



PLANNING & ZONING BOARD

January 13, 2021



ZON20-00705



Request

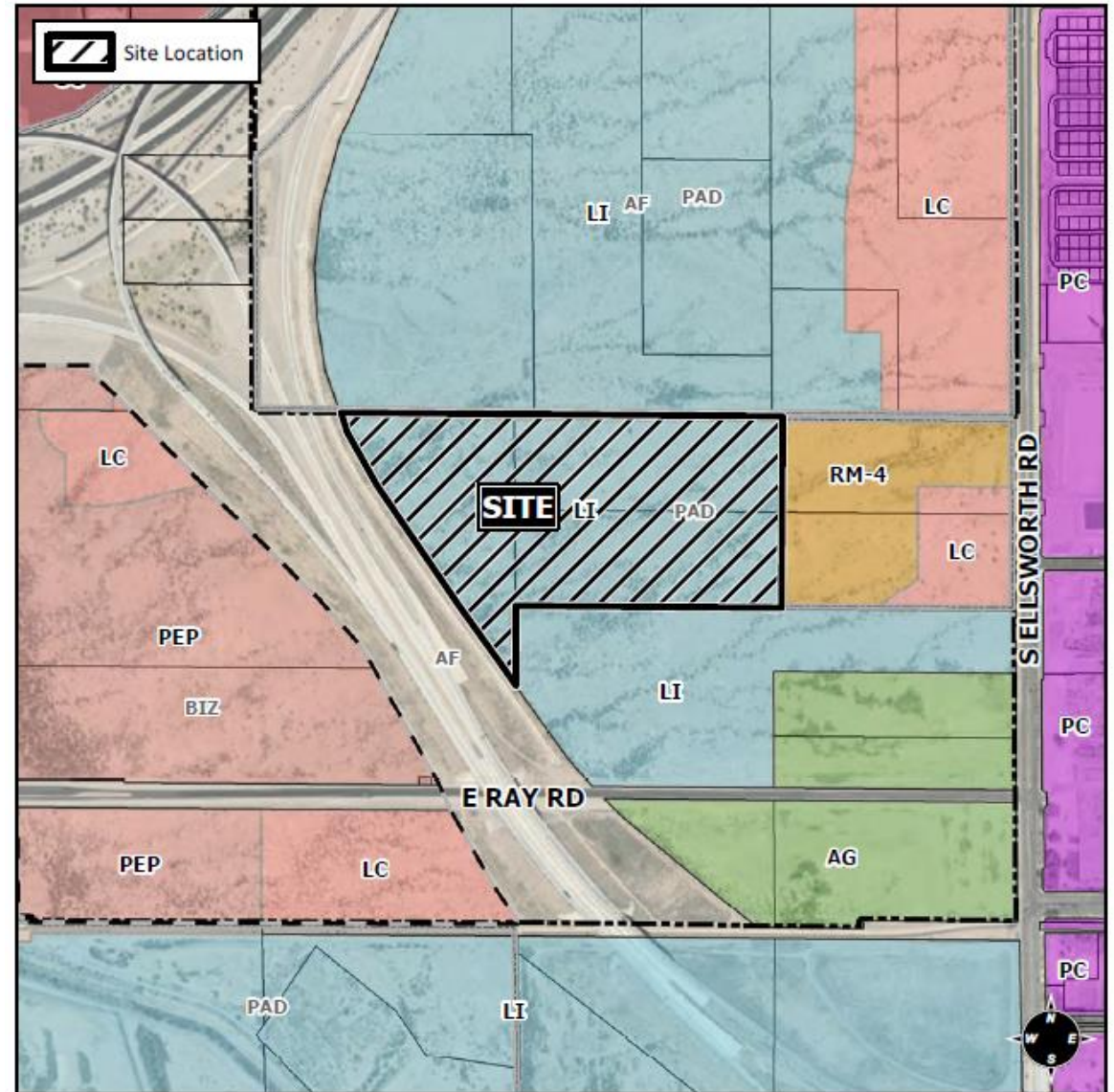
- Site Plan Review

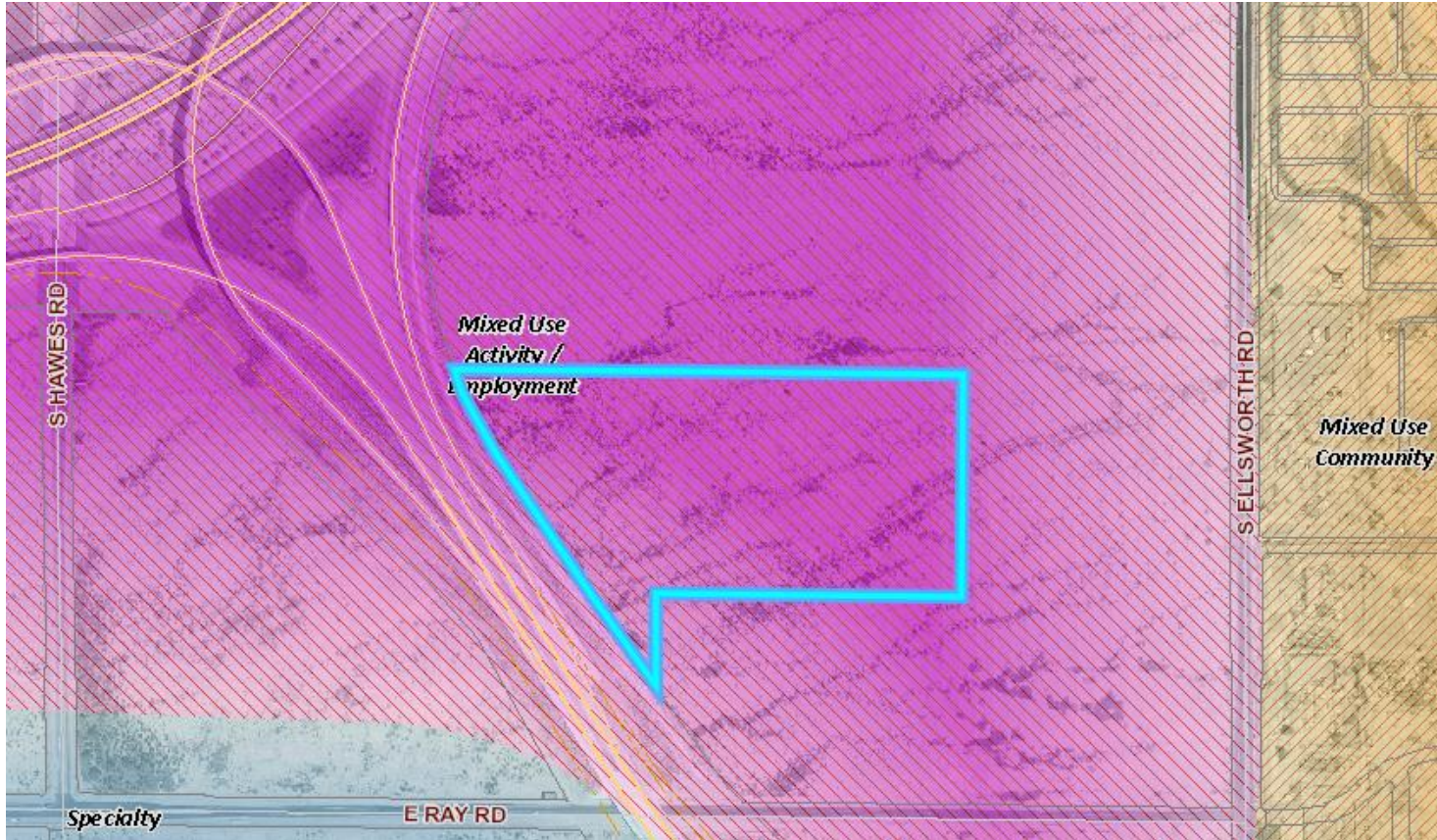
Purpose

