



PLANNING & ZONING BOARD

June 22, 2022



ZON21-00792



Request

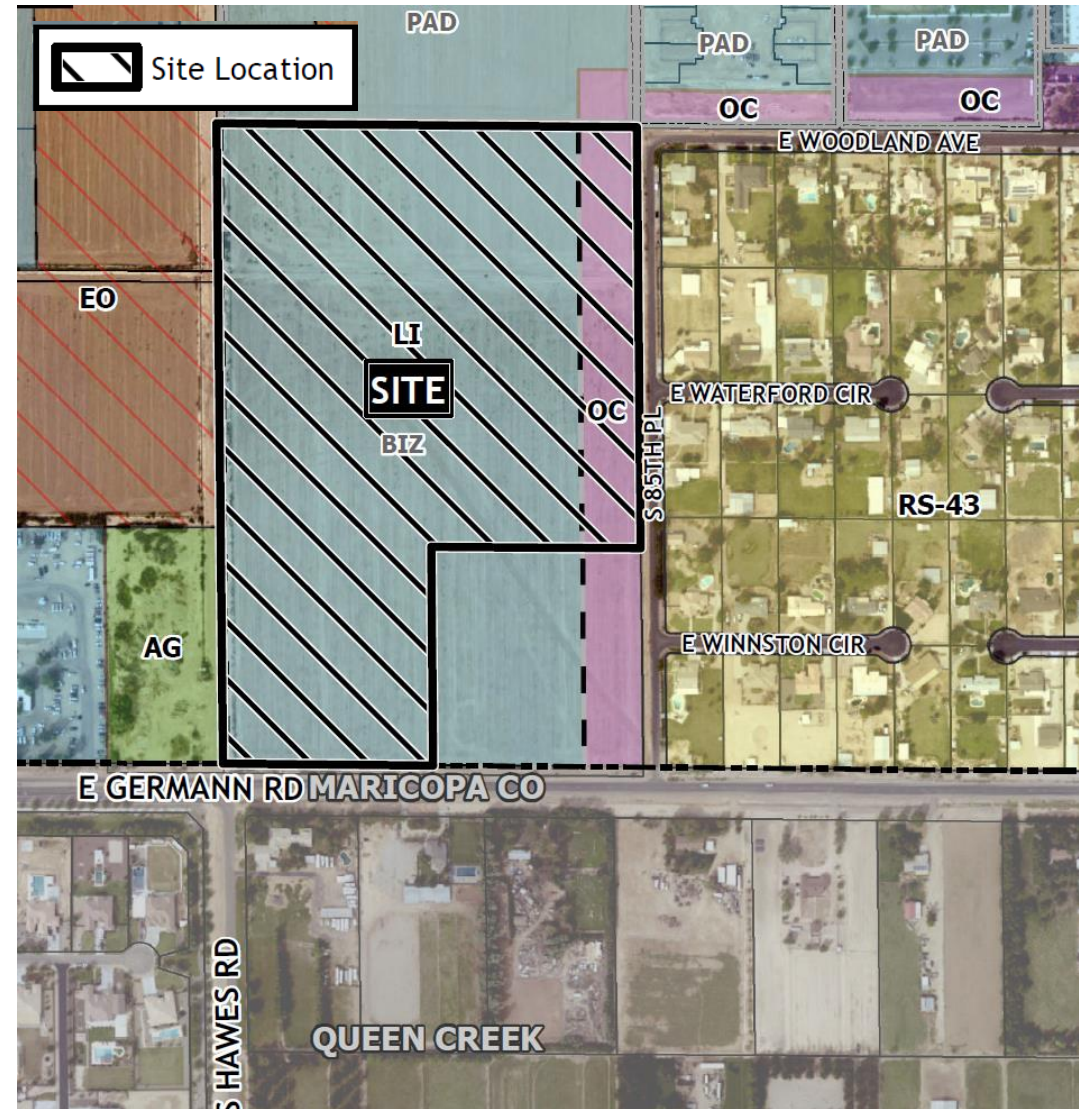
- Rezone from LI & OC BIZ to LI & OC PAD, and Site Plan Review
- Preliminary Plat

