



# PLANNING & ZONING BOARD

May 11, 2022



**ZON22-00047**



## Request

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- Site Plan Review

## Purpose

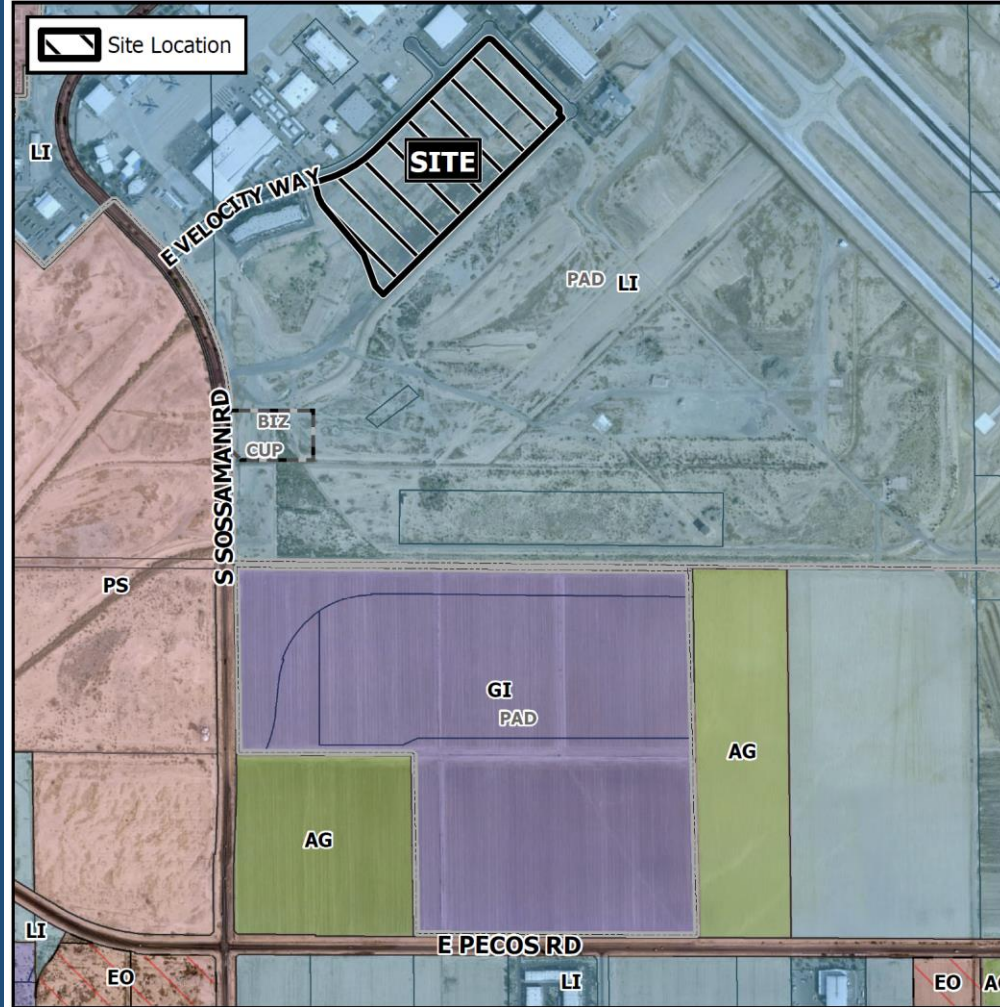
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- To allow for the development of an industrial business park

# Location

- South side of E. Velocity Way
- East of Sossaman Road
- North of Pecos Road

## Planning and Zoning Vicinity Map: ZON22-00047



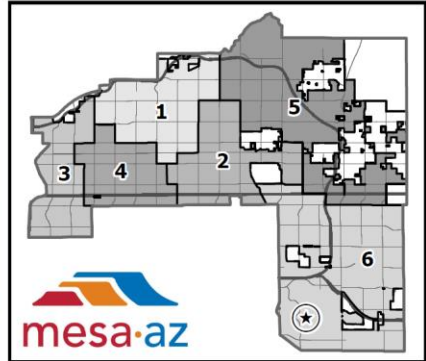
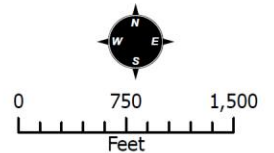
## Case Details

**CASE:**  
ZON22-00047

**PRE-PLAT :** ☐

**SITE / ADDRESS:**  
District 6. Within the 7700 to 7800 blocks of East Velocity Way (south side). Located east of Sossaman Road and north of Pecos Road (28± acres).

