



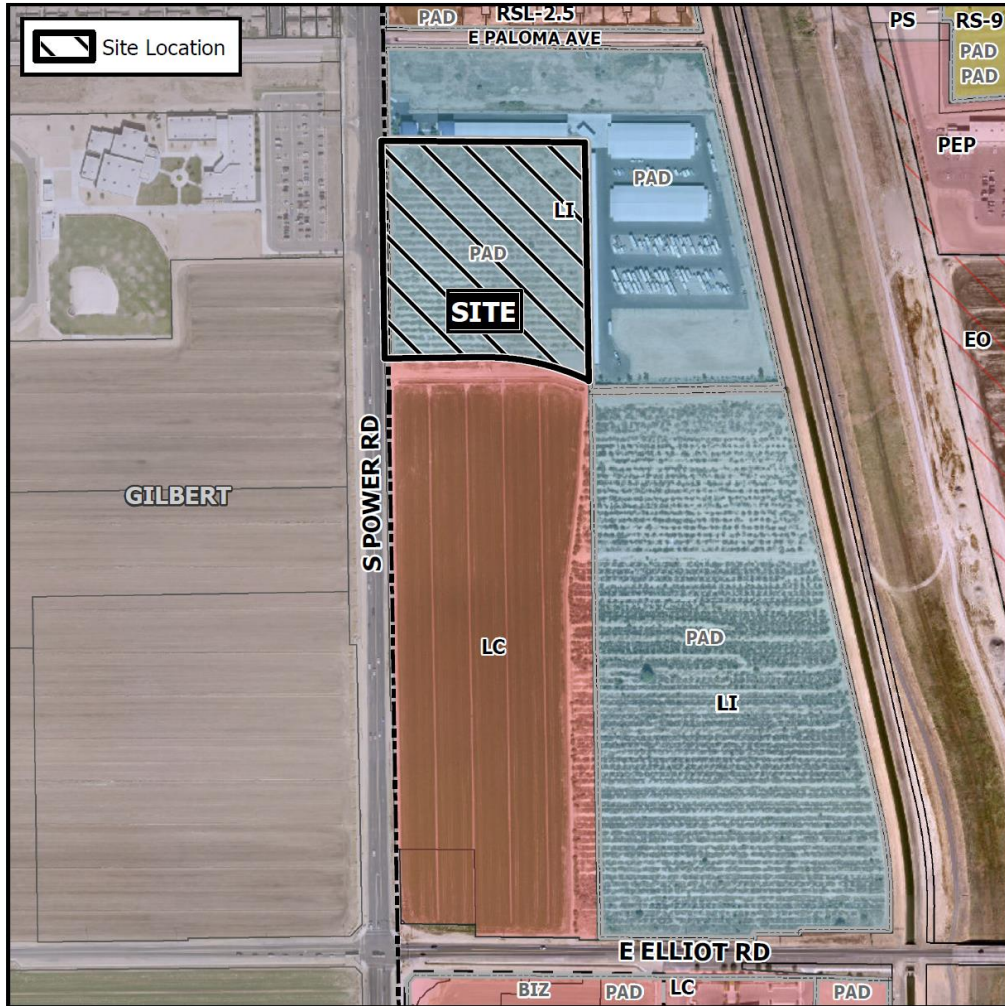
# PLANNING & ZONING BOARD

May 11, 2022



**ZON22-00155**

## Planning and Zoning Vicinity Map: ZON22-00155



## Case Details

**CASE:**  
ZON22-00155

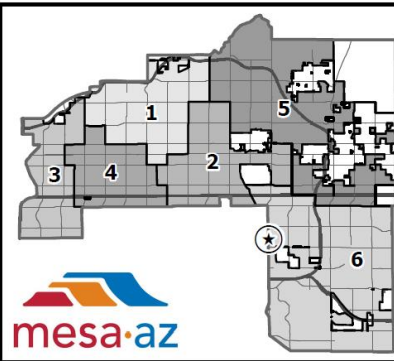
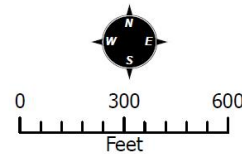
**PRE-PLAT:** ☐

### **SITE / ADDRESS:**

District 6. Within the 3300 block of South Power Road (east side). Located on the east side of Power Road and north of Elliot Road. (9+ acres).

