



# PLANNING AND ZONING BOARD

May 25, 2022



**ZON22-00040**



## Request

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- Site Plan Review, Special Use Permit

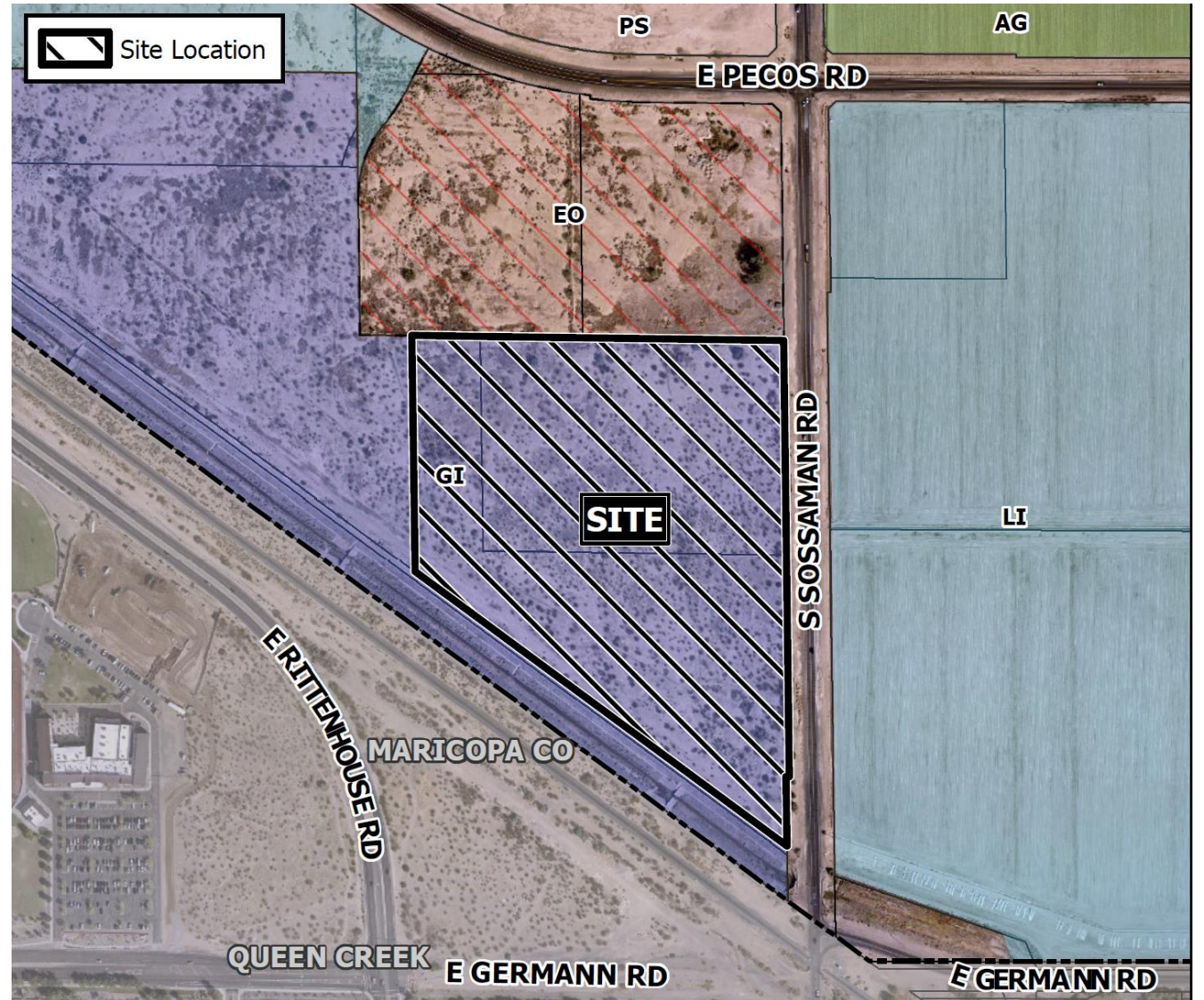
## Purpose

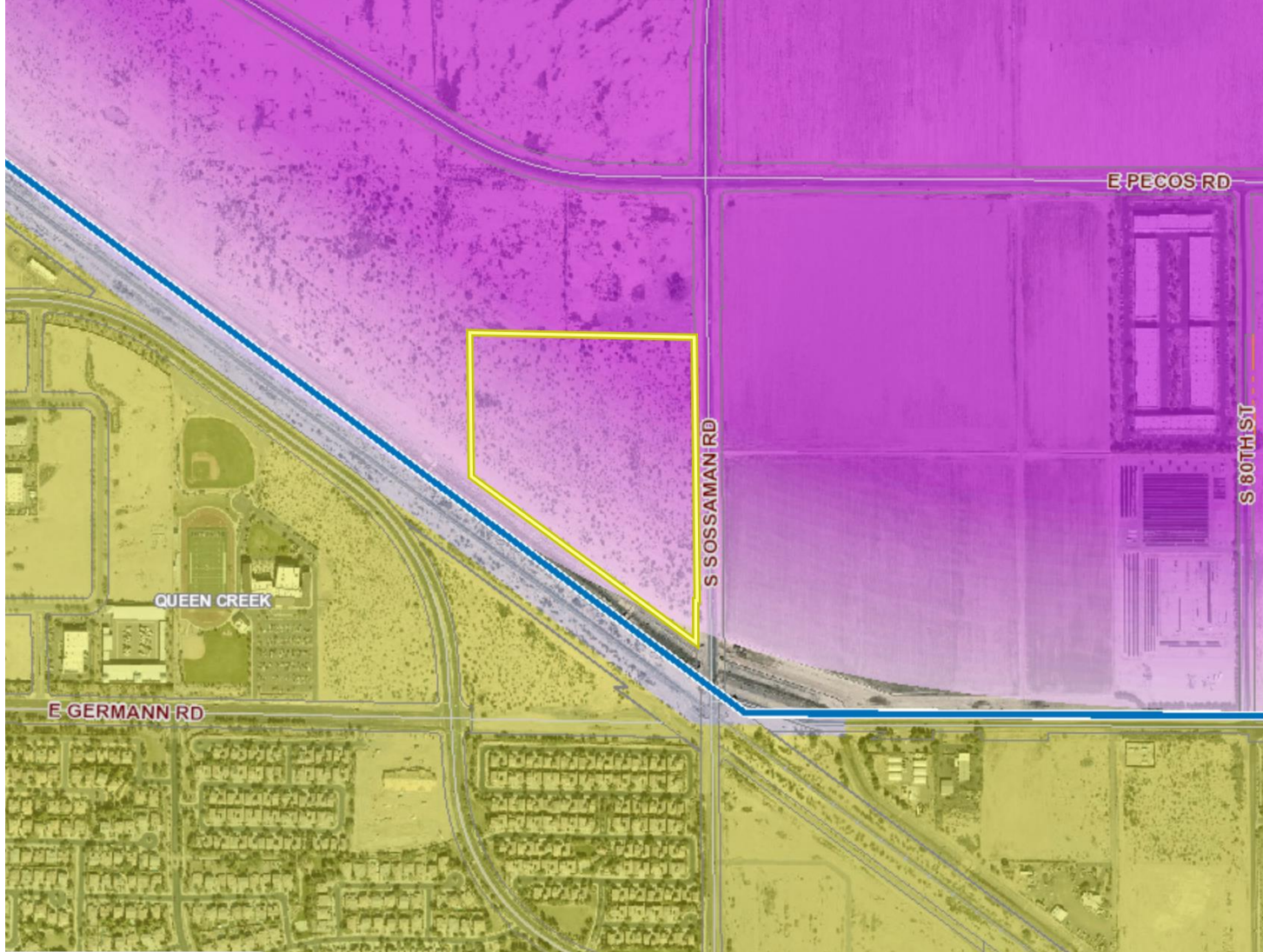
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- Allow for the development of an industrial building

