



Planning & Zoning Board



ZON22-01020



Request

- Site Plan Review
- To allow for an industrial development





Location

- North of Elliot Road
- East of Ellsworth Road
- East side of 94th Place
- South side of Peterson Ave
- West side of 96th Street

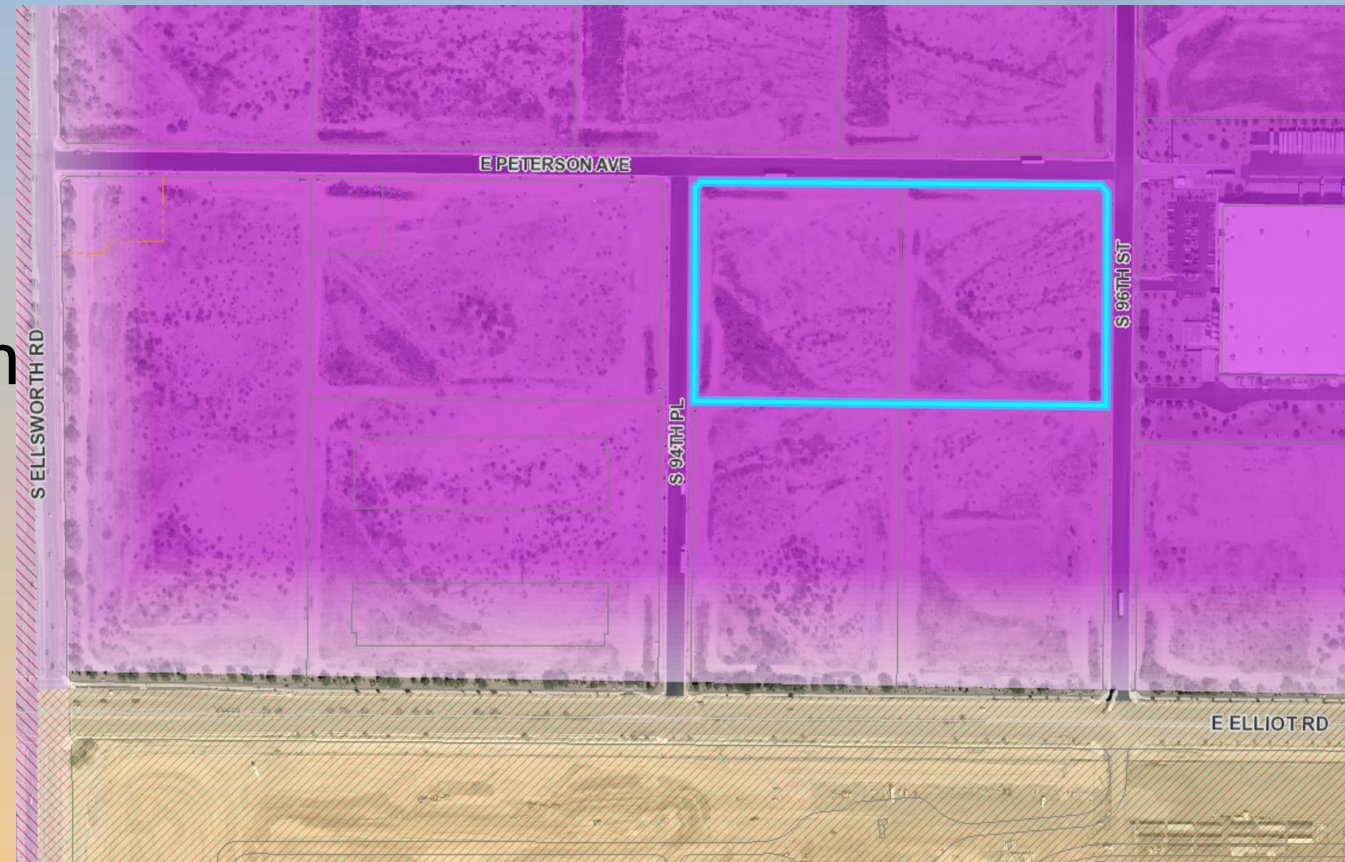




General Plan

Employment

- Wide range of employment in high-quality settings





Zoning

- Light Industrial with a Planned Area Development overlay (LI-PAD-PAD)
- Proposed use is permitted by right in the underlying zone





