



Planning & Zoning Board



ZON24-00020

Josh Grandlienard, AICP, Senior Planner

May 22, 2024



Request

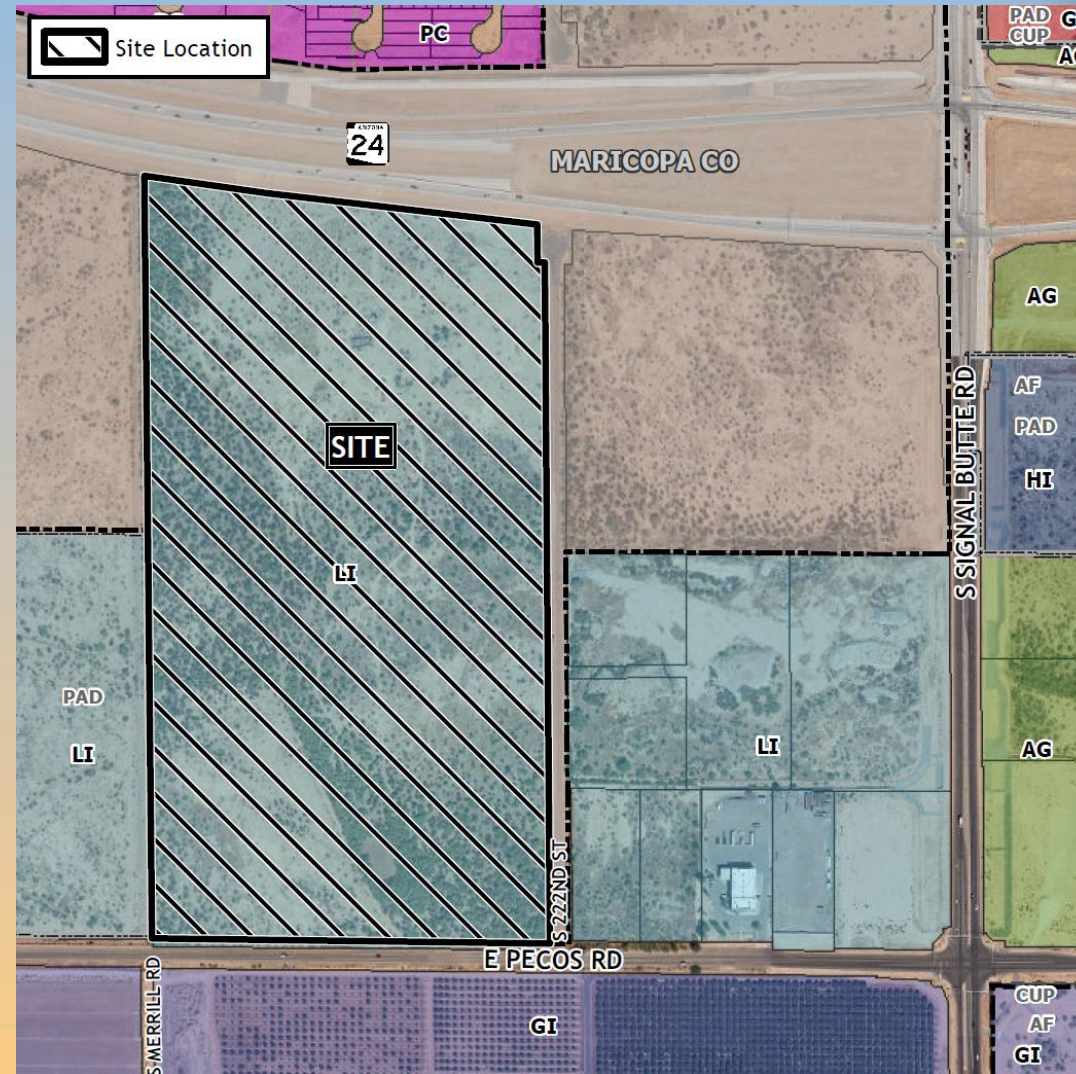
- Site Plan Review and two Special Use Permits
- To allow for an industrial development





