

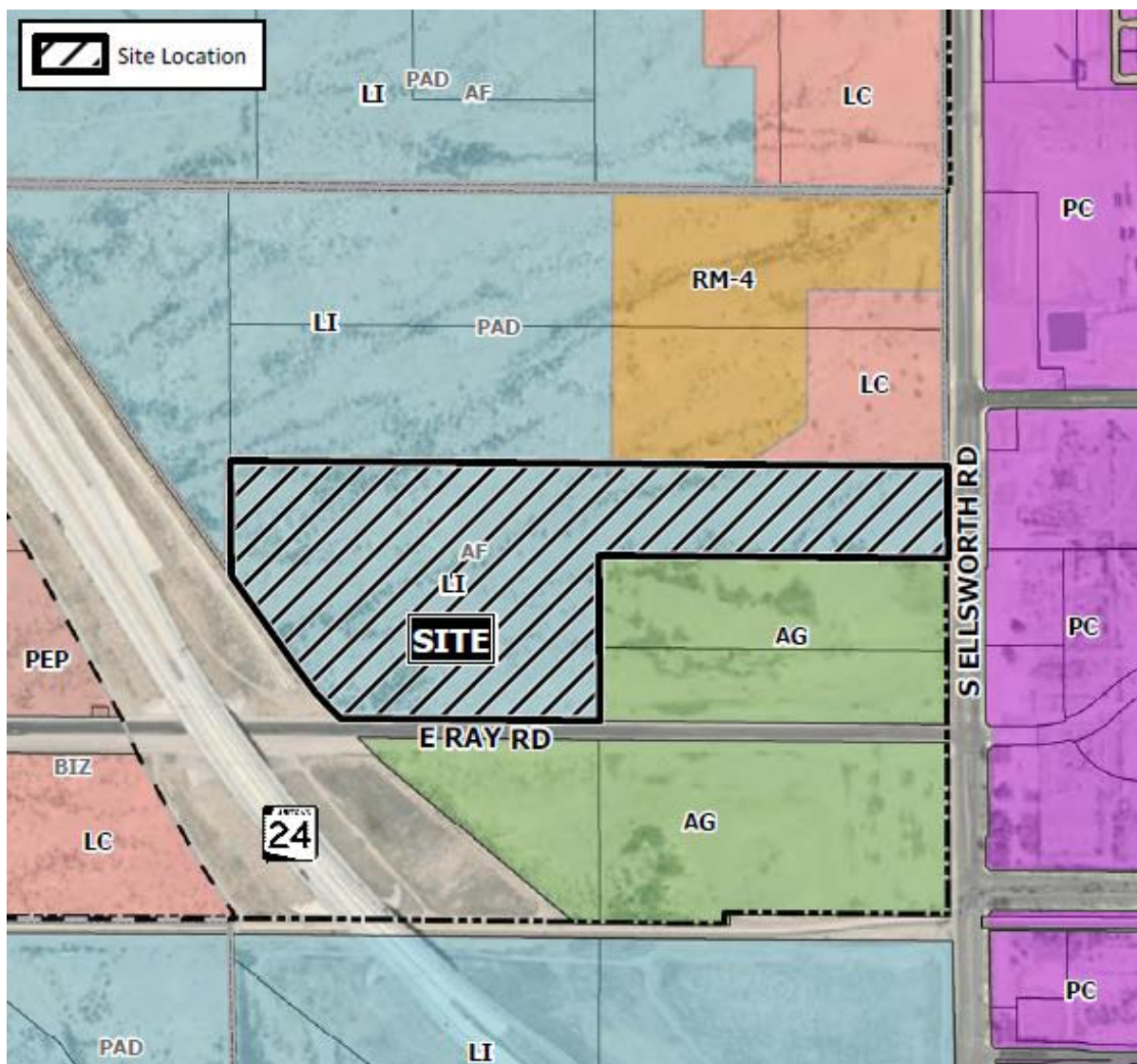


PLANNING & ZONING BOARD

March 24, 2021



ZON21-00057



Request

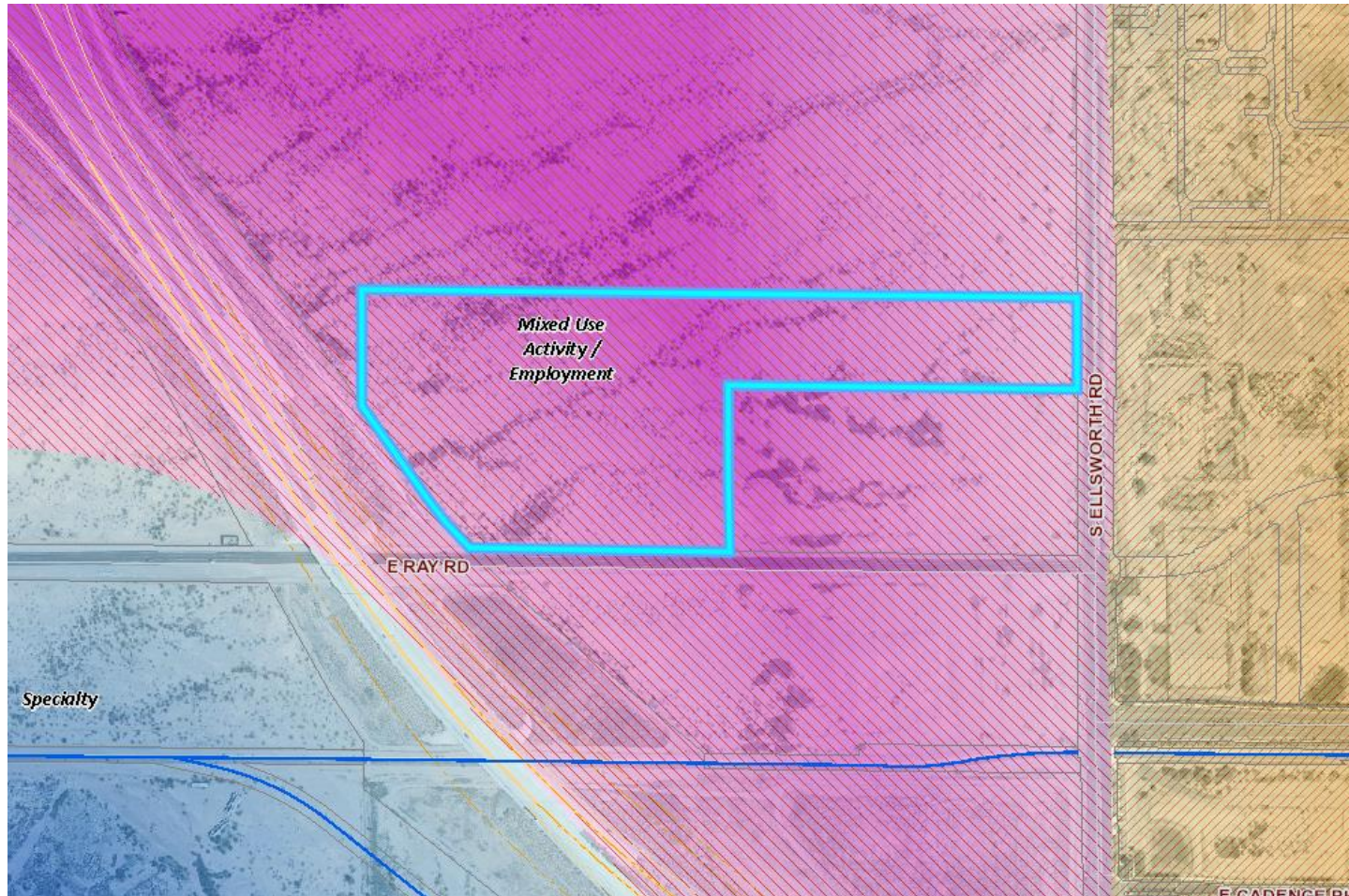
- Site Plan Review
- Special Use Permit

Purpose

