



Planning & Zoning Board



ZON23-00548

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October 11, 2023



Request

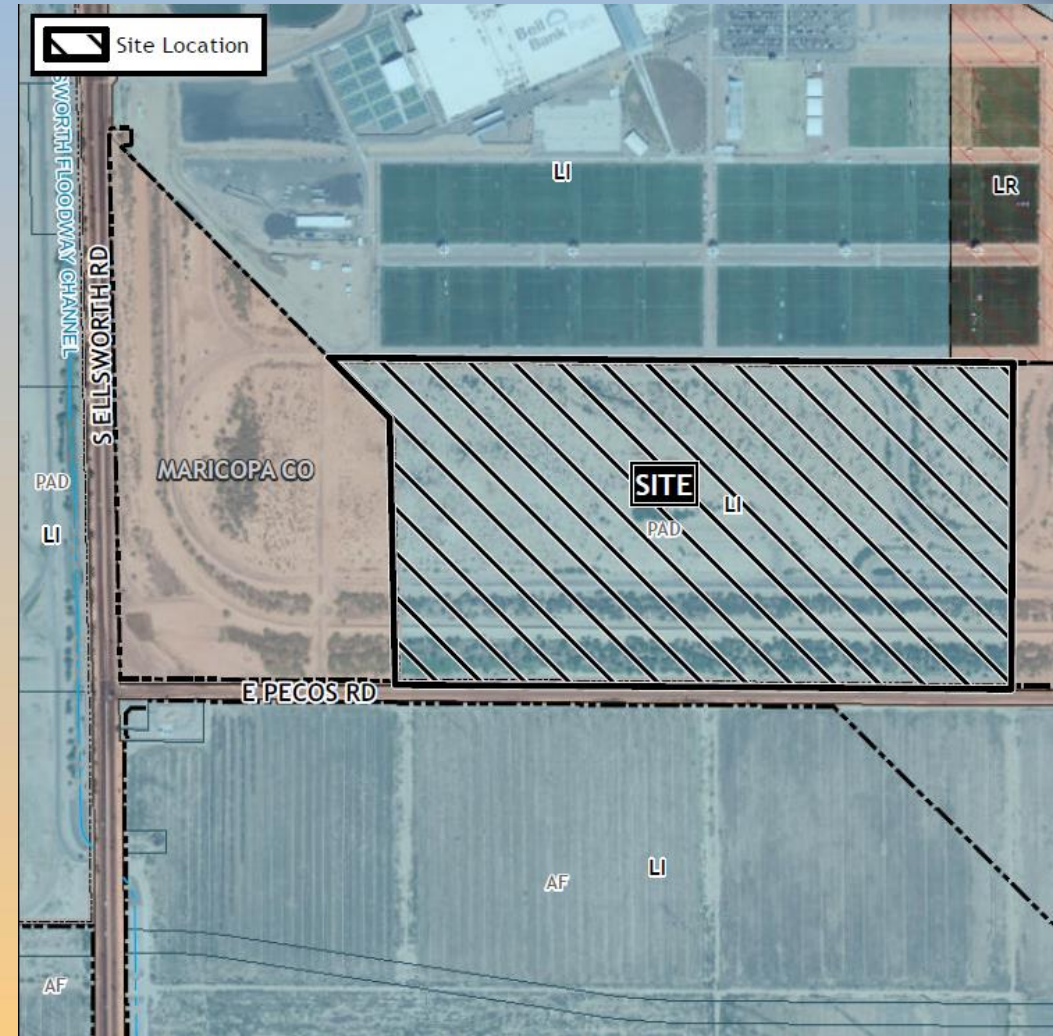
- Modification of an Existing Planned Area Development (PAD) Overlay, Major Site Plan Modification and Amending conditions of approval





