



PLANNING & ZONING BOARD

May 11, 2022



ZON22-00093



Request

- Rezone from AG to LI-PAD
- Site Plan Review
- Preliminary Plat

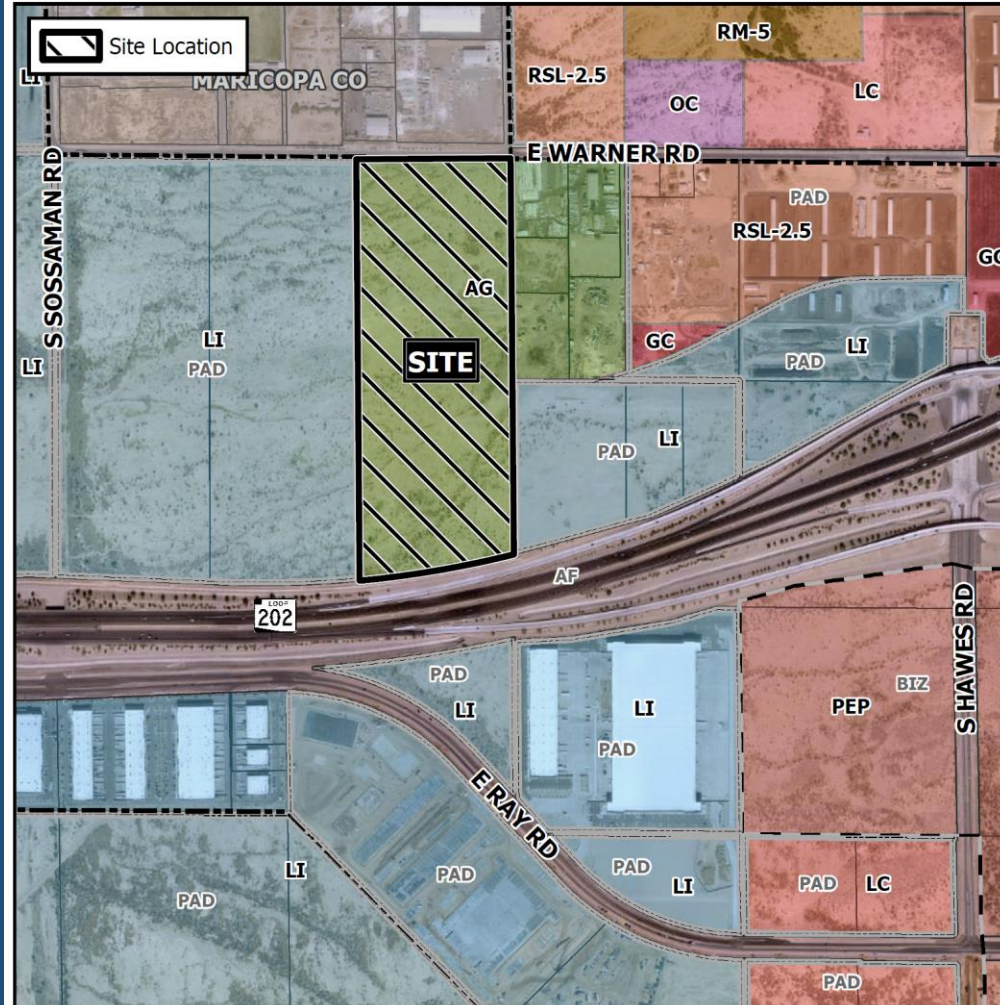
Purpose

- To allow for the development of an industrial business park

Location

- South side of Warner
- North of 202 Santan Freeway
- East of Sossaman Road

Planning and Zoning Vicinity Map: ZON22-00093



Case Details

CASE:
ZON22-00093

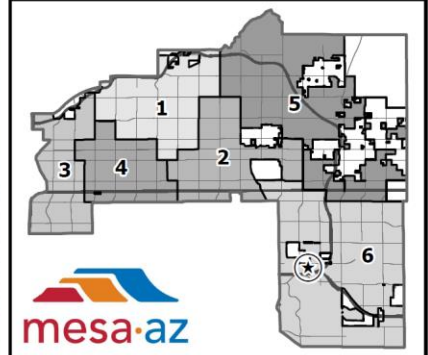
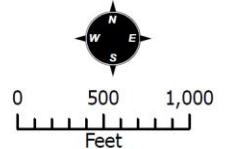
PRE-PLAT : ☒

