

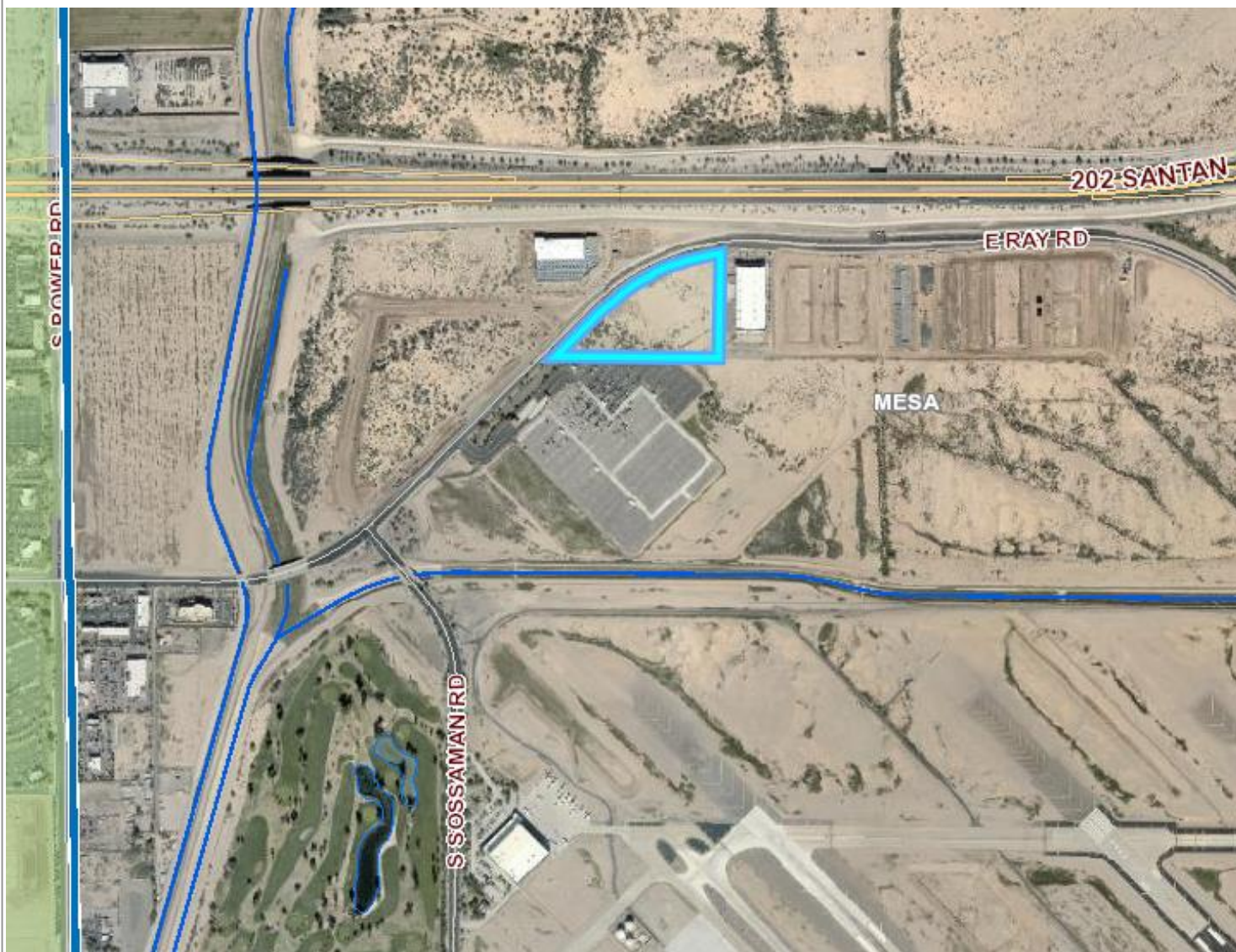


PLANNING & ZONING BOARD

January 13, 2021



ZON20-00655