Purpose

- To allow for an industrial development

Location

- North side of Germann Road
- East side of Hawes Road alignment



Site Photo

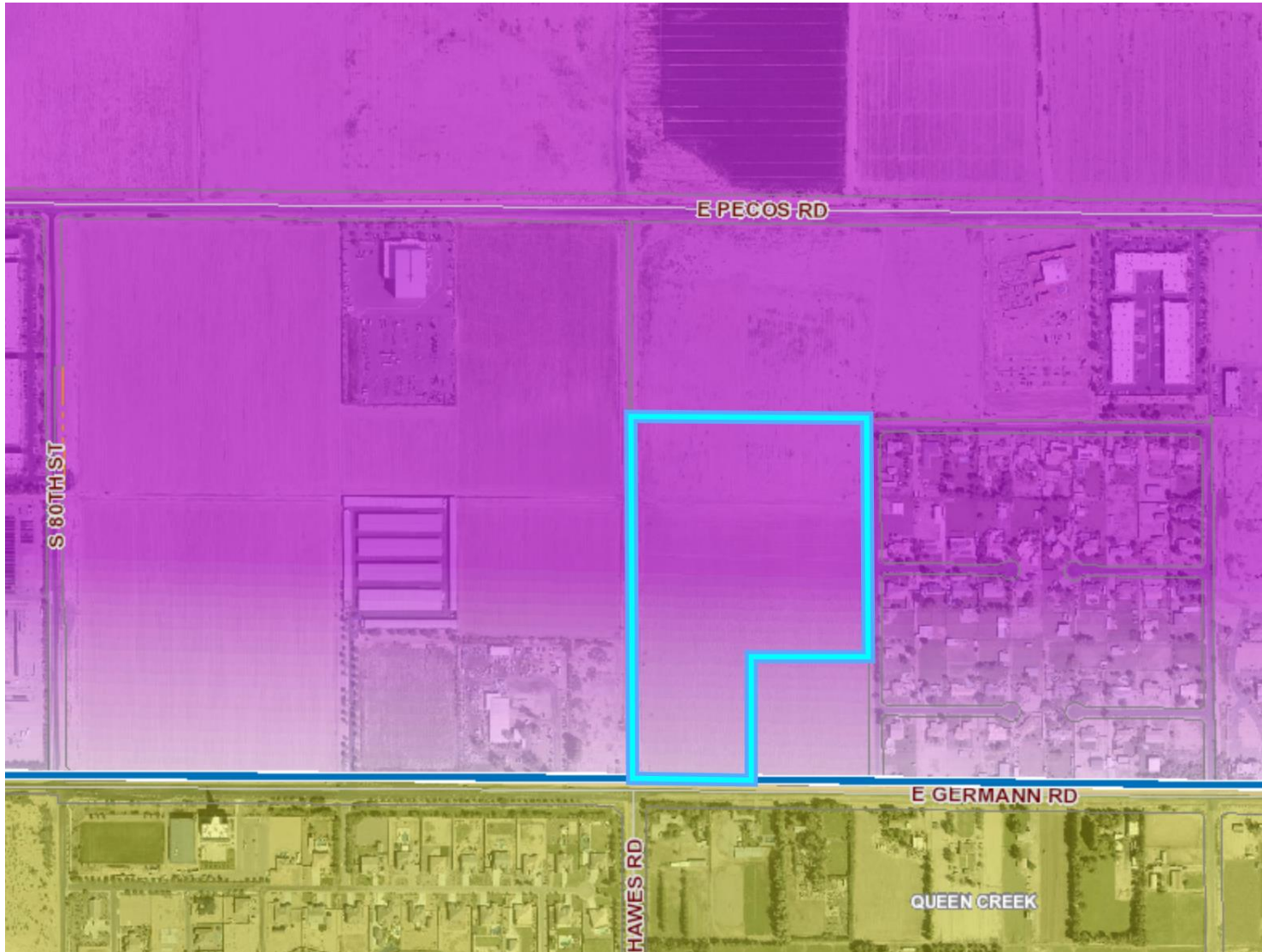


Looking north toward the site from Germann Road

Site Photo



Looking southwest across the site from 85th Place



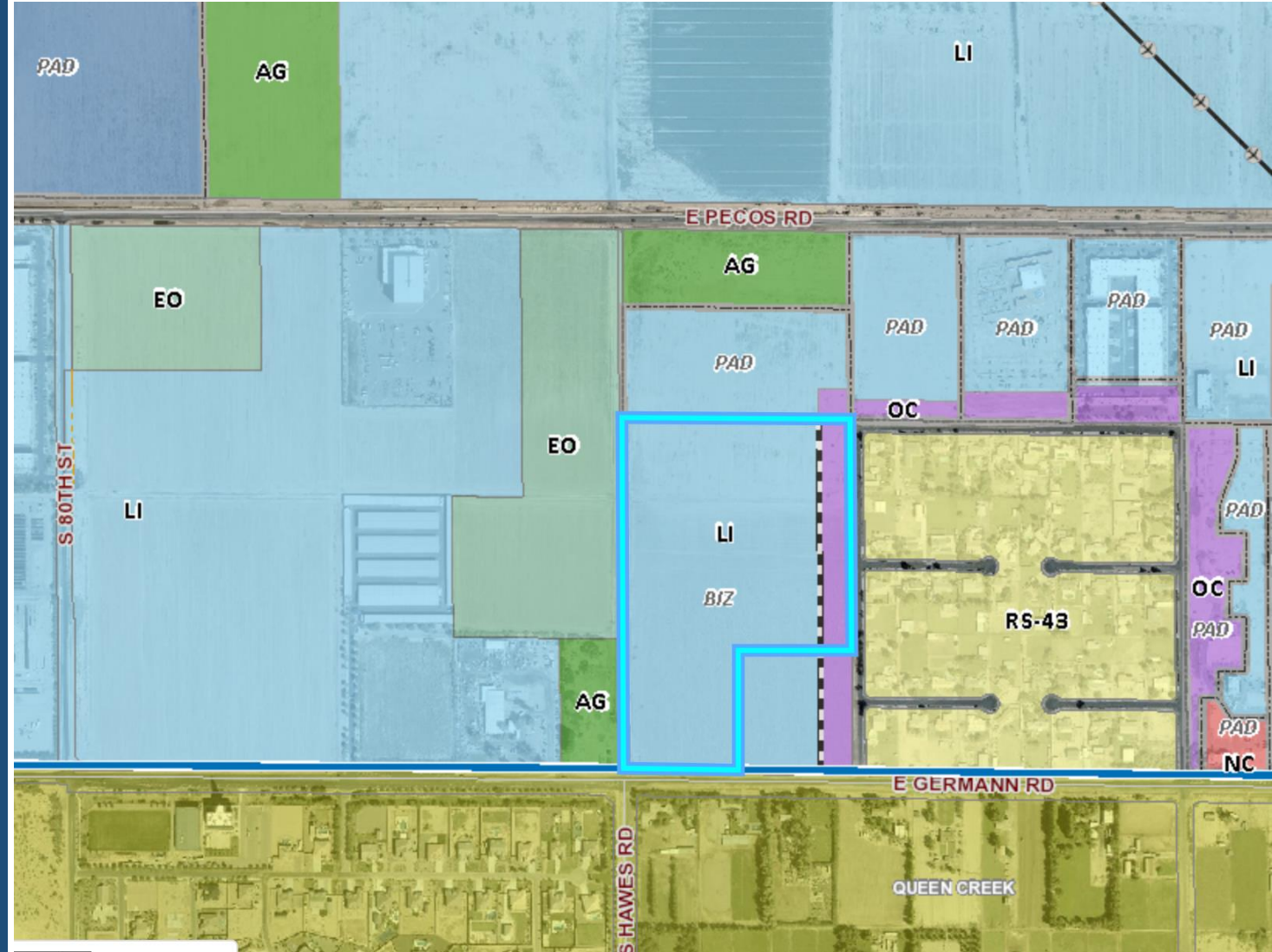
General Plan

Employment

- Wide range of employment opportunities
- High quality settings
- Office, office-warehouse, research and development

