



PLANNING & ZONING BOARD

April 28, 2021



ZON21-00133



Request

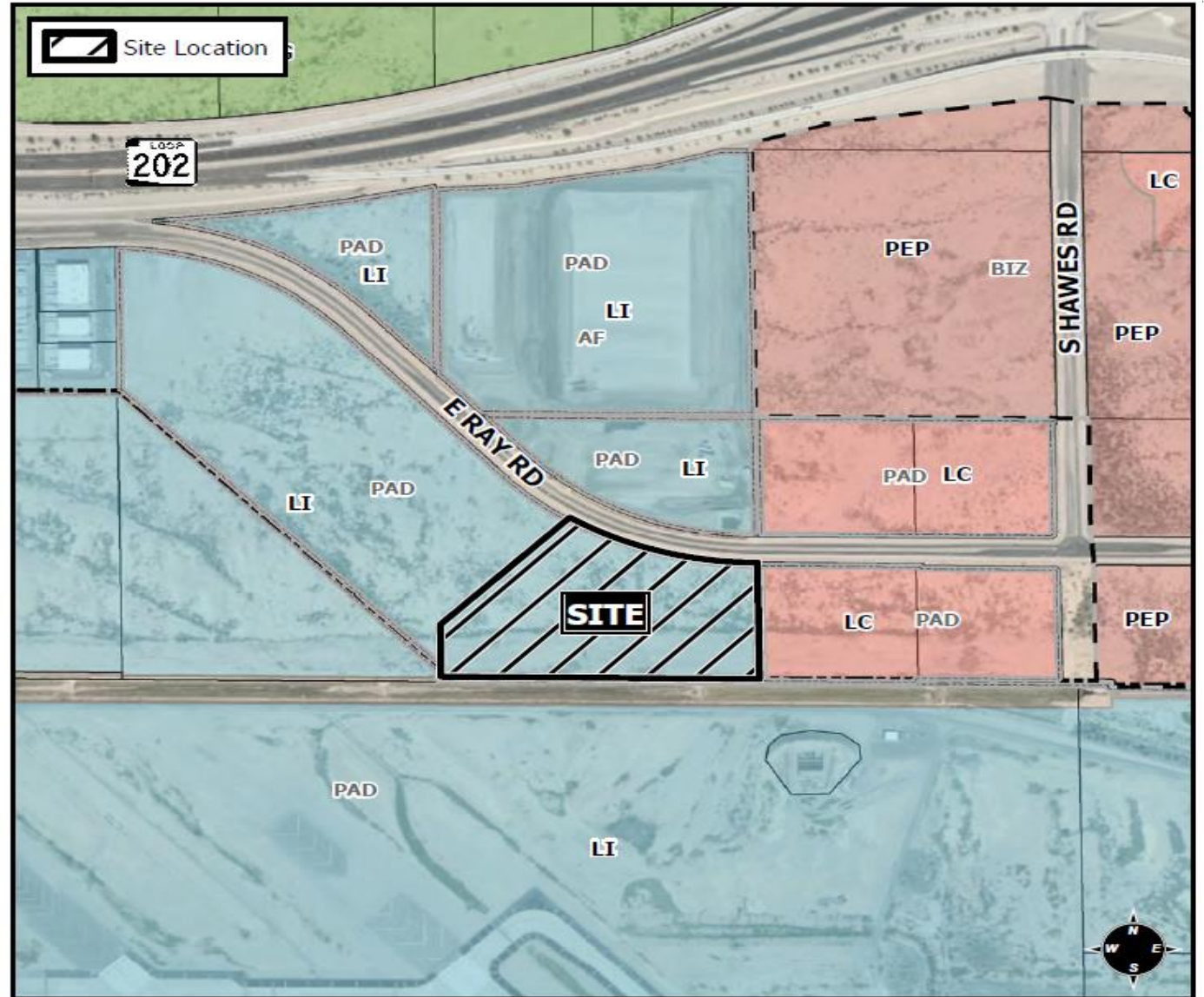
- Site Plan Review; and Special Use Permit

