



# City Council

## ZON22-00263

Mary Kopaskie-Brown, Planning Director  
Rachel Nettles – Assistant Planning Director

January 19, 2022  
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# Location

- North of Baseline Road
- West of Sunview Road
- East of Higley Road







# Request

- Rezone - To allow for an industrial development
  - From - Planned Employment Park (PEP) with a Planned Area Development Overlay (PAD) and Council Use Permit (CUP)
  - To - PEP-PAD & Light Industrial (LI)-PAD
- Site Plan Review

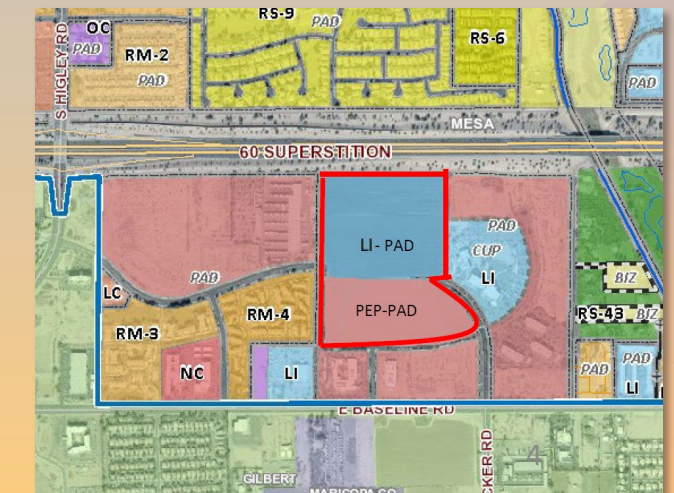






# General Plan & Zoning

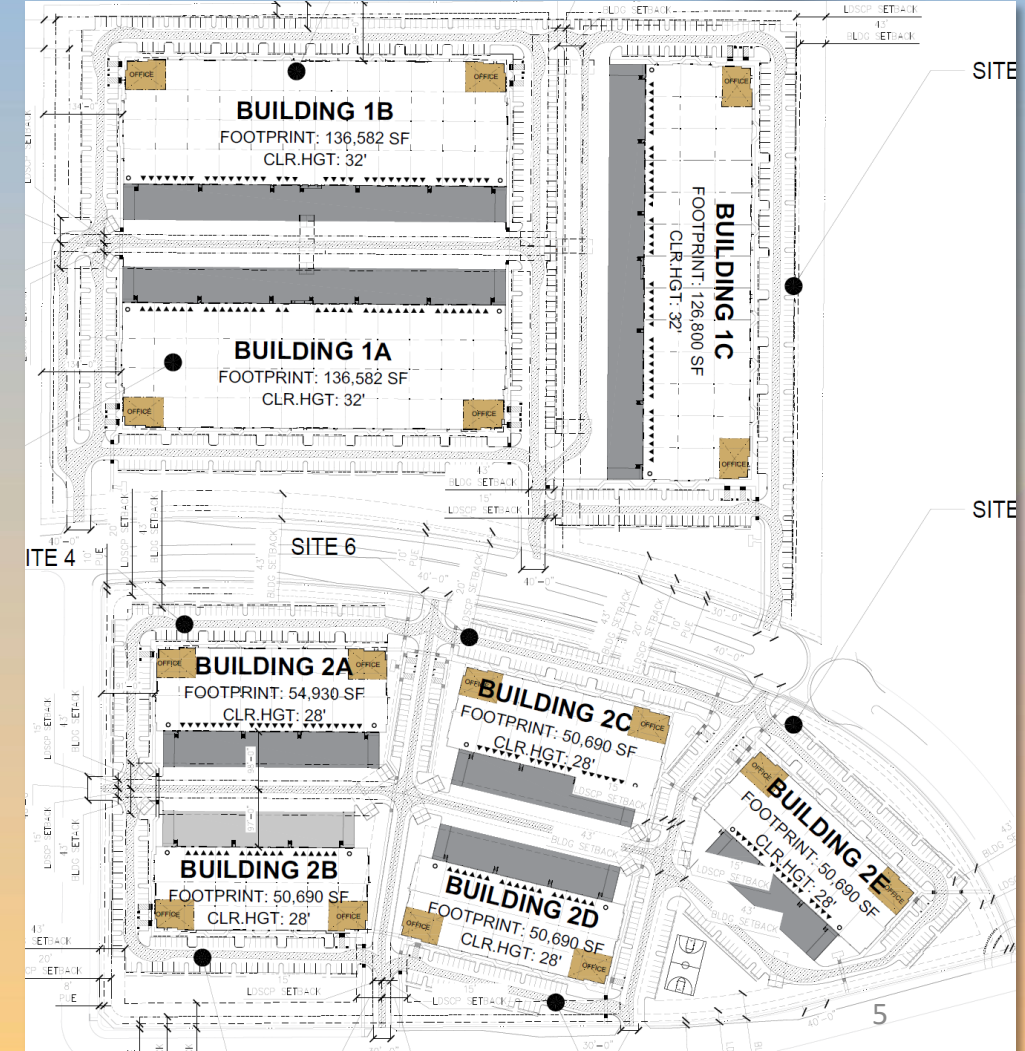
- General Plan - Specialty – Medical Campus
- Zoning
  - Current - Planned Employment Park with a Planned Area Development (PAD)
  - Proposed - Light Industrial & Planned Employment Park with a Planned Area Development (LI-PAD & PEP-PAD)
    - Allows a variety of uses including office, research & development, light manufacturing etc.
- Development Agreement to prohibit some land uses





