



PLANNING & ZONING BOARD

June 8, 2022



ZON22-00257



PARK SIGNAL BUTTE

Request

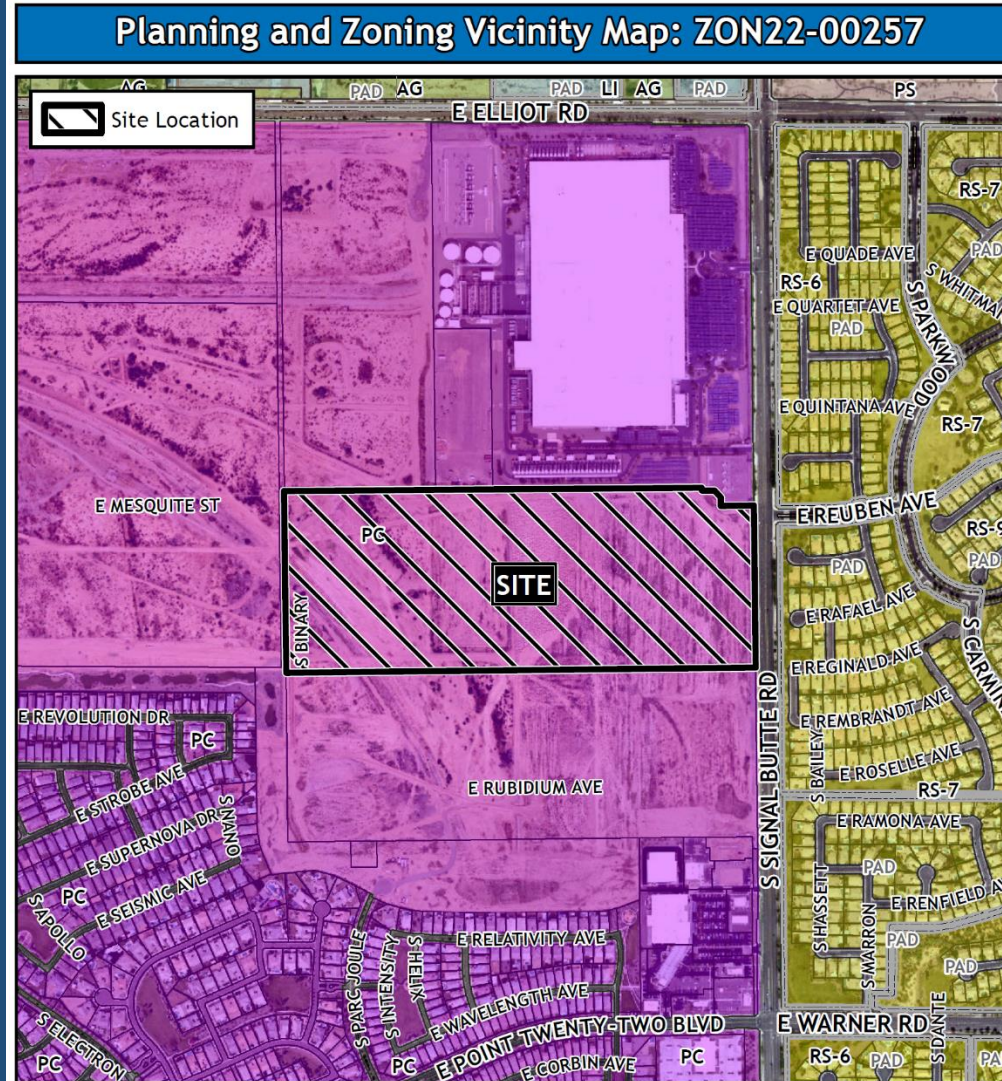
- Site Plan Review

Purpose

- Allow light industrial development within the Eastmark Community

Location

- South of Elliot Road
- West side of Signal Butte Road



Case Details

CASE:

ZON22-00257

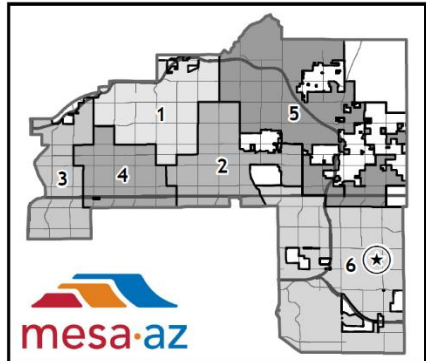
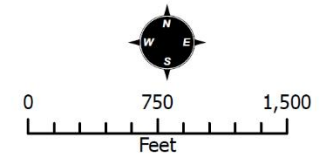
PRE-PLAT : ☐

SITE / ADDRESS:

District 6. Within the 3900 to 4100 blocks of South Signal Butte Road (west side) and within the 3900 to 4100 blocks of the South Binary alignment (east side). Located south of Elliot Road on the west side of Signal Butte Road. (65.3± acres). Site