# Location

- South of Pecos Rd
- West side of Sossaman Rd





# General Plan

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## Employment

- Large manufacturing facilities, warehousing and business parks

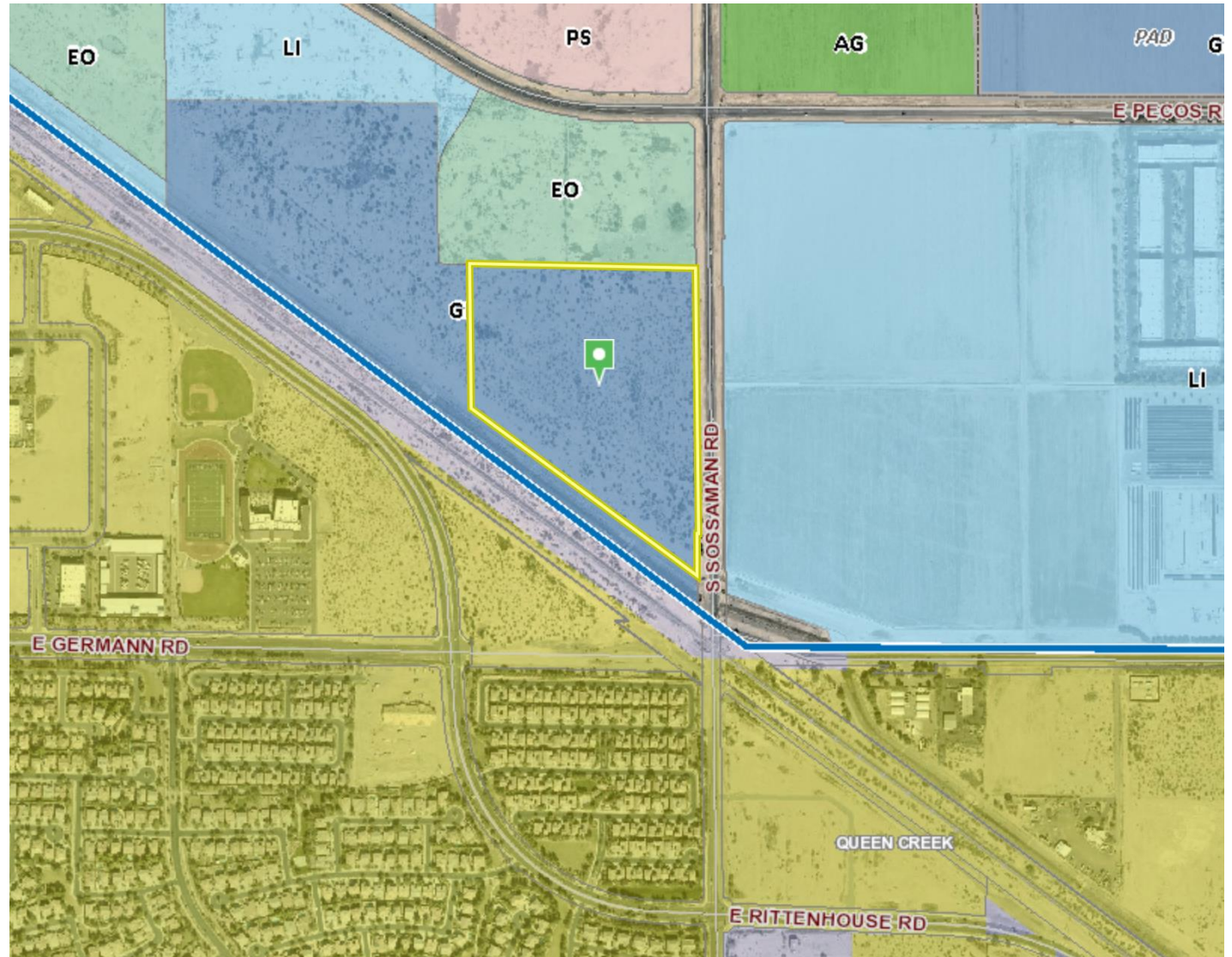
## Mesa Gateway Strategic Development Plan

