

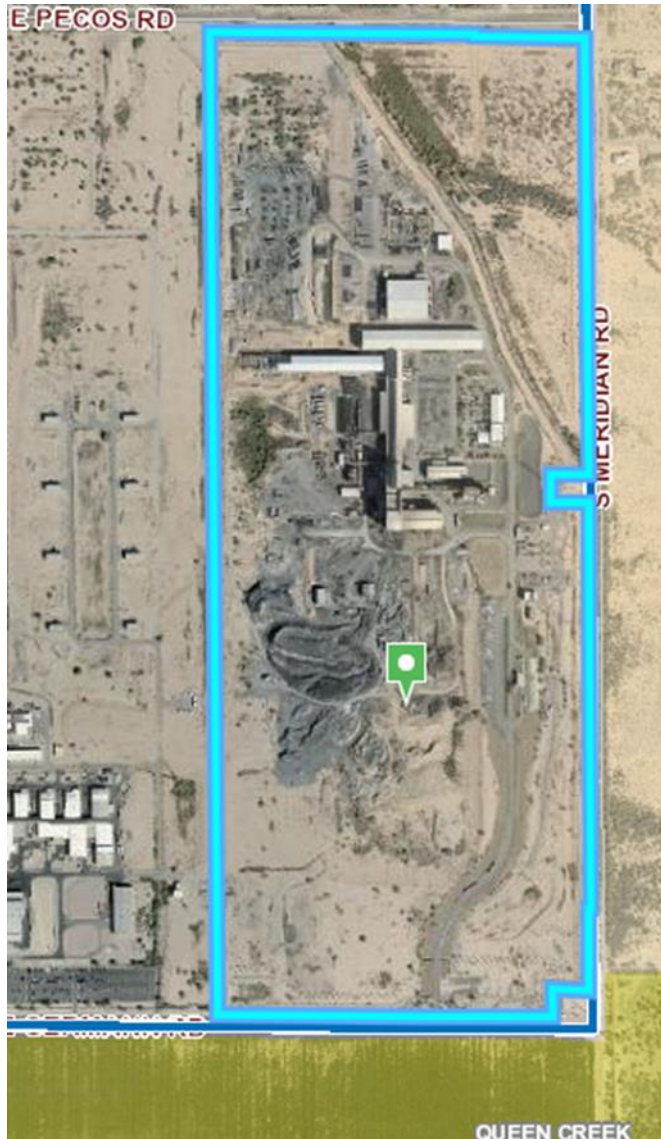


PLANNING & ZONING BOARD

February 24, 2021



ZON20-00842



Request

