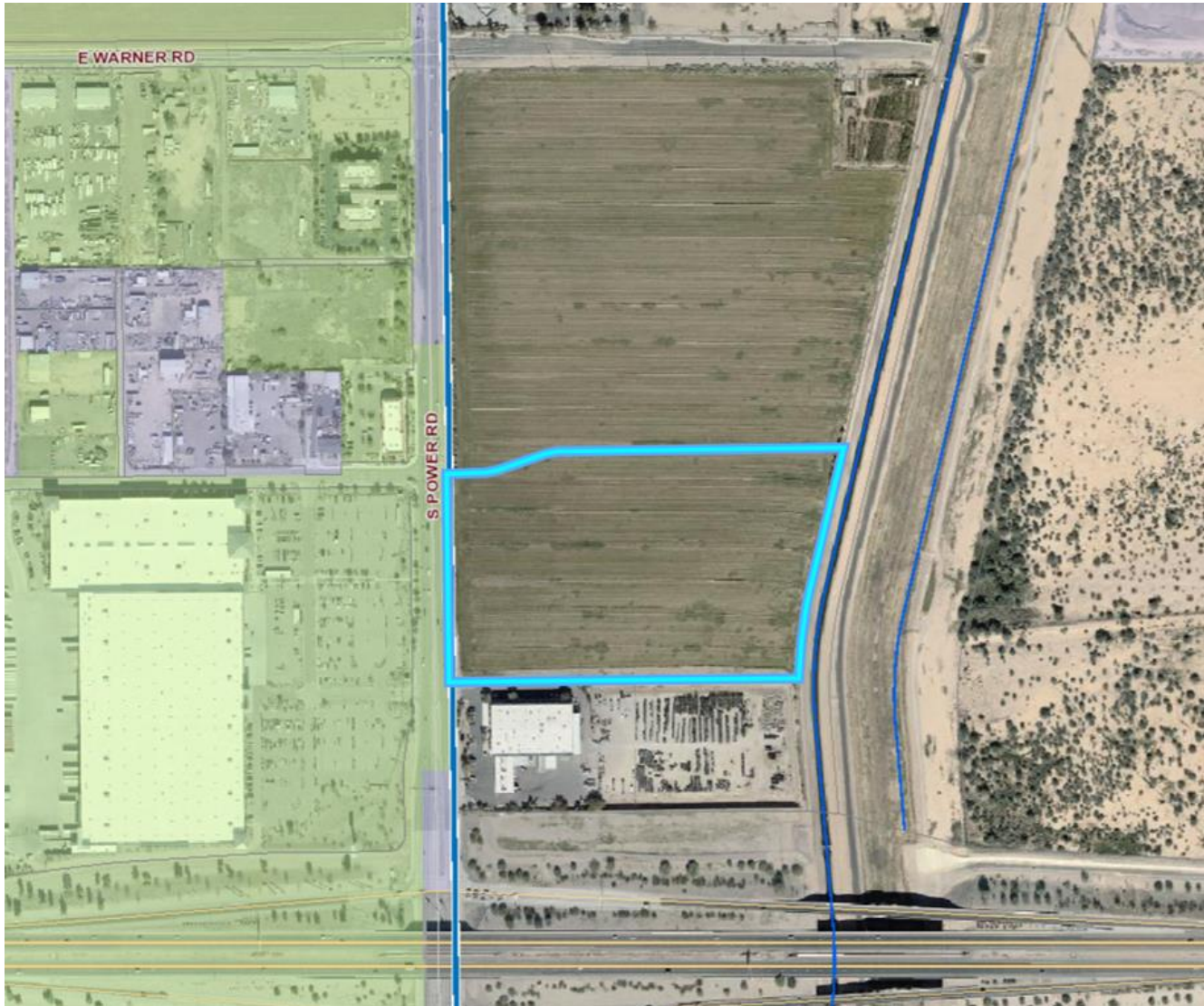




**ZON20-00376**



## Request

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- Site Plan Review

