



# PLANNING & ZONING BOARD

June 8, 2022



**ZON22-00049**



## Request

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- Site Plan Review
- Special Use Permit

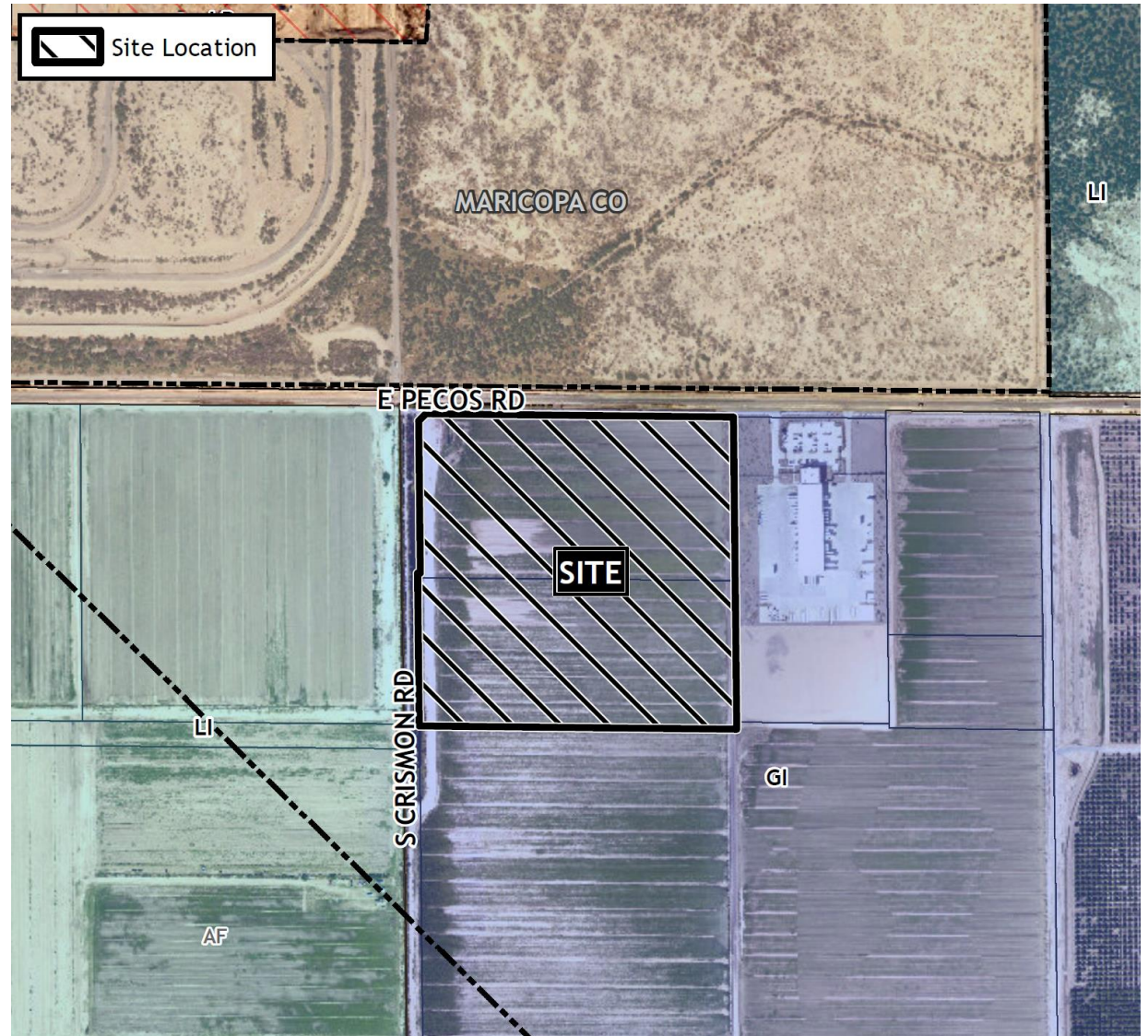
## Purpose

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- To allow for an industrial development

