

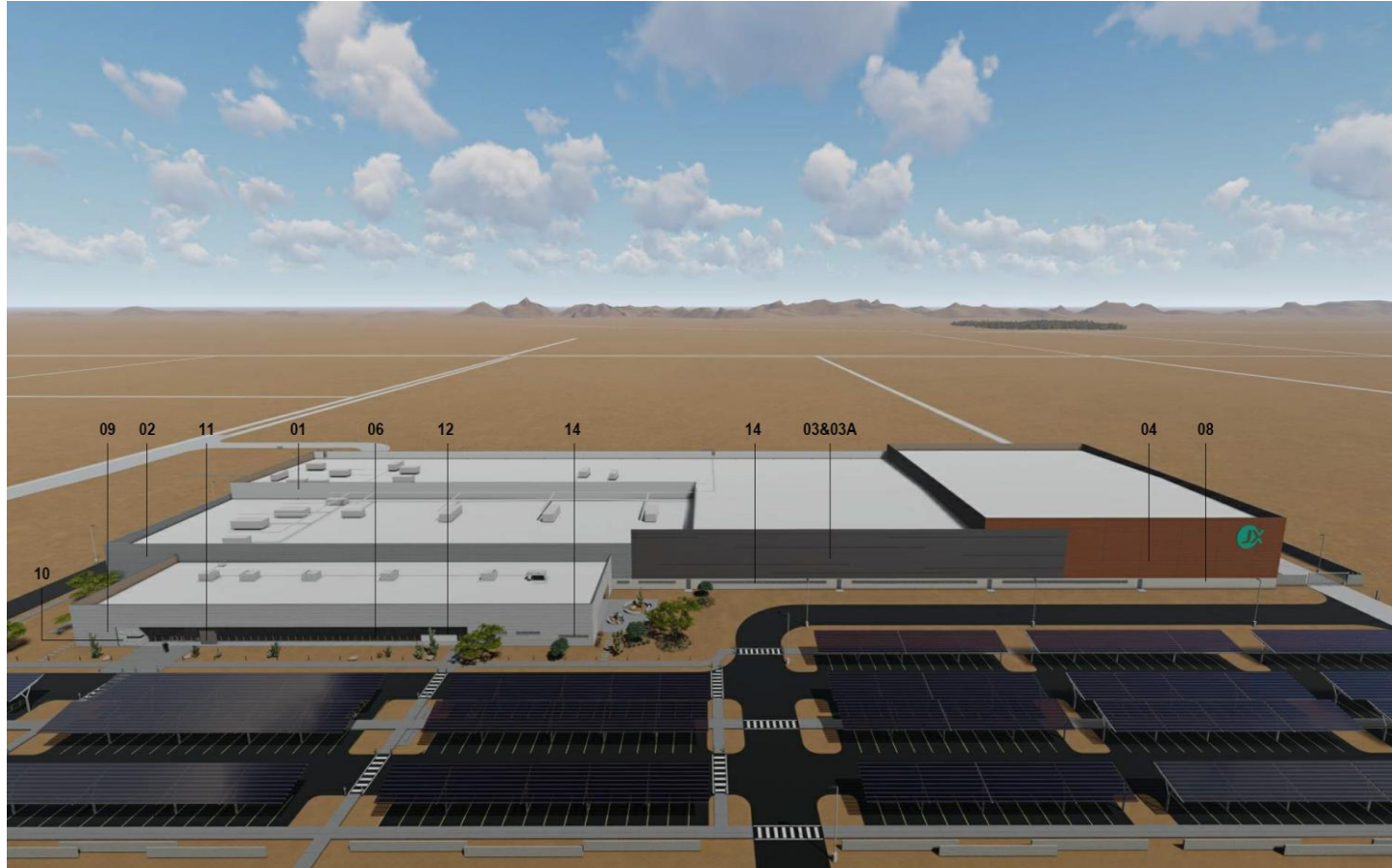


# PLANNING & ZONING BOARD

May 11, 2022



**ZON22-00154**



## Request

- Site Plan Review
- Special Use Permit