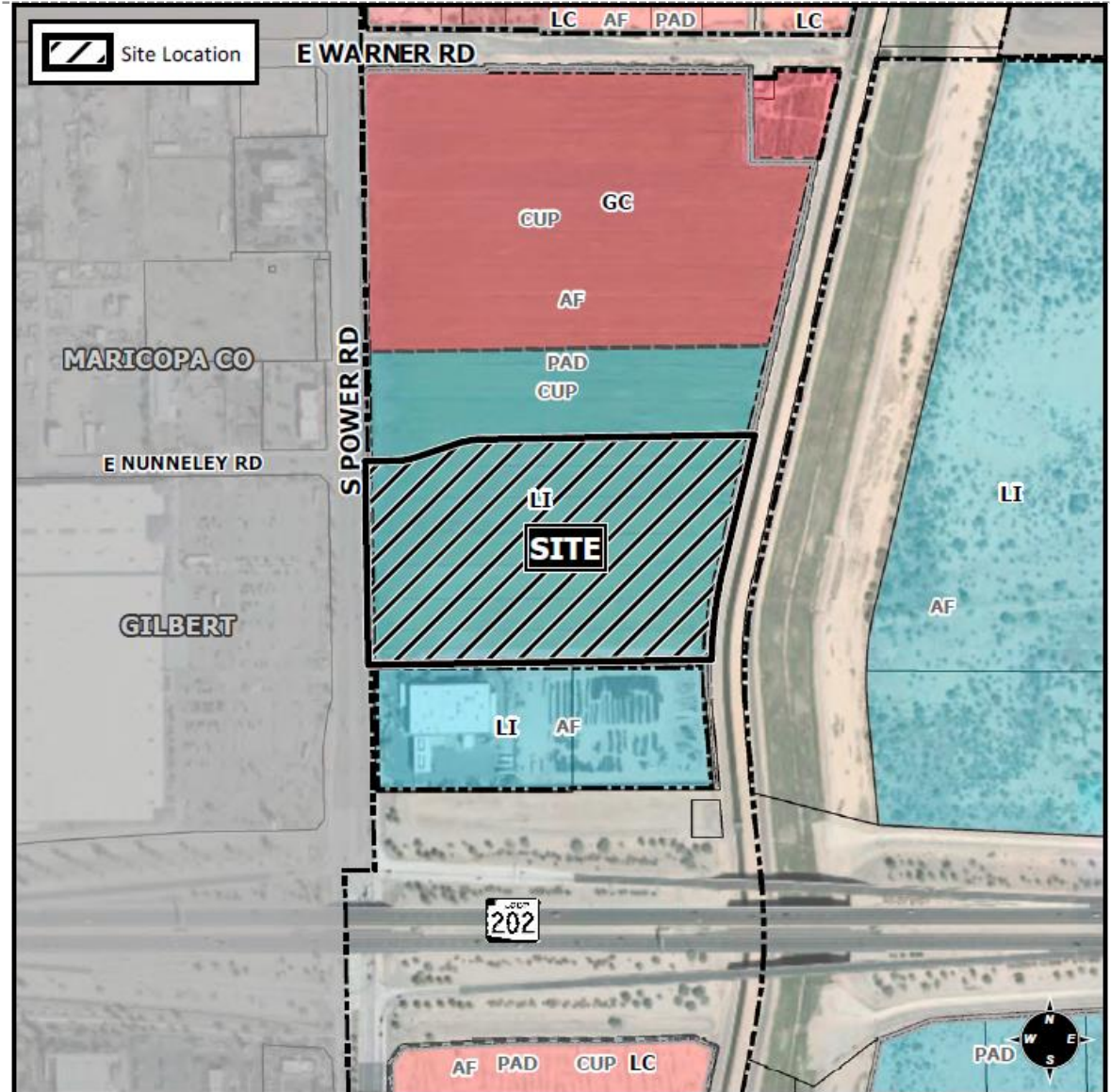
## Purpose

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- Allow for an industrial development