Zoning

- Currently zoned LI-BIZ and OC-BIZ and OC-PAD
- Proposed rezoning to LI-PAD and OC-PAD
- Industrial uses permitted in LI zoning district



PAD Request

Development Standard	Required	Proposed
Max. building height	40 feet	46 feet
Parapet detailing	Cornices, moldings, trim, etc	Not required
Materials & colors	≤50% of total façade covered with each material	All buildings covered with one material
Roof-mounted equipment screening	Screening element ≥ height of equipment	Line-of-sight screening
Parking area screening	Screen wall setback >5-ft from parking space	Screen wall setback ≥2-ft from parking space

Justification: 83-ft-wide landscape setback along 85th Place

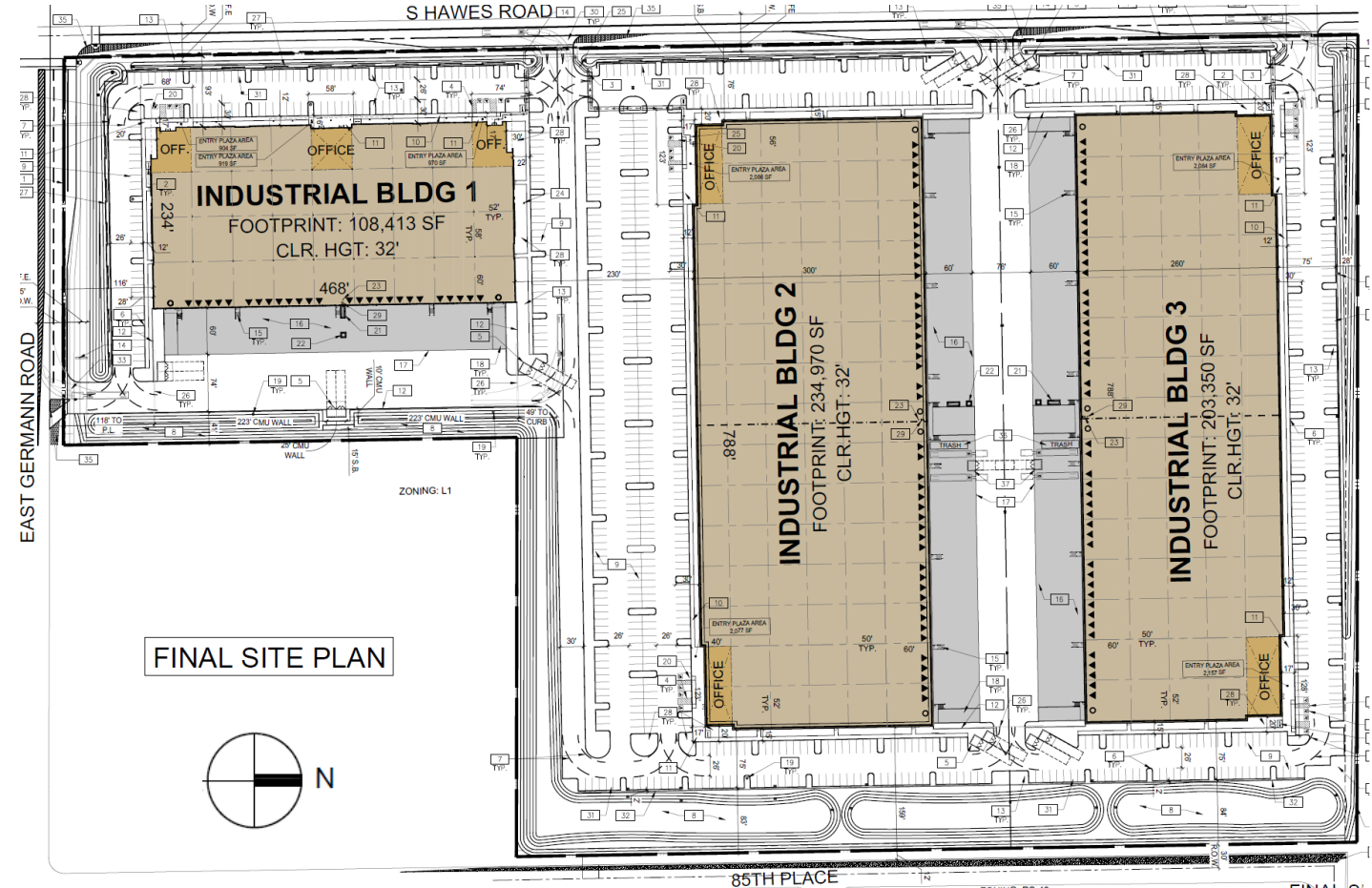
PAD Request

Development Standard	Required	Proposed
Parking spaces required	75% at 1 space per 500 sq ft plus 25% at 1 space per 375 sq ft	1 parking space per 600 square feet of building area
<u>Foundation base</u> Exterior walls with public entrances	15-ft-wide foundation base	12-ft-wide foundation base
Building entrances for buildings larger than 10,000 sq ft	20-ft x 20-ft entry plaza	20-ft x 16-ft entry plaza