**REQUEST:**  
Site Plan Review. This request will allow for an industrial development.







## General Plan

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### Specialty

- Maintain a campus feel and connection between buildings through consistent landscaping and high-quality building design

# Airport District

- Envisioned as a mixed-use district with airport-related uses
- Proposed use conforms to the goals of the Airport District





# Zoning

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- Light Industrial with a Planned Area Development overlay (LI-PAD)
- Proposed uses allowed by right in the LI District
- New development subject to approved Development Master Plan



# Site Photo

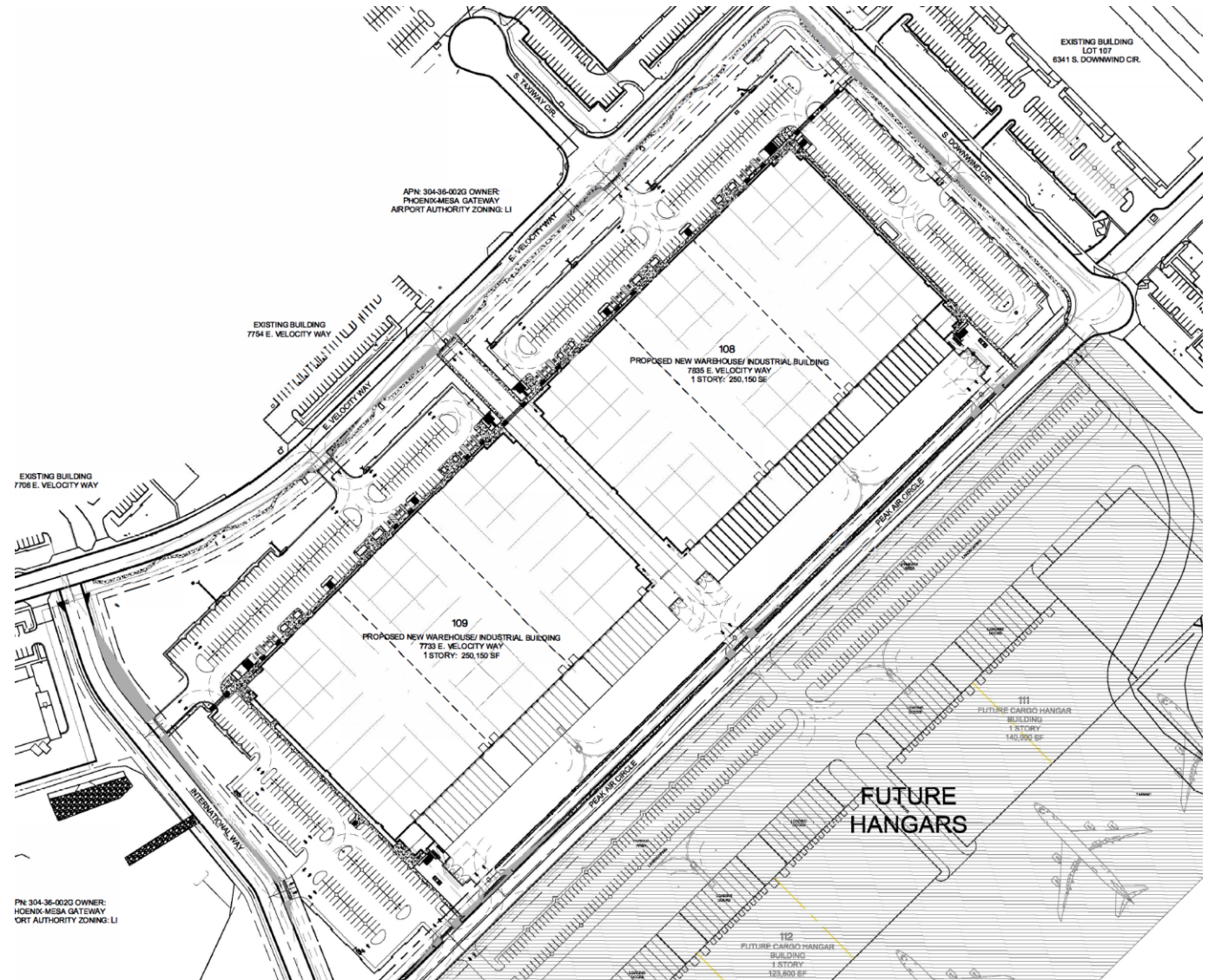


Looking south from E. Velocity Way



# Site Plan

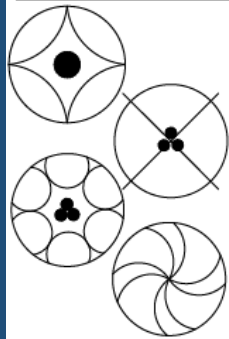
- Two industrial buildings totaling 500,300 square feet
- Loading docks on the south facades; screened per MZO
- Amenity areas adjacent to primary entrances
- 640 parking spaces required; 670 spaces provided



# Landscape Plan

- Iron Wood, Palo Brea, Texas Ebony, Thornless Mesquite

## TREES



OLNEYA TESOTA

PARKINSONIA PRAECOX  
THORNLESS HYBRID

PITHECELLOBIUM  
FLEXICAULE

PROSOPIS SPP  
THORNLESS HYBRID

IRON WOOD

THORNLESS PALO BREA

TEXAS EBONY

THORNLESS MESQUITE

## SHRUBS



BOUGAINVILLEA 'TORCH GLOW'

