



# PLANNING & ZONING BOARD

September 14, 2022



**ZON22-00247**



## Request

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- Site Plan Review

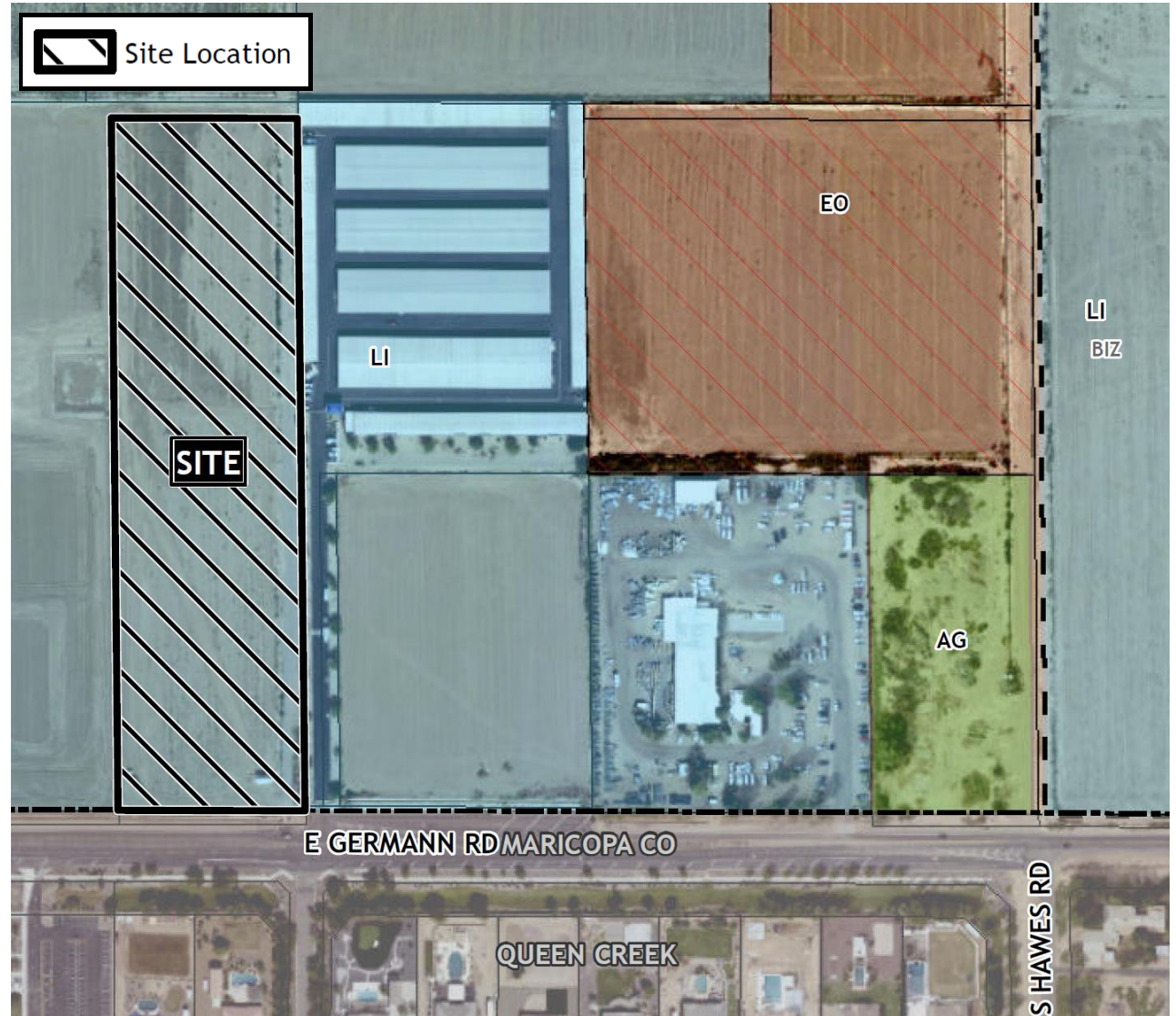