Location

- East of Ellsworth Road
- North of Pecos Road

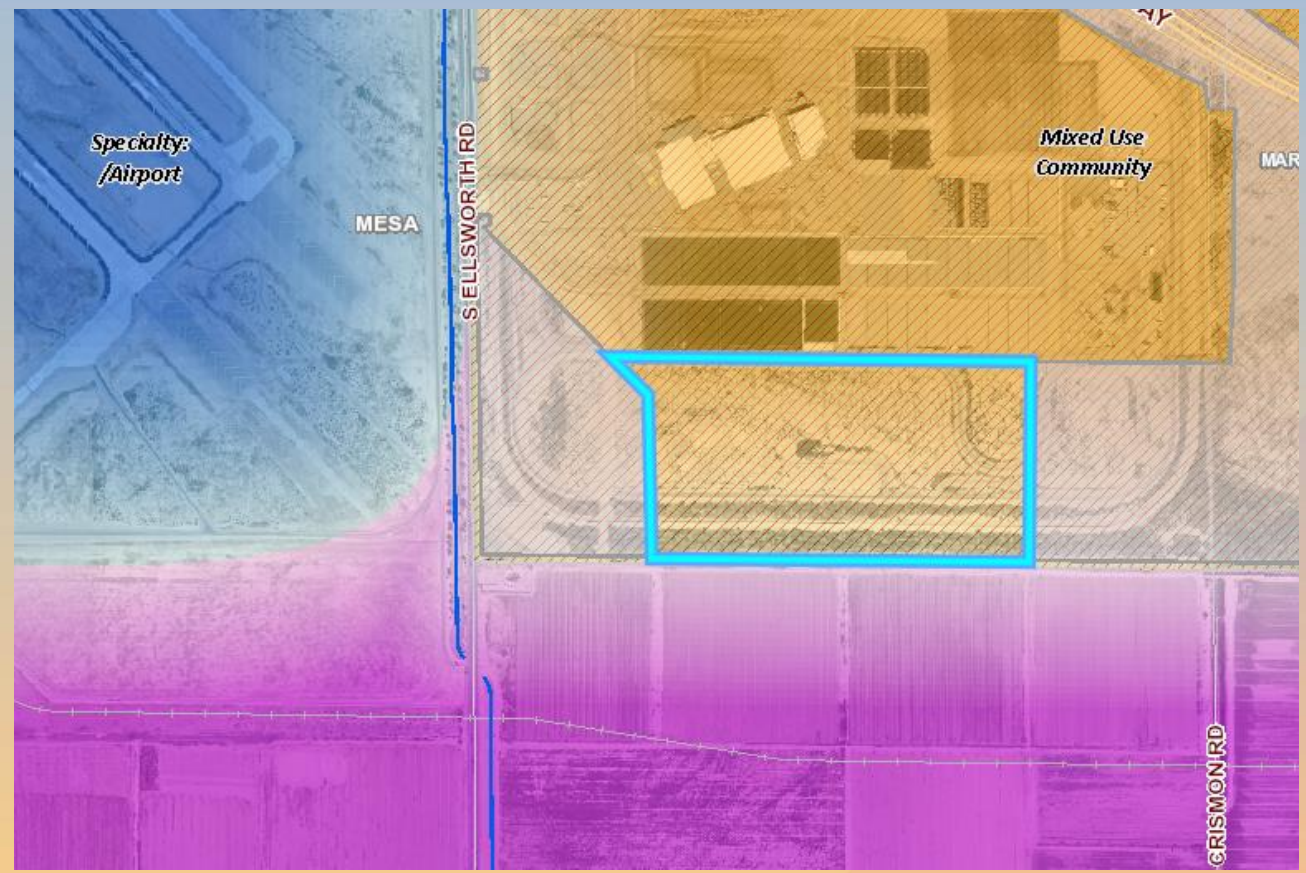




General Plan

Mixed Use Community

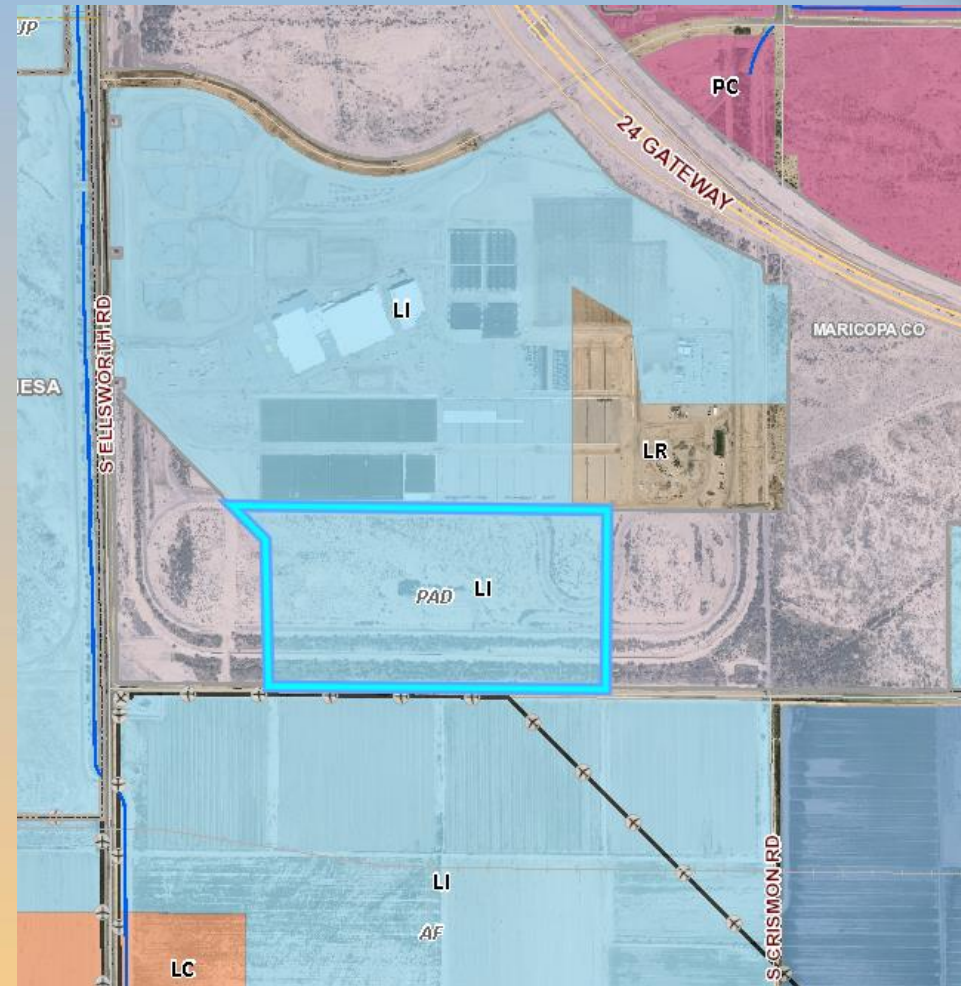
- Expected to develop with one or more villages and/or urban core(s) and contain a mix of employment, office, retail, medical, ..., and residential uses to provide a complete community with a sense of place.





Zoning

- Light Industrial with a Planned Area Development Overlay (LI-PAD)
- Proposed use is allowed





