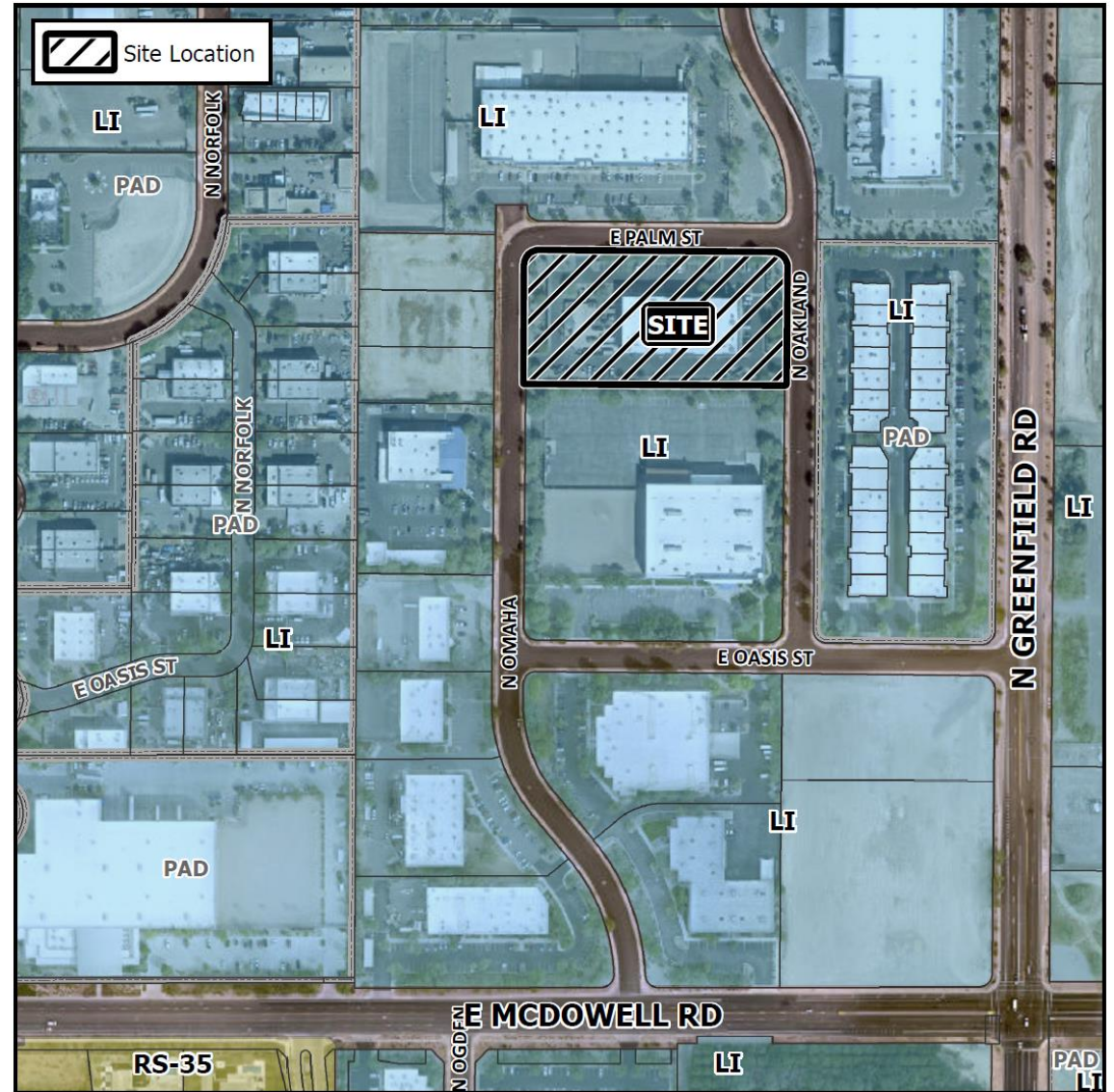




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Location

- West of Greenfield Road
- North of McDowell Road
- Within an existing industrial park