## Purpose

- To allow for an industrial development

# Location

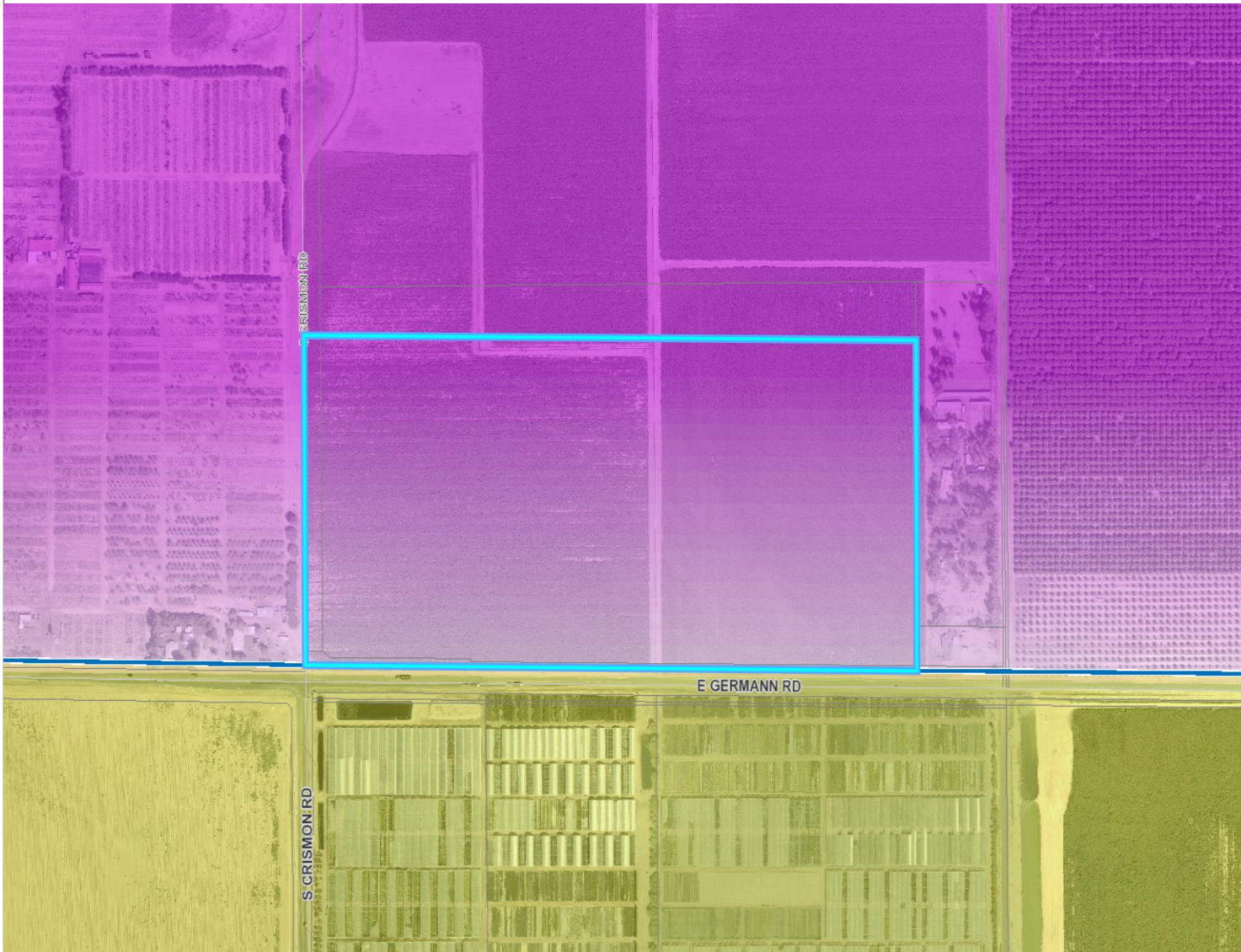
- East of Crismon Road
- North of Germann Road