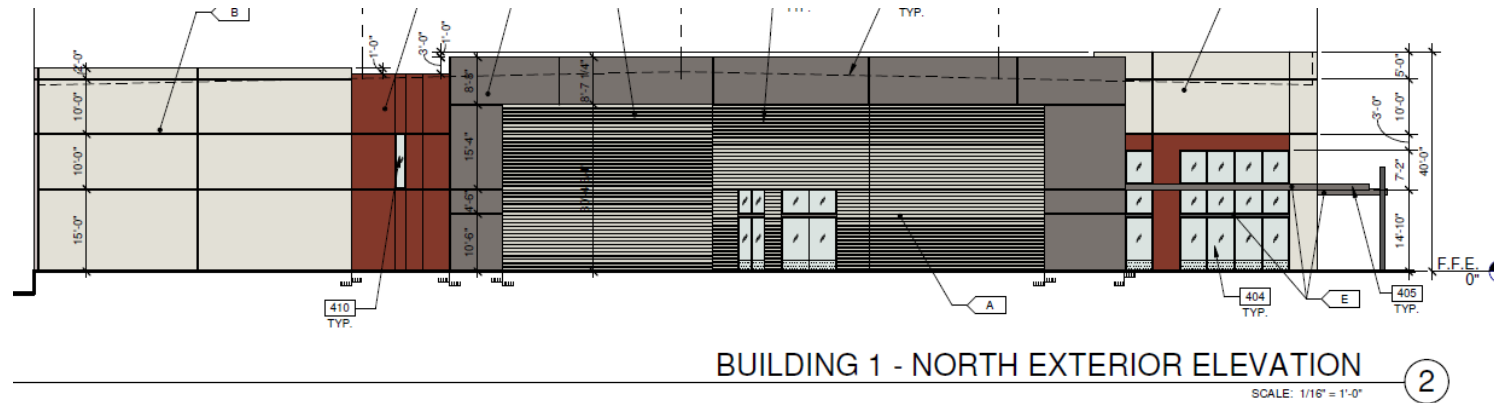
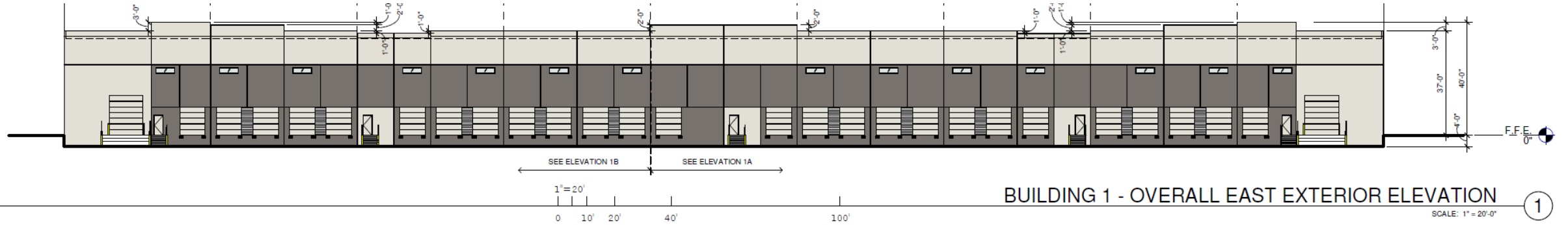
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Site Plan

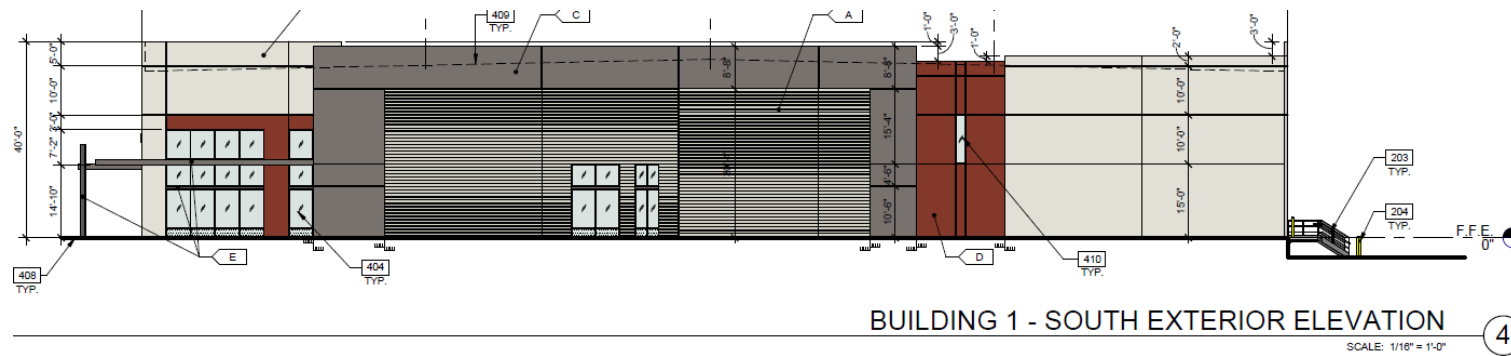
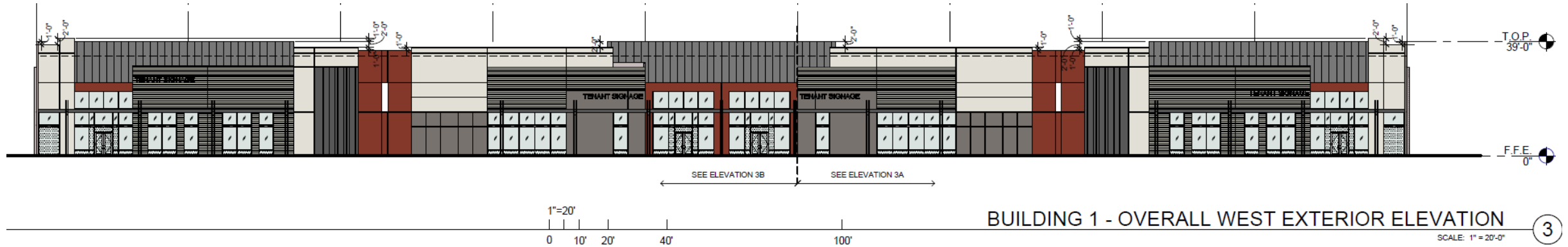
- Three industrial buildings
- 546,733 total square feet
- Screened loading areas
- Access from Germann and Hawes Roads
- 1,185 on-site parking spaces required; 931 spaces proposed