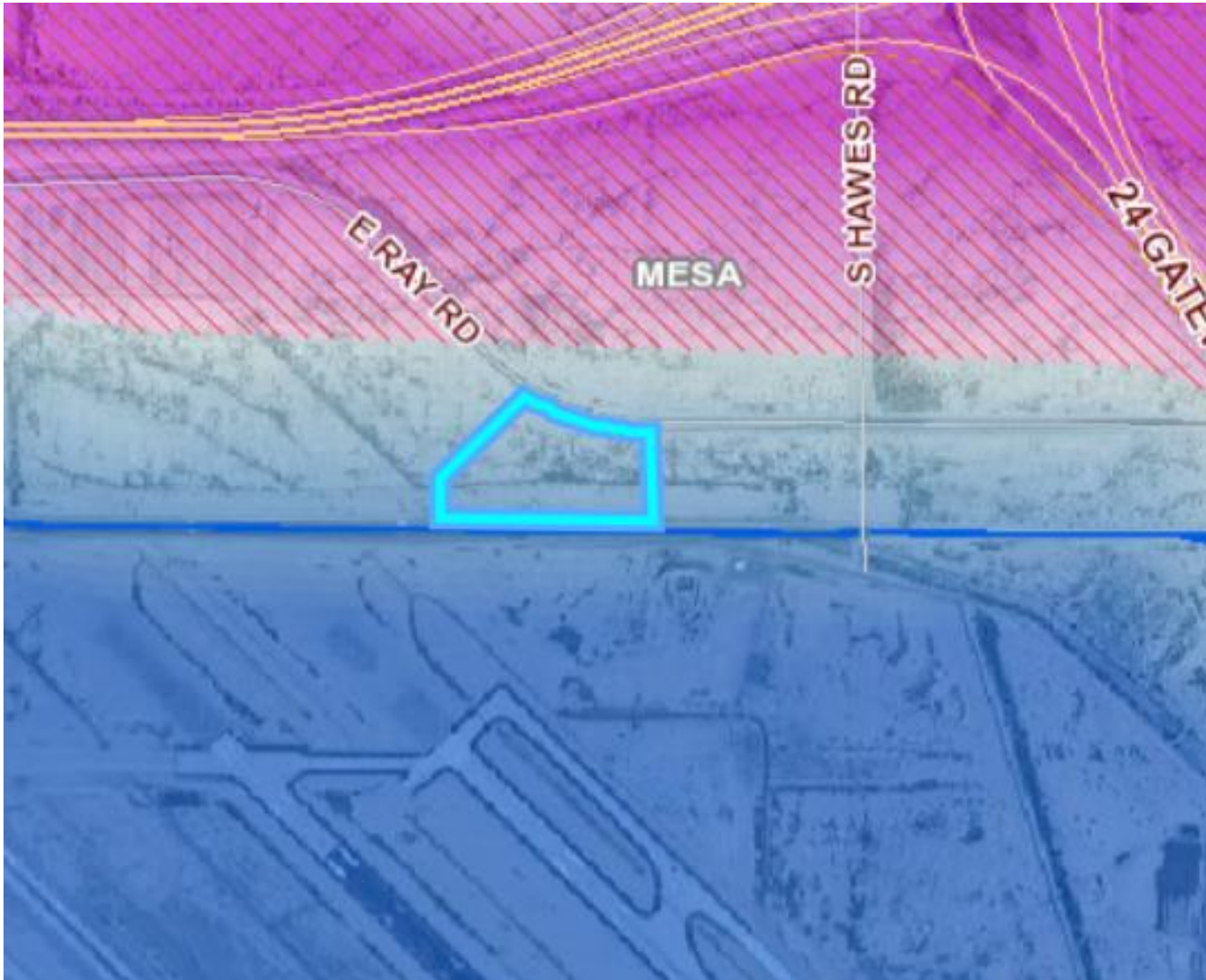
Purpose

- Allow for industrial development

Location

- South of Ray Road
- West of Hawes Road
- East of Power Road
- North of Phoenix-Mesa Gateway Airport