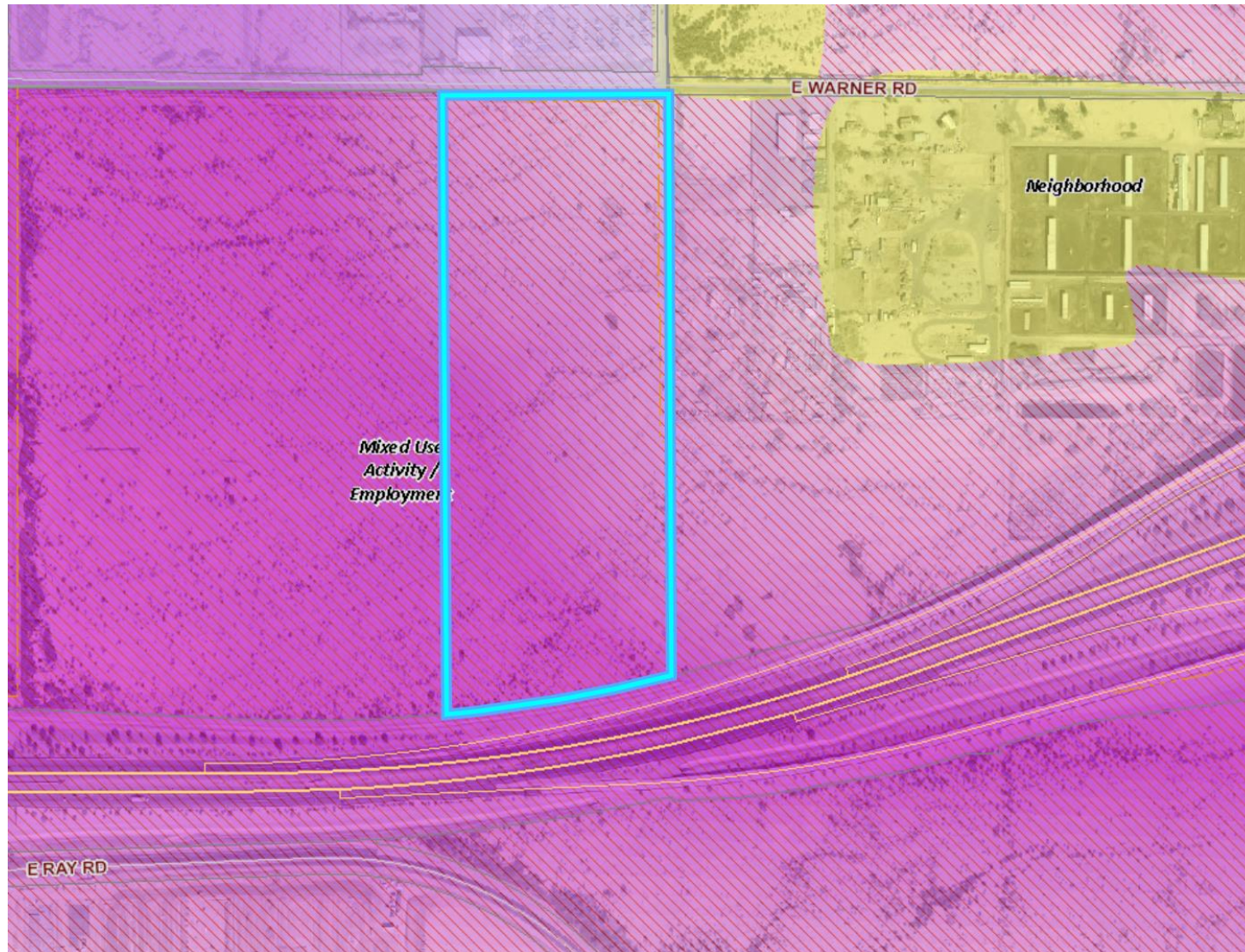
SITE / ADDRESS:

District 6. Within the 7900 block of East Warner Road (south side). Located east of Sossaman Road and west of Hawes Road (50± acres).

