

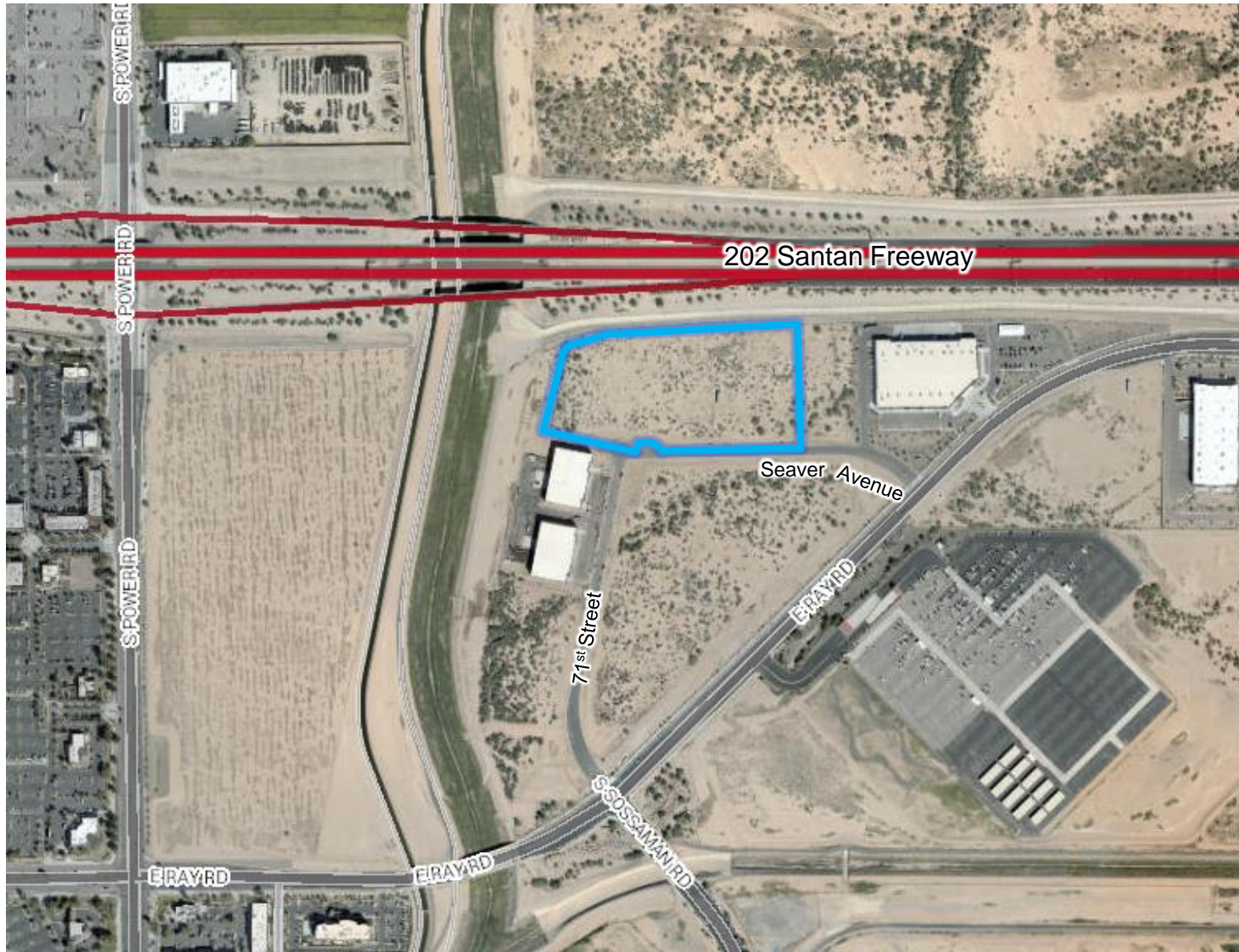


PLANNING & ZONING BOARD

January 27, 2021



ZON20-00738