Location

- West of Signal Butte Road
- North of Pecos Road





Zoning

- Light Industrial
- Indoor warehousing and storage are allowed by right within the LI zone
- Special Use Permits for a height increase due to being in AOA 3 and Parking Reduction

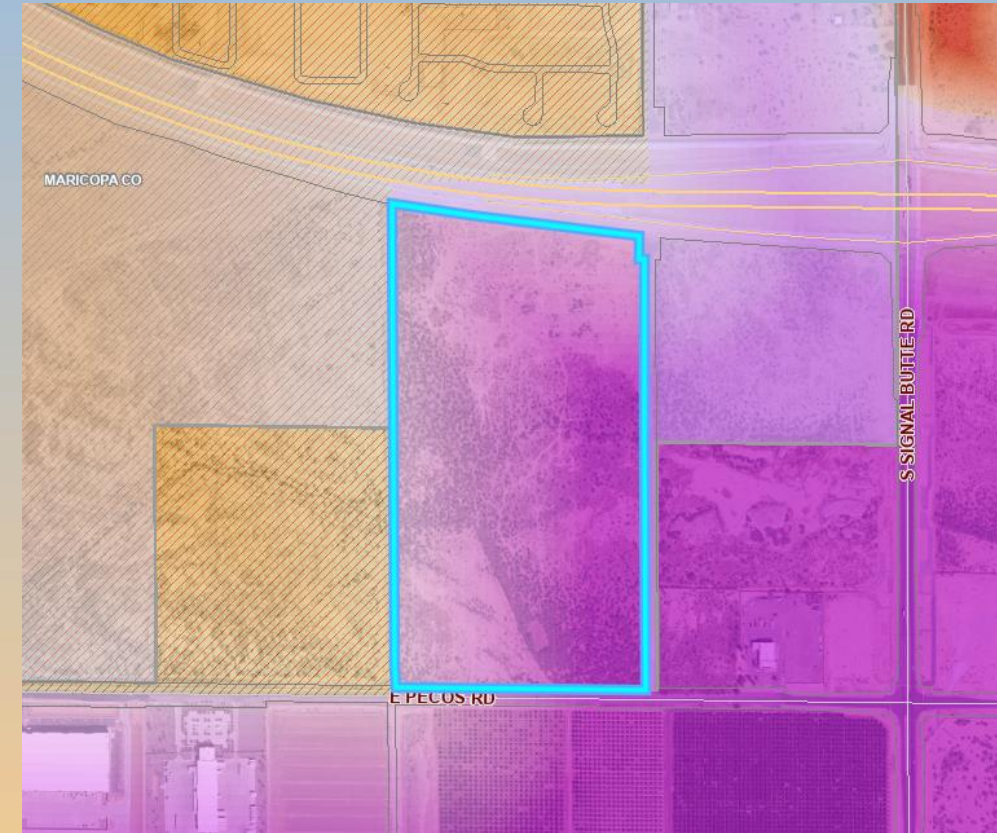




General Plan

Employment

- Provide for a wide range of employment opportunities in high-quality settings.
- Light Industrial is a primary zoning District





