



# PLANNING & ZONING BOARD

September 14, 2022



**ZON21-00995**



## Request

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- Rezone from LI-PAD to LI-PAD-BIZ and Site Plan Review

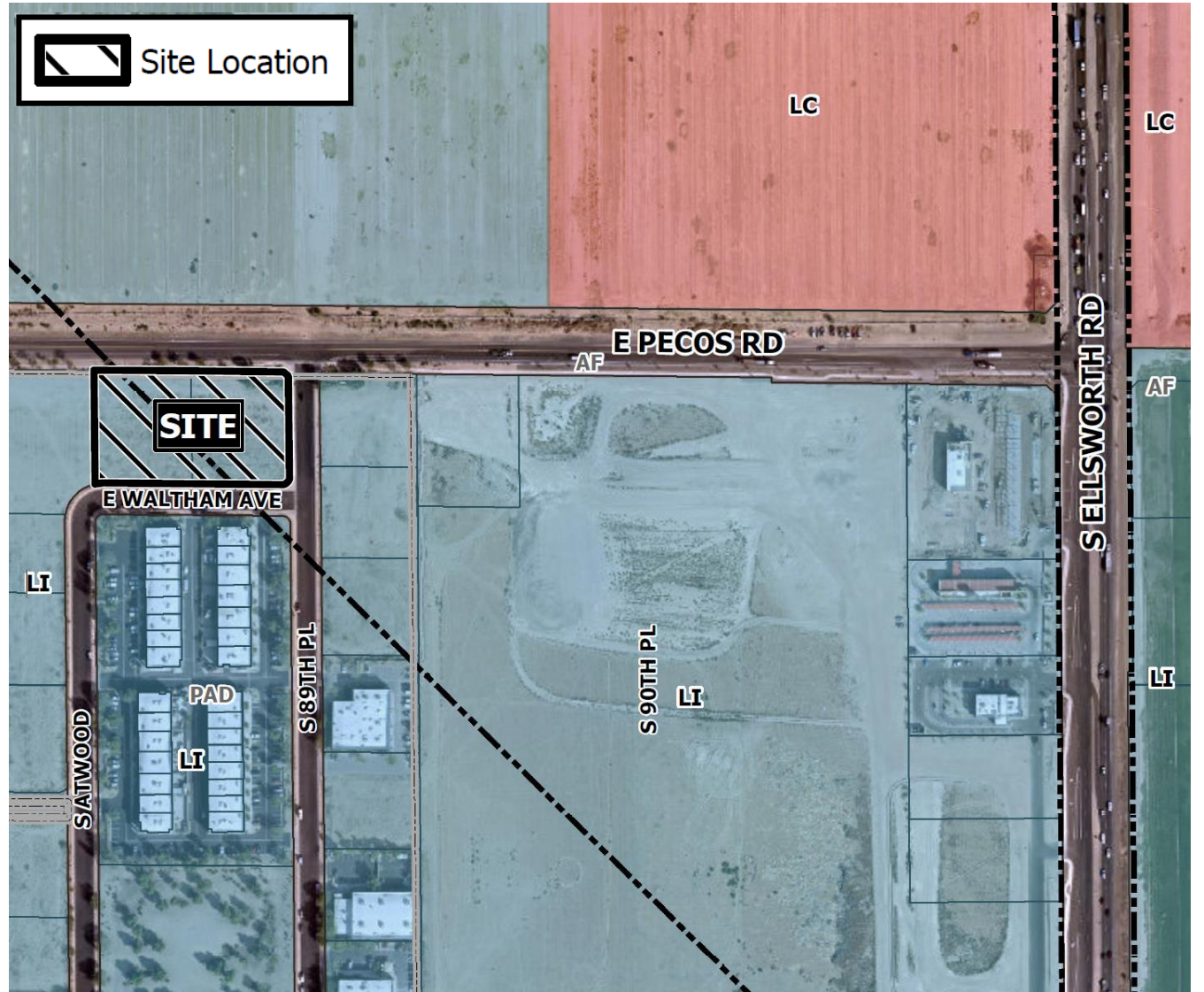
## Purpose

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- 2-building industrial development

# Location

- West of Ellsworth Rd
- South side of Pecos Rd
- West side of 89<sup>th</sup> Pl



# Site Photo



Looking southwest from Pecos Road and 89<sup>th</sup> Place

# BIZ Request

Development Standard	Required	Proposed
Roof Articulation	2 feet or 1/10 <sup>th</sup> wall height	1 foot
Materials and Colors	<50% of façade covered by one single material	CMU material exceeds 50%
Truck Docks, Loading and Service Areas	Must be located at rear or side of buildings - not facing street	Truck loading and overhead doors at front - not facing street
Parking Spaces Required	Office: 1:375 Warehouse: 1:900 Total: 34 spaces	25 public spaces + 20 reserved spaces

