



# City Council

## ZON24-00030

Mary Kopaskie-Brown, Planning Director

September 9, 2024  
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# Request

- Planned Area Development (PAD) modification

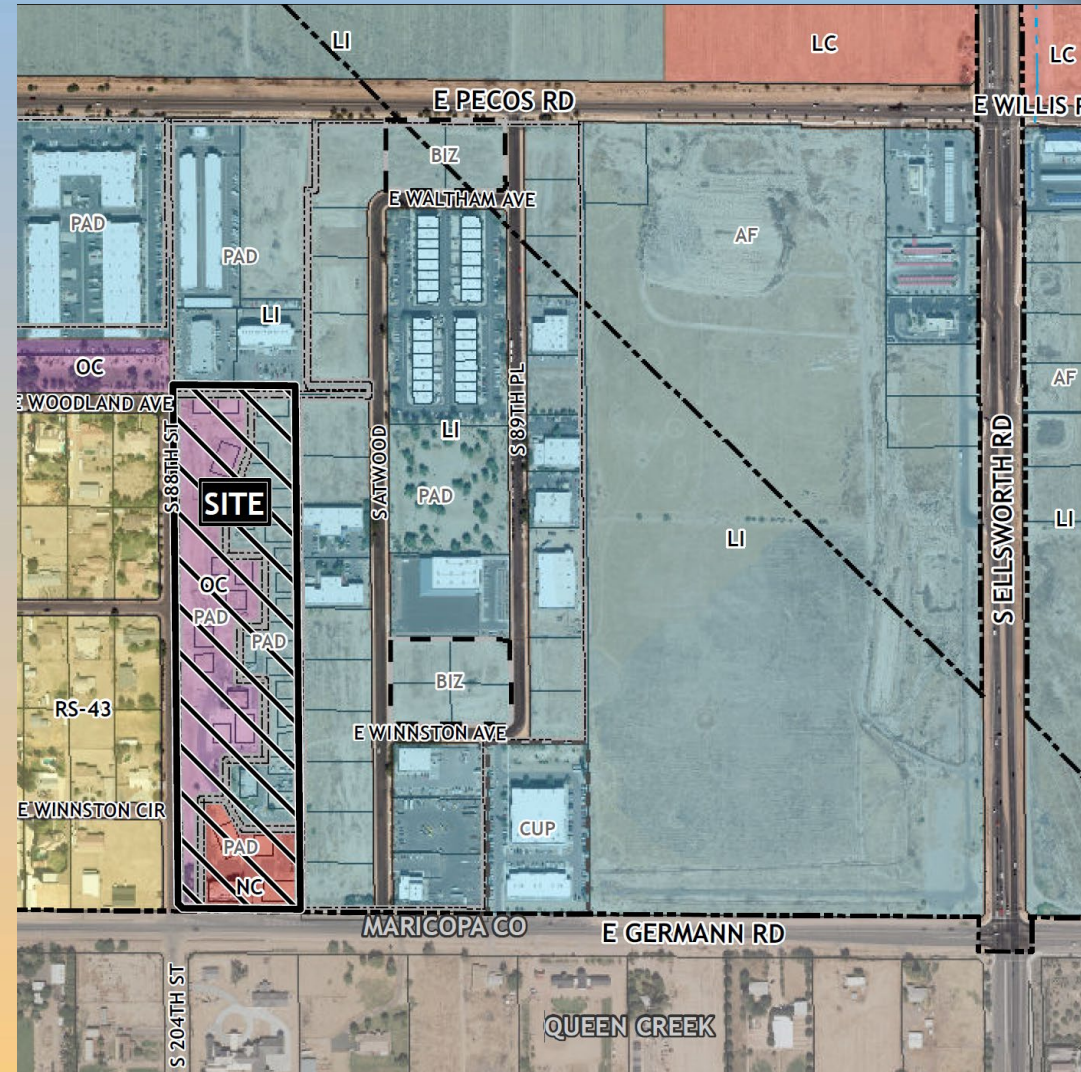






# Location

- 8830 East Germann Road
- East of Ellsworth Road