Request

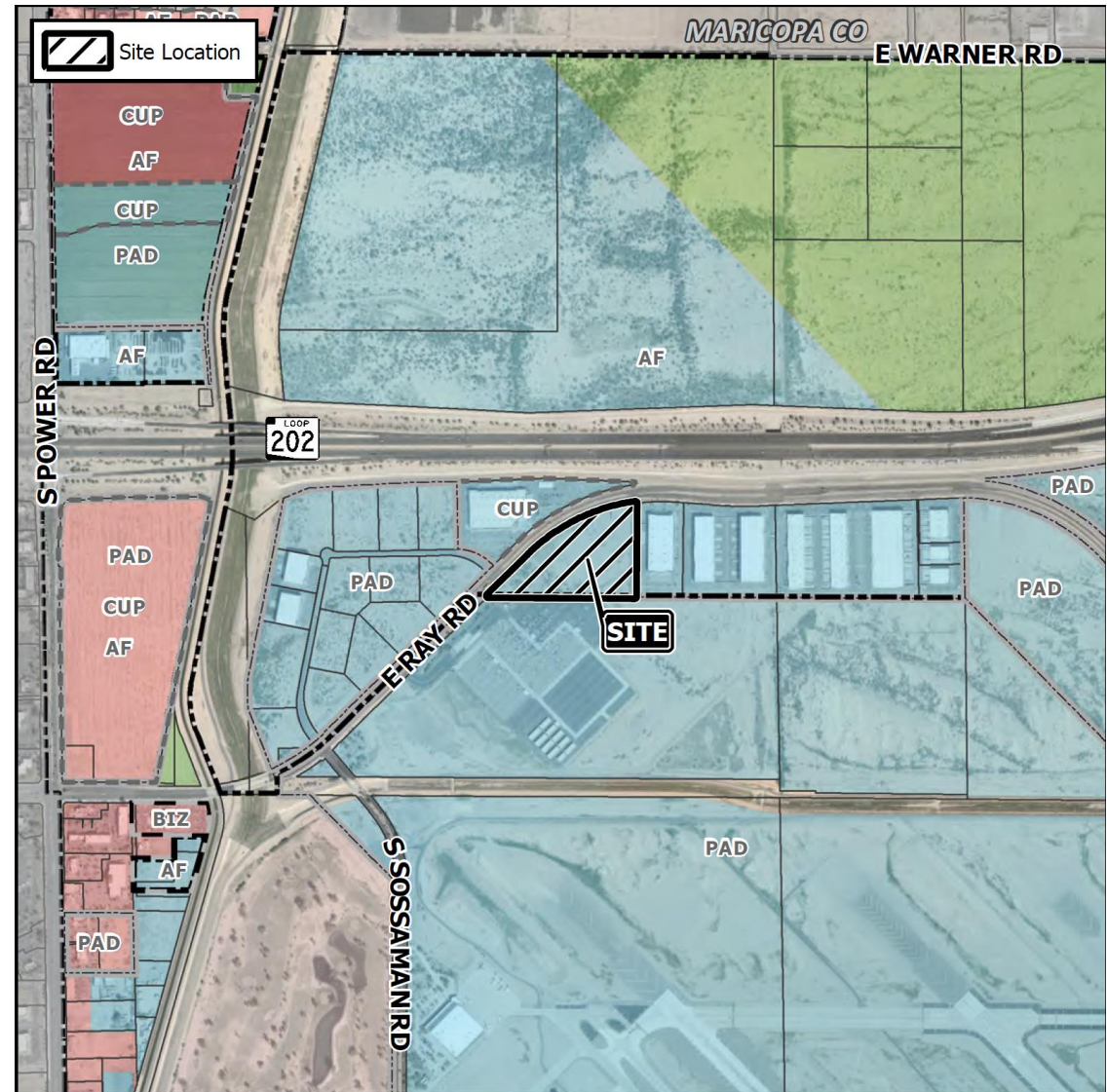
- Site Plan Review and Special Use Permit

