



# PLANNING & ZONING BOARD

January 27, 2021



**ZON20-00769**



## Request

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- Rezone from LI-PAD to LI-PAD
- Site Plan Review

## Purpose

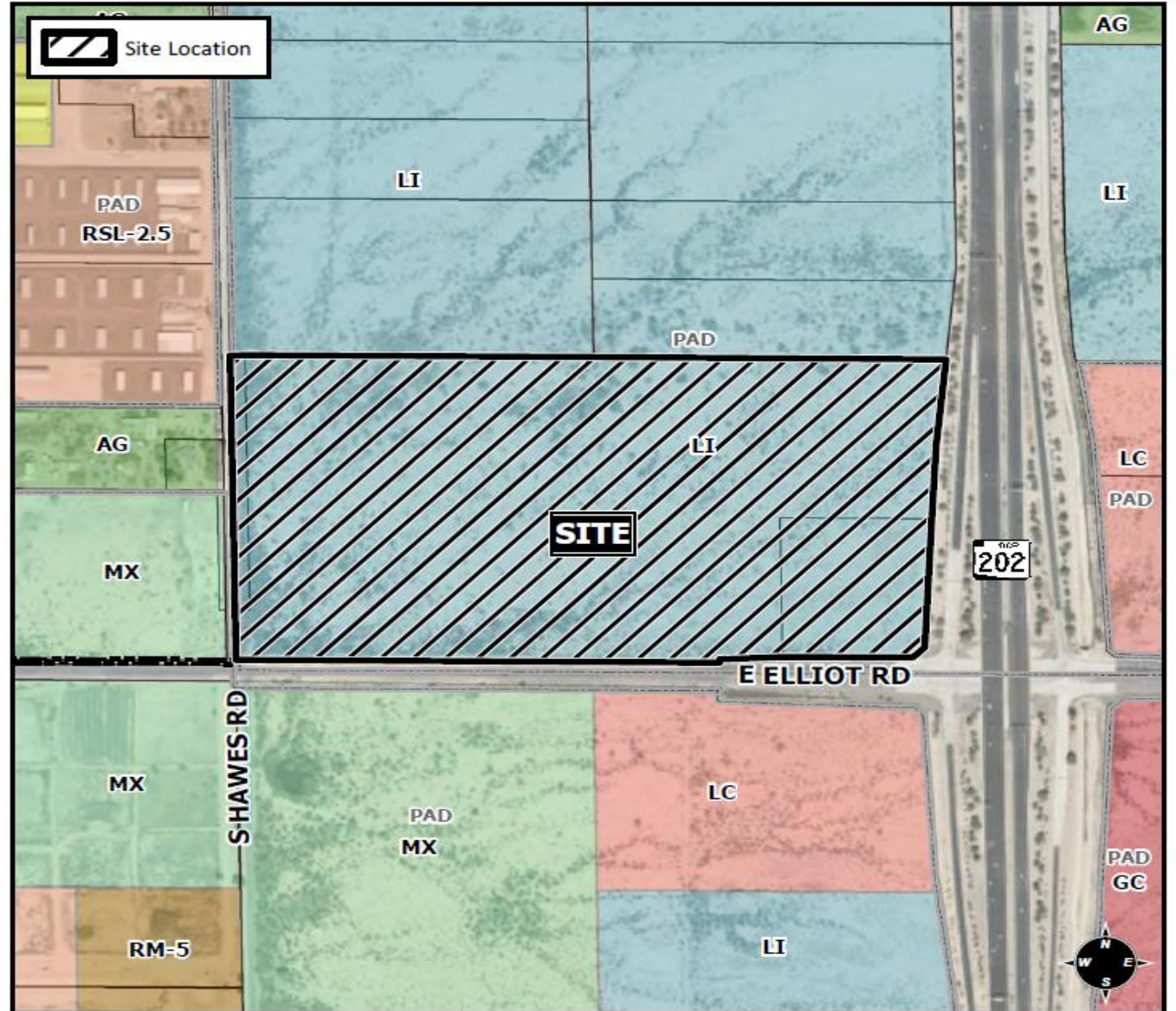
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- Allow for an industrial development

