

# PLANNING & ZONING BOARD



## Z0N20-00872

Wahid Alam, AICP, Planner II

April 28, 2021



#### Request

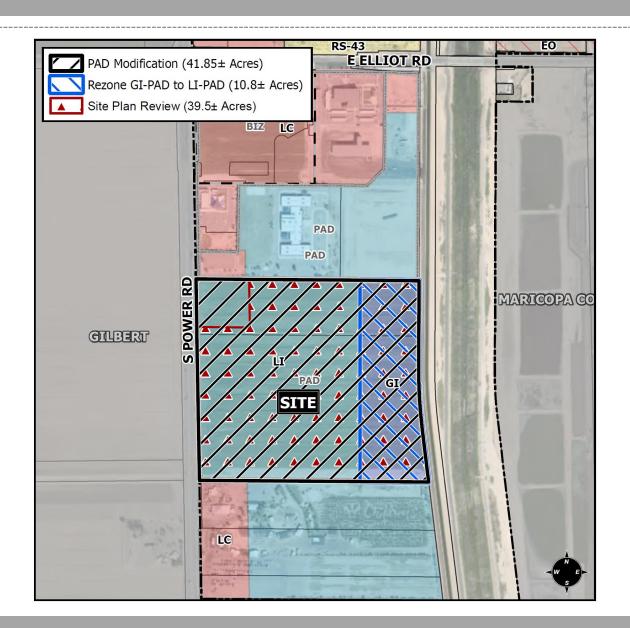
PAD Modification 41.85±
 acres, Rezone 10.8± acres
 (GI-PAD to LI-PAD) and
 Site Plan Review 39.5±
 acres.

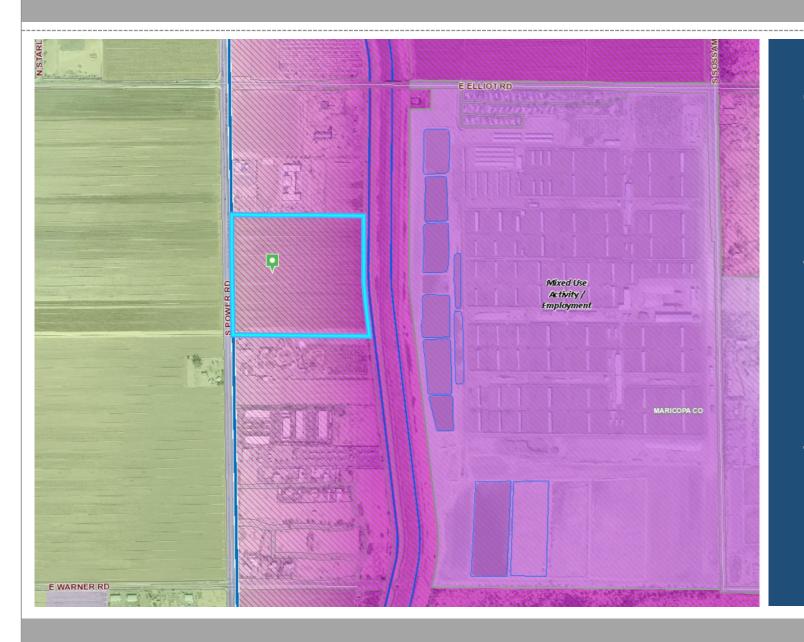
#### Purpose

 This request will allow for the development of an industrial park.

