

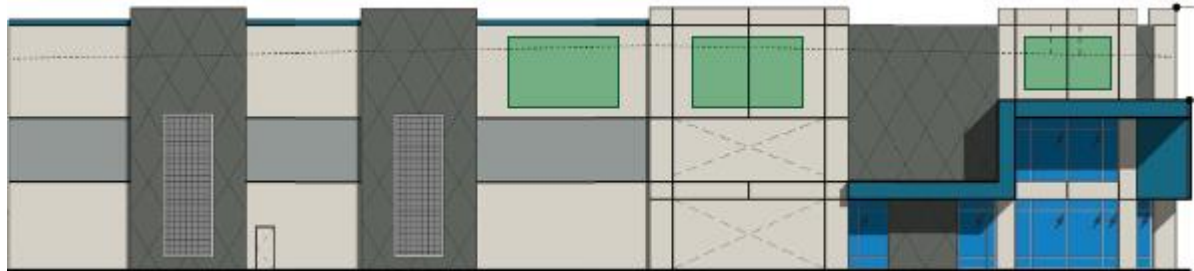
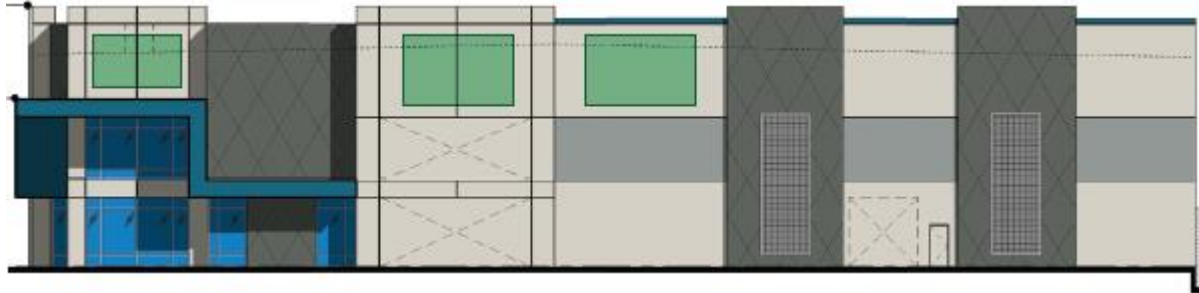
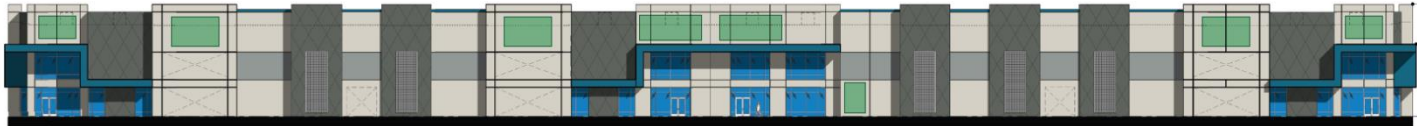


PLANNING & ZONING BOARD

September 14, 2022



ZON22-00607



Request

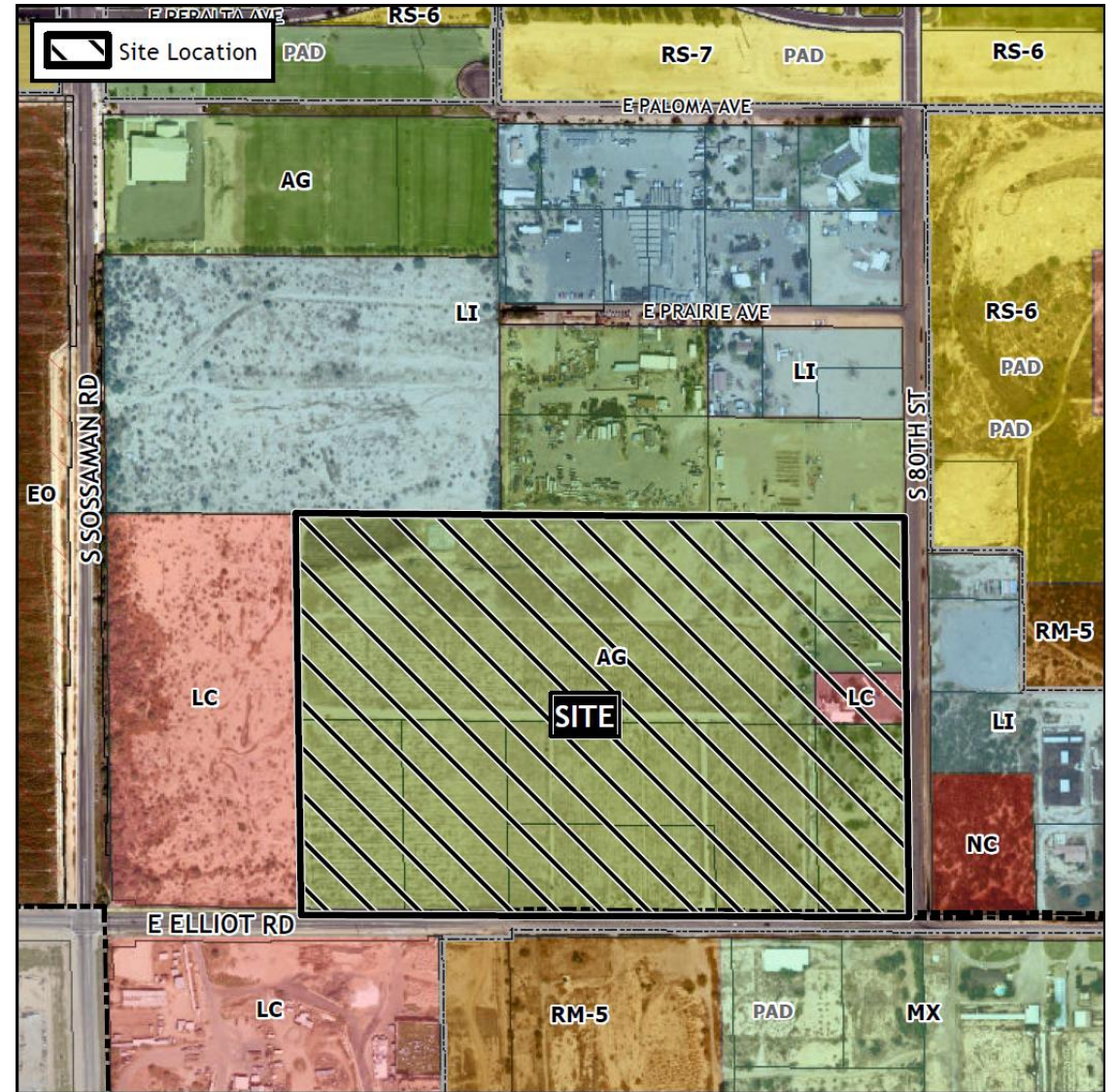
- Rezone, Preliminary Plat, and Site Plan Review