- Logistics & Commerce District

# Zoning

## General Industrial (GI)

- Manufacturing, processing, assembly, warehousing



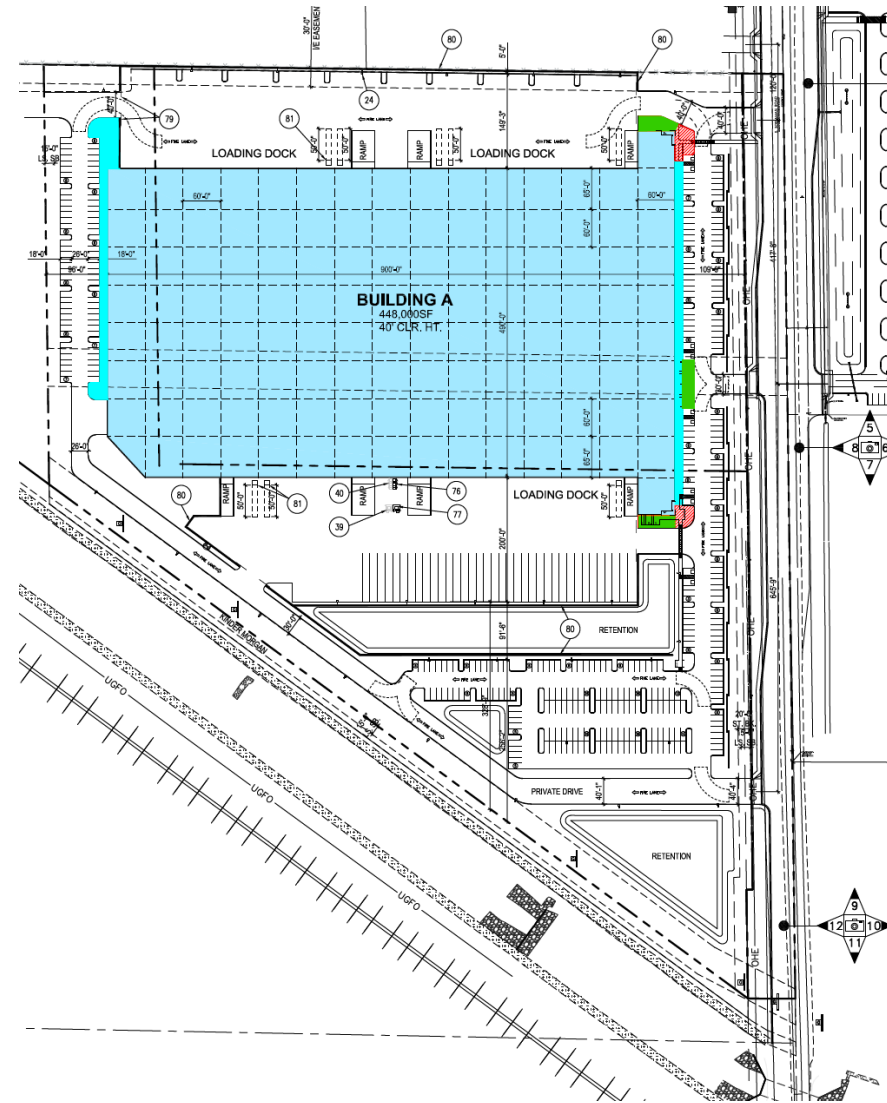
# Site Photo



Looking southwest from Sossaman Road

# Site Plan

- 448,933 sq ft building
- Entries and detailing along east elevation
- 78 dock doors (screened)

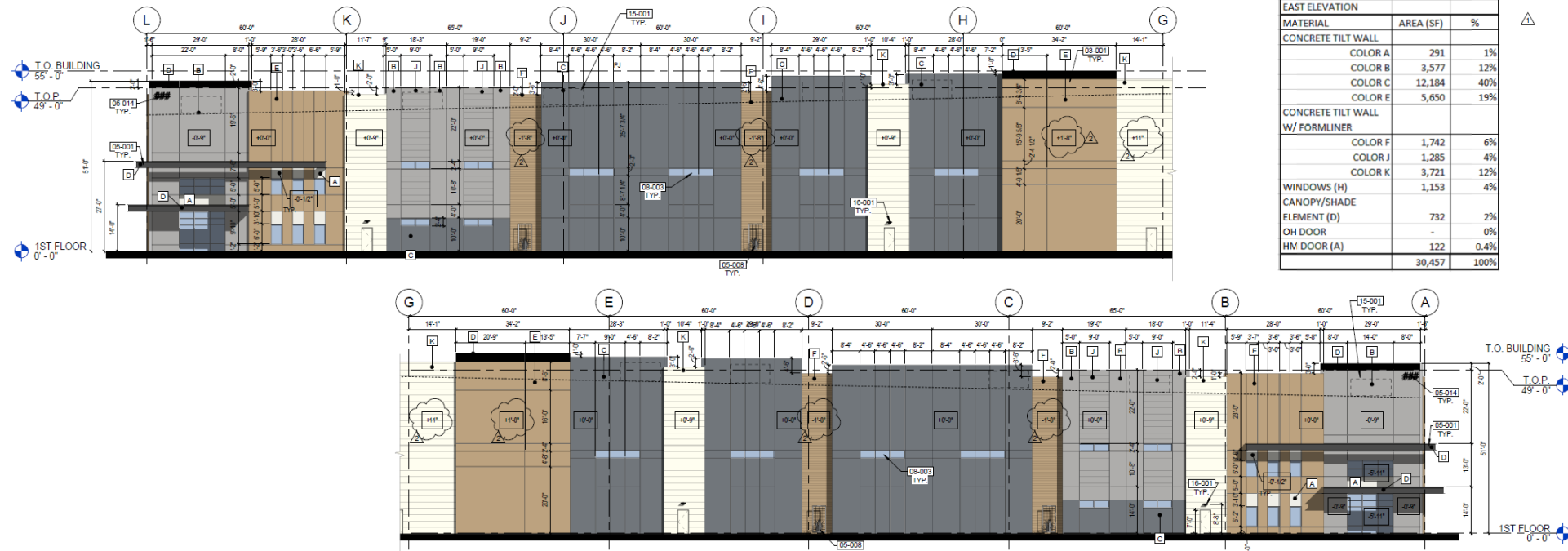
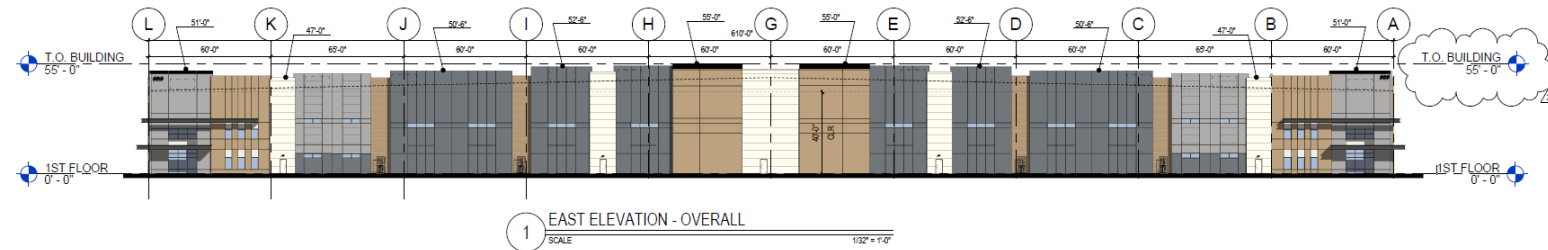


