



Planning and Zoning Board





ZON22-01230





Request

- Site Plan Review
- To allow for an office warehouse building

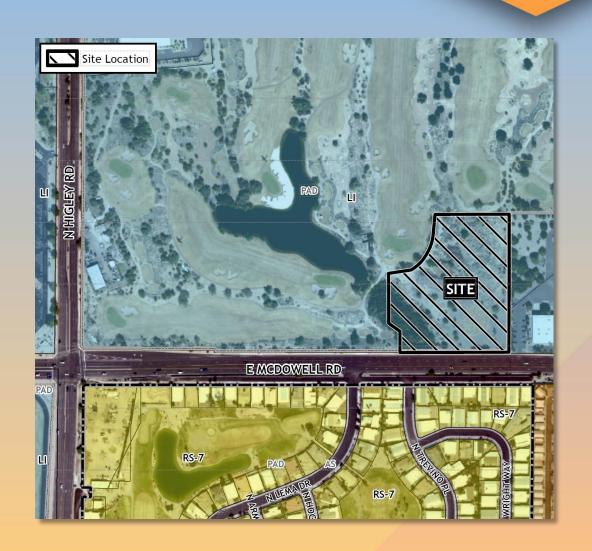






Location

- East of Higley Road
- North of McDowell Road
- Within the Longbow
 Business Park Planned
 Area Development overlay







Zoning

- Light Industrial with a Planned Area Development overlay (LI-PAD)
- Office warehouse use is permitted in the LI-PAD district.



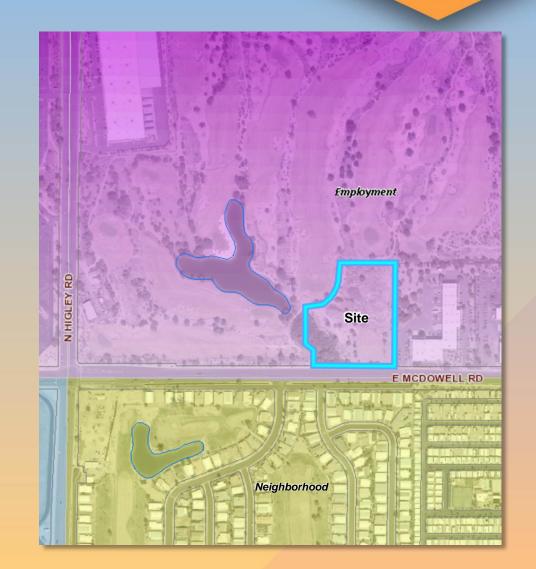




General Plan

Employment

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







Site Photos



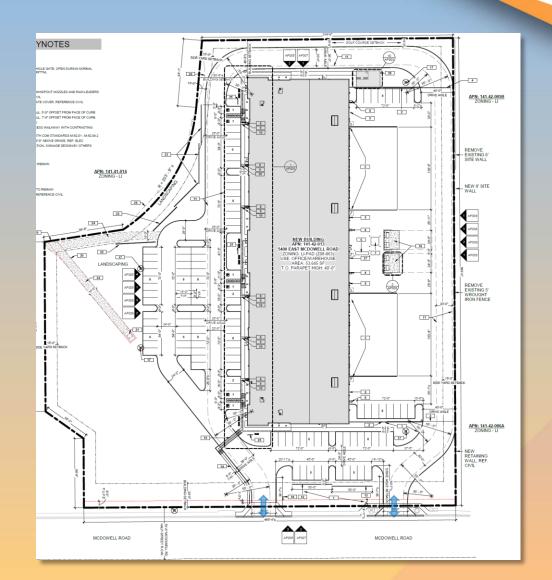
Looking north from McDowell Road





Site Plan

- Proposed 53,645 square foot office warehouse building
- Access from McDowell Road