Purpose

- To allow for the development of an industrial development

Location

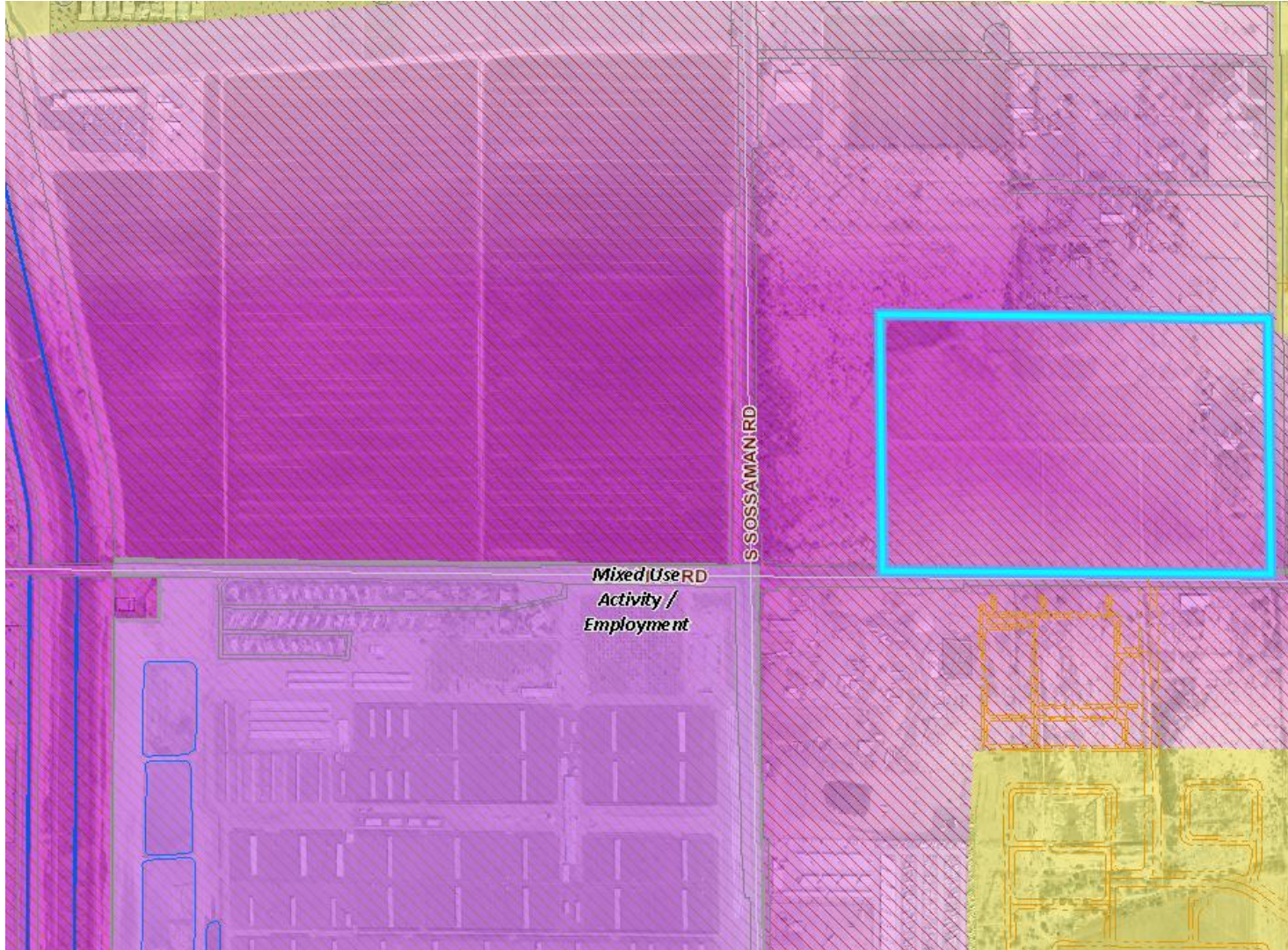
- North of E. Elliot Road
- East of S. Sossaman Road