Site Photo

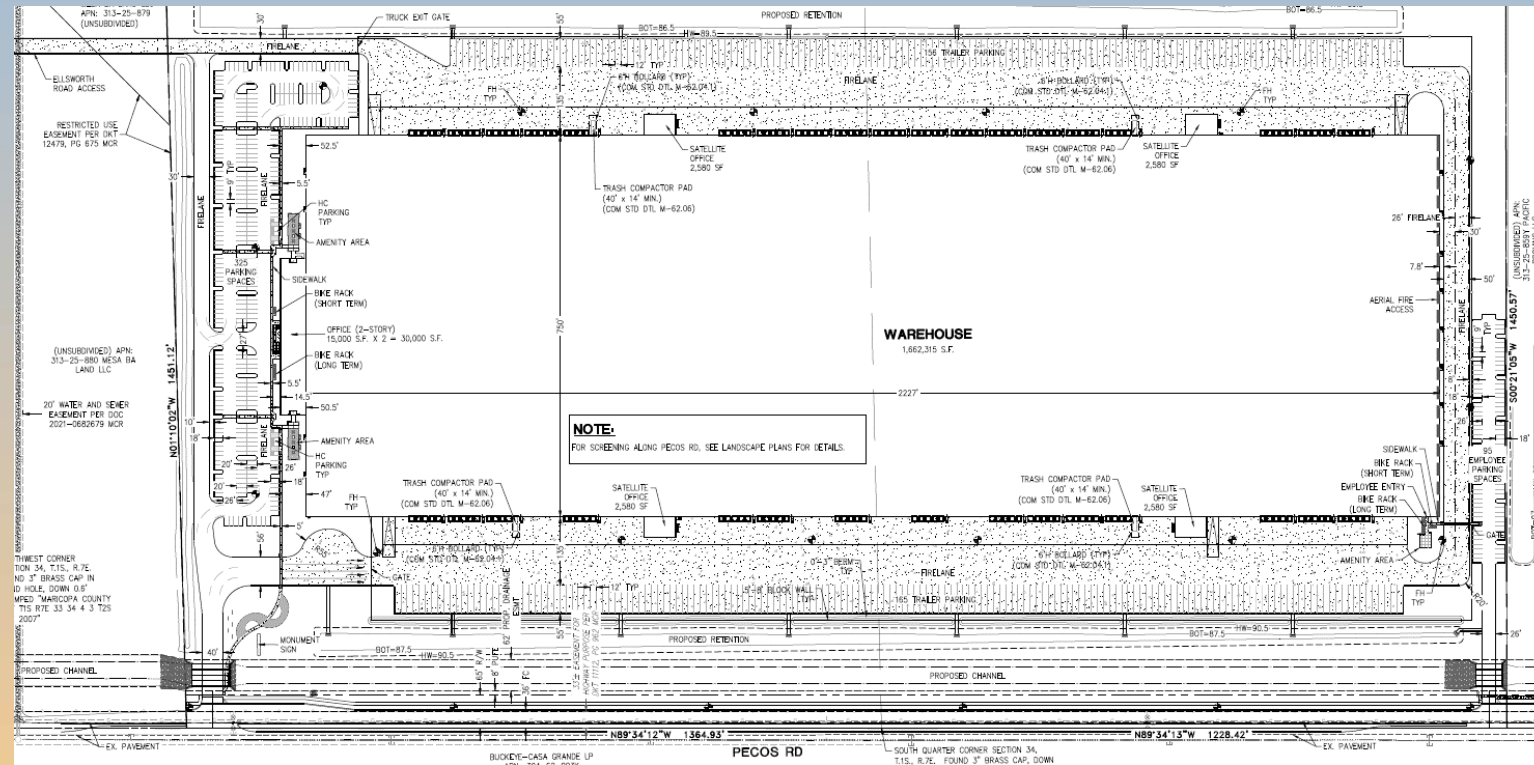


Looking north from Pecos Road



Site Plan

- Primary Access from Pecos Road
- Truck only egress to Ellsworth Rd
- 1,702,635 SF building
- 420 passenger vehicle parking spots and 321 Truck Bays proposed

