



**PLANNING DIVISION
STAFF REPORT**

Planning and Zoning Board

September 25, 2024

CASE No.: ZON24-00498	PROJECT NAME: Able Steel Fabricators
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Owner's Name:	4150 Investments, L.L.C.
Applicant's Name:	Gregory L. Hitchens, Hitchens Associates Architects
Location of Request:	Within the 4100 block of East Quartz Circle (north side) and within the 3300 to 3500 blocks of North Norwalk (west side). Located north of McDowell Road and west of Greenfield Road.
Parcel No(s):	141-25-289 & 141-25-002V
Request:	Rezone from General Industrial (GI) and Light Industrial (LI) to General Industrial (GI) with a Planned Area Development overlay (GI-PAD) and Major Site Plan Modification. This request will allow for an industrial development.
Existing Zoning District:	General Industrial (GI) and Light Industrial (LI)
Council District:	1
Site Size:	10.2± acres
Proposed Use(s):	Industrial
Existing Use(s):	Industrial
P&Z Hearing Date(s):	September 25, 2024 / 4:00 p.m.
Staff Planner:	Jennifer Merrill, Senior Planner
Staff Recommendation:	APPROVAL with conditions

HISTORY

On **January 6, 1979**, the City Council approved an annexation request for 542.4± acres including the project site (Ordinance No. 1208).

On **July 16, 1979**, the City Council approved municipal zoning of Agricultural, Residence (AG) for 129.4± acres including the project site (Case No. Z79-072; Ordinance No. 1254).

On **June 16, 1980**, the City Council approved a rezoning of 84.4± acres, including the project site, from Agricultural, Residence (AG) to Restricted Industrial (M-1) (equivalent to LI) (Case No. Z80-048; Ordinance No. 1390).

On **October 20, 1980**, the City Council approved a rezoning of 12.3± acres (including the majority of the project site) from Restricted Industrial (M-1) to General Industrial (M-2) (equivalent to GI) for development of a steel fabrication business (Case No. Z80-089; Ordinance No. 1430).

On **November 20, 1990**, the Zoning Administrator approved variances to the required perimeter landscaping and screen walls in conjunction with the expansion of an industrial use (Case No. ZA90-105).

On **October 24, 2006**, the Zoning Administrator approved a SCIP to allow the redevelopment of a steel fabrication facility in the M-2 zoning district (Case No. ZA06-123). This case allowed a new nine-foot-tall screen wall to be constructed within the required landscape yard along the east property line adjacent to Norwalk.

On **August 24, 2020**, the Planning Director approved an administrative request for a Site Plan Modification to add an exit-only gate to the northeast corner of the site (Case No. ADM20-00507).

PROJECT DESCRIPTION

Background:

The applicant is requesting to rezone the project site from General Industrial (GI) and Light Industrial (LI) to General Industrial with a Planned Area Development overlay (GI-PAD) and approval of a Major Site Plan Modification to allow for the addition of a 16,875 square foot building for automated fabrication machines and indoor storage (Proposed Project).

Able Steel has been in this current location since 1981 and has been granted several approvals during the previous decades for expansion and redevelopment to support the growing business needs. The applicant is seeking approval of a Planned Area Development to legitimize several non-conforming site conditions that have resulted from development under previous Zoning Ordinances.

General Plan Character Area Designation and Goals:

The character area for the project site is Employment, with an Industrial Sub-type. Employment Districts are a character type that is primarily used for employment-type land uses of at least 20 acres. The goal of Employment Districts is to provide for a wide range of employment opportunities in high-quality settings. The Industrial Sub-type signifies locations appropriate for manufacturing, warehousing, and other industrial operations. These areas typically have larger lots and require provision of access and circulation by large vehicles. These industries typically provide quality jobs and require protection from encroachment of non-compatible uses. The primary zoning districts in the Employment, Industrial character type include both Light Industrial (LI) and General Industrial (GI), and the primary land uses include industrial and

manufacturing operations, warehousing, and outdoor storage. The request conforms with the goal of the Employment character area.