### **REQUEST:**

Site Plan Review. This request will allow for the development of an industrial warehouse.



# Request

- Site Plan Review

# Purpose

- Industrial Warehouse Development

# Location

- East of Power Rd
- North of Elliot Rd

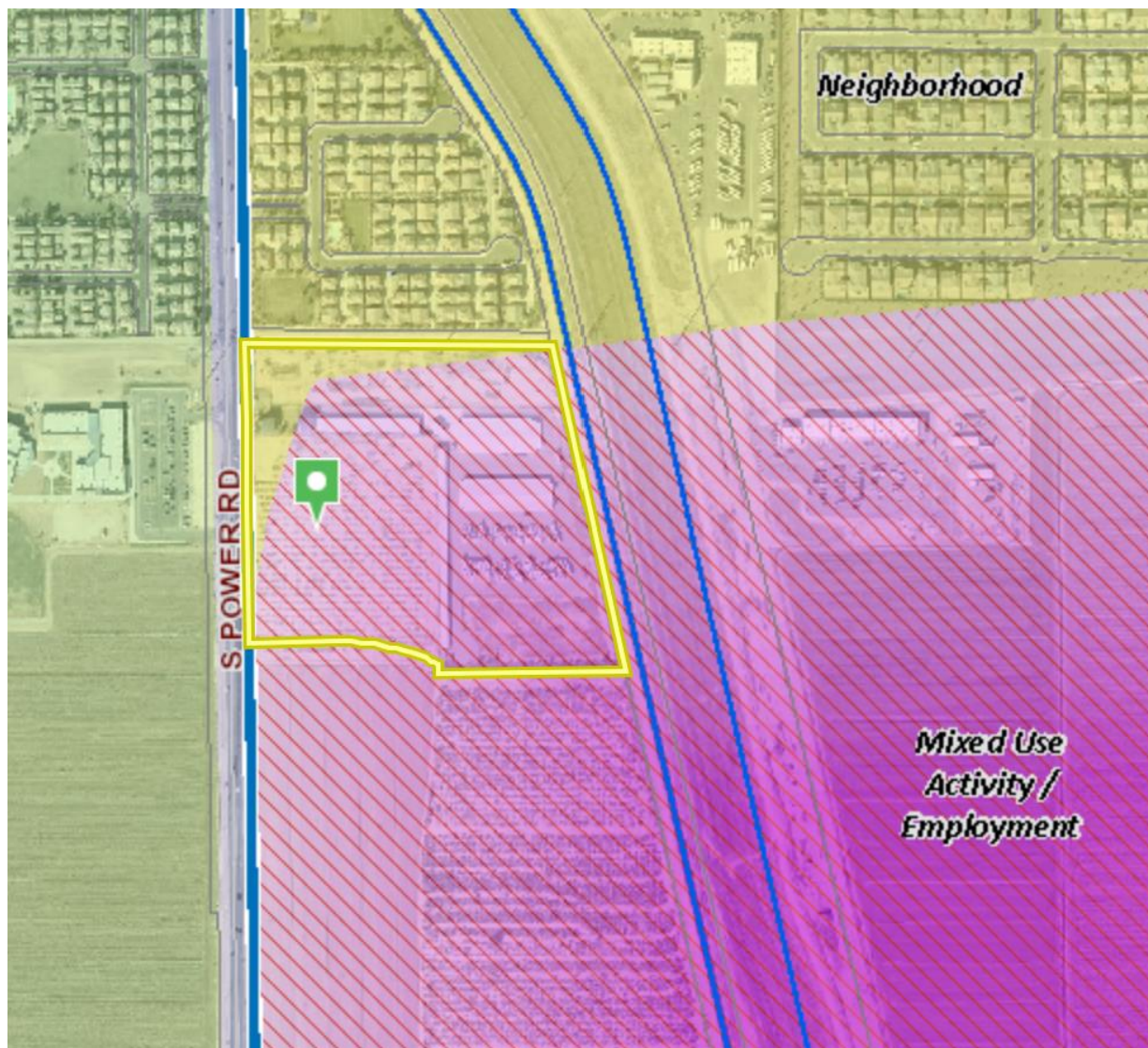




# Zoning

- Light Industrial - PAD (LI-PAD)
- Use is allowed in the LI zoning district





## General Plan

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### Employment