- Five industrial buildings

Location

- North of Ray Road west of Ellsworth Road





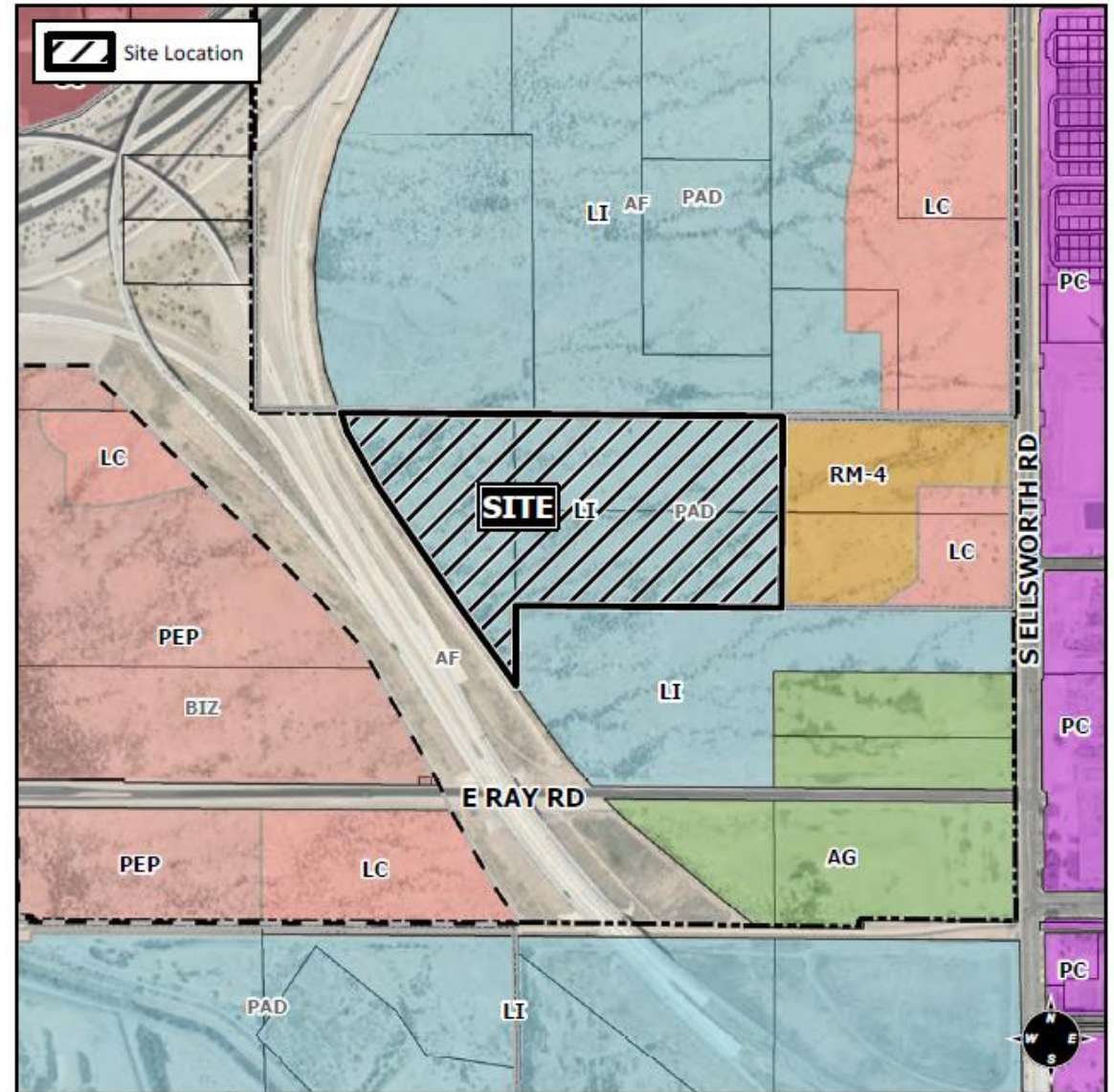
General Plan

Mixed Use Activity/Employment

- Large Scale
- Employment uses over 20 acres
- Manufacturing, warehousing, etc.

Zoning

- Light Industrial with Planned Area Development Overlay (LI-PAD)
- Part of Mesa Ray PAD
- Warehousing and manufacturing uses permitted in LI

