

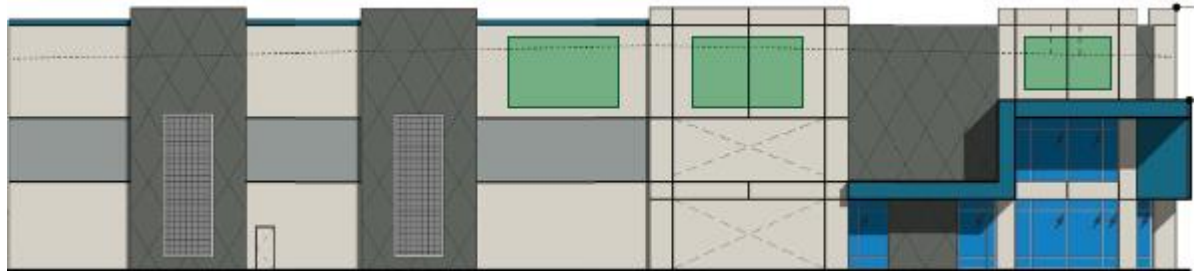
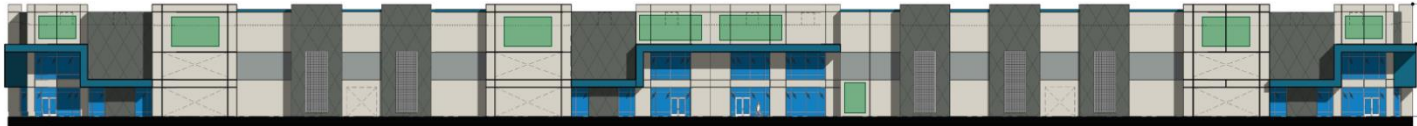


PLANNING & ZONING BOARD

September 14, 2022



ZON22-00607



Request

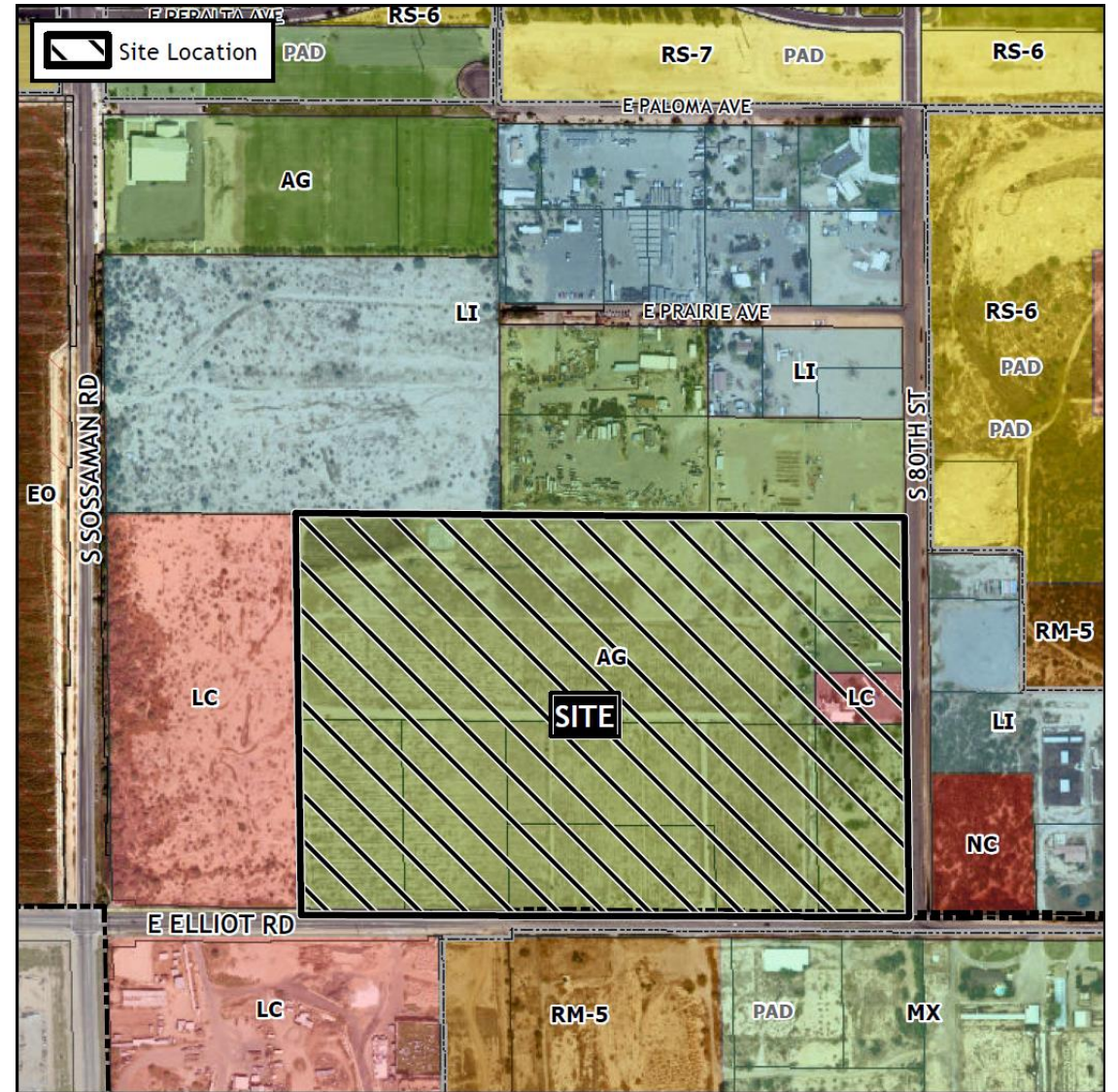
- Rezone, Preliminary Plat, and Site Plan Review