Site Photo



Looking north towards the site from E. Elliot Road



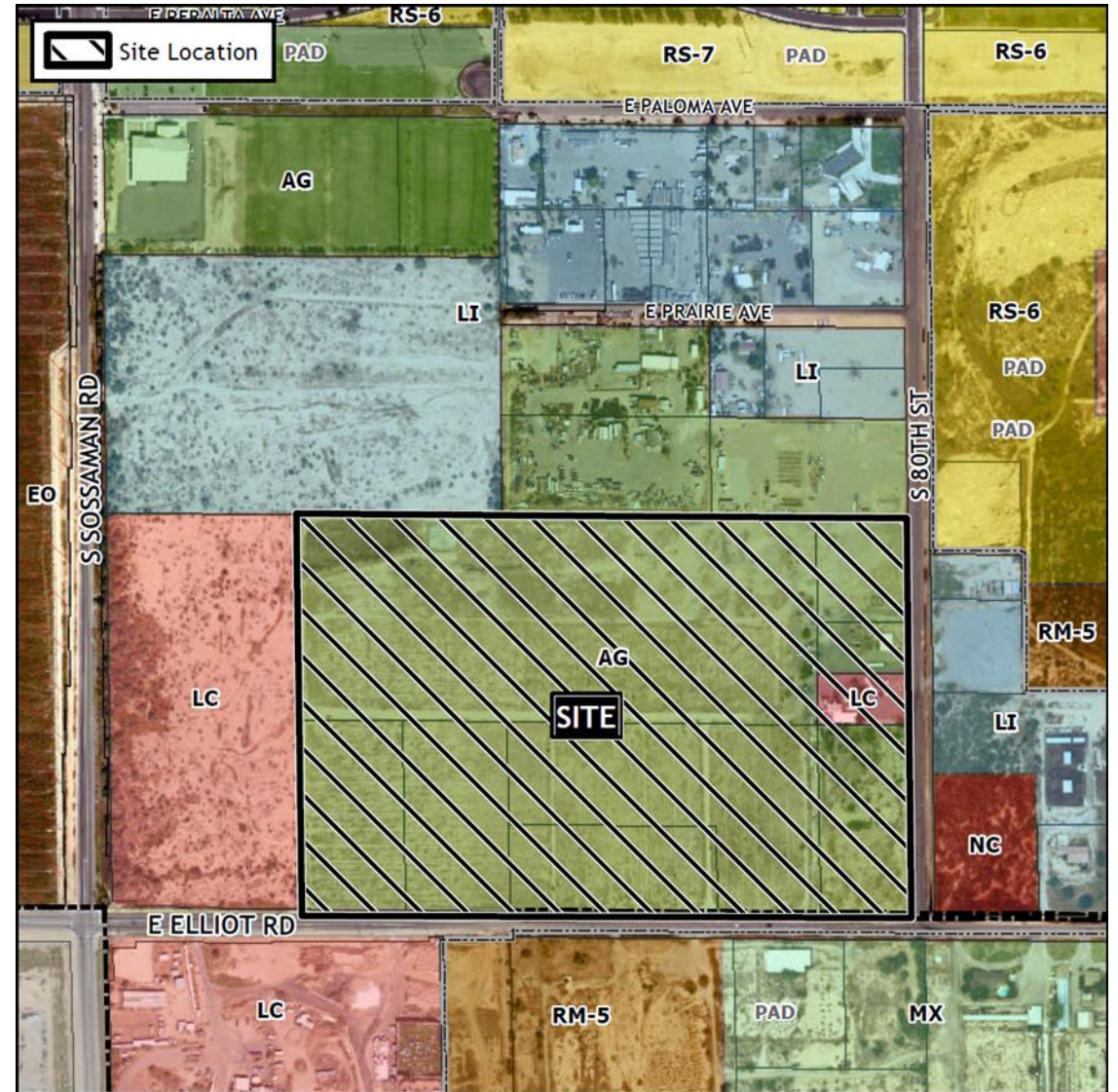
General Plan

Mixed Use Activity/Employment

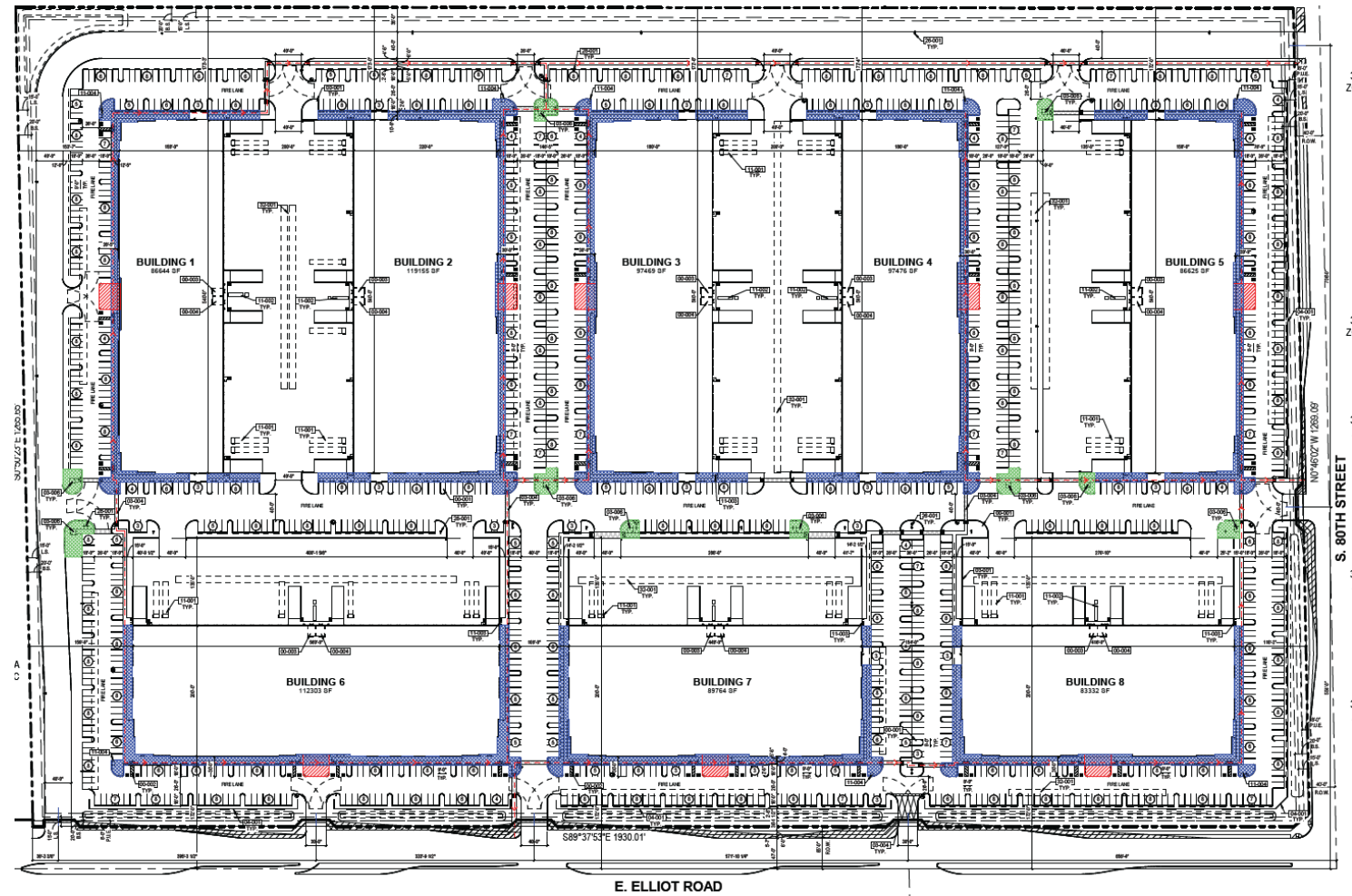
- Provide for a wide range of employment opportunities in high-quality settings.