REQUEST:

Rezone from Agricultural (AG) to Light Industrial with a Planned Area Development overlay (LI-PAD) and Site Plan Review. This request will allow for an industrial development.





General Plan

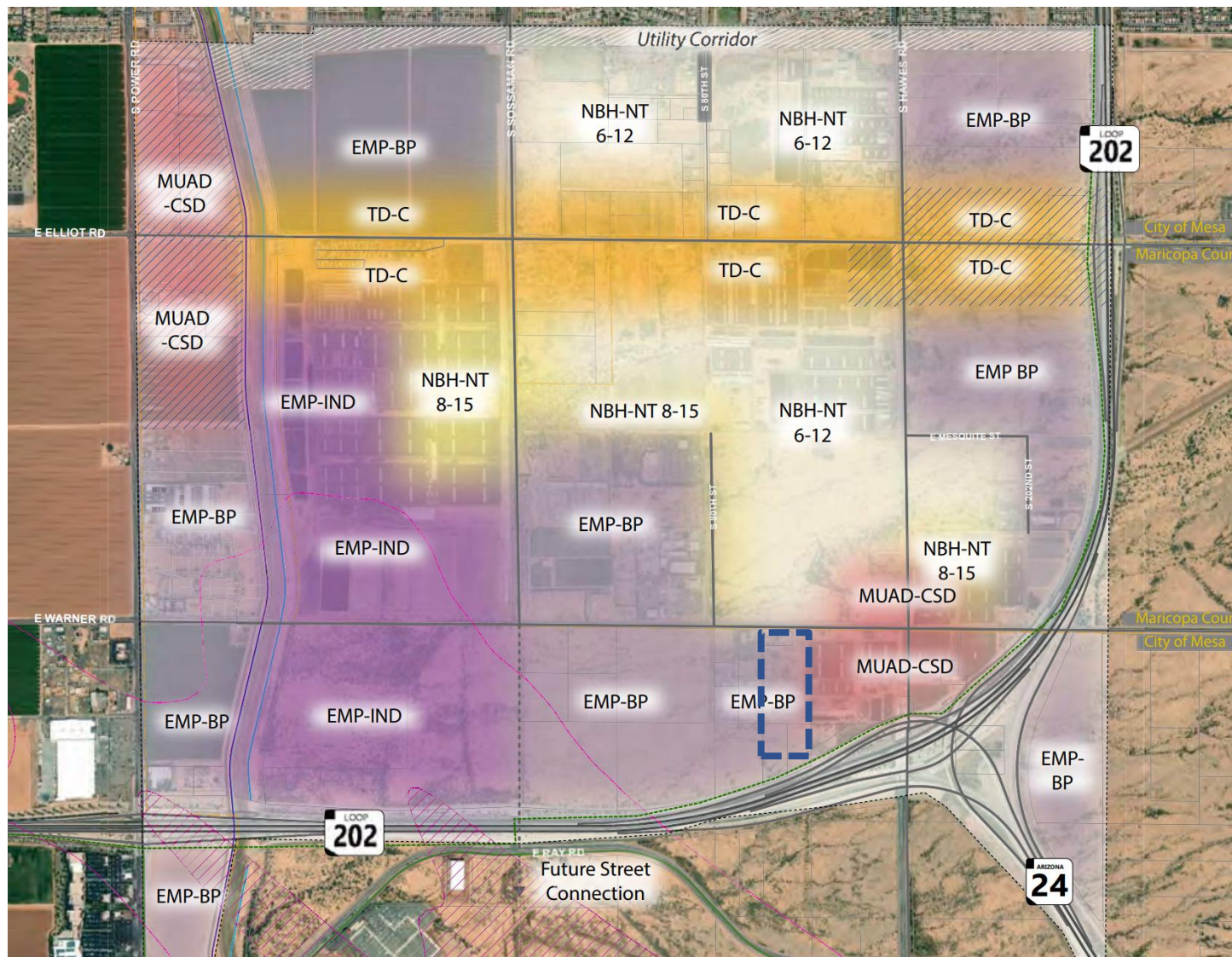
Employment

- Wide range of employment-type land uses

- High quality settings

Mixed Use Activity