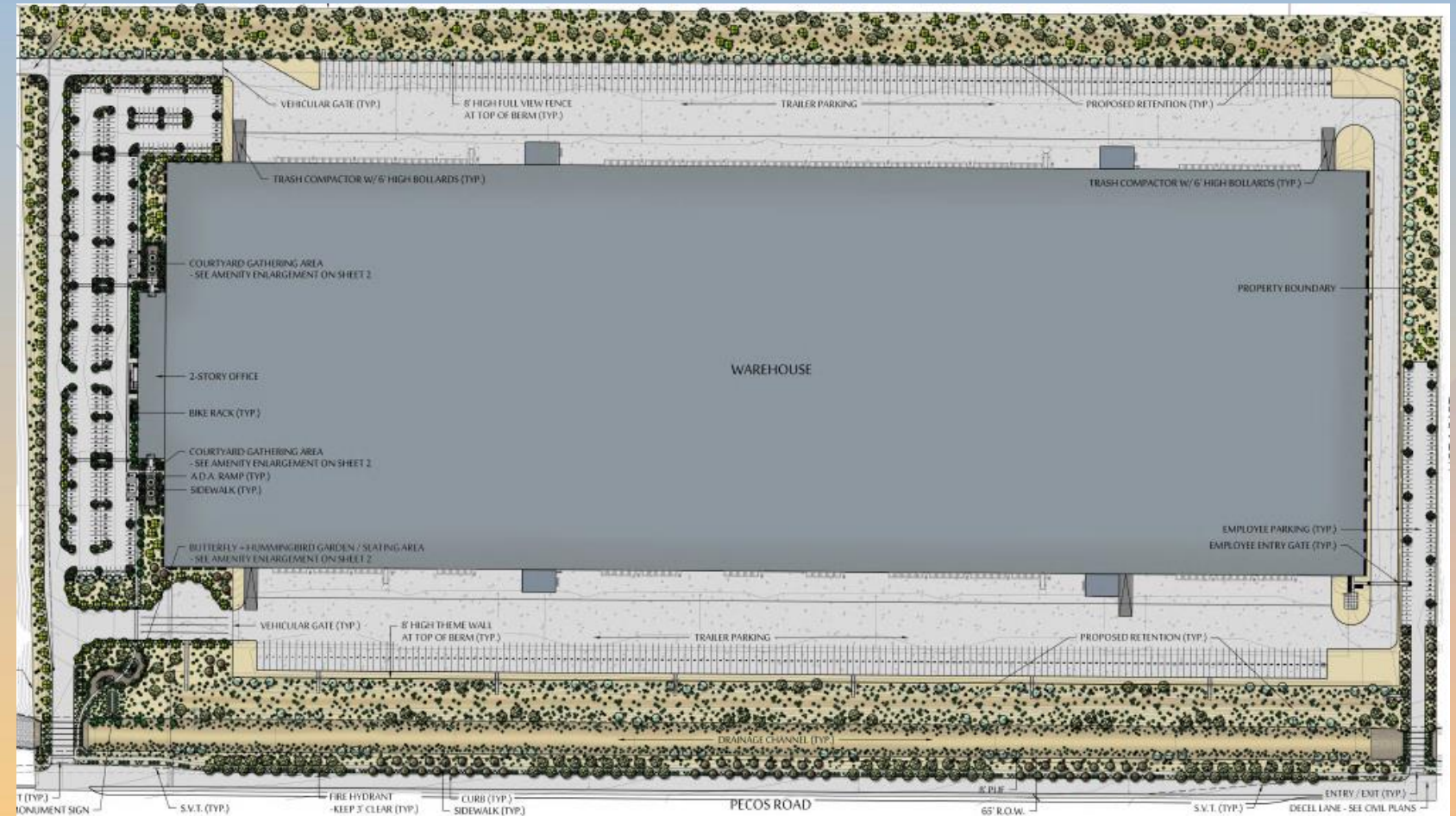




Landscape Plan

PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME - QUANTITY	SIZE
TREES		
	ACACIA ANEURA - MULGA ACACIA - 135	24" BOX
	ACACIA SALICINA - WILLOW ACACIA - 191	24" BOX
	CAESALPINIA CAGALACO - CASCALOTE 'SMOOTHIE' - 162	24" BOX
	PISTACIA CHINENSIS - CHINESE PISTACHE - 120	24" BOX
	PISTACIA LENTISCUS - MASTIC TREE - 30	36" BOX
	QUERCUS VIRGINIANA - SOUTHERN LIVE OAK - 147	24" BOX
SHRUBS		
	BOUGAINVILLEA SPP. - BOUGAINVILLEA - 42	5 GAL
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE - 430	5 GAL
	EREMOPHILA GLABRA SPP. CARNOEA - WINTER BLAZE - 173	5 GAL
	EREMOPHILA HYGROPHANA - BLUE BELLS - 716	5 GAL
	EREMOPHILA MACULATA 'VALENTINE' - VALENTINE BUSH - 124	5 GAL
	JUSTITIA SPICIGERA - MEXICAN HONEYSUCKLE - 71	5 GAL
	LEUCOPHYLLUM FRUTESCENS - TEXAS RANGER - 417	5 GAL
	OLEA EUROPAEA 'MONTIRA' - LITTLE OLIVE - 187	5 GAL
	SENNA ARTEMISOIDES - FEATHERY SENNA - 318	5 GAL
	SIMMONDSIA CHINENSIS - JOJOBA - 375	5 GAL
	TECOMA X LYDIA - LYDIA TECOMA - 436	5 GAL
ACCENTS		
	AGAVE AMERICANA - CENTURY PLANT - 54	5 GAL
	AGAVE PARRYI - PARRY'S AGAVE - 20	5 GAL
	ALOE VERA - MEDICINAL ALOE - 60	5 GAL
	BOUTELLOUA GRACILIS - BLONDE AMBITION GRASS - 725	5 GAL
	DASYLIRION WHEELERI - DESERT SPOON - 495	5 GAL
	HESPERALOE PARVIFLORA - RED HESPERALOE - 657	5 GAL
	MUHLENBERGIA RIGENS - DEER GRASS - 630	5 GAL
	PORTULACARIA AFRA - ELEPHANT FOOT - 111	5 GAL
GROUND COVERS		
	BAILEYA MULTIRADIATA - DESERT MARIGOLD - 295	5 GAL
	EREMOPHILA GLABRA - OUTBACK SUNRISE - 578	5 GAL