# Location

- Located south of Warner Road on the east side of Power Road







# General Plan

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## Mixed Use Activity

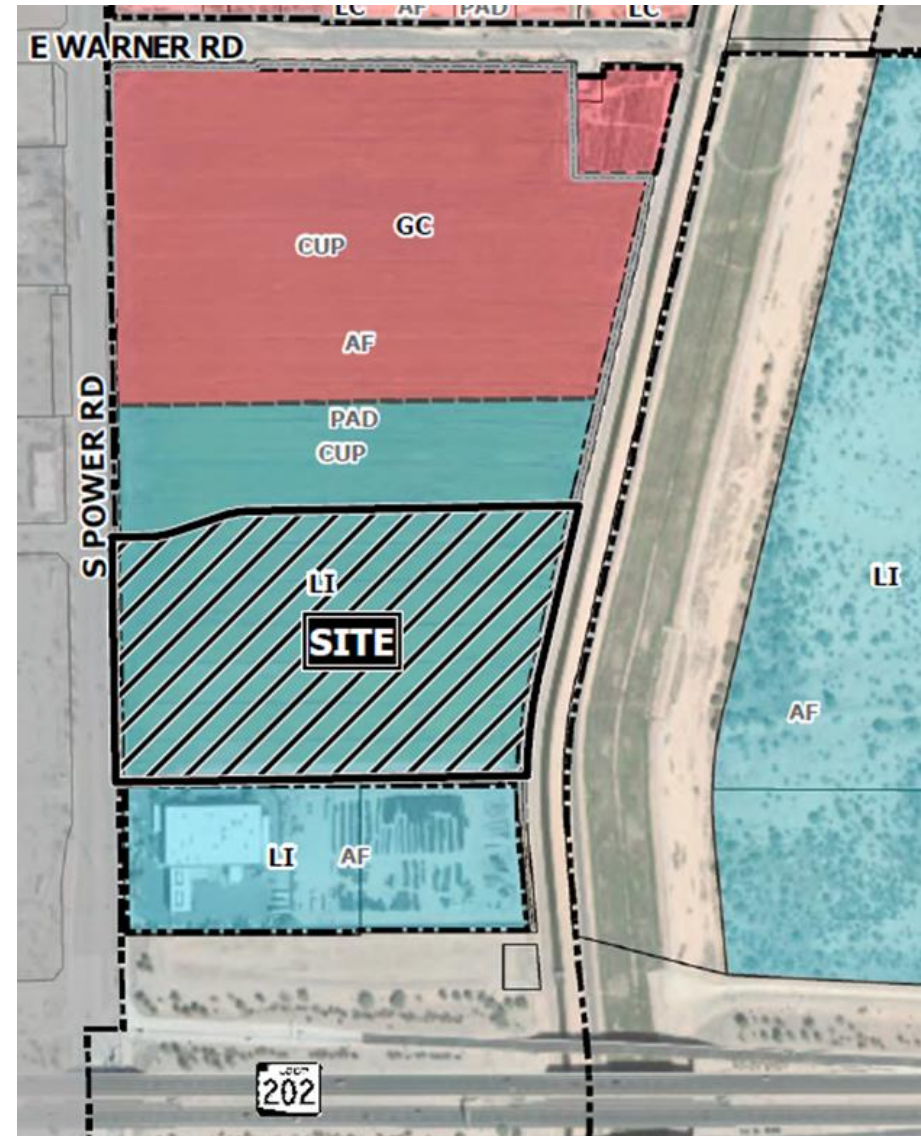
- Large Scale
- Regional Activity Area

## Employment

- Wide range of opportunities
- High-quality settings

# Zoning

Light Industrial with a  
Planned Area Development  
Overlay  
(LI-PAD)