The project site is also located within the Falcon Field Sub-Area. Per the Falcon Field Sub-Area Plan, development should be compatible with the airport and maximize long-term employment potential. The request is compatible with the airport operations and will allow a long-term business to maintain and enhance its operations.

Zoning District Designations:

The majority of the project site is zoned General Industrial (GI), however, the main driveway into the site is on its own parcel which is zoned Light Industrial (LI). The request is to rezone both parcels GI with a Planned Area Development overlay (GI-PAD).

The purpose of the GI district is to provide areas for manufacturing, processing, assembly, research, wholesale, and storage, and similar activities that require separation from residential uses due to noise, vibration, use of hazardous materials, or other characteristics. These activities principally take place indoors but may also include some outdoor activities. This district also permits a full range of commercial activities. Manufacturing is a permitted use in the GI zoning district.

The subject site is located within the Airport Overflight Area Three (AOA 3). Per Section 11-19-4(C) of the MZO, the proposed uses are permitted in the AOA3 area.

Surrounding Zoning Designations and Existing Use Activity:

<p>Northwest AG Roosevelt Water Conservation District</p>	<p>North LI Industrial (in development)</p>	<p>Northeast LI Industrial</p>
<p>West AG City of Mesa Police and Fire Training Facility</p>	<p>Project Site GI & LI Industrial</p>	<p>East LI Quail Run Park</p>
<p>Southwest AG City of Mesa Police and Fire Training Facility</p>	<p>South LI Industrial</p>	<p>Southeast LI Quail Run Park</p>

Compatibility with Surrounding Land Uses:

The project site is located in an industrial area. The adjacent properties to the south contain industrial businesses. The adjacent parcel to the north was approved for three industrial buildings. Across Norwalk to the east is the 33-acre Quail Run Park. Adjacent to the west is a 38.9-acre City of Mesa Police and Fire Training Facility, with a burn training area located immediately west of the new proposed building.

PAD Overlay Modification – MZO Article 3, Chapter 22:

The subject request includes a Planned Area Development overlay (PAD) to allow for modifications to certain required development standards of the MZO on the property. Per Section 11-22 of the MZO, the purpose of the PAD overlay is to allow innovative design and flexibility in the application of zoning standards and requirements where it can be demonstrated that the proposed development provides equivalent or superior standards that creates high-quality development for the site. Table 1 below shows the MZO required standards and the applicant’s proposed PAD standards.

Table 1: Development Standards (Example)

Development Standards	MZO Required	PAD Proposed	Staff Recommendation
<p><u>Minimum Setback along Property Lines for Building and Parking Areas – MZO Table 11-7-3</u></p> <p><i>-Front and Street-Facing Side: Industrial/Commercial Collector</i></p>	<p>20 feet</p>	<p>17'-6" to parking canopy existing and proposed</p> <p>From Quartz Cir.: 0-ft to parking spaces existing and proposed</p>	<p>As proposed</p>
<p><u>Minimum Setback along Property Lines for Building and Parking Areas – MZO Table 11-7-3</u></p> <p><i>-Interior Side and Rear: Adjacent to AG, RS, RSL or RM Districts</i></p>	<p>1 foot of setback for each foot of building height with minimum 20-footsetback</p>	<p>10 feet</p>	<p>As proposed</p>
<p><u>Massing and Scale, Wall Articulation – MZO Section 11-7-3(B)(2)(a)</u></p>	<p>Exterior building walls shall be subdivided and proportioned to human scale, using projections, overhangs and recesses in order to add architectural</p>	<p>Exterior building walls do not require articulation</p>	<p>As proposed</p>