- Six industrial buildings

Location

- North of Ray Rd
- West of Ellsworth Rd



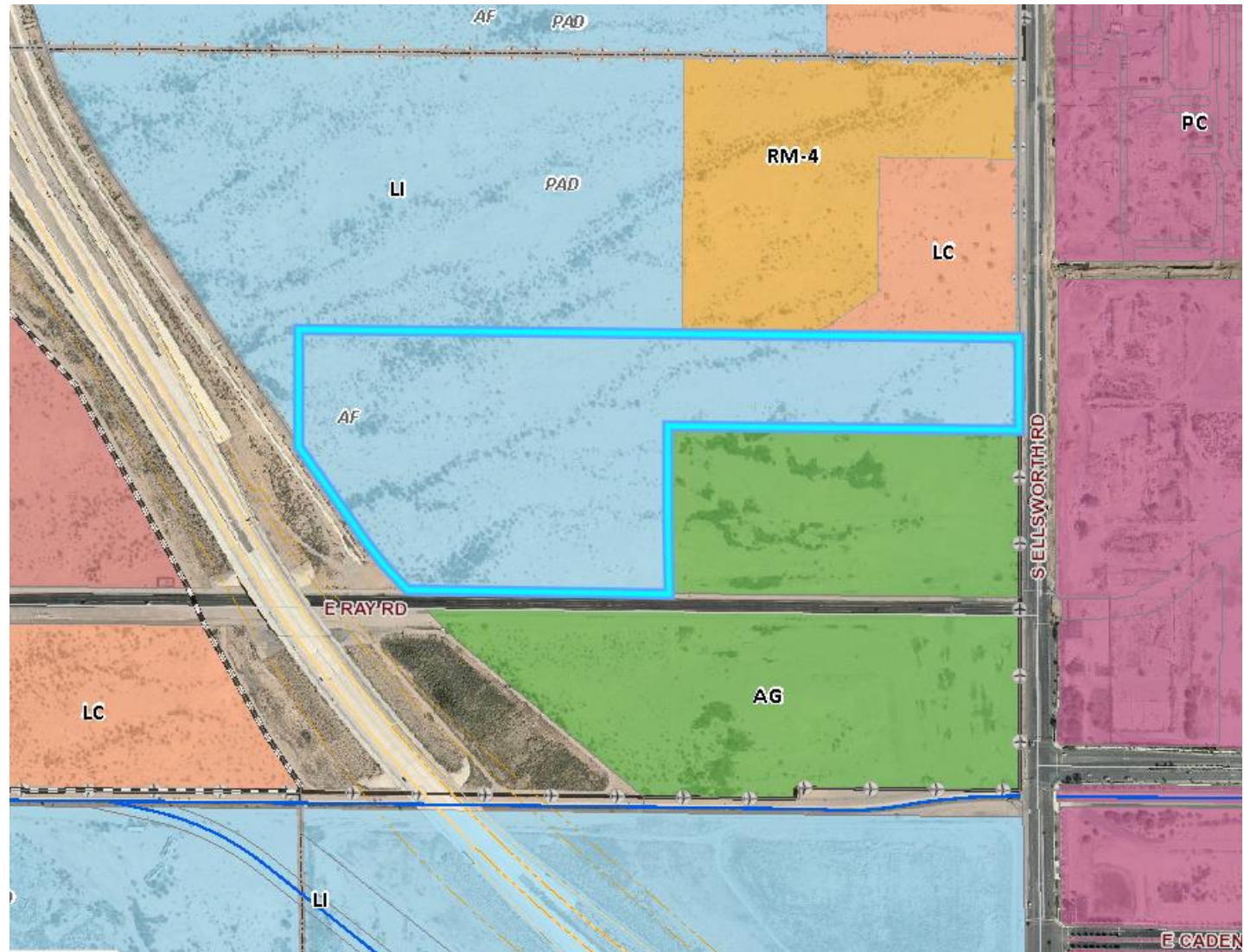
General Plan

Mixed Use Activity/Employment

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