# Site Plan

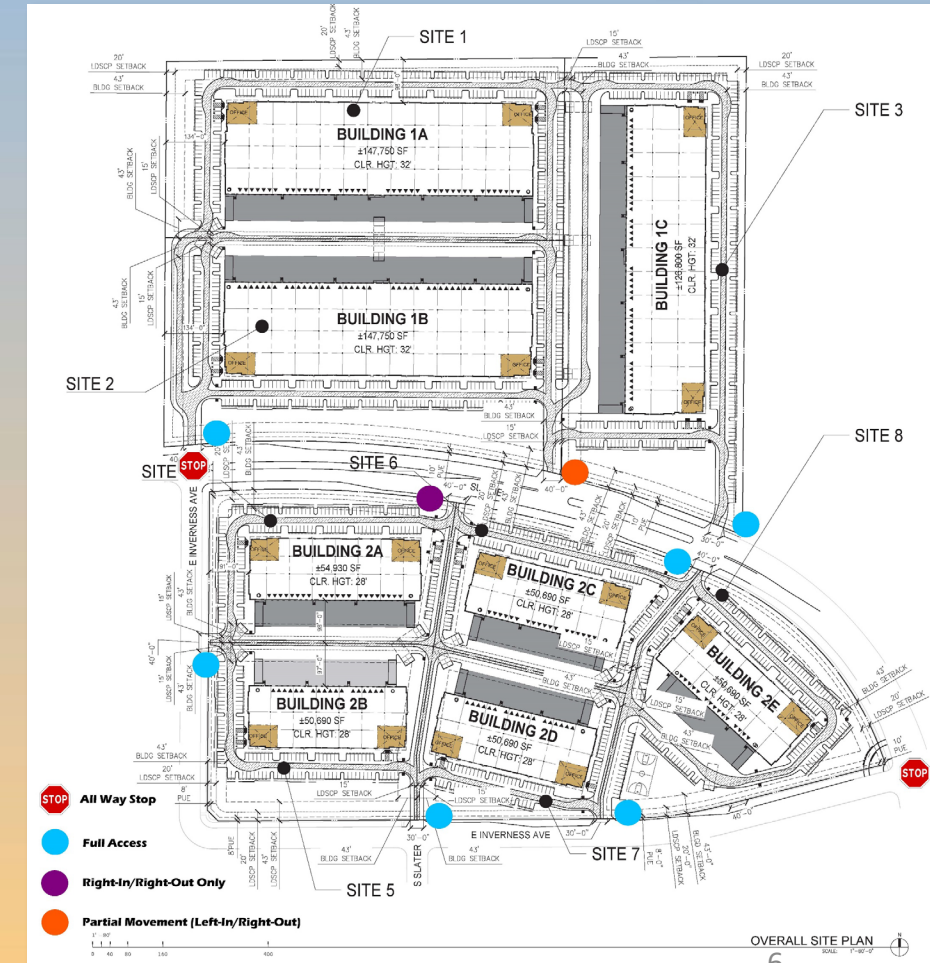
- 8 buildings - 657,654 SF
- Buildings 1A-1C, LI-PAD
- Buildings 2A-2E, PEP-PAD
- Requested PAD deviations:
  - Building height increase 40' to 50'
  - Parking Reduction







