



# Planning & Zoning Board



# ZON22-01008

Cassidy Welch, Senior Planner

April 19, 2023





# Request

- Rezone from LI-PAD to LI-PAD, CUP; and SUP
- To allow for a commercial & industrial development

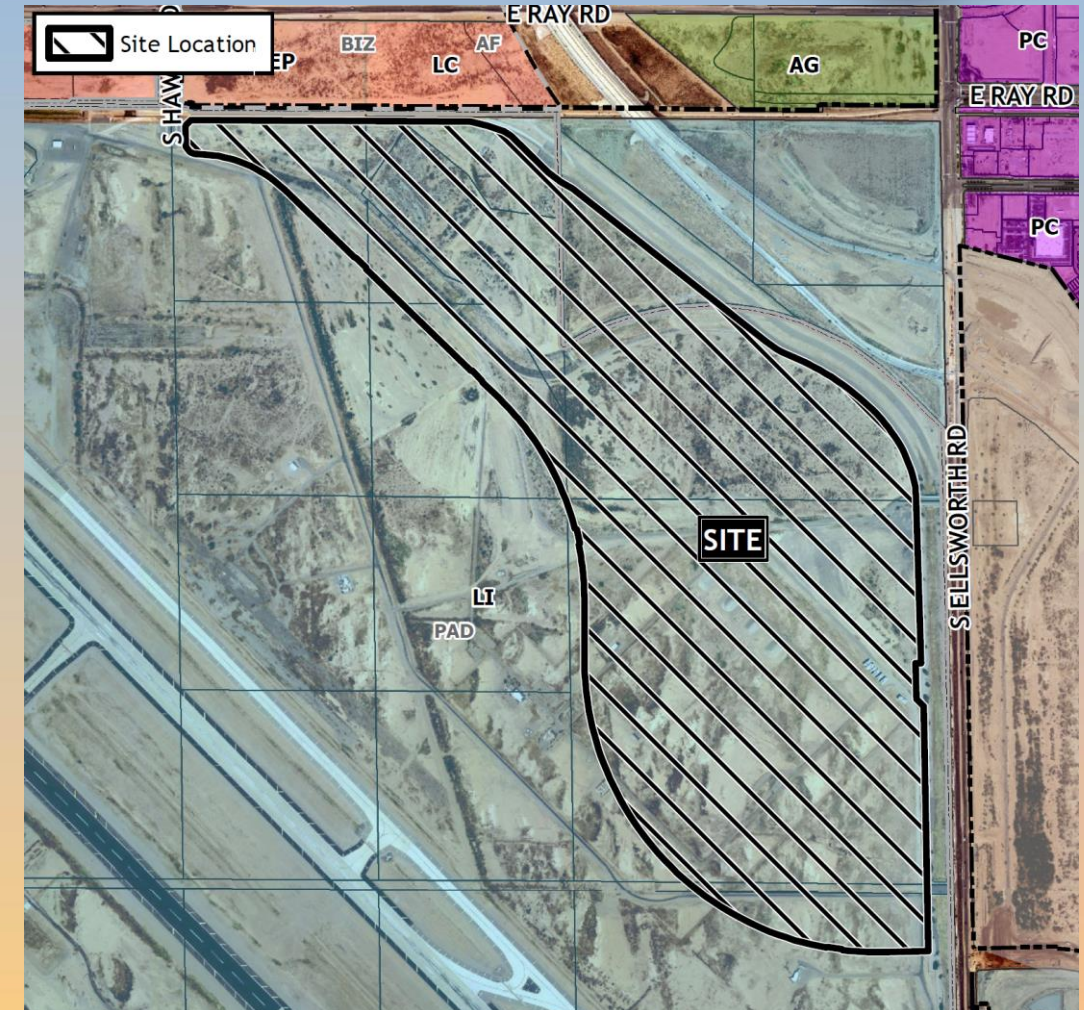






# Location

- South of Ray Road
- West of Ellsworth Road
- Within Phoenix-Mesa Gateway Airport