Zoning

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



Site Photos



Looking southwest towards the site

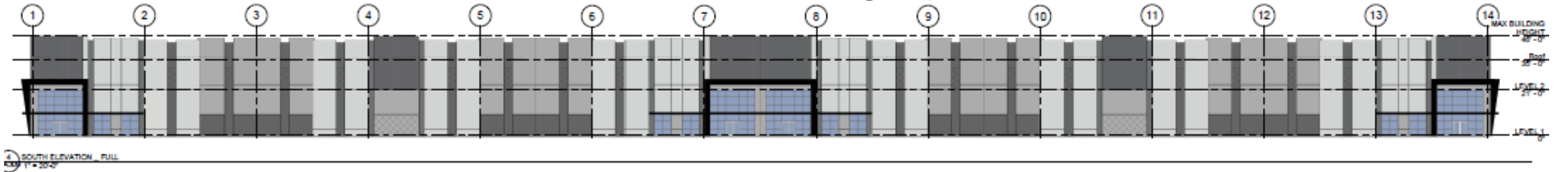


Looking northeast across the site

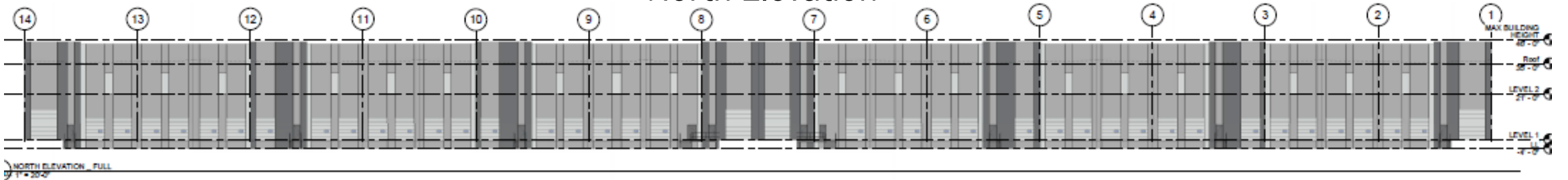
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Building 1 Elevations

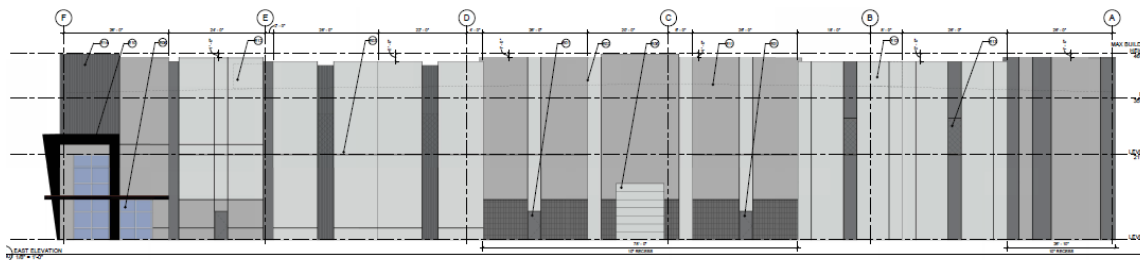
South Elevation (facing Ray Rd)