	LANTANA MONTEVIDENSIS - PURPLE TRAILING LANTANA - 256	5 GAL
	LANTANA X 'NEW GOLD' - NEW GOLD LANTANA - 218	5 GAL
	SPARGANACOLLA TRILOBATA - YELLOW DOT - 344	5 GAL
	1/2" SCREENED DECOMPOSED GRANITE - COLOR PAINTED DESERT. DG TO BE INSTALLED AT 2" DEPTH MINIMUM IN ALL LANDSCAPE AREAS. CONTRACTOR TO VERIFY EXISTING DEVELOPMENT DG SIZE AND COLOR PRIOR TO PURCHASING AND INSTALLING.	752,574 SQ.FT.





Renderings





Renderings





Renderings





Existing PAD Overlay

Development Standard	MZO Required	Existing PAD
<p><u>Maximum Building Height -</u> <i>MZO Section 11-7-3</i></p>	<p>40 feet</p>	<p>60 feet</p>
<p><u>Interior Parking Lot Landscaping -</u> <i>MZO Section 11-33-4(A)</i></p>	<p>The interior parking lot landscaping standards of this section apply to all off-street parking lots containing 10 or more parking spaces.</p> <p>They do not apply to vehicle/equipment storage lots or vehicle and equipment sales lots.</p>	<p>The interior parking lot landscaping standards of this section apply to all off-street parking lots containing 10 or more parking spaces.</p> <p>They do not apply to vehicle /equipment storage lots, vehicle and equipment sales lots, or truck/semi-truck parking areas within a storage or docking area.</p>



Existing PAD Overlay

Development Standard

MZO Required

Existing PAD

Interior Parking Lot Landscaping -
MZO Section 11-33-4(A)

The interior parking lot landscaping standards of this section apply to all off-street parking lots containing 10 or more parking spaces.

