



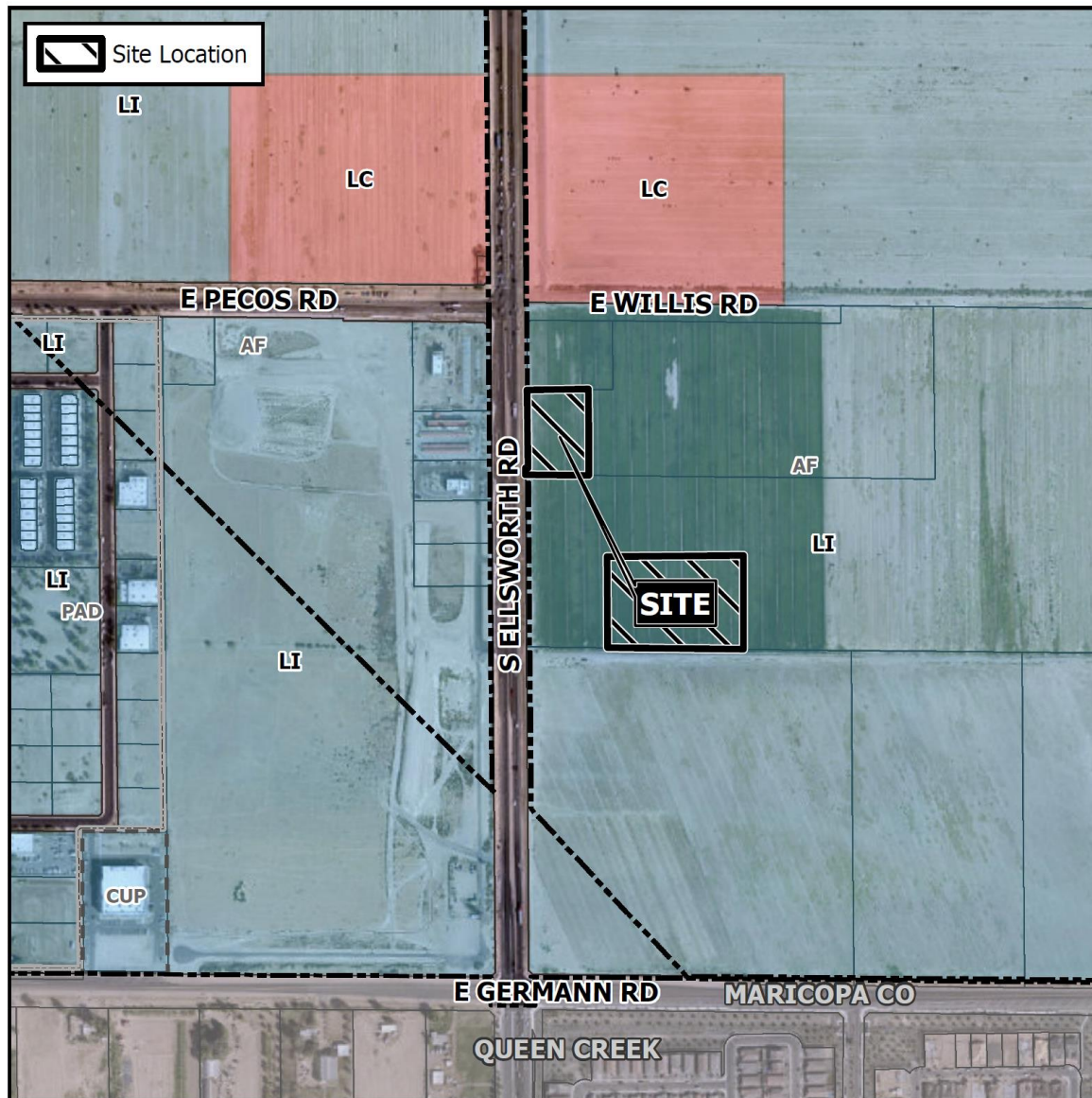
PLANNING & ZONING BOARD

January 12, 2022



ZON20-00139

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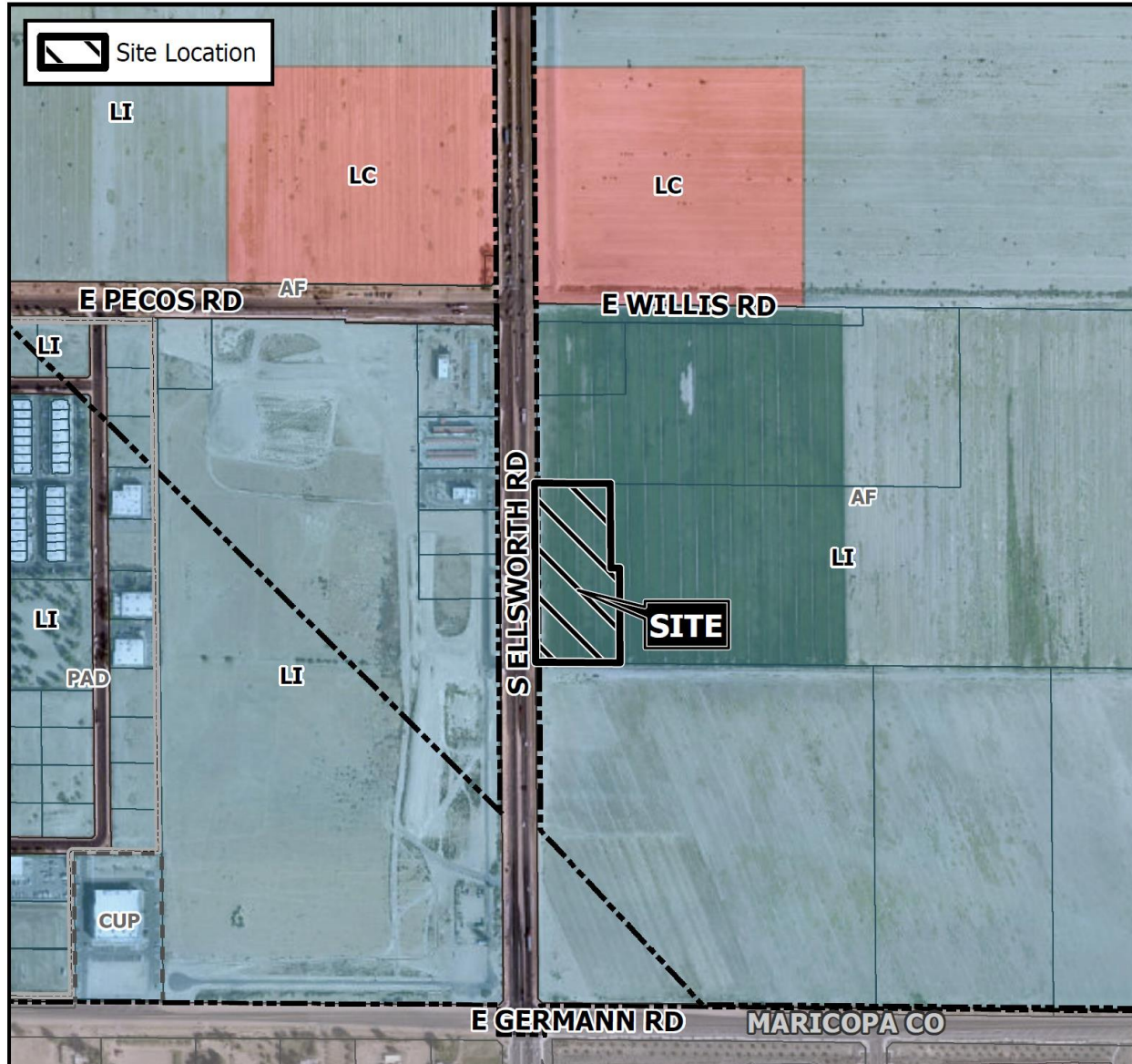