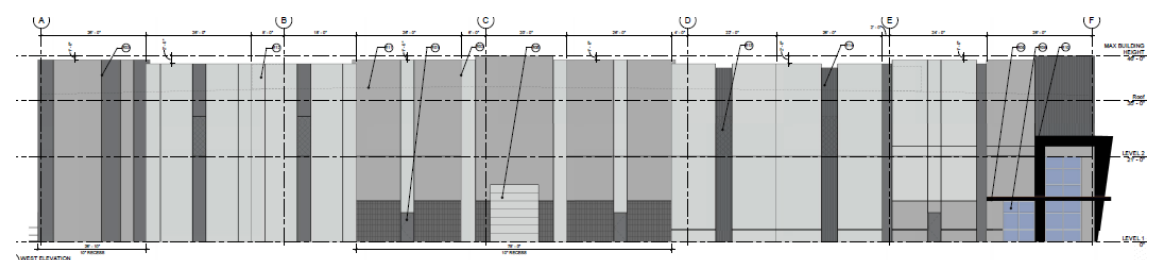
North Elevation



East Elevation

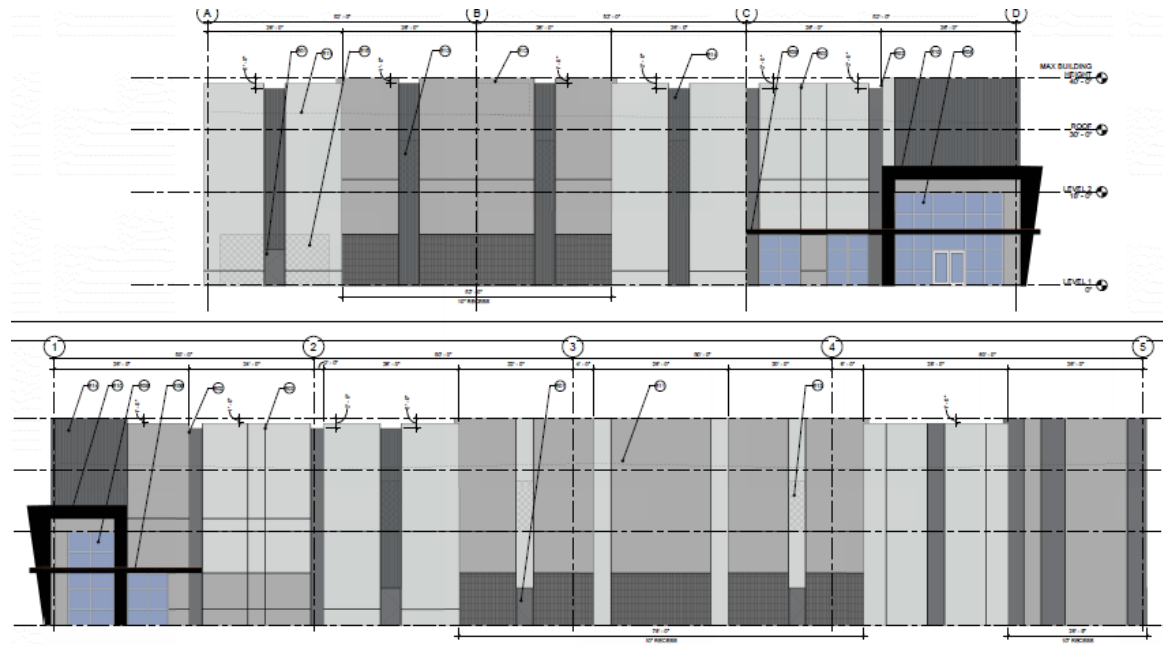


West Elevation



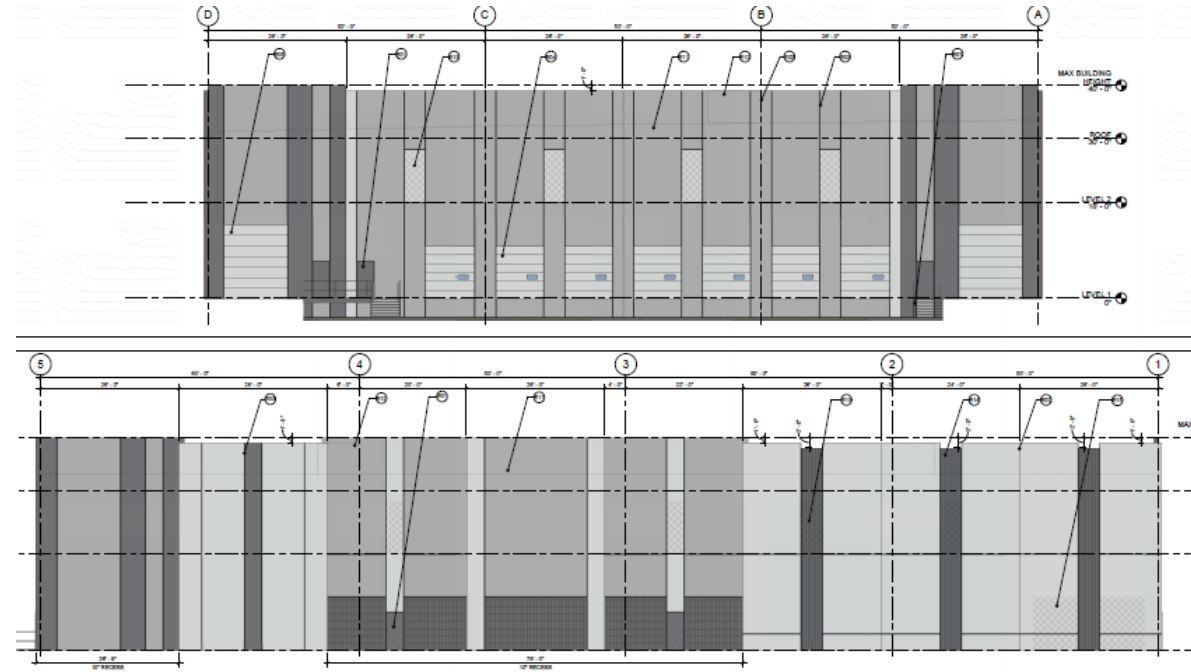