Site Photos

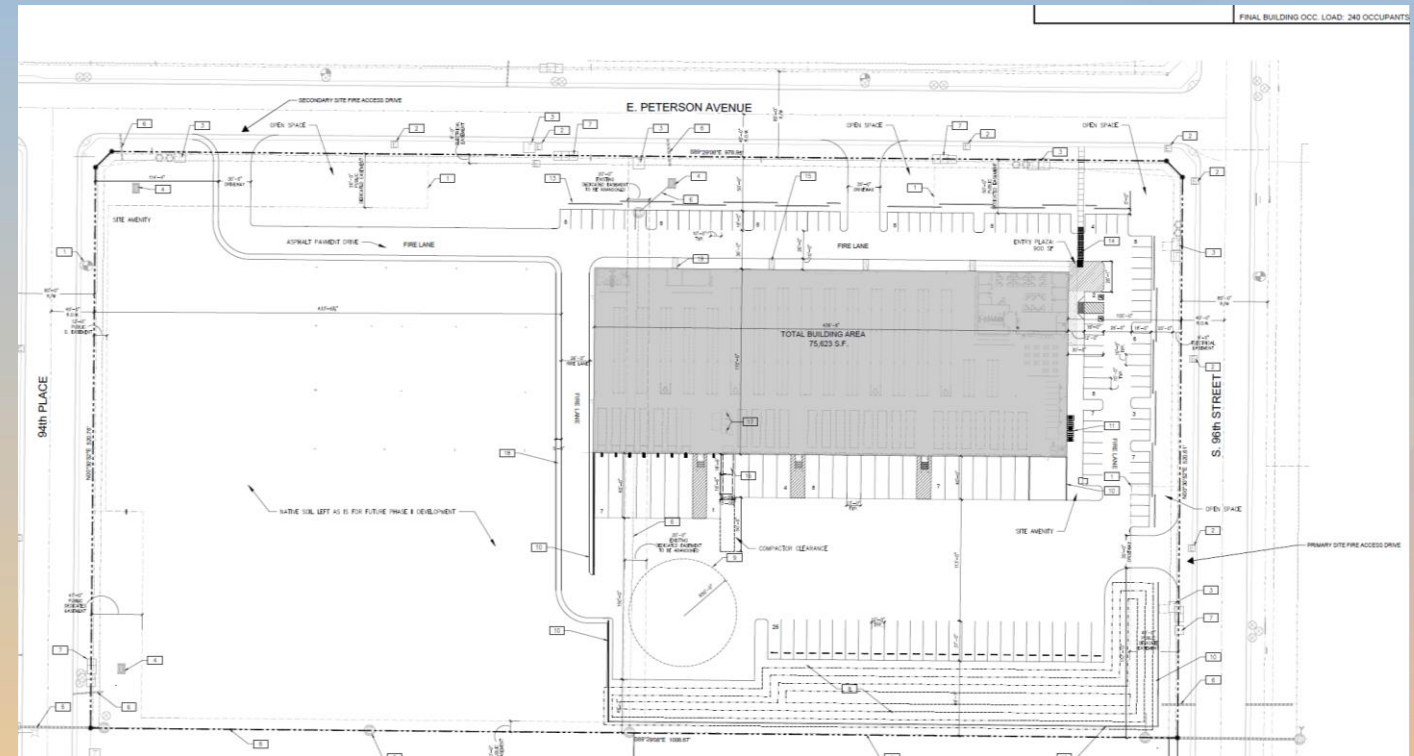


Looking south from Peterson Ave



Site Plan

- 72,623 SF building
- Loading bays and trailer parking on the south side
- 8' screening for truck docks
- Access from Peterson and 96th Street
- 84 parking spaces provided