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Foundation Base Along Exterior Walls -
MZO Section 11-33-5(A)(1)(a)(i)

-Exterior walls with public entrances for buildings larger than 10,000 square feet

Additional foundation base shall be provided at the entrance to create an entry plaza area. The plaza area shall have a minimum width and depth of 20 feet, and a minimum area of 900 square feet.

Additional foundation base shall be provided at the entrance to create an entry plaza area. The plaza area may have a minimum depth of 12 feet, only when necessary to comply with the Mesa Fire Code.



Existing PAD Overlay

Development Standard

Trash and Refuse Collection Areas -
MZO Section 11-30-12

MZO Required

Solid waste and recycling container enclosures are required for new dwelling groups consisting of 4 or more dwelling units and for all commercial or industrial developments in which the aggregate gross floor area exceeds 10,000 square feet. Designs must meet Mesa Standard Details.

Existing PAD

General Applicability Requirements. Solid waste and recycling container enclosures are not required when the solid waste container or recycling container is located within a truck/semi-truck loading and trailer parking court.



New PAD Overlay Modifications

Development Standard	MZO Required	Existing PAD	PAD Proposed
<p><u>Required Parking Spaces by Use -</u> <i>MZO Table 11-32-3.A</i> - General Offices</p>	<p>1 space per 375 square feet of gross floor area</p>	<p>1 space per 375 square feet of gross floor area</p>	<p>1 space per 400 square feet of gross office floor area</p>
<p>-Industrial</p>	<p>1 space per 600 square feet of gross floor area</p>	<p>1 space per 1,500 square feet of gross floor area</p>	<p>1 passenger vehicle space per 5,200 square feet of gross industrial floor area</p> <p>1 semi-truck parking space per 5,330 square feet of gross industrial floor area</p>



New PAD Overlay Modifications

Development Standard	MZO Required	Existing PAD	PAD Proposed
<p><u>Required Bicycle Parking</u> - <i>MZO Section 11-32-8(A)(1)(a)</i></p>	<p>At least 3 bicycle parking spaces or at least 1 bicycle space per 10 on-site vehicle parking spaces actually provided, whichever is greater. After the first 50 bicycle parking spaces are provided, the required number of additional bicycle parking spaces is 1 space per 20 vehicle parking spaces.</p>	<p>At least 3 bicycle parking spaces or at least 1 bicycle space per 10 on-site vehicle parking spaces actually provided, whichever is greater. After the first 50 bicycle parking spaces are provided, the required number of additional bicycle parking spaces is 1 space per 20 vehicle parking spaces.</p>	<p>At least 1 bicycle space per 14 proposed on-site passenger vehicle parking spaces is required. After the first 50 bicycle parking spaces are provided, the required number of additional bicycle parking spaces is 1 space per 20 vehicle parking spaces.</p>
<p><u>Parking Lot Screening</u> - <i>MZO Section 11-30-9(H)(6)</i></p>	<p>When using a screen wall there shall be a landscaped setback of at least 5 feet between the screen wall and the parking area.</p>	<p>When using a screen wall there shall be a landscaped setback of at least 15 feet between the screen wall and the parking area.</p>	<p>When using a screen wall there shall be a landscaped setback of at least 3 feet between the screen wall and the parking area.</p>



New PAD Overlay Modifications

Development Standard	MZO Required	Existing PAD	PAD Proposed
<p><u>Truck Docks, Loading and Service Areas -</u> <i>MZO Section 11-30-13(B)</i> -Location on Lot</p>	<p>In all districts except the GI, and HI districts, truck docks, loading areas and service areas must be located at the rear or side of buildings, rather than facing a street.</p>	<p>In all districts except the GI, and HI districts, truck docks, loading areas and service areas must be located at the rear or side of buildings, rather than facing a street.</p>	<p>Truck docks, loading, and service areas may be located along Pecos Road</p>