Building 4 Elevations

West Elevation



South Elevation

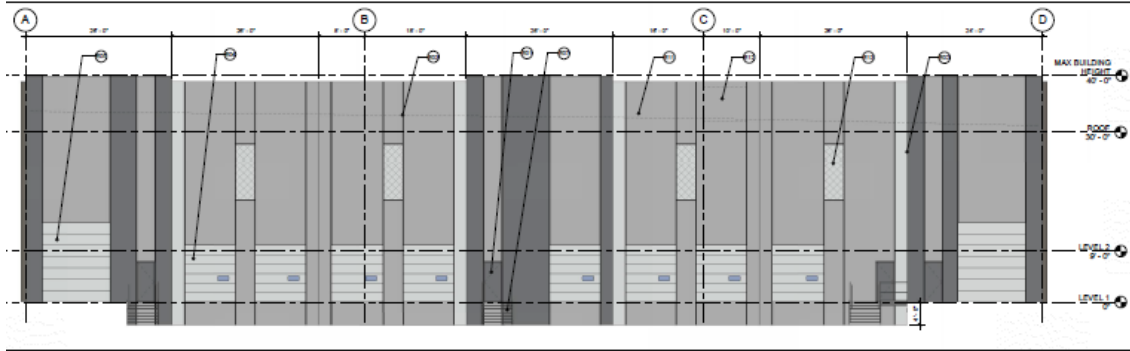
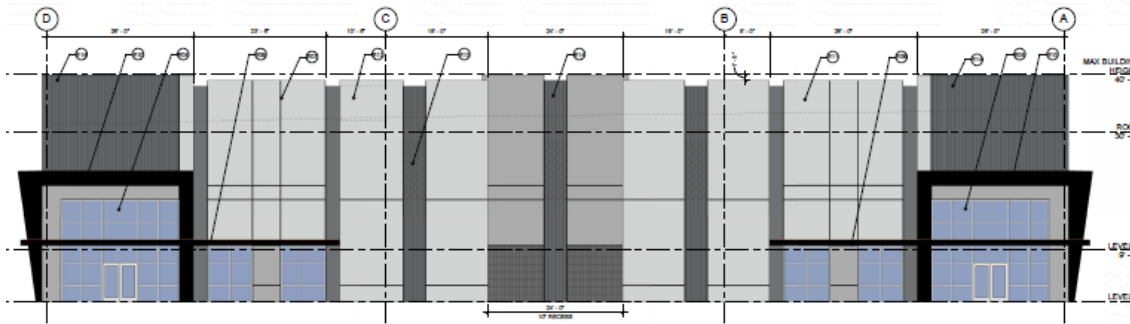
East Elevation