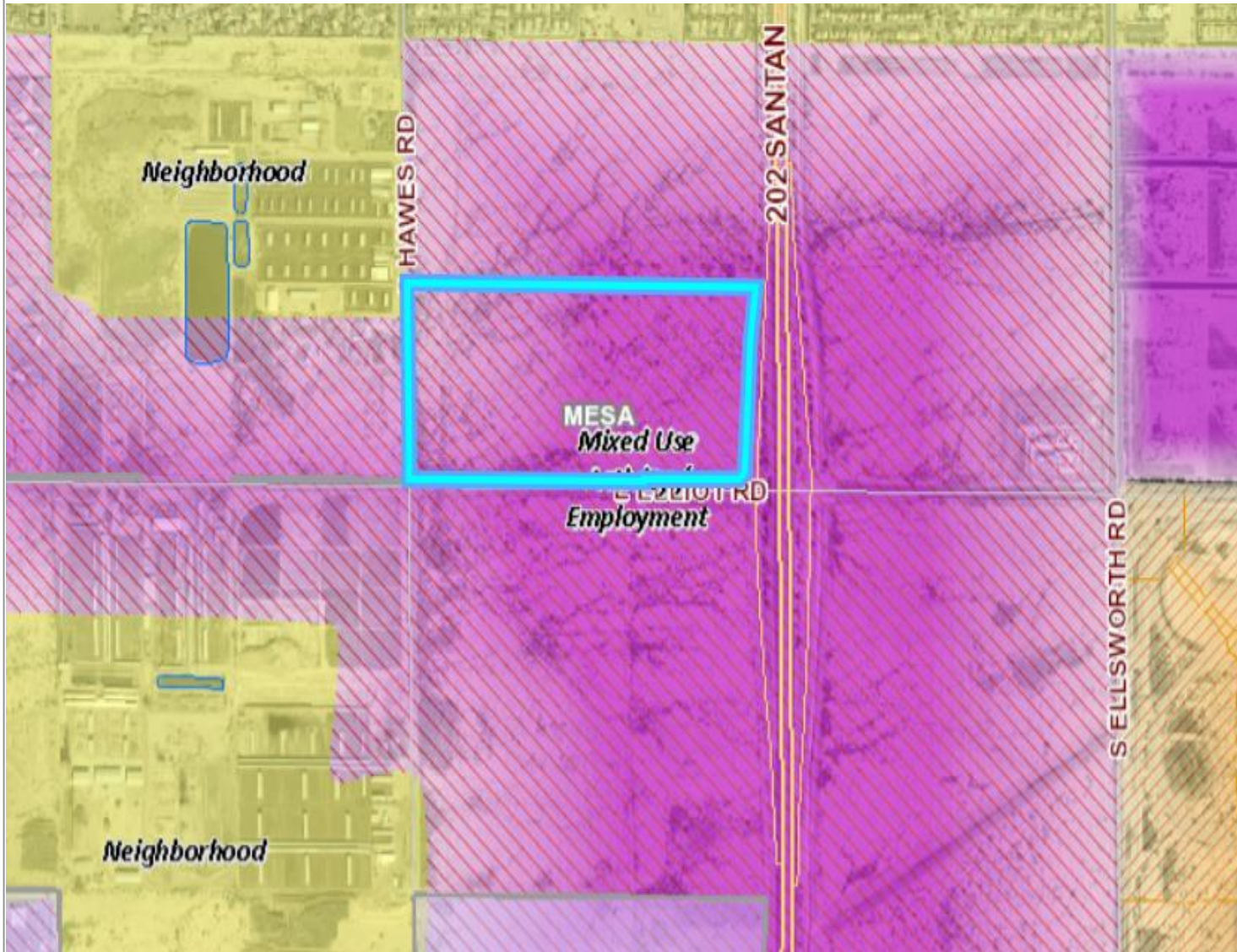


# Location

- North of Elliot Road
- East of Hawes Road
- West of 202 San-Tan Freeway







# General Plan

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## Employment

- Wide range
- High-quality settings