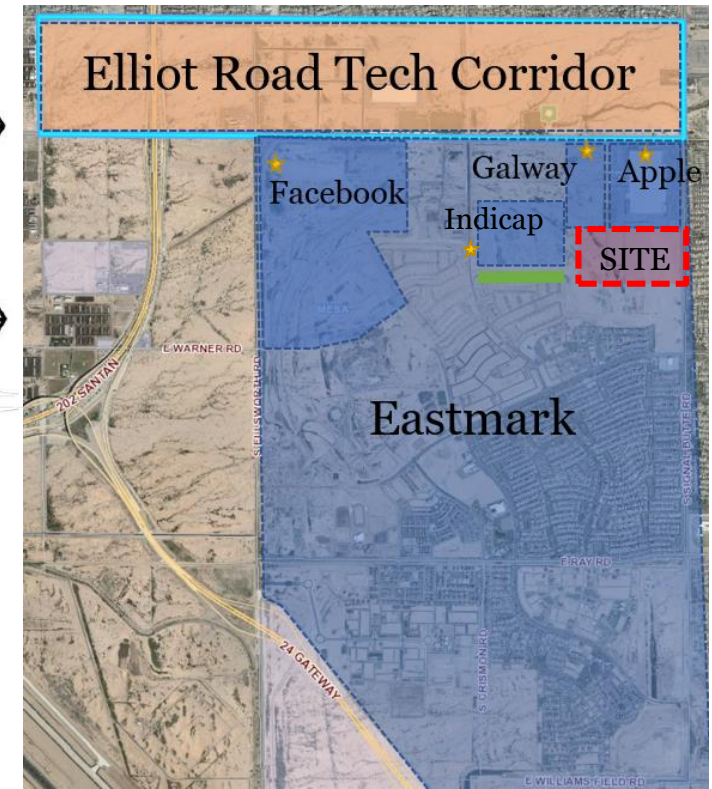
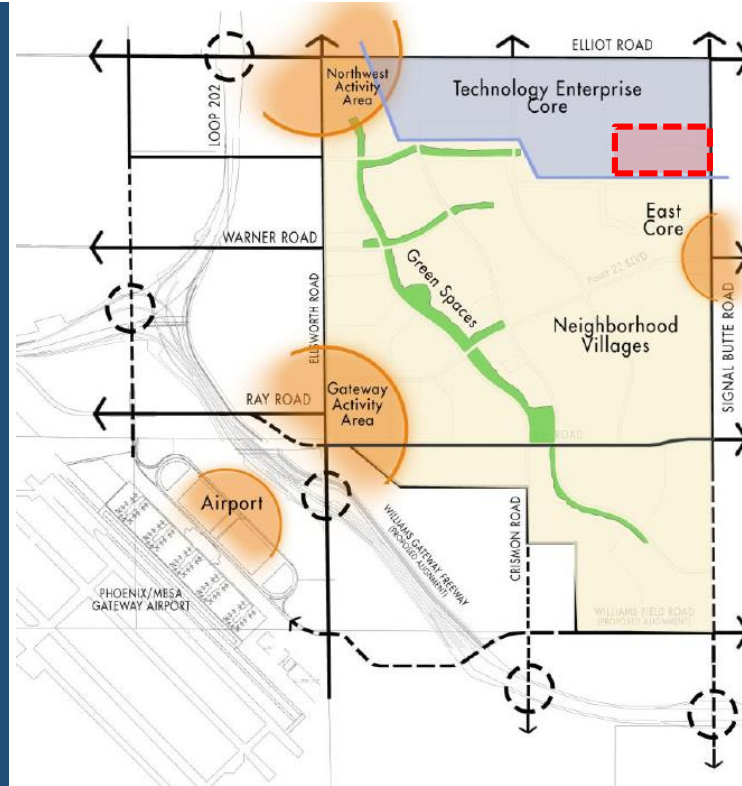
REQUEST:

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



Location

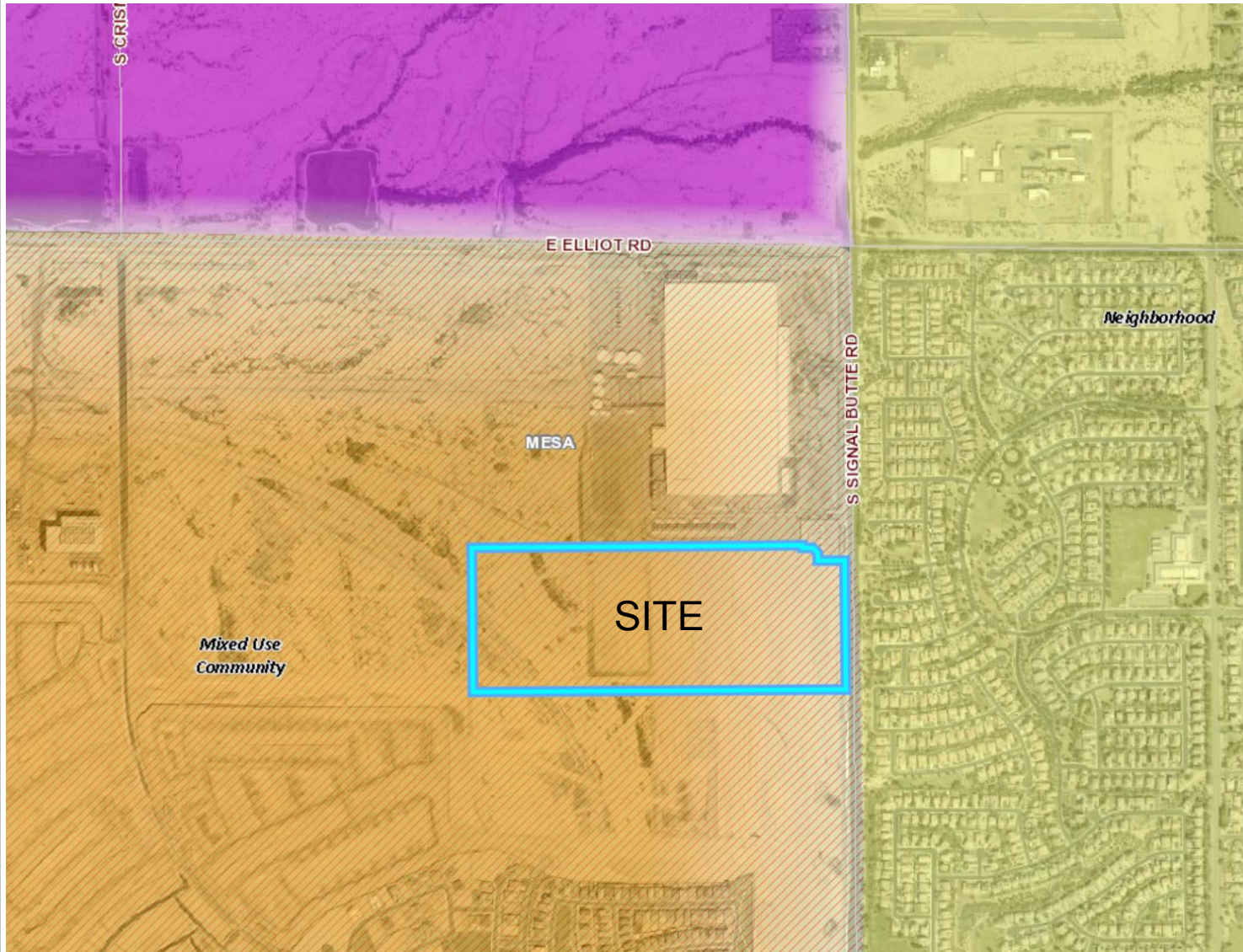
- South of Elliot Road Technology Corridor
- Within the Eastmark Technology Enterprise Core



