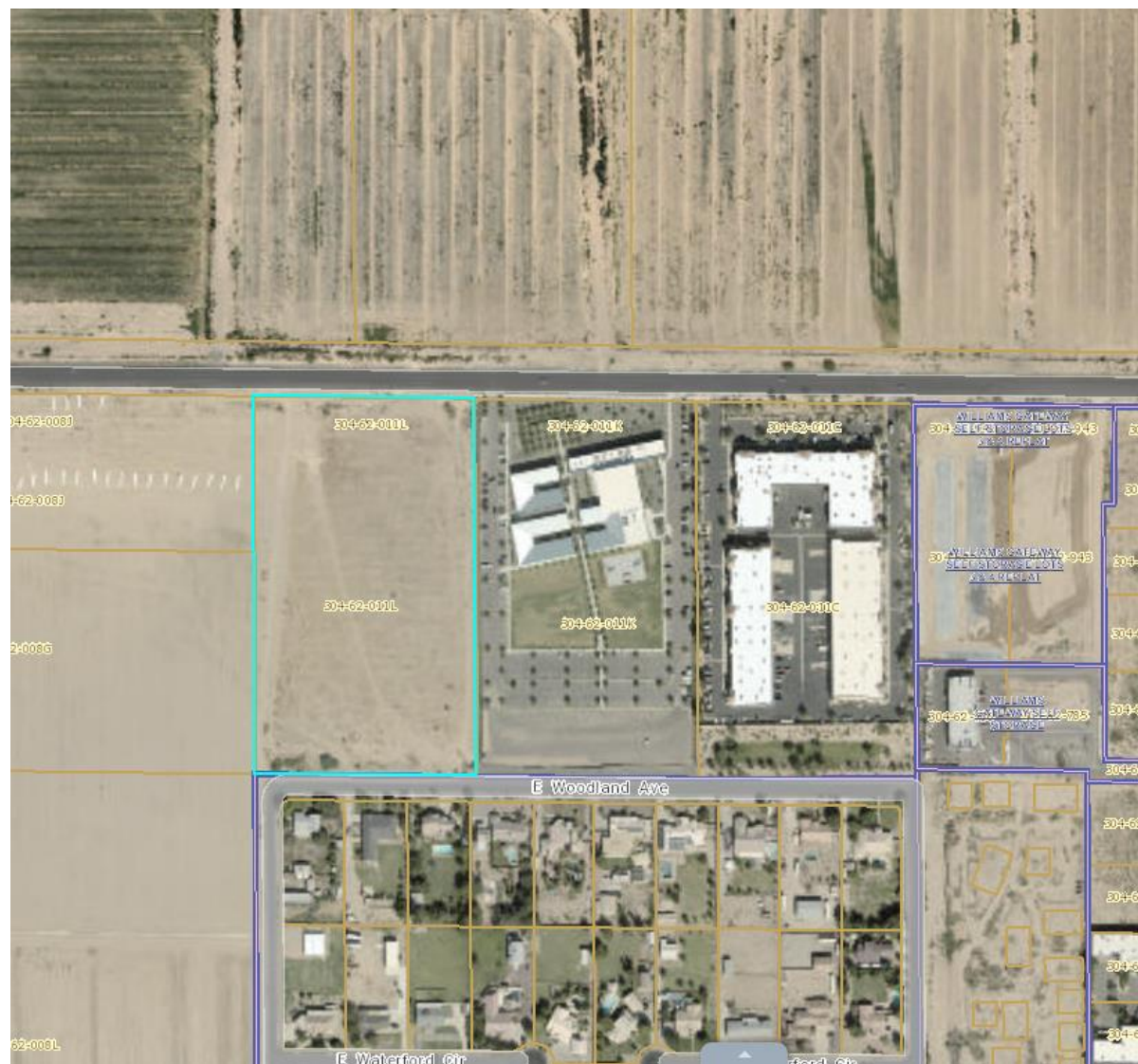




ZON19-00709



Request

- Rezone from AG to LI-PAD & OC-PAD

- Site Plan Review

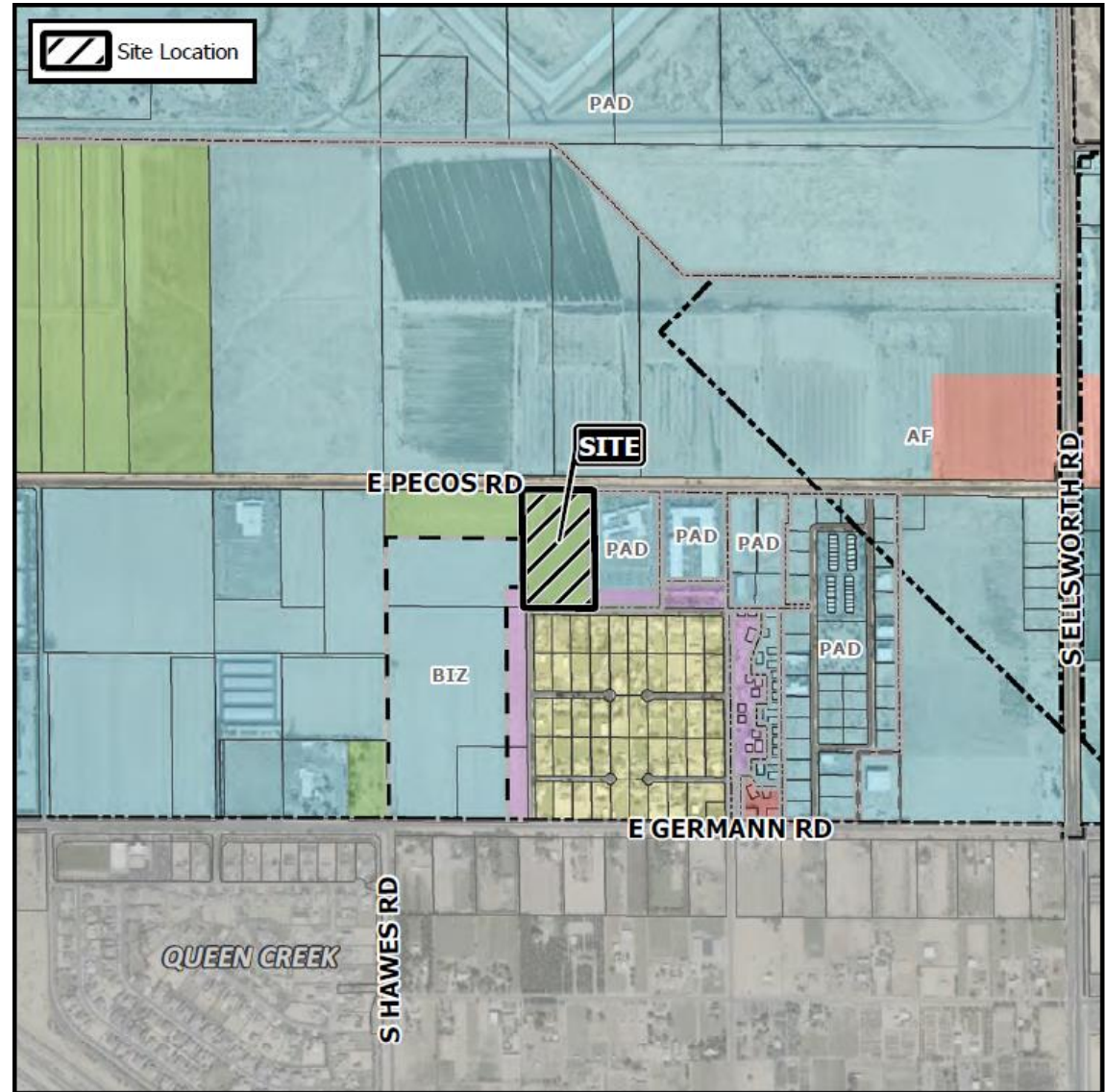
- ## Preliminary Plat

Purpose

- Allow for an industrial development

Location

- Located west of Ellsworth Road on the south side of Pecos Road





General Plan

Employment-Business Park

- Wide range of employment in high-quality settings
- Typical uses include light industrial uses with outdoor storage yards