- Community and regional activity area

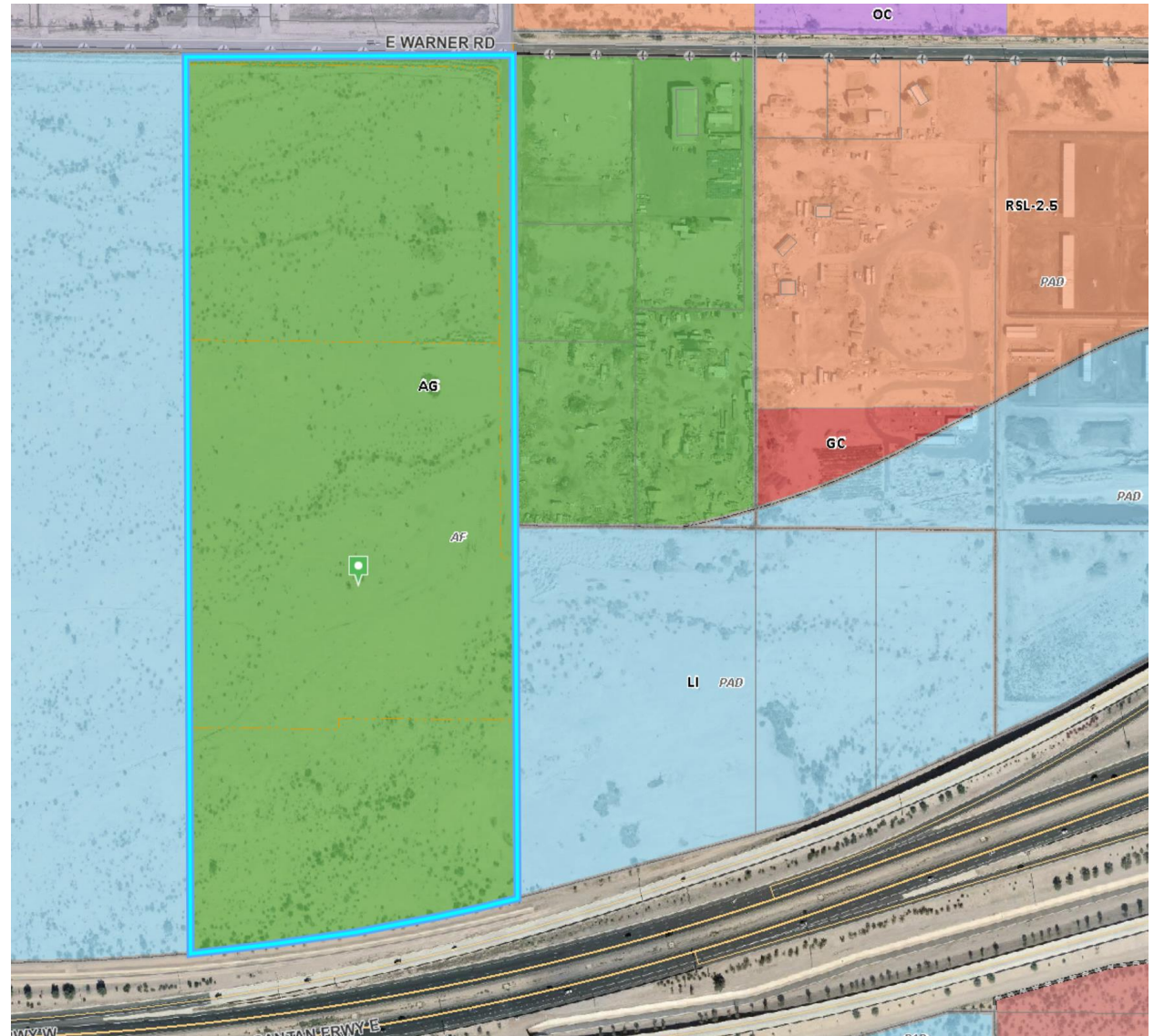


Mesa Gateway Strategic Development Plan – Inner Loop District

- High-quality mixed-use environment that is compatible with over-flight activities
- Freeway corridors should encourage development of business parks, light industrial and other employment related uses