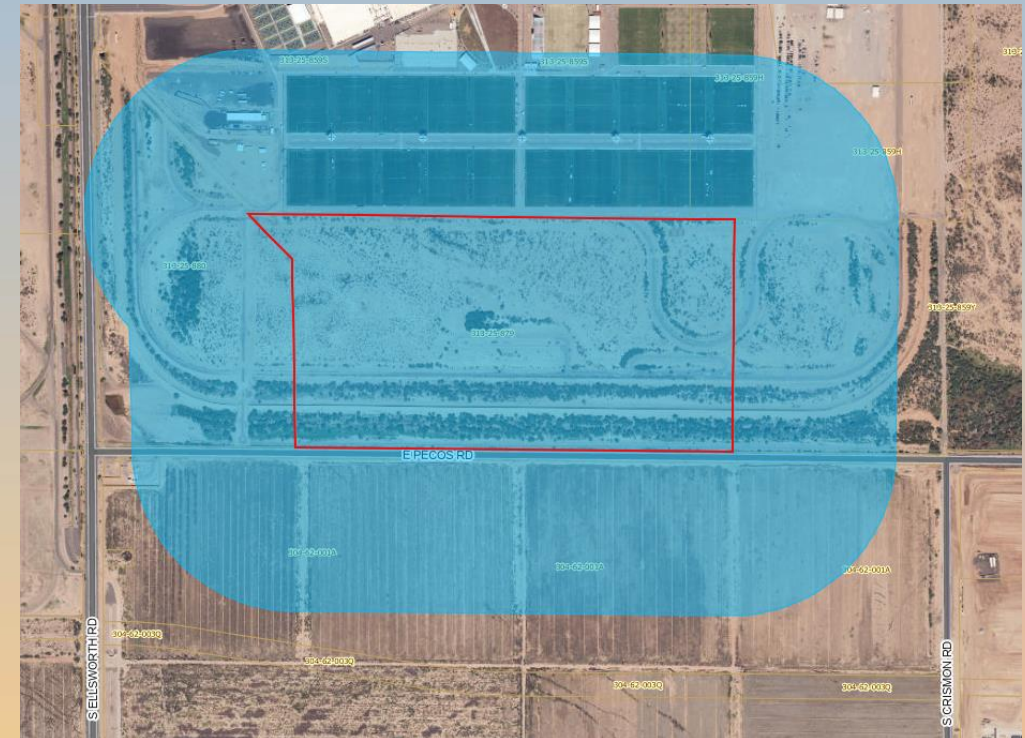
New PAD Overlay Modifications

Development Standard	MZO Required	Existing PAD	PAD Proposed
<p><u>Truck Docks, Loading and Service Areas</u> - <i>MZO Section 11-30-13(C)</i> -Screening</p>	<p>Docks, loading and service areas in any district except the GI and HI districts shall be screened from public view. Screening shall consist of a solid masonry wall at least 8 feet in height or opaque automated gates.</p>	<p>Docks, loading, and service areas shall be screened with a solid masonry wall at least 10 feet in height.</p>	<p>For Pecos Road only, Docks, loading and Service areas shall be screened with a combination of landscaping berming, a solid wall, and view fencing that is a minimum of 8 feet in height from the existing grade. The berms shall be between 0 and 3 feet in height, with a solid screen wall placed on top of the berm that is at least a minimum of 8 feet in height. The top of the solid screen wall may have a maximum height of 2'-4" of view fencing.</p> <p>For all sides not adjacent to Pecos Road, Docks, Loading and Service areas shall be screened with view fencing that is a minimum of 8 feet in height from the existing grade.</p>



Citizen Participation

- Notified property owners within 1000 ft., HOAs, and registered neighborhoods
- Staff has not been contacted by any interested parties





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Gateway Strategic Development Plan
- ✓ Meets the approval criteria per Chapter 22 for a PAD overlay
- ✓ Criteria in Chapter 69 of the MZO for Site Plan Review

Staff recommends Approval with Conditions



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