Request – ZON20-00139

- Site Plan Review

Purpose

- Allow for multi-tenant commercial and self-storage



Request – ZON20-00141

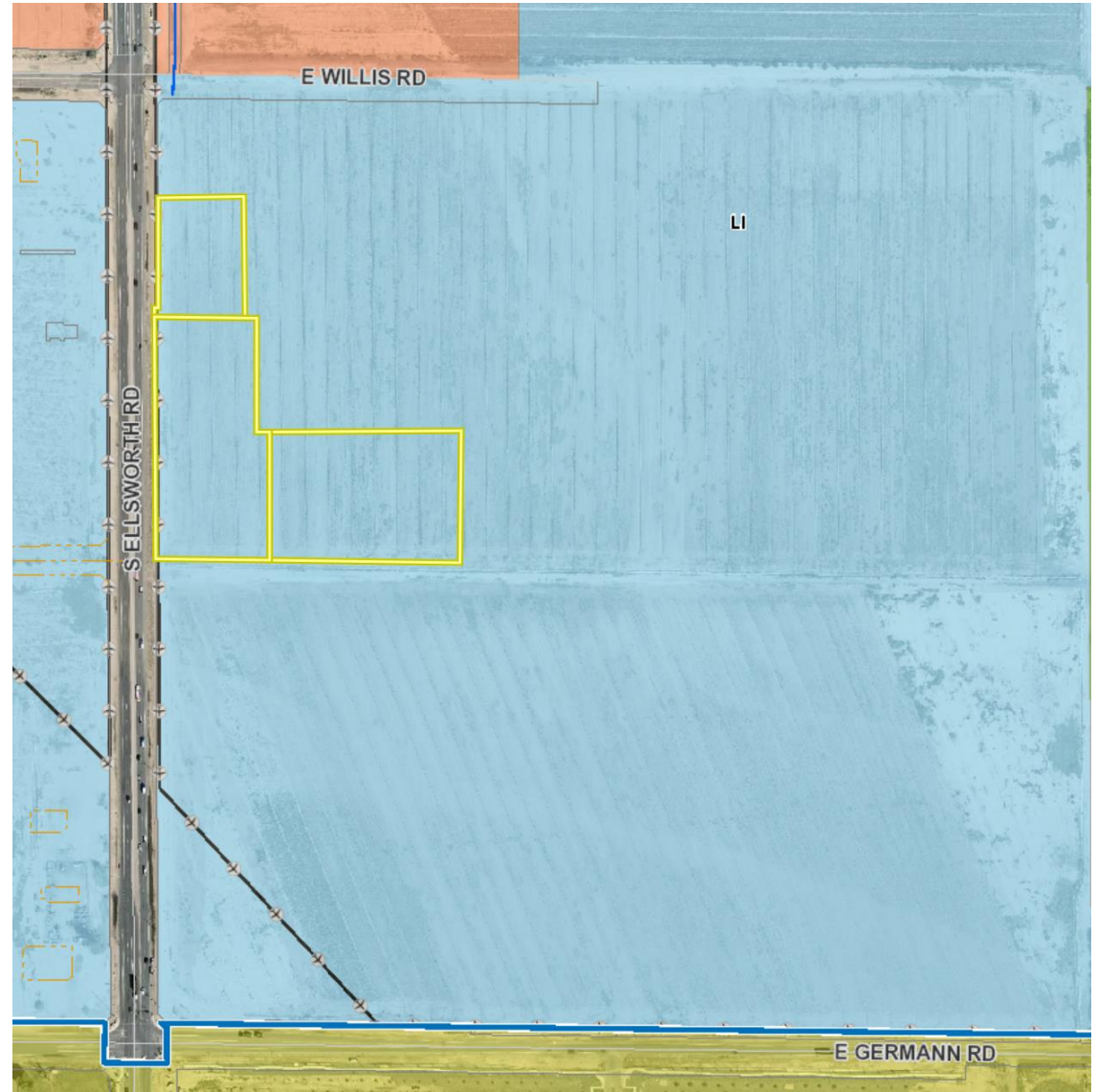
- Site Plan Review; and Special Use Permit