Site Photo



Looking west from Signal Butte Road



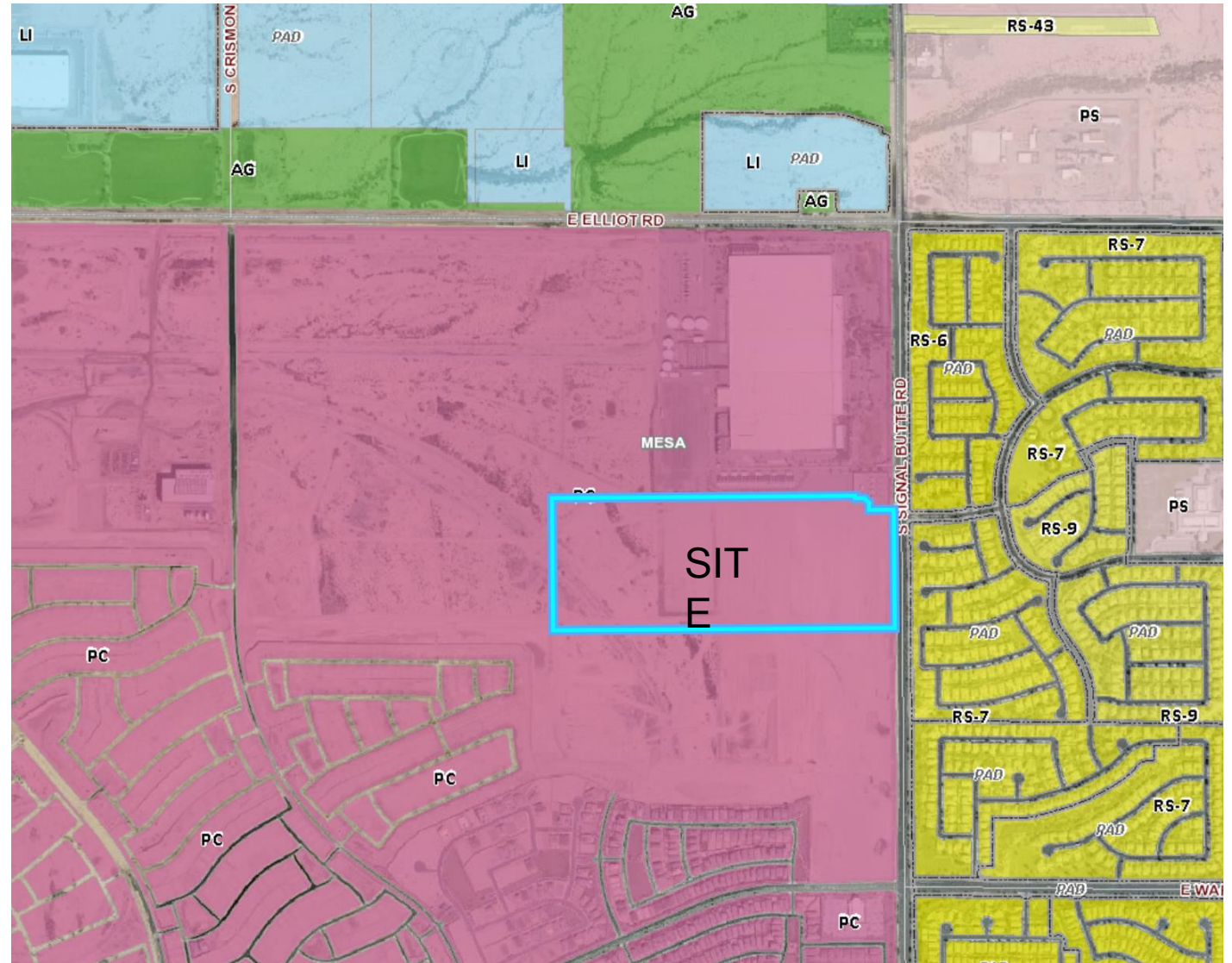
General Plan

Mixed Use Community

- Focus: Develop a mixture of uses that create a complete and identifiable community.
 - Uses include employment, industrial, office, open space, recreational, and residential uses.
- Gateway Strategic Development Plan
 - Mixed Use Community

Zoning

- Planned Community (PC)
 - Eastmark
- Airport Overflight Area-3 (AOA-3)
 - Phoenix-Mesa Gateway Airport



Zoning

- Development Unit 6 North (DU6N)
 - Land Use Group (LUG) - C (Regional Center Campus)
 - ✓ Light industrial uses allowed
 - ✓ Includes light manufacturing, warehouses and accessory office space