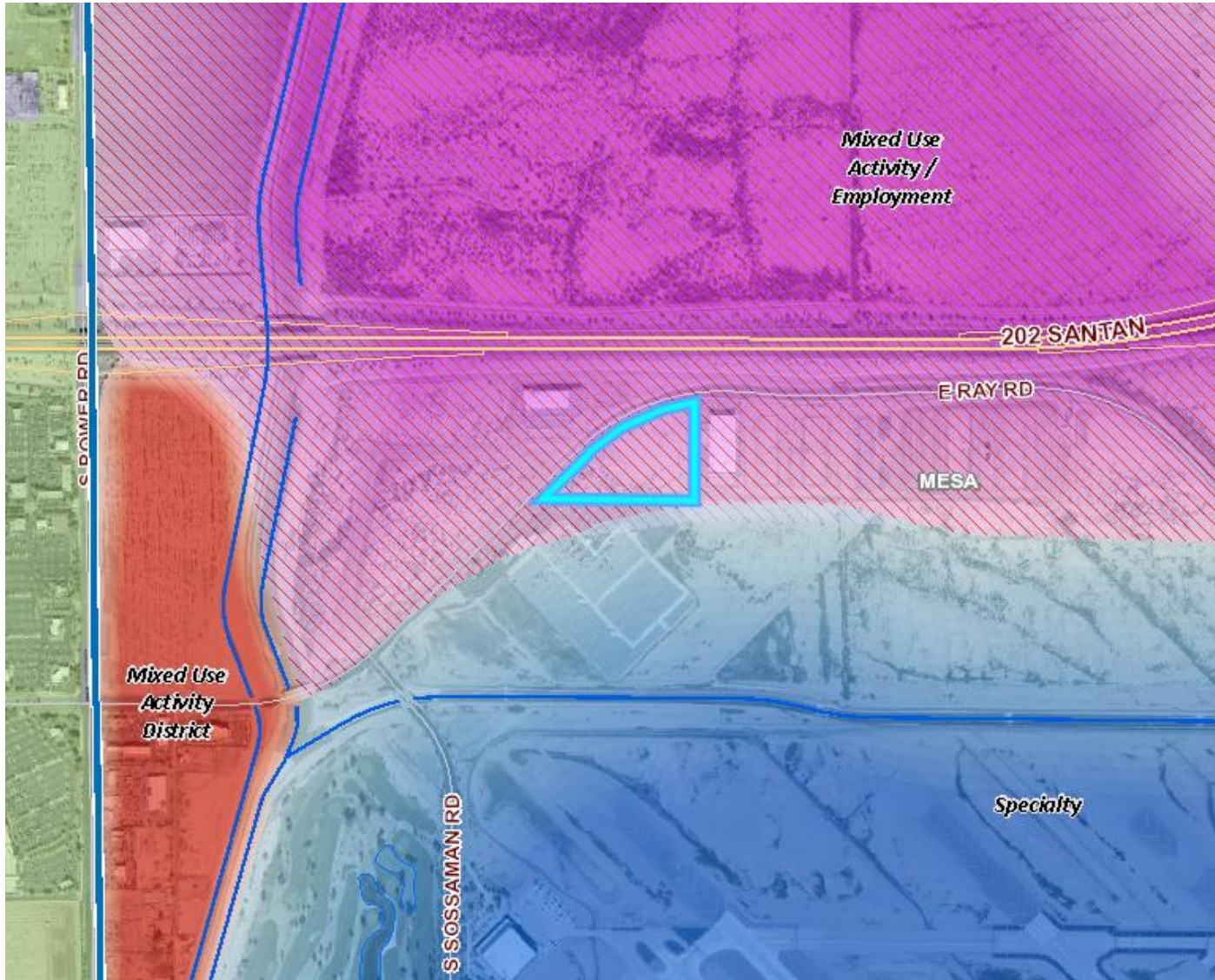
Purpose

- Proposed industrial development

Location

- East of Power Road on the south side of Ray Road





General Plan

- Mixed Use Activity District/Employment
 - Provide for a wide range of employment opportunities
- Gateway Strategic Development Plan: Airport/ Campus District
 - Envisioned to predominantly be high-intensity employment uses that integrate well with the on-airport uses