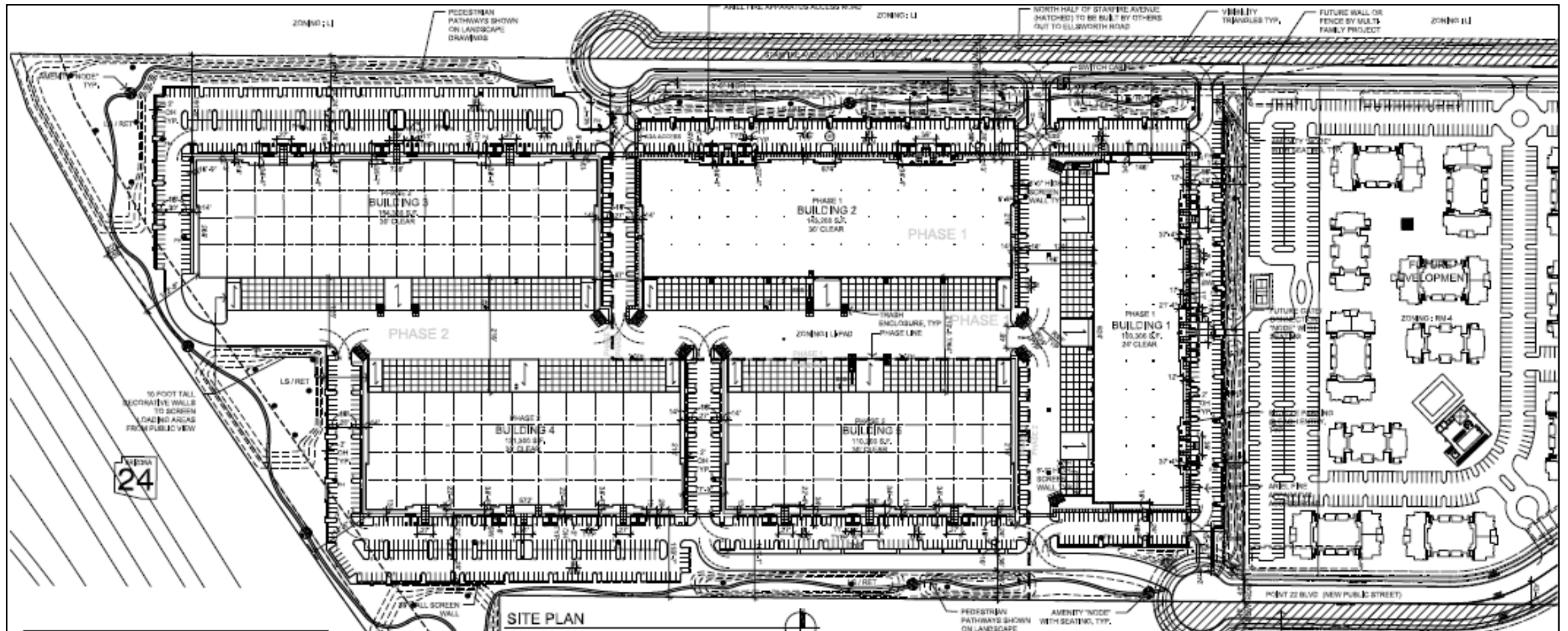


Street View

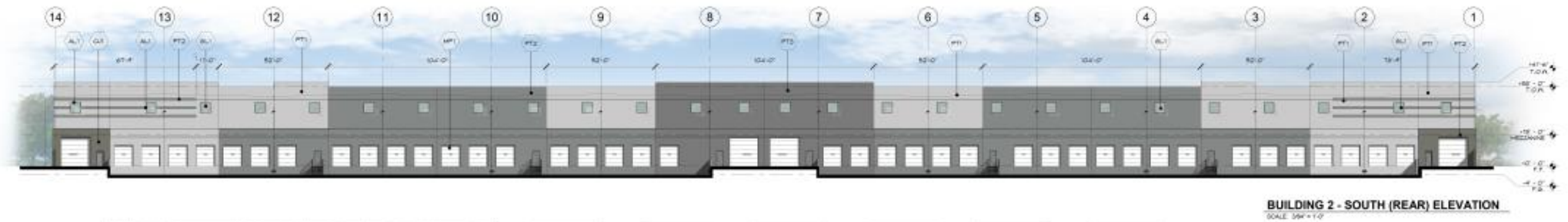
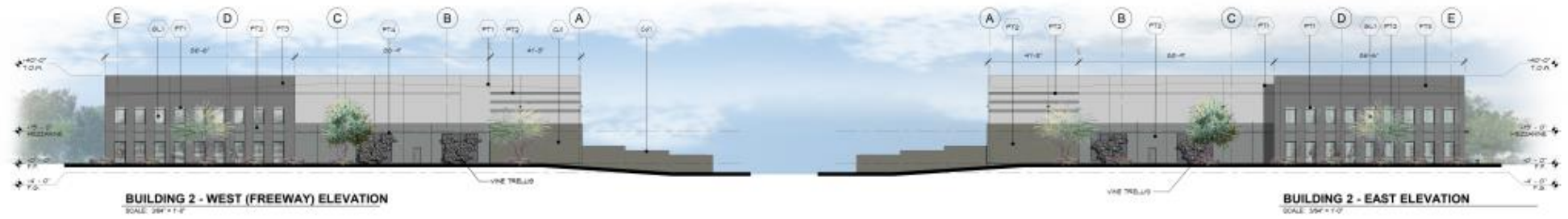