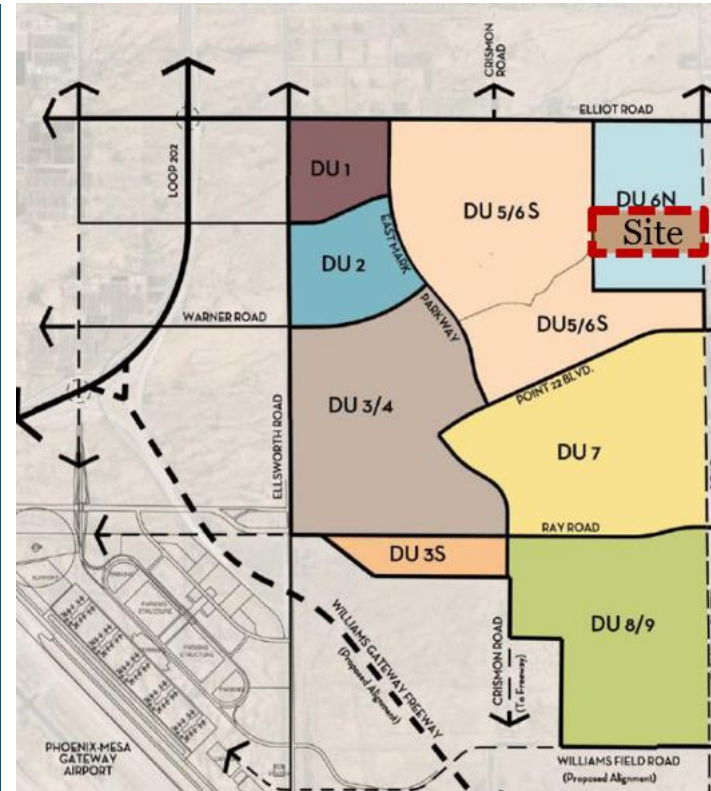
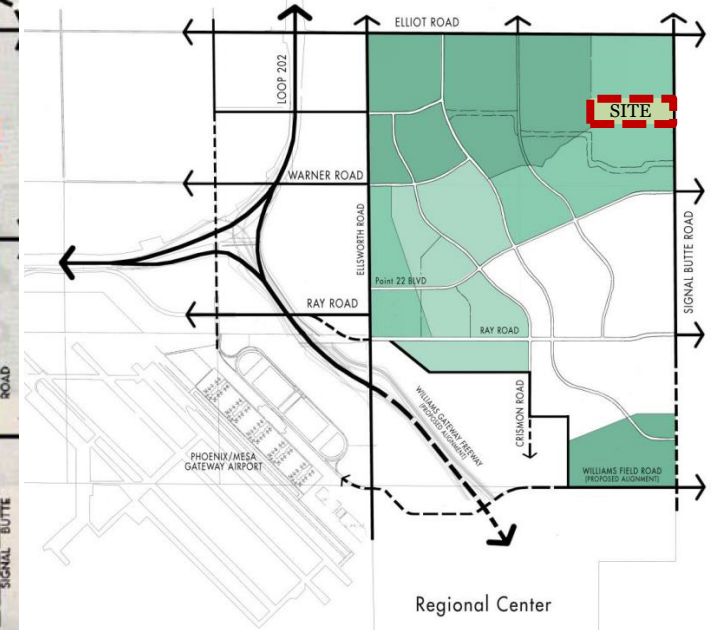


Exhibit 7.21 - LUG C - Regional Center/Campus - Location and Character



CP Section 7 Exhibit 7.38

OS	CS	E	V	D	C	R	GU	UC
Open Space	Civic Space	Estate	Village	District	Regional Center/Campus	Retreat	General Urban	Urban Core

I. Industrial

					A		T.A	T.A
					P			
Contractors Yard					C 11,38,40,54	C 11,38,40,54	C 11,38,40,54	C 11,38,40,54
Cremation Facility					C 6,31,41,54			
Electric Substation	C 11,38,40,54	C 11,38,40,54		C 11,38,40,54	C 11,38,40,54			
Freight/Truck Terminals/Depots					C 9,12,51,59			
Heavy Industrial Facility								
Indoor Storage/Mini Storage/Warehouse			C 7,28,30,36,40,41,42,51	C 28,30,36,40,41,42,51	P			C 28,30,36,40,41,42,51
Laboratory Facility					P		P	P
Light Industrial Facility					C 9,12,51,59		C 9,12,51,59	C 9,12,51,59