# Site Photo



Looking north towards the site from Germann Road



# General Plan

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## Employment

- Wide range of employment-type land uses
- High quality settings

## Gateway Strategic Development Plan

# Zoning

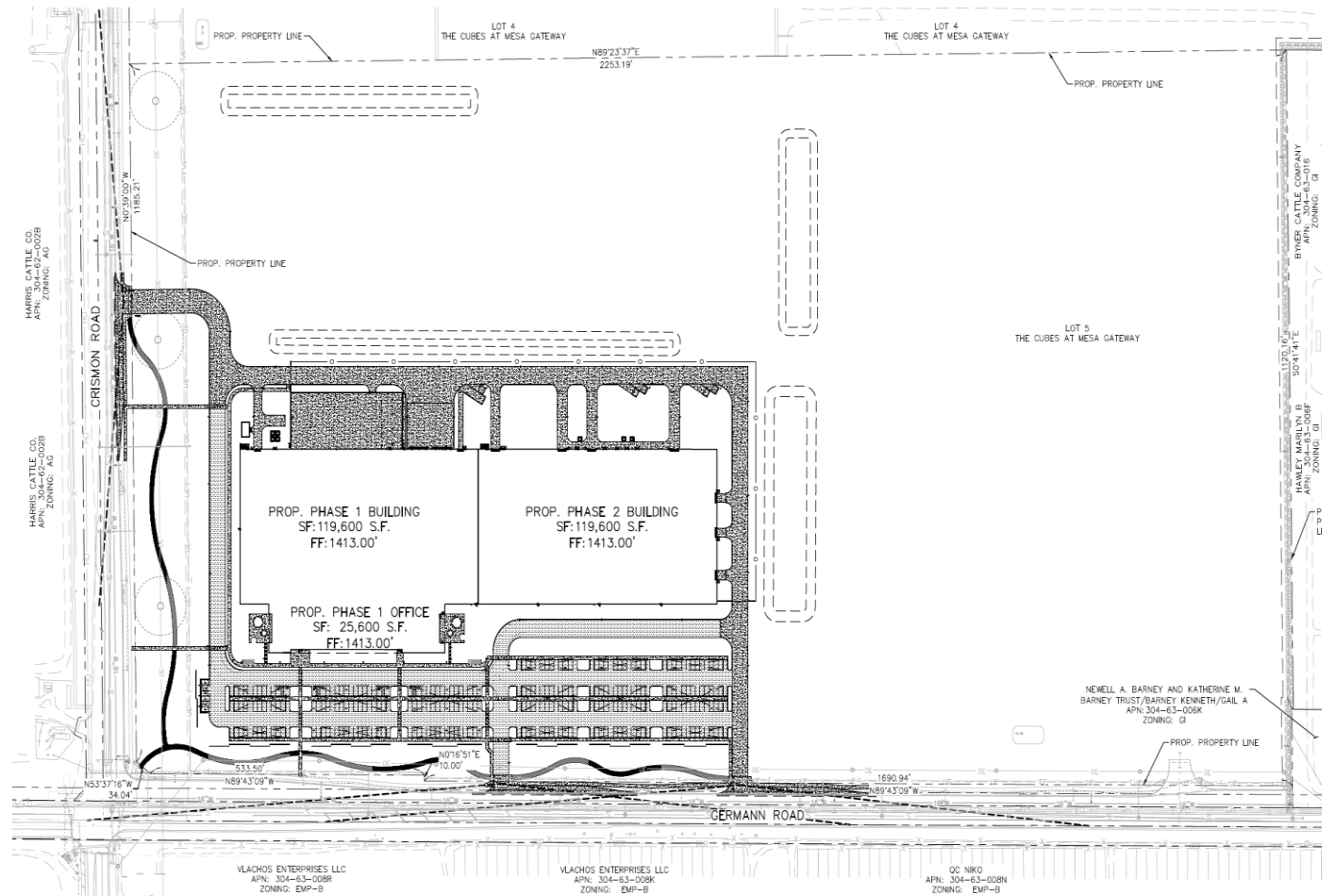
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- General Industrial
- Proposed industrial uses permitted in GI zoning district



# Site Plan

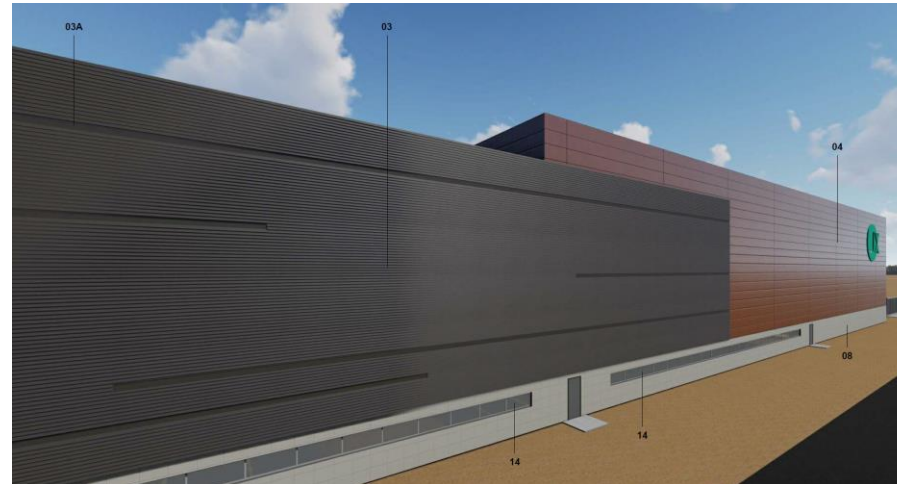
- 1 large-scale industrial building
- 264,800 square feet of ground floor area
- Access from Crismon Road & Germann Road
- 473 on-site parking spaces required; 300 spaces proposed



