



PLANNING & ZONING BOARD

September 14, 2022



ZON22-00679



Request

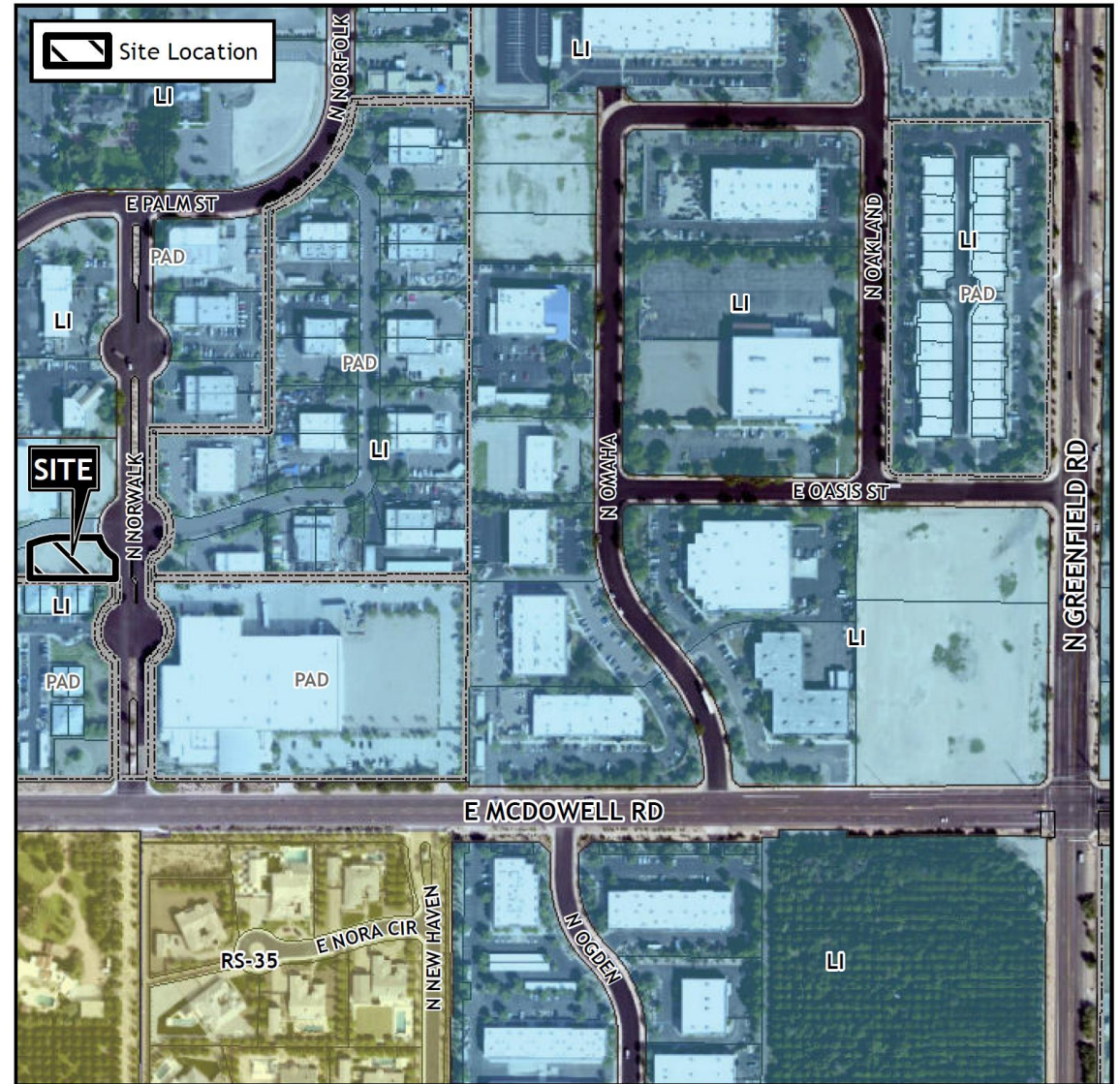
- Site Plan Modification

Purpose

- To allow for the development of an industrial building

Location

- North of McDowell Road