General Plan

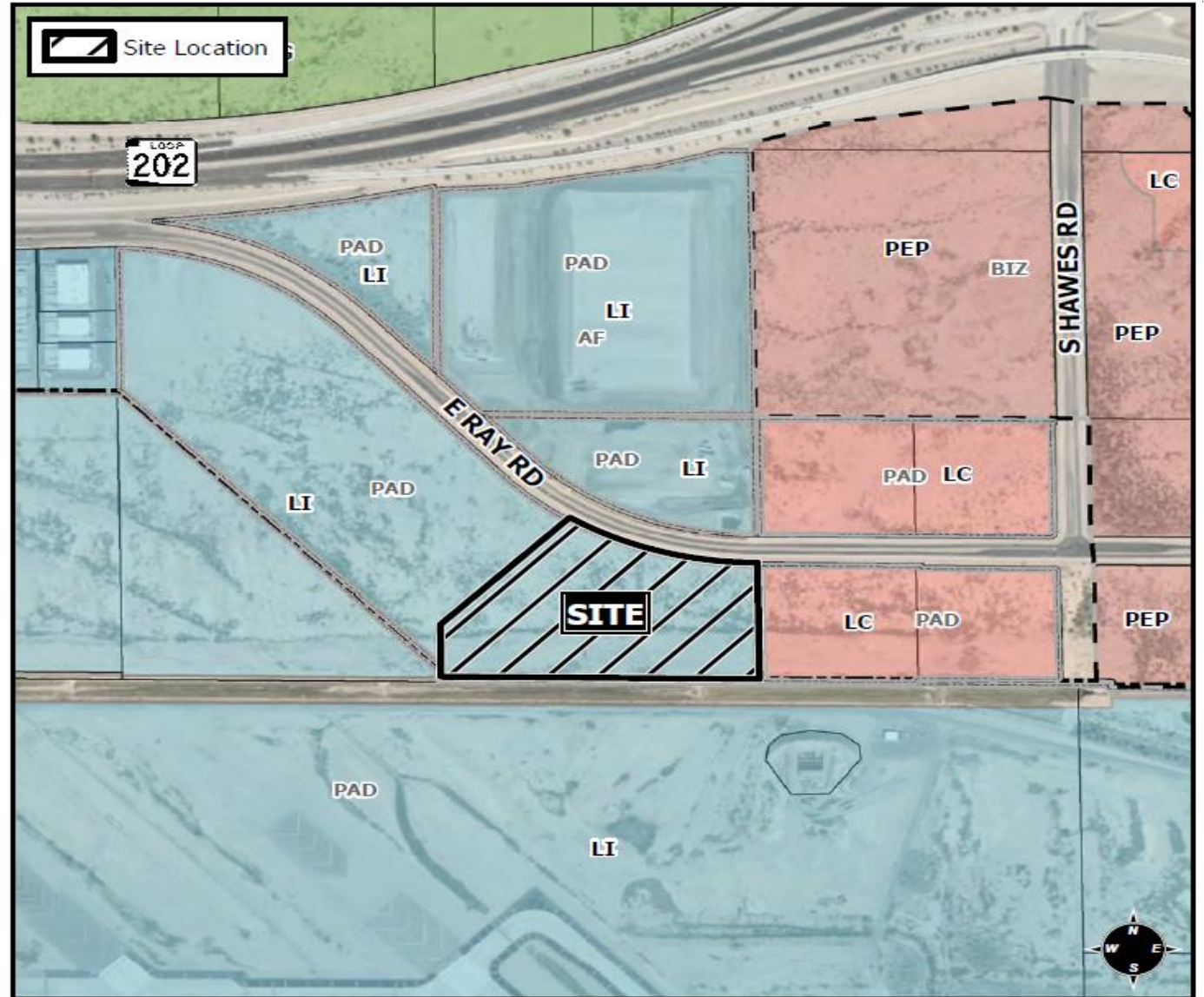
Specialty

- Airport Sub-Type
- Employment uses compatible w/ airport

Zoning

LI-PAD

- Industrial, manufacturing, and warehouse permitted
- Part of Landing PAD
- AOA 2