Request

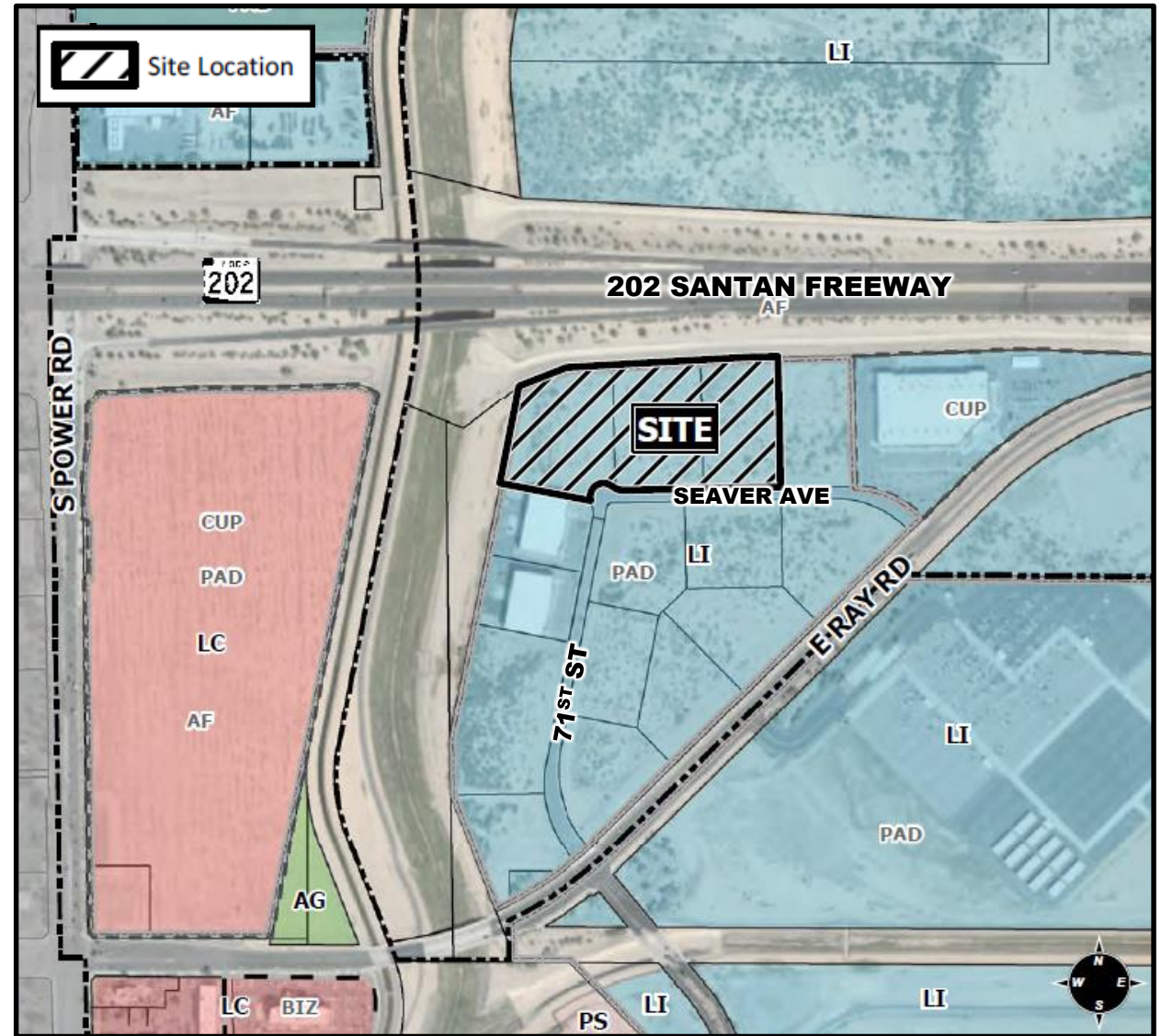
- Site Plan Review and Special Use Permit