Mesa Gateway Strategic Development Plan (Logistics & Commerce District)

- Provide a high-quality employment compatible with increasing over-flight activities

Zoning

Existing: Agriculture (AG)

Proposed: LI-PAD & OC-PAD



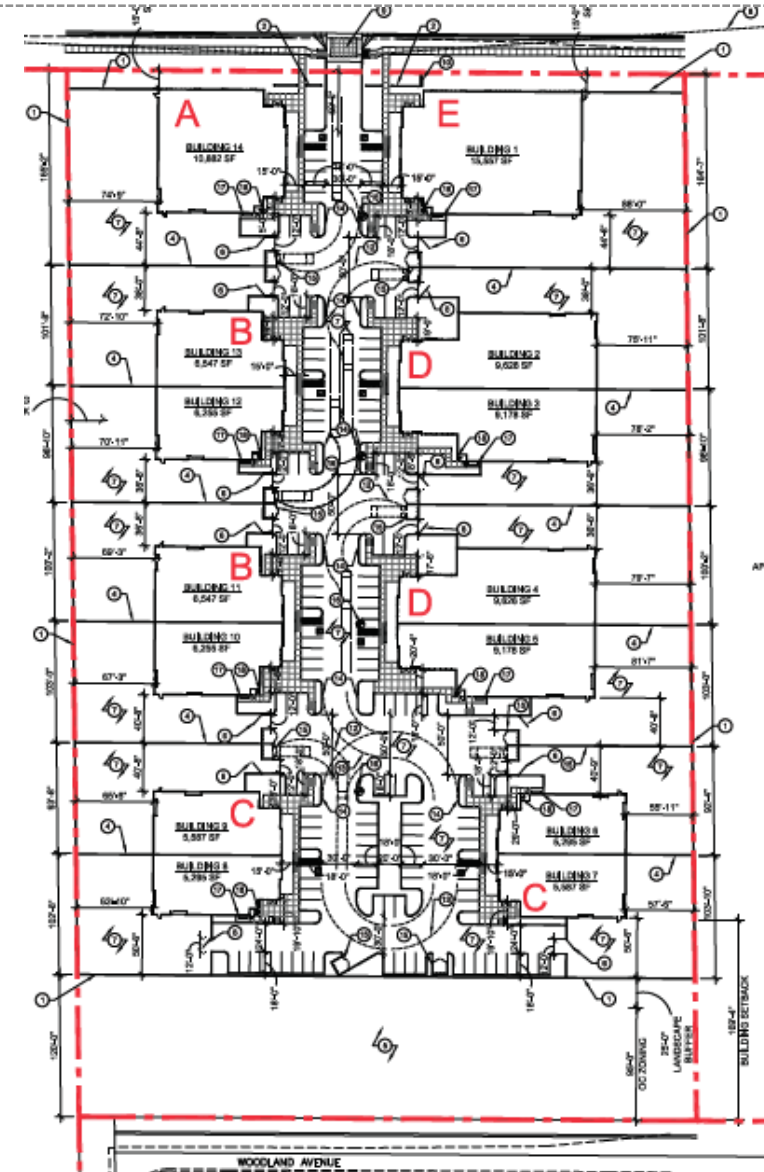
Street View



Looking south along Pecos Road

Site Plan

- 14 industrial shell buildings
- Individual rear storage yards
- Landscape buffer