DODONAEA VISCOSA 'PURPUREA'

LEUCOPHYLLUM LAEVIGATUM

MUHLENBERGIA RIGENS

MUHLENBERGIA RIGIDA 'NASHVILLE'

SIMMONDSIA CHINENSIS 'VISTA'

TORCH GLOW BOUGAINVILLEA

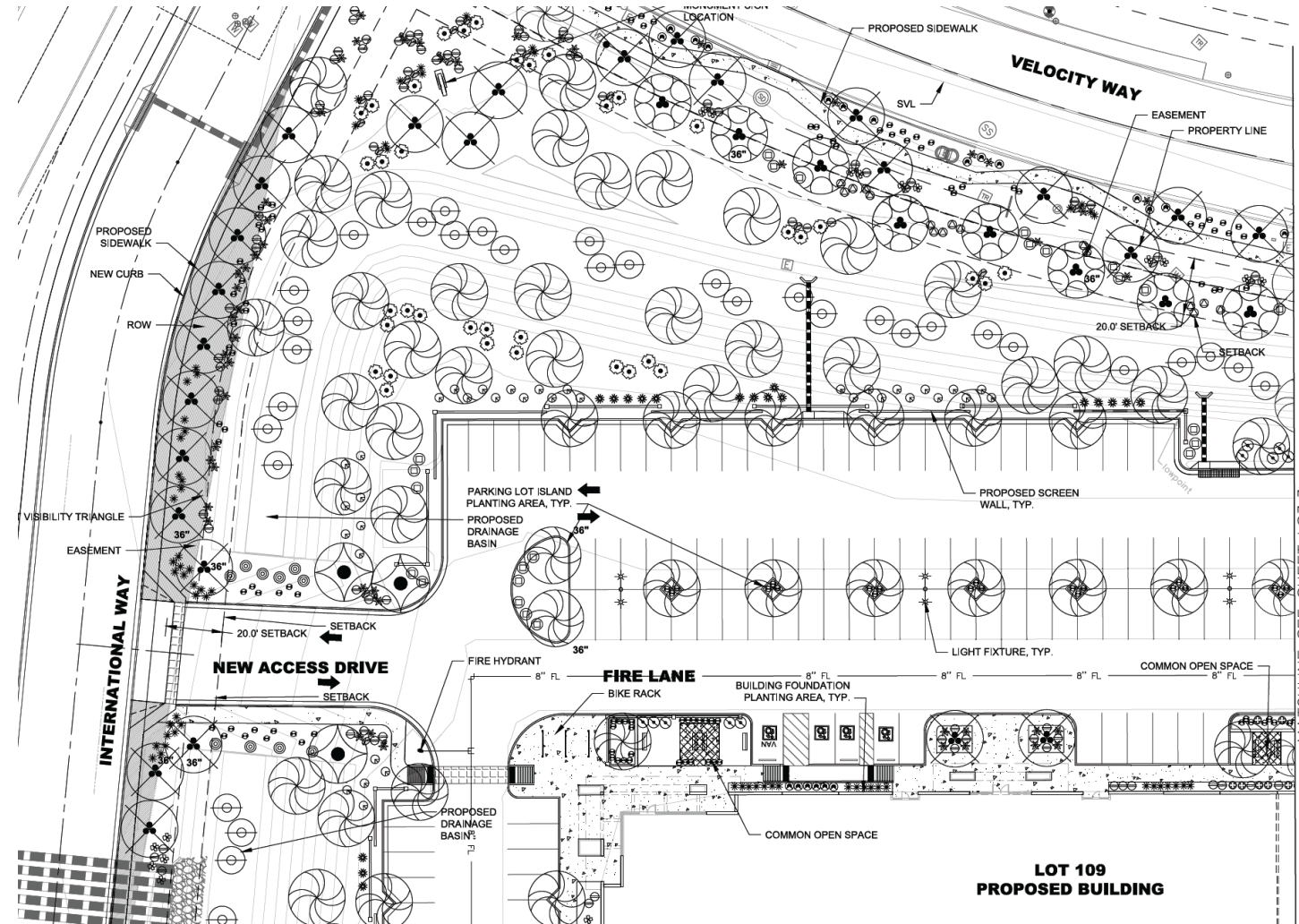
PURPLE HOPSEED BUSH

CHIHUAUAN SAGE

DEER GRASS

'NASHVILLE' MUHLEY

COMPACT JOJOBA





# Design Review

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- Work session on May 10, 2022
- DRB recommended minor changes
- Staff working with applicant to implement changes





# Citizen Participation

- Property owners within 1,000 feet, HOAs, & Registered Neighborhoods
- No response from interested parties



# Summary

## Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Gateway Strategic Development Plan
- ✓ Complies with approved Development Master Plan for PMGA
- ✓ Criteria in Chapter 69 for Site Plan Review

## Staff Recommendation

Approval with Conditions



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