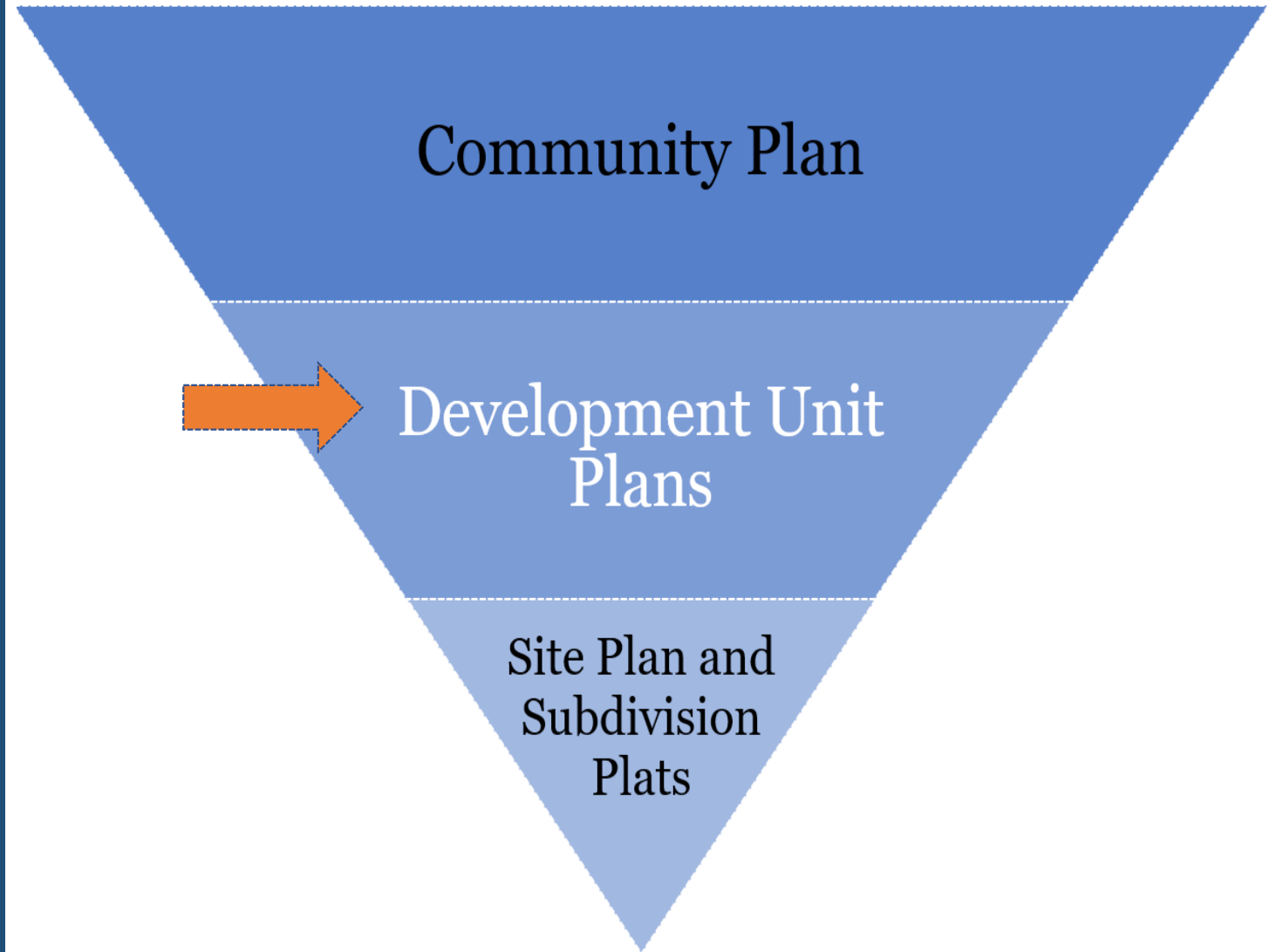
Eastmark Framework

- Community Plan
 - Set overall vision
 - Planning Processes
 - Allowable land uses
 - Development Units
 - Includes overall infrastructure master plans
 - General Design Guidelines and development standards



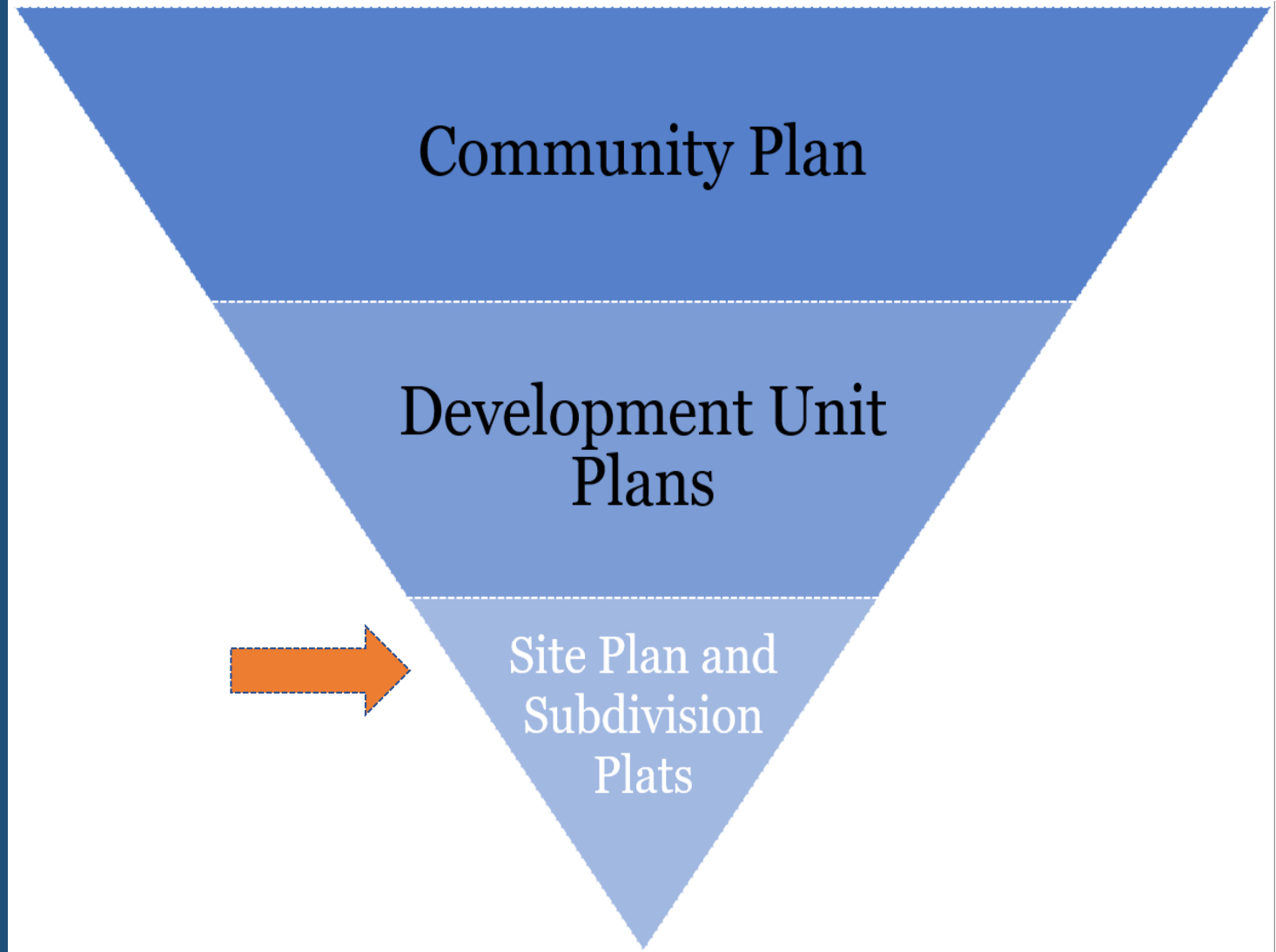
Eastmark Framework

- Development Unit Plans
 - Context and Conceptual Land Planning
 - Allocates land use budget and use intensity
 - Permitted Land Use Groups
 - Design Guidelines
 - Compatibility