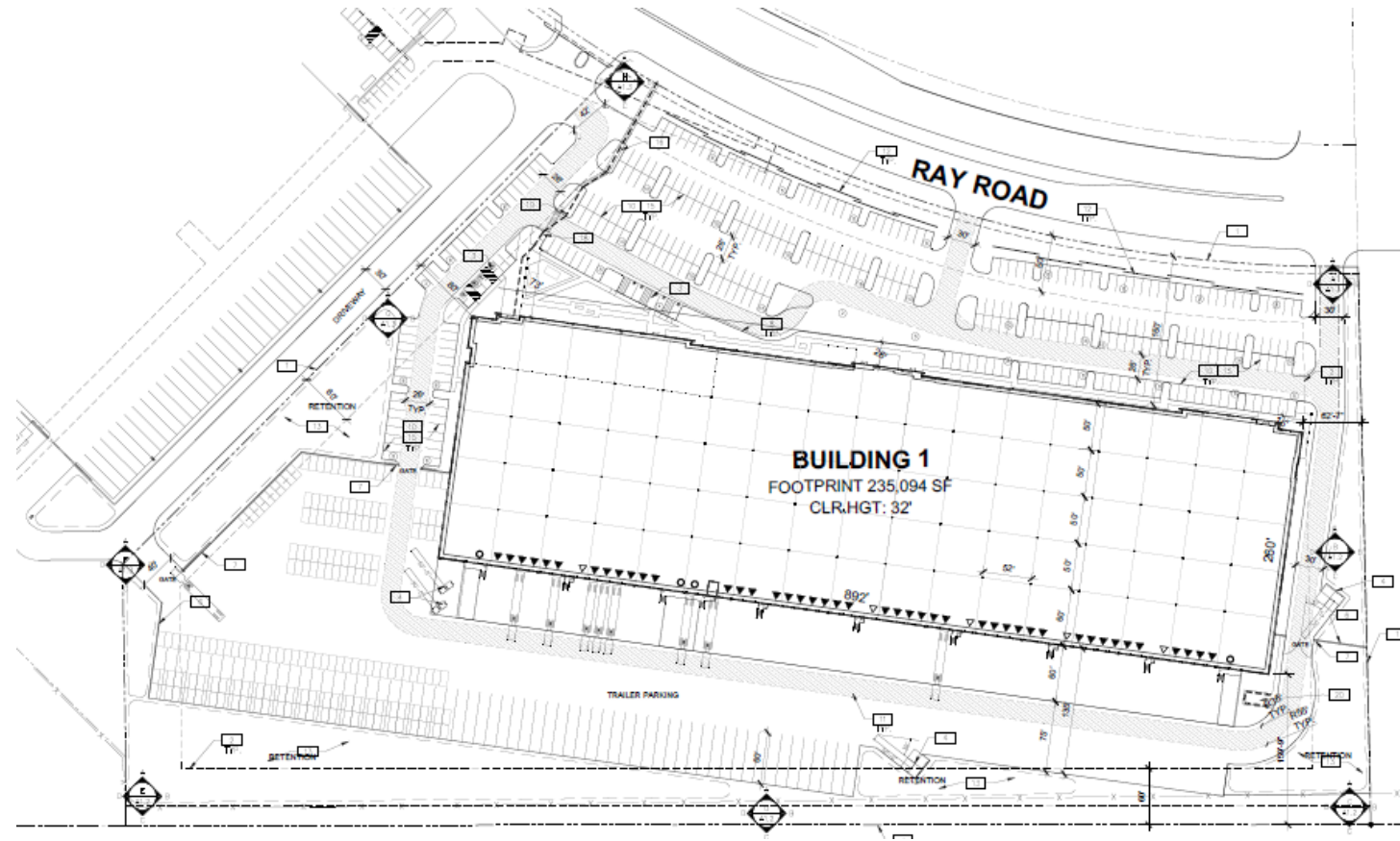
Site Photo



Looking south towards the site

Site Plan

- Appr. 235K SF
- Access from Ray Road
- Cross access to west
- Truck docks and storage in rear, adj. to Airport