Purpose

- To allow for the development of an industrial development

Location

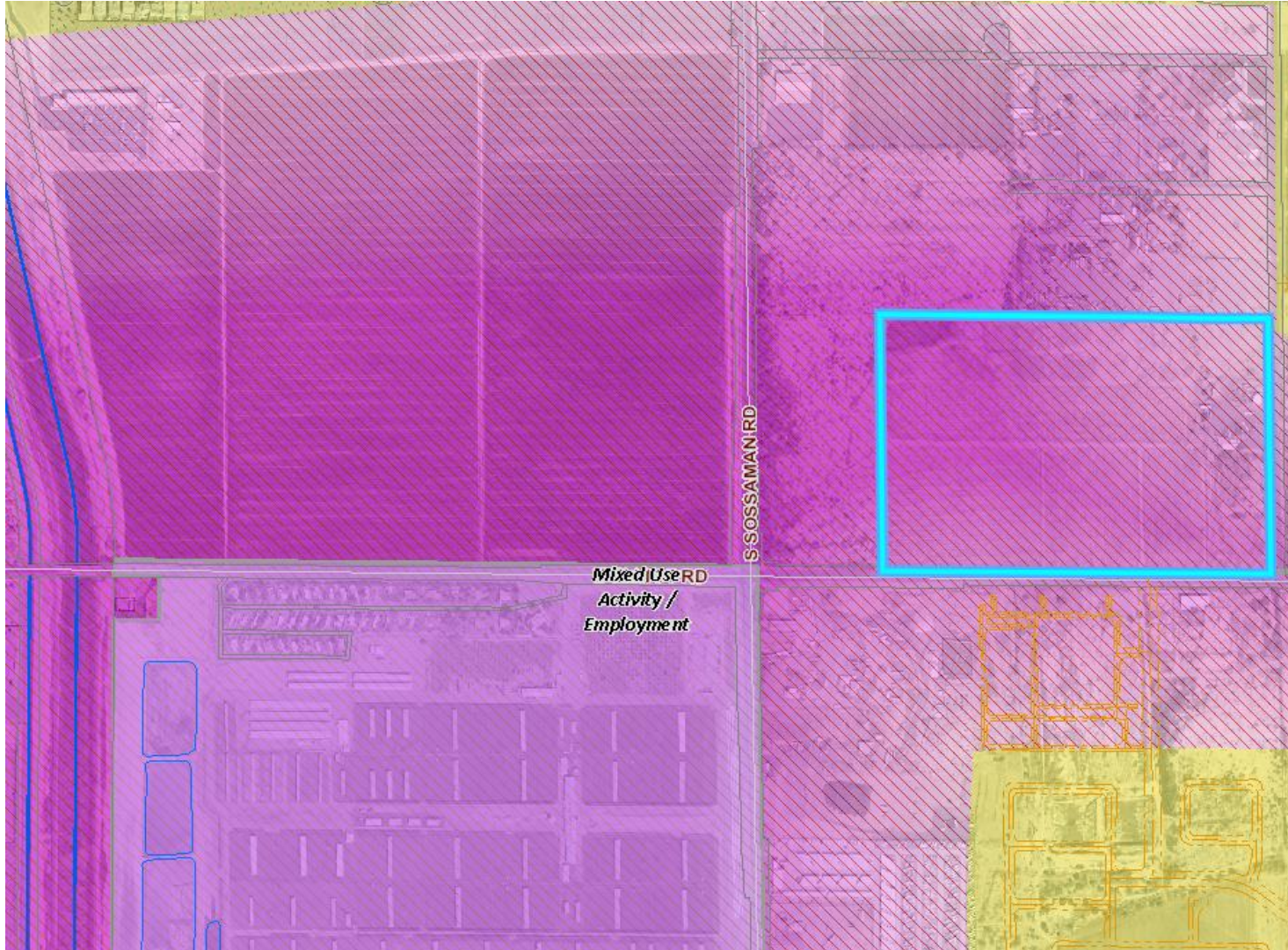
- North of E. Elliot Road
- East of S. Sossaman Road