- Meeting with the Applicant and AT Still to discuss
- Condition of Approval:
  - “Prior to submitting any building permit application, submit a revised site plan to the City, for review in accordance with Chapter 69 of the Zoning Ordinance, modifying the design of the roadways so that truck traffic is directed to exit the western side of the site onto East Inverness Avenue, and coordinate the specific redesign aspects of the roadways with the City Transportation Department prior to submitting the revised site plan to the City for review”.
- Design of roadway to direct traffic west





# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with criteria in Chapter 22 for a PAD
- ✓ Complies with criteria in Chapter 69 Site Plan Review

*Staff recommends Approval with Conditions*





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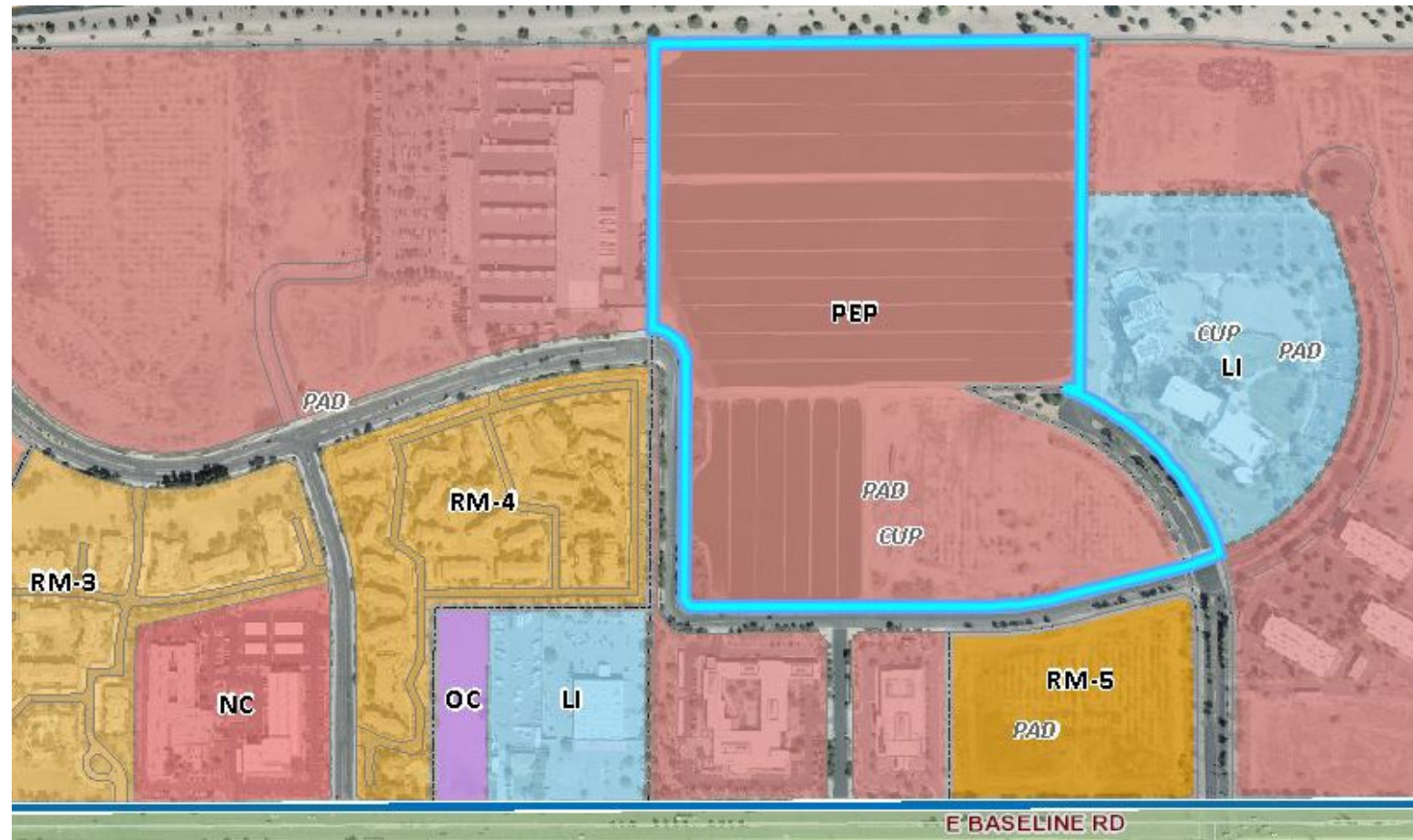