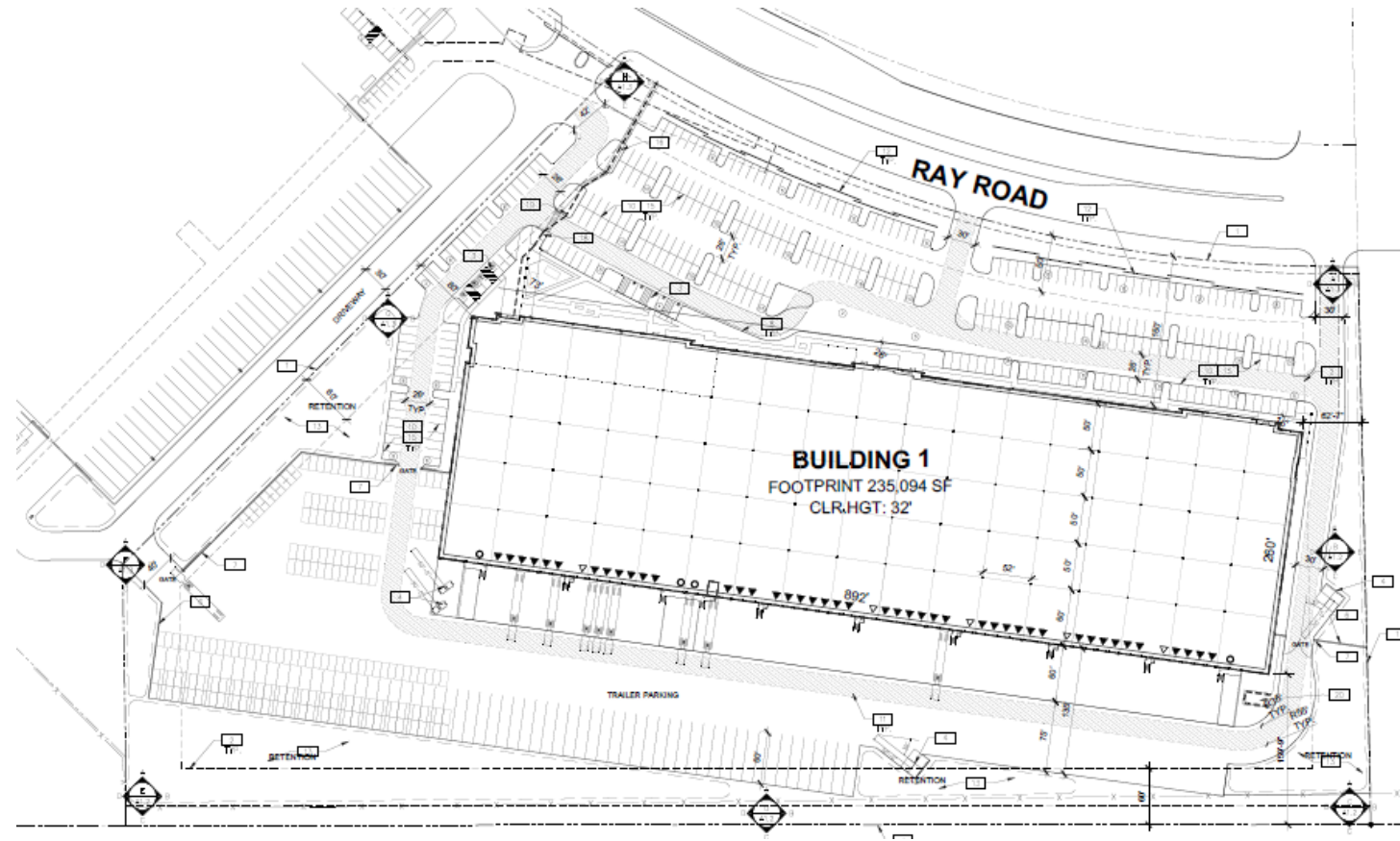
Special Use Permit (Height)

- Section 11-30-3 allows height increase in AF
- LI zoning max. 40'
- Request for max. 49'