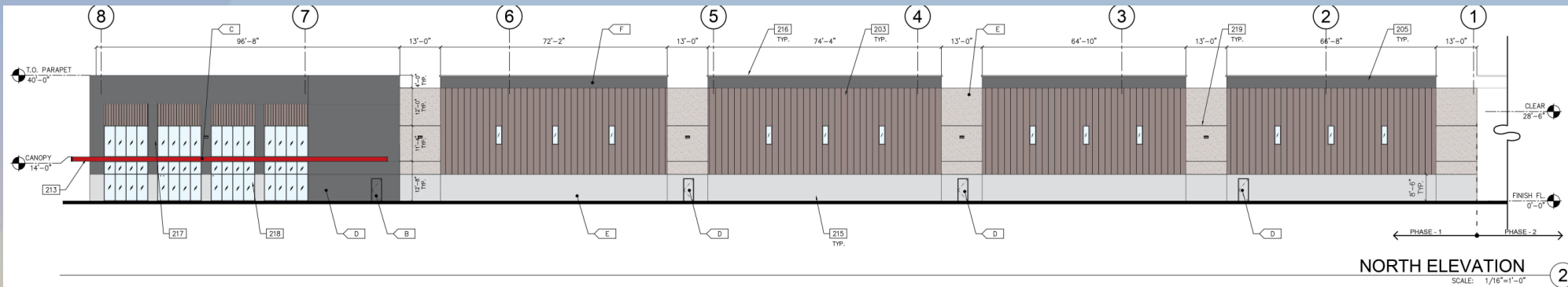
Landscape Plan



SYMBOL	BOTANICAL NAME	SIZE	QTY	COMMENTS
	COMMON NAME			
	<i>Caesalpinia mexicana</i>	15 gal	16	STANDARD
	Mexican Bird of Paradise	24" box	14	
	<i>Chitalpa tashkentensis</i>	15 gal	44	STANDARD
	Chitalpa			
	<i>Pistachia chinensis</i> 'Red Push'	24" box	30	STANDARD
	Red Push Pistache			
	<i>Prosopis chilensis</i>	24" box	26	MULTI-TRUNK
	Thornless Chilean Mesquite			
	<i>Quercus virginiana</i>	24" box	24	STANDARD
	Live Oak	36" box	25	STANDARD

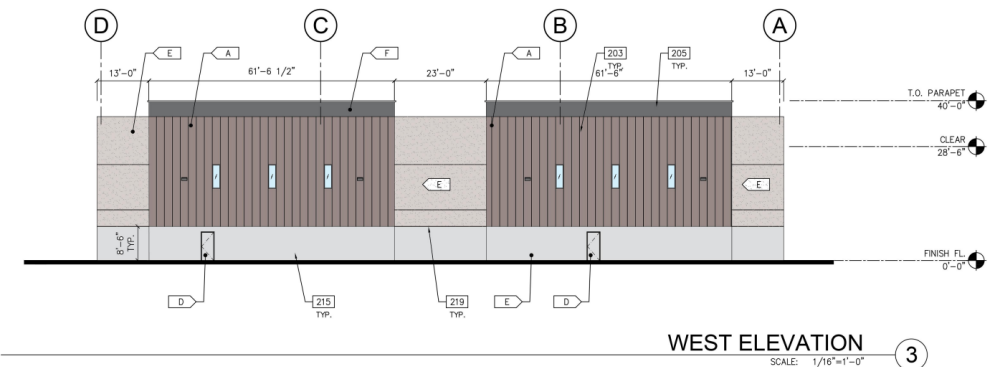
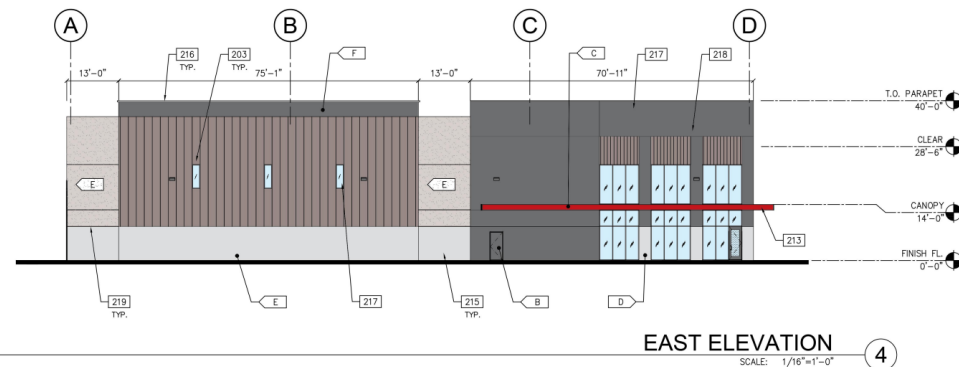