# BIZ Request

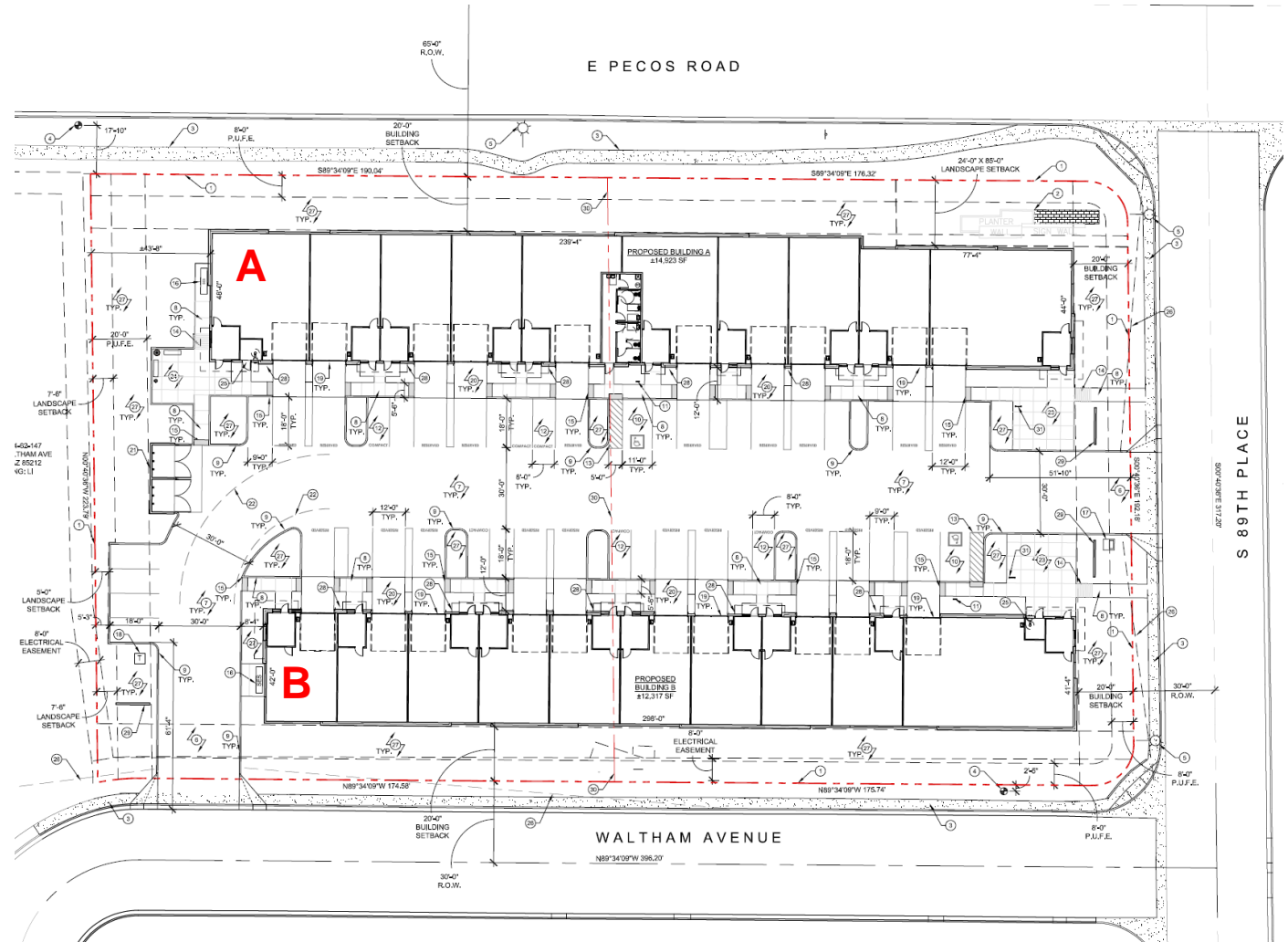
Development Standard	Required	Proposed
Required Landscape Yards	15 feet	<b>5 feet along west property line</b>
Foundation Base along Exterior Walls	15-foot-wide foundation base	<b>12-foot-wide foundation base</b>

Justification: Superior quality design with a contemporary aesthetic

- Metal canopies,
- Unique configurations of CMU and stucco
- Neutral color palette

# Site Plan

- Building A: 14,923 sq ft
- Building B: 12,317 sq ft
- Buildings front on central drive aisle
- Overhead doors
- Outdoor seating area



# Building A



# Building B



**NORTH ELEVATION**



**EAST ELEVATION**



**WEST ELEVATION**



**SOUTH ELEVATION**

# Citizen Participation

- Mailed letters to property owners within 1,000 feet of the site
- Contact from neighboring property owners concerned about driveways and parking
- Contact from Gateway Airport Commerce Park property management



# Summary

## Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Criteria in Chapter 69 for Site Plan Review
- ✓ Meets the review criteria for a Bonus Intensity Zone overlay outlined in Section 11-21 of the MZO

## Staff Recommendation

Approval with Conditions



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# Rendering – Building A



# Rendering – Building B



# Landscape Plan