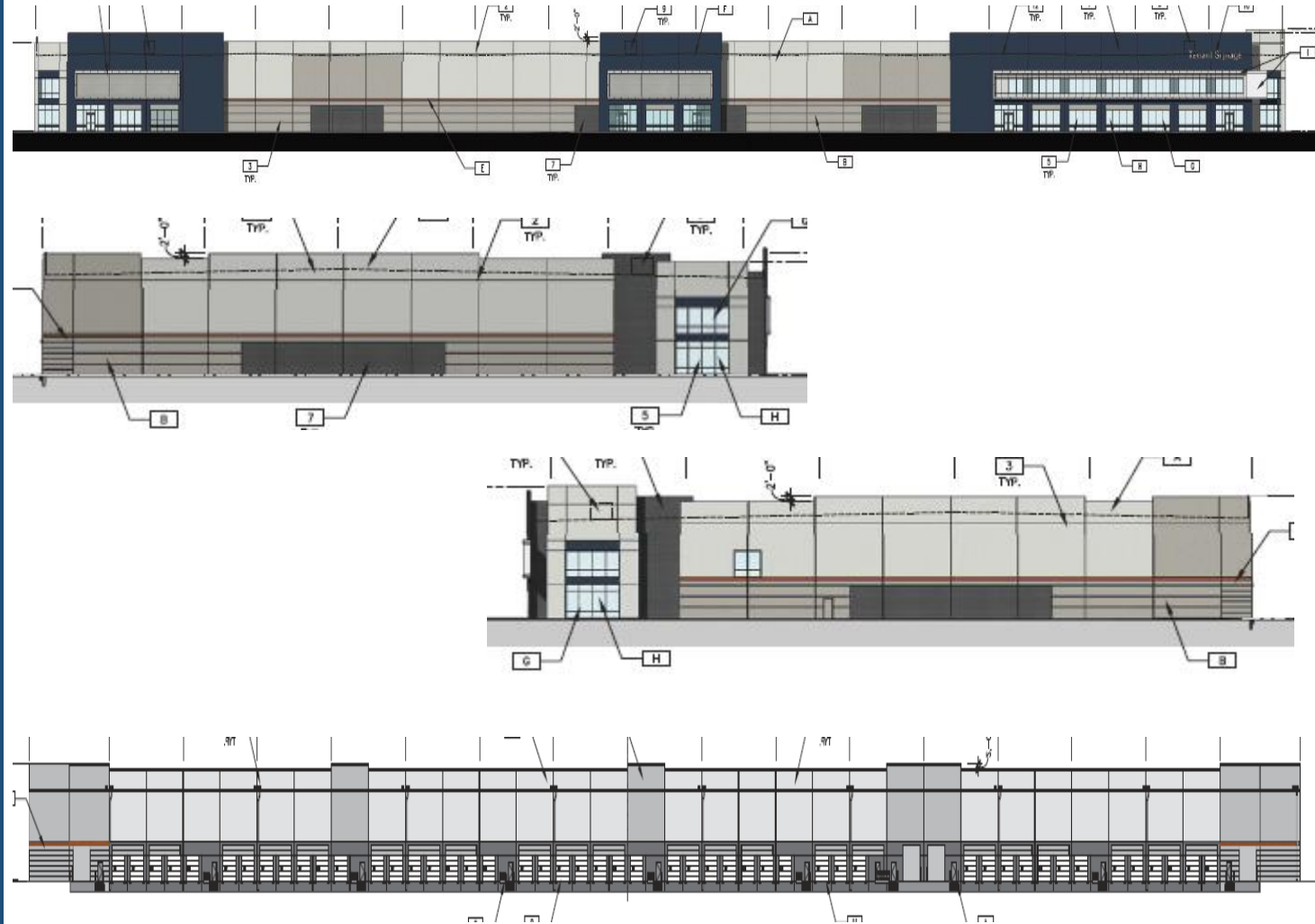
Special Use Permit (Parking)