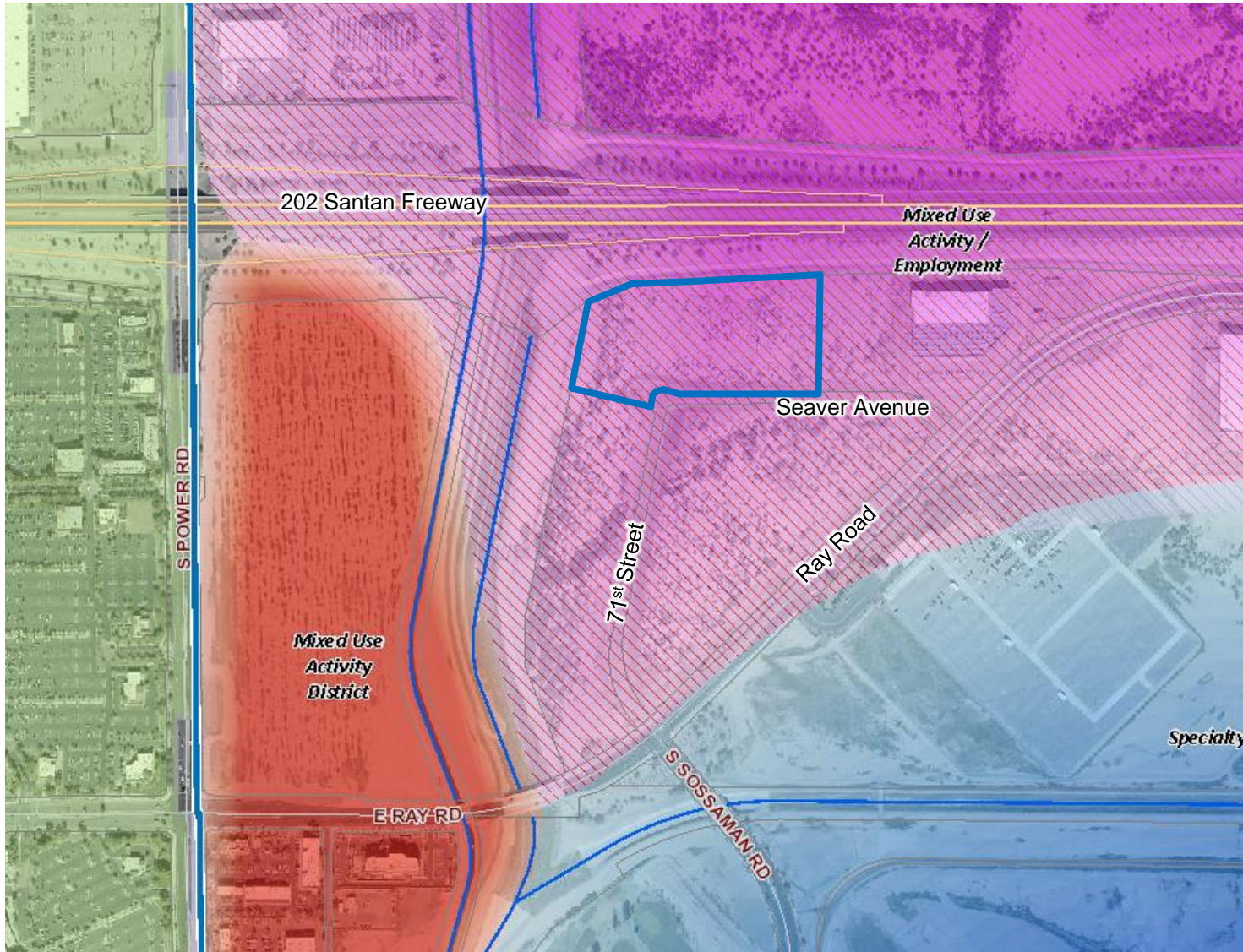
Purpose

- Proposed industrial development

Location

- East of Power Road and north of Ray Road
- North side of Seaver Avenue
- South side of the 202 Santan Freeway





General Plan

- Mixed Use Activity District/Employment
 - Wide range of employment opportunities
- Gateway Strategic Development Plan: Airport/Campus District
 - High-intensity employment uses to integrate with on-airport uses

Zoning

- Light Industrial Planned Area Development Airflight Overlay Area 2 (AOA2) (LI-PAD-AF)
 - Manufacturing, warehousing and distribution are permitted uses