# Site Photo



Looking west from Ellsworth Road

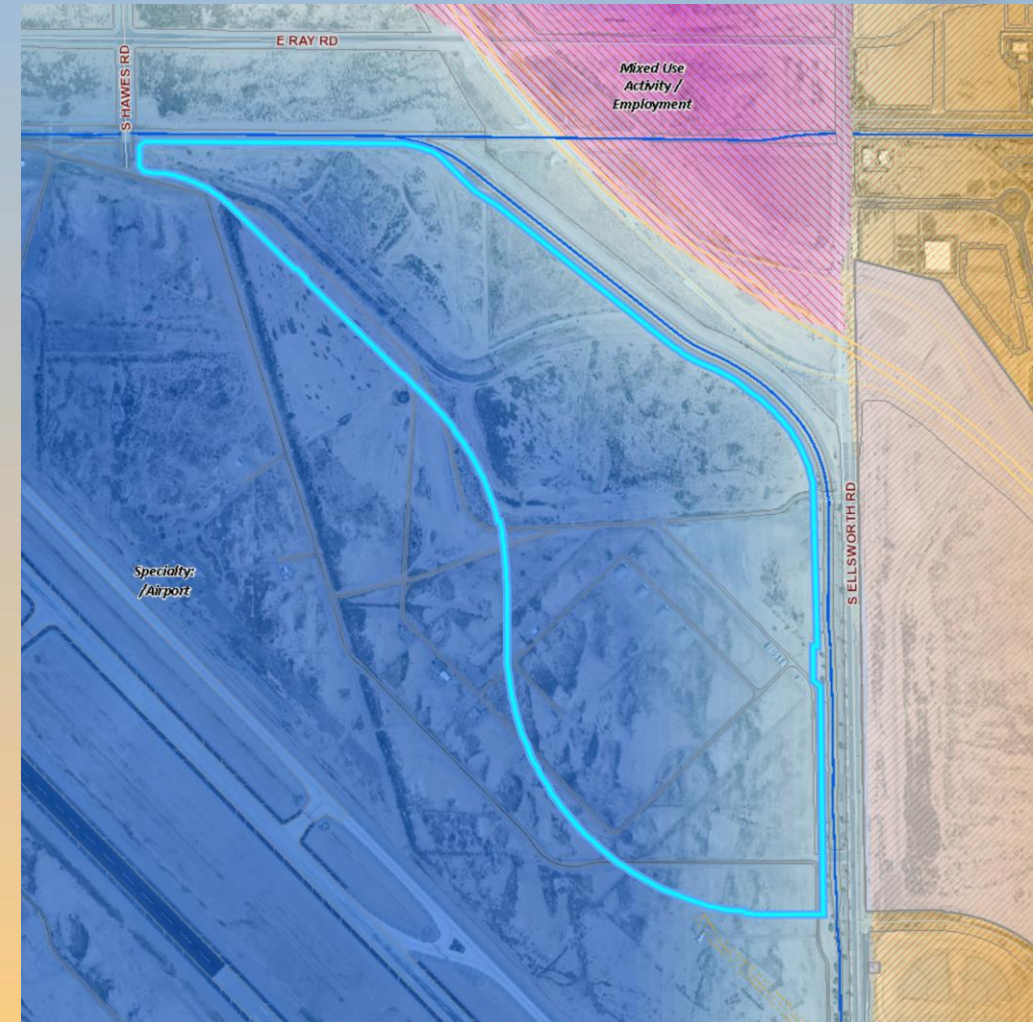




# General Plan

## Specialty - Airport Campus

- Large areas around single use
- Supportive secondary uses
- Campus-like feel

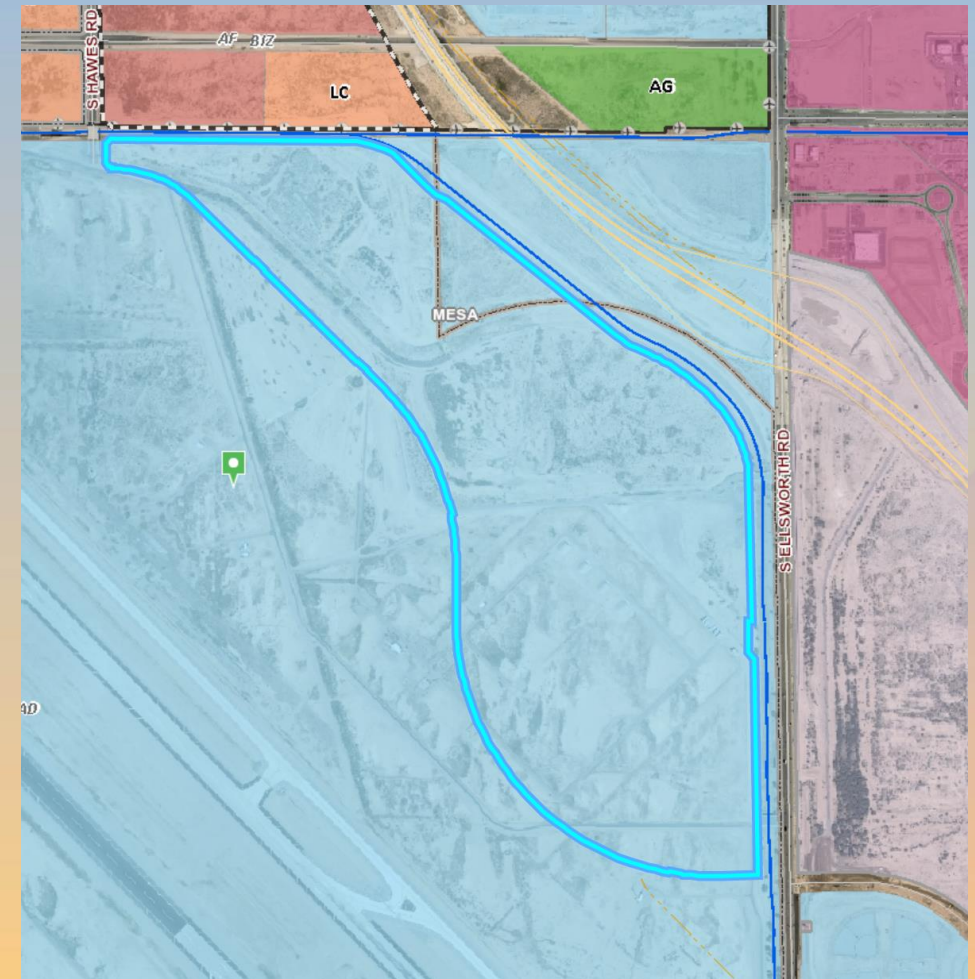






# Zoning

- Existing: Light Industrial with a PAD Overlay (LI-PAD) - *Williams Gateway Industrial Development Master Plan*
- Proposed: Light Industrial with a PAD Overlay (LI-PAD) - *Gateway East*





# Conditional Use Permits

## Council Use Permit:

- Hotels and Motels & Large Commercial Development
- Applies to entire 273± acre site
- Complies with MZO Section 11-70-6 criteria