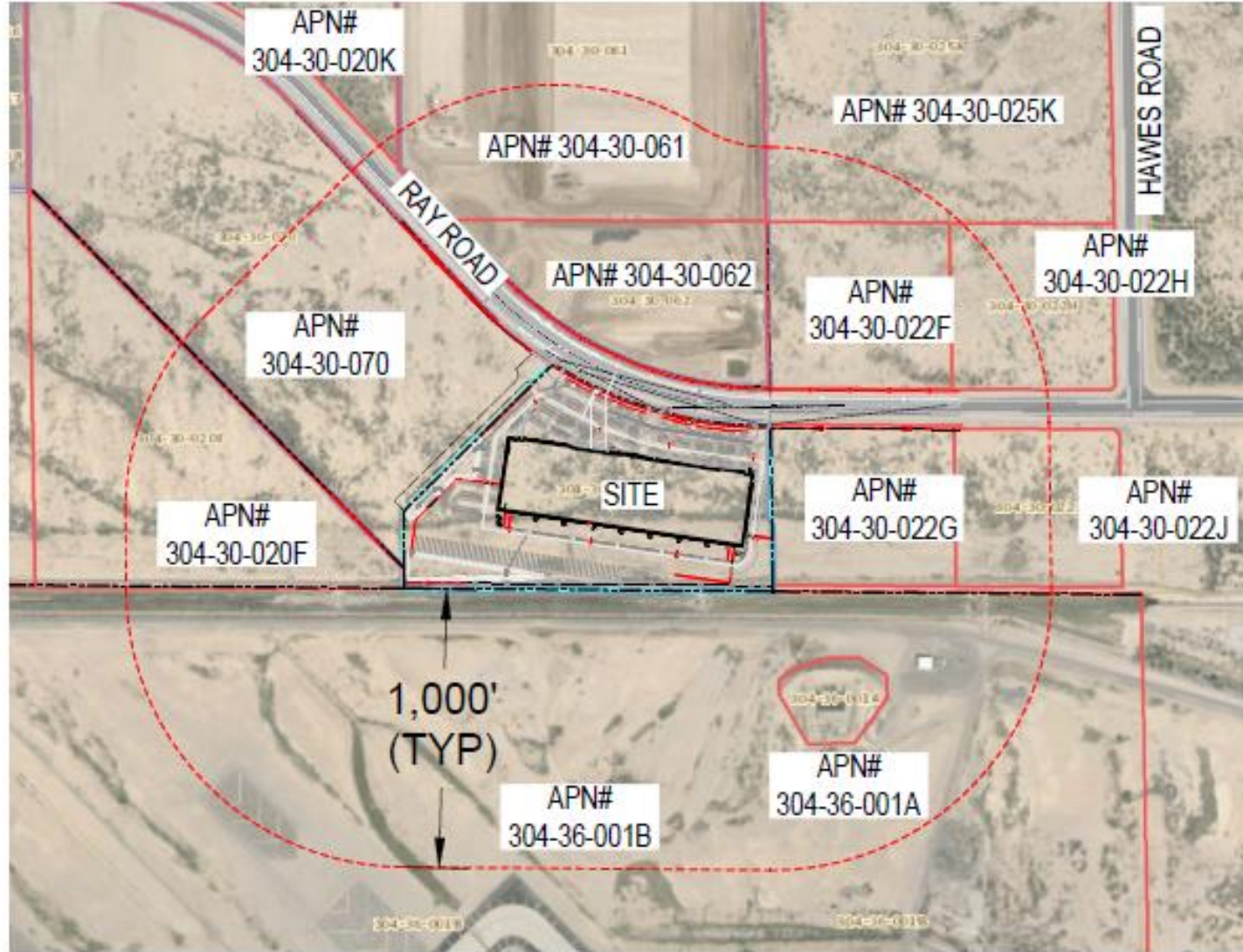
- Section 11-32-6 allows parking reduction
- 510 required spaces
- 355 proposed spaces



Design Review

- April 13, 2021





Citizen Participation

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

Summary

Findings

- ✓ Complies with the 2040 Mesa General Plan & Mesa Gateway Strategic Development Plan
- ✓ Criteria in Chapter 69 for site plan review
- ✓ Criteria in Chapter 70 for special use permit

Staff Recommendation

Approval with Conditions



PLANNING & ZONING BOARD

April 28, 2021

Renderings



Renderings

