



# Planning and Zoning Board



# ZON22-01230



# Request

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

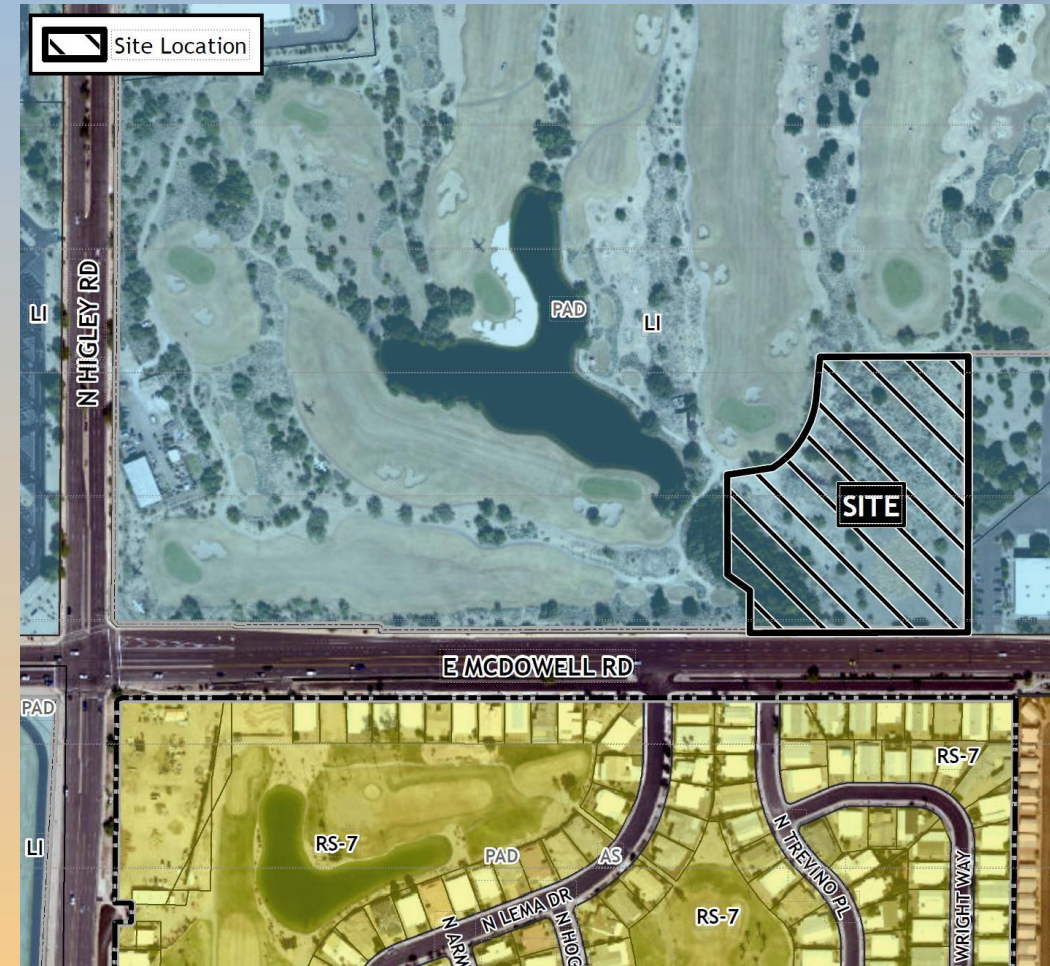






# Location

- 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.