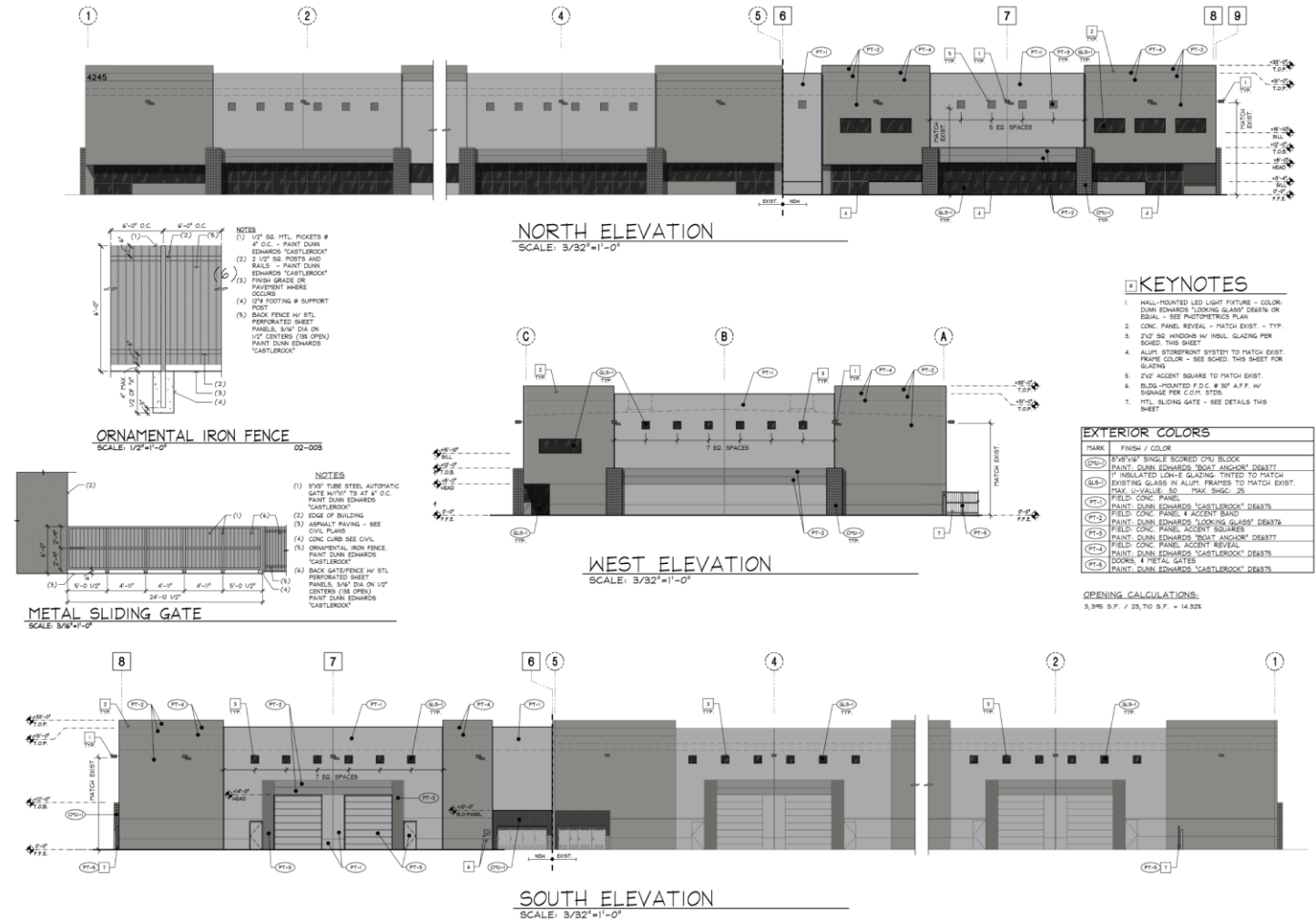


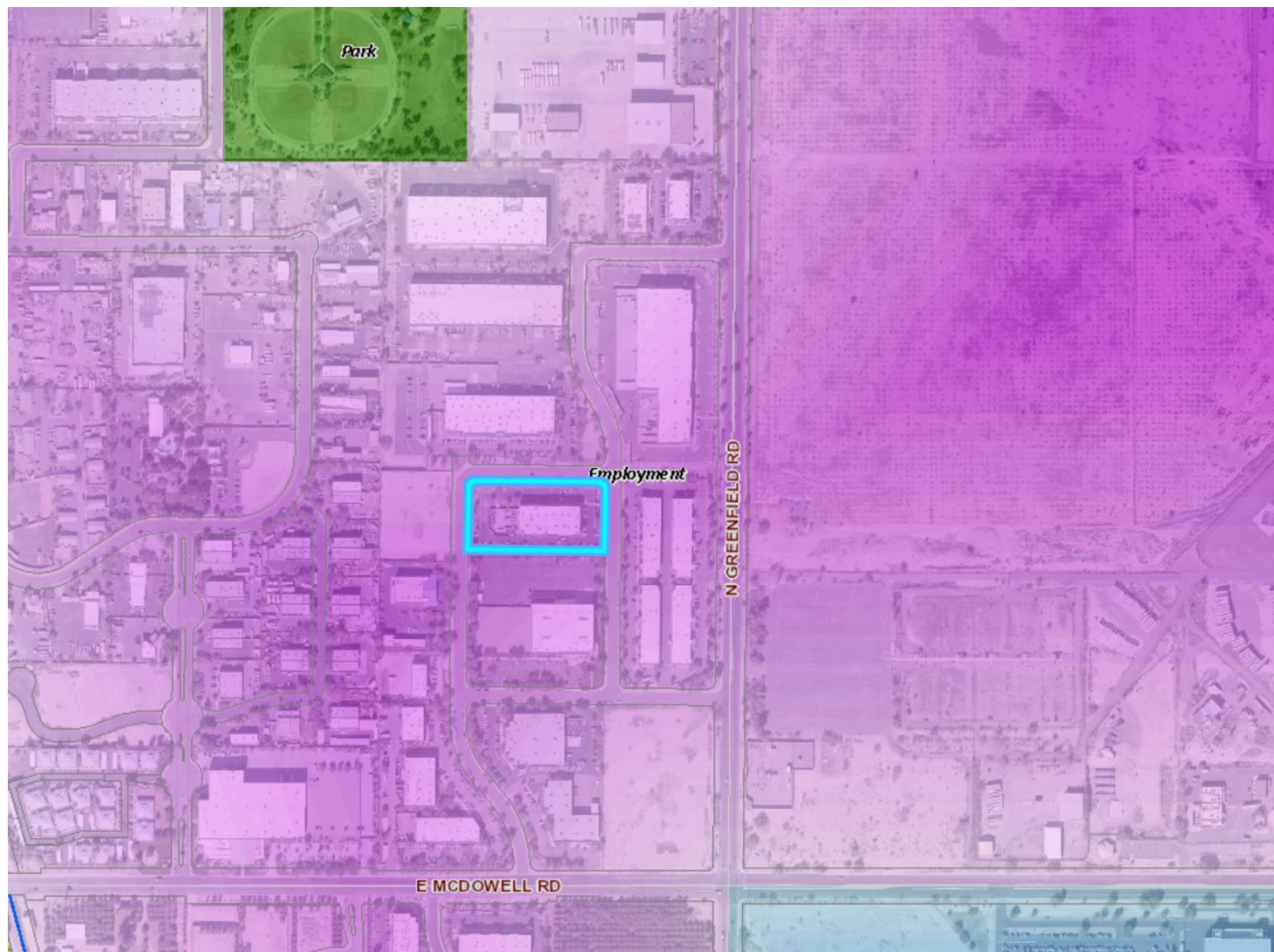
Request

- Substantial Conformance Improvement Permit (SCIP)