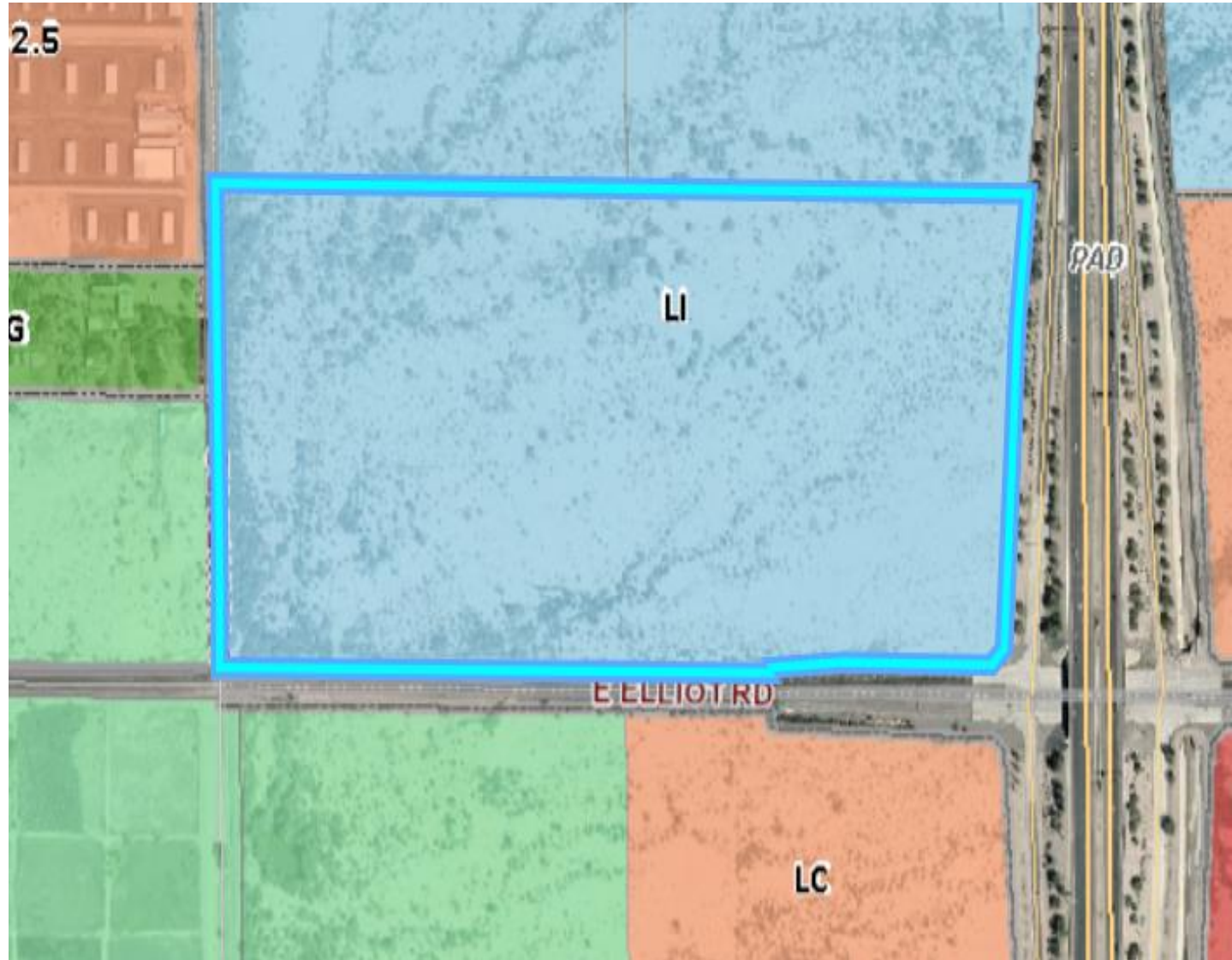
## Mixed Use Activity

- Large in scale
- Centers of activity

# Zoning

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- Existing: LI-PAD
- Part of Elliot Road Technology Corridor
- Proposed: LI-PAD
- New PAD specific to request