Zoning

- Currently zoned Agricultural (AG)
- Rezone to Light Industrial (LI) with a Planned Area Development Overlay (LI)
- Proposed uses allowed by right in the LI District



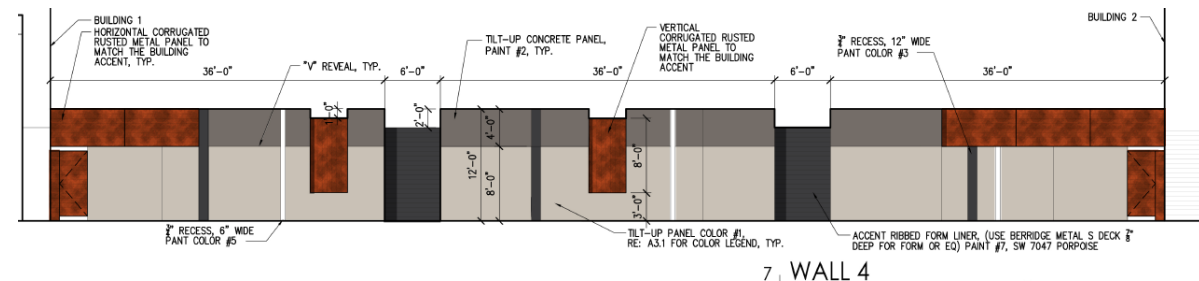
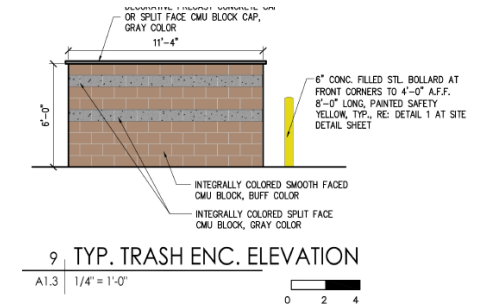
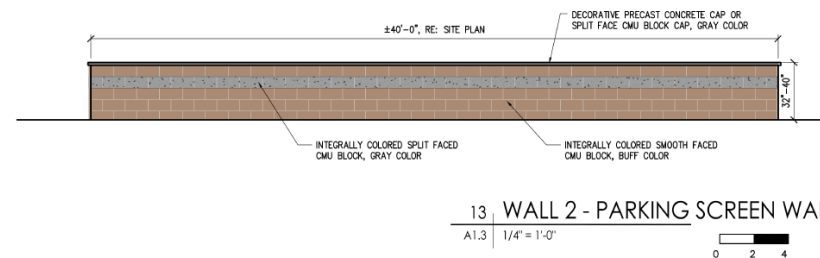
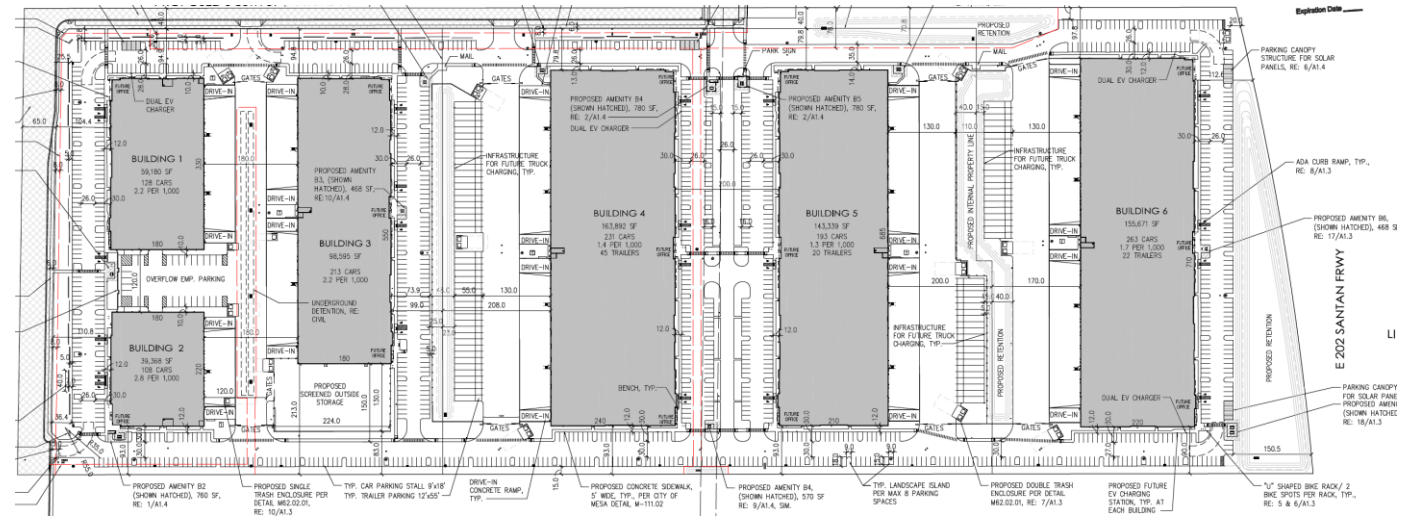
Site Photo