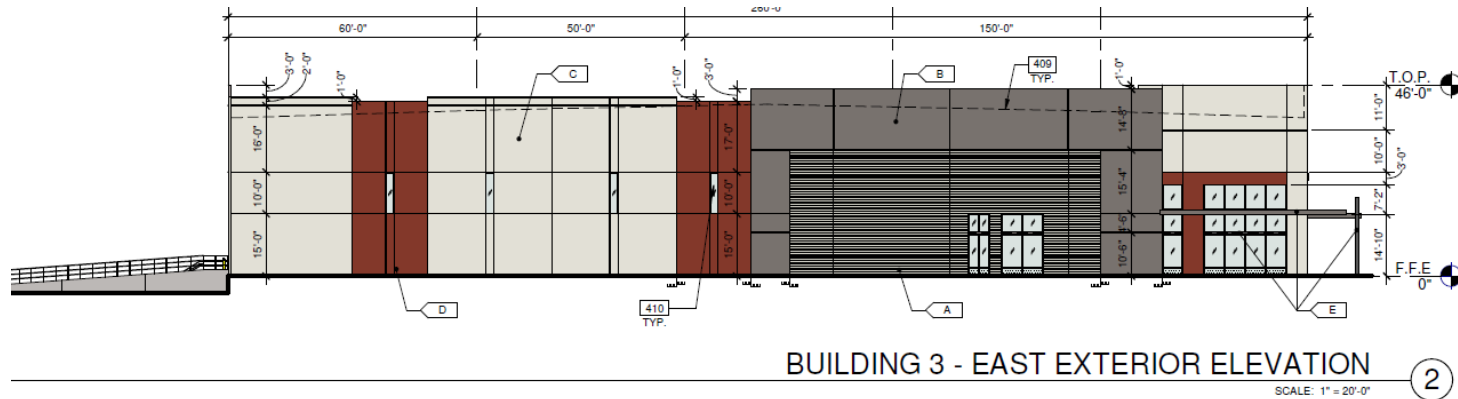
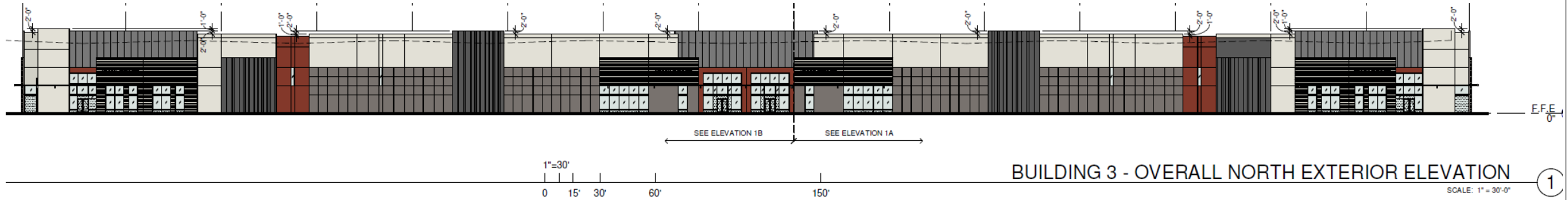
Elevations



Elevations



Elevations



Renderings



STREET VIEW 2 - 85TH PLACE

Renderings



STREET VIEW - 85TH PLACE

Citizen Participation

- Mailed letters to property owners within 1,000 feet of the site and HOAs and Registered Neighborhoods
- Neighborhood meeting October 19, 2021
- 500-ft public notice for public hearing
- Staff received no inquiries from neighbors



Summary

Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Criteria for the PAD outlined in Chapter 22 of the MZO
- ✓ Criteria for Site Plan Review outlined in Chapter 69 of the MZO