- North of Germann Road







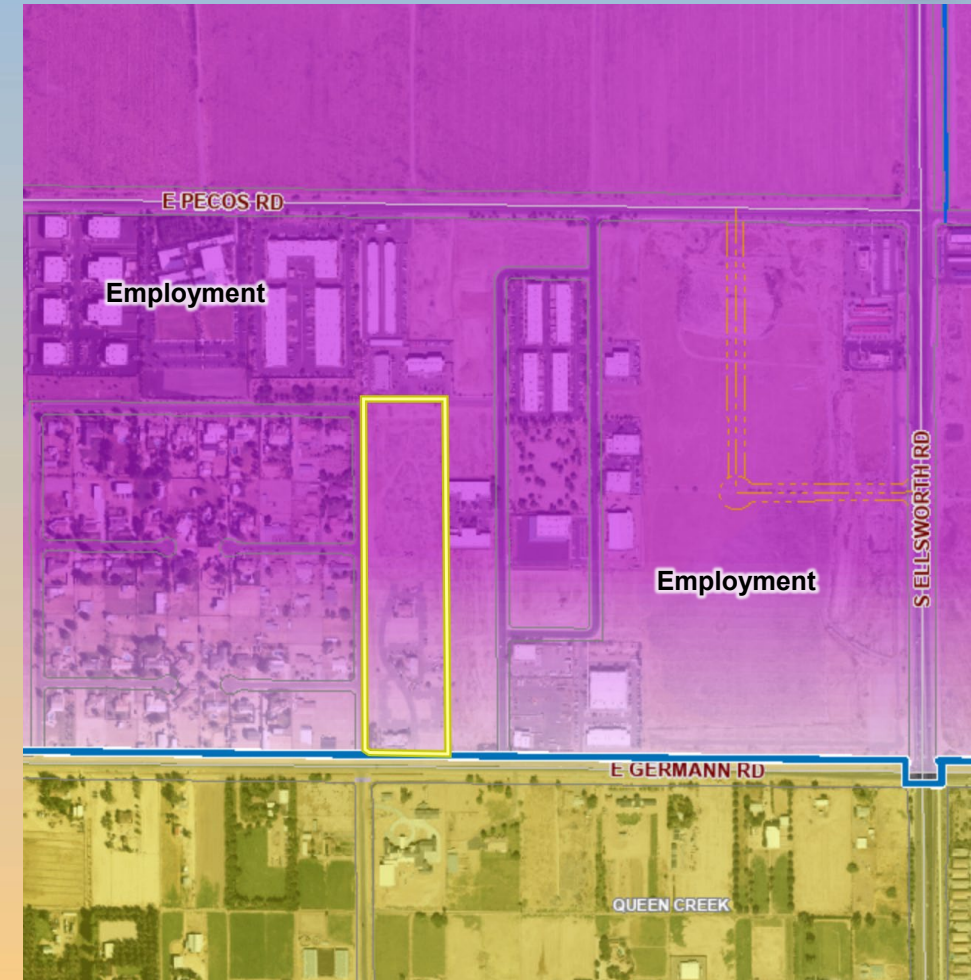
# General Plan

## Employment

- Provide a wide range of employment opportunities in high quality settings

## Mesa Gateway Strategic Development Plan – Logistics and Commerce District

- High quality employment environment compatible with Phoenix-Mesa Gateway Airport