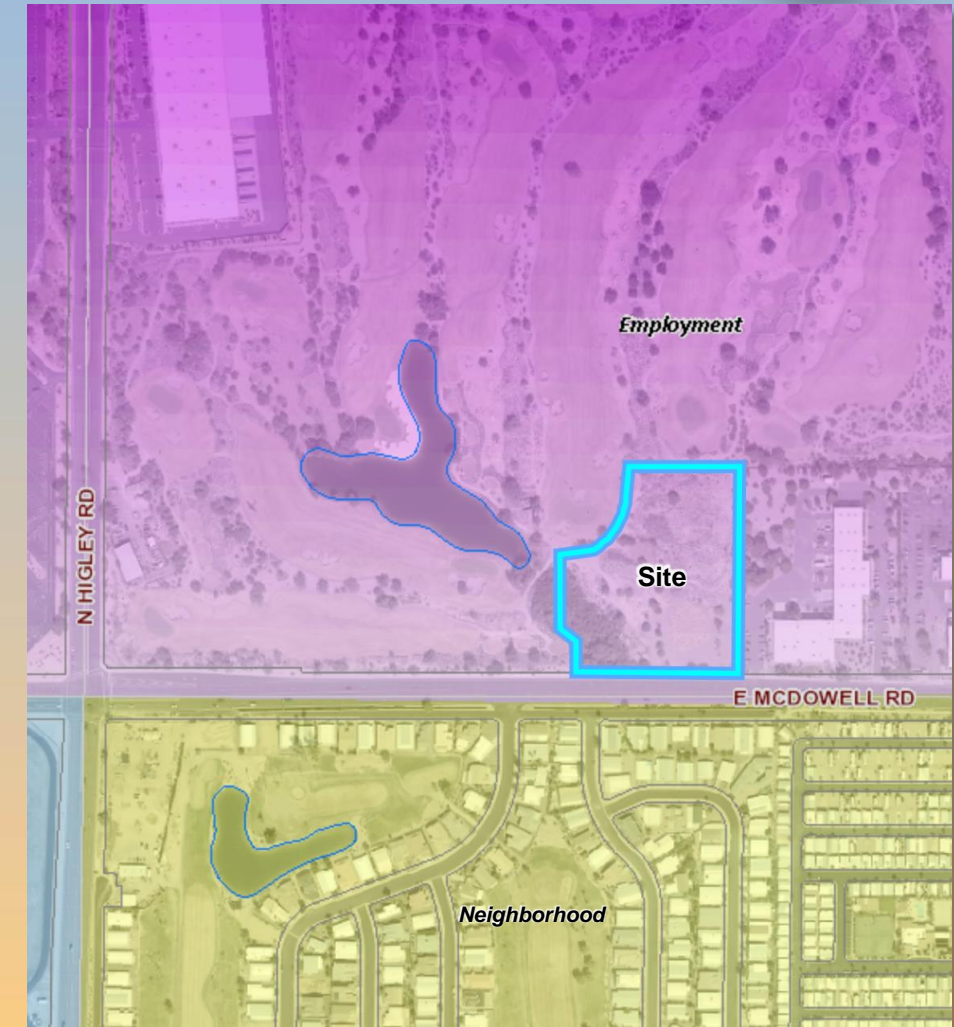




# General Plan

## Employment

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







# Site Photos

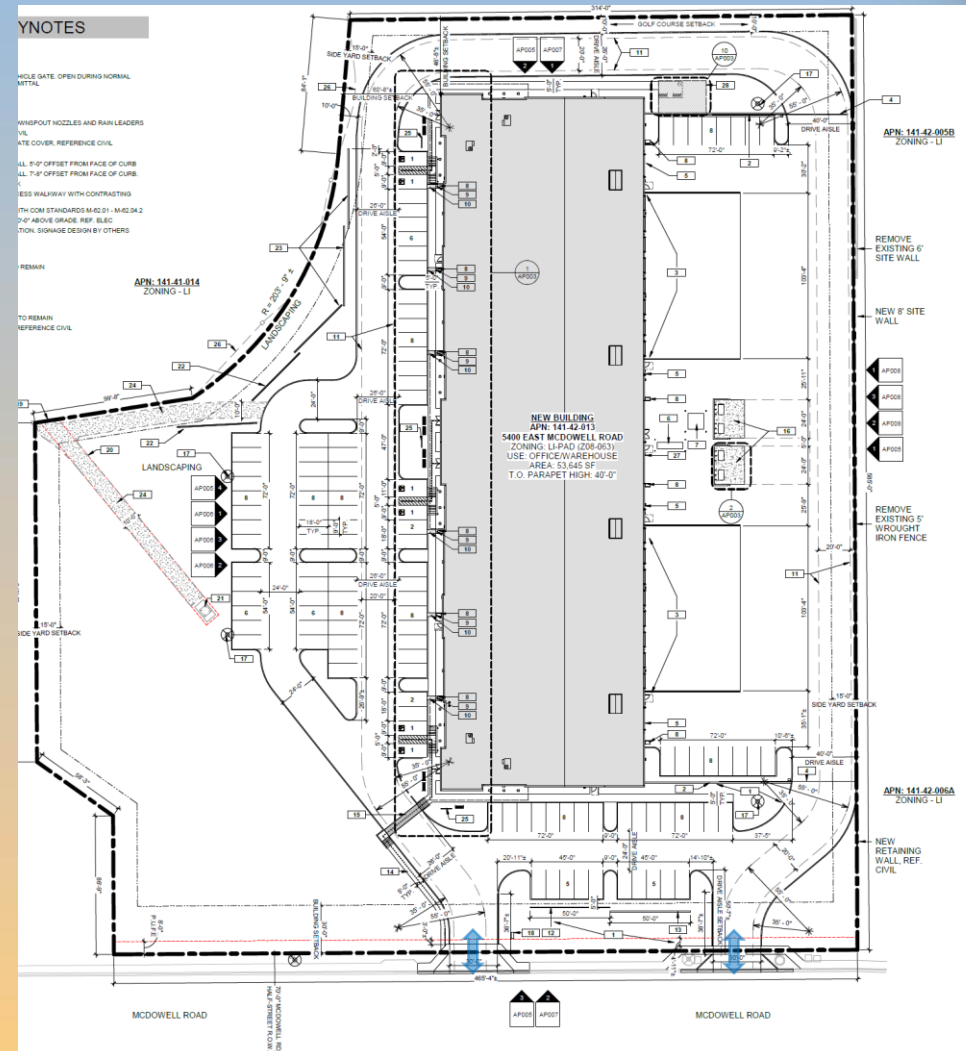


Looking north from McDowell Road



# Site Plan

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



























# Landscape Plan

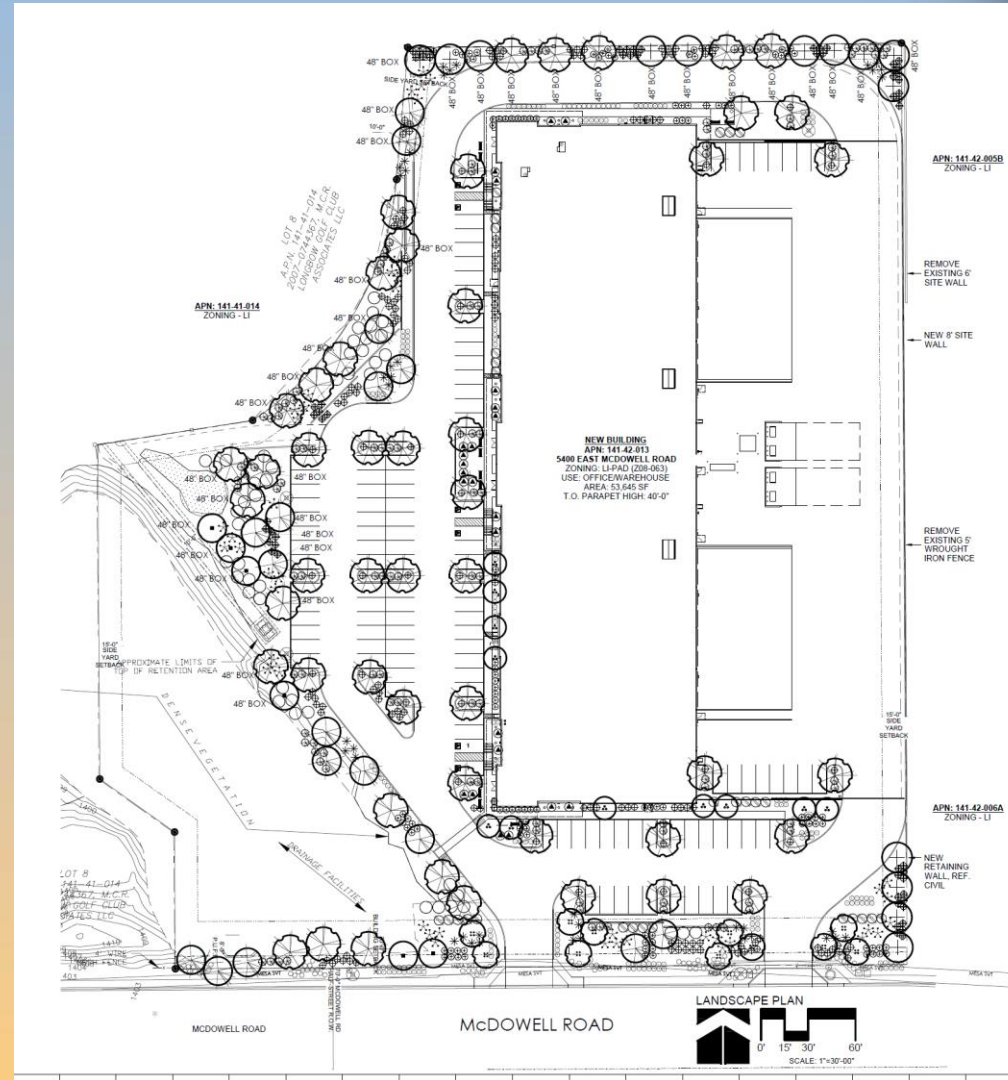
## SHEET INDEX

LS1.1 - LS1.3 CONCEPTUAL LANDSCAPE PLAN

## LANDSCAPE SCHEDULE

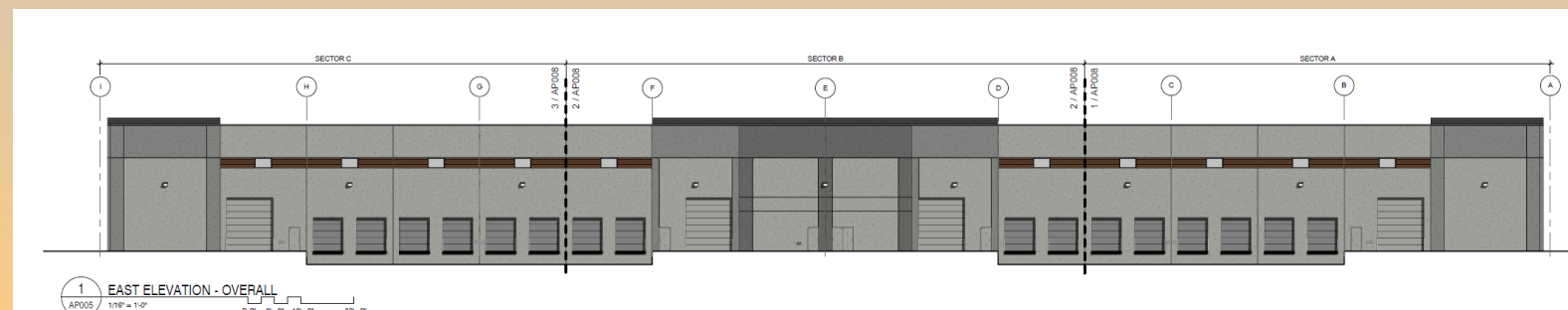
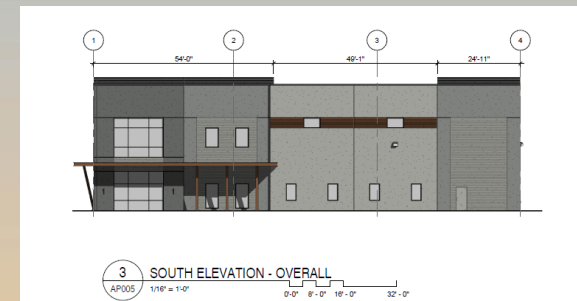