Staff Recommendation

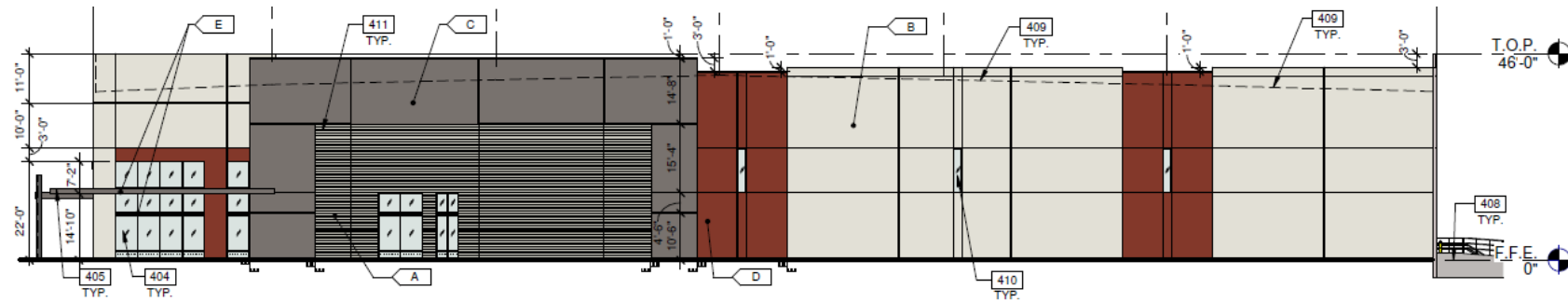
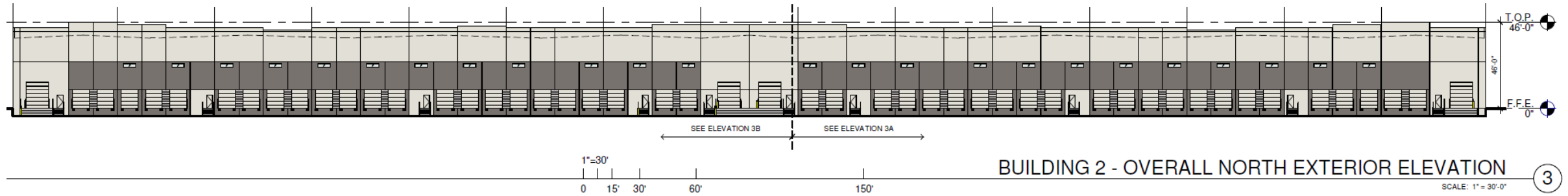
Approval with Conditions



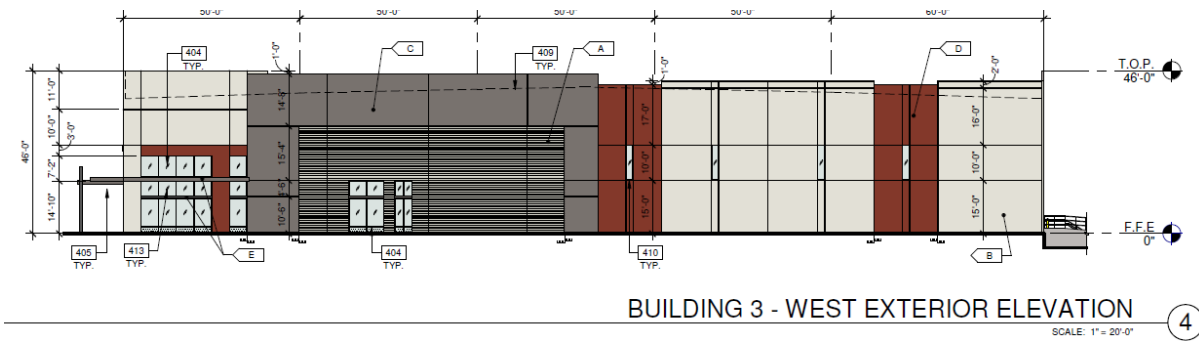
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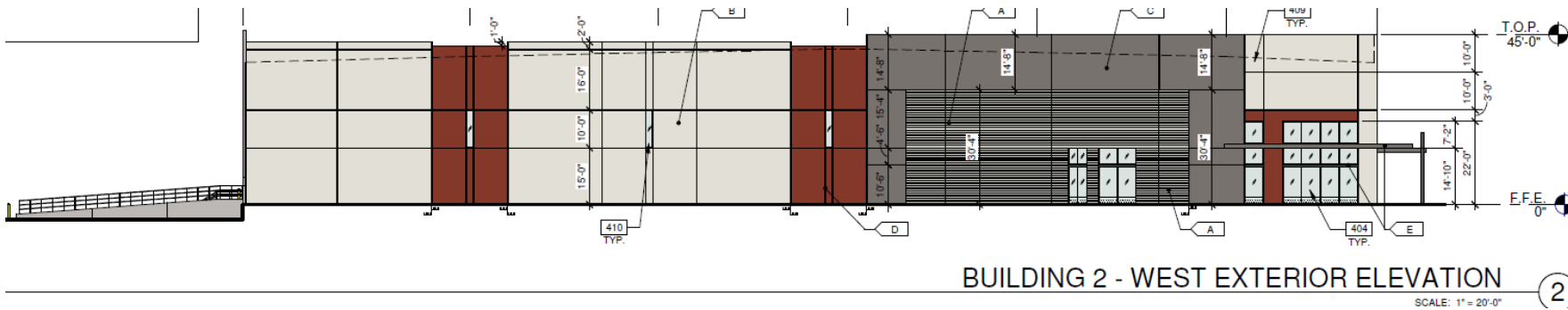
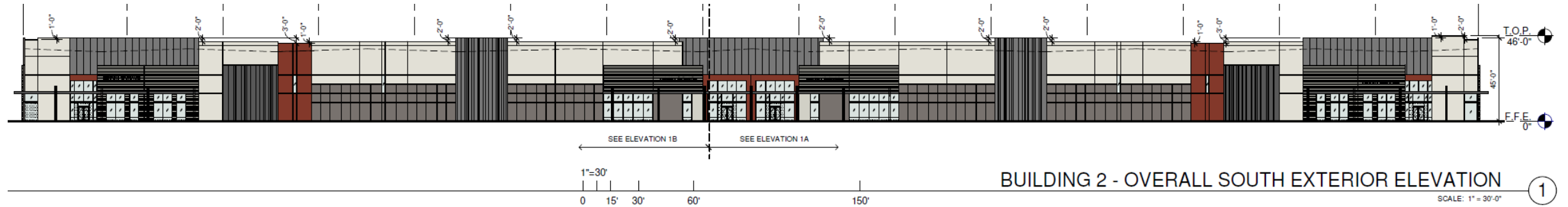
Elevations