# Design Review

- Work Session April 12, 2022



# East Elevation



- Property owners within 500 feet
- Correspondence with UPRR and neighboring property owners
- No comments from interested parties



# Summary

## Findings

- ✓ Request complies with the 2040 Mesa General Plan
- ✓ Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO
- ✓ Meets requirements for SUP in Section 11-70 of the MZO

## Staff Recommendation

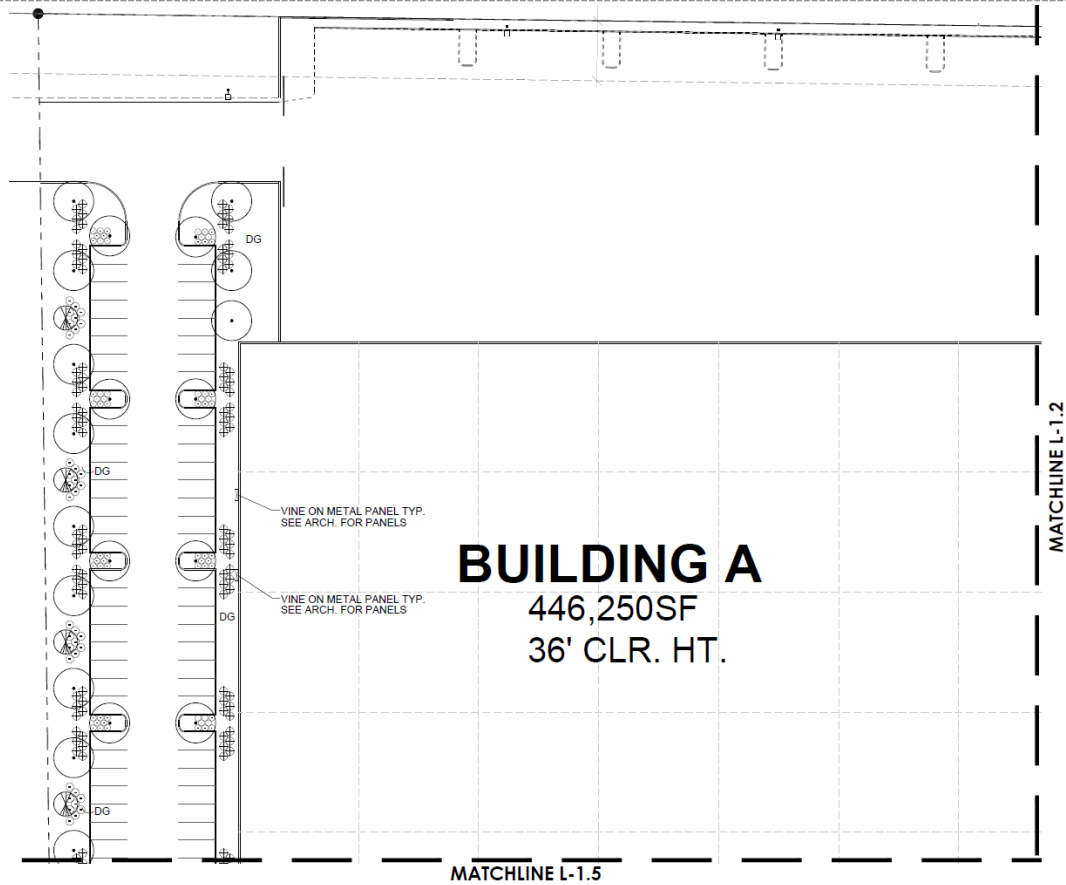
Approval with Conditions



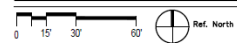
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May 25, 2022

# Landscape Plan



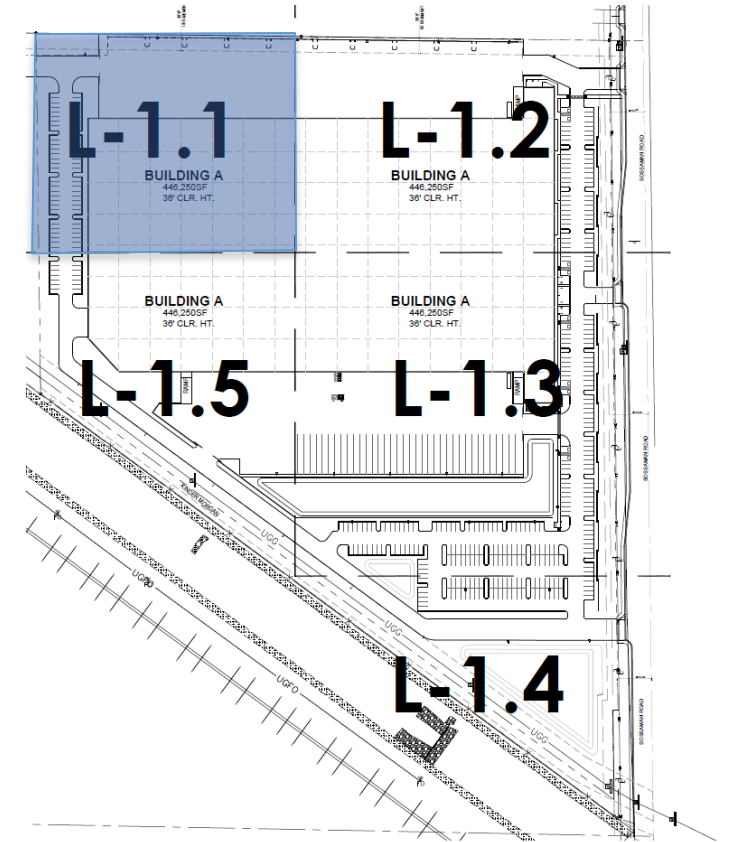
CONCEPTUAL PLANTING PLAN



SCALE: 1"=30'-0"