Site Photo



Looking north towards the site from E. Elliot Road



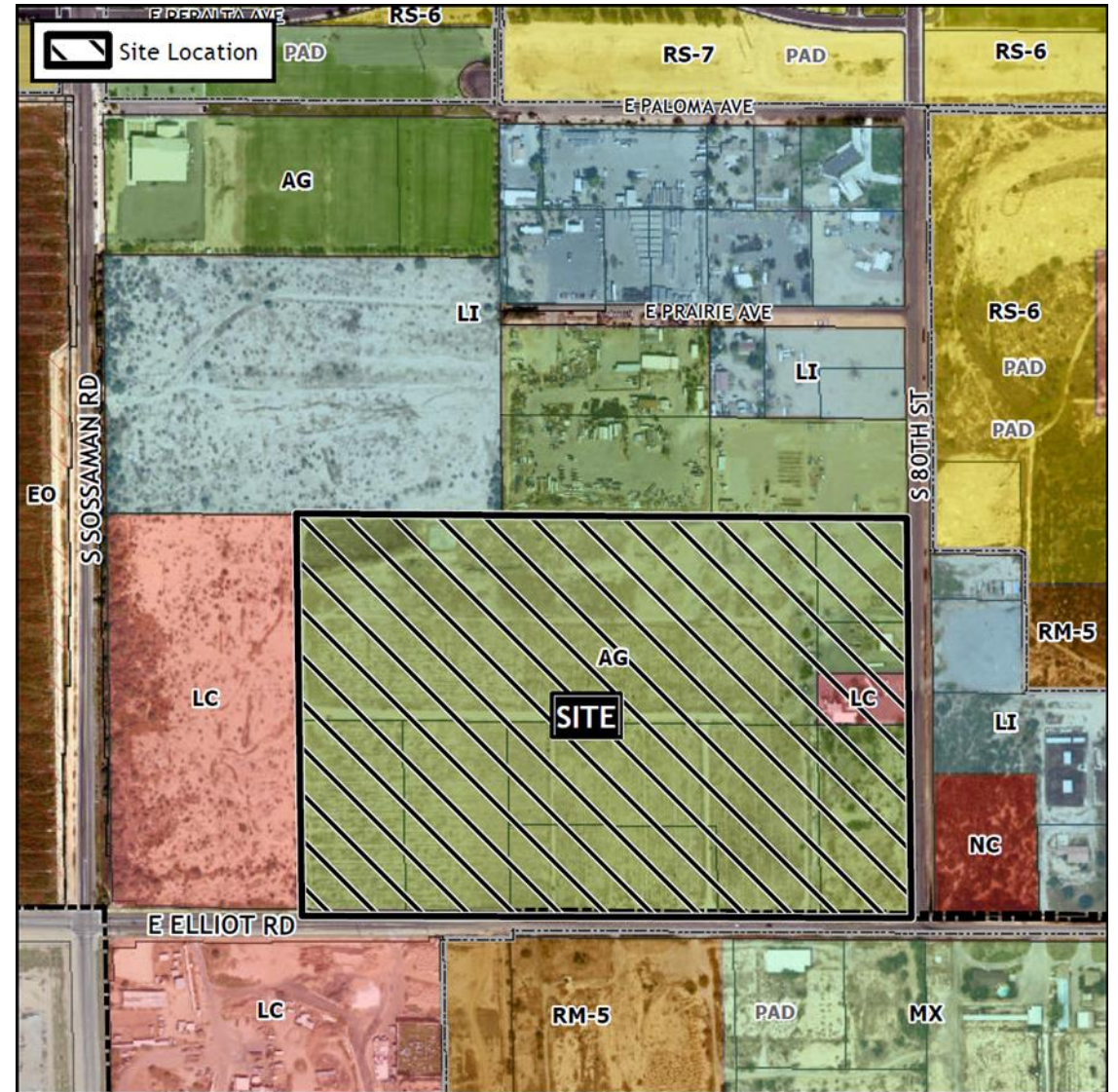
General Plan

Mixed Use Activity/Employment

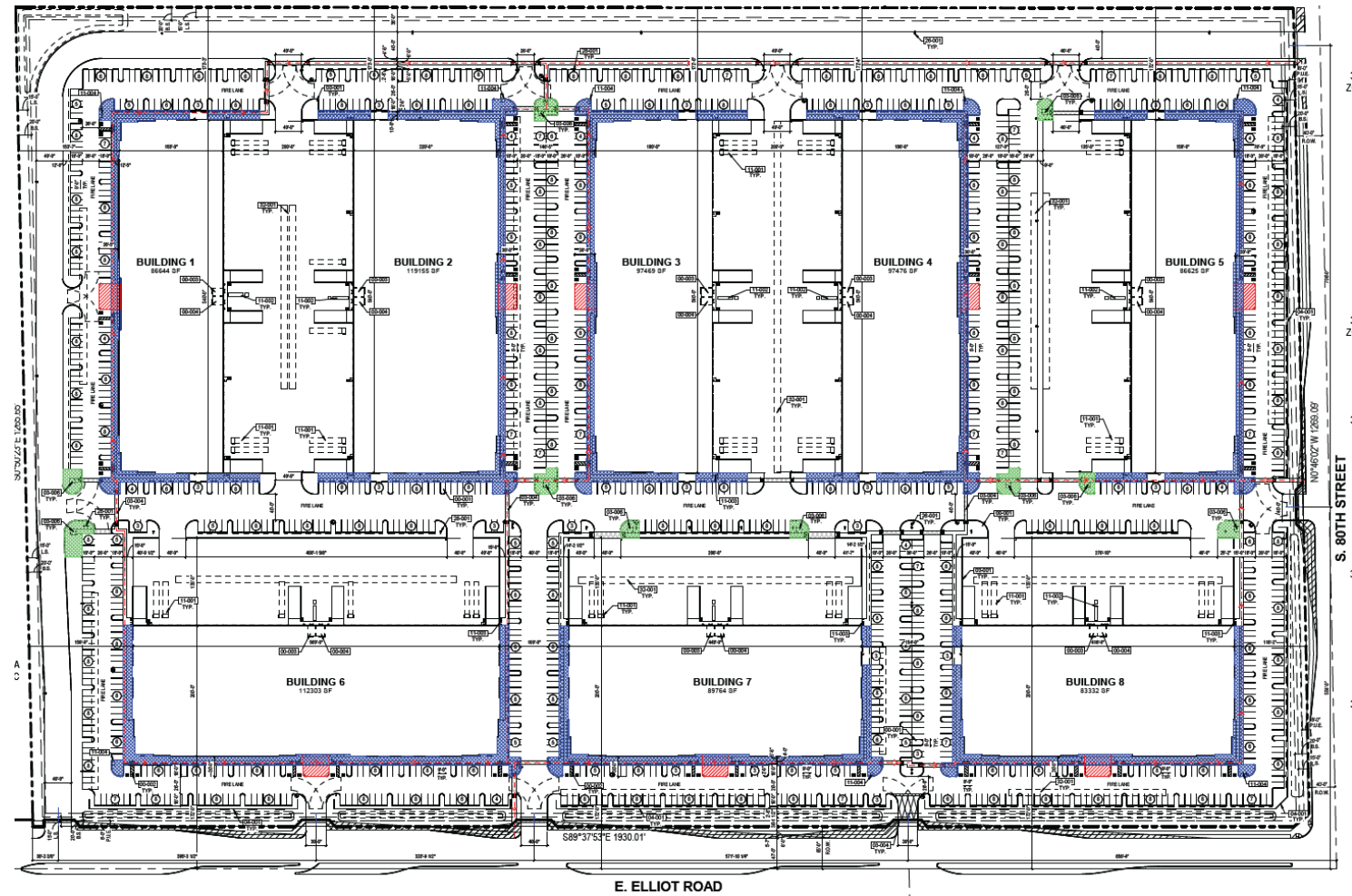
- Provide for a wide range of employment opportunities in high-quality settings.

Zoning

- Proposed Rezone to Light Industrial with a Planned Area Development Overlay (LI-PAD)
- Permitted in the LI district