Zoning

- Light Industrial (LI)
 - Warehousing and manufacturing are permitted uses



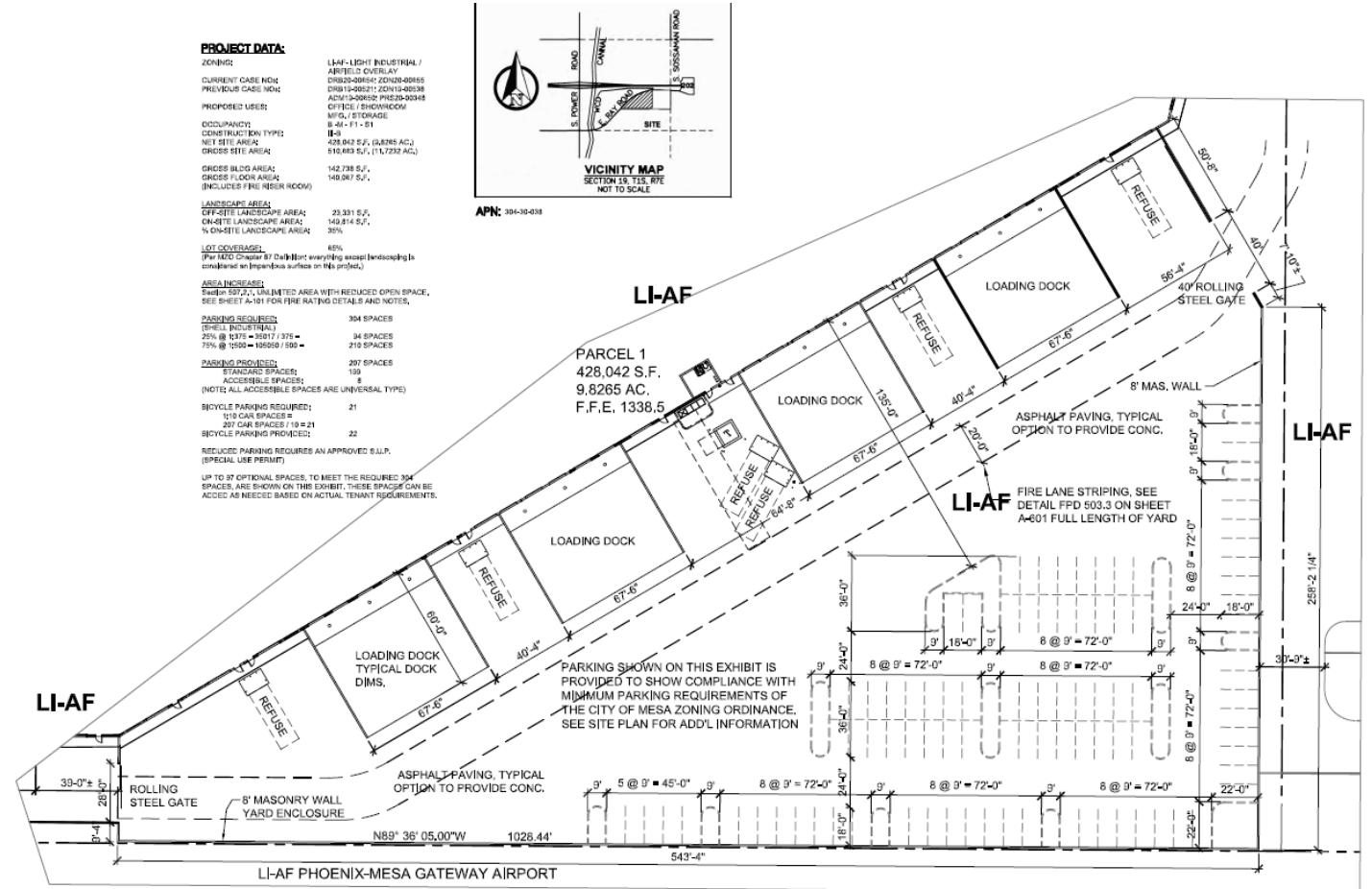
Street View



Looking south from Ray Road

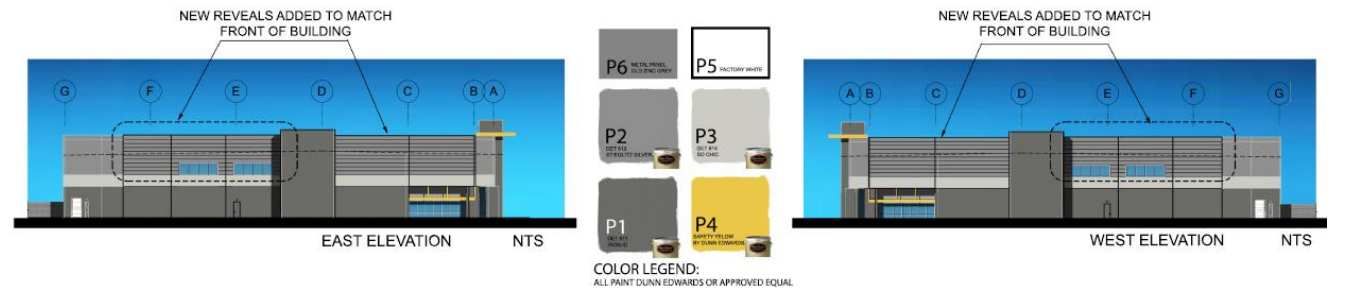
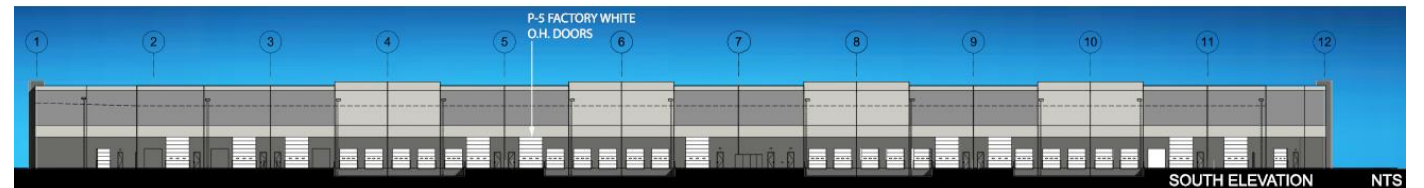
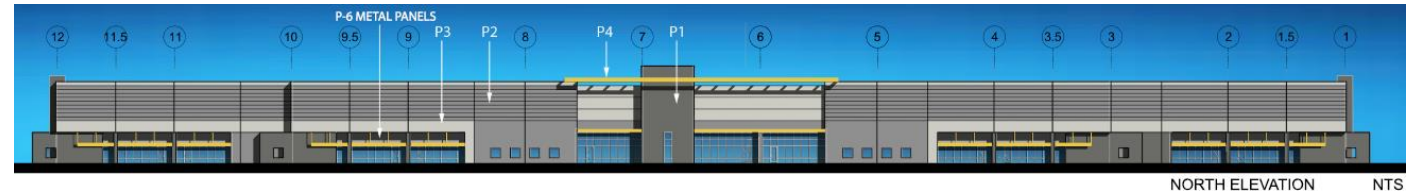
Special Use Permit

- Parking Reduction
 - 304 spaces required
 - 207 spaces provided
- Additional building height within the Airport Overflight Area (AOA)
 - 40 ft. maximum per MZO
 - 52 ft. proposed