Design Review

• September 8, 2020

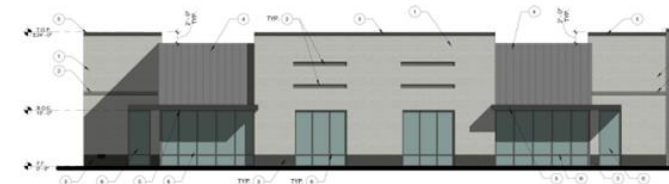


BUILDING ELEVATION GENERAL NOTES

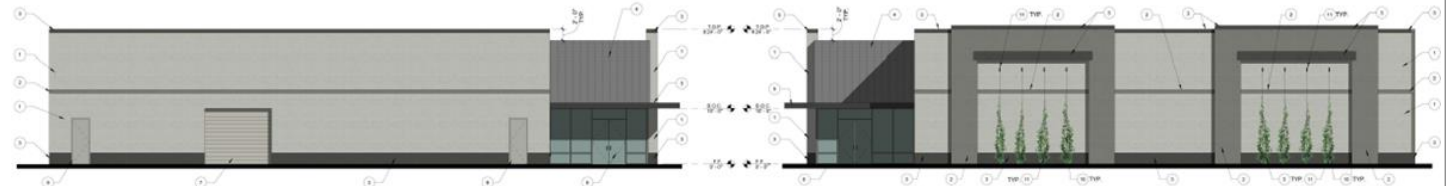
1. ALL ROOF MOUNTED EQUIPMENT TO BE FULLY SCREENED BY BUILDING FINISHER.

BUILDING ELEVATION KEYNOTES

1. BRICK (SMOOTH FACE) CHALK STANDARD GREY
2. BRICK (SMOOTH FACE) CHALK PAINTED DUANE EDWARDS WOODS BLACK BEAM
3. BRICK (SMOOTH FACE) CHALK PAINTED DUANE EDWARDS WOODS BLACK BEAM
4. BRICK (SMOOTH FACE) CHALK PAINTED DUANE EDWARDS WOODS BLACK BEAM
5. METAL CLADDING PAINTED DUANE EDWARDS WOODS BLACK BEAM
6. CLEAR ANODIZED ALUMINUM STOREFRONT (TYP.)
7. OVERHEAD DOOR PAINTED DUANE EDWARDS WOODS BLACK BEAM
8. 2ND FLOOR PAINTED DUANE EDWARDS WOODS BLACK BEAM
9. VERTICAL CURTAIN FOR VENTILATION
10. EMBEDDED PLATES