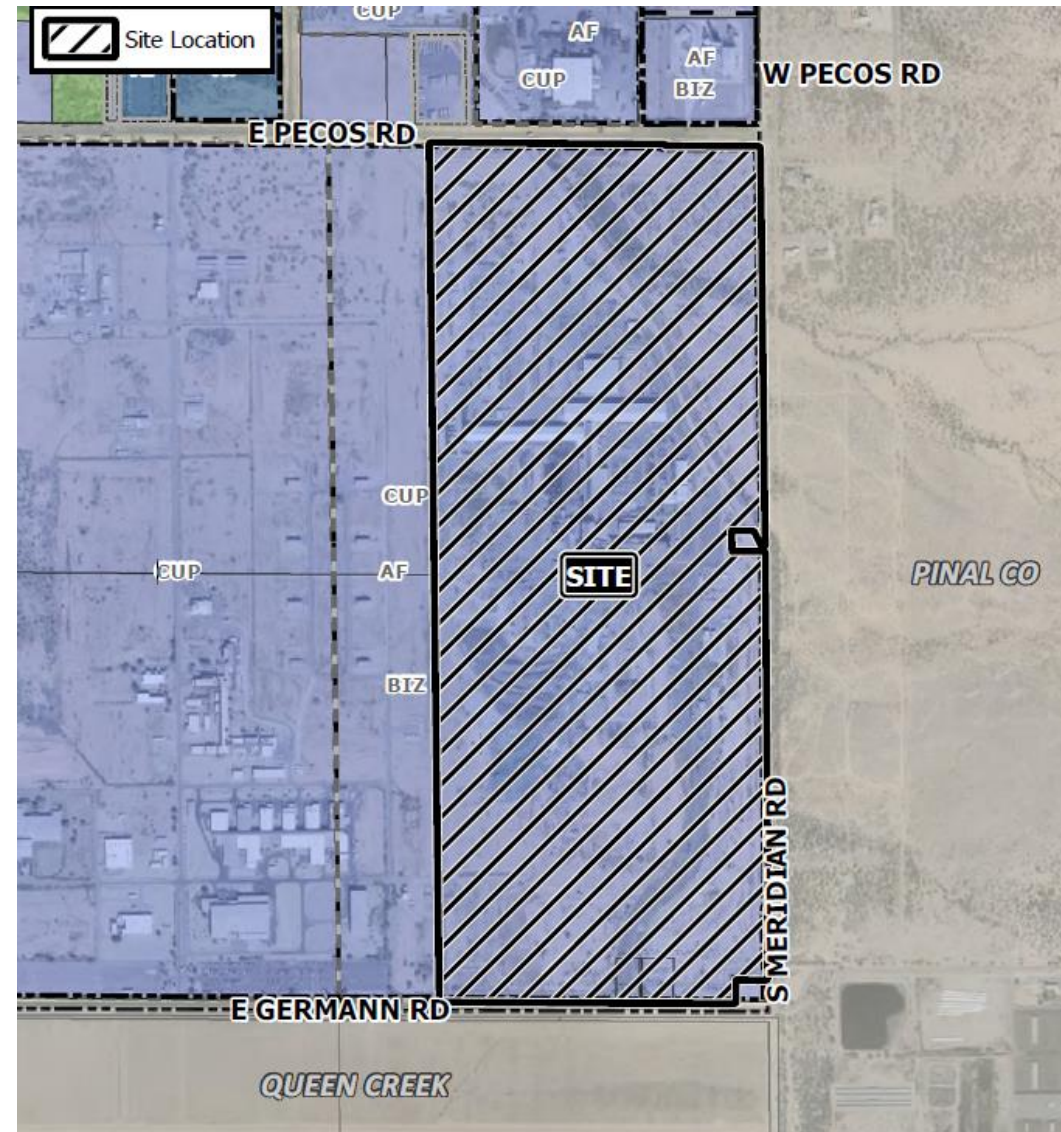
- Modification to existing Bonus Intensity Zone overlay and Site Plan Review