## Existing Zoning in Specialty Area

Created By: City of Mesa Planning GIS  
Created Date: 12/7/2022  
Source: City of Mesa

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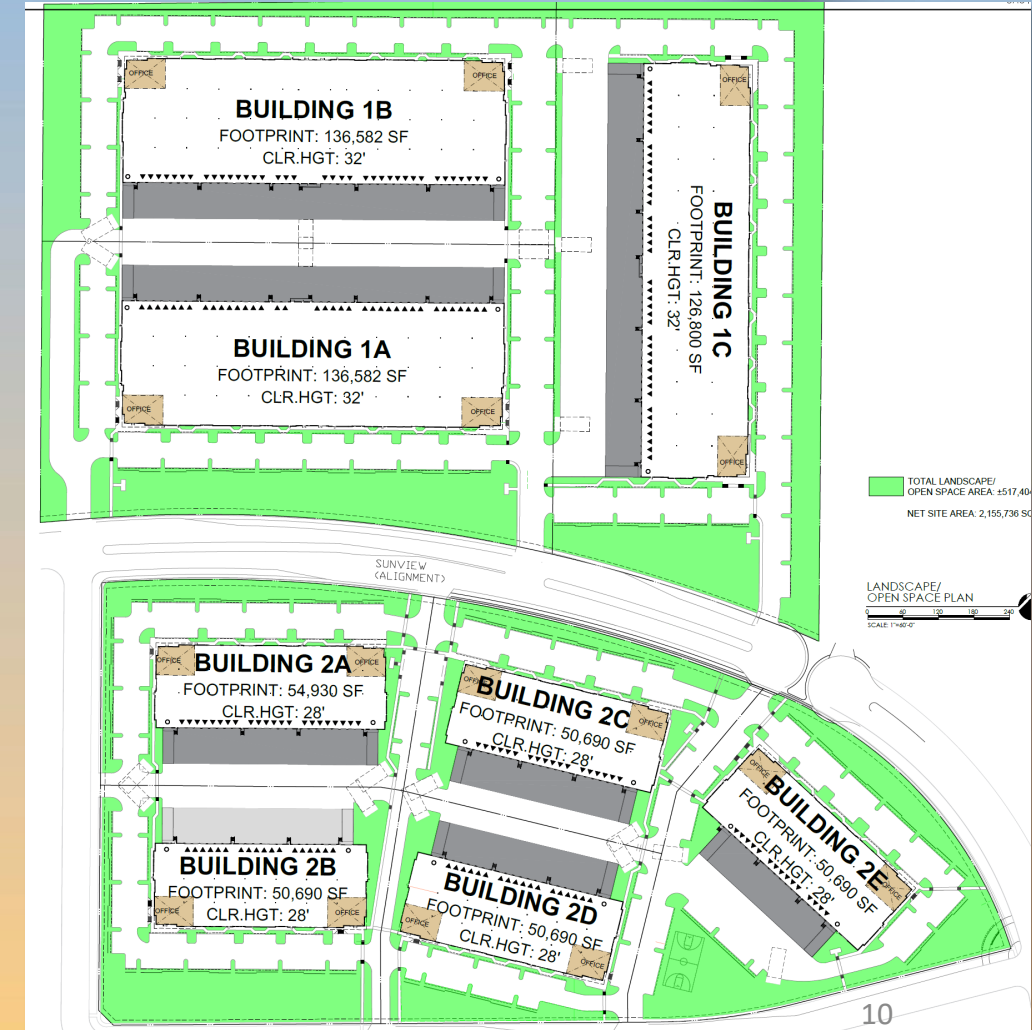
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# Citizen Participation

- Letter of opposition from AT Still
- Changes made in response to concerns:
  - Increased landscape setback on east side







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