	<p>interest and variety and to avoid the effect of a single, massive wall with no relation to human size.</p>		
<p><u>Massing and Scale, Roof Articulation –</u> <i>MZO Section 11-7-3(B)(2)(c)(ii)</i></p>	<p>Flat roofs or facades with a horizontal eave, fascia, or parapet, in excess of 100 feet in length, must provide vertical modulation. The minimum vertical modulation is two (2) feet or one-tenth (1/10) multiplied by the wall height, not to exceed one-third (1/3) of the height of the supporting wall.</p>	<p>Roofs are not required to provide vertical modulation</p>	<p>As proposed</p>
<p><u>Materials and Colors –</u> <i>MZO Section 11-7-3(B)(5)(a), (b) and (c)</i></p>	<p>To reduce the apparent massing and scale of buildings, facades shall incorporate at least three (3) different and distinct materials, and</p> <p>No more than fifty percent (50%) of the total façade may be covered with one (1) single material. Buildings larger than 10,000 square feet shall be finished with more than one (1) color on all elevations that are visible from public</p>	<p>100% of building facades may be covered with one (1) material & color</p>	<p>As proposed</p>

	streets.		
<u>Fences and Freestanding Walls, Maximum Height</u> <i>MZO Section 11-30-4(B)(1)(a)</i>	No fence or freestanding wall within or along the exterior boundary of the required front yard shall exceed a height of 3.5-feet.	No fence or freestanding wall within or along the exterior boundary of the required front yard adjacent to Norwalk shall exceed a height of 9 feet	As proposed
<u>Screening, Parking Areas –</u> <i>MZO Section 11-30-9(H)</i>	Parking areas and drive aisles shall be screened from street(s) with masonry wall, berm or combination of walls/berms and densely planted landscaping or "vertical wire trellis panels"	Parking areas and drive aisles do not require screening	As proposed
<u>Screening, Common Property Lines –</u> <i>MZO Section 11-30-9(I)(2)</i>	Industrial uses must provide a 6-ft-tall solid screening wall of stucco, decorative block, or concrete panel	Industrial uses do not require a solid screen wall provided along south, west, or north property lines	As proposed
<u>Trash and Refuse Collection Areas –</u> <i>MZO Section 11-30-12(C)(1), (2,) and (3)</i>	Solid waste and recycling storage areas located outside or on the exterior of any building shall be screened to a minimum height of 6-feet. Enclosure material shall be solid masonry or concrete tilt- up with decorated exterior-	Solid waste and recycling storage not required to be screened with an enclosure	As proposed

	<p>surface finish compatible to the main structure(s). Gate material shall be decorative, solid, heavy-gauge metal or a heavy-gauge metal frame with a covering of a view-obscuring material.</p>		
<p><u>Required Parking Spaces by Use –</u> MZO Table 11-32-3.A - Office areas (9,674 sq ft total) -Industrial areas (53,020 sq ft total) -Storage areas (42,596 sq ft total)</p>	<p>1 space per 375 square feet of gross floor area(25.8 spaces)</p> <p>1 space per 600 square feet of gross floor area (88.4 spaces)</p> <p>1 space per 900 square feet of gross floor area (47.3 spaces)</p> <p>TOTAL REQUIRED: 162 SPACES</p>	<p>1 space per 2,106 square feet of gross floor area TOTAL REQUIRED: (50 SPACES)</p>	<p>As proposed</p>
<p><u>Parking Area Design, Setback of Cross Drive Aisles –</u> MZO Section 11-32-4(A)</p>	<p>Parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisles shall be set back at least 50 ft from the property line abutting the street.</p>	<p>Parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisles shall be set back 0 ft from the property line abutting the street.</p>	<p>As proposed</p>
<p><u>Bicycle Parking –</u> MZO Section 11-32-8(A)</p>	<p>Provide at least 3 bicycle parking</p>	<p>Provide zero bicycle parking spaces</p>	<p>As proposed</p>