Zoning

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



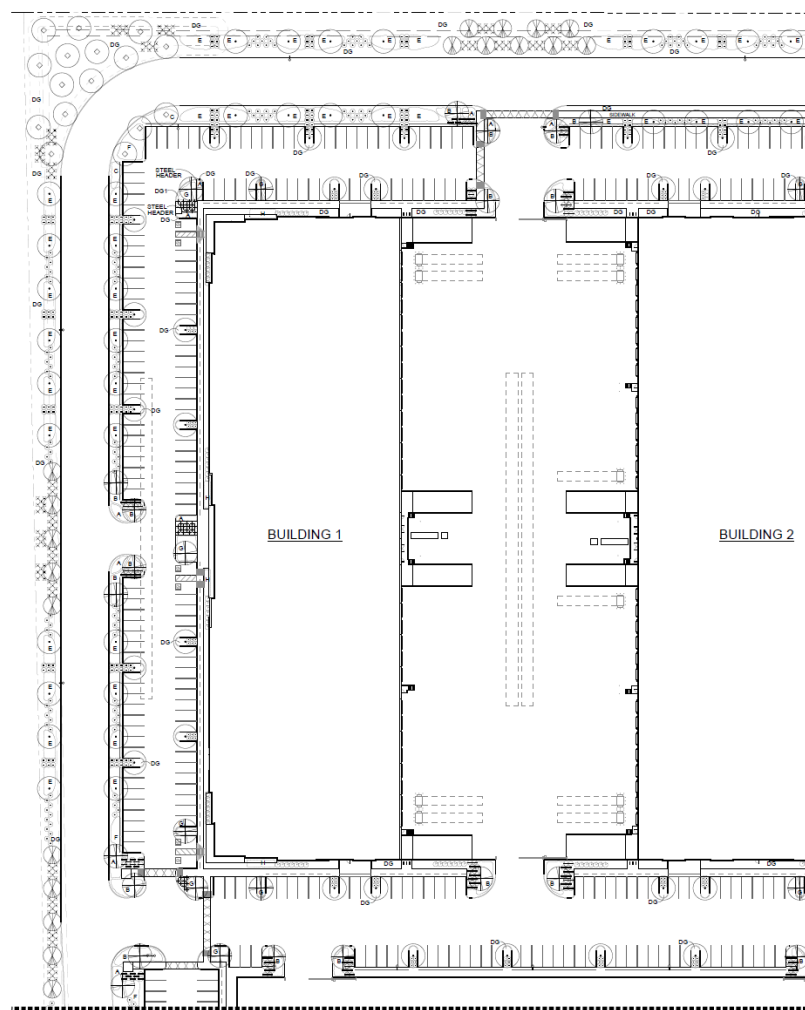
Site Plan



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

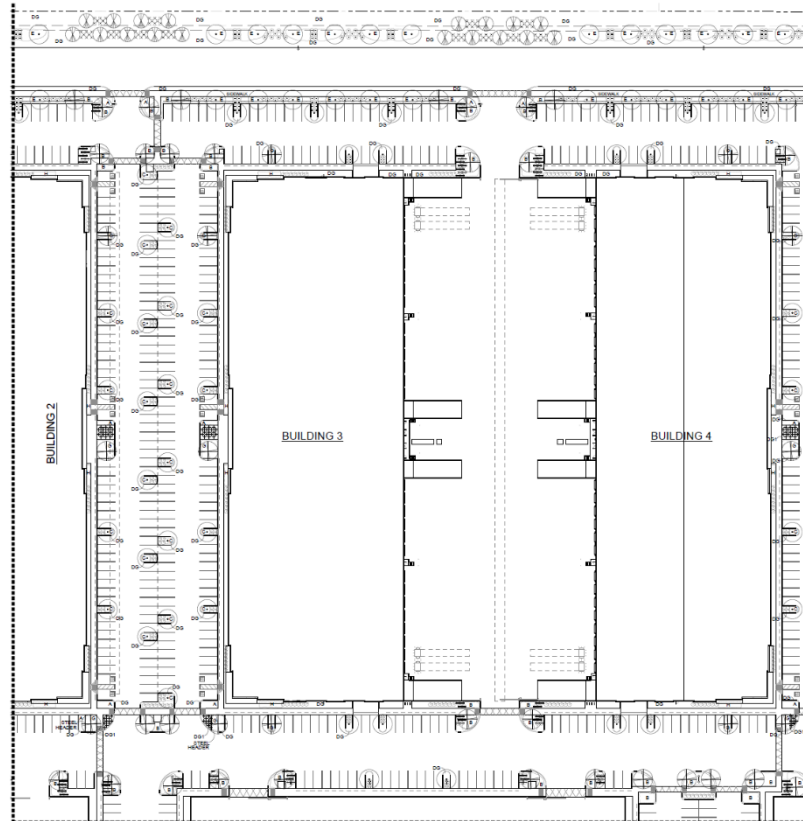
Landscape Plan



PROPOSED PLANT PALETTE

TREES		SIZE/COMMENT/QT
PROSOPIS 'COOPERI'	36" BOX / 148 QTY /	LOW BREAKING /
COOPERI MESQUITE		MATCHED
ACACIA FARNESIANA	36" BOX / 22 QTY /	LOW BREAKING /
SWEET ACACIA		MATCHED
CERCIDIUM PRAECOX 'AZT #5'	24" BOX / 37 QTY /	LOW BREAKING /
AZT HYBRID PALO BREA		MATCHED
ULMUS PARVIFOLIA	24" BOX / 320 QTY /	LOW BREAKING /
EVERGREEN ELM		MATCHED
EBENOPSIS EBANO	24" BOX / 46 QTY /	LOW BREAKING /
TEXAS EBONY		MATCHED
SHRUBS		SIZE/COMMENT/QT
HESPERALOE PARVIFLORA	5 GAL, 211 QTY	
RED YUCCA		
OLEA EUROPAEA 'LITTLE OLLIE'	5 GAL, 312 QTY	
DWARF OLIVE		
RUPELLIA PENINSULARIS	5 GAL, 581 QTY	
BAJA RUELLIA		
SIMMONDSIA CHINENSIS	5 GAL, 581 QTY	
JOJOBA		