Purpose

- Expansion of an existing industrial building





General Plan

Employment

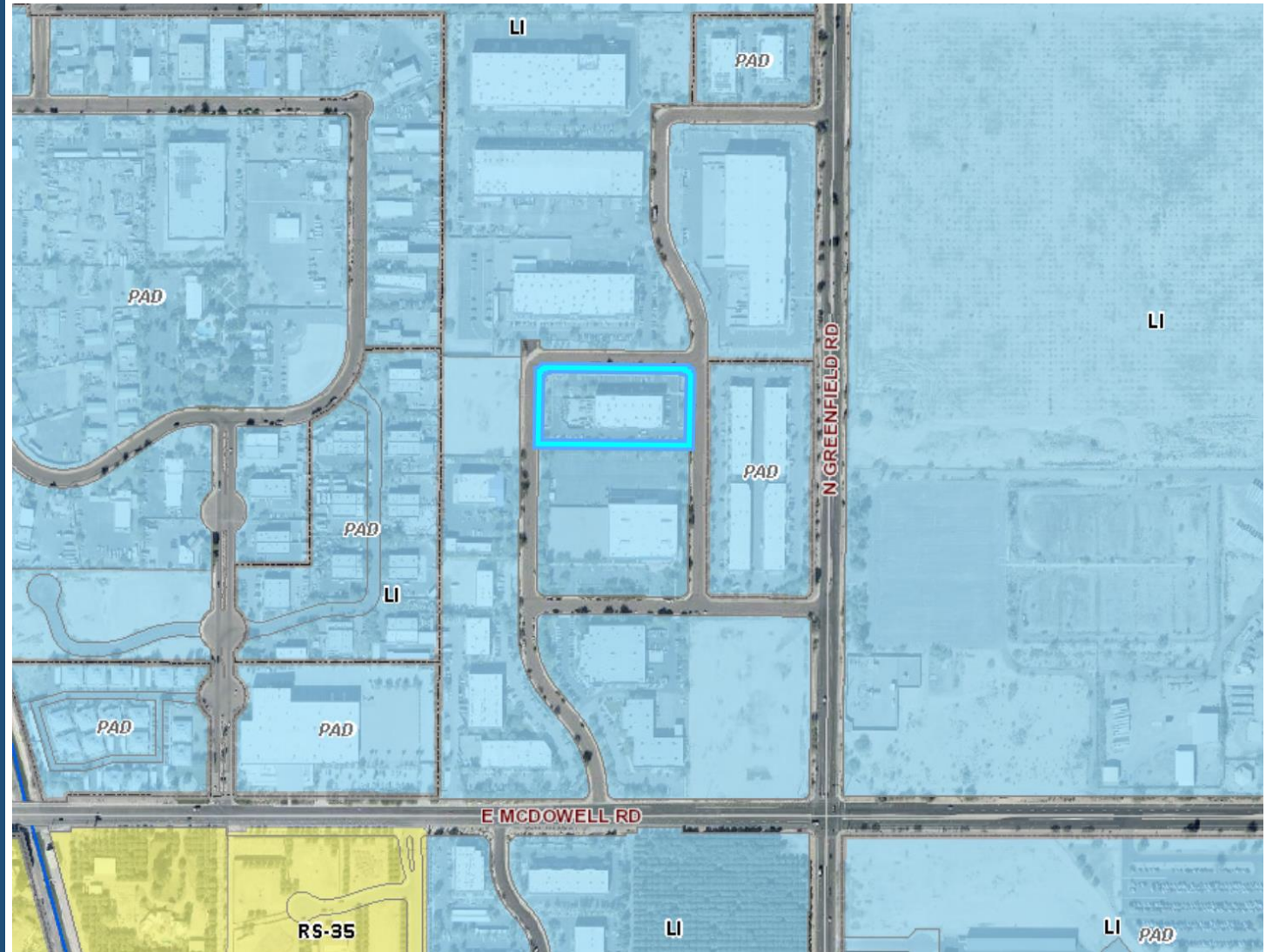
- Purpose: To provide employment type land uses typically with minimal connection to the surrounding area.

Falcon Field Sub Area

- Goal: Ensure the area is an oasis for abundant, high-quality employment uses.