Elevations



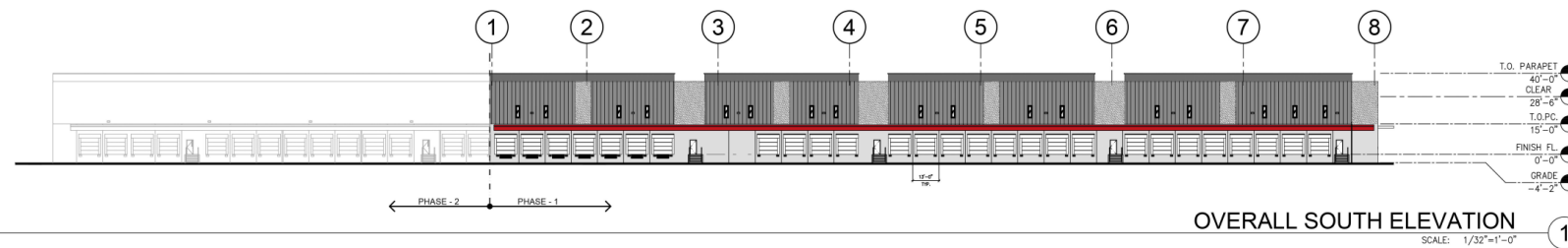
ACM PANEL: 300 SF (4%)
T3 PANEL: 2,237.2 SF (33%)
CONC: 3,517.4 SF (52%)
OPENING: 716.3 SF (11%)
TOTAL: 6,771.1 SF

ACM PANEL: 492 SF (7%)
T3 PANEL: 3,310.5 SF (50%)
CONC: 2,762 SF (42%)
OPENING: 72 SF (1%)
TOTAL: 6,636.5 SF





Elevations



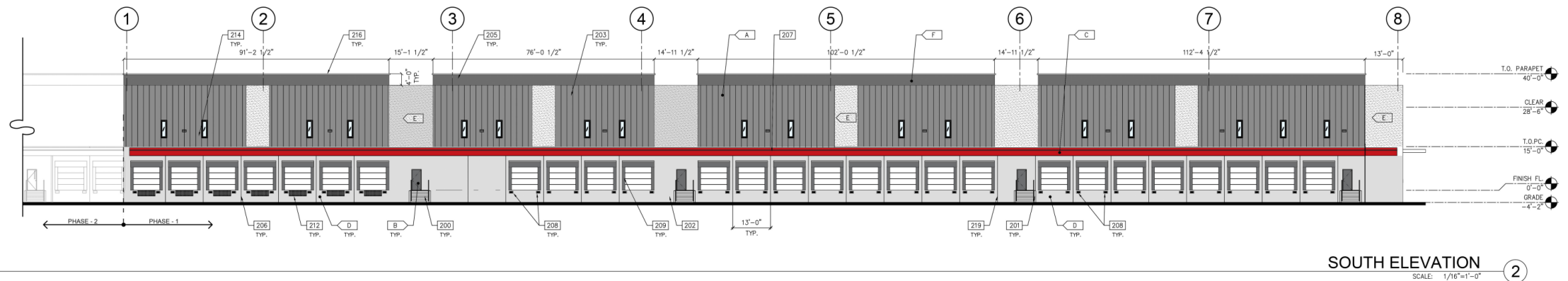
[211]	ROLL-UP DOOR
[212]	DOCK LEVELER
[214]	WALL PACK MOUNTED
[216]	METAL WALL CAP FLASHING
[219]	REVEAL - 3/4" V GROOVE

COLORS

[A]	BASE COLOR: METALLIC CHAMPAGNE
[B]	SECONDARY COLOR: MISTIQUE PLUS
[C]	ACCENT COLOR: COTSCOT RED
[D]	ACCENT COLOR: NATURAL
[E]	SMOOTH CONCRETE
[F]	ACCENT COLOR: CHARCOAL

NOTE: PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW

ACM PANEL:	1,518 SF	(8%)
T3 PANEL:	7,303 SF	(38%)
STEEL DOORS:	3,972 SF	(21%)
CONC.:	6,380 SF	(33%)
OPENING:	204 SF	(1%)
TOTAL:	19,173 SF	