LEUCOPHYLLUM ZYGOPHYLLUM	5 GAL, 754 QTY	
CIMARRON SAGE		
LEUCOPHYLLUM LANGMANIAE	5 GAL, 513 QTY	
RIO BRAVO SAGE		
MUHLENBERGIA RIGIDA	5 GAL, 477 QTY	
NASHVILLE GRASS		
GROUNDCOVERS		SIZE/COMMENT/QT
LANTANA 'NEW GOLD'	1 GAL @ 3' O.C.,	
TRAILING YELLOW LANTANA	519 QTY	
EREMOPHILA GLABRA 'MIDNEW GOLD'	1 GAL @ 4' O.C.,	
OUTBACK SUNRISE EMU	1,379 QTY	
CHRYSANTHEMUM MEXICANA	1 GAL @ 3' O.C.,	
DAMIANITA	617 QTY	
ERICAMERIA LARICIFOLIA 'AGUIRRE'	1 GAL @ 4' O.C.,	
TURPENTINE BUSH	454 QTY	
ACACIA REDOLENS 'DESERT CARPET'	1 GAL @ 5' O.C.,	
TRAILING ACACIA	1,603 QTY	
BOUTELOUA 'BLONDE AMBITION'	1 GAL @ 3' O.C.,	
BLONDE AMBITION GRAMA	361 QTY	
EREMOPHILA CARNOSA	1 GAL @ 4' O.C.,	
WINTER BLAZE EMU	454 QTY	
RUPELLIA BRITTONIANA	1 GAL @ 3' O.C.,	
MEXICAN PETUNIA	590 QTY	
INERT MATERIAL		
DG DECOMPOSED GRANITE	1/2" SCREENED,	
ROCK PROS - ROSE	2" DEPTH, TYP.	
DG1 DECOMPOSED GRANITE	1/2" MINUS,	
ROCK PROS - MOHOGANY	2" DEPTH, TYP.	