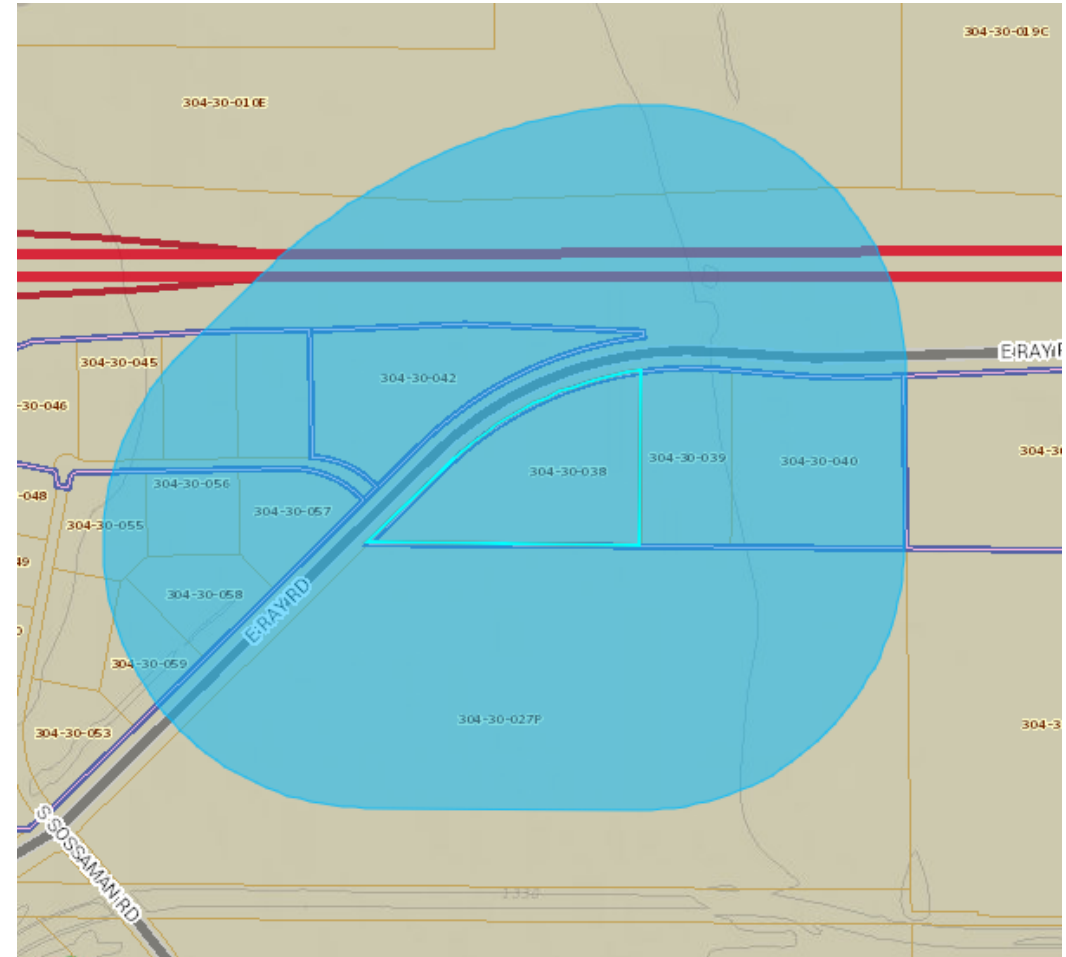
Design Review

- December 15, 2020



Citizen Participation

- Property owners within 1,000'
- Phoenix-Mesa Gateway Airport



Summary

Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with the Mesa Gateway Strategic Development Plan
- ✓ Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO
- ✓ Meets the review criteria for a Special Use Permit outlined in Section 11-32-6 & 11-70-5 of the MZO

Staff Recommendation Approval with Conditions



PLANNING & ZONING BOARD

January 13, 2021