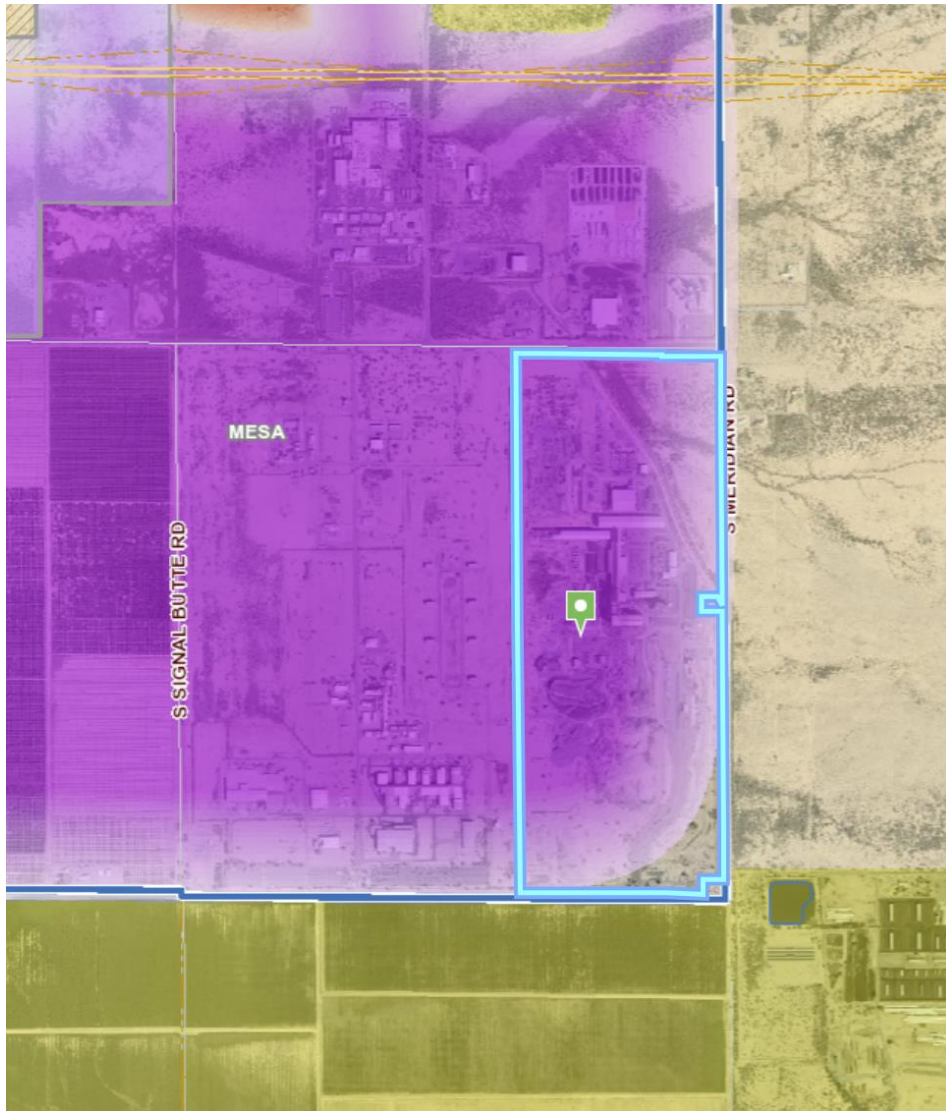
Purpose

- Proposed development of new industrial buildings within the existing industrial development onsite

Location

- West of the Meridian Road alignment, south of Pecos Road and north of Germann Road





General Plan

- Employment
 - Provide for a wide range of employment opportunities
- Gateway Strategic Development Plan: Logistics & Commerce District
 - Desired uses include manufacturing facilities, large warehouses, distribution facilities, and similar uses

Zoning

- General Industrial (GI)
 - Existing Council Use Permit (CUP) to allow steel mill on property