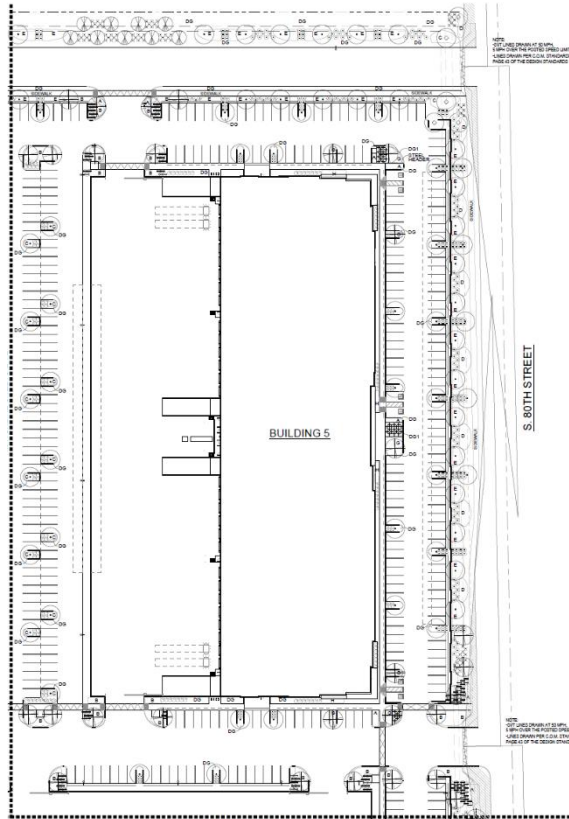
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SHRUBS		SIZE/COMMENT/QTY
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DG	DECOMPOSED GRANITE ROCK PROS - ROSE	1/2" SCREENED, 2" DEPTH, TYP.
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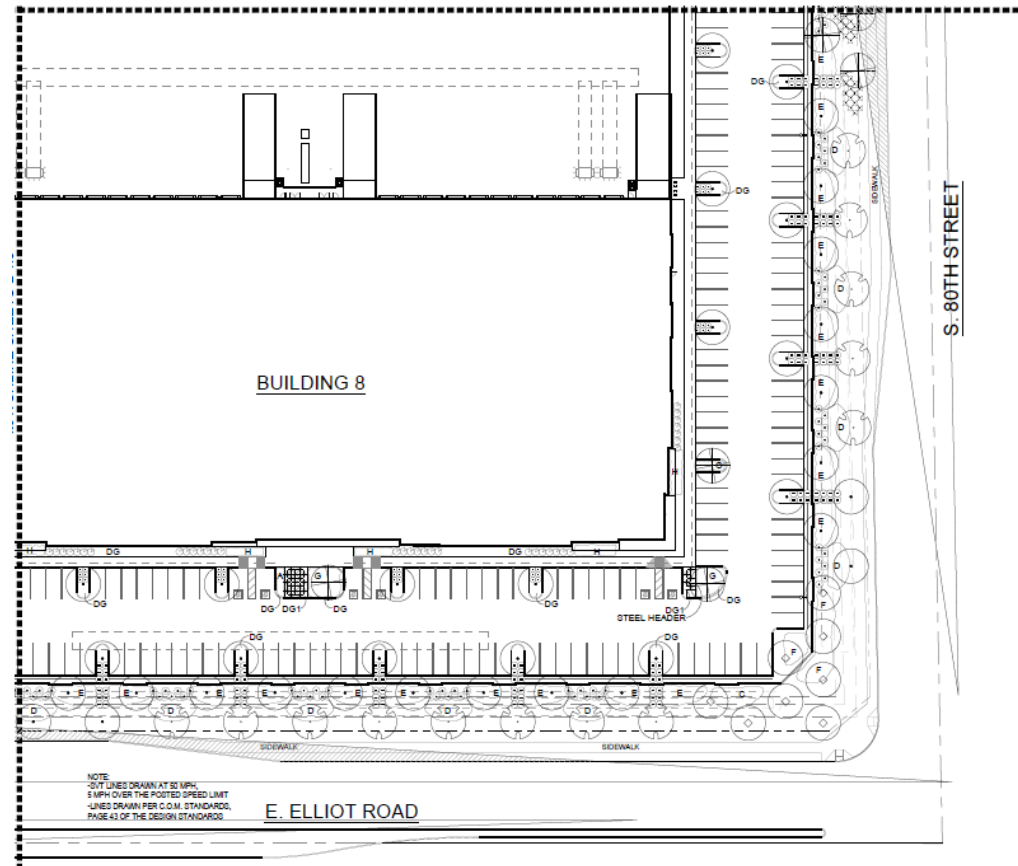