North Elevation

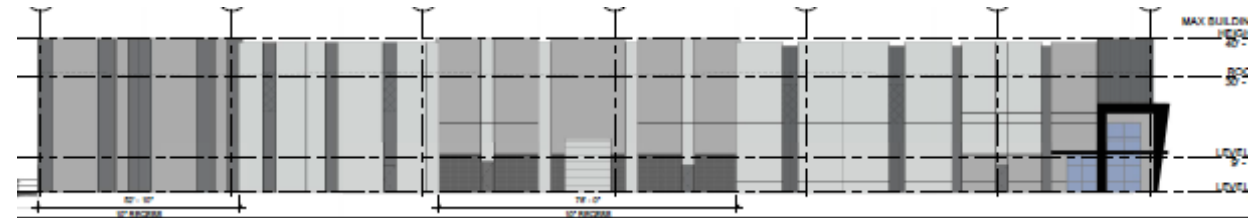
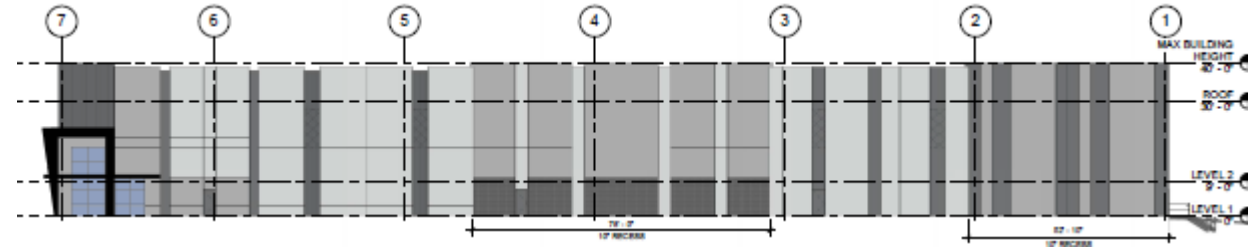
Building 6 Elevations

East Elevation (facing Ellsworth Rd)