## Purpose

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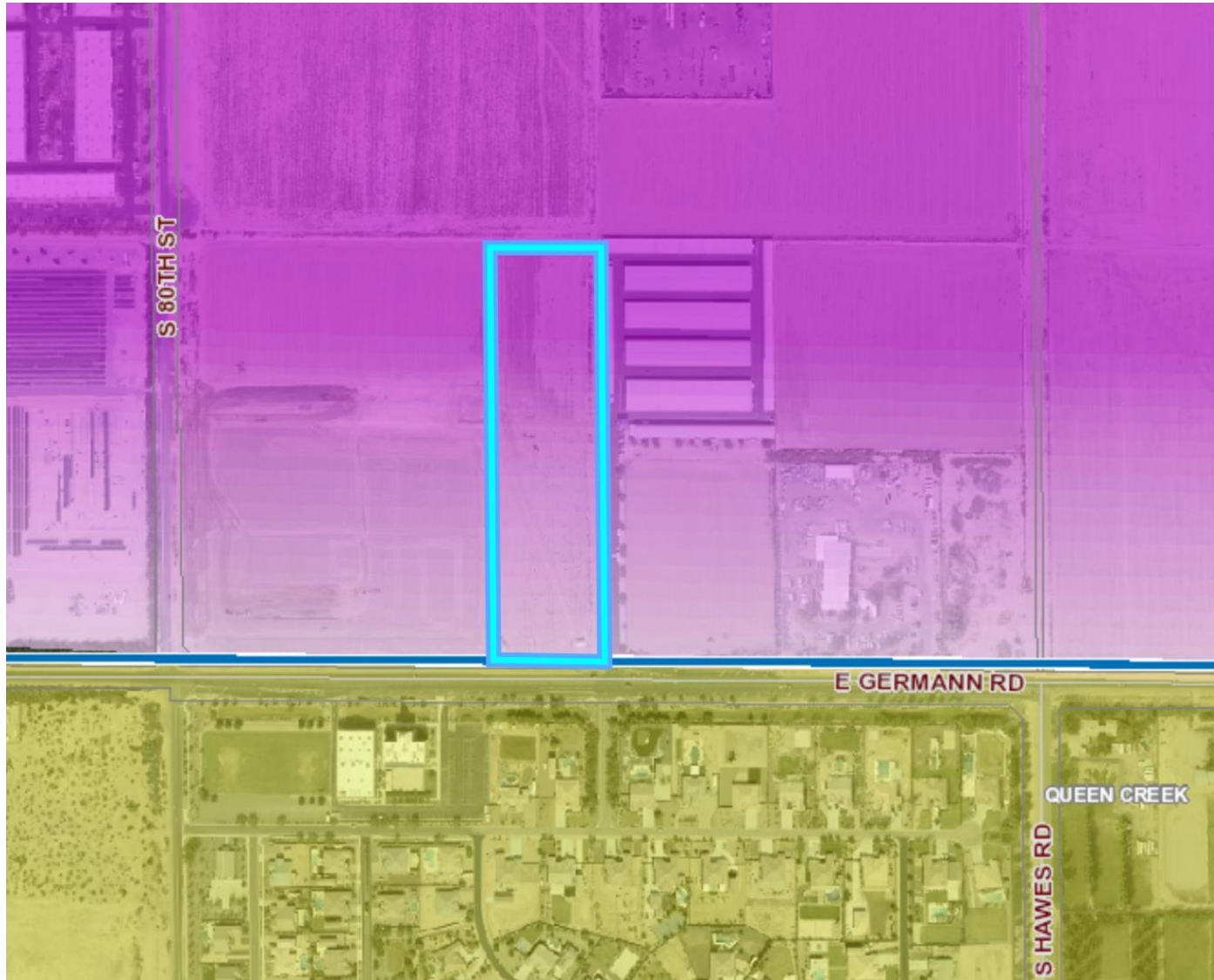
- Allow for a four-building industrial development