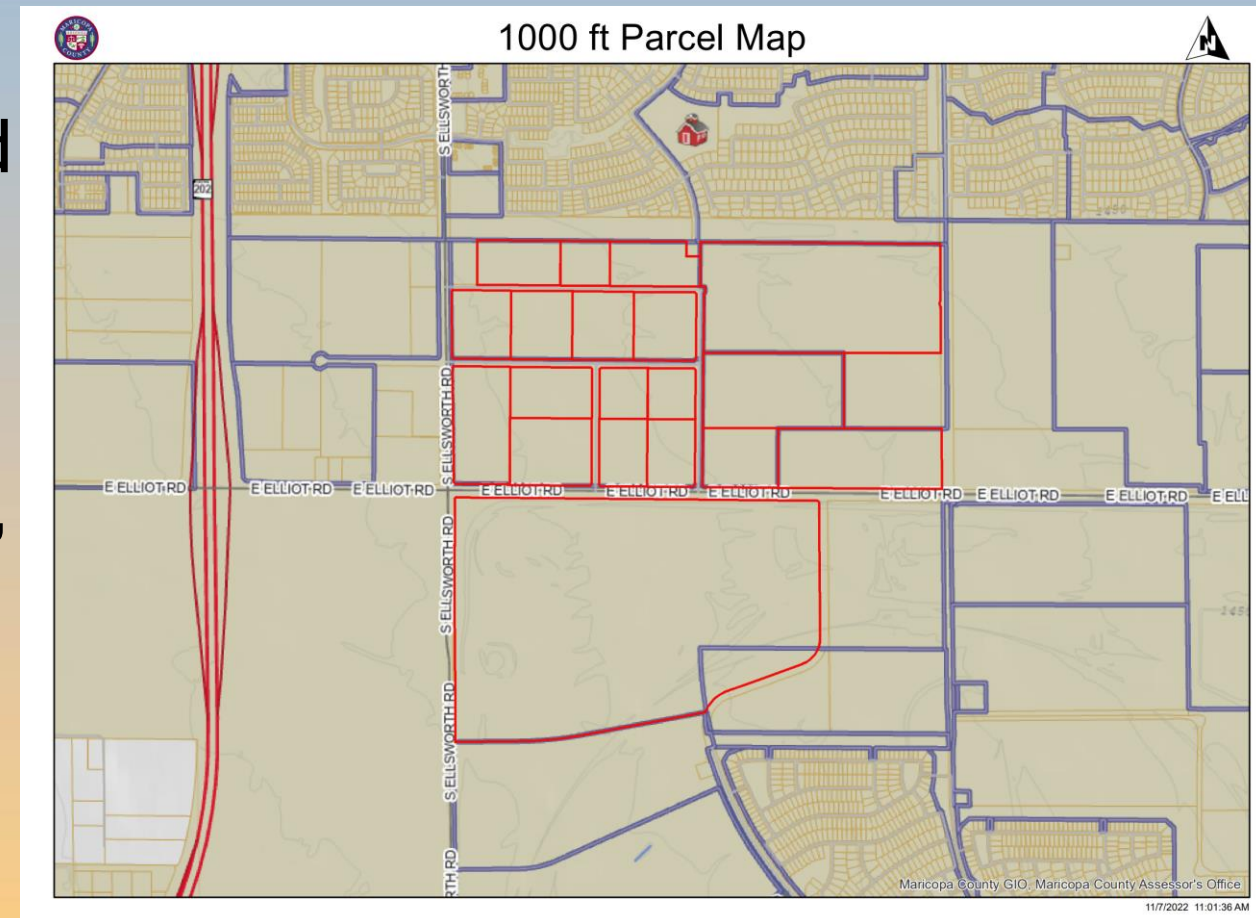
Rendering





Citizen Participation

- Notified property owners within 1,000 feet, HOAs and registered neighborhoods
- Applicant sent neighborhood outreach letters on November 8, 2022
- One response was received





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Gateway Strategic Development Plan
- ✓ Criteria in Chapter 69 for Site Plan Review

Staff recommend Approval with Conditions



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