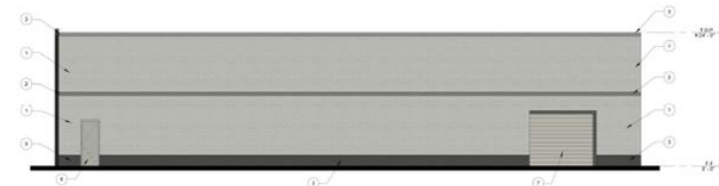


1 BUILDING A EAST ELEVATION
1/8" = 1'-0"



2 BUILDING A SOUTH ELEVATION
1/8" = 1'-0"

3 BUILDING A NORTH ELEVATION
1/8" = 1'-0"



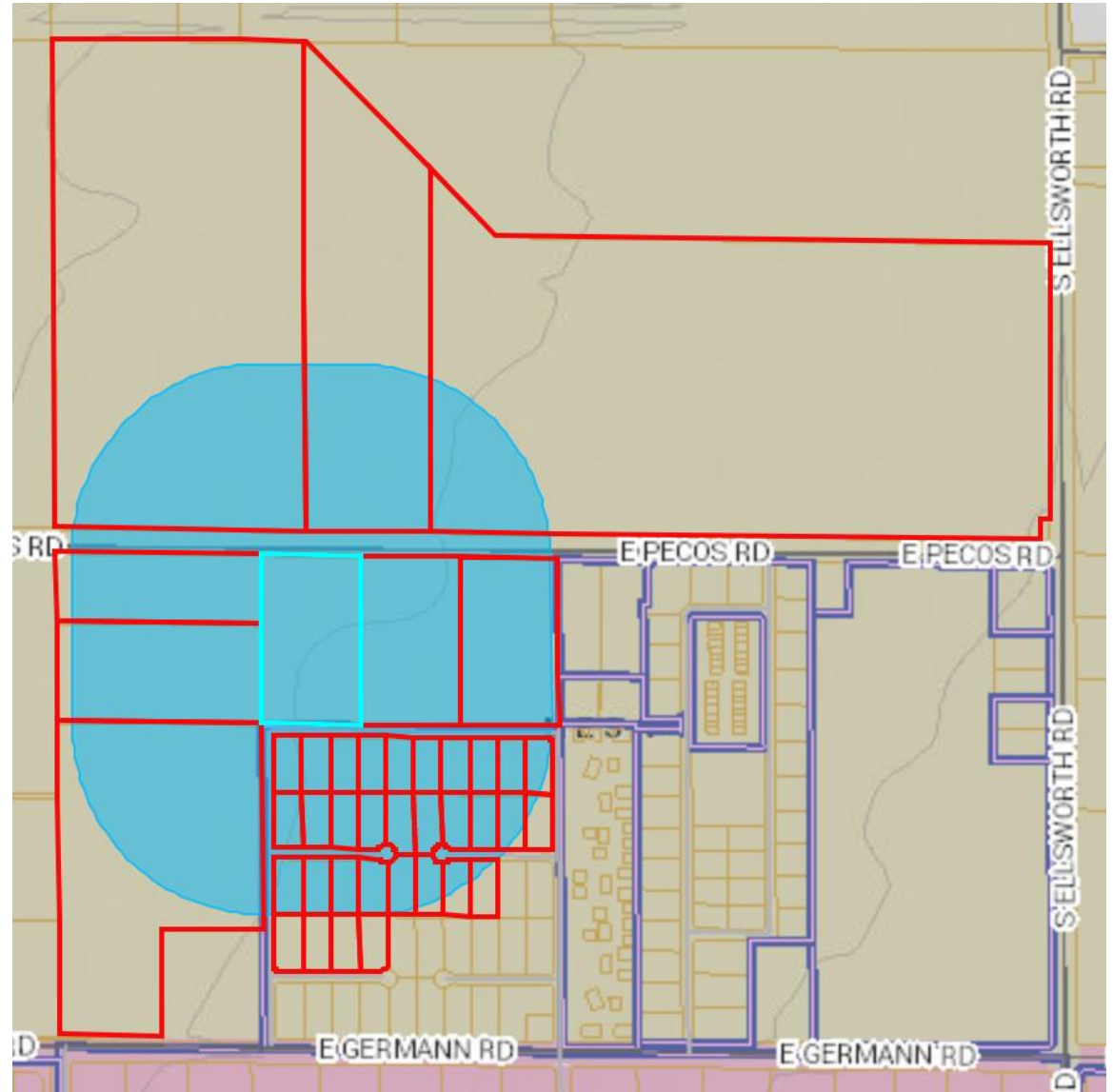
4 BUILDING A WEST ELEVATION
1/8" = 1'-0"

PAD Request

Development Standard	Required LI	Proposed LI	Staff Recommendation
Perimeter Landscape Yard for non-single residence uses adjacent to AG and OC districts	20'	0'	As proposed
Required Parking, Shell industrial buildings	75% at 1 space per 500 SF plus 25% at 1 space per 375 SF	1.3 parking spaces per 1,000 SF of building area	As proposed

Citizen Participation

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



Summary

Findings

- ✓ Complies with the 2040 Mesa General Plan & the Mesa Gateway Strategic Development Plan
- ✓ Meets the review criteria for a Planned Area Development overlay outlined in Section 11-22 of the MZO
- ✓ Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO

Staff Recommendation

Approval with Conditions