# Location

- West of Hawes Road
- North side of Germann Road







# General Plan

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## Employment

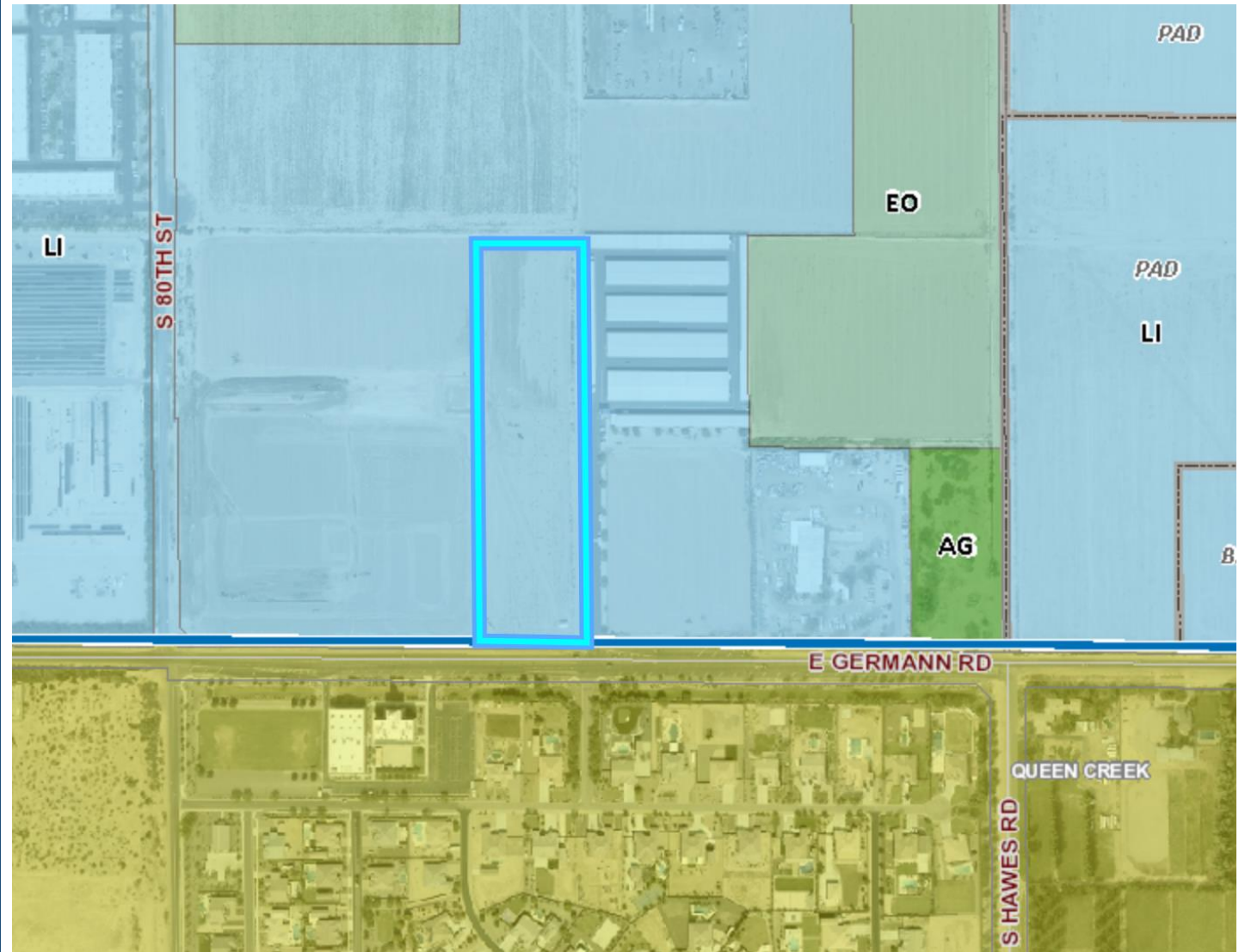
- Business Parks
- Wide range of employment

## Zoning (Existing)

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Limited Industrial (LI)