West Elevation

North Elevation



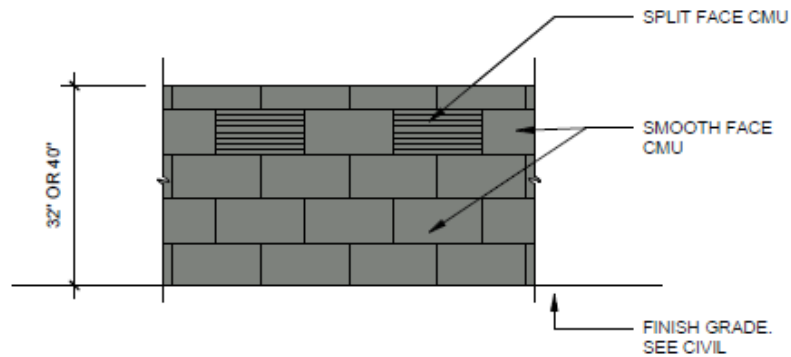
South Elevation

Rendering

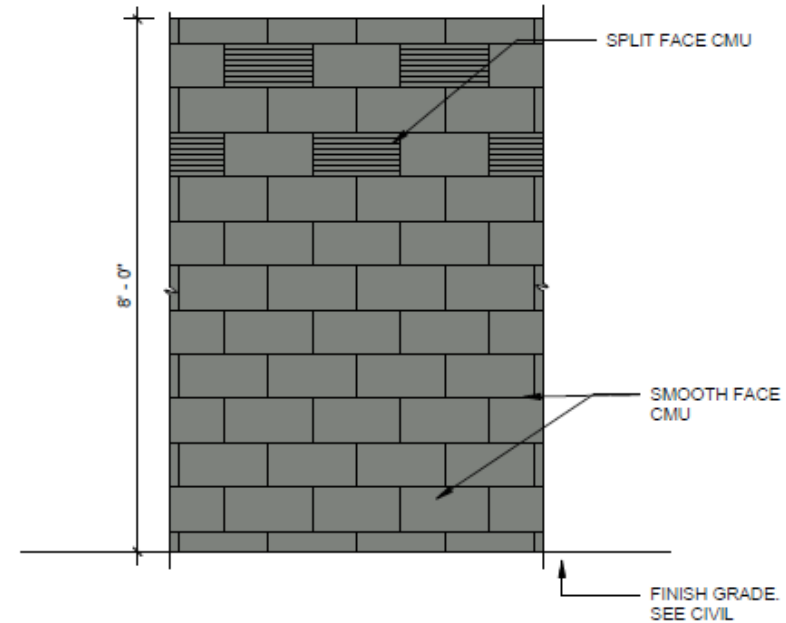


Screen Wall elevations

PARKING SCREEN WALLS

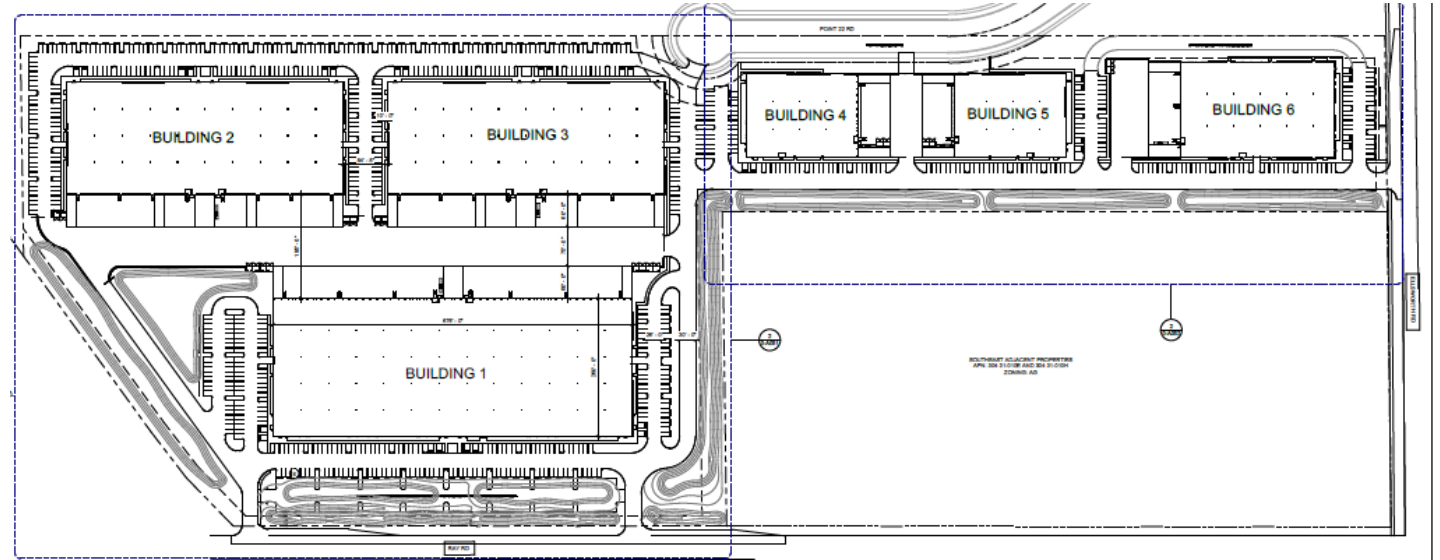


TRUCK COURT SCREEN WALLS



Special Use Permit

- 46-ft building height for Buildings 1, 2 and 3
- Complies with Section 11-70-5 of the MZO



Citizen Participation

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



Summary

Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets review criteria for a Special Use Permit per Section 11-70-5 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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