- Wide range of opportunities
- High-quality settings

### Mixed Use Activity

- Community and regional activity area



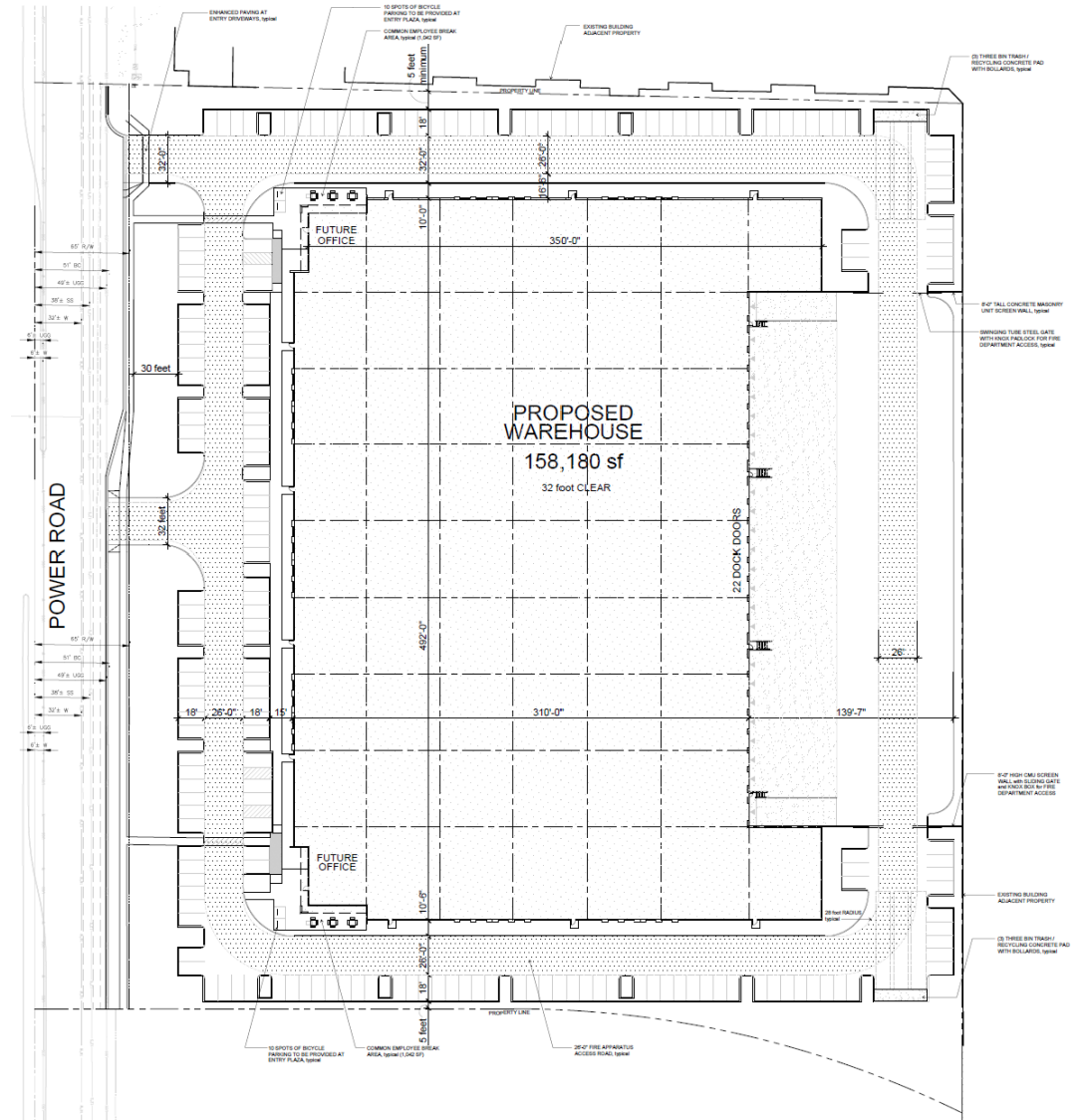
# Site Photo



Looking southeast towards the site from Power Rd