- West of Greenfield Road



Site Photo



Looking northwest towards the site from Norwalk



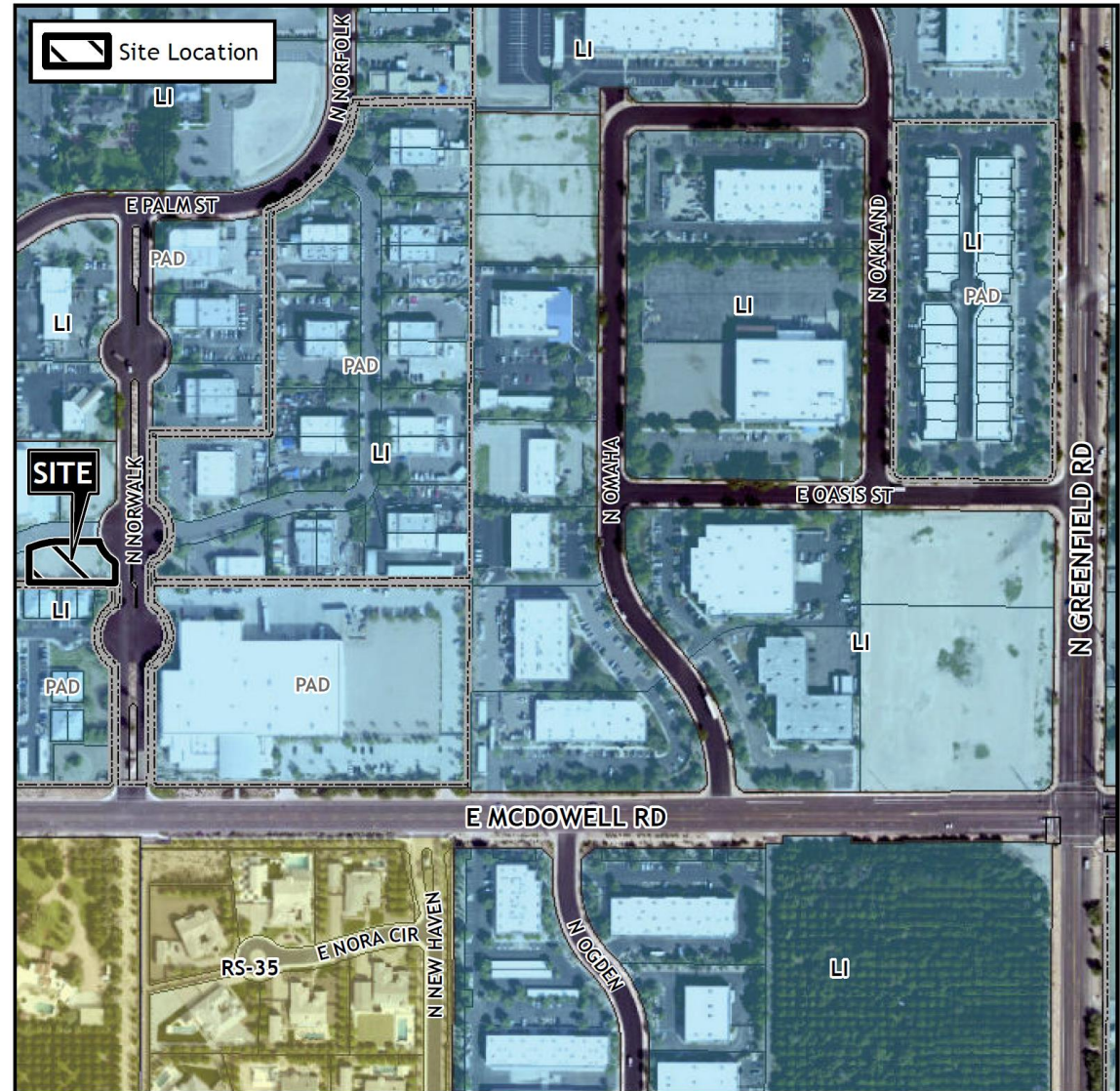
General Plan

Employment

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

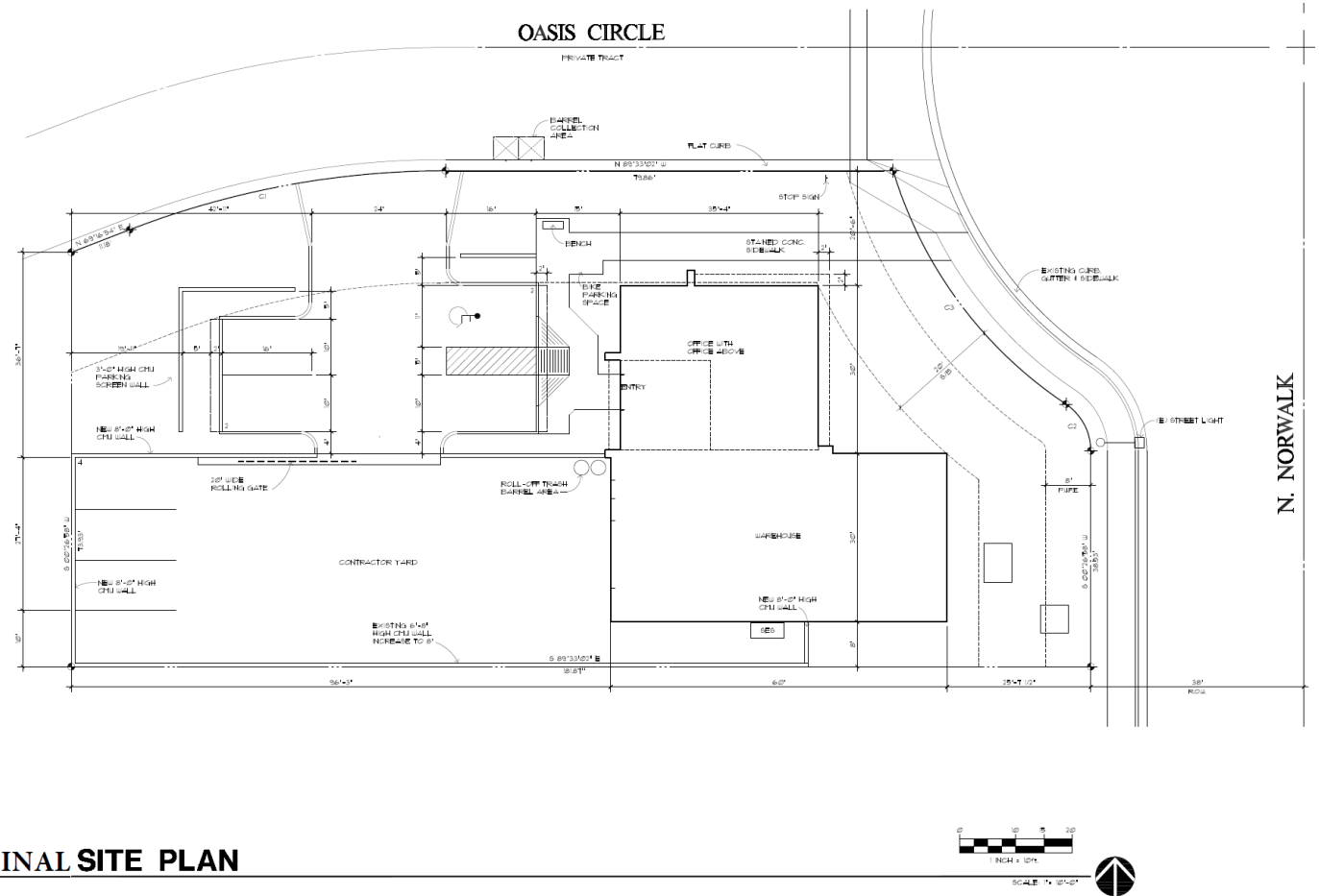
Zoning

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



Site Plan

- 3,360 sq ft. building
- 786 sq ft. of office on second floor
- Single driveway from Oasis Circle
- 7 parking spaces required per MZO - 8 spaces provided