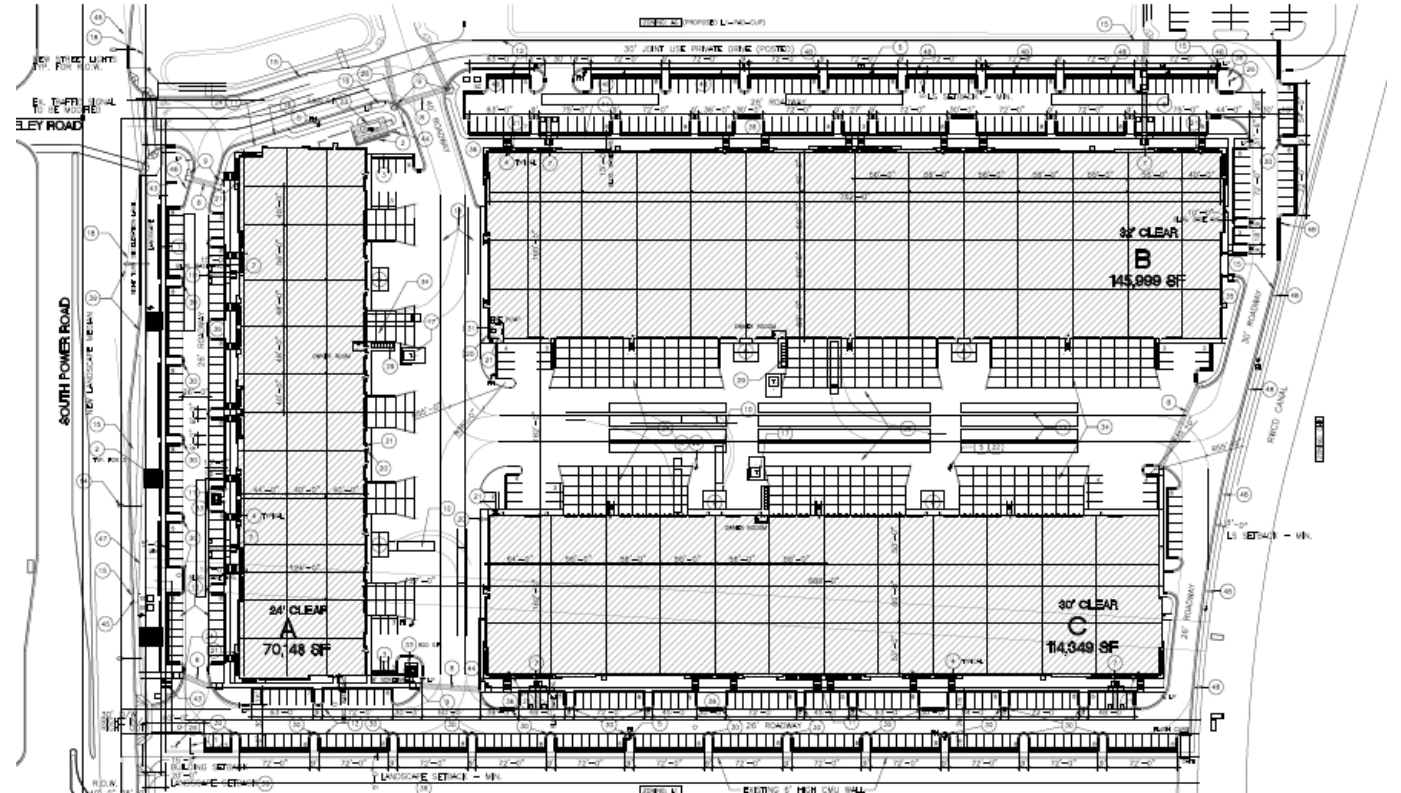
# Street View



Looking east along Power Road

# Site Plan

- 3 industrial shell buildings



# Design Review

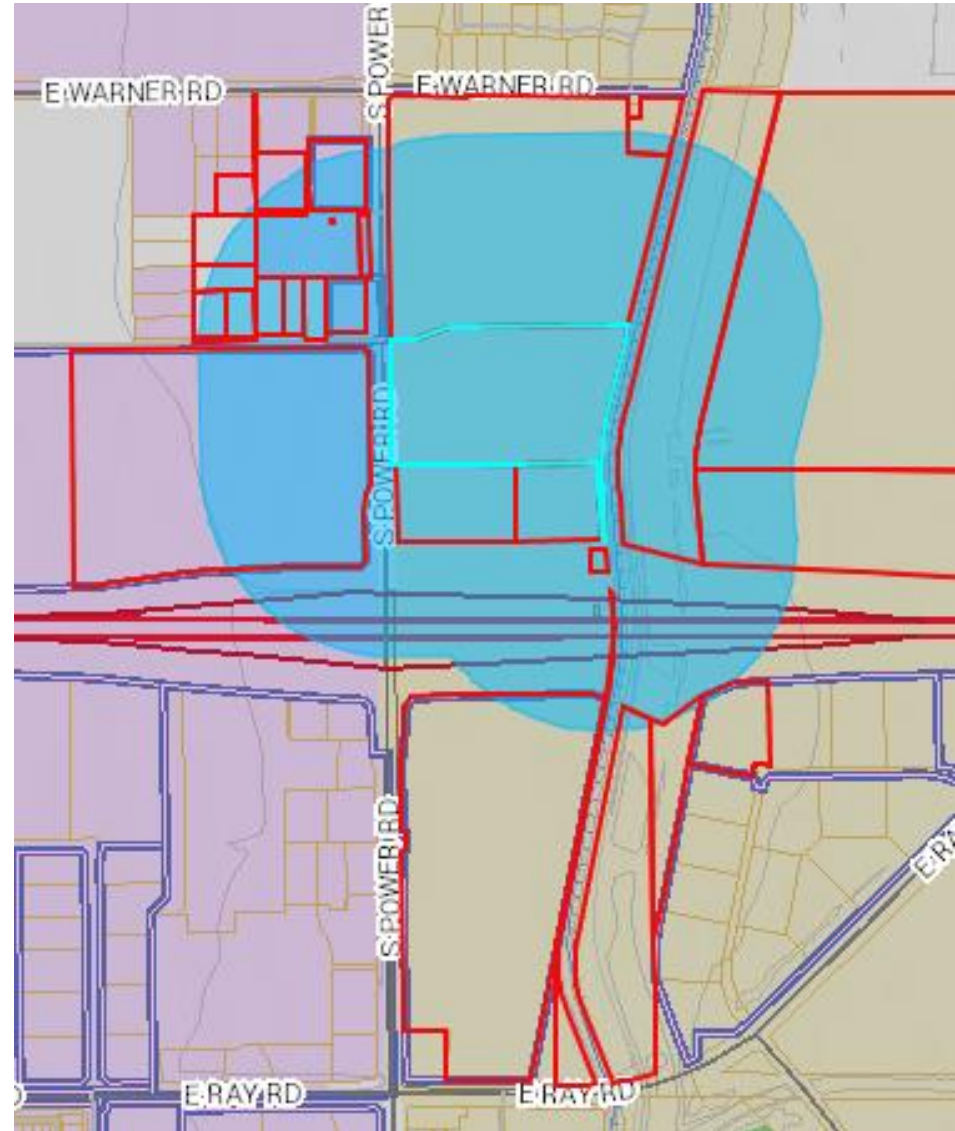
- September 8, 2020





# Citizen Participation

- Property owners within 1,000'
- HOAs & Registered Neighborhoods
- No concerns



# Summary

## Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Mesa Gateway Strategic Development Plan
- ✓ Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO

## Staff Recommendation Approval with Conditions