- New 158,180 sf warehouse building

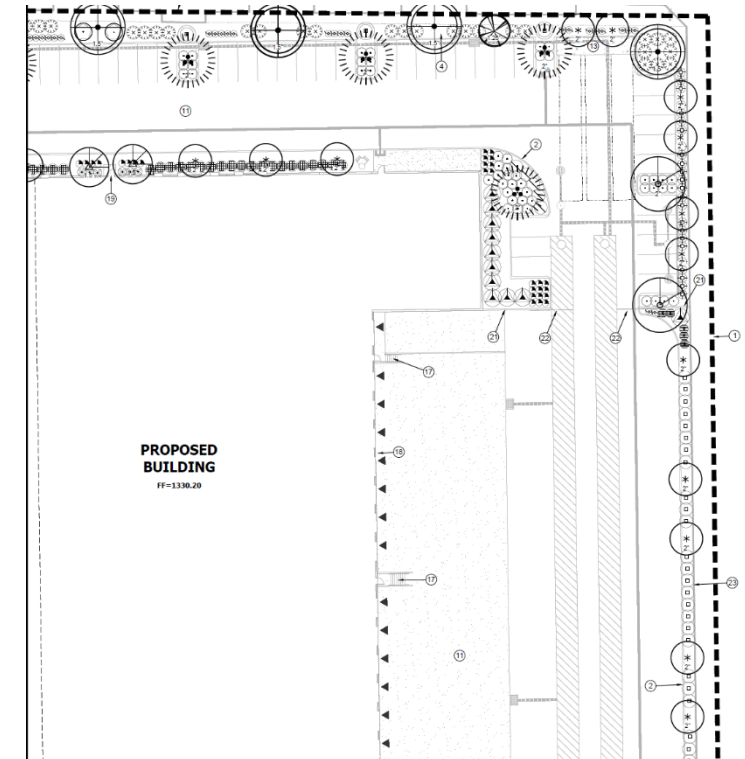
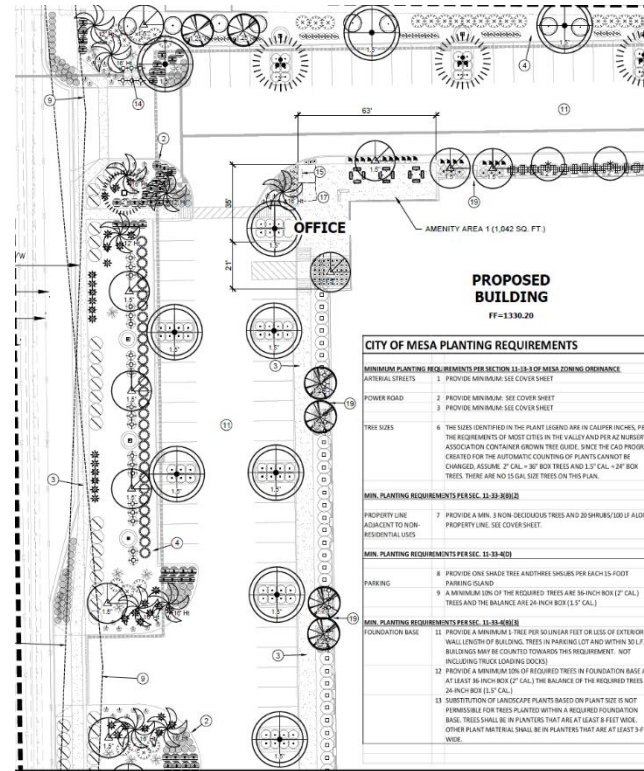
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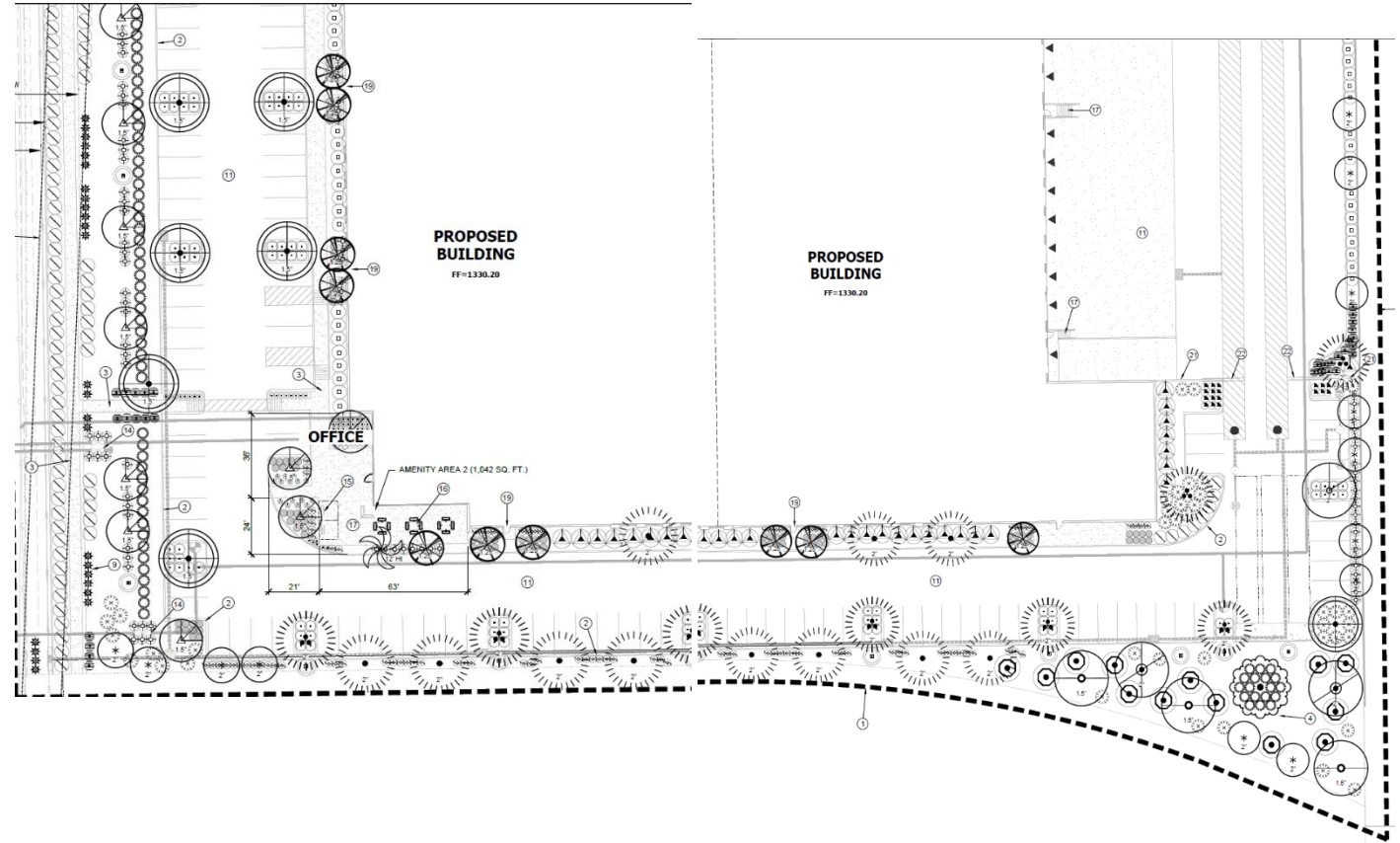
# Landscape Plan