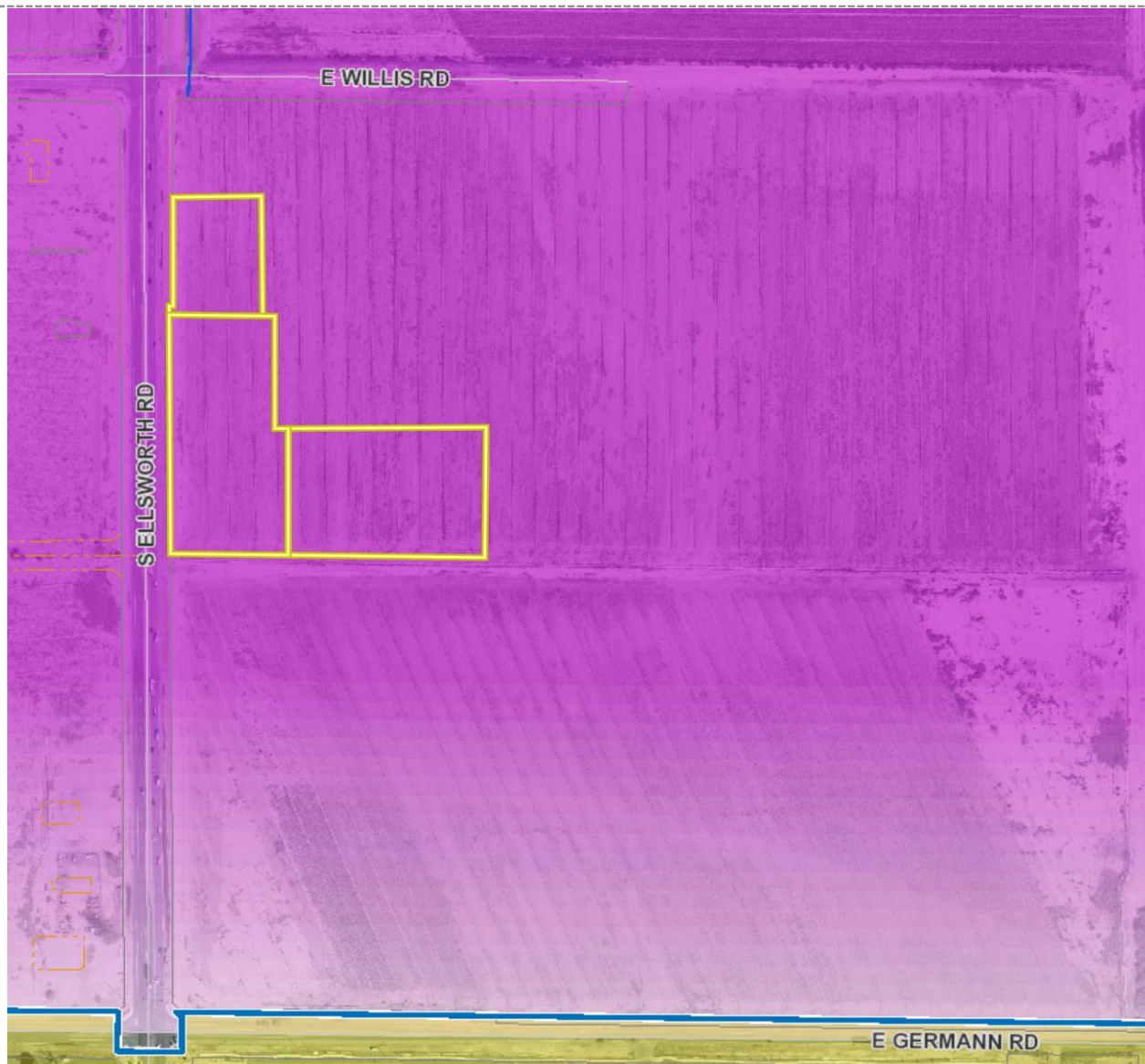
Purpose

- Allow for commercial pad buildings

Location

- South of Willis Road
(Pecos Road alignment)
- East of Ellsworth Road





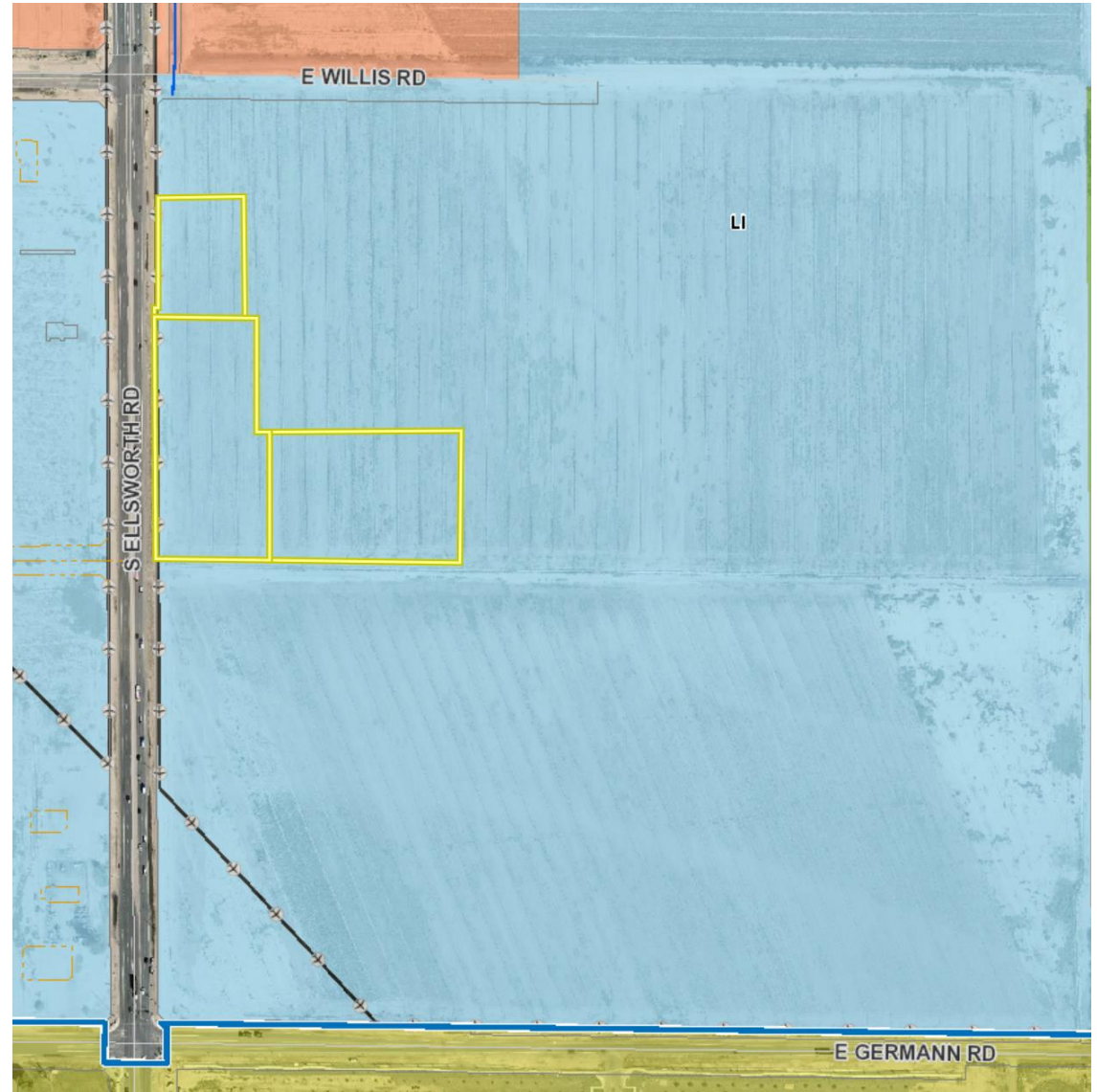
General Plan

Employment

- Employment opportunities in high-quality settings
- Supportive commercial

Zoning

- Light Industrial (LI)
 - Submitted in March 2020
 - Self-Storage permitted
 - Retail, Restaurants, Minor Auto Repair permitted