	spaces or at least 1 bicycle space per 10 on-site vehicle parking spaces actually provided, whichever is greater.		
<u>Interior Parking Lot Landscaping, Landscape Islands –</u> <i>MZO Section 11-33-4(B)</i>	Parking lot landscape islands shall be installed at each end of a row of stalls and in between for maximum 8 contiguous parking spaces.	No parking lot landscape islands required to be installed at the end of each row of parking	As proposed
<u>Foundation Base – MZO Section 11-33-5(A)(1) & MZO Section 11-33-5(A)(2)</u> -Exterior Walls with Public Entrance	A 15-foot-wide foundation base shall be provided, measured from face of building to face of curb along the entire length of the exterior wall.	A 9'-2" foot wide foundation base shall be provided, measured from face of building to face of curb along the entire length of the exterior wall.	As proposed
-Exterior Walls without a Public Entrance	A minimum 10-foot-wide foundation base shall be provided, measured from face of building to face of curb along the entire length of the exterior wall adjacent to parking stalls. A minimum 5-foot-wide foundation base shall be provided, measured from face of building	A minimum 4-ft foot-wide foundation base shall be provided, measured from face of building to face of curb along the entire length of the exterior wall adjacent to parking stalls. No foundation base will be provided, measured from face of building to face of curb along the entire	

	to face of curb along the entire length of the exterior wall adjacent to drive aisles.	length of the exterior wall adjacent to drive aisles.	
<u>Landscape Area in Foundation Base –</u> <i>MZO Section 11-33-5(B)</i>	A minimum one (1) tree per 50 linear feet or less of exterior wall length of a building shall be provided.	Zero trees per 50 linear feet or less of exterior wall length provided	As proposed
<u>Retention Basins –</u> <i>MZO Section 11-33-6</i>	Retention basin layout shall be irregular in shape, contoured and designed as an integral part of the landscaping theme, and shall not take on the appearance of a ditch. Landscaping shall be provided in all areas of the retention basin (slope, top, and bottom).	Retention basin layout shall be rectilinear in shape and shall contain no landscaping	As proposed

Minimum Setback along Property Lines for Building and Parking Areas:

Per MZO Table 11-7-3, the minimum setback along industrial collector streets is 20 feet. Per the narrative, the project site was developed in the 1980's, prior to any of the adjacent properties and most of the surrounding roads. Norwalk was constructed between 1998 and 2000, less than 20 feet from the east edge of the parking area, and along the east edge of the outdoor storage area of the site.

Minimum Setback along Property Lines for Building and Parking Areas:

Per MZO Table 11-7-3, the required interior side and rear yard where adjacent to the AG district is one foot of setback for each foot of building height with minimum 20-foot setback. The proposed building (Building 7) is located ten feet from the west property line, and per the applicant cannot be shifted further east to comply with yard requirements because of operational needs (truck circulation safety).

Massing and Scale, Wall Articulation:

Per MZO Section 11-7-3(B)(2)(a), exterior building walls shall be subdivided and proportioned to human scale, using projections, overhangs and recesses in order to add architectural interest and variety and to avoid the effect of a single, massive wall with no relation to human size. The proposed metal building (Building 7) is located in the rear portion of the site, screened from public view by other buildings and by the existing screen wall.

Massing and Scale, Roof Articulation

Per MZO Section 11-7-3(B)(2)(c), flat roofs or facades with a horizontal eave, fascia, or parapet, in excess of 100 feet in length, must provide vertical modulation. The minimum vertical modulation is two (2) feet or one-tenth (1/10) multiplied by the wall height, not to exceed one-third (1/3) of the height of the supporting wall. The proposed metal building (Building 7) is located in the rear portion of the site, screened from public view by other buildings and by the existing screen wall, and will not be required to provide vertical modulation.

Materials and Colors:

Per MZO Section 11-7-3(B)(5), to reduce the apparent massing and scale of buildings, facades shall incorporate at least three different and distinct materials, with no more than 50% of the total façade covered by one single material. Also, buildings larger than 10,000 square feet are required to be finished with more than one color on all elevations that are visible from public streets. The proposed building is a pre-engineered metal building, similar to others in the rear portion of the project site. This area of the site is not visible from the public.