#### Location

 East of Power Road on the south side of Elliot Road





#### General Plan

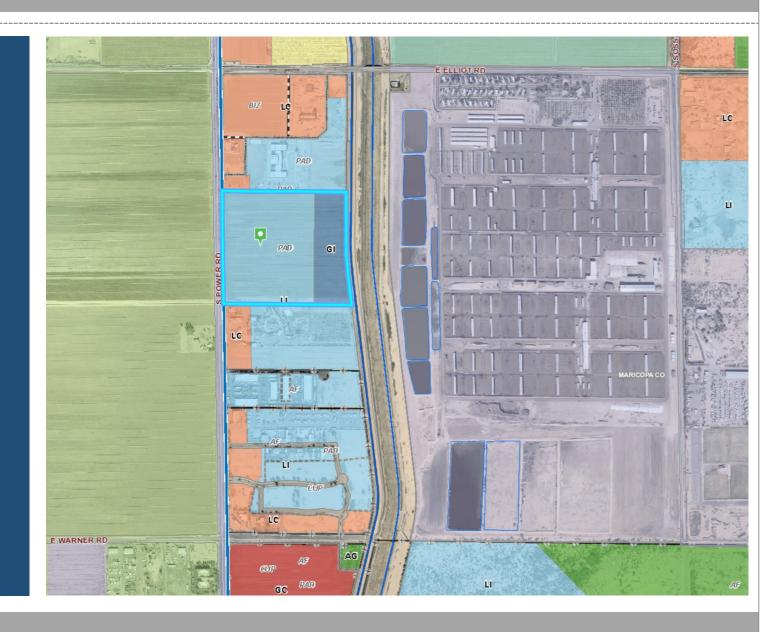
Mixed Use Activity / Employment

- Provide for a wide range of employment opportunities in high quality settings.
- Large manufacturing facilities, warehousing and business park.

## Zoning

#### Light Industrial (LI) PAD:

- Purpose: to provide limited manufacturing and processing, wholesaling, warehousing and distribution within enclosed buildings.
- Office, indoor warehousing and storage uses are permitted use



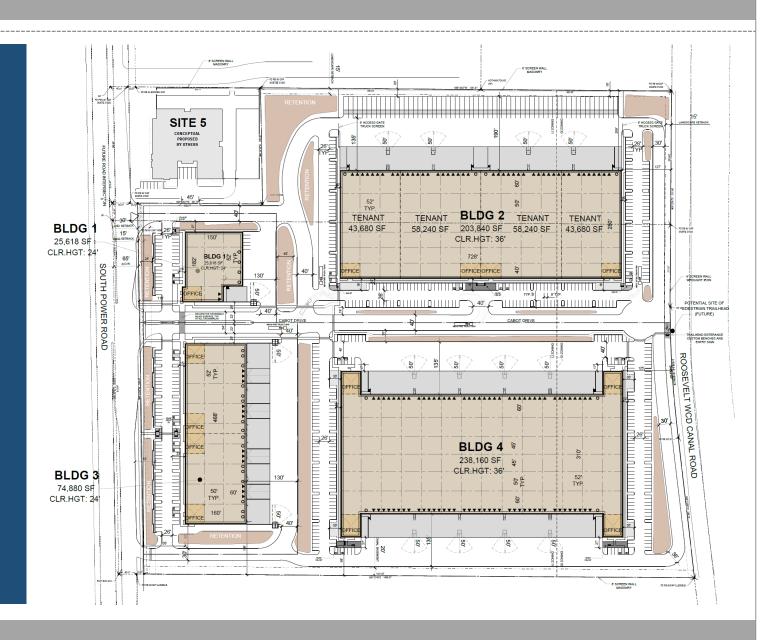
### Street View



Looking east towards the site from Power Road

#### Site Plan

- 4 office/warehouse buildings within an industrial park.
- Truck docks screened from public view.
- Vehicular circulation around all four buildings with cross access.