# Design Review

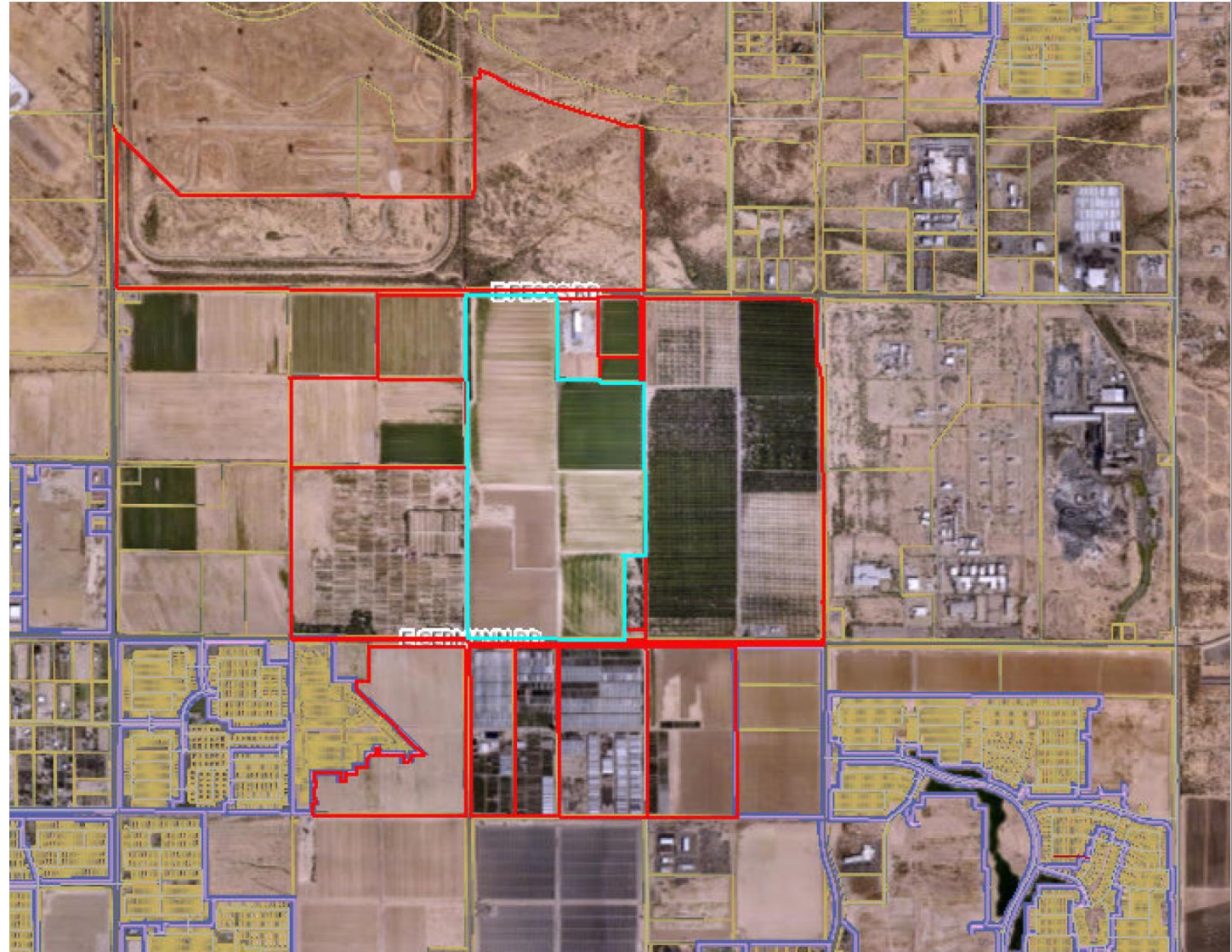
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- Work session on May 10, 2022



# Citizen Participation

- Property owners within 1,000 feet, HOAs, & Registered Neighborhoods
- Neither staff nor the applicant has received any response



# Summary

## Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Gateway Strategic Development Plan
- ✓ Criteria in Chapter 69 for Site Plan Review
- ✓ Criteria in Chapter 70 for Special Use Permit

## Staff Recommendation

Approval with Conditions



# PLANNING & ZONING BOARD

May 11, 2022