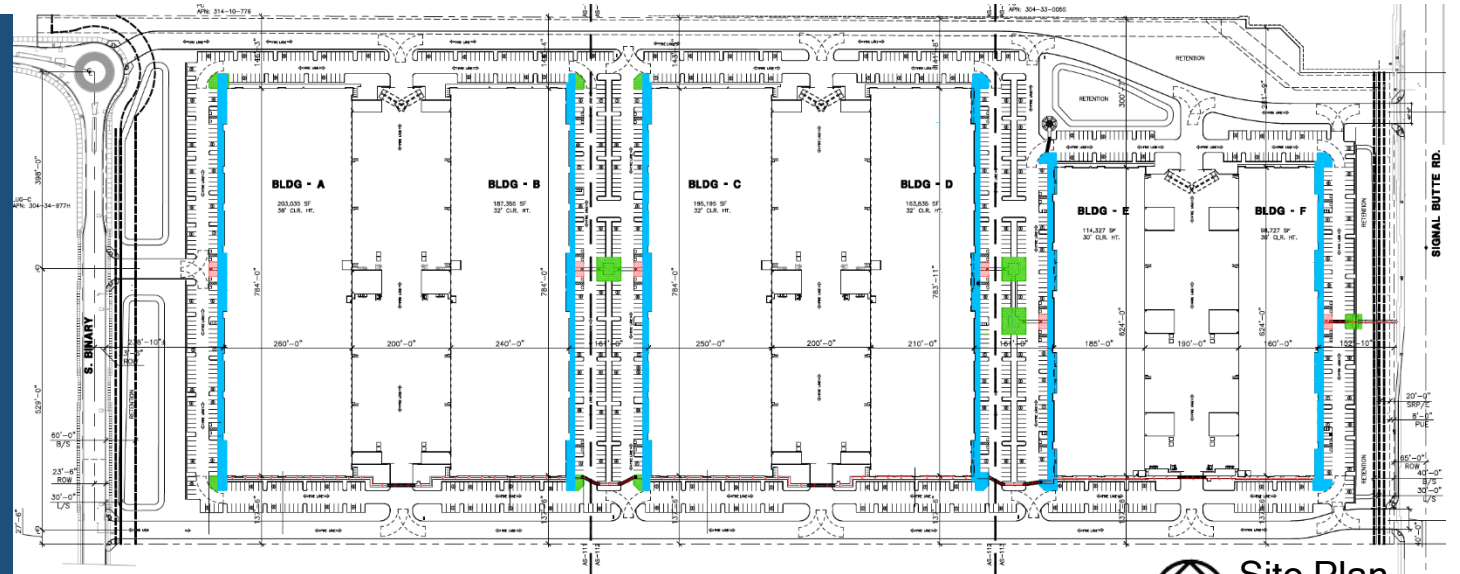
Eastmark Framework

- Site Plan and Subdivision Plats
 - The most detailed level of review
 - Identifies LUG
 - Specific site details must comply with the DUP and CP

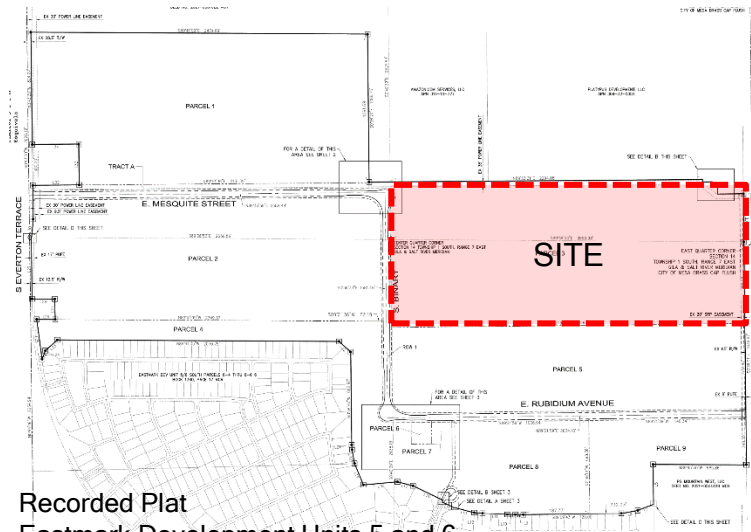


Site Plan

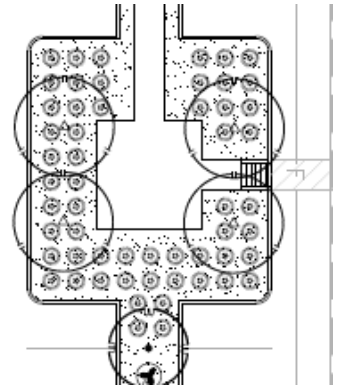
- Parcel 3 within Eastmark Development Units 5 and 6 recorded plat
- 6 Buildings
- 962,474 SF of light industrial space
- Access from Signal Butte Road and Binary
- 10 common areas provided throughout site
 - Includes landscaping, seating and shade elements