- Office & Warehouse uses are permitted



# Site Photo

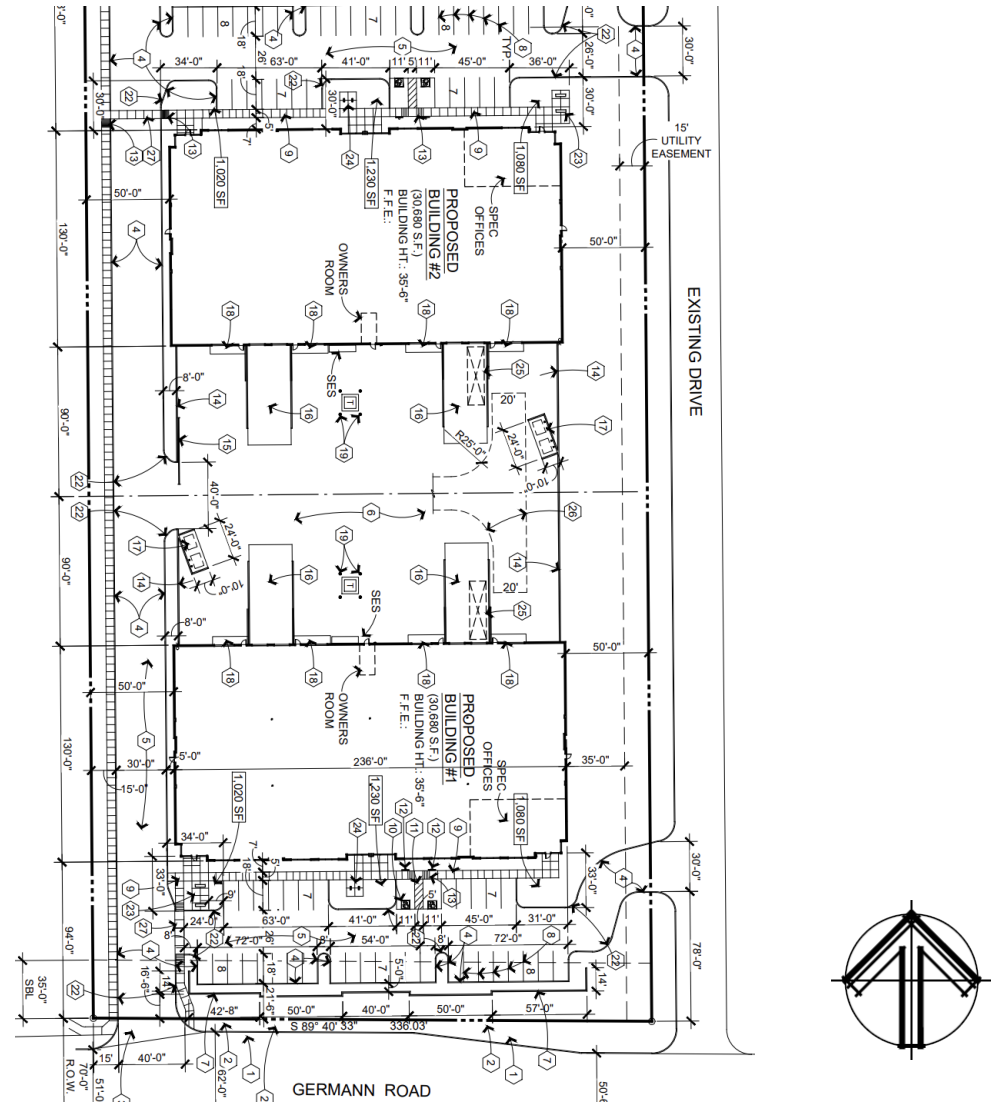


Looking northwest from Germann Rd



# Site Plan – Buildings 1 & 2

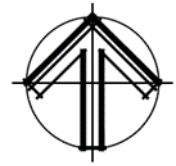