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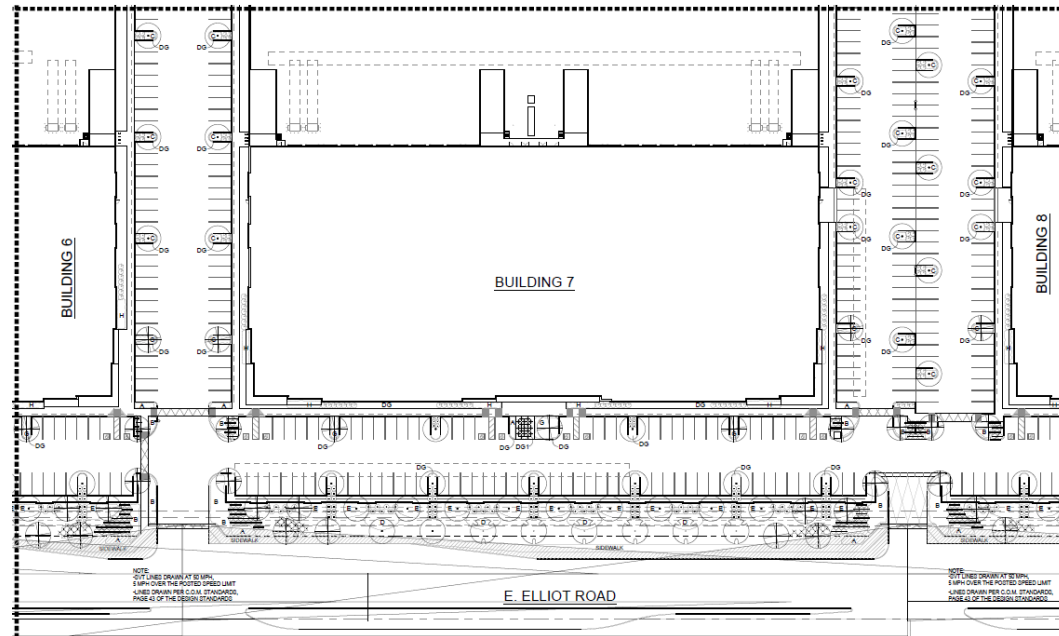
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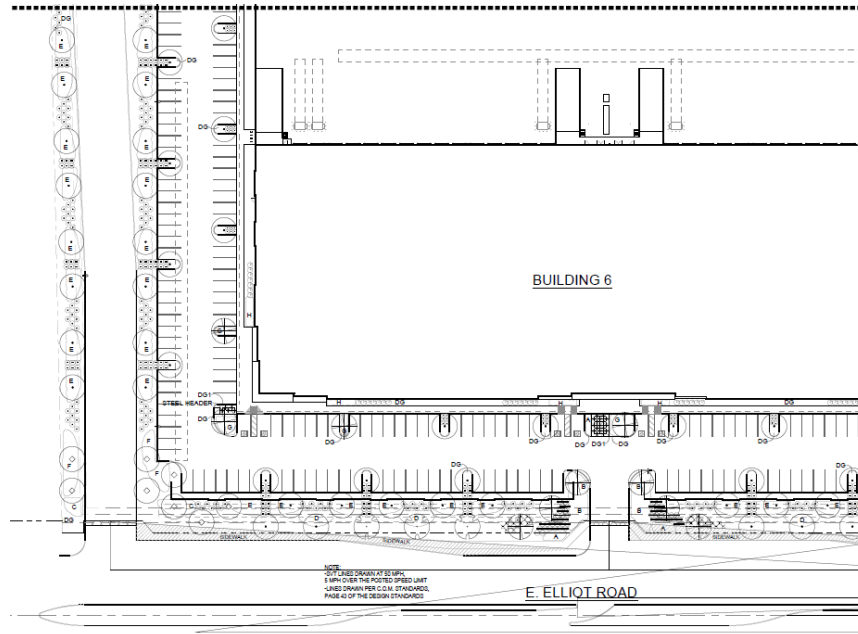
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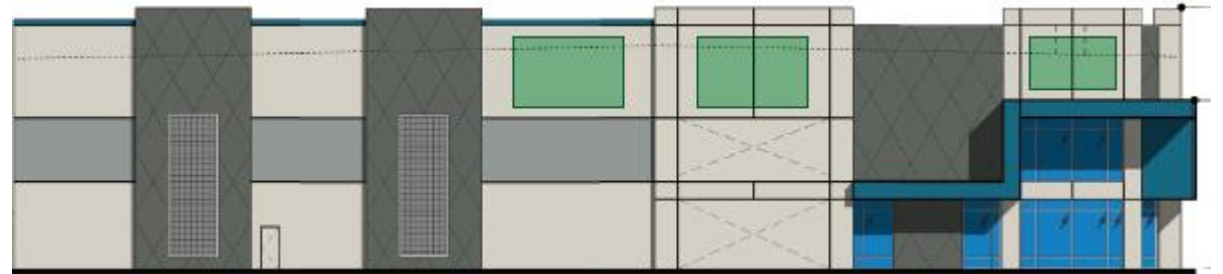
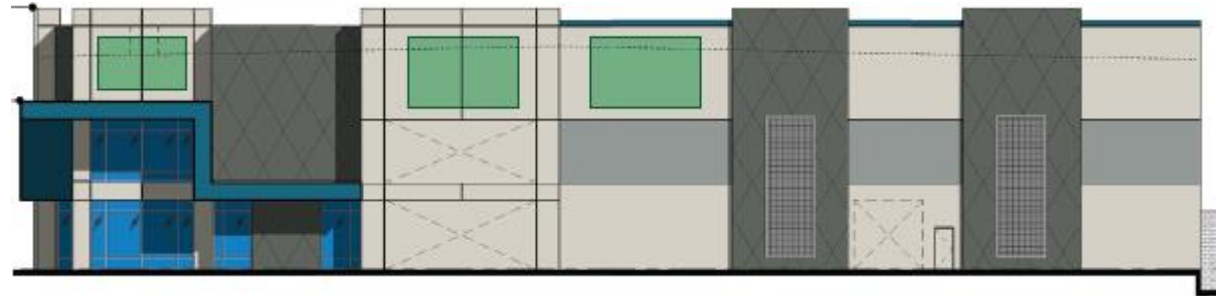
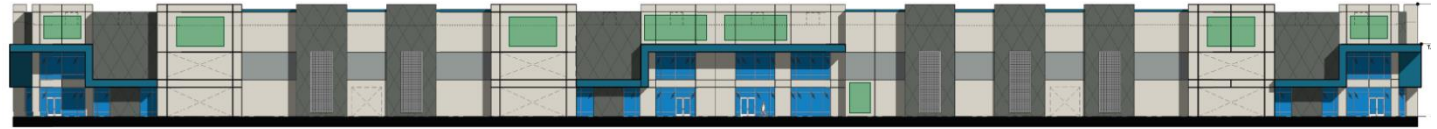