Site Photo

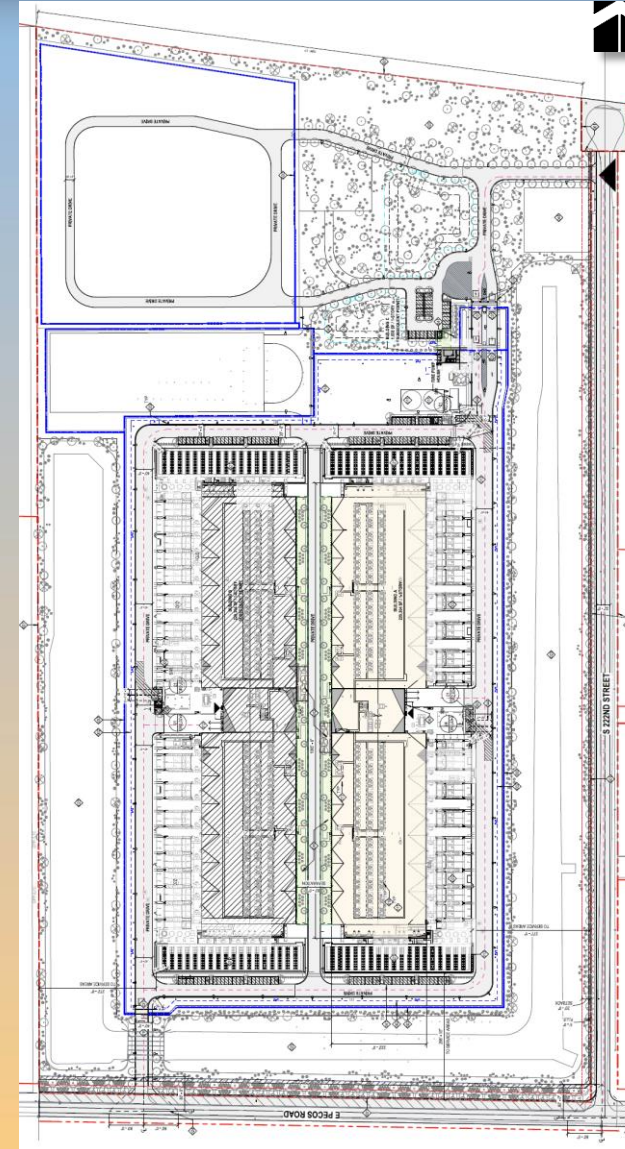


Looking northeast from Pecos Road



Site Plan

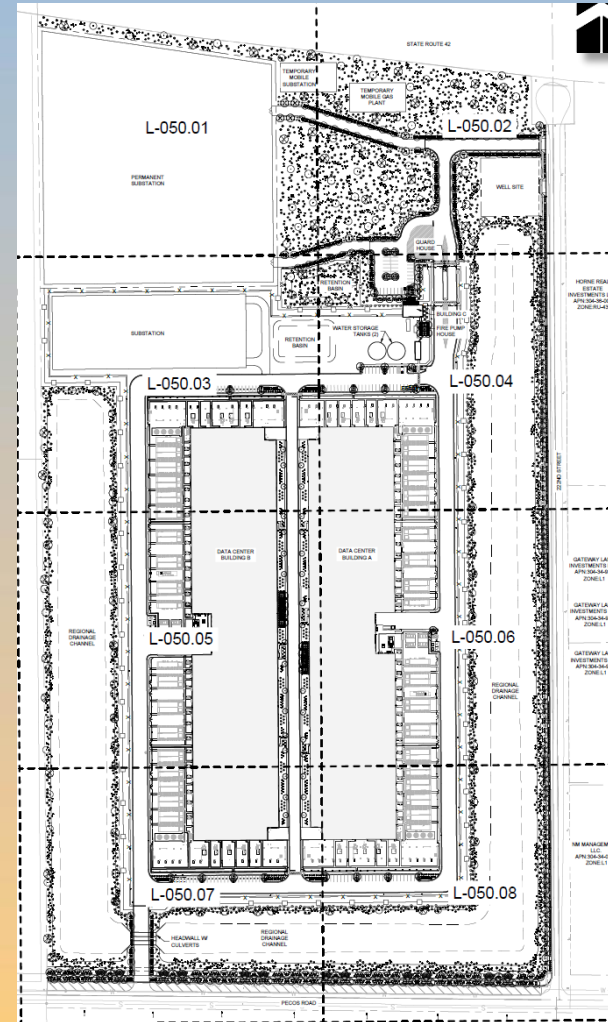
- 2 separate Data Center structures proposed
- One Security Building at northern entrance of the site
- Vehicular access to the site is provided from Pecos Road and S 222nd St
- 138 parking spaces provided