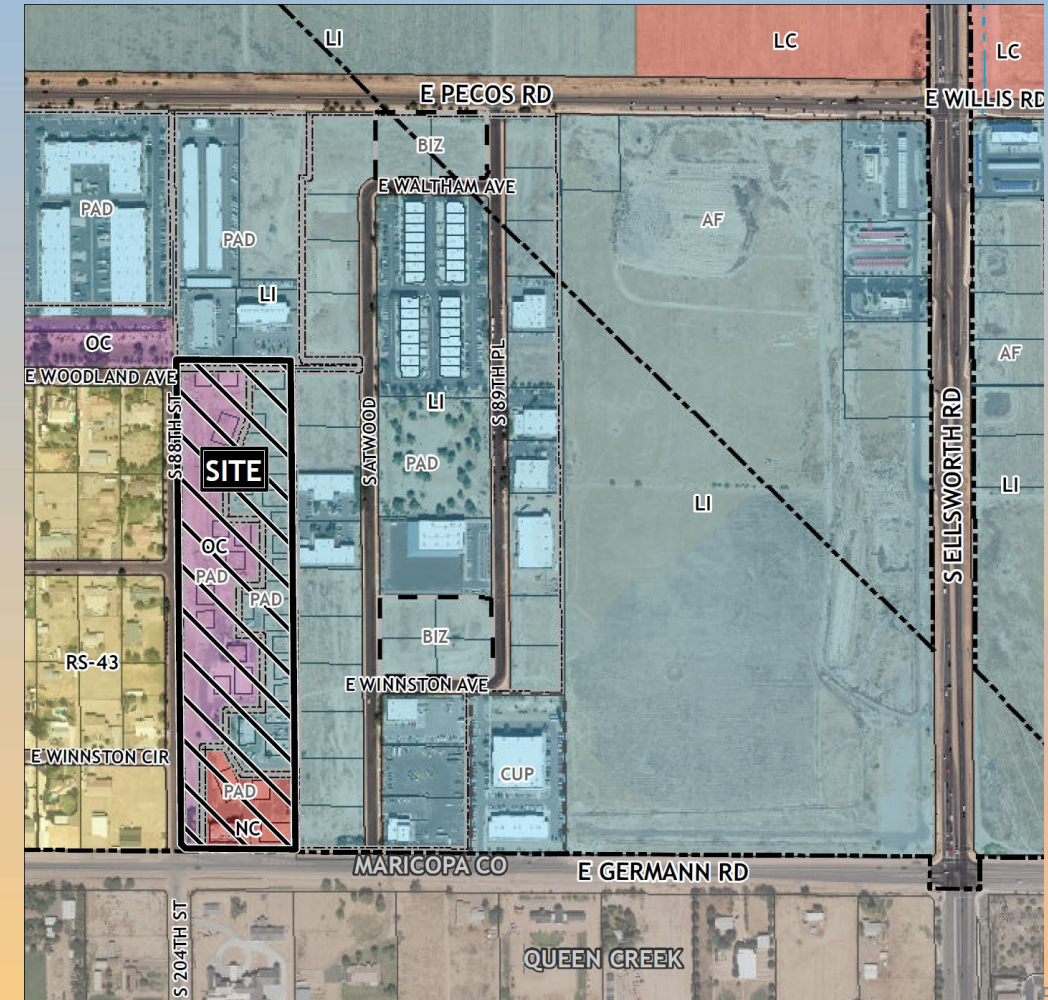






# Zoning

- Current Zoning
  - Office-Commercial with a Planned Area Development Overlay (OC-PAD)
  - Neighborhood Commercial with a Planned Area Development Overlay (NC-PAD)
  - Light Industrial with a Planned Area Development Overlay (LI-PAD)







# Site Photo



Looking north from Germann Road





# Site Photo



Aerial photo of Project Site





# Site Photo



Looking southeast from 88th Street





# Site Photo



Looking northeast from 88th Street and mid-point of Project Site





# Site Plan

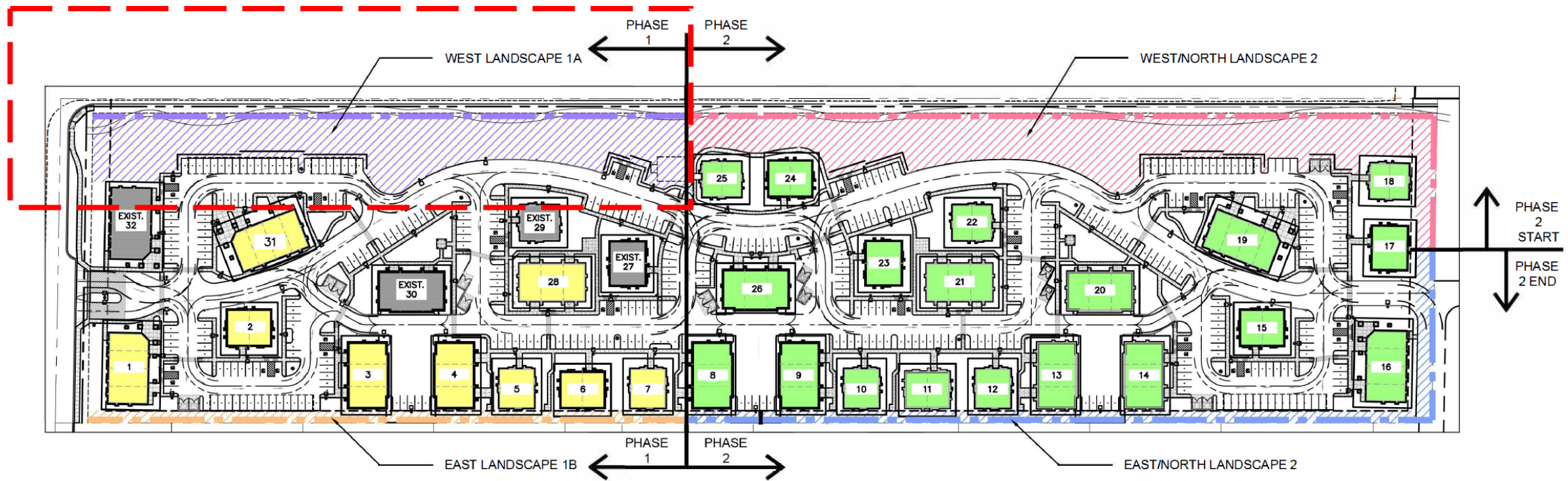
- 32 building totaling 100,000 sq. ft.
- Primary access from Germann Road
- Secondary access at north property line via drive aisle to Attwood (street)
- 399 parking spaces provided