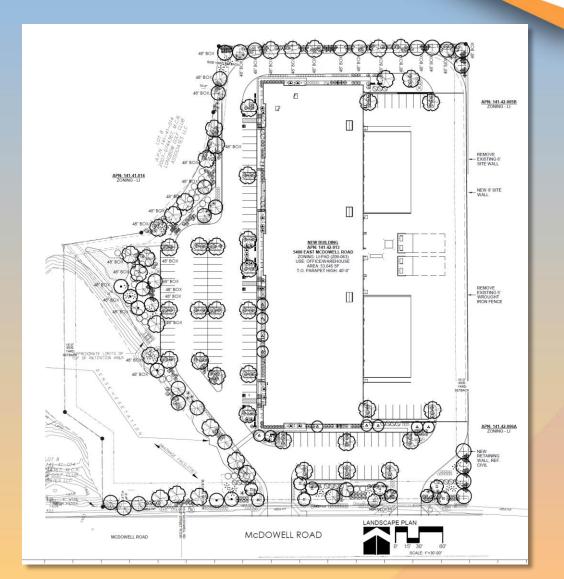






Landscape Plan

ACACIA SALICINA WILLOW ACACIA 48 24" BOX STD TRUNK CAESALPINIA CACALACO SMOOTHIE CASCALOTE 24 24" BOX STD TRUNK PARKINSONIA PRAECOX THORNLESS HYBRID PARKINSONIA PRAECOX THORNLESS HYBRID PARKINSONIA PRAECOX THORNLESS HYBRID PHOENIX DACTYLIFERA DATE PALM - MALE (NON-FRUITING) PROSOPIS HYBRID THORNLESS HYBRID PROSOPIS HYBRID THORNLESS HYBRID THORNLESS HYBRID PROSOPIS HYBRID THORNLESS MESQUITE 10 36" BOX STD TRUNK BLUE BELLS' PROSOPIS HYBRID THORNLESS MESQUITE 10 36" BOX STD TRUNK THYBRID STD TRUNK PROSOPIS HYBRID THORNLESS MESQUITE 10 36" BOX STD TRUNK THYBRID STD THYBRID THORNLESS MESQUITE 10 36" BOX STD TRUNK THYBRID THORNLESS HYBRID THYBRID THORNLESS HYBRID THORNLESS	NDSCADE S	CONCEPTUAL LANDSCAPE PLA	-114			
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PROSOPIS HYBRID THORNLESS MESQUITE THORNLESS	*	PHOENIX DACTYLIFERA		6	16' CLEAF	RTRUNK
## AGAVE DESMETTIANA ## HESPERALOE PARVIFICORA ## UCCA REPURCOLA ## UCCA ## UCCA ## UCCA REPURCOLA ## UCCA ##		PROSOPIS HYBRID	THORNLESS HYBRID	9	24" BOX	STD TRUNK
↑ EREMOPHILA HYGROPHANA "BLUE BELLS" © EREMPOHILA MACULATA "VALENTINE" © LEUCOPHYLLUM LANGMANIAE "RIO BRAVO" © SALVIA X "ULTRA VIOLET" LACCENTS ★ AGAVE DESMETTIANA © LUPHORBIA RIGIDA ○ YUCCA PALLIDA ○ YUCCA PALLIDA ○ YUCCA PALLIDA ○ YUCCA RUPICOLA CROUNDCOVERS ★ DALE A GREGGII TRAILING INDIGO BUSH TX2' © MATCH DECOMPOSED GRANITE SOURCE) TX2' TX2' P GALLON 327 5 GALLON RIO BRAVO SAGE 191 5 GALLON 19 5 GALLON RED YUCCA 68 5 GALLON GOPHER PLANT 41 5 GALLON TWISTED LEAF YUCCA 63 5 GALLON TWISTED LEAF YUCCA BOULDERS, PIT-RUN (MATCH DECOMPOSED GRANITE SOURCE) TX2' 9 ROUNDERS RIVEN 374' 16	9	PROSOPIS HYBRID		10	36" BOX	STD TRUNK
BLUE BELLS' © REMPOHILA MACULATA VALENTINE EMU BUSH LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' ** SALVIA X' ULTRA VIOLET' LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' ** SALVIA X' ULTRA VIOLET' HESPERALOE PARVIFLORA †* HESPERALOE PARVIFLORA †* HESPERALOE PARVIFLORA †* UCCA PALLIDA †* YUCCA PALLIDA †* YUCCA PALLIDA †* YUCCA PALLIDA †* UUCCA PALLIDA †* TUCCA PALLON †* TUCCA PALLON †* TUCCA PALLON †* TUCCA PALLON †* TAILING INDIGO BUSH ** BOULDERS, PIT-RUN (MATERIALS ** BOULDERS, PIT-RUN (MATCH DECOMPOSED GRANITE SOURCE) ** TUCCA PALLON **	RUBS					