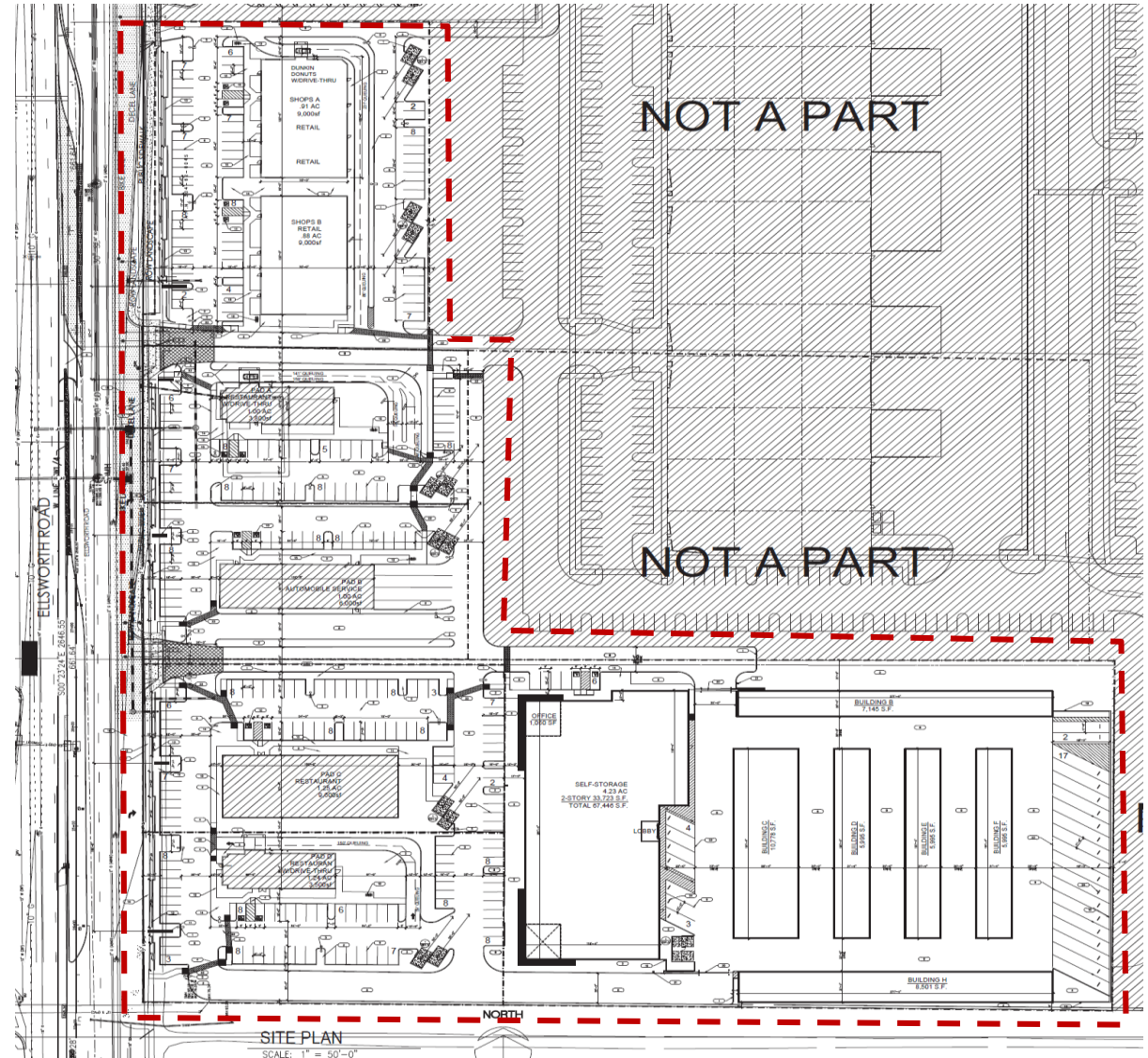
Site Photos



Looking east towards the site

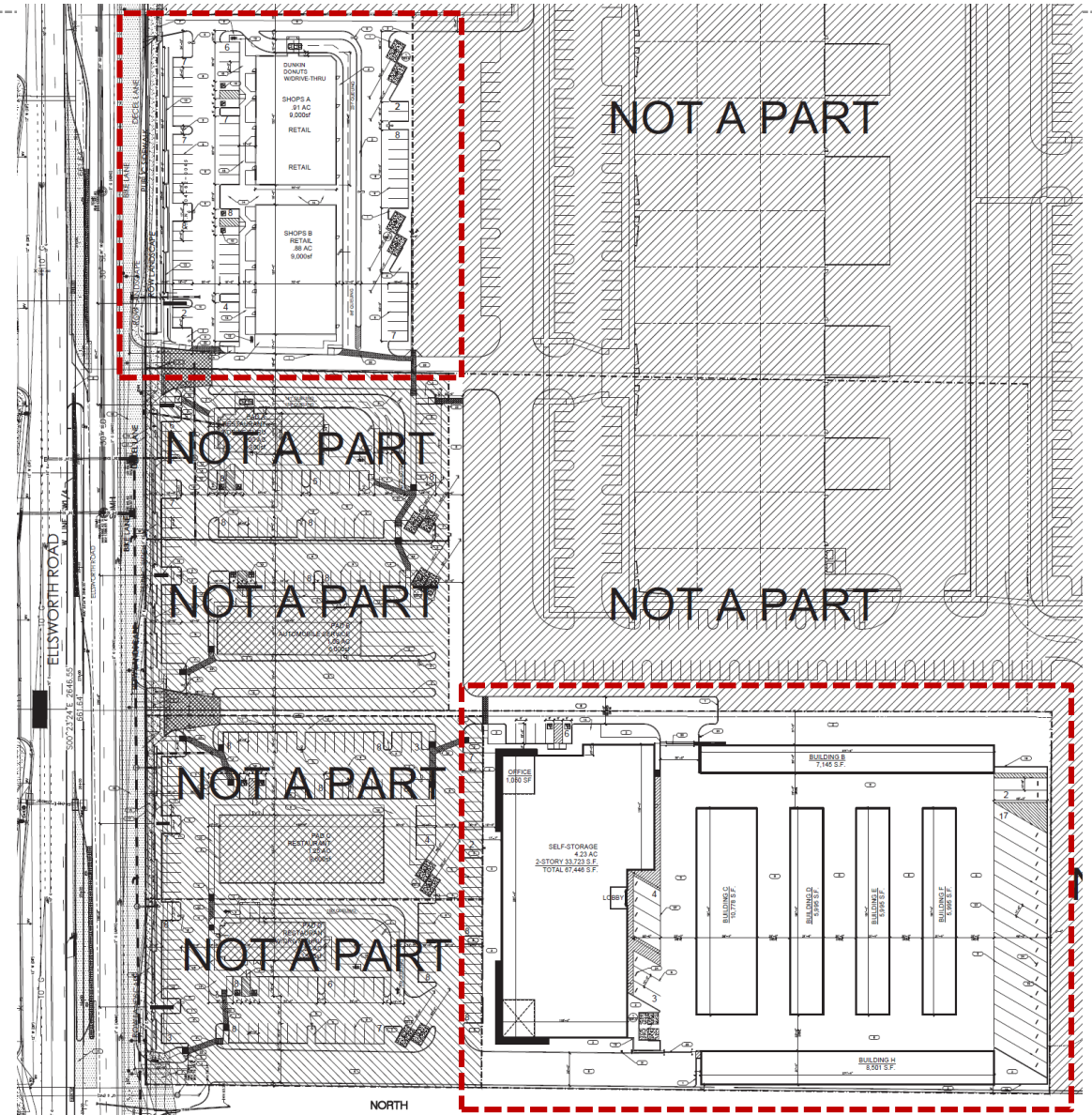
Site Plan (overall)