Landscape Plan

| PLANTING LEGEND | | | |
|---|--|--------------|---|
| TREES | | | |
| BOTANICAL NAME / COMMON NAME | SIZE | QTY | |
| Sophora secundiflorum Texas Mountain Laurel | 24" Box, Min., 4' Ht. Min., 1" Cal. | 32 | ○ |
| Olneya tesota Ironwood | 24" Box, Min., 5' Ht. Min., 1 1/2" Cal. | 132 | ○ |
| Parkinsonia 'Desert Museum' Desert Museum Palo Verde | 24" Box, Min., 7' Ht. Min., 1 1/2" Cal. | 58 | ○ |
| Pistacia x 'Red Push' Red Push Pistache | 24" Box, Min., 7' Ht. Min., 1 1/2" Cal. | 95 | ○ |
| | 36" Box, Min., 9' Ht. Min., 2" Cal. | 26 | ○ |
| Prosopis velutina Mesquite | 24" Box, Min., 6' Ht. Min., 1 1/2" Cal. | 65 | ○ |
| Quercus virginia Live Oak | 24" Box, Min., 7' Ht. Min., 1 1/2" Cal. | 90 | ○ |
| | 36" Box, Min., 10' Ht. Min., 2" Cal. | 24 | ○ |
| SHRUBS | | | |
| BOTANICAL NAME / COMMON NAME | SIZE | QTY | |
| Caesalpinia pulcherrima Red Bird of Paradise | 5 Gal | 368 | ⊕ |
| Dodonaea viscosa Green Hopseed | 5 Gal | 126 | ⊕ |
| Larrea tridentata Creosote | 5 Gal | 374 | ⊕ |
| Leucophyllum zygophyllum 'Cimarron' Cimarron Sage | 5 Gal | 522 | ⊕ |
| Ruellia peninsularis Baja Ruellia | 5 Gal | 457 | ⊕ |
| Tecoma stans 'Gold Star' Yellow Bells | 5 Gal | 650 | ⊕ |
| ACCENTS | | | |
| BOTANICAL NAME / COMMON NAME | SIZE | QTY | |
| Agave bovicornuta Cow's Horn Agave | 5 Gal | 176 | * |
| Dasyliroton wheeleri Desert Spoon | 5 Gal | 598 | ⊕ |
| Fouquieria splendens Ocotillo | 6' Ht. Min. 10 Canes Min. | 71 | ⊕ |
| Hesperaloe funifera Giant Yucca | 5 Gal | 517 | * |
| Hesperaloe parviflora 'MSWPERMA' Desert Dusk Red Yucca | 5 Gal | 526 | + |
| Muhlenbergia capillaris 'Regal Mist' Regal Mist Muhly | 5 Gal | 122 | ⊕ |
| Pachycereus marginatus Mexican Fencepost Cactus | 3' Ht. Min. | 28 | ○ |
| GROUNDCOVERS | | | |
| BOTANICAL NAME / COMMON NAME | SIZE | QTY | |
| Eremophila glabra 'Mingew Gold' Outback Sunrise Emu | 1 Gal | 2,599 | ⊕ |
| Lantana montevidensis Purple Trailing Lantana | 1 Gal | 508 | ⊕ |
| MATERIALS | | | |
| BOTANICAL NAME / COMMON NAME | SIZE | QTY | |
| Decomposed Granite | | 1,483,225 SF | ⊕ |
| 1/2" Screened, Carmel, 2" Depth Min. | | | ⊕ |
| Crash-Rated Site Boulder Carmel, 5 Ton Min. | | 485 | ○ |





Approval Criteria

Section 11-70-5(E) SUP Criteria - Height Increase within an AOA (3)

- ✓ Project will advance the goals and objectives of the General Plan and other City plan and/or policies;
- ✓ Location, size, design, and operating characteristics are consistent with the purposes of the district where it is located and conform with the General Plan and any other applicable City plan or policies;
- ✓ Project will not be injurious or detrimental to the surrounding properties, the neighborhood, or to the general welfare of the City; and
- ✓ Adequate public services, public facilities and public infrastructure are available.