Site Plan



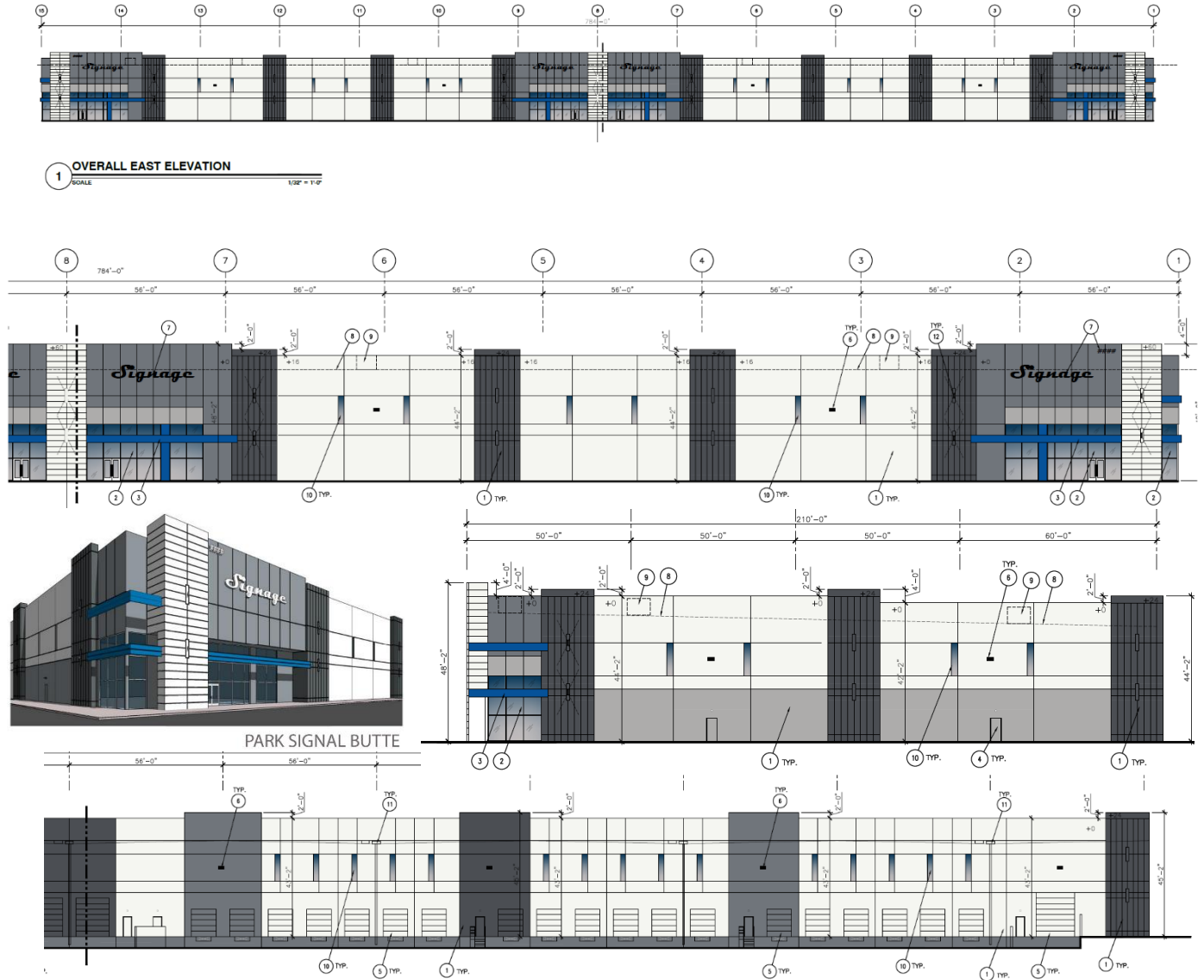
Recorded Plat
Eastmark Development Units 5 and 6