## Special Use Permit:

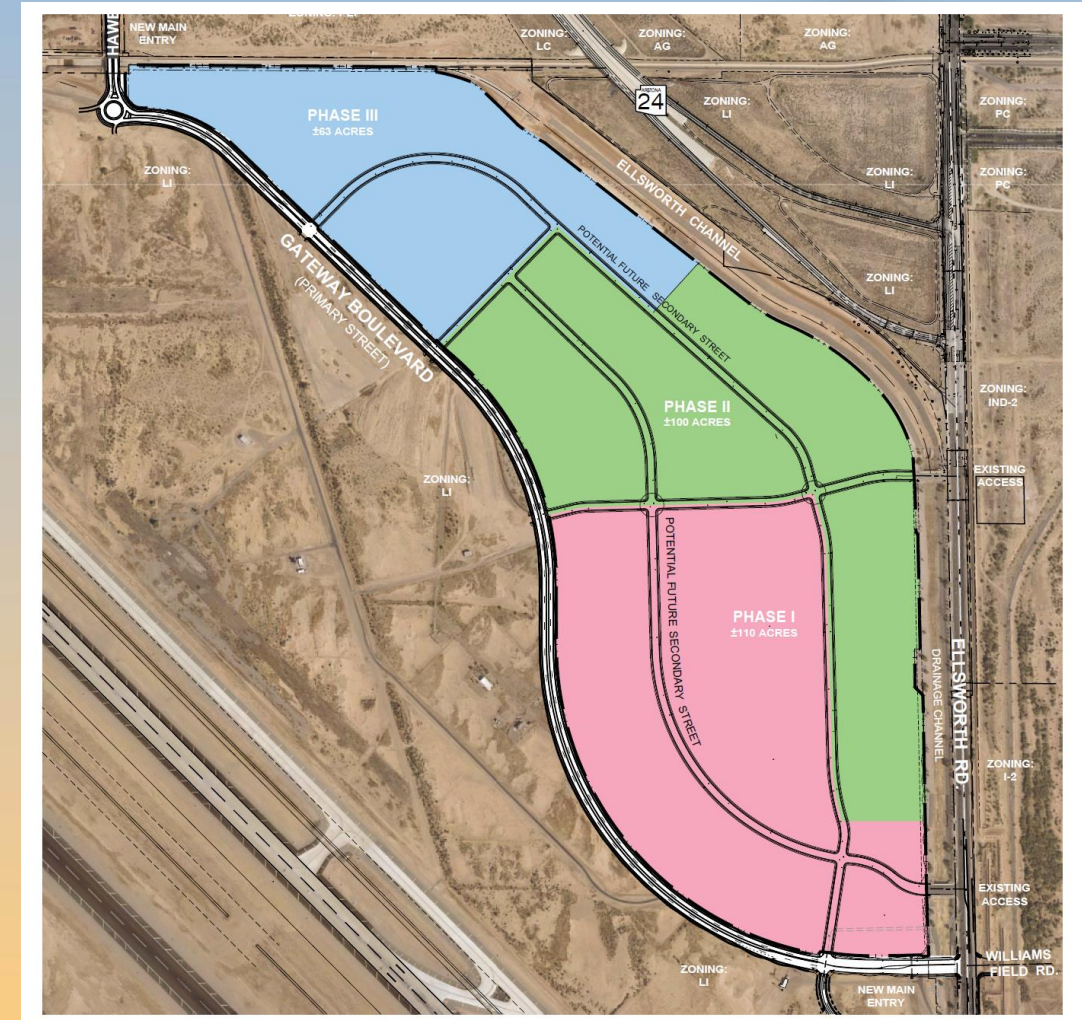
- Service Stations & Heliports
- Applies to entire 273± acre site
- Complies with MZO Section 11-70-5 criteria





# PAD Overlay

- Allow project phasing
  - Anticipated 40-year build-out
  - Phasing & street network subject to change
- Allow private streets
- Deviations to development standards





# PAD Overlay

## Requested Deviations

- Maximum Building Height
- Building Setbacks
- Landscape Yard Widths
- Foundation Base Requirements
- Outdoor Storage Location and Screening
- Truck Dock, Loading, and Service Area Location and Screening
- Mechanical Equipment Screening
- Minimum Required Parking Spaces





# PAD Overlay

## Requested Deviations

- Maximum Parking Spaces Allowed
- Parking and Cross Drive Aisle Setbacks
- Parking Lot Layout Standards
- Pedestrian Crossing Standards
- Parking Space Dimensions
- Heliport Location Requirements
- Drive-thru lane Location Requirements
- Site Planning and Design Standards



# Design Guidelines

- Building Form - varied roof forms & pedestrian scale
- Façade Treatments - varied planes & enhanced frontages
- Shade Elements
- Entry Statements - clear & differentiated
- Screening
- Colors & Materials - min. 2 for public facades