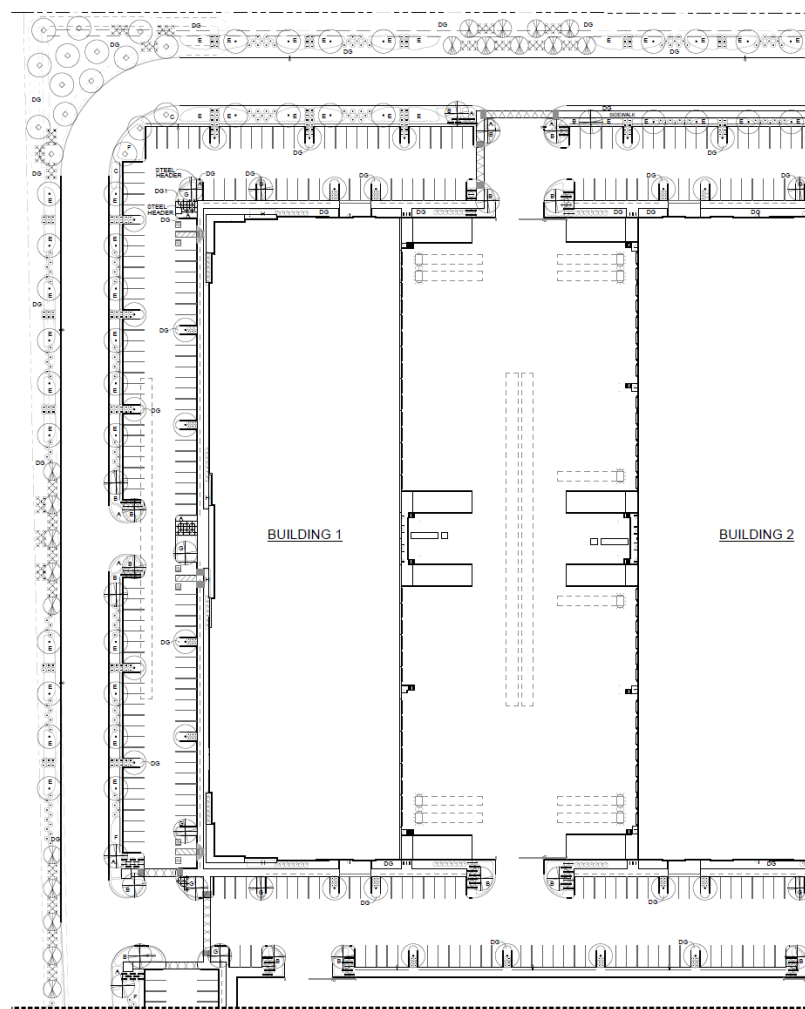
Site Plan



PAD Modifications

PAD Standard	Existing	Proposed
<u>Maximum Building Height –</u> <i>MZO Section 11-7-3</i>	40 feet	50 feet
<u>Required Parking Spaces by Use –</u> <i>MZO Table 11-32-3.A</i> <i>- Shell Industrial Buildings</i>	75% at 1 space per 500 square feet plus 25% at 1 space per 375 square feet	1 space per 600 square feet

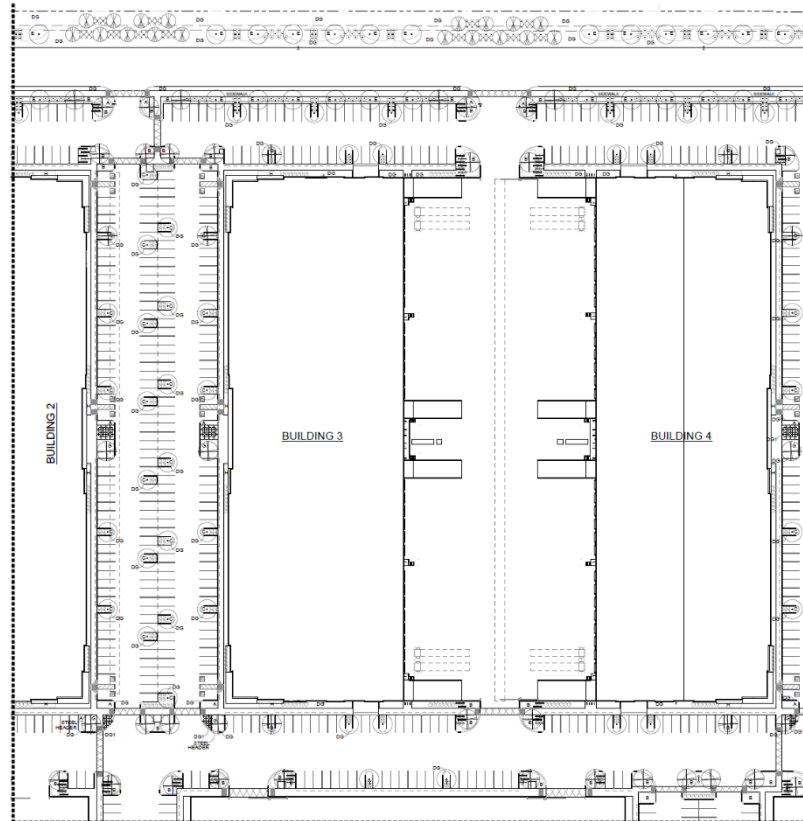
Landscape Plan



PROPOSED PLANT PALETTE

TREES		SIZE/COMMENT/QT
	PROSOPIS 'COOPERI' COOPERI MESQUITE	36" BOX / 148 QTY / LOW BREAKING / MATCHED
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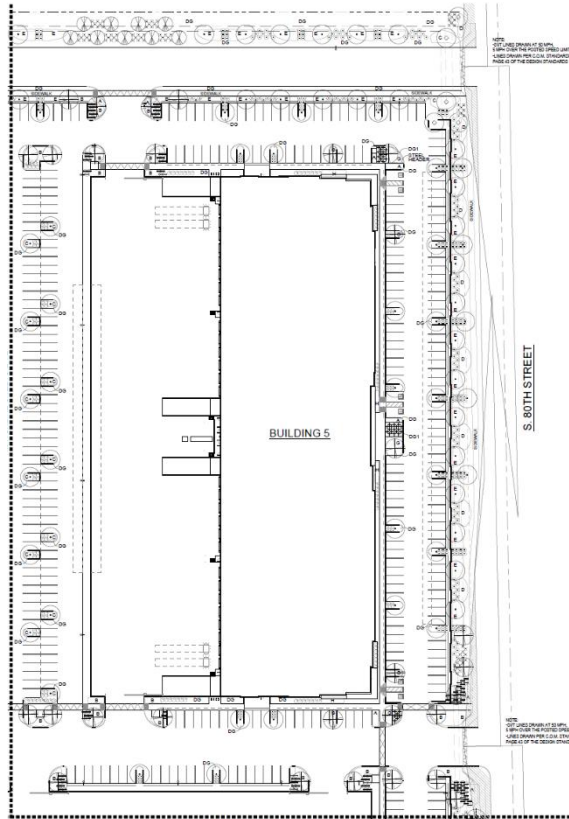
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