# Location

- East of Crismon Road
- South of Pecos Road



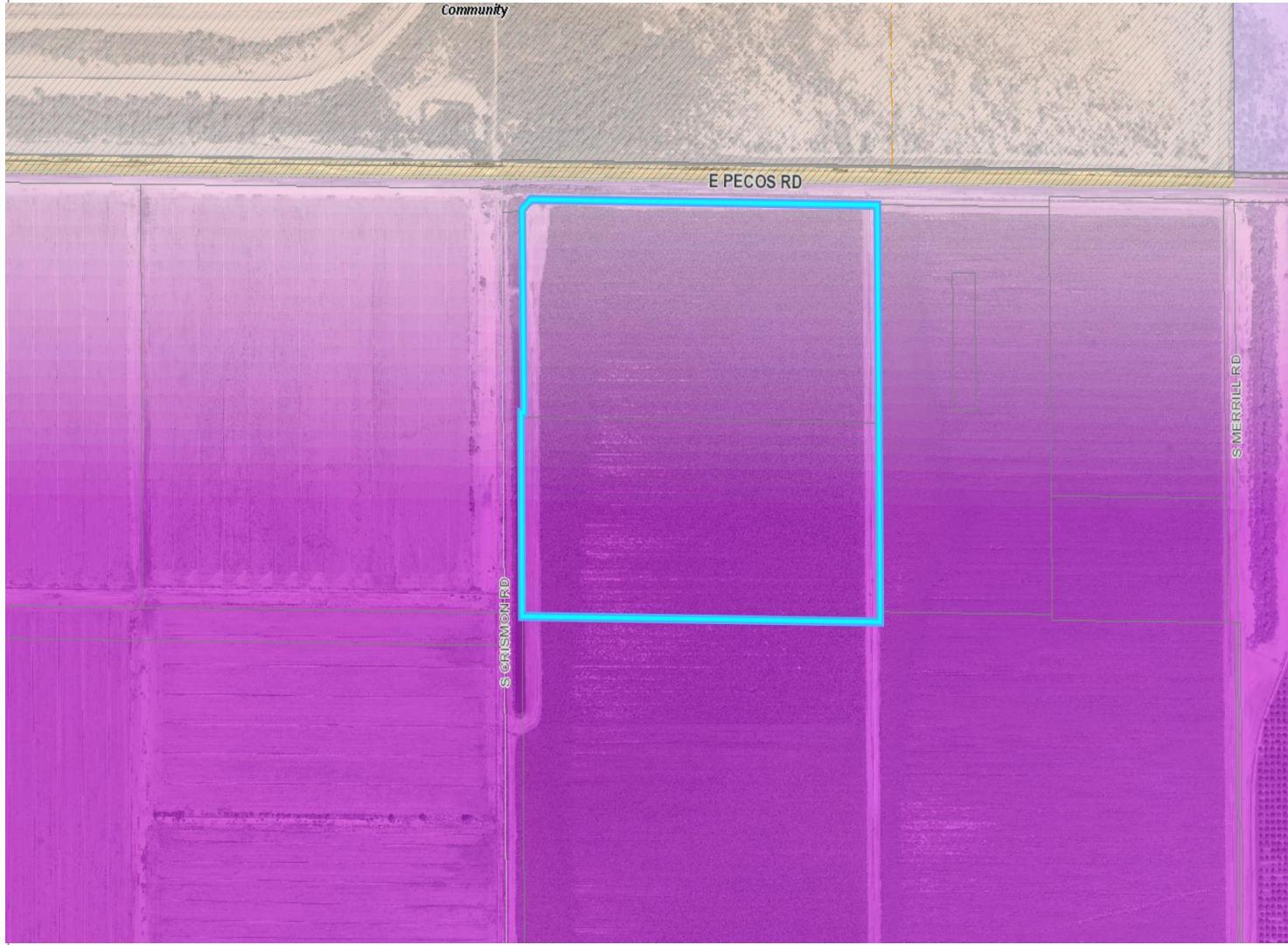


# Site Photo



Looking south towards the site from Pecos 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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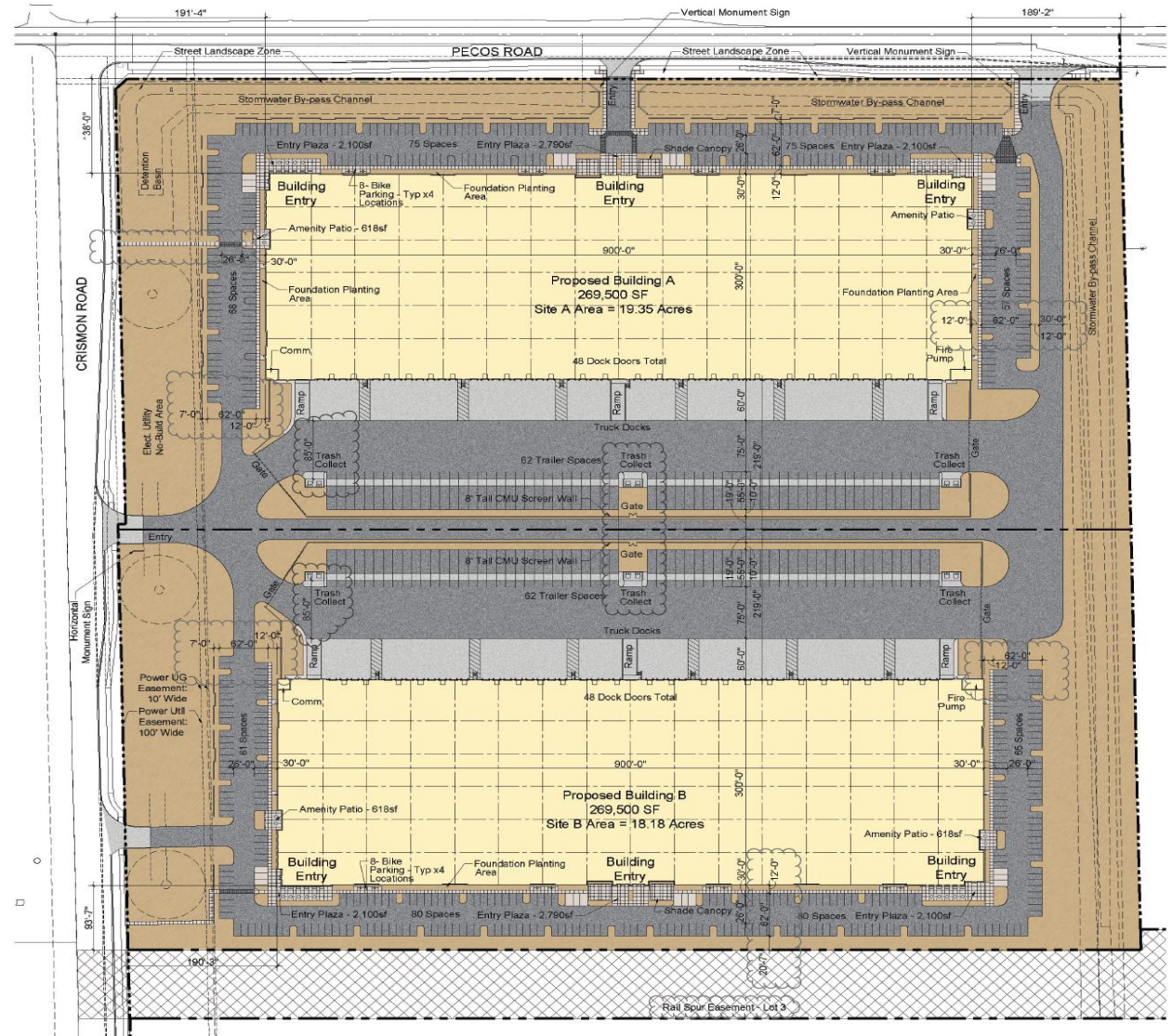
- General Industrial
- Proposed industrial uses permitted in GI zoning district





# Site Plan

- 2 large-scale industrial buildings
- 269,500 square feet of ground floor area per building
- Access from Crismon Road & Pecos Road
- 1,170 on-site parking spaces required; 561 spaces proposed