Fences and Freestanding Walls, Maximum Height

Per MZO Section 11-30-4(B)(1)(a), no fence or freestanding wall within or along the exterior boundary of the required front yard shall exceed a height of 3.5-feet. The applicant seeks continued relief from this requirement, as a nine-foot-tall screen wall was approved through Case ZA06-123, and is currently located within the required landscape yard along the east property line adjacent to Norwalk.

Screening, Parking Areas:

Per MZO Section 11-30-9(H), parking areas and drive aisles shall be screened from street(s) with masonry wall, berm or combination of walls/berms and densely planted landscaping or "vertical wire trellis panels". In 2006, the Zoning Administrator approved a Substantial Conformance Improvement Permit (SCIP) to allow the redevelopment the facility, which allowed the existing parking area to remain as-is, without screen walls (Case No. ZA06-123). The applicant seeks continued relief from this requirement, as the adjacent property to the south, and across Norwalk to the east (Quail Run Park), do not provide parking screen walls.

Screening, Common Property Lines:

Per MZO Section 11-30-9(I)(2), industrial uses must provide a six-foot-tall solid screening wall of stucco, decorative block, or concrete panel along property lines. The Variance approved in 1990 (Case No. ZA90-105), and the SCIP approved in 2006 (Case No. ZA06-123) allowed modifications to the perimeter screen wall requirements for this industrial site. The applicant seeks continued relief from these Code requirements, given the adjacent industrial and fire/police training uses to the north, south, and west.

Trash and Refuse Collection Areas:

Per MZO Section 11-30-12(C), solid waste and recycling storage areas located outside or on the exterior of any building shall be screened to a minimum height of six-feet. Enclosure material shall be solid masonry or concrete tilt-up with decorated exterior-surface finish compatible to the main structure(s). Gate material shall be decorative, solid, heavy-gauge metal or a heavy-gauge metal frame with a covering of a view-obscuring material. The existing trash collection bin is located in the storage yard behind a seven-foot-high screen wall, and the applicant seeks to maintain this location without providing a new enclosure.

Required Parking Spaces by Use:

Per the MZO Table 11-32-3.A, building areas used for offices require one parking space per 375 square feet; building areas used for industrial require one parking space per 600 square feet; and building areas used for storage require one parking space per 900 square feet. Per these ratios, the total number of required parking spaces for the Proposed Project is 162 spaces. The project site was originally developed in the 1980's, per the development standards of that time, which required one parking space for each three employees (Mesa Development Regulations, Zoning Code, Section 11-16-1(B)(10), adopted in 1976, and updated in September of 1987). Per the narrative, the business does not need additional parking spaces; the proposed building is primarily used for storage and automated equipment, and the existing 50 on-site parking spaces will adequately serve the development.

Parking Area Design, Setback of Cross Drive Aisles:

Per MZO Section 11-32-4(A), parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisles shall be set back at least 50 feet from the property line abutting the street. The existing parking lot was approved as part of the SCIP in 2006 (Case No. ZA06-123). The applicant requests to maintain this design.

Bicycle Parking:

Per MZO Section 11-32-8(A), buildings and uses subject to bicycle parking requirements must provide at least three bicycle parking spaces or at least one bicycle space per 10 on-site vehicle parking spaces actually provided, whichever is greater. Per the narrative, two motorcycle spaces and no bicycle spaces currently exist, and the applicant seeks to maintain this number of spaces.

Interior Parking Lot Landscaping, Landscape Islands:

Per MZO Section 11-33-4(B), parking lot landscape islands shall be installed at each end of a row of stalls and in between for maximum eight contiguous parking spaces. Landscape islands shall be a minimum of eight feet wide and 15 feet in length for single-row and 30 feet in length for double-row parking. As stated above, in 2006 the Zoning Administrator approved a SCIP to allow the redevelopment of the facility, which allowed the existing parking area to remain as-is, without landscape islands (Case No. ZA06-123).