# Site Photos



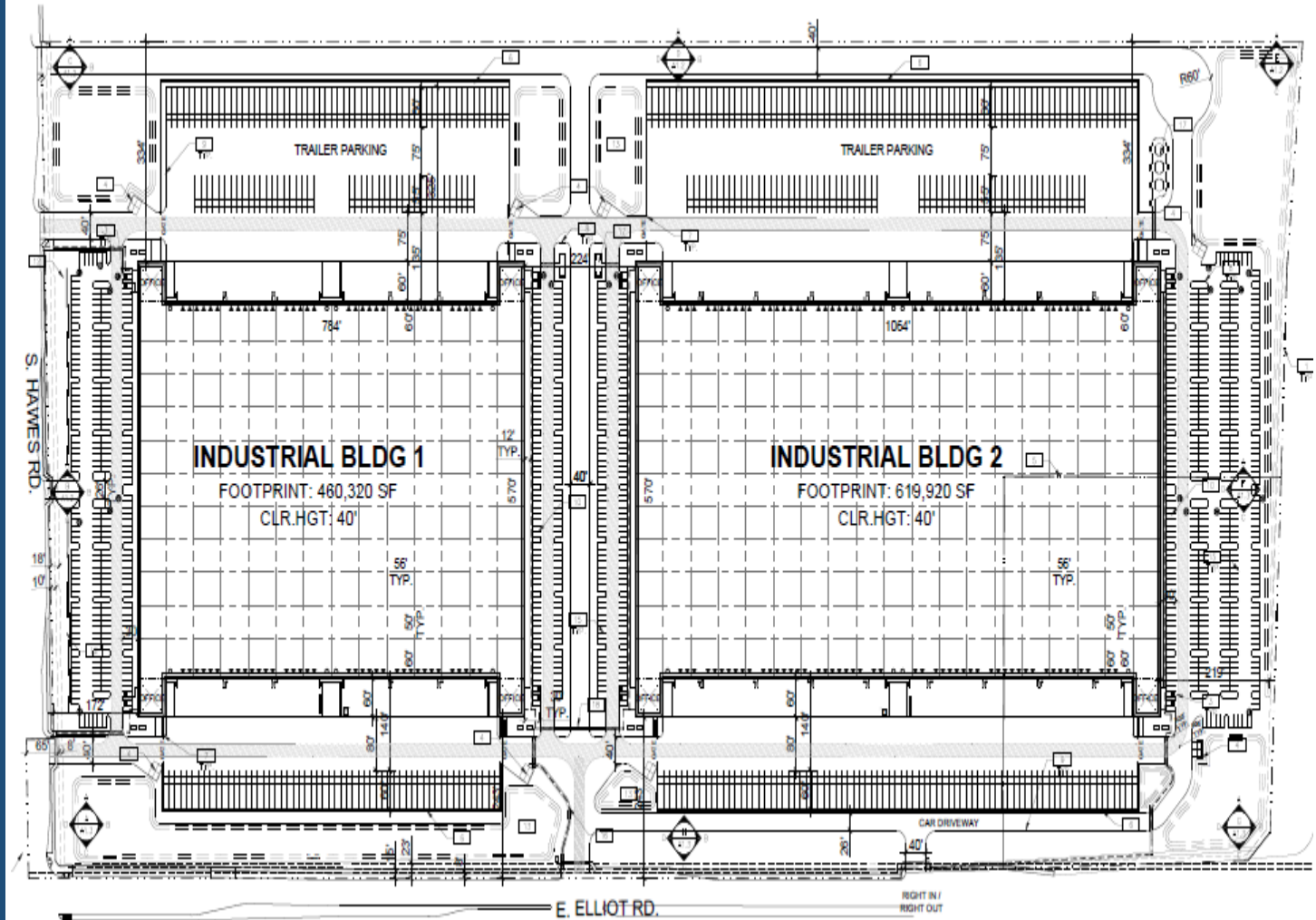
Looking north towards the site from Elliot Road



Looking east towards the site from Hawes Road

# Site Plan

- 2 industrial buildings
- Truck docks located on north & south sides
- Approx. 1,080,420 SF
- Access from Hawes & Elliot Roads





# Design Review

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- January 12, 2021
- Recommended minor revisions
- Requesting alternative compliance