# Design Review

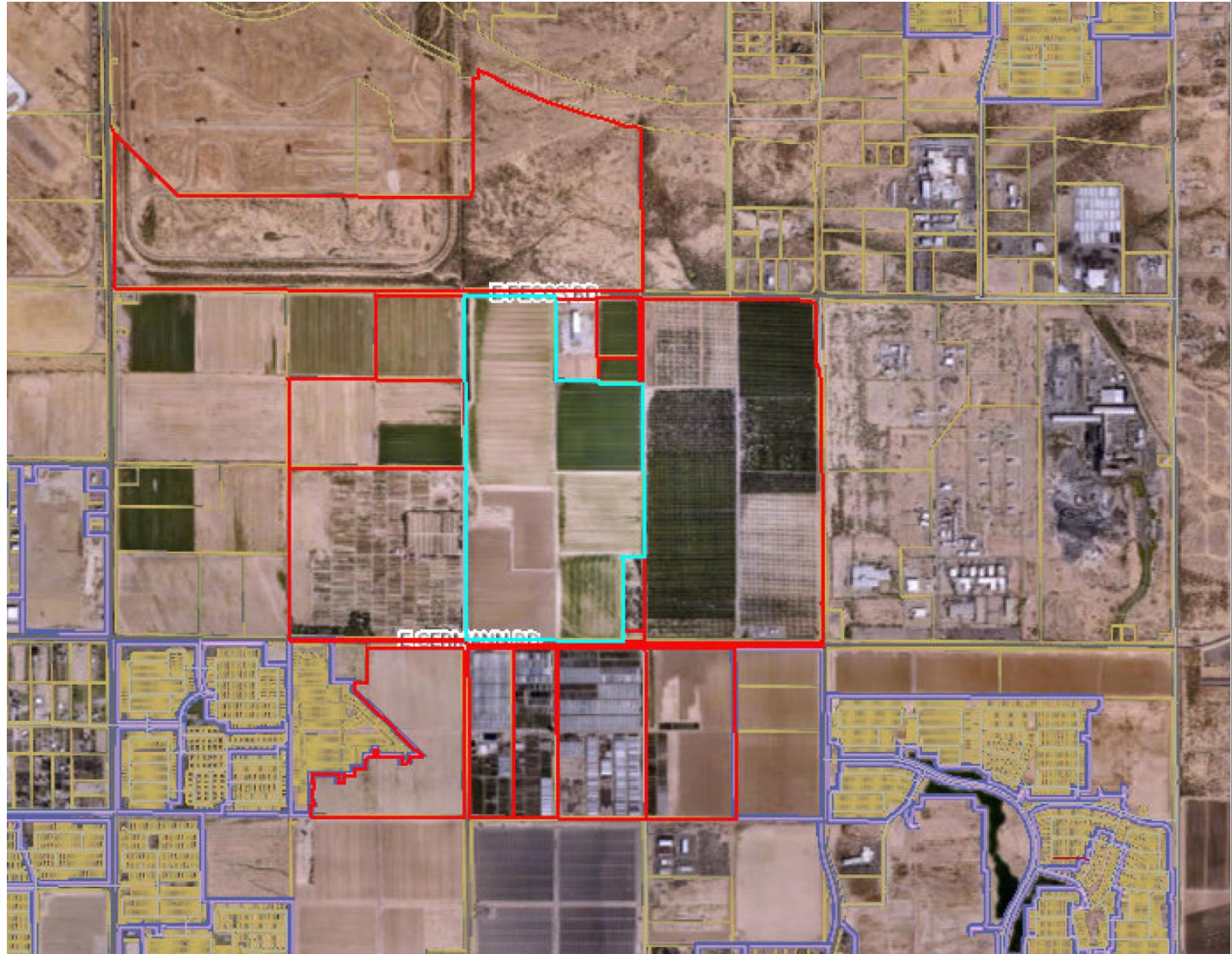
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- Work session on May 10, 2022
- DRB had minor recommendations; staff will work with applicant to address



# 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



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