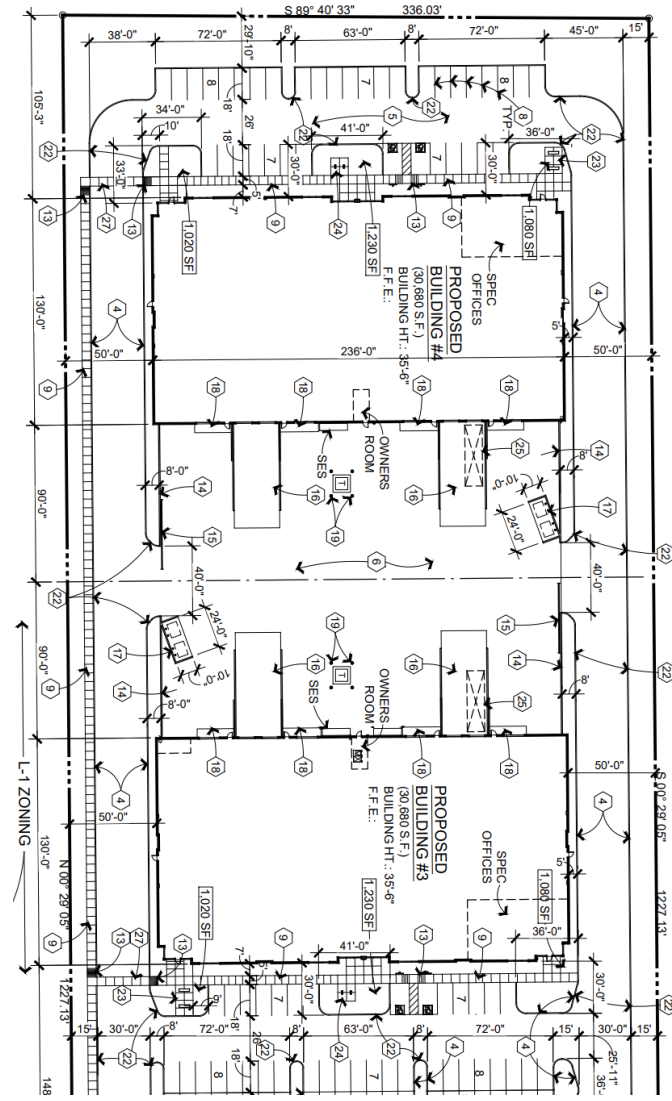
- Four industrial buildings
- Pedestrian path to each building
- Access from Germann Rd and private drive
- Screened truck loading areas