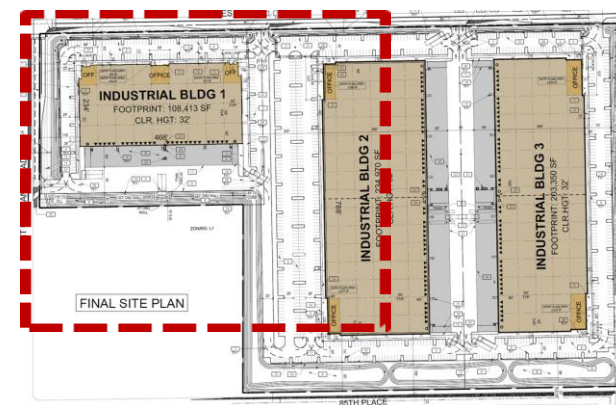
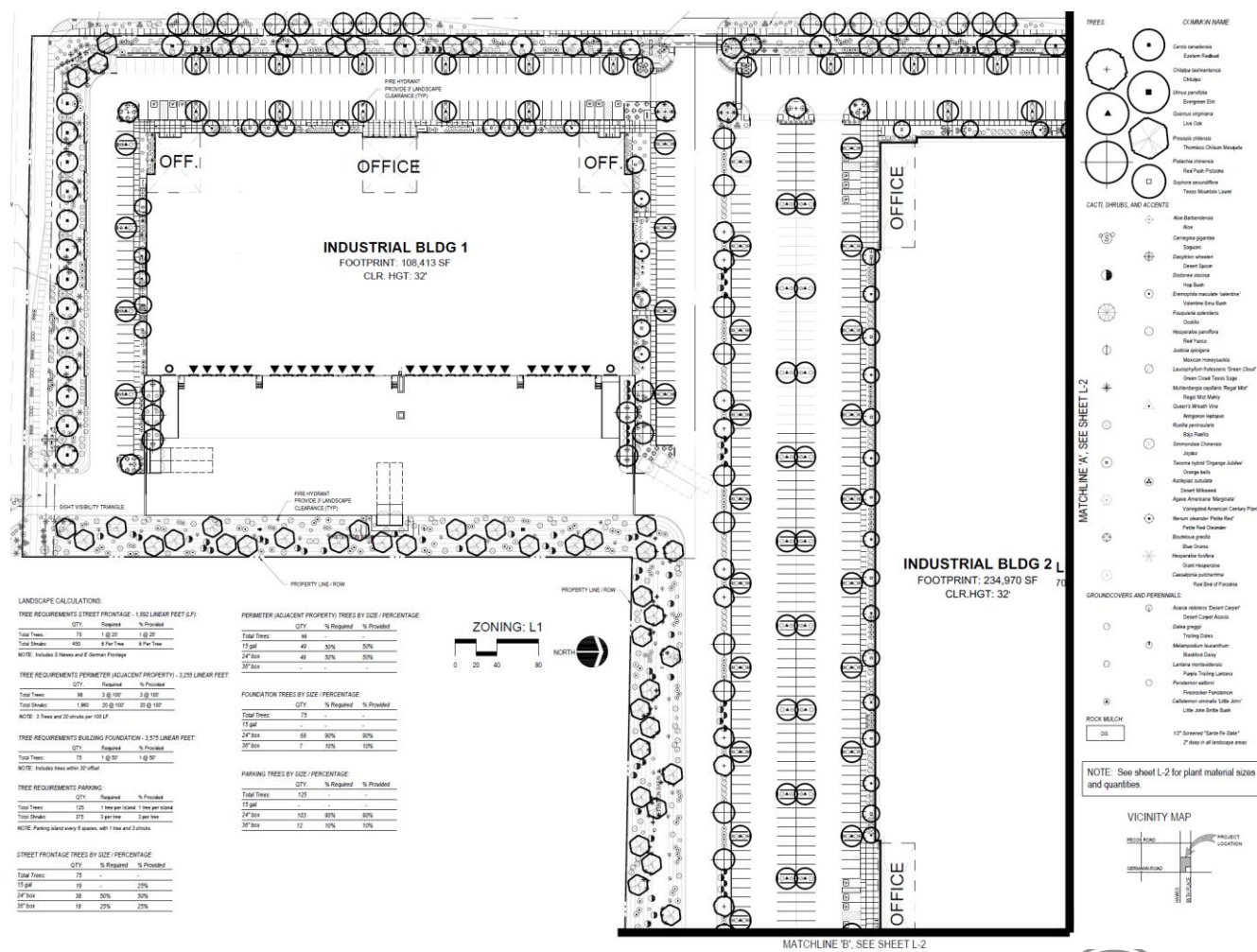
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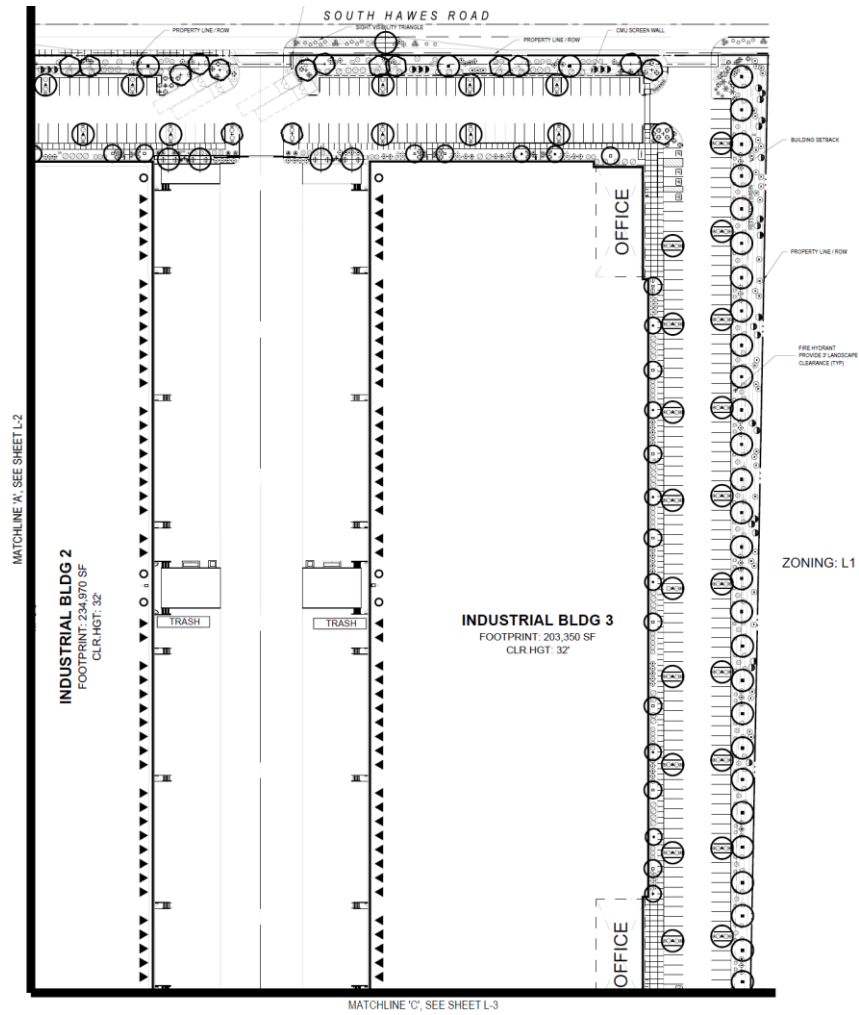
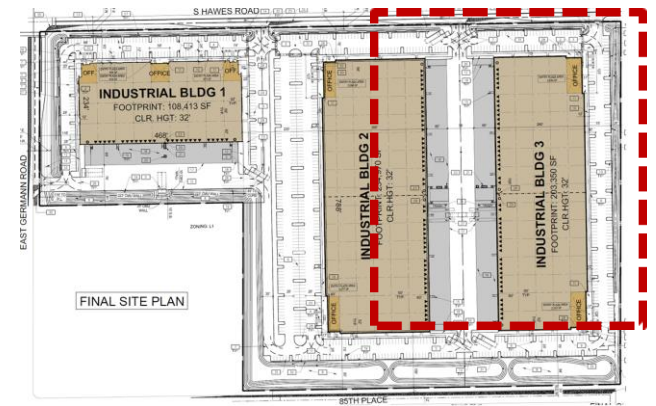
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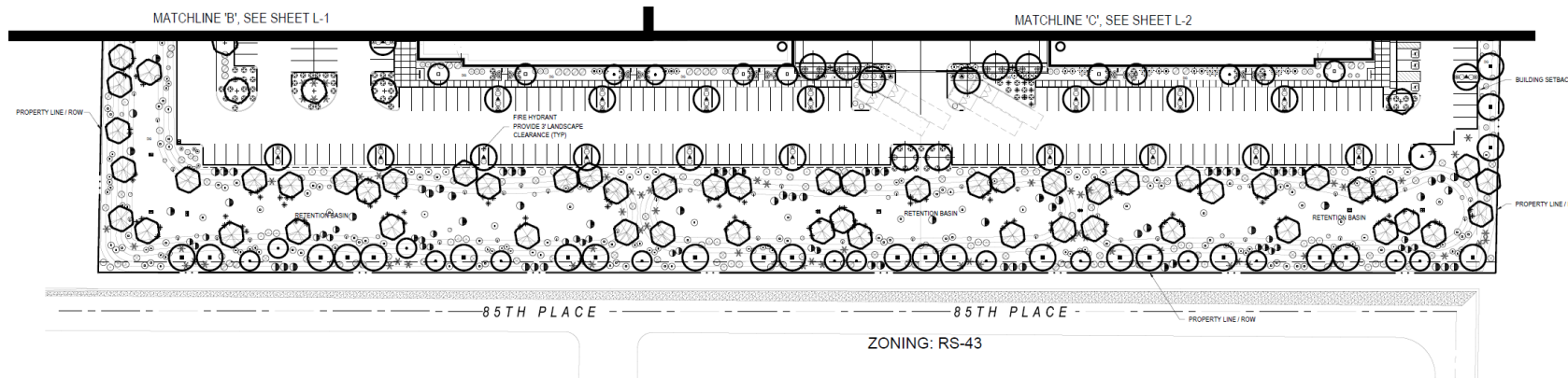
Landscape Plan



Landscape Plan

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Landscape Plan



PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME COMMON NAME	CACTI, SHRUBS, AND ACCENTS	GROUNDCOVERS AND PERENNIALS
TREES:			
	<i>Cercis canadensis</i> Eastern Redbud		<i>Azalea indica</i> 'Desert Carpet' Desert Carpet Azalea
	<i>Chitalpa baccata</i> Chitalpa		<i>Delina greggii</i> Trailing Delina
	<i>Ulmus parvifolia</i> Evergreen Elm		<i>Melampyrum lineatum</i> Blackfoot Daisy
	<i>Quercus virginiana</i> Live Oak		<i>Lantana montevidensis</i> Purple Trailing Lantana
	<i>Pinopsis chinensis</i> Thornless Chinese Mesquite		<i>Pentstemon exaltatus</i> Prostrated Pentstemon
	<i>Platydia chinensis</i> Red Push Platydia		<i>Callidemon viminalis</i> 'Little John' Little John Brita Bush
	<i>Sophora secundiflora</i> Texas Mountain Laurel		<i>12" Screened 'Santa Fe Stars'</i> 2" deep in all landscape areas