Street View



Looking north from Seaver Avenue

Street View

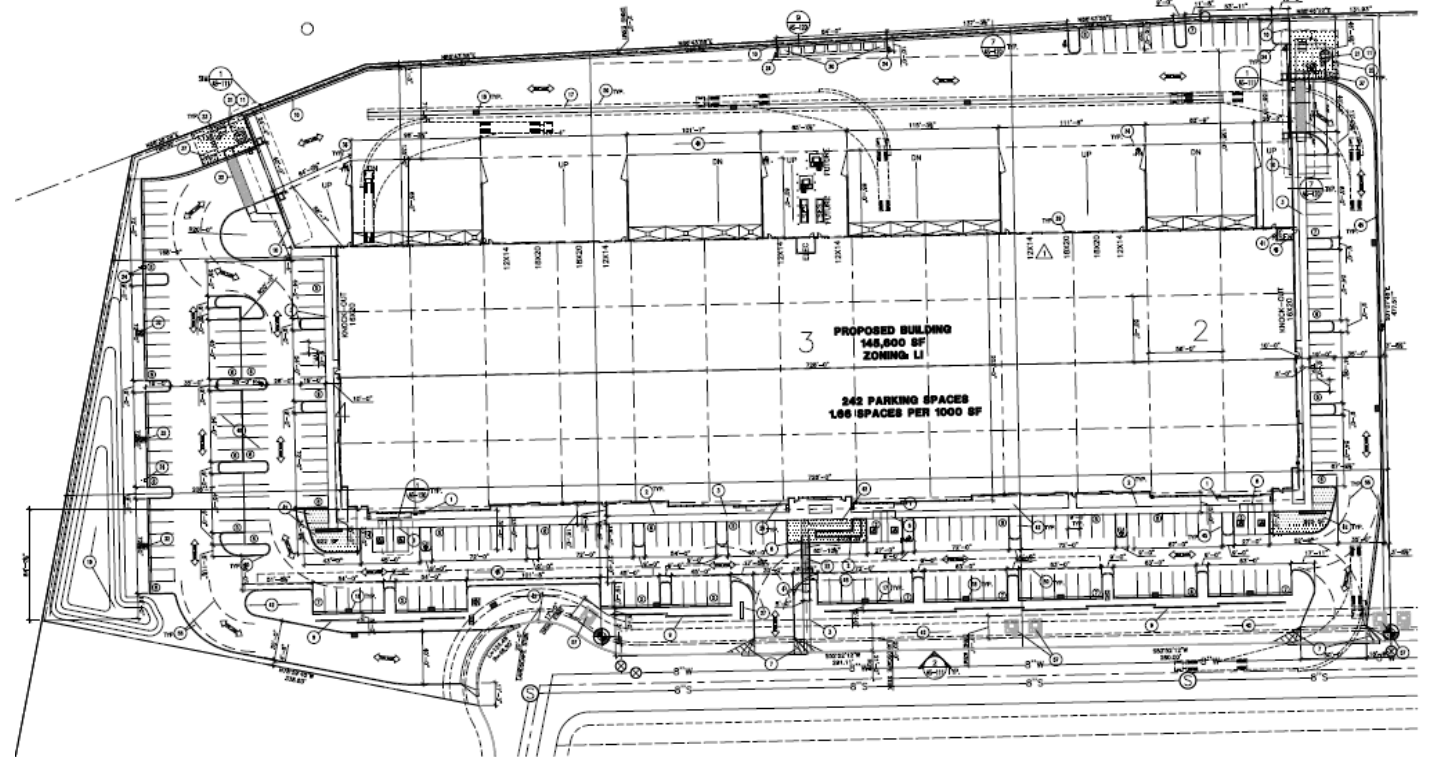


Looking south from 202 Santan Freeway

Site Plan

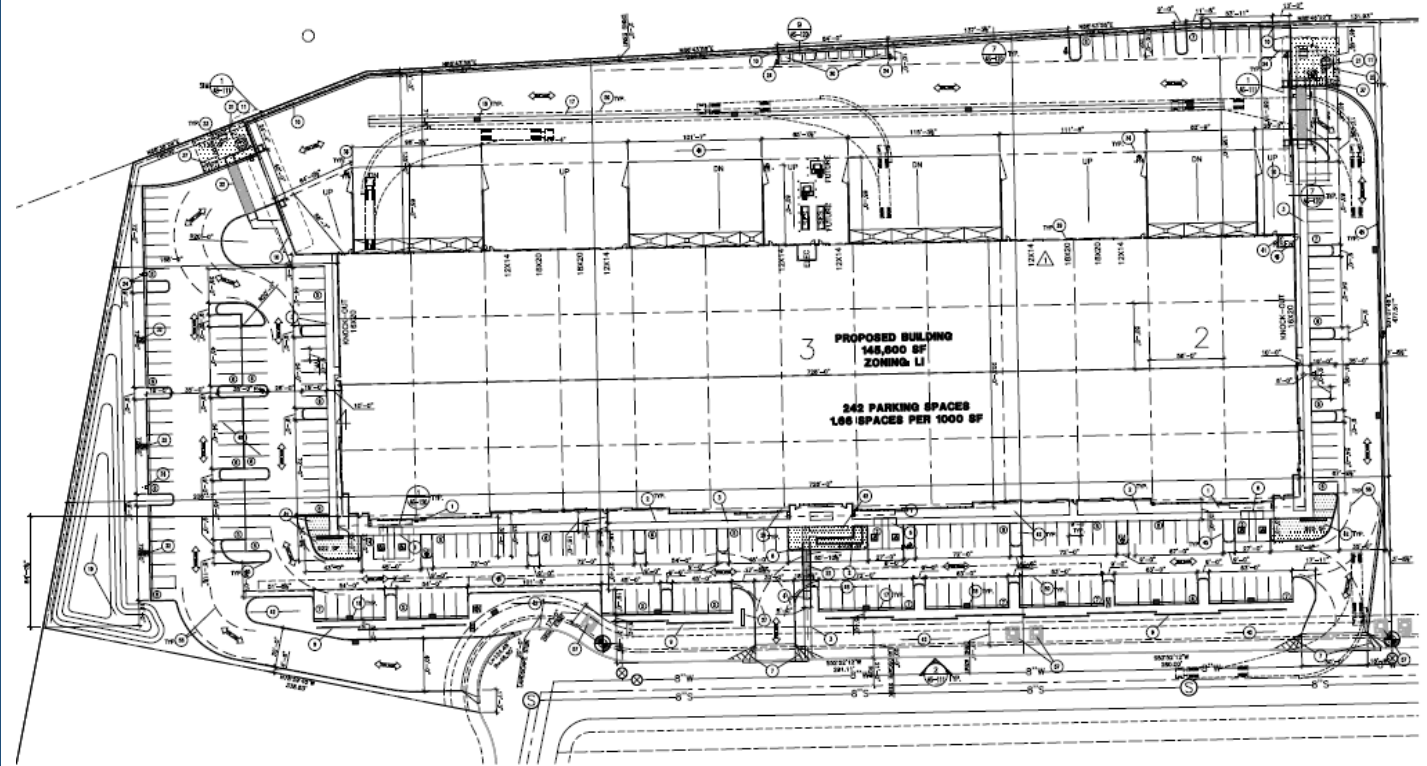
- Industrial Building (shell)

SITE DATA	
PARCEL NUMBER: APN 304-30-045, 304-30-046, 304-30-044	BUILDING SETBACKS PER M20
CURRENT ZONING: LIGHT INDUSTRIAL (LI) IN PAD AND AMFIELD OVERLAY (AIRPORT OVERLIGHT AREA 2)	MINIMUM FRONT BUILDING SETBACK = 20' SETBACK PROVIDED = 10'-9 1/2"
USE RESTRICTIONS: ADA 2 HAS RESTRICTED USES PER M20 11-7-2; COUNCIL USE PERMITS ARE REQUIRED FOR CERTAIN USES PER M20 11-7-2	MINIMUM SIDE BUILDING SETBACK = 0'-0" DIST. SETBACK PROVIDED = 62'-9" NORTH WEST SETBACK PROVIDED = 167'-4" NORTH MINIMUM REAR BUILDING SETBACK = 0'-0" SETBACK PROVIDED = 132'-6", 136'-3"
PROPOSED OCCUPANCIES: B, S-1, F-2	LOT COVERAGE:
SITE AREA:	BUILDING 148,887 SF
LOT 2 (APN 304-30-044) 133,249 SF/3.0589 AC	PARKING 234,881 SF
LOT 3 (APN 304-30-046) 148,892 SF/3.4205 AC	TOTAL 383,768 SF
LOT 4 (APN 304-30-048) 187,295 SF/4.2407 AC	
	383,281/449,541 = 84.8%
CONSTRUCTION TYPE: V-B	
BUILDING AREA:	
BUILDING 148,887 SF (GROSS)	
CANOPYED 1,087 SF	
TOTAL 148,974 SF	
BUILDING HEIGHT RESTRICTIONS:	
40' MAX HEIGHT PER M20	
38'-45' PROVIDED	