# Site Plan – Buildings 3 & 4

9



# Design Review

- September 13, 2022

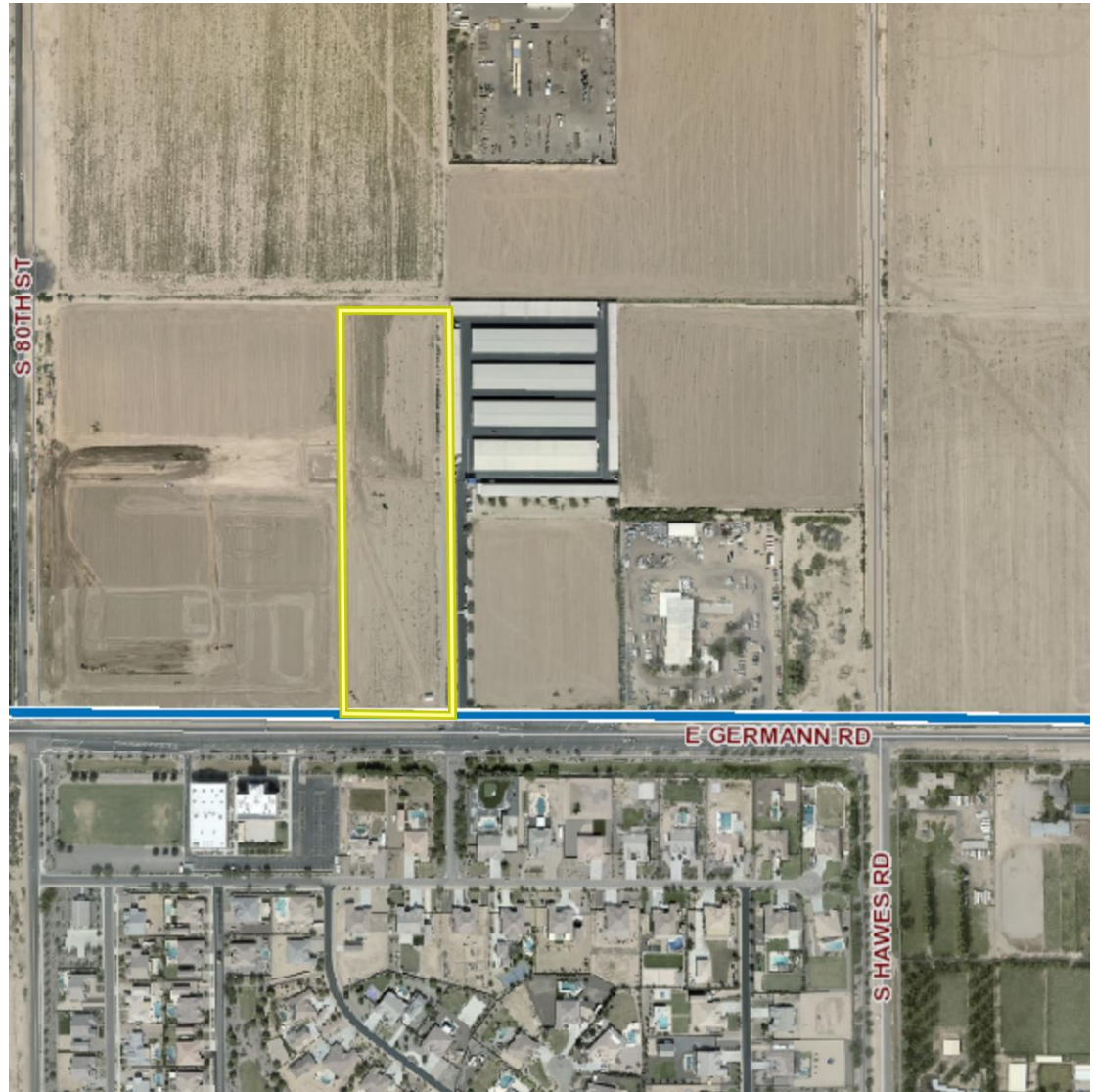


BUILDING 1

# Citizen Participation

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- Property owners within 1,000 feet, HOAs & Registered Neighborhoods
- Comments regarding traffic