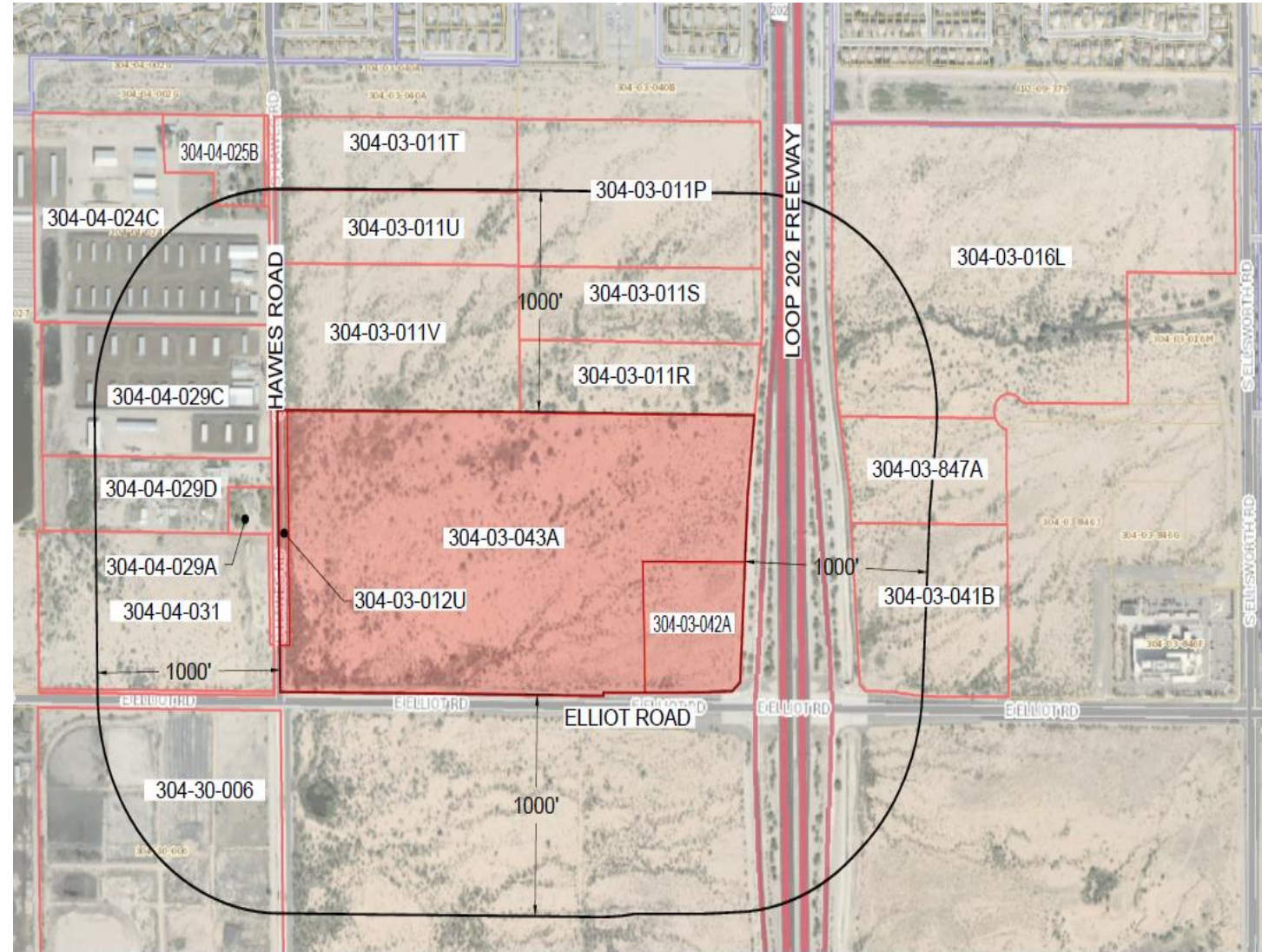
# PAD Request

Development Standard	Required LI	Proposed LI-PAD	Staff Recommendation
Maximum Building Height	40'	60', 150' for ancillary facilities	As proposed
Required Parking Ratio	1/900 SF	1/1,350 SF	As proposed
Outdoor Storage	Not permitted in front or street facing yards	Permitted in street facing yards along Elliot Rd	As proposed
Truck Docks, Loading & Service Areas	Restricted in rear or side	Permitted in street facing yards along Elliot Rd	As proposed



# Citizen Participation

- Property owners within 1,000'
- HOAs & Registered Neighborhoods
- Neither staff nor applicant has received comments



# Summary

## Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Gateway Strategic Development Plan
- ✓ Criteria in Chapter 22 for PAD overlay

## Staff Recommendation

Approval with Conditions





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