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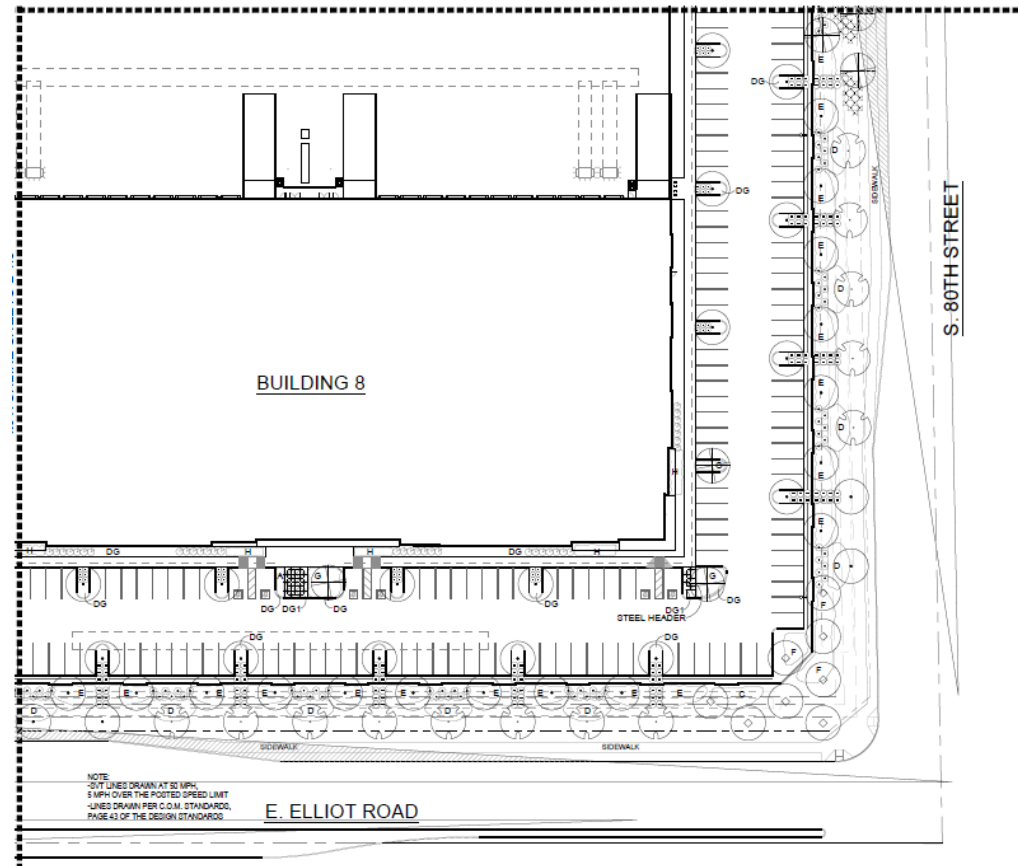
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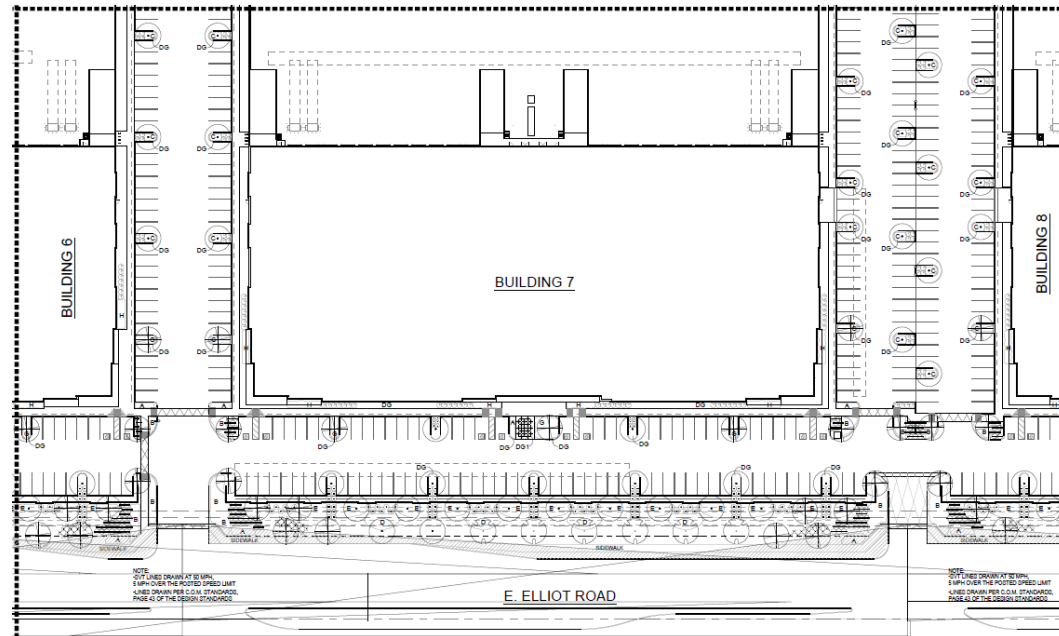
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