# Phasing Plan – Phase 1B

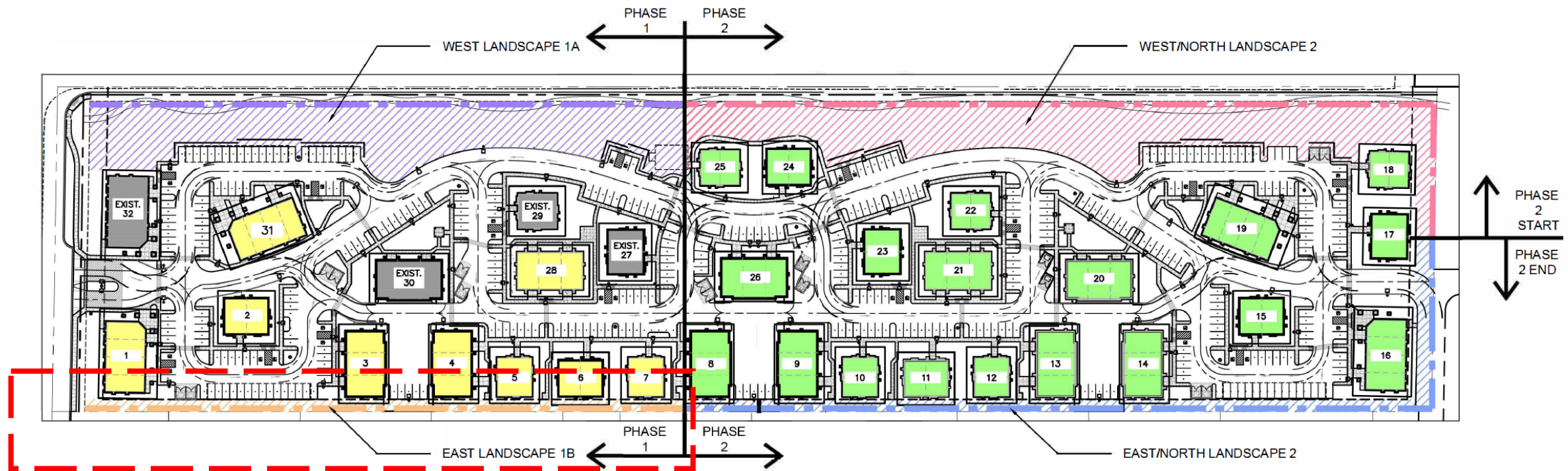


With first new building permit, install all perimeter landscape along 88<sup>th</sup> Street to the mid-point of the Project Site