Zoning

- Light Industrial (LI)
- Indoor warehousing is permitted in the LI District

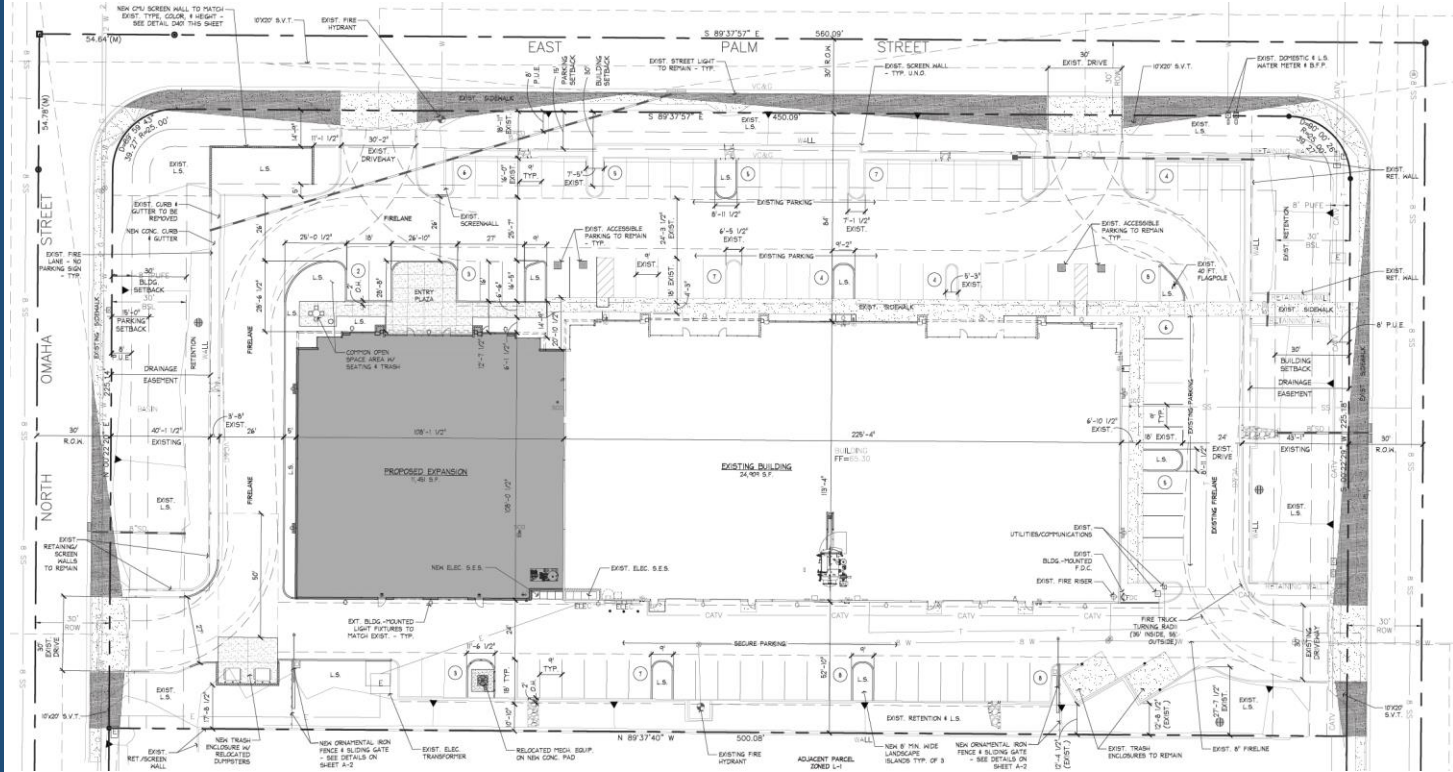


Site Photo



View of existing building from corner of Omaha and Palm Street

- Deviations
 - Landscape Yard Width
 - North
 - South
 - Interior Parking Lot Landscape Islands
 - Foundation Base Area
 - North
 - East
 - Standard Parking Space Dimensions



- Outdoor Amenity Area
- Increased Foundation Base
- New Parking Lot Screening



Approval Criteria

Section 11-73-3

- | | |
|---|---|
| ✓ | Significant alterations to the site would need to occur to bring the site into full conformance with current MZO development standards. |
| ✓ | Full compliance would discourage redevelopment of the site |
| ✓ | No new non-conforming conditions will be created with the remodel of the building |
| ✓ | Proposed request is compatible with, and not detrimental to, adjacent properties or area |

Summary

Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Falcon Field Sub Area Plan
- ✓ Meets criteria outlined in Chapter 73 of the Mesa Zoning Ordinance

Staff Recommendation

Approval with Conditions



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