- 9.75± acre site
- Commercial adjacent to Ellsworth Road



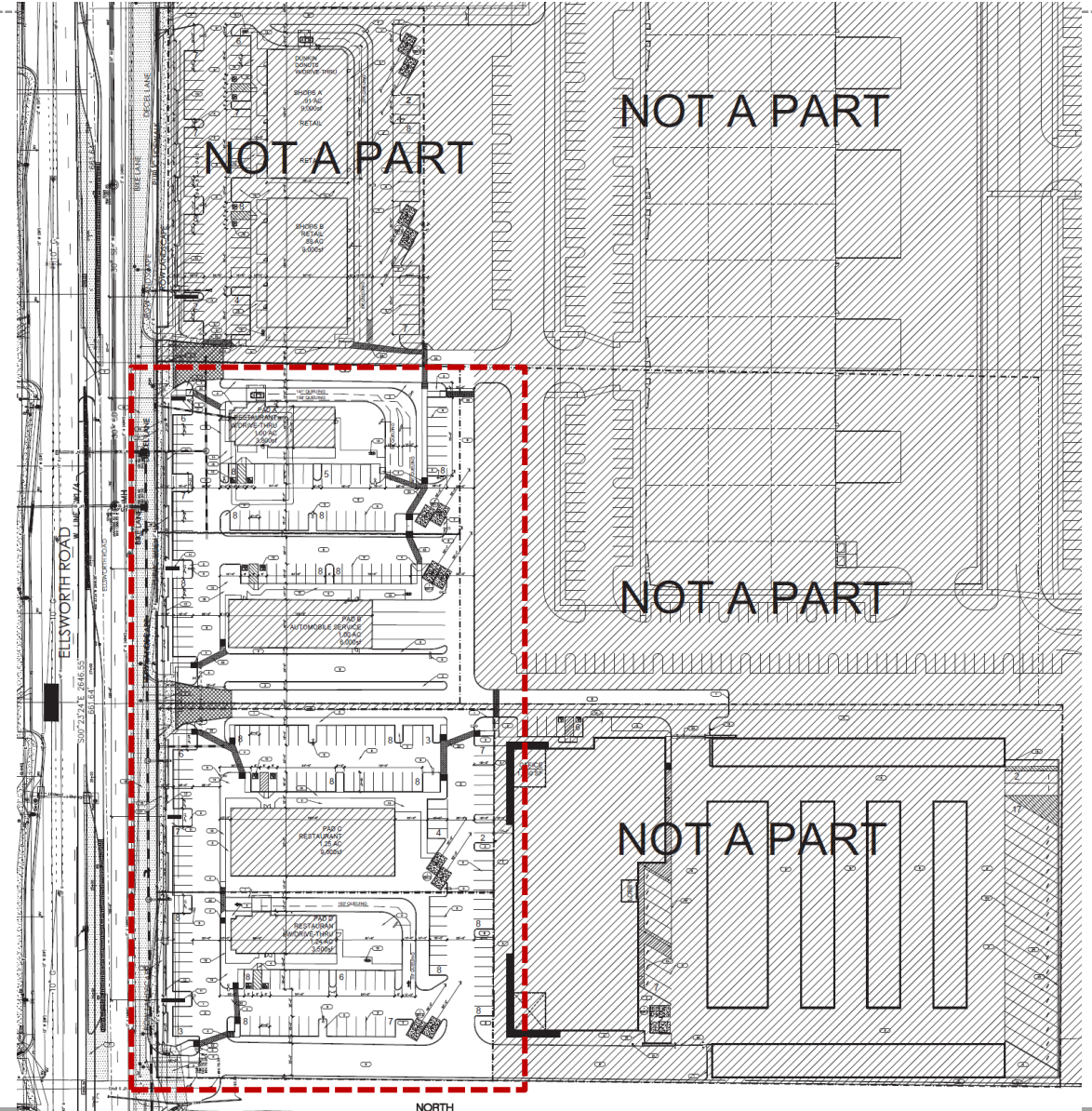
Site Plan (ZON20-00139)

- Two 9,000 SF multi-tenant commercial buildings
- Drive-thru w/ Shops A
- Appr. 100,000 SF self-storage, 2-stories
- Secondary storage & RV/boat storage in rear