Street View



Looking south from Pecos Road



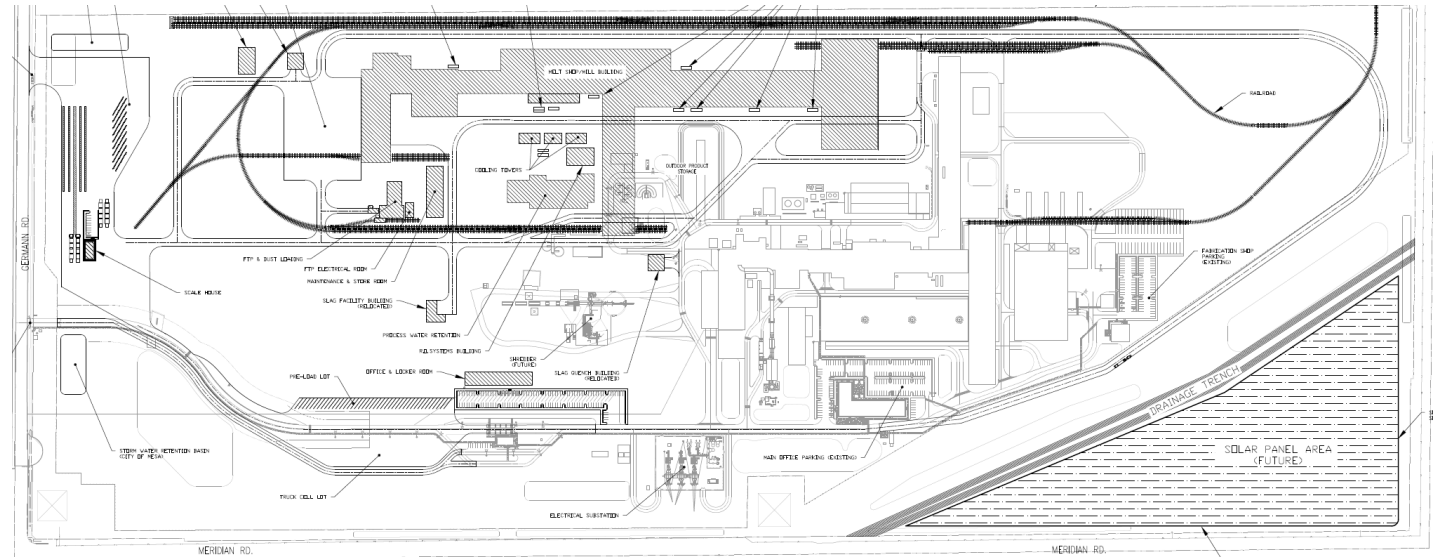
Looking north from Germann Road

Site Photos



Site Plan

- Mill building expansion with supporting industrial buildings
- Future rail lines
- Solar panel area (future)

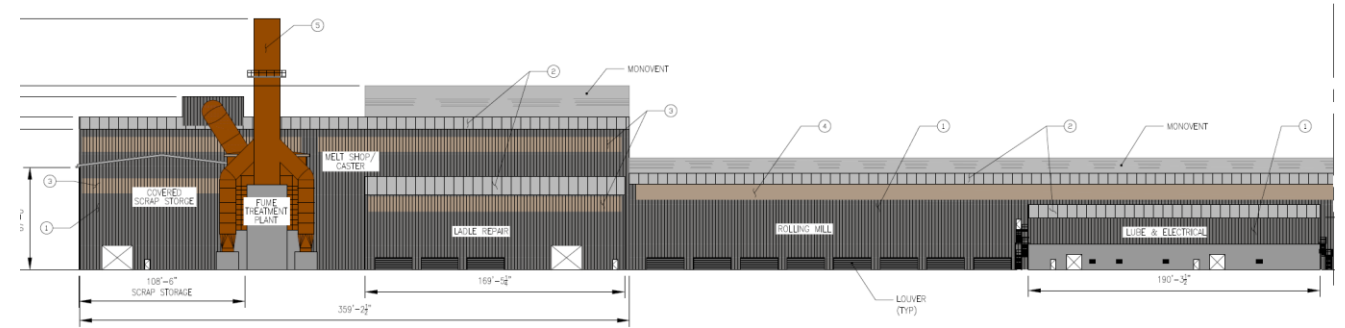


BIZ Request

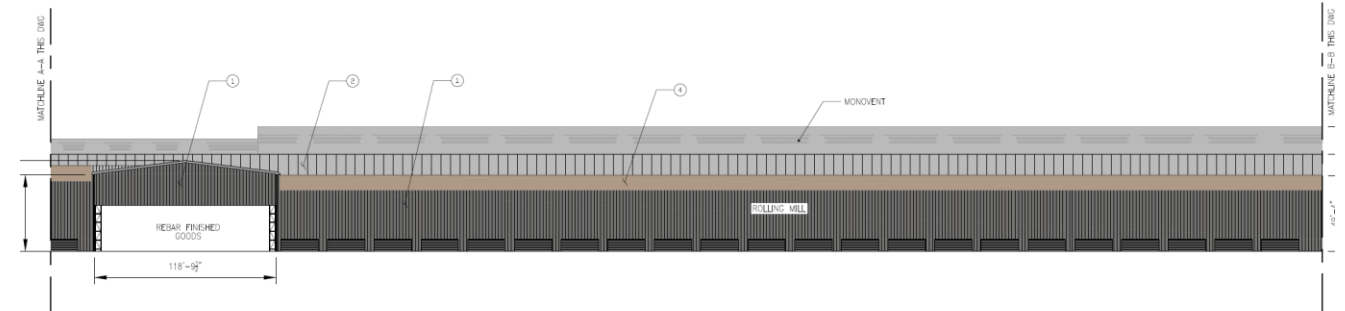
Development Standard	Required GI	Proposed GI-BIZ	Staff Recommendation
Maximum building height <small>Per existing BIZ (Case No. Z07-067, Ordinance No. 4047)</small>	120'	165'	As proposed
Required number of parking spaces	1,406 spaces	386 spaces	As proposed