# Summary

## Findings

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

## Staff Recommendation

Approval with Conditions

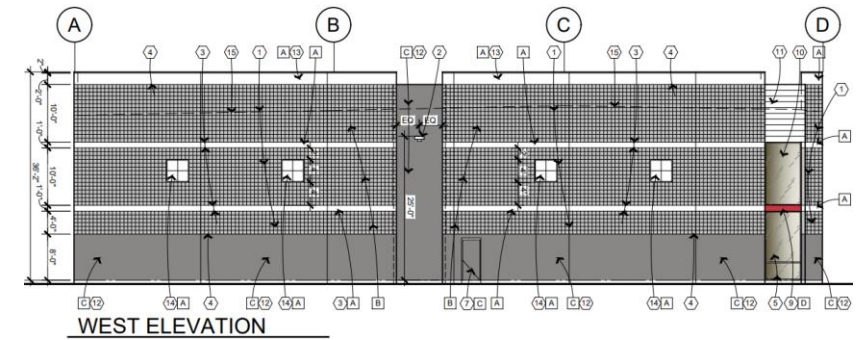
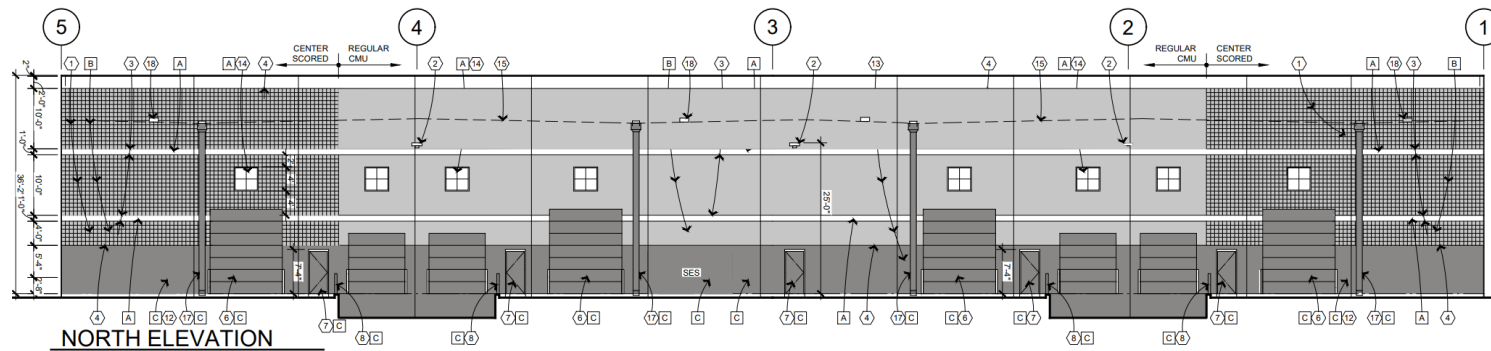
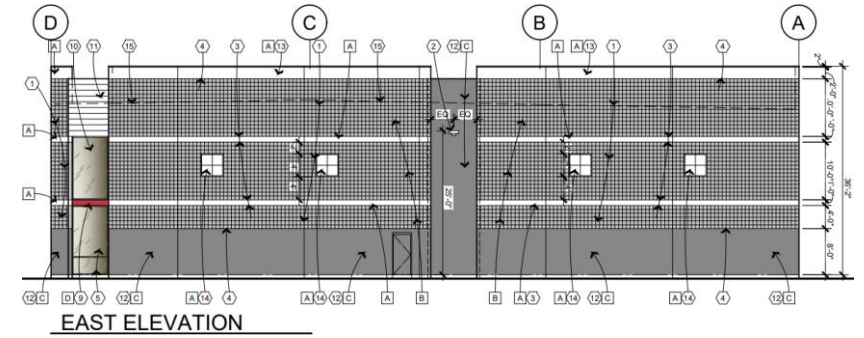
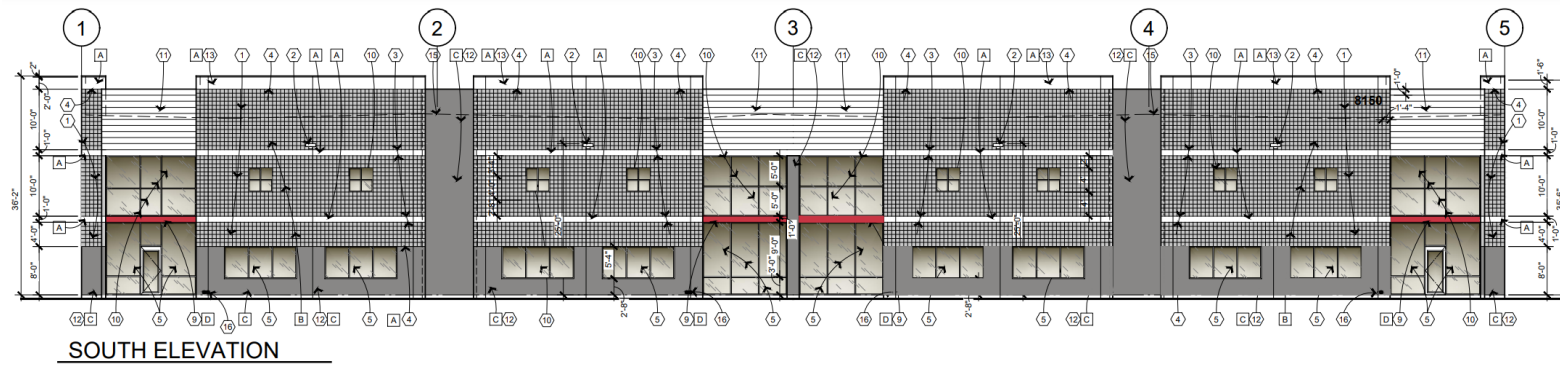