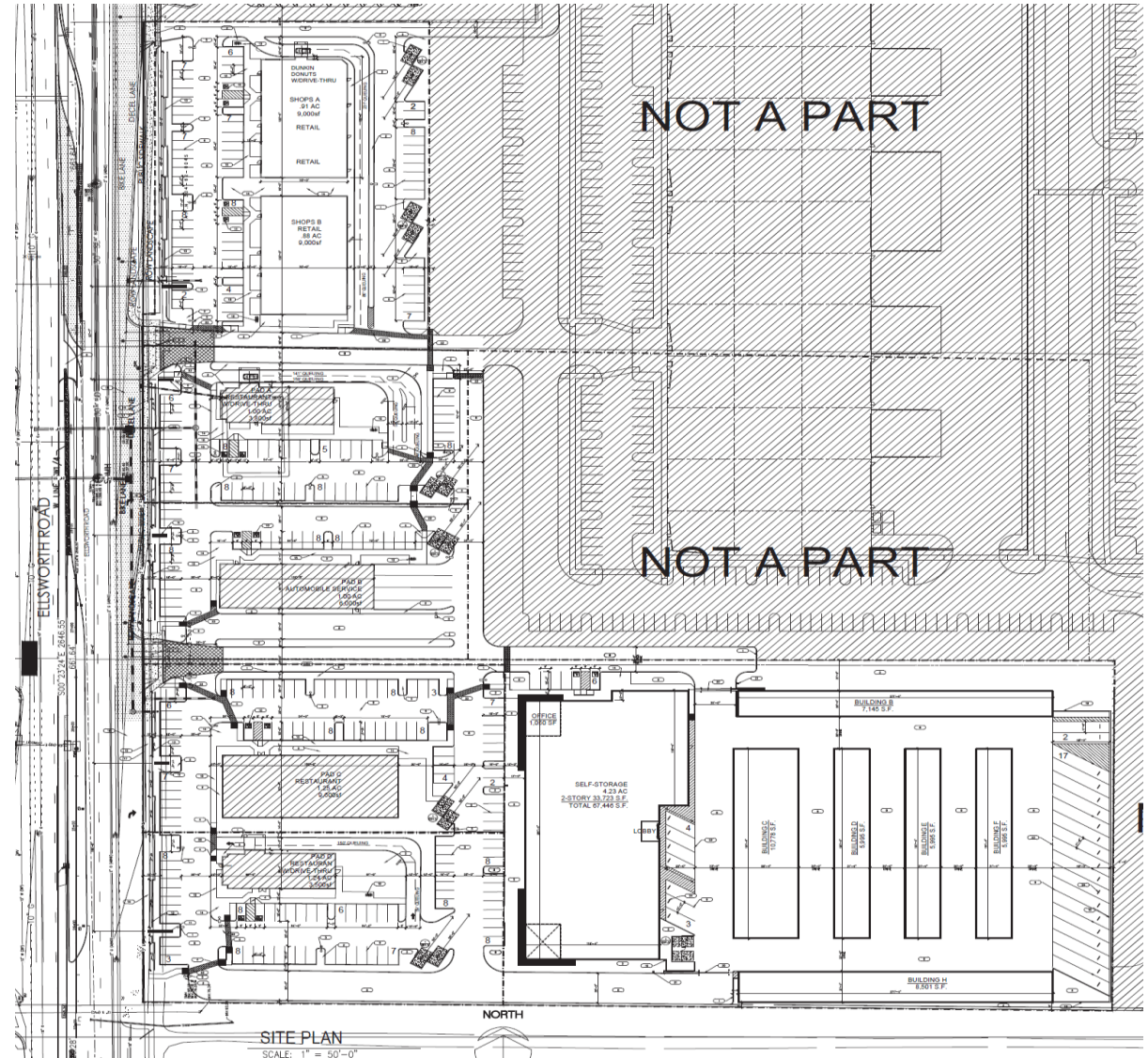
Site Plan (ZON20-00141)

- Four commercial pad buildings
- Ranging from 3,500 to 9,000 SF
- 1 Restaurant, 2 Restaurants with Drive-Thrus, and 1 Minor Auto Repair