Special Use Permit

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



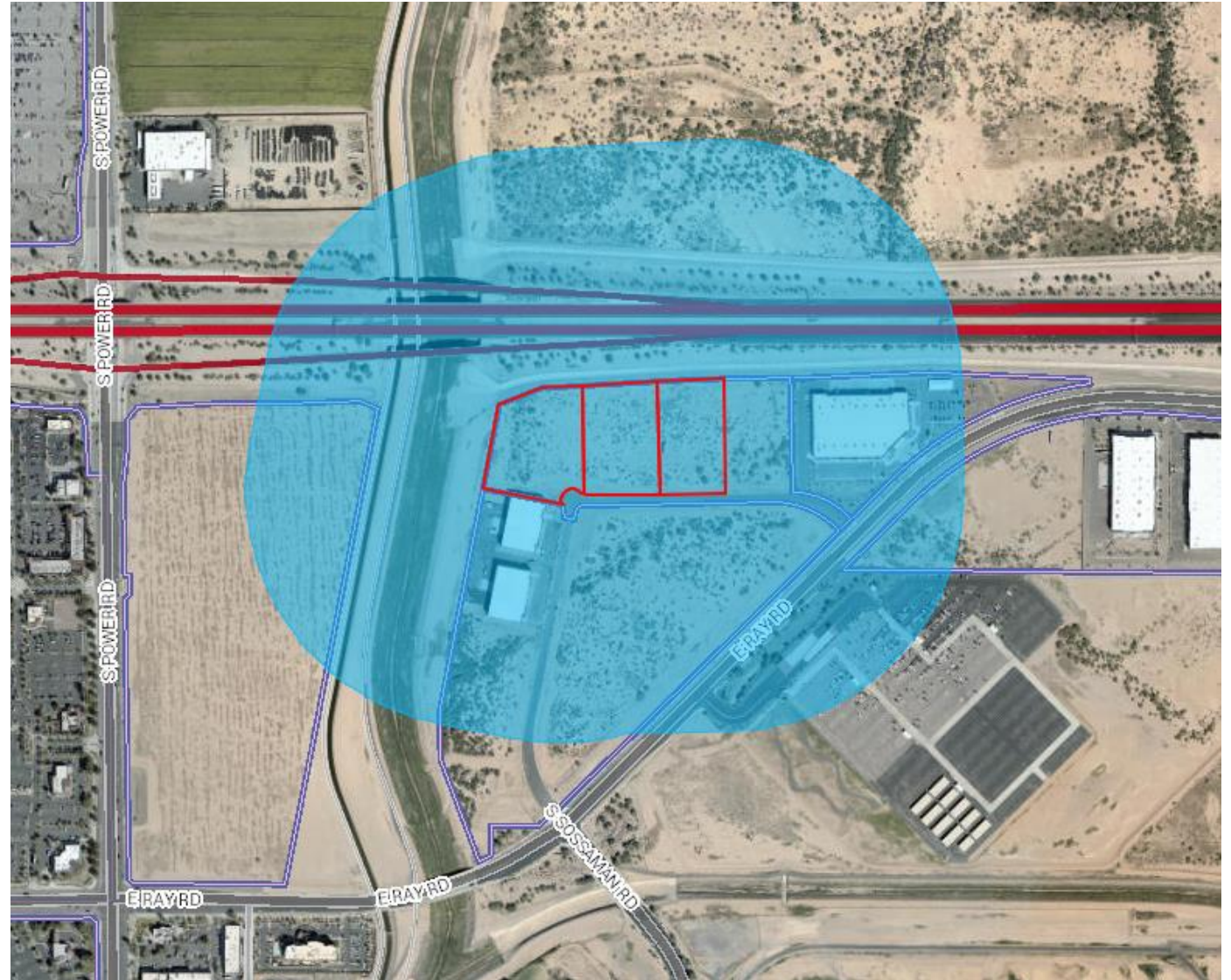
Design Review

- January 12, 2021



Citizen Participation

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



Summary

Findings

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

Staff Recommendation
Approval with Conditions



PLANNING & ZONING BOARD

January 27, 2021