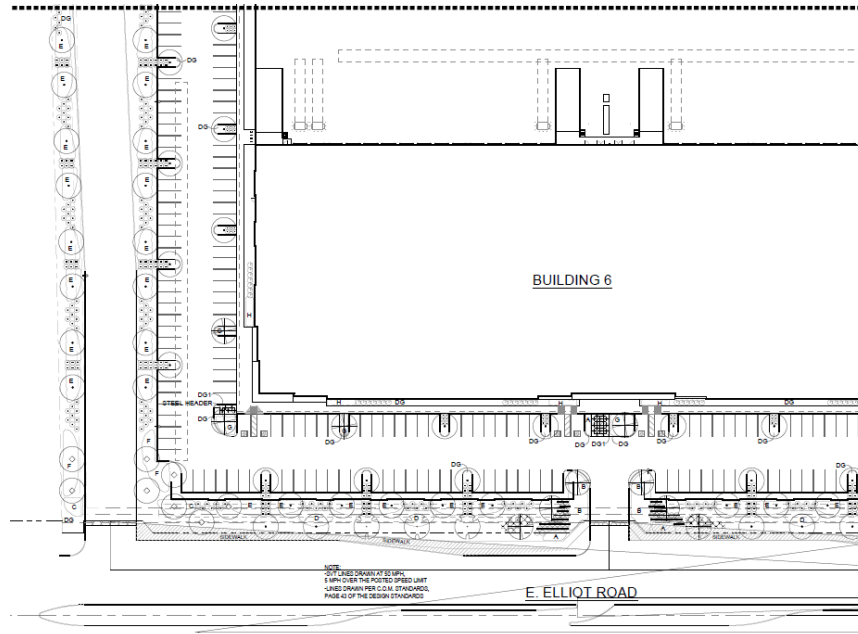
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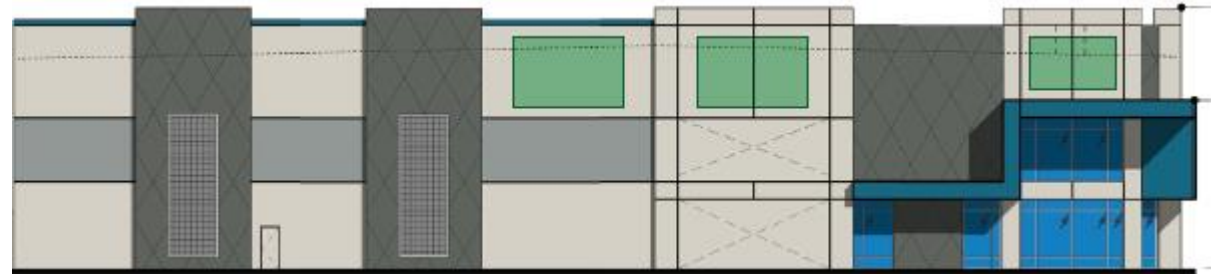
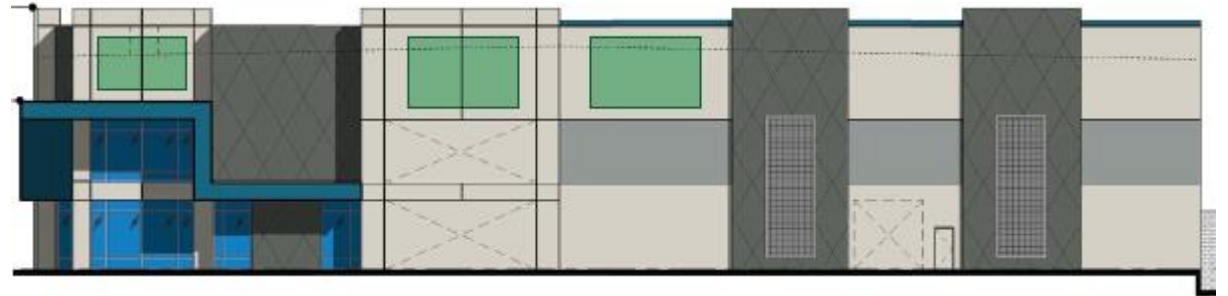
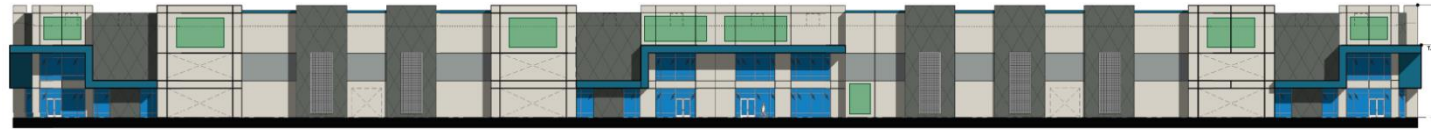