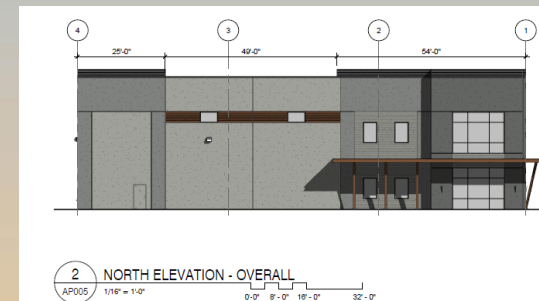
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY *	SIZE	REMARKS
<b>TREES</b>					
	ACACIA SALICINA	WILLOW ACACIA	48	24" BOX	STD TRUNK
	CAESALPINIA CACALACO 'SMOOTHIE'	SMOOTHIE CASCALOTE	24	24" BOX	STD TRUNK
	PARKINSONIA PRAECOX THORNLESS HYBRID	THORNLESS PALO BREA	8	24" BOX	STD TRUNK
	PARKINSONIA PRAECOX THORNLESS HYBRID	THORNLESS PALO BREA	6	36" BOX	STD TRUNK
	PHOENIX DACTYLIFERA	DATE PALM - MALE (NON-FRUITING)	6	16" CLEAR TRUNK	
	PROSOPIS HYBRID	THORNLESS HYBRID	9	24" BOX	STD TRUNK
	PROSOPIS HYBRID	THORNLESS MESQUITE HYBRID	10	36" BOX	STD TRUNK