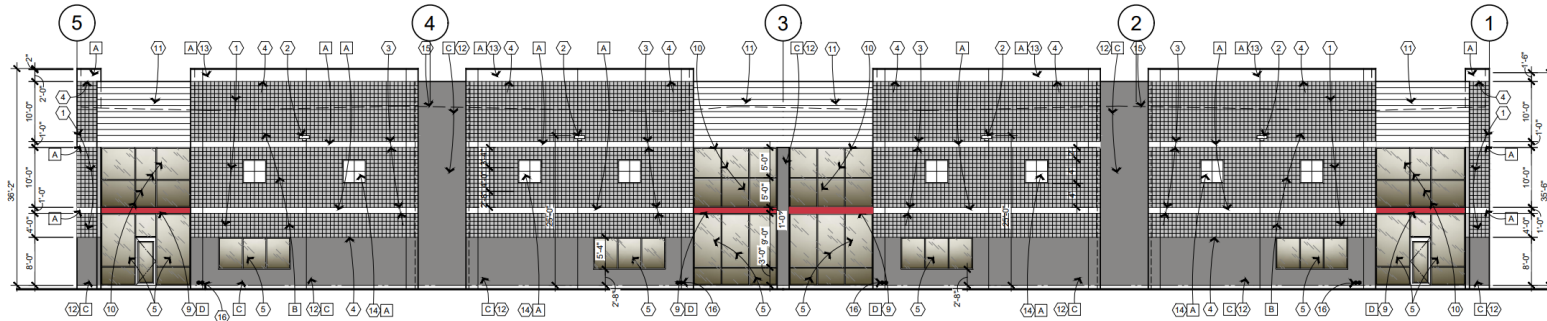
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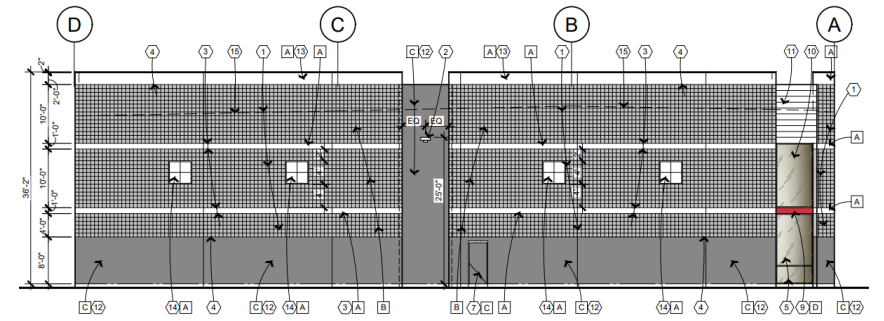
# Elevations – Building 1



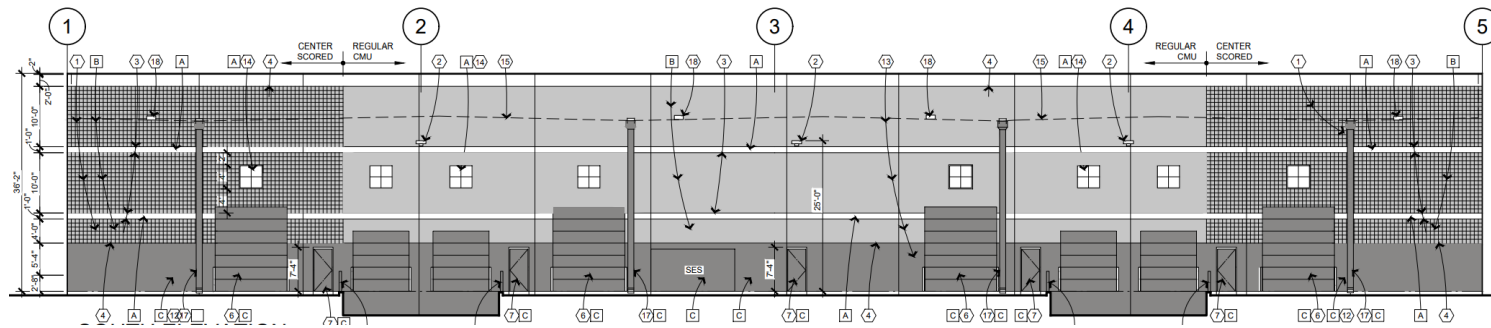
# Elevations – Buildings 2-4



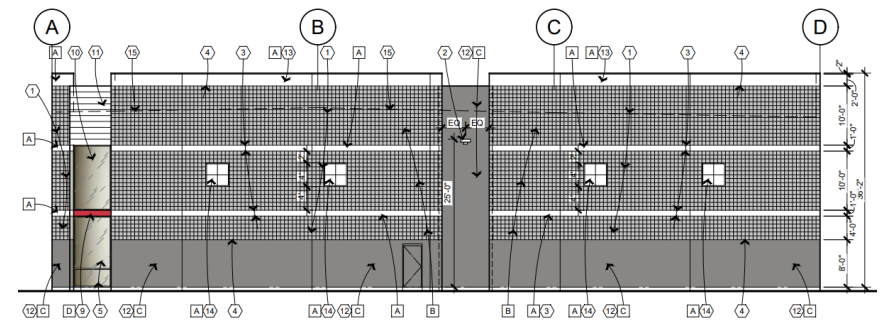
Front Elevation



Left Side Elevation



Rear Elevation



Right Side Elevation