PAD Modifications

PAD Standard

Existing

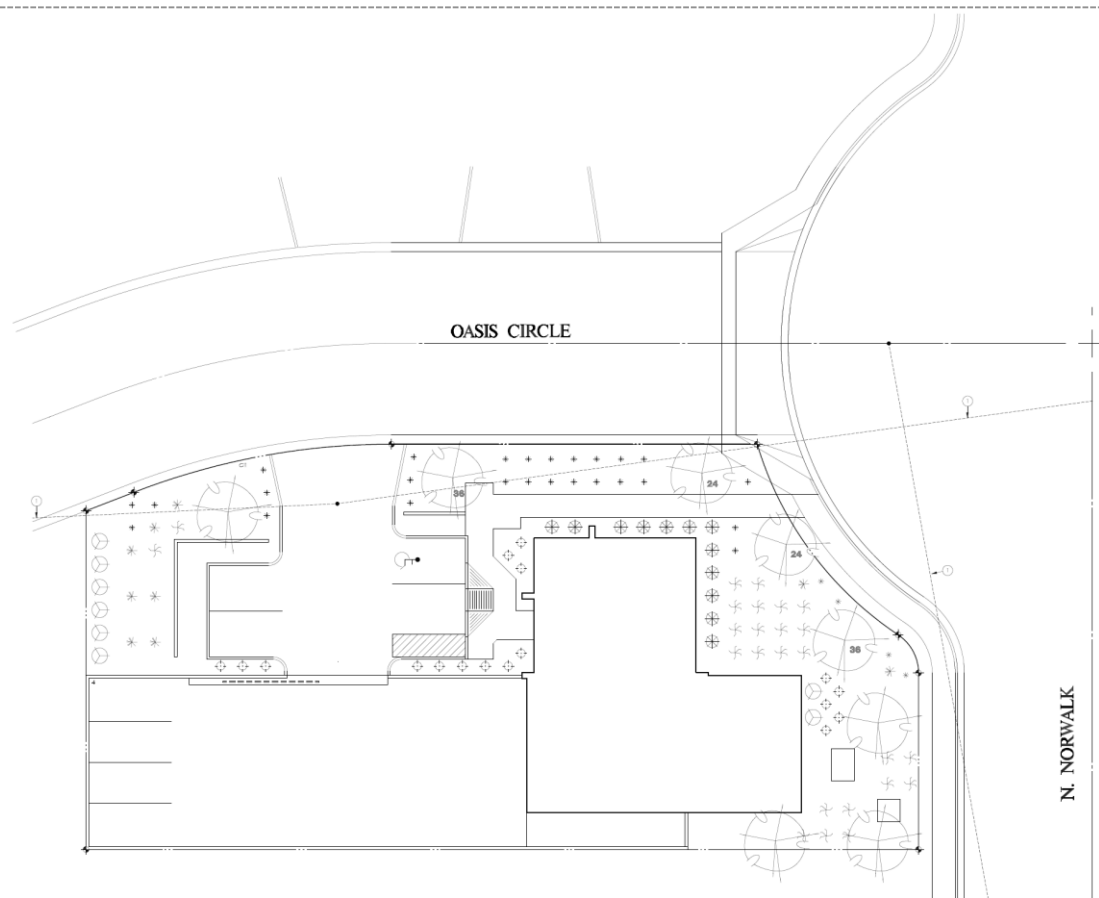
Proposed

Building Area

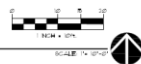
Per Admin19-00144 2,532 sq ft

3,630 sq ft


Landscape Plan









FINAL LANDSCAPE PLAN



PLANT LEGEND

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QNT	AREA		
TREES							
	PALO VERDE	<i>Parthenoclea praecox</i>	36" BOX 24" BOX 15 GAL	2 2 4	100 100 100	200 200 400	

SHRUBS / GROUND COVER AND ACCENTS

	OCOTILLO	<i>Fouquieria splendens</i>	5 GAL	9	25	225	
	RED YUCCA	<i>Hesperaloe parvifolia</i>	5 GAL	25	25	625	
	BLUE ELF ALOE	<i>Aloe 'Blue Elf'</i>	5 GAL	17	5	85	
	SMOOTH AGAVE	<i>Agave desmettiana</i>	5 GAL	12	10	120	
	GOLDEN BARREL CACTUS	<i>Echinocactus grusonii</i>	1 GAL	30	5	150	
	SILVER CLOUD SAGE	<i>Leucophyllum candidum</i>	5 GAL	9	25	225	