Looking west from Ellsworth Road

Site Plan

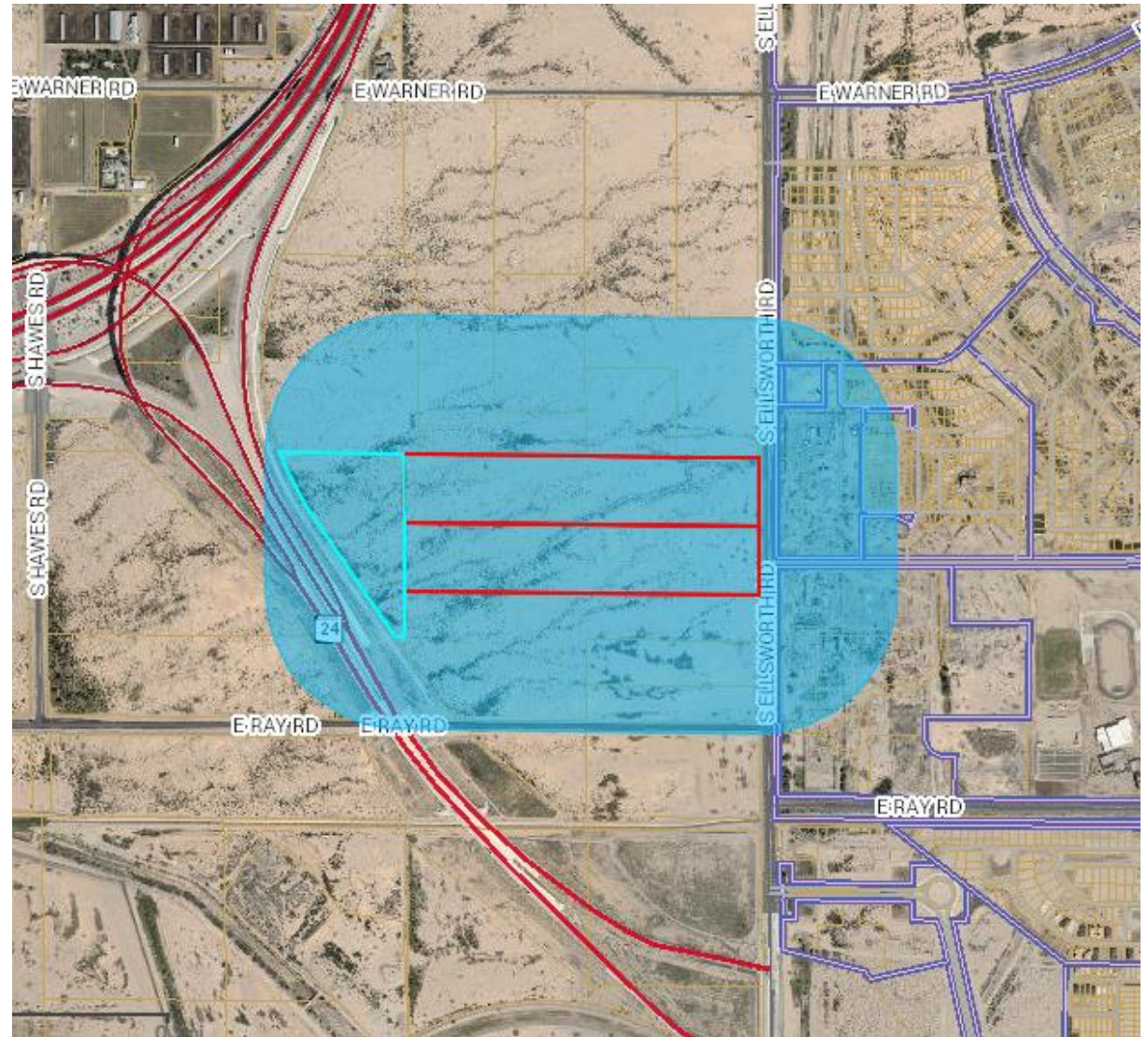


Elevations



Citizen Participation

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



Summary

Findings

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

Staff Recommendation Approval with Conditions



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