# Phasing Plan – Phase 1B

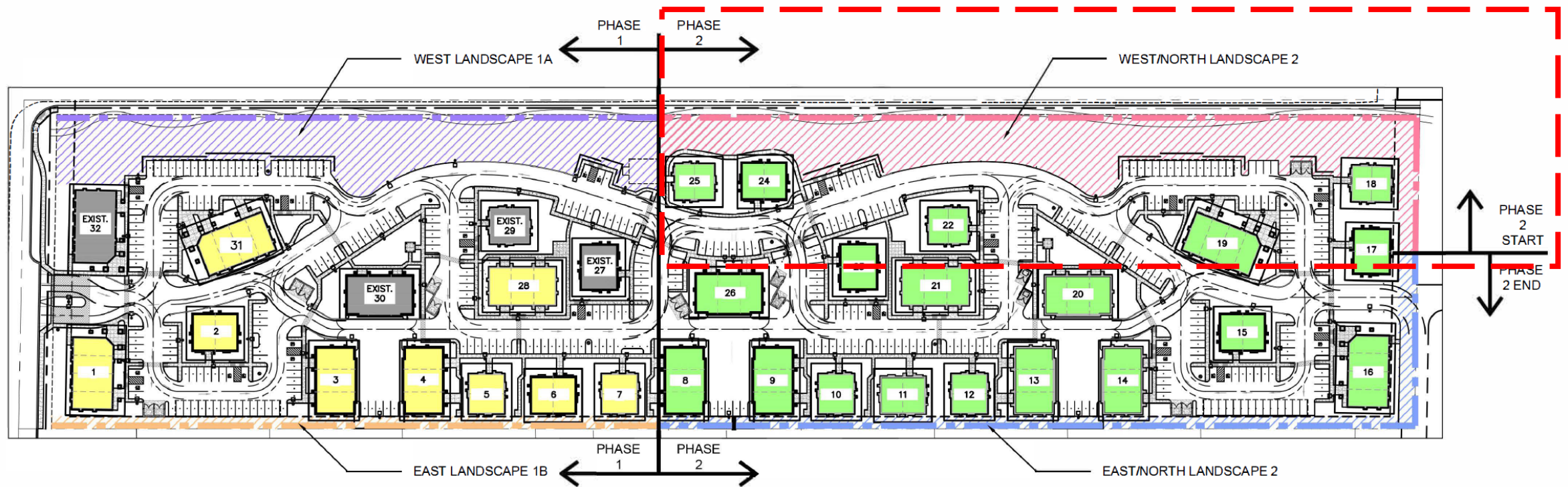


Prior to a Certificate of Occupancy issuance for the last building in Phase 1B, all perimeter landscaping will be installed along the east property line to the mid-point of the Project Site.





# Phasing Plan – Phase 2



Prior to a Certificate of Occupancy issuance for the first building in Phase 2, install remaining perimeter landscape along 88<sup>th</sup> Street and along north property line to mid-point of Building 17.





WEST LANDSCAPE 1A

PHASE 1

PHASE 2

WEST/NORTH LANDSCAPE 2

PHASE 2 START

PHASE 2 END

PHASE 1

PHASE 2

EAST LANDSCAPE 1B

EAST/NORTH LANDSCAPE 2

EXIST. 32

31

EXIST. 29

28

EXIST. 27

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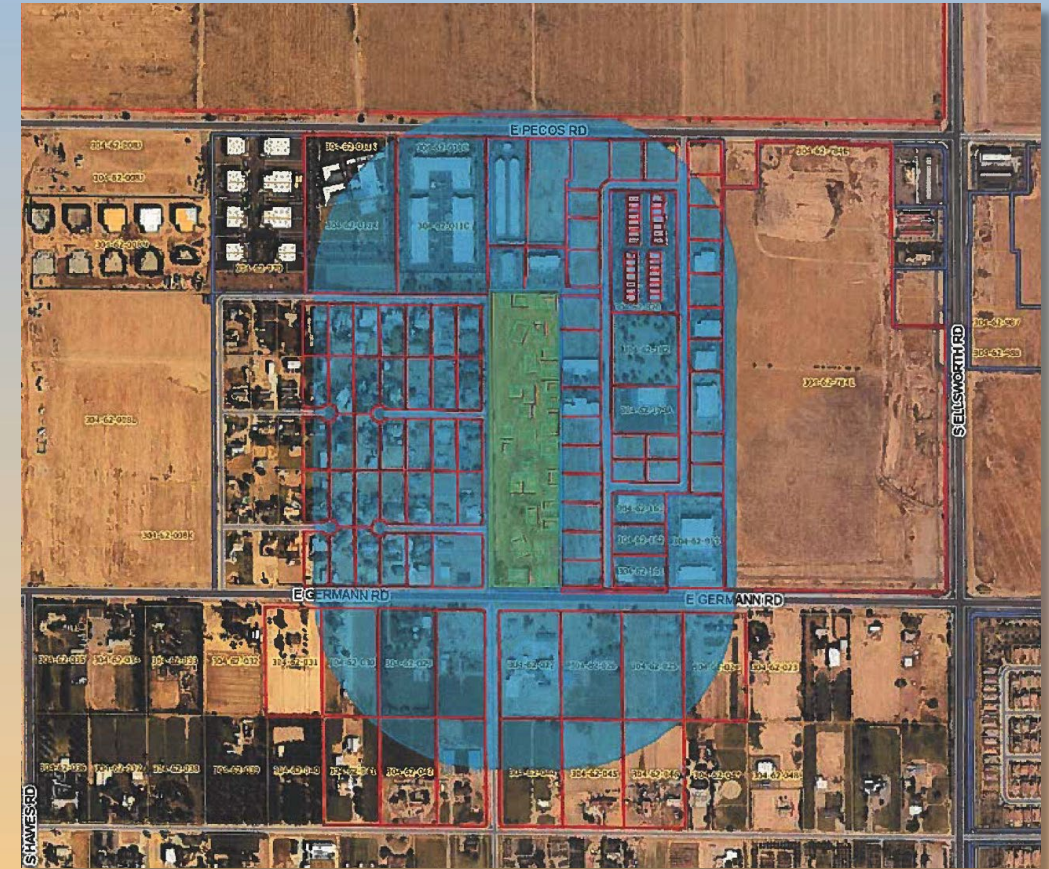
Prior to a Certificate of Occupancy issuance for the last building in Phase 2, install remaining perimeter landscape along the east property line and north property line