Common Area Landscape Exhibit

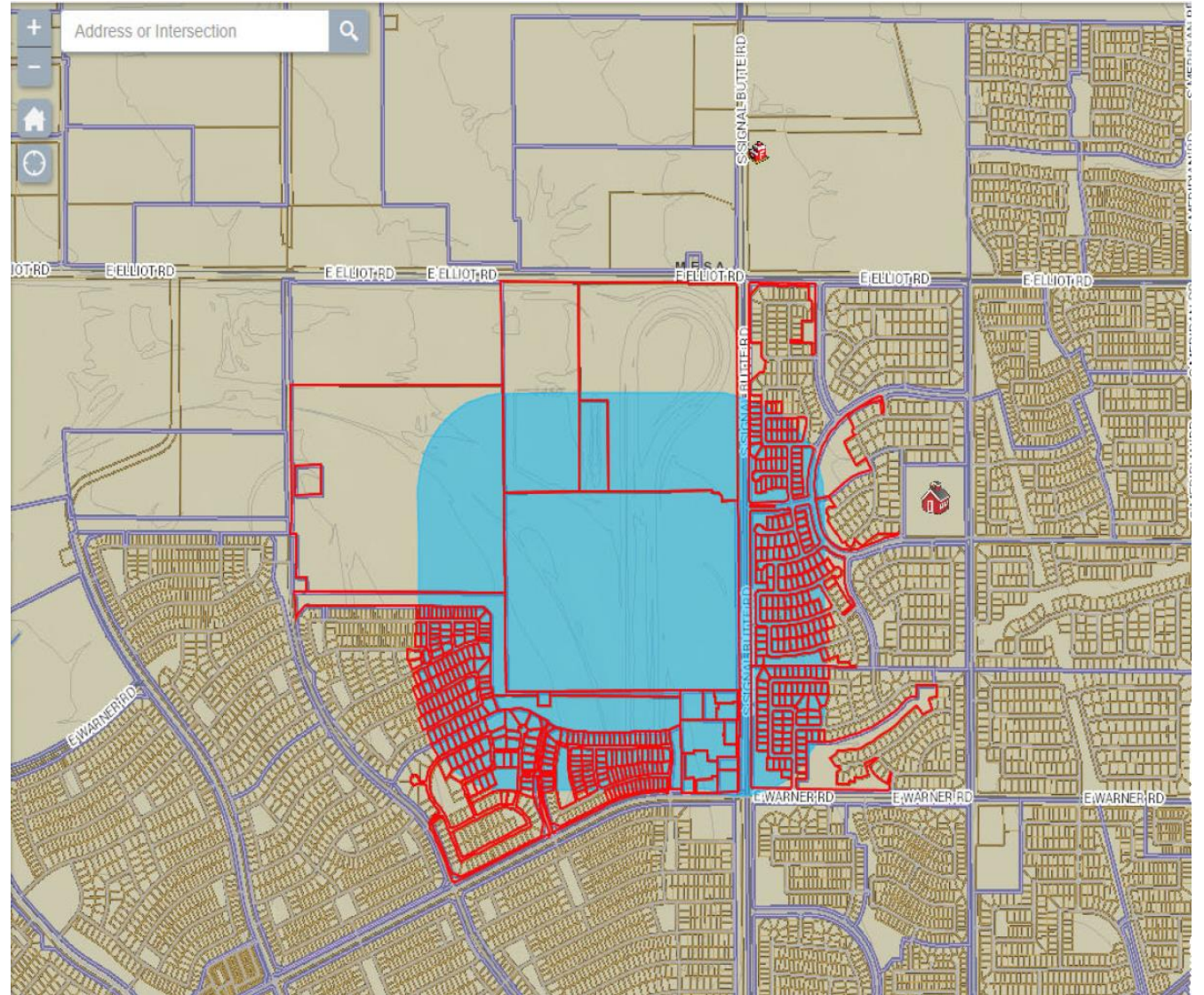
Design Review

- Reviewed and approved by the Eastmark Design Review Committee
- Preliminarily approved on May 2, 2022



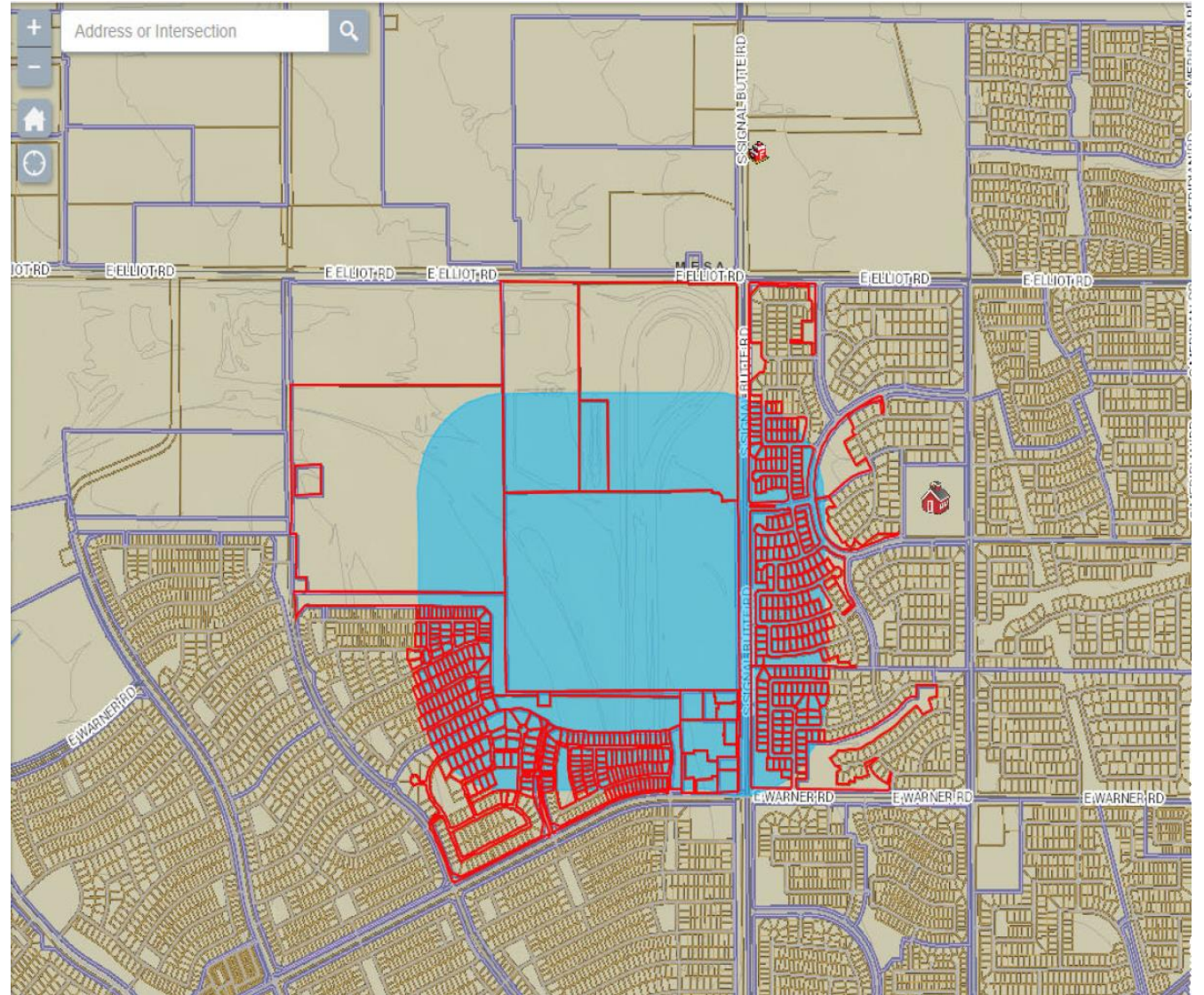
Citizen Participation

- Letter mailed to property owners within 1,000', HOAs and registered neighborhoods within 1-mile
 - 458 neighbors
- Neighborhood Meeting via Zoom
 - May 3, 2022
 - 11 neighbors attended



Citizen Participation

- Concerns on specific request:
 - Property values
 - Duration of construction
 - Dust control
 - Traffic patterns
 - Ingress/egress
 - Hours of operation
 - Noise generation
- Notice of Public Hearing
 - Property owners within 500-feet



Summary

Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with the Eastmark Community Plan (CP)
- ✓ Complies with the Development Unit Plan for DU 6 North
- ✓ Meets the review criteria for Site Plan Review outlined in Section 6.1 of the Eastmark CP

Staff Recommendation

Approval with Conditions



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