## PROPOSED PLANT PALETTE

TREES	SIZE/ COMMENTS/ QTY
COOPER HYBRID MESQUITE PROSPERIS 'COOPER'	36" BOX / 42 QTY / LOW-BREAKING / MATCHED
SWEET ACACIA ACACIA FARNESIANA	24" BOX / 79 QTY / LOW-BREAKING / MATCHED
EVERGREEN ELM ULMUS PARVIFOLIA	24" BOX / 81 QTY / LOW-BREAKING / MATCHED
MULGA ACACIA ACACIA ANEURA	24" BOX / 12 QTY / LOW-BREAKING / MATCHED
THORNLESS CASALOTE CAESALPINIA 'SIERRA SUN'	15 GALLON / 39 QTY / LOW-BREAKING / MATCHED
SHRUBS	
RED YUCCA HEMERALOE PARVIFLORA	5 GAL, 56 QTY
LITTLE OLLIE OLIVE OLEA EUROPAEA 'LITTLE OLLIE'	5 GAL, 304 QTY
RIO BRAVO SAGE LEUCOPHYLLUM LANGMANIAE	5 GAL, 591 QTY
BAJA RUELLIA RUELLIA PENINSULARIS	5 GAL, 189 QTY
CIMARRON SAGE LEUCOPHYLLUM ZYGOPHYLLUM	5 GAL, 36 QTY
MEXICAN PETUNIA RUELLIA BRITTONIANA	5 GAL, 201 QTY
WINTER BLAZE EMU EREMOPHILA CARNOSA	5 GAL, 100 QTY
DESERT SPOON DASYLIRION WHEELERI	5 GAL, 30 QTY
JOJOBA SIMMONDSIA CHINENSIS	5 GAL, 36 QTY
RED BIRD CAESALPINIA PULCHERRIMA	5 GAL, 94 QTY
CAT'S CLAW VINE MACFADYENA UNGUIS CATI	5 GAL, 6 QTY
GROUNDCOVERS	
BRITTLERUSH / BURSAGE E. FARINOSA / A. DELTOIDEA	30 / 70 MIX 1 GAL, 474 QTY
TURPENTINE ERICAMERIA LARICIFOLIA 'AGUIRRE'	1 GAL, 508 QTY
TRAILING YELLOW LANTANA LANTANA MONTEVIDENSIS 'NEW GOLD'	1 GAL @ 3' O.C., 245 QTY
OUTBACK SUNRISE EMU EREMOPHILA GLABRA 'MIGNEW GOLD'	1 GAL @ 4' O.C., 396 QTY
CHUPAROSA JUSTITIA CALIFORNICA	1 GAL @ 3' O.C., 158 QTY
DWARF BOTTLEBRUSH CALLISTEMON 'LITTLE JOHN'	1 GAL @ 3' O.C., 110 QTY
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NATAL PLUM 'GREEN CARPET' CARISSA GRANDIFLORA 'GREEN CARPET'	5 GAL @ 2.5' O.C., 64 QTY
TRAILING ROSEMARY ROSMARINUS 'HUNTINGTON CARPET'	1 GAL @ 3' O.C., 334 QTY
NASHVILLE GRASS MUHLENBERGIA RIGIDA	5 GAL @ 3' O.C., 293 QTY
INERT MATERIAL DECOMPOSED GRANITE GOLD COLOR AS SELECTED	3/8" MINUS, 2" DEPTH, TYP.