# Citizen Participation

- Notified property owners within 500 ft., HOAs, and registered neighborhoods
- Neighborhood meeting held on March 21, 2024, 3 citizen attendees
- Mailed Planning and Zoning Board public hearing letters to all property owners within 1,000 ft.







# Findings

- ✓ Complies with the 2040 Mesa General Plan and Gateway Strategic Development Plan
- ✓ Complies purpose for Planned Area Development Overlay of Section 11-22

*Staff recommend Approval with Conditions  
Planning and Zoning Board recommend Approval with Conditions (6-0)*



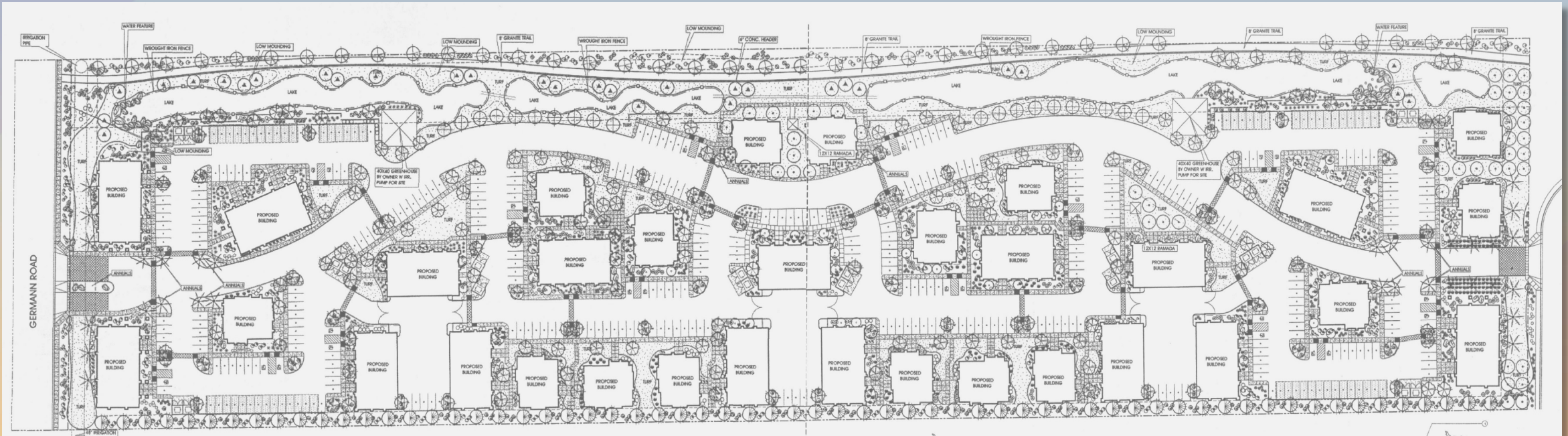


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# Landscape Plan







# Site Photo



Looking southwest from 88th Street at northwest corner of Project Site





# Site Photo



Looking northwest from mid-point of Project Site at east side