# Architectural Standards







# Lighting Standards







# Landscape Standards







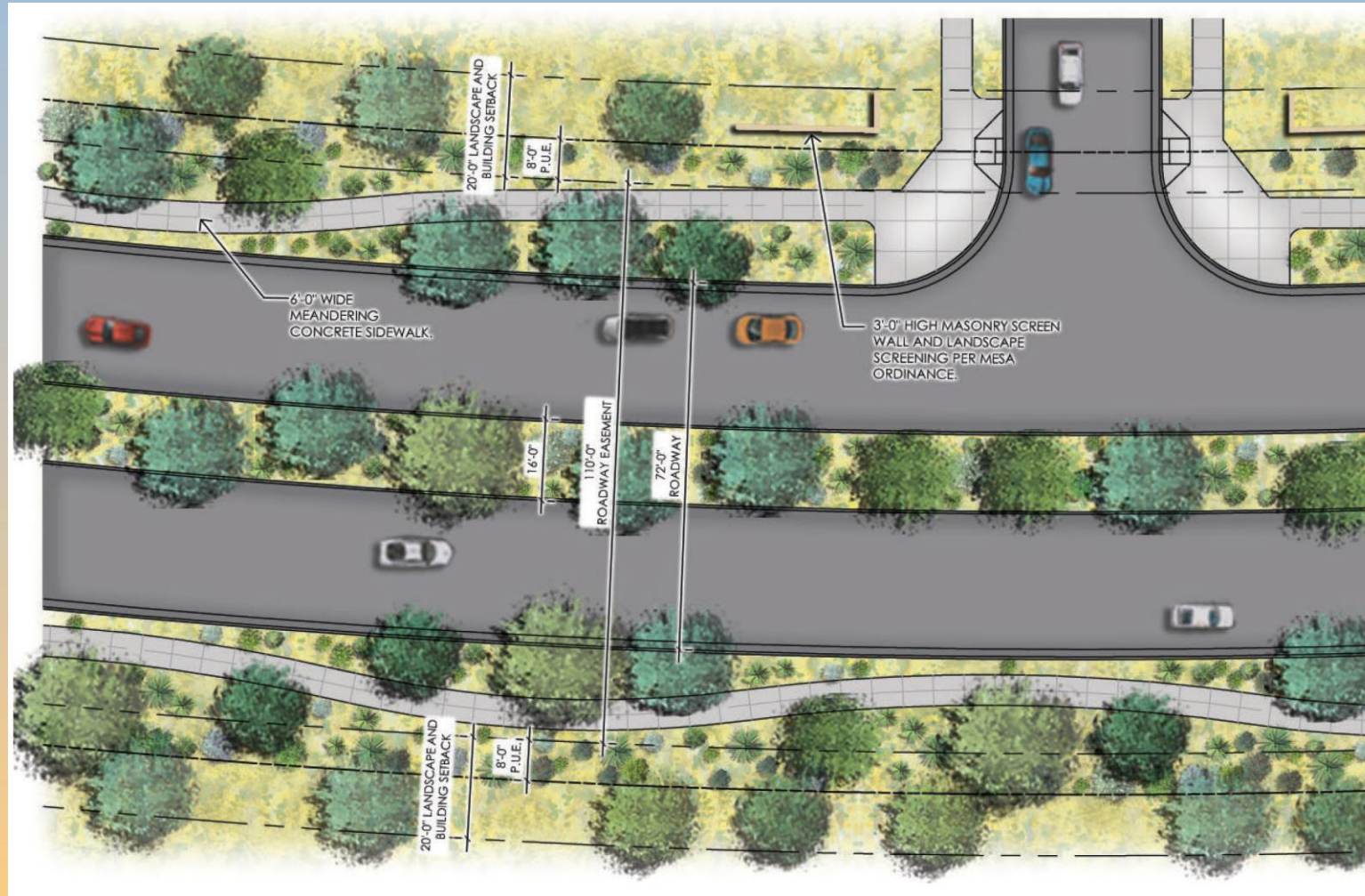
# Landscape Standards







# Landscape Standards

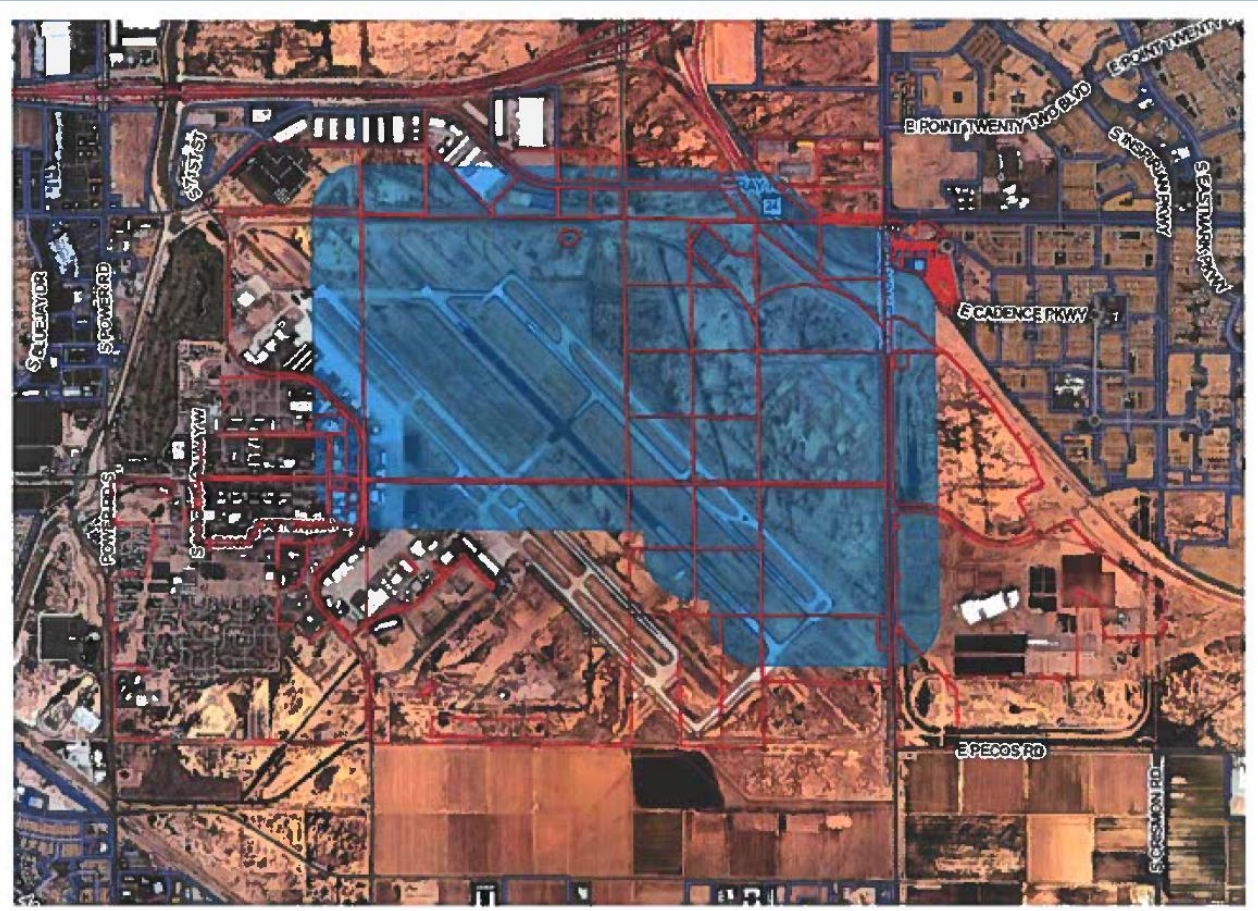






# Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- Applicant held 1 neighborhood meetings - 1 attendee
- No contact received







# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Gateway Strategic Development Plan
- ✓ Criteria in Chapters 22 for a PAD

*Staff recommend Approval with Conditions*



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