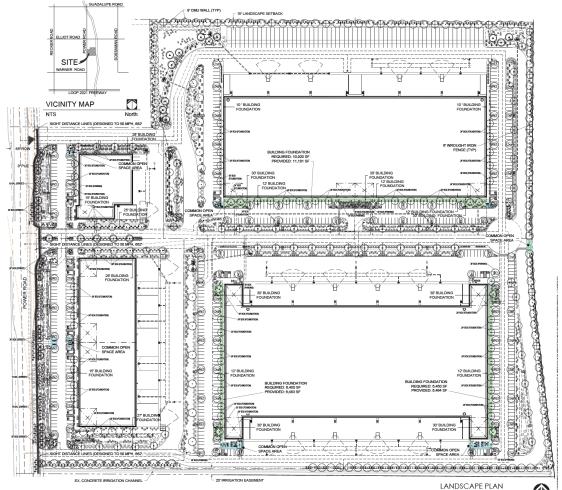


## Landscape Plan

CITY OF MEDA - LANDSCAPE CHLCULATIONS	90016	en .	ponymen	
STREET PROMONELANDSCAPE FORMS ROAD.				
E25 UF DIVIDED BY 1 TREE, 6 IN-PLANS PER 25		II., 150 DHRUBS X 17:34'BOX 8-15 GAL	32 TREES, 302 SHRUBS 6 30" BOX 10 SHROX 6-15 GAL	
LANDSCAPE ADJACENT TO NORTH PERMETERS				
1301 LF CMOED BY 3 TREE, 22 SHALBS FER	13007 41199	83, 272 SHRUBS DOC BOX 41-15 GAL	44 TREES, 313 SHRUBS 0-04" BOX 52-15 G/K.	
LANDSCAPE ADJACENT TO EAST PERMETER-				
Sast UF COVIDED BY 3 TREE, 20 SHALBS PER	130 LF 36 TRES	55, 252 SHRUBS 6-30" BCX 38-15 GAL	41 TREES, 308 SHRUBS 0-01" BOX 41-15 GHL	
LANDSCAPE ADJACENT TO SOUTH PERMETERS				
H22 UF DIVIDED BY 3 TREET, 25 SHRUES PER	1300" 43199	55, 284 SHRUBS 5-20" BOX 43-15 GAL	43 TREES, 125 SHRUBS DOF BOX 40-15 GHL	
LANDSCAPE PER PARKING SPACES				
SAS PHRKING SPACES DANCED BY	070	III, 207 (HRUS)	130 TREEDS, 300 GHRUSS	
ONE TREE, 3 SHIPUBB PER 5 SPACES		7-16"80X62-21"80X	3-96, 80X 81-54, 800	
FOUNDATION LANCEGARING FOR BUILDING 1 >				
360 UF DIVIDED BY 1 TREE PER 50 UF	© TREES		0 TREED	
		196° 80X 754°80X	1-36"801 7-34"903	
FOUNDATION LANCECAPING FOR BUILDING 2 >				
1250 UF DMOED BY 1 TREE PER 50 UF	FONDED BY 1 TREE PER SOLF 26 TREES		27 19663	
		3/30" BOX 23/3/"BOX	3:00° BOX 24:24°BOX	
FOUNDATION LANGEGAPING FOR BULLONG 1+				
700 UF DIVIDED BY 1 TREE PER SO UF	10 7702		15 TREES	
FOUNDATION LANCECAPING FOR BUILDING 4>		3-36, BOX 24-34,BOX	2-36° BOX 14-28°BC0	
SOTOLE CANCEL PART I THE PER SOLE				
1075 UP DIVIDED BY 1 THEE PER SOUP	22 1969	S SELL BOX SUSPENDIX	22 TREES 2 30" BOX 20 34"BOX	
		23/ 60/ 2/3/60/	20/00/20/00	
TOTAL NUMBER OF 34" BOX	143 TRI	#63	231 TREES	
TOTAL NUMBER OF 36" BOX (OR LARGER) TREES	23 1790000		70 TREES	
TOTAL NUMBER OF S GALLON GHRUSS	1,2779+PLBS		2,638 SHRUBS	
CIVILITE LANDSCAPE COLERAGE (STA MINALA) RE	SQUIPED SON/	06,700 GF	270N / 1/19/234 SF	
COMMON AREA OPEN SPACE	REQUIRED	PROVIDED		
BUILDING 1, 1% OF 25,618 S.F.				
BUILDING 1, 1% OF 25,618 S.F. BUILDING 2, 1% OF 203,040 S.F. BUILDING 3, 1