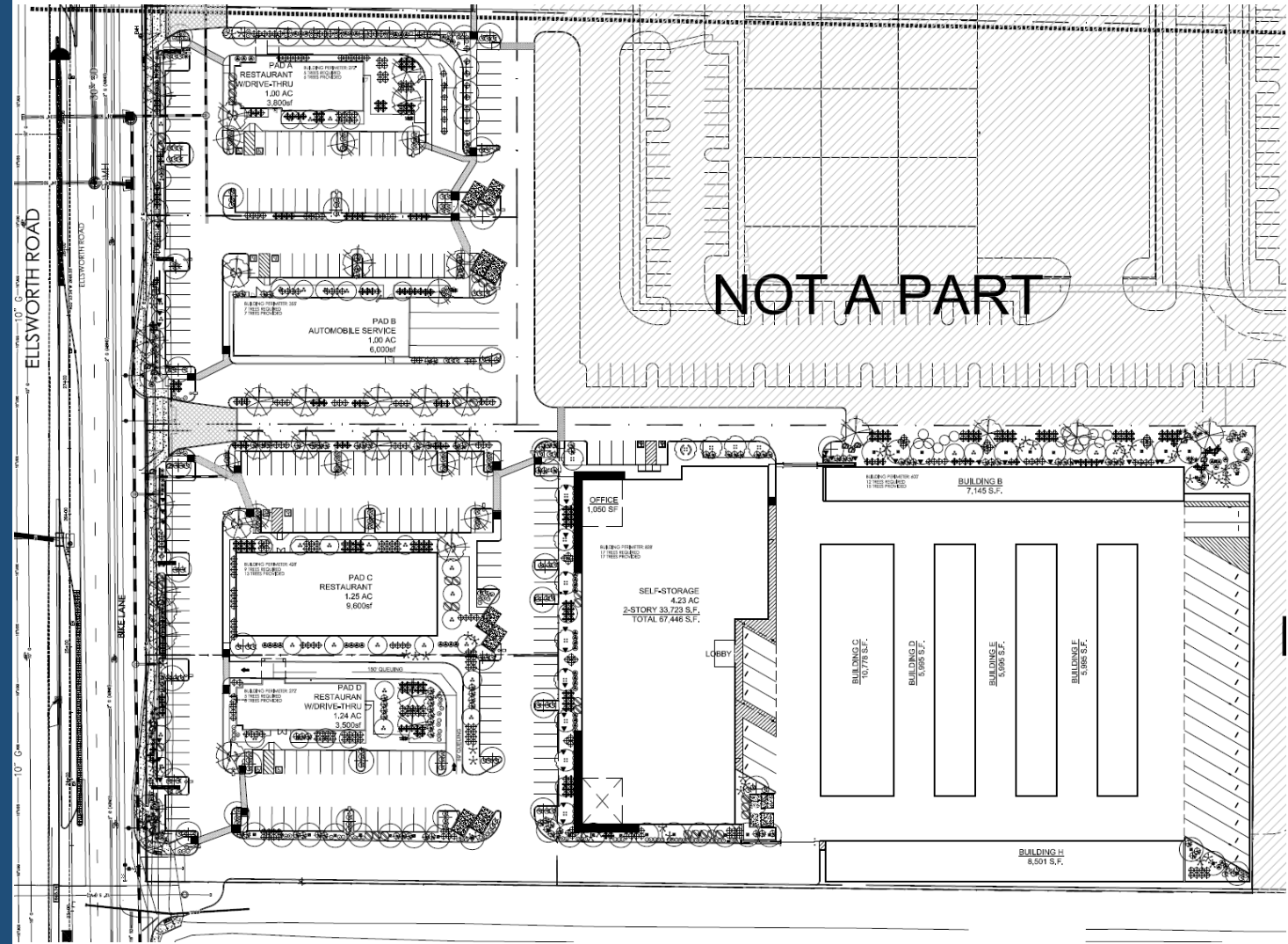
SUP - Parking

- 217 spaces required;
197 proposed
- Anticipated shared users



Landscape Plan

- Consistent landscape theme between sites
- Landscape emphasizes entries



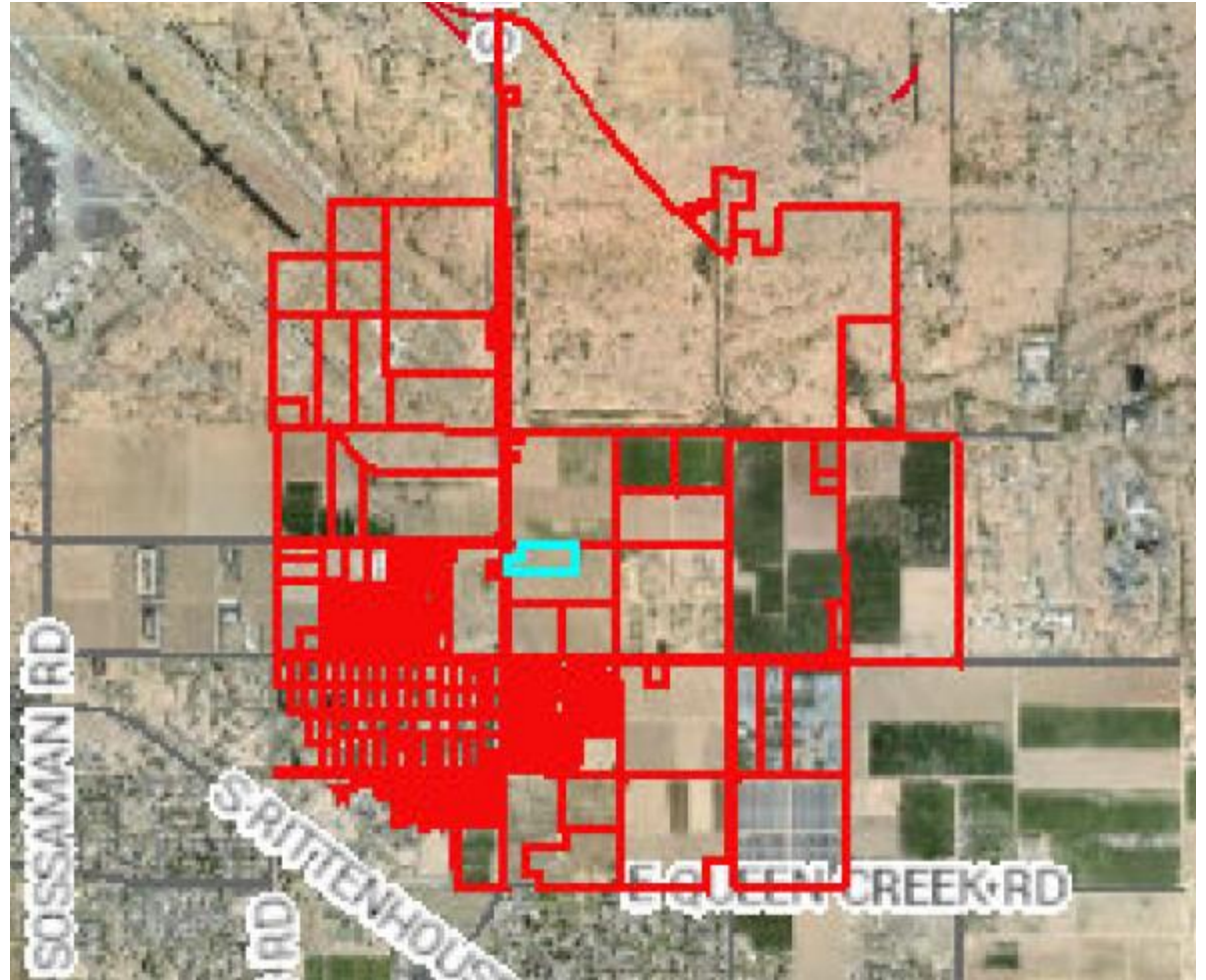
Design Review

- Discussed at the November 9th meeting
- Minor modifications to building designs



Citizen Participation

- Property owners within 500 feet, HOAs, & Registered Neighborhoods
- No response from adjacent property owners



Summary

Findings

- ✓ Mesa 2040 General Plan
- ✓ Site Plan Review Criteria (Section 11-69-5 of MZO)
- ✓ Special Use Permit Criteria (Sections 11-32-6 & 11-70-5 of MZO)

Staff Recommendation

Approval with Conditions



PLANNING & ZONING BOARD

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