Approval Criteria

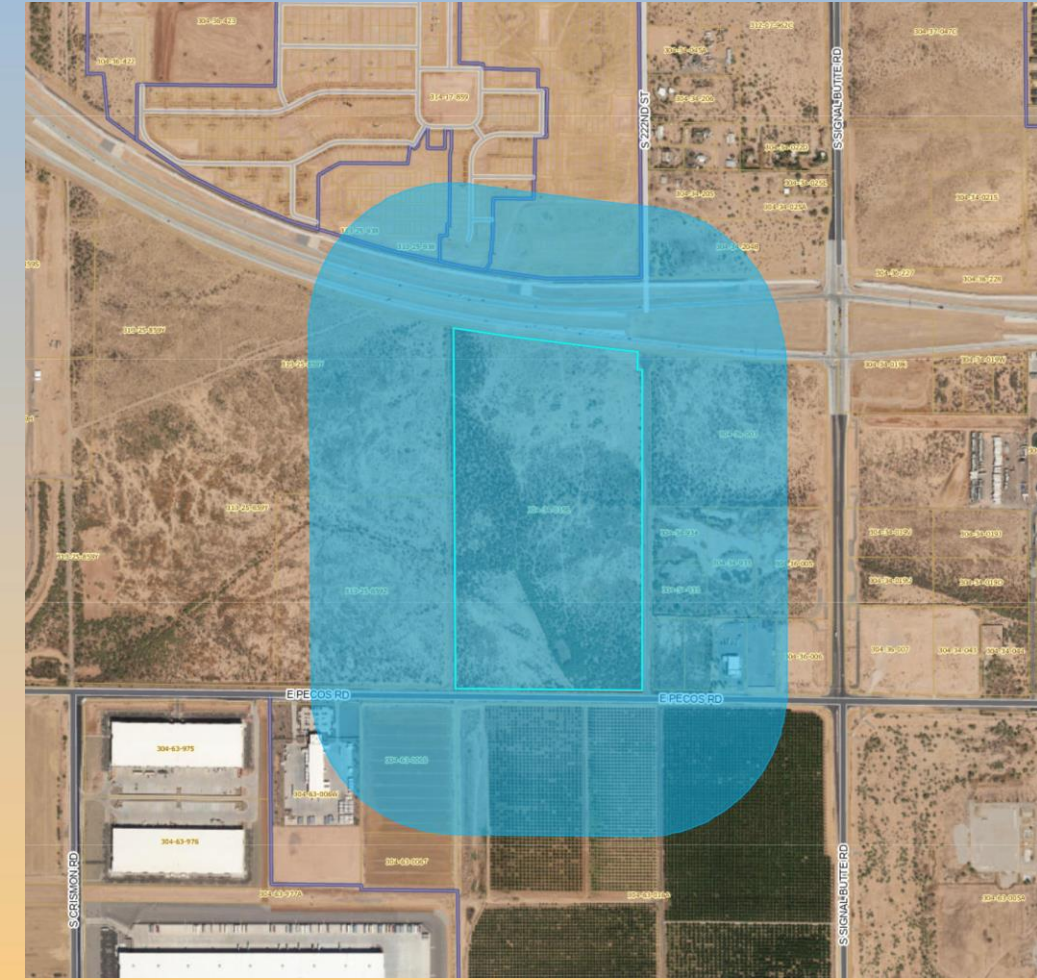
Section 11-70-5(E) SUP Criteria - Parking Reevaluation

- ✓ Project will advance the goals and objectives of the General Plan and other City plan and/or policies;
- ✓ Location, size, design, and operating characteristics are consistent with the purposes of the district where it is located and conform with the General Plan and any other applicable City plan or policies;
- ✓ Project will not be injurious or detrimental to the surrounding properties, the neighborhood, or to the general welfare of the City; and
- ✓ Adequate public services, public facilities and public infrastructure are available.



Citizen Participation

- Notified property owners within 1,000 ft., HOAs, and registered neighborhoods
- Staff has not been contacted by interested parties





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the approval criteria for a Special Use Permit for a Height increase per 11-70-5(E)
- ✓ Meets the approval criteria for a Special Use Permit for a Parking Reduction per 11-70-5(E) and 11-32-6
- ✓ Criteria in Chapter 69 of the MZO for Site Plan Review

Staff recommends Approval with Conditions



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