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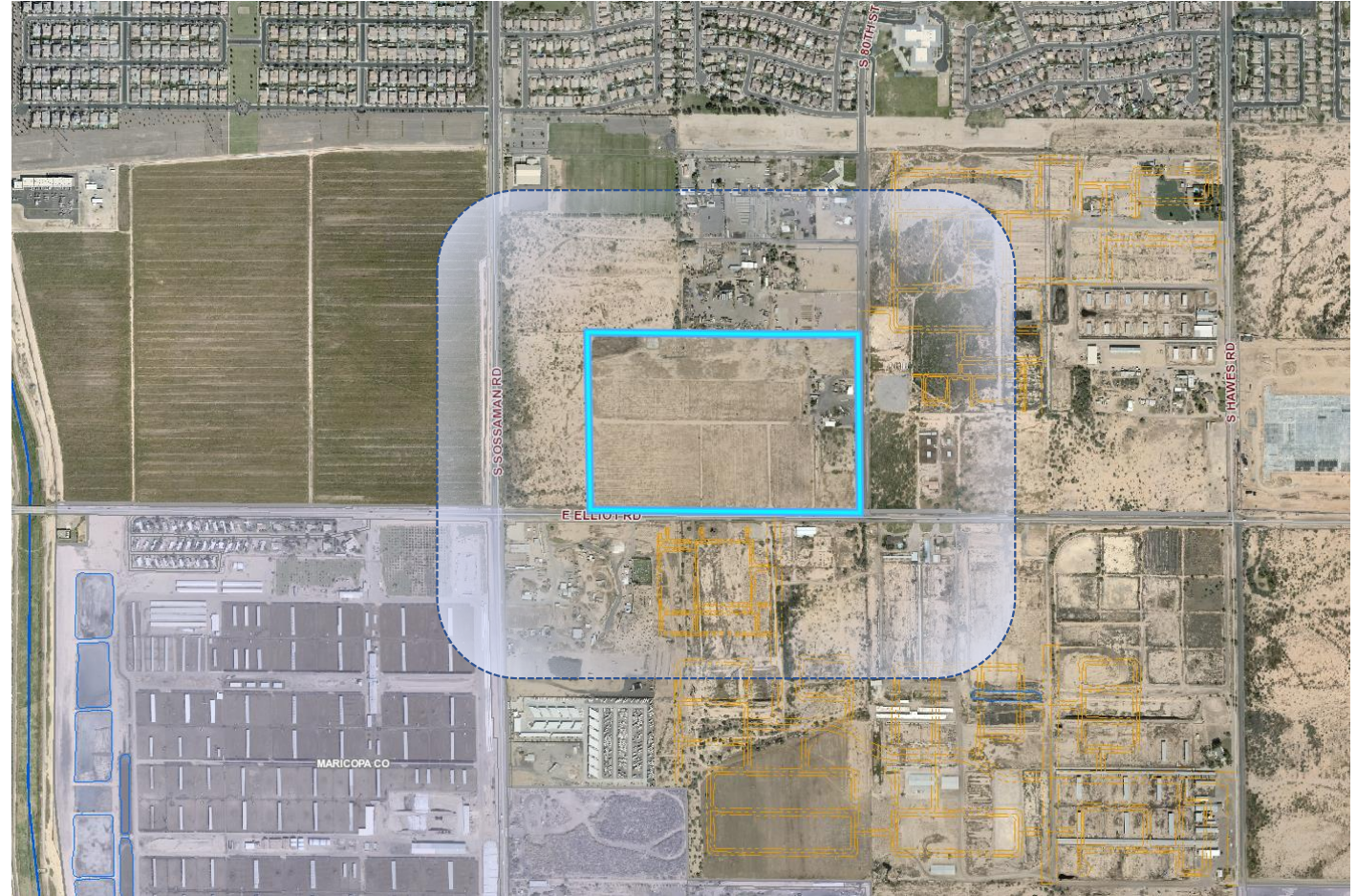
Design Review

- September 13, 2022
- Minor Comments



Citizen Participation

- Letter mailed to property owners within 1,000 feet, HOAs and registered neighborhoods within 1-mile



Summary

Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with review criteria in Chapter 22 of the MZO for a PAD overlay
- ✓ Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO

Staff Recommendation

Approval with Conditions



PLANNING & ZONING BOARD

September 14, 2022