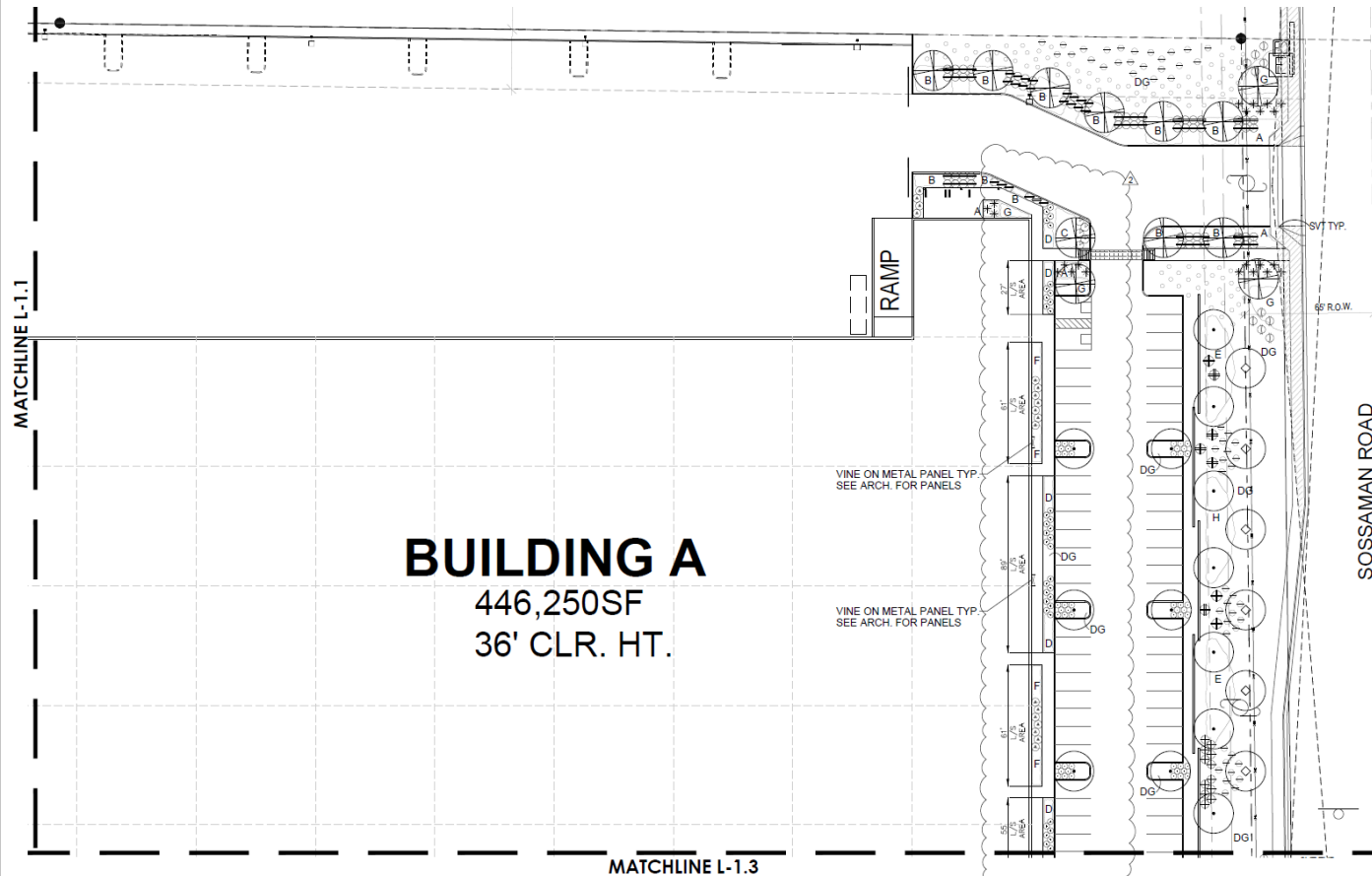


LANDSCAPE COVER SHEET

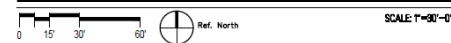


NOT TO SCALE

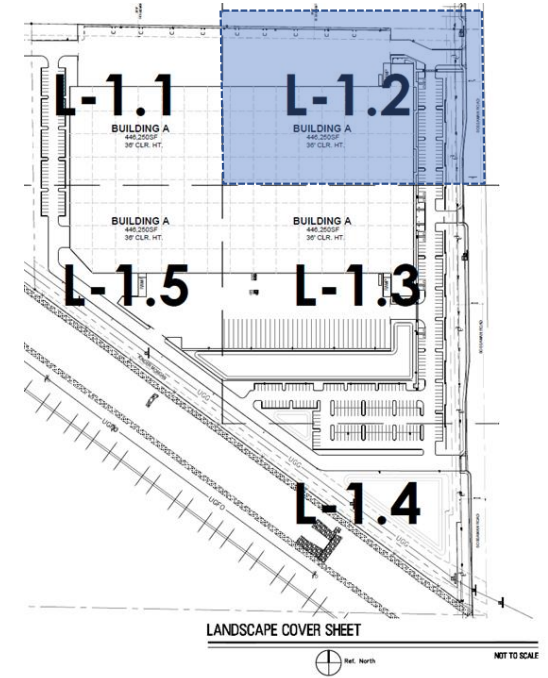
# Landscape Plan



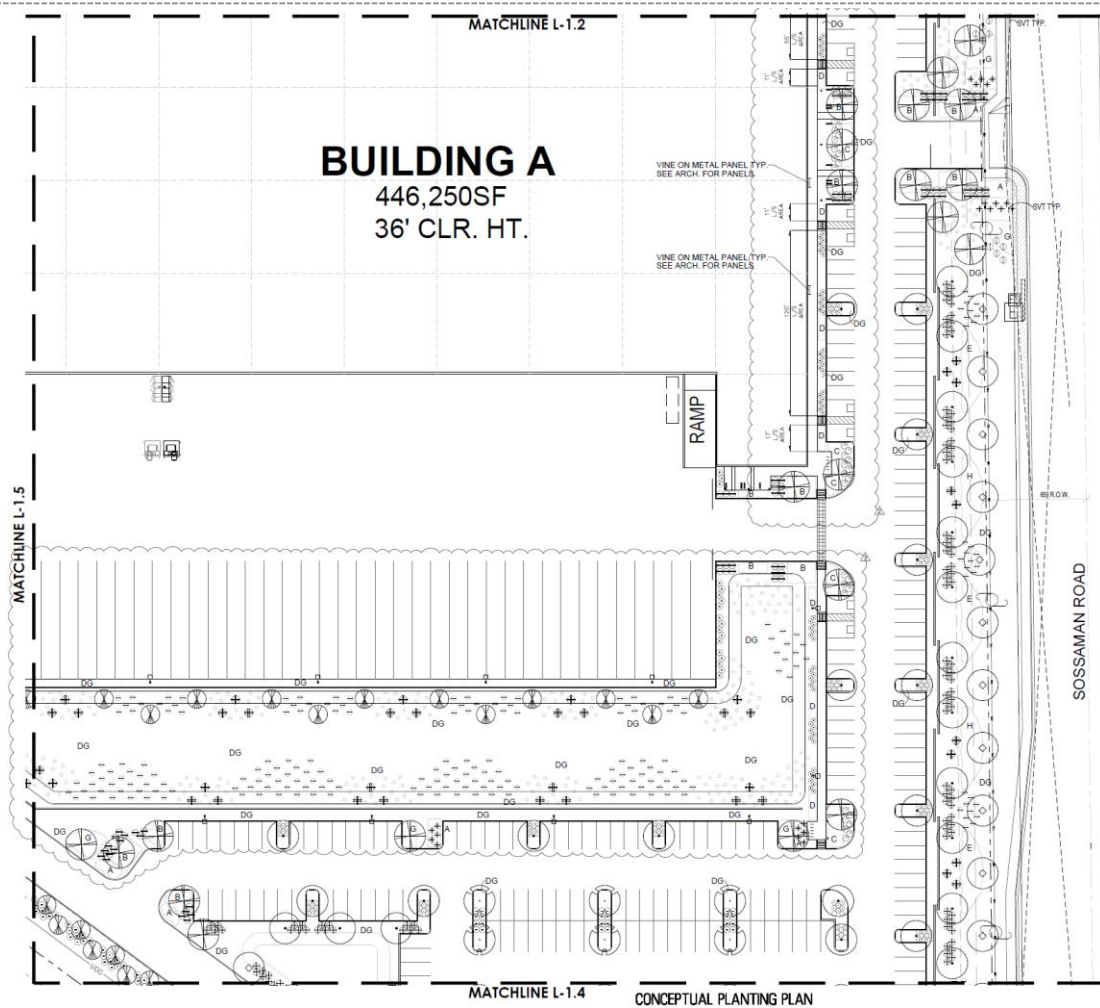
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INERT MATERIAL		
DECOMPOSED GRANITE GOLD COLOR AS SELECTED	3/8" MINUS, 2" DEPTH, TYP.	