TOTAL AREA 2255 SF

Design Review

- September 13, 2022
- Minor comments



WEST ELEVATION



SOUTH ELEVATION

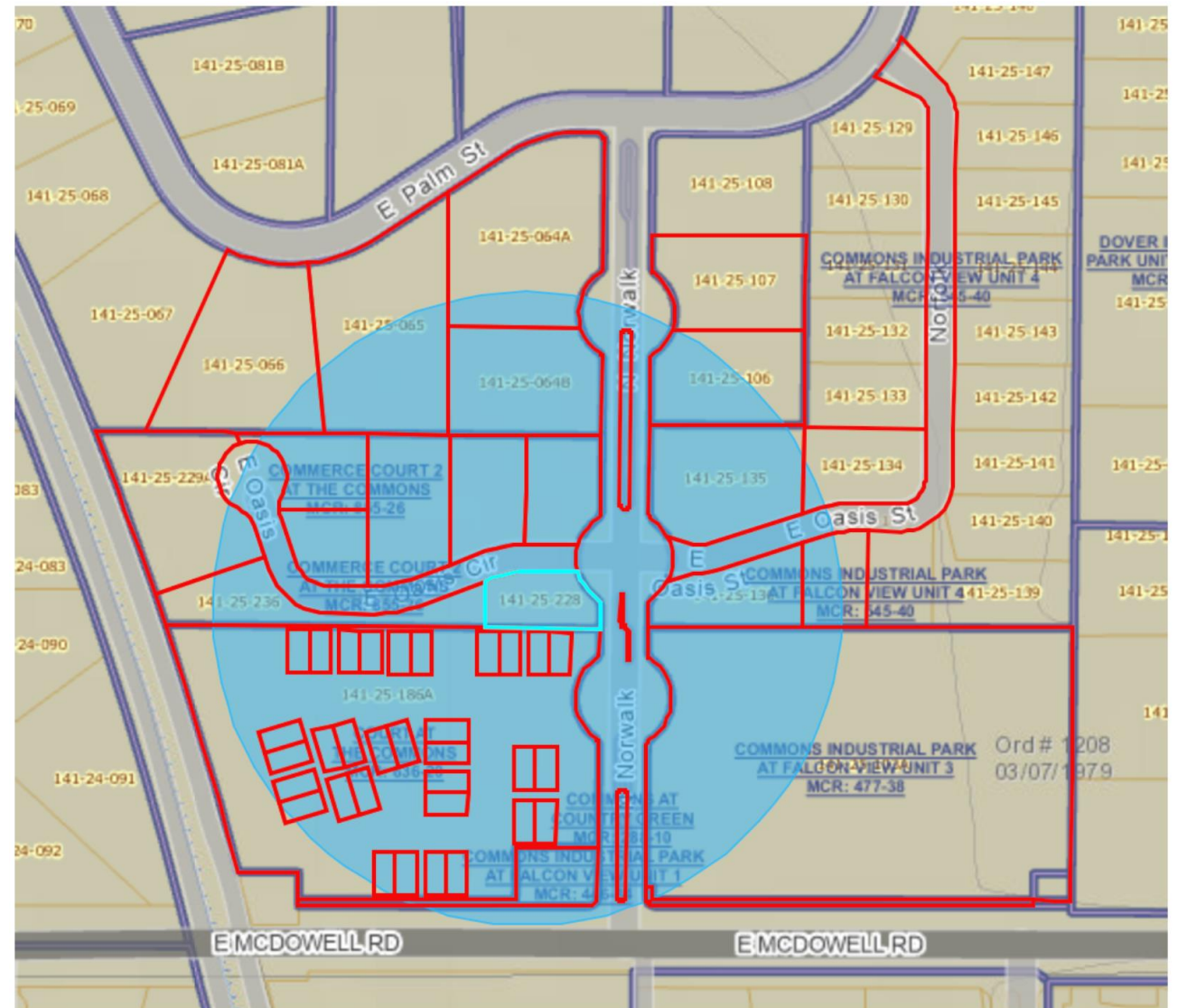


EAST ELEVATION



NORTH ELEVATION

Citizen Participation



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



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