Design Review

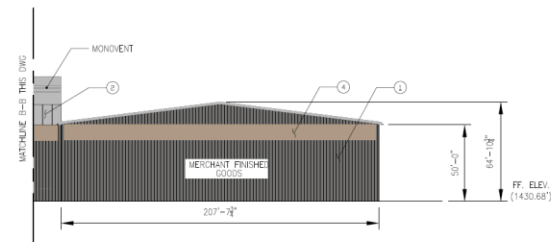
- February 9, 2021



EAST ELEVATION (LOOKING WEST)
SCALE: 1/32"=1'-0"



EAST ELEVATION (LOOKING WEST)
SCALE: 1/32"=1'-0"



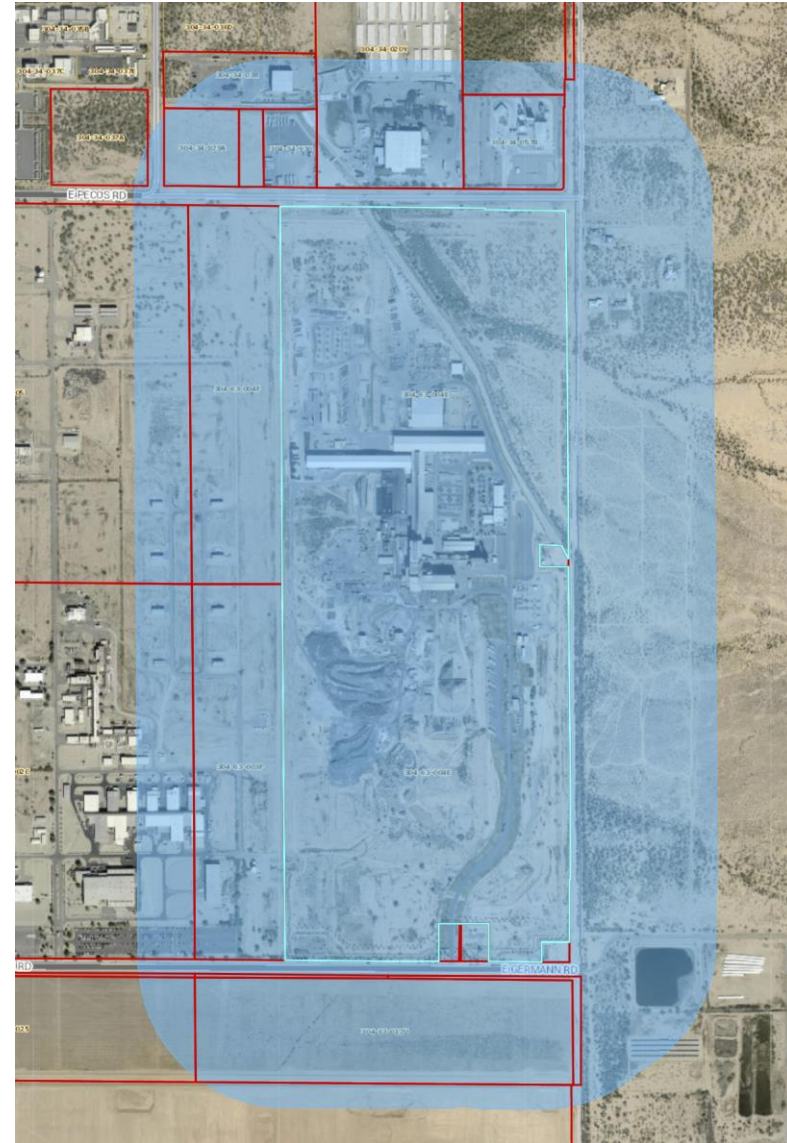
EAST ELEVATION (LOOKING WEST)
SCALE: 1/32"=1'-0"

NOTE: ALL COLORS SELECTED TO MATCH EXISTING ROLLING MILL BUILDING FEATURES AND FACADE

COLOR SWATCH	LEGEND	DESCRIPTION
①	WALL PANEL	METAL SIDING, "MESA GRAY"
②	ROOF PANEL	METAL, STANDING SEAM, "CALVALUME"
③	WALL PANEL	METAL SIDING, "DESERT BEIGE"
④	TRANSLUCENT PANEL	POLYCARBONATE, TRANSLUCENT PANEL, "DESERT BEIGE"
⑤	FFP PANEL / DUCT	METAL, "CORTEN"

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 Bonus Intensity Zone Overlays outlined in Section 11-21-5 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



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February 24, 2021