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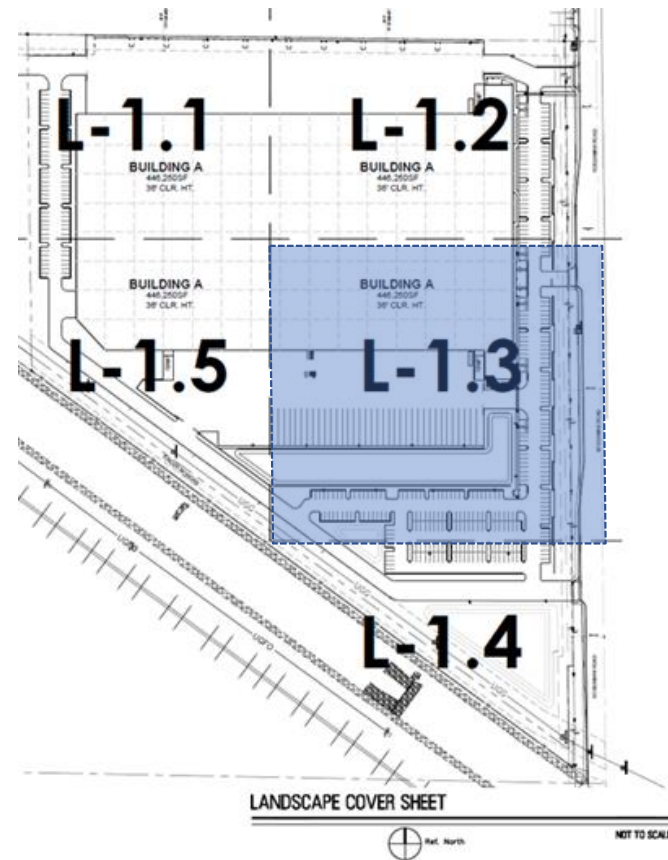


**G.K. FLANAGAN  
ASSOCIATES**

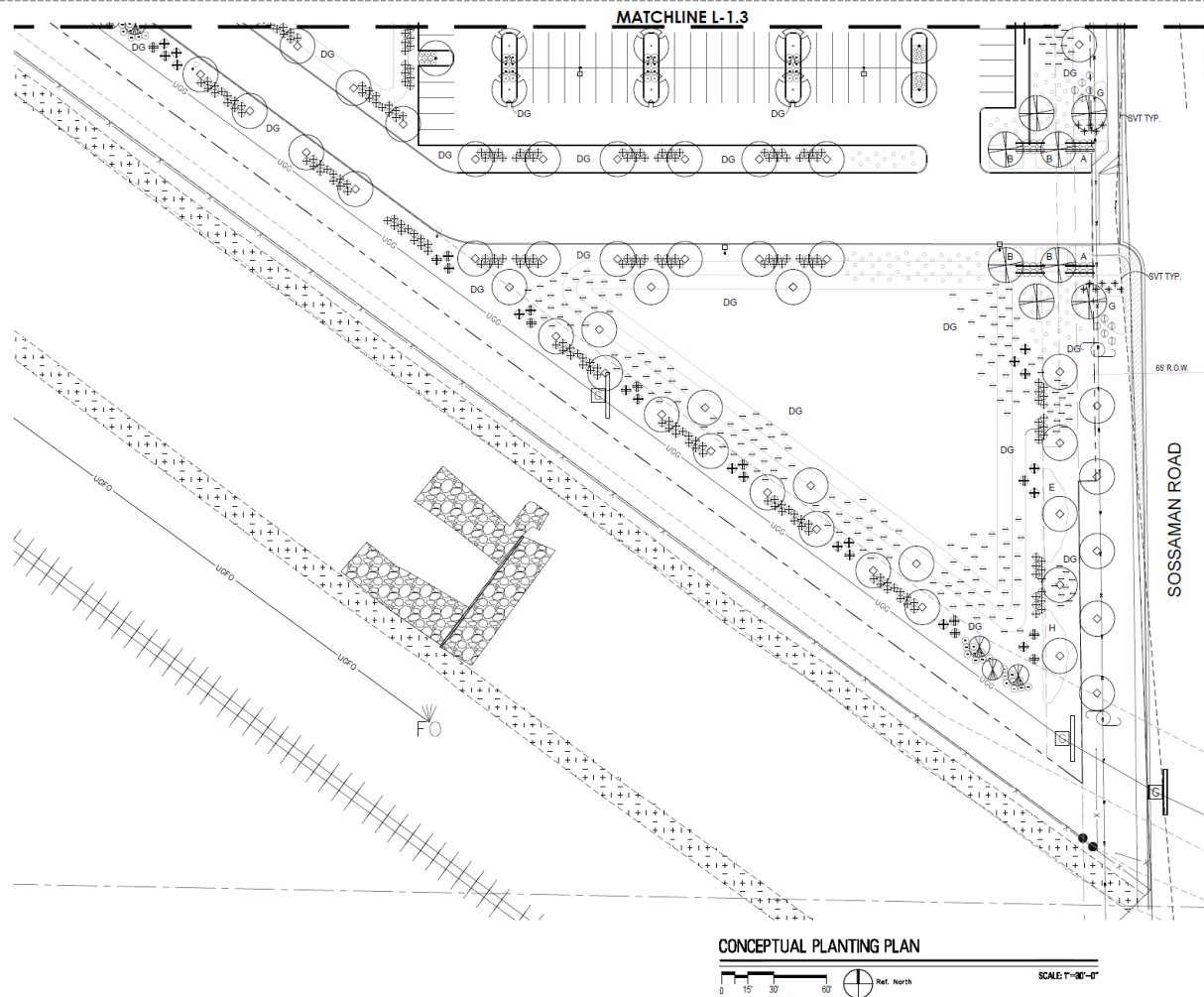
4626 N. 44th Street  
PHOENIX, AZ 85018  
602.912.9691  
602.912.9693 fax