<b>SHRUBS</b>					
	EREMOPHILA HYGROPHANA 'BLUE BELLS'	BLUE BELLS EMU	327	5 GALLON	
	EREMOPHILA MACULATA 'VALENTINE'	VALENTINE EMU BUSH	92	5 GALLON	
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO'	RIO BRAVO SAGE	191	5 GALLON	
	SALVIA X 'ULTRA VIOLET'	ULTRA VIOLET SAGE	70	5 GALLON	
<b>SHRUB ACCENTS</b>					
	AGAVE DESMETTIANA	SMOOTH AGAVE	93	5 GALLON	
	HESPERALOE PARVIFLORA	RED YUCCA	68	5 GALLON	
	EUPHORBIA RIGIDA	GOPHER PLANT	41	5 GALLON	
	YUCCA PALLIDA	PALE LEAF YUCCA	49	5 GALLON	
	YUCCA RUPICOLA	TWISTED LEAF YUCCA	63	5 GALLON	
<b>SHRUB GROUNDCOVERS</b>					
	DALEA GREGGII	TRAILING INDIGO BUSH	117	5 GALLON	
<b>INERT MATERIALS</b>					
	BOULDERS, PIT-RUN (MATCH DECOMPOSED GRANITE SOURCE)	1'X2'	9		
	BOULDERS, PIT-RUN (MATCH DECOMPOSED GRANITE SOURCE)	3'X4'	16		
	DECOMPOSED GRANITE (PLACE IN ALL LANDSCAPE AREAS)	1/2" SCREENED, EXPRESS GOLD	6,598 SY		

\* TOTAL PROJECT QUANTITIES





# Elevations









# Findings

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

*Staff recommends Approval with Conditions*





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