- Landscape yards along 89<sup>th</sup> Place, north, east and south property lines
- Parking lot landscape islands provided
- 15-foot-wide foundation base along west elevation



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# Design Review Board

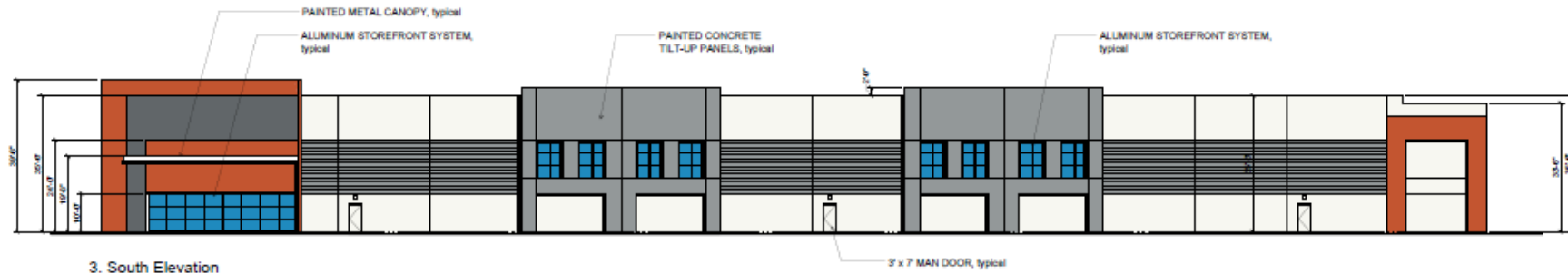
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- April 12<sup>th</sup> Work Session
- Staff is working with the applicant to address minor comments.