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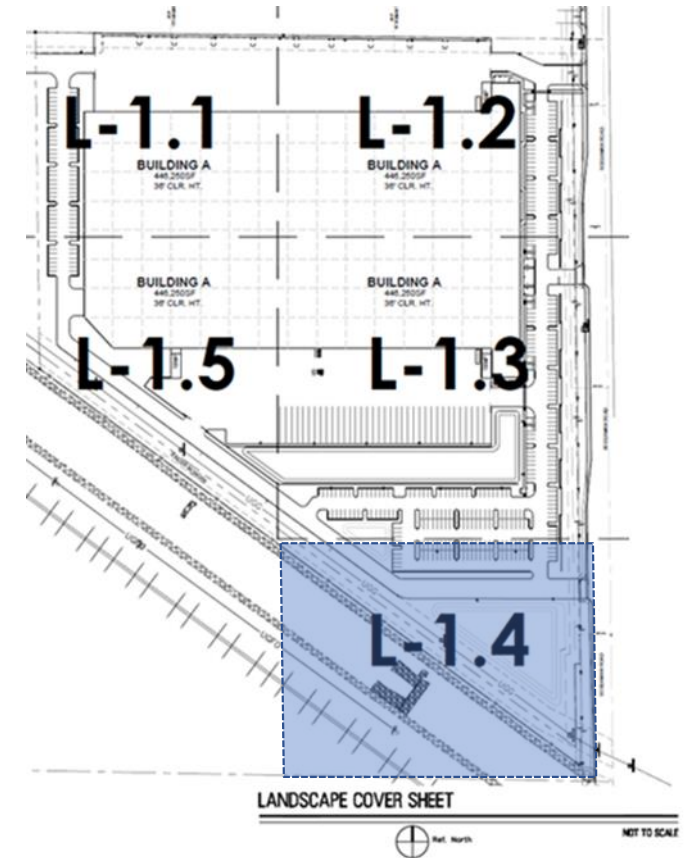
TREES		BOX / COMMENTS / QTY
	COOPER HYBRID MESQUITE	38' BOX 121 QTY /
	COOPER'S COOPER	LOW BREAKING /
		24 BOX
	SWEET ACACIA	24 BOX 70 QTY /
	ACACIA FARNESIANA	LOW BREAKING /
		MATCHED
	EVERGREEN ELM	24 BOX 81 QTY /
	ULMUS PARVIFOLIA	LOW BREAKING /
		MATCHED
	MULGA ACACIA	24 BOX 12 QTY /
	ACACIA ANEURIA	LOW BREAKING /
		MATCHED
	THORNLESS CASCATOLE	15 GALLON 130 QTY /
	CASALPINA 'SERRA SUN	LOW BREAKING /
		MATCHED
	SHRUBS	5 GAL 56 QTY
	RED YUCCA	
+	HEPERALOE PARVIFLORA	
	LITTLE OLIVE	5 GAL 304 QTY
	OLEA EUROPAICA 'LITTLE OLIE'	
	RO BRAVO SAGE	5 GAL 591 QTY
	LEUCOPHYLLUM LANGMANIAE	
-	BAJA RENDILLA	5 GAL 189 QTY
	RUELLIA PENNULARIS	
-	CIMARRON SAGE	5 GAL 36 QTY
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	MEXICAN PETUNIA	5 GAL 201 QTY
	RUELLIA BRITTONIANA	
	WINTER BLAZE SAGE	5 GAL 100 QTY
	EREMOPHYLIA CALIFORNICA	
	DESERT SPOON	5 GAL 30 QTY
	DAISYBROWN WHEELERII	
	JOUBA	5 GAL 36 QTY
	SMANDONIA CHINENSIS	
+	RED BIRD	5 GAL 94 QTY
	SALEPAINA PULCHERRIMA	
-	CLAYS CLAW VINE	5 GAL 6 QTY
	MACADYNTA LINGUIS CAT	
	GROUNDCOVERS	
	BRITTLEBUSH / BURSAFE	30 / 70 MIX
	CAHNSONIA A. DELTOIDEA	1 GAL 474 QTY
	TURPETINE	1 GAL 508 QTY
	ERCARHERIA ARICAPOLA AGOURRE	
A	TRAINING YELLOW LANTANA	1 GAL 370 C.
	LANTANA MONTEVIDEENSIS NEW GOLD	245 QTY
A	TRAINING SUNBURST	1 GAL 370 C.
	EREMOPHYLIA GLABRA 'MINEGOW GOLD'	396 QTY
C	CHUPARRA	1 GAL 370 C.
	JUSTITIA CALIFORNICA	159 QTY
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DG	DECOMPOSED GRANITE	38' MIX
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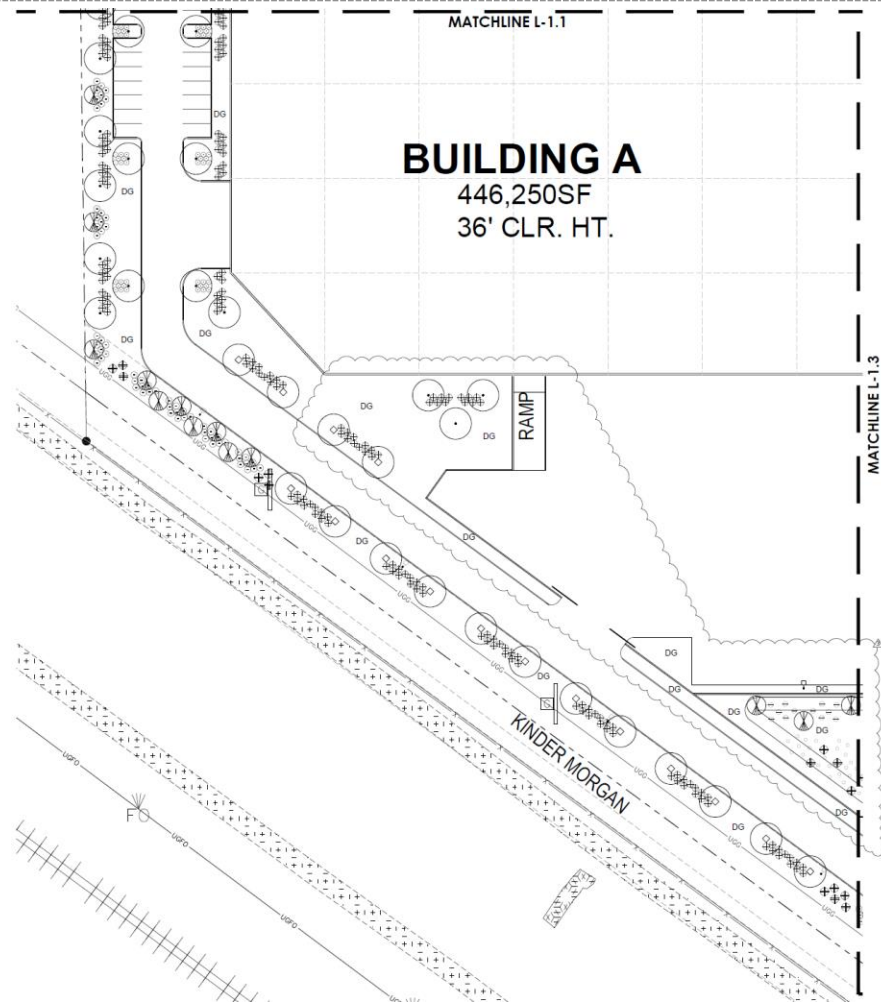
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G.K. FLANAGAN  
ASSOCIATE  
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