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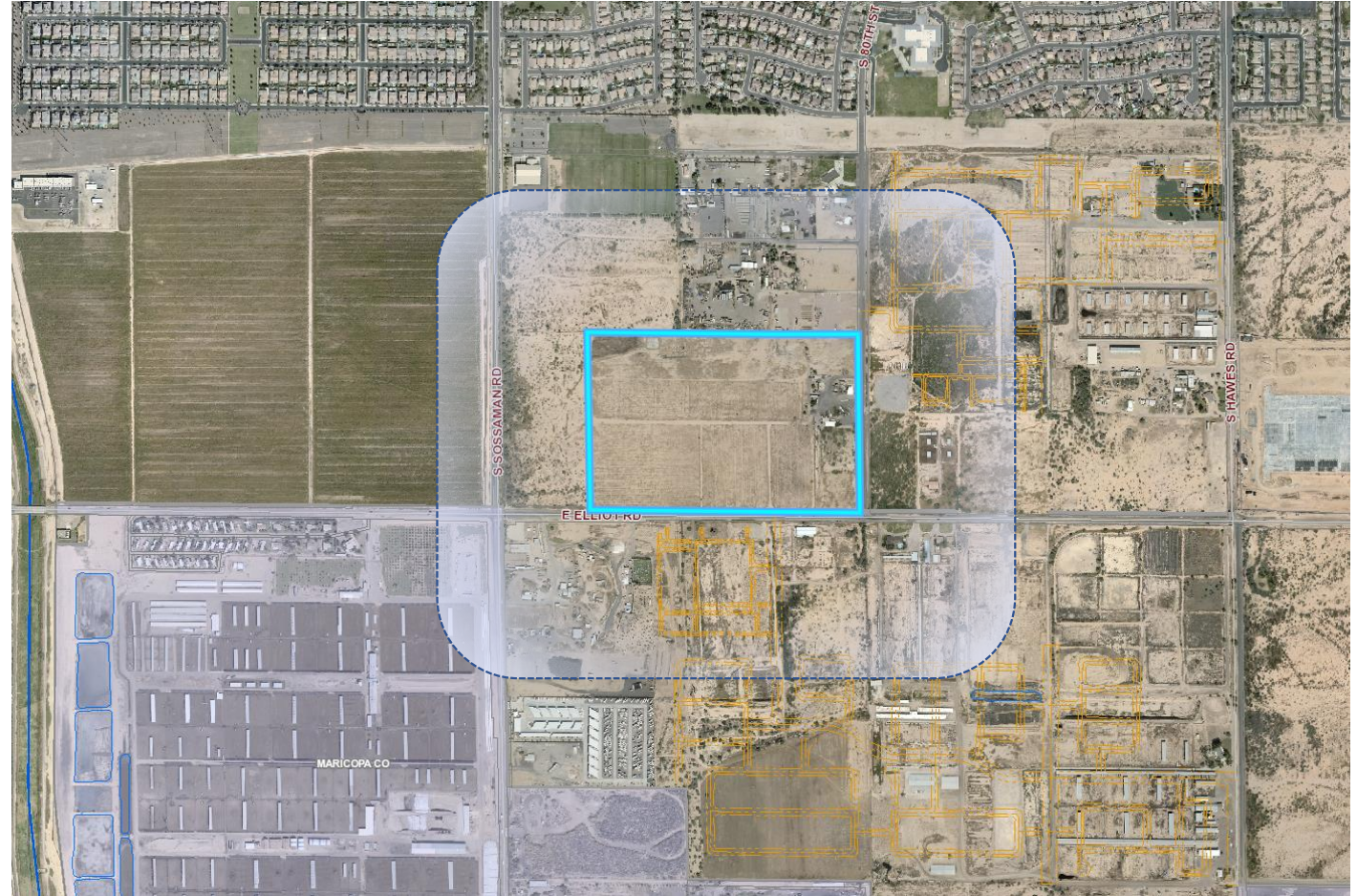
Design Review

- 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