# Elevations

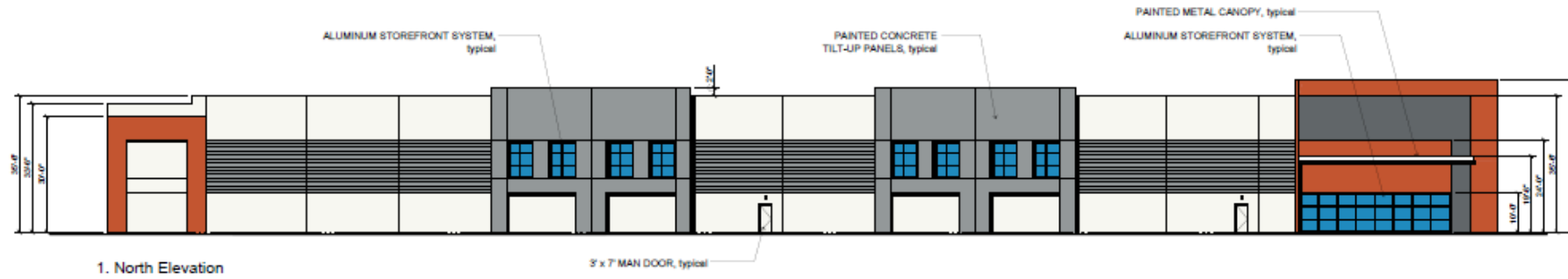


3. South Elevation



4. West Elevation

# Elevations



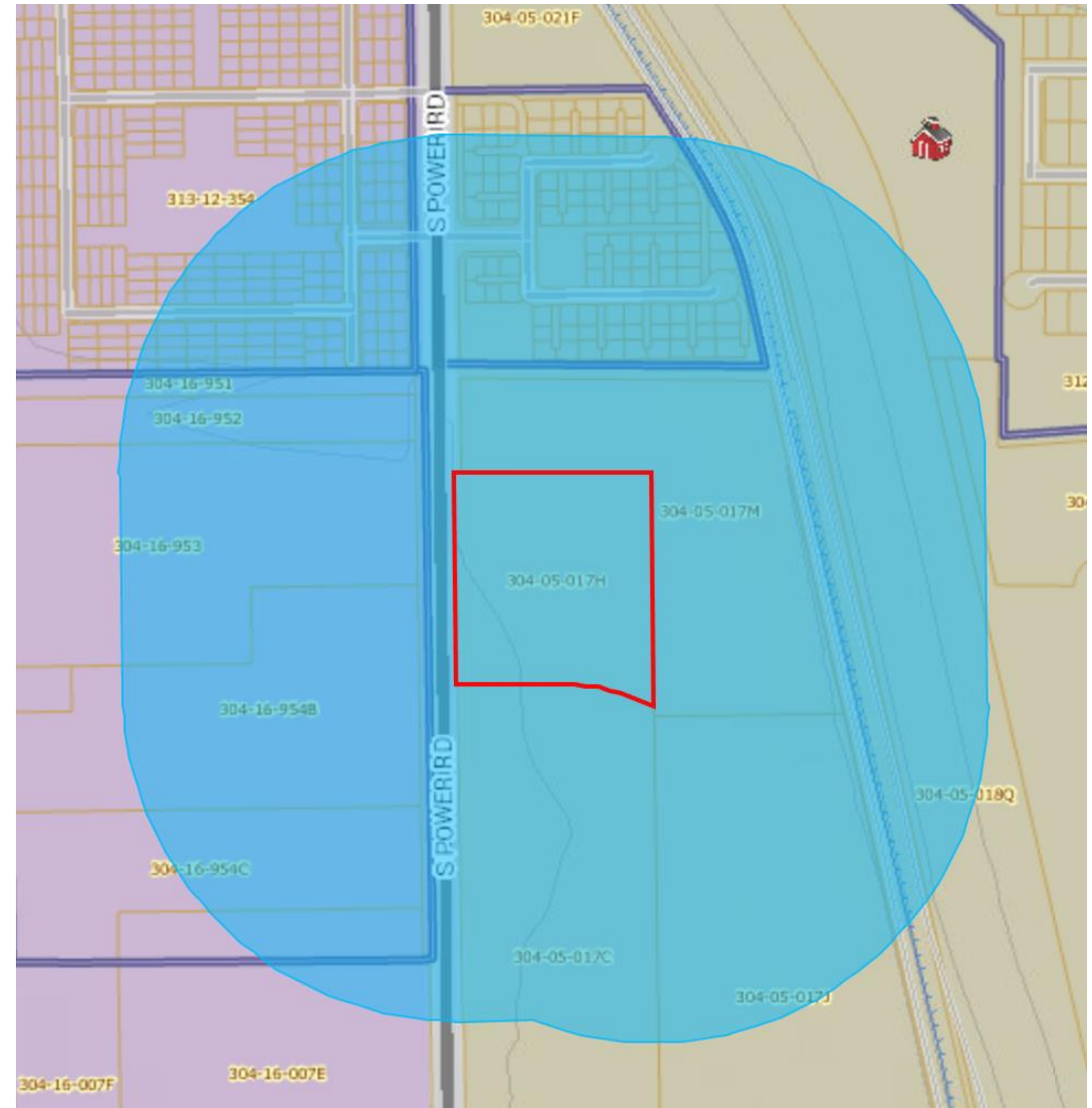
# Rendering





# Citizen Participation

- Property owners within 1,000 feet, HOA's, & Registered Neighborhoods
- No concerns from interested parties



# Summary

## Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO

## Staff Recommendation

Approval with Conditions



# PLANNING AND ZONING BOARD

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