Foundation Base:

Per MZO Section 11-33-5(A)(1), for exterior walls with a public entrance, a 15-foot-wide foundation base shall be provided, measured from face of building to face of curb along the entire length of the exterior wall.

Per MZO Section 11-33-5(A)(2), for exterior walls without a public entrance, a minimum 10-foot-wide foundation base shall be provided, measured from face of building to face of curb along the entire length of the exterior wall adjacent to parking stalls, and a minimum five-foot-wide foundation base shall be provided, measured from face of building to face of curb along the entire length of the exterior wall adjacent to drive aisles.

Reduced foundation base widths were approved as part of the SCIP in 2006. The foundation base at the front entry is nine-foot two-inches wide, and the foundation base between the east exterior wall of the building and the parking stalls is dimensioned at four feet. The applicant seeks to retain the existing reduced foundation base widths, and also requests a zero-foot-wide foundation base adjacent to Building 7 because it is located at the rear of the property and will not be visible from the public.

Landscape Area in Foundation Base:

Per MZO Section 11-33-5(B), a minimum one tree per 50 linear feet or less of exterior wall length of a building shall be provided. The SCIP approved in 2006 allowed for the existing foundation base areas, without landscaping, and the applicant seeks to maintain the current conditions.

Retention Basins:

Per MZO Section 11-33-6, retention basin layout shall be irregular in shape, contoured and designed as an integral part of the landscaping theme, and shall not take on the appearance of a ditch. Landscaping shall be provided in all areas of the retention basin (slope, top, and bottom). Per the narrative, a rectilinear design with no landscaping exists and is proposed for existing retention basins, and the applicant seeks to maintain the current conditions.

PAD Justification:

A majority of the requested modifications were previously approved through Variance and SCIP requests. The new modifications include reductions to the yard requirements along the west property line, a parking reduction, and relief from the wall and roof articulation requirements for Building 7. The justification for these requests is the unique and high-quality screen wall along Norwalk.

Site Plan and General Site Development Standards:

The site plan shows several existing buildings, structures, and outdoor storage and vehicular circulation areas on the project site. A new 16,875-square-foot building identified as Building 7 will be located in the southwest portion of the site, ten feet east of the west property line.

The site is accessed via Quartz Circle, a cul-de-sac located at the southeast corner of the property. The main parking area is located at the main entrance to the site. An exit-only gate provides a truck exit at the northeast corner of the property.

Assuming the PAD is approved, the site plan complies with the review criteria for Site Plan Review in Section 11-69-5 of the MZO.

Neighborhood Participation Plan and Public Comments:

The applicant completed a Citizen Participation process including notifying surrounding property owners within 1,000 feet, registered neighbors within one mile, and HOAs within one-half mile, and hosted a neighborhood meeting the evening of Thursday September 5, 2024 at the project site. No neighbors attended the meeting.

As of the date of this report, neither Staff nor the applicant has been contacted by anyone regarding this request.

Staff Recommendation:

Staff finds that the requested Rezone and Major Site Plan Modification complies with the Mesa 2040 General Plan, MZO Section 11-69-5 for Site Plan Review, and MZO Chapter 22 for a PAD overlay.

Staff recommends Approval with the following **Conditions of Approval:**

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Owner must execute the City’s standard Avigation Easement and Release for Falcon Field Airport prior to or concurrently with the recordation of the final subdivision map or the issuance of a building permit, whichever occurs first.
 - b. Due to the proximity to Falcon Field Airport, any proposed permanent or temporary structure, as required by the FAA, is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
 - c. Prior to the issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect demonstrating compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.
 - d. Provide written notice to future property owners that the project is within one mile of Falcon Field Airport
 - e. All final subdivision plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which must state in part: “This property, due to its proximity to Falcon Field Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals.”
3. Compliance with all City development codes and regulations, except the modification to the development standards as approved with this PAD overlay as shown in the following table:

Development Standards	PAD Proposed
<u>Minimum Setback along Property Lines for Building and Parking Areas – MZO Table 11-7-3</u> <i>-Front and Street-Facing Side: Industrial/Commercial Collector</i>	17’-6” to parking canopy existing and proposed

	From Quartz Cir.: 0-ft to parking spaces existing and proposed
<u>Minimum Setback along Property Lines for Building and Parking Areas – MZO Table 11-7-3</u> <i>-Interior Side and Rear: Adjacent to AG, RS, RSL or RM Districts</i>	10 feet
<u>Massing and Scale, Wall Articulation – MZO Section 11-7-3(B)(2)(a)</u>	Exterior building walls do not require articulation
<u>Massing and Scale, Roof Articulation – MZO Section 11-7-3(B)(2)(c)(ii)</u>	Roofs are not required to provide vertical modulation
<u>Materials and Colors – MZO Section 11-7-3(B)(5)(a), (b) and (c)</u>	100% of building facades may be covered with one (1) material & color
<u>Fences and Freestanding Walls, Maximum Height</u> <i>MZO Section 11-30-4(B)(1)(a)</i>	No fence or freestanding wall within or along the exterior boundary of the required front yard adjacent to Norwalk shall exceed a height of 9 feet
<u>Screening, Parking Areas – MZO Section 11-30-9(H)</u>	Parking areas and drive aisles do not require screening
<u>Screening, Common Property Lines – MZO Section 11-30-9(I)(2)</u>	Industrial uses do not require a solid screen wall provided along south, west, or north property lines
<u>Trash and Refuse Collection Areas – MZO Section 11-30-12(C)(1), (2,) and (3)</u>	Solid waste and recycling storage not required to be screened with an enclosure
<u>Required Parking Spaces by Use – MZO Table 11-32-3.A</u> <i>- Office areas (9,674 sq ft total)</i> <i>-Industrial areas (53,020 sq ft total)</i> <i>-Storage areas (42,596 sq ft total)</i>	1 space per 2,106 square feet of gross floor area TOTAL REQUIRED: (50 SPACES)
<u>Parking Area Design, Setback of Cross</u>	

<p><u>Drive Aisles –</u> MZO Section 11-32-4(A)</p>	<p>Parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisles shall be set back 0 ft from the property line abutting the street.</p>
<p><u>Bicycle Parking –</u> MZO Section 11-32-8(A)</p>	<p>Provide zero bicycle parking spaces</p>
<p><u>Interior Parking Lot Landscaping, Landscape Islands –</u> MZO Section 11-33-4(B)</p>	<p>No parking lot landscape islands required to be installed at the end of each row of parking</p>
<p><u>Foundation Base – MZO Section 11-33-5(A)(1) & MZO Section 11-33-5(A)(2)</u> -Exterior Walls with Public Entrance</p> <p>-Exterior Walls without a Public Entrance</p>	<p>A 9'-2" foot wide foundation base shall be provided, measured from face of building to face of curb along the entire length of the exterior wall.</p> <p>A minimum 4-ft foot-wide foundation base shall be provided, measured from face of building to face of curb along the entire length of the exterior wall adjacent to parking stalls.</p> <p>No foundation base will be provided, measured from face of building to face of curb along the entire length of the exterior wall adjacent to drive aisles.</p>
<p><u>Landscape Area in Foundation Base –</u> MZO Section 11-33-5(B)</p>	<p>Zero trees per 50 linear feet or less of exterior wall length provided</p>
<p><u>Retention Basins –</u> MZO Section 11-33-6</p>	<p>Retention basin layout shall be rectilinear in shape and shall contain no landscaping</p>

Exhibits:

- Exhibit 1 – Staff Report
- Exhibit 2 – Vicinity Map
- Exhibit 3 – Project Narrative
- Exhibit 4 – Site Plan
- Exhibit 5 – Grading and Drainage Report
- Exhibit 6 – Elevations
- Exhibit 7 – Citizen Participation Plan
- Exhibit 8 – Citizen Participation Report
- Exhibit 9 – Power Point Presentation