Looking south towards the site from Warner Road

Site Plan

- 6 industrial buildings with dock areas and loading bay doors
- 660,045 square feet of ground floor area
- Primary access provided via Warner Road; secondary access on proposed 80th Street
- 984 on-site parking spaces required; 1,169 spaces proposed

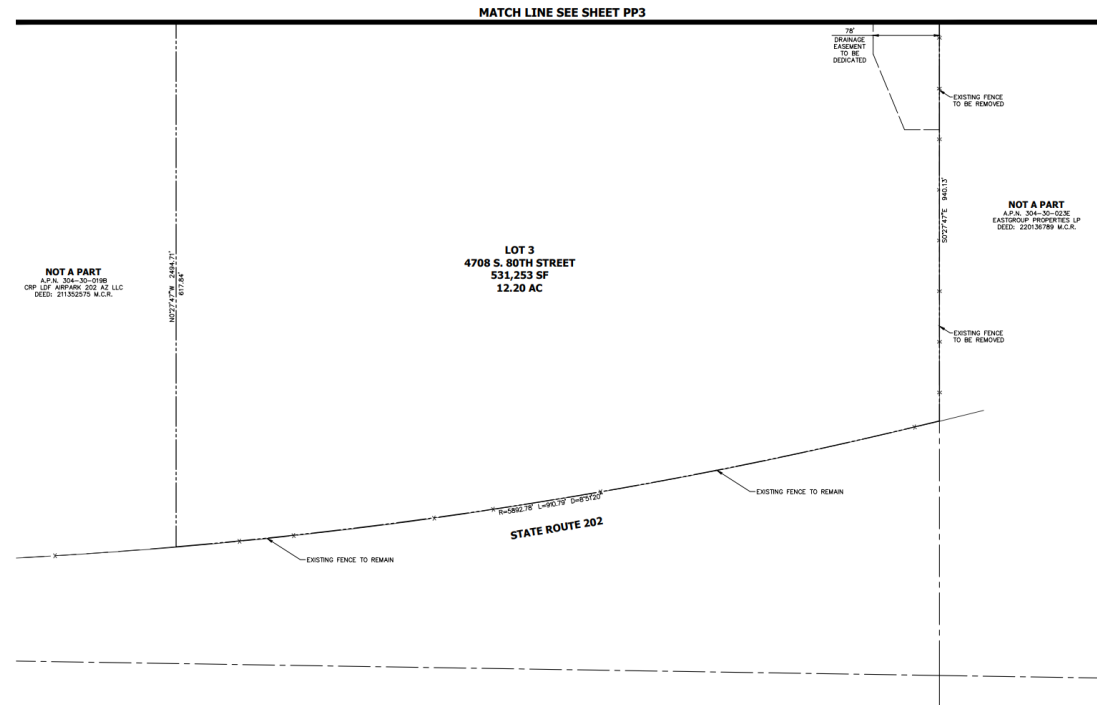
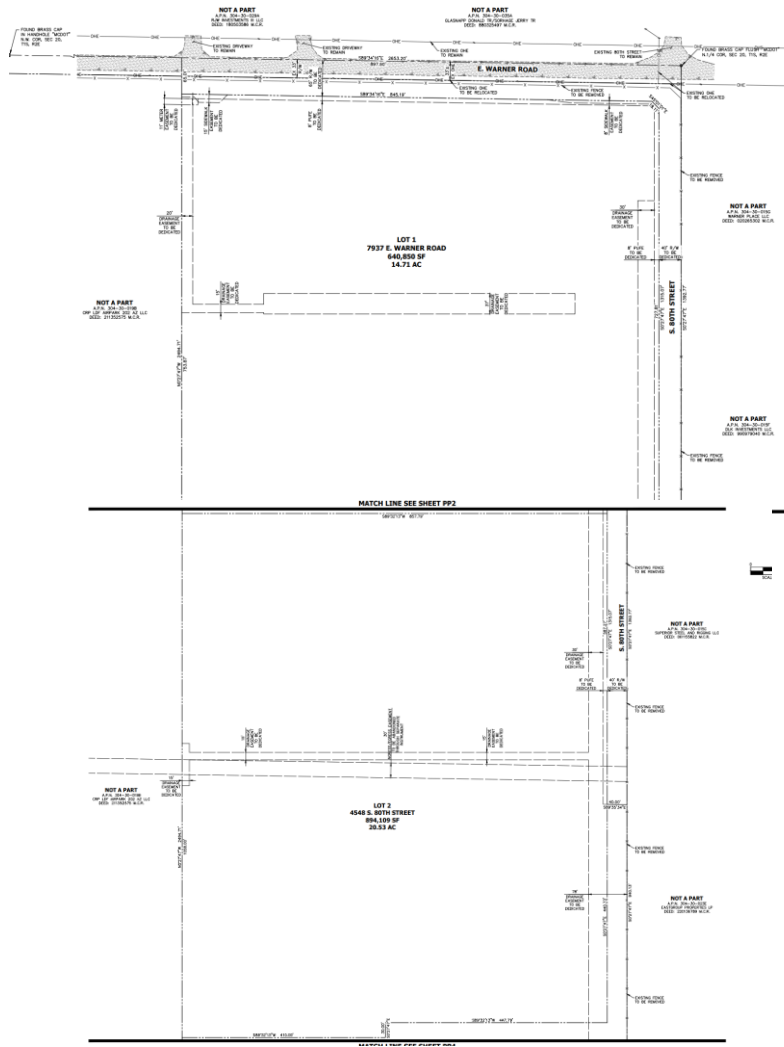


PAD Request

Development Standard	Required	Proposed
Building Height	40 ft.	60 feet for Buildings 4 and 5 50 feet for Buildings 1,2,3, and 6
Pedestrian Access	Where a pedestrian sidewalk crosses a vehicle lane, the pedestrian sidewalk shall be raised a minimum of 3-inches above the vehicular lane	A pedestrian sidewalk crossing a vehicle lane is not required to be raised above the vehicle lane at truck court entrances
Required Parking	75% at 1 space per 500 square feet plus 25% at 1 space per 375 square feet	15% at 1 space per 375 square feet and 85% at 1 space per 900 square feet



Preliminary Plat



Design Review

- 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
- Neighborhood meeting held on March 16, 2022
- No attendees



Summary

Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Gateway Strategic Development Plan
- ✓ Meets the review criteria for a Planned Area Development overlay outlined in Section 11-22 of the MZO
- ✓ Criteria in Chapter 69 for Site Plan Review
- ✓ Criteria in Section 9-6-2 for a Preliminary Plat

Staff Recommendation

Approval with Conditions



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