© EREMPOHILA MACULATA VALENTINE* □ LEUCOPHYLLUM LANGMANIAE RIO BRAVO* ⊕ SALVIA X "LITRA VIOLET" AGAVIE DESMETTIANA ⊕ HESPERALOE PARVIFLORA ⊕ EUPHORBIA RIGIDA ⊕ YUCCA PALLIDA ⊕ YUCCA PALLIDA ⊖ YUCCA PALLIDA ⊕ YUCCA PALLIDA ⊕ TUCCA PALLIDA ⊕ TUCCA PALLIDA ⊕ TUCCA PALLIDA ⊖ TUCCA PALLIDA ⊕ TUCCA PALLIDA ⊖ TUCCA PALLIDA ← TUCCA PALLI	Œ		BLUE BELLS EMU	327	5 GALLO	N
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★ AGAVE DESMETTIANA ★ HESPERALGE PARVIFLORA ★ PUCCA PARVIFLORA ★ PARVIFLORA ★ PUC		SALVIA X 'ULTRA VIOLET'	ULTRA VIOLET SAGE	70	5 GALLON	
© EUPHORBIA RIGIDA © YUCCA PALLIDA © YUCCA PALLIDA O YUCCA RUPICOLA EQUIDA PALE LEAF YUCCA FOR ALE			SMOOTH AGAVE	93	GALLON	
PALE LEAF YUCCA 49 5 GALLON O YUCCA RUPICOLA TWISTED LEAF YUCCA 63 5 GALLON GROUNDCCYERS DALEA GREGGII TRAILING INDIGO BUSH 117 5 GALLON MATERIALS BOULDERS, PIT-RUN (MATCH DECOMPOSED GRANITE SOURCE) PROBLEM TO THE						
© YUCCA RUPICOLA TWISTED LEAF YUCCA 63 5 GALLON GROUNDCOVERS ⊕ DALEA GREGGII TRAILING INDIGO BUSH 117 5 GALLON MATERIALS ■ BOULDERS, PIT-RUN (MATCH DECOMPOSED GRANITE SOURCE) ■ BOULDERS, PIT-RUN (MATCH DECOMPOSED GRANITE SOURCE) ■ BOULDERS, PIT-RUN (MATCH DECOMPOSED) 1720 1741 1751 1761						
DALEA GREGGII TRAILING INDIGO BUSH 117 5 GALLON MATERIALS BOULDERS, PIT-RUN (MATCH DECOMPOSED GRANITE SOURCE) PROULDERS, PIT, RUN 374, 16						
MATERIALS BOULDERS, PIT-RUN 1'X2' 9 (MATCH DECOMPOSED GRANITE SOURCE) BOULDERS PLE BUN 3'X4' 16	RUB GROUND	COVERS				
e BOULDERS, PIT-RUN 1'X2' 9 (MATCH DECOMPOSED GRANITE SOURCE) PROUDERS, PIT PUN 3'Y4' 16	_	/	TRAILING INDIGO BUSH	117	5 GALLON	l
POULDEDE DIT DUN 3'YA' 16		BOULDERS, PIT-RUN (MATCH DECOMPOSED	1'X2'	9		
(MATCH DECOMPOSED GRANTE SOURCE)	$\boldsymbol{\mathscr{D}}$		3'X4'	16		
DECOMPOSED GRANITE 1/2" SCREENED, 6,598 SY (PLACE IN ALL LANDCAPE EXPRESS GOLD AREAS)		DECOMPOSED GRANITE (PLACE IN ALL LANDCAPE		6,598	SSY	







Elevations













Citizen Participation

- Notified property owners within 1,000 feet, HOAs and registered neighborhoods
- Virtual neighborhood meeting held on 12/8/22
- No comments received







Findings

- ✓ Complies with the 2040 Mesa General Plan
- Criteria in Chapters 69 for Site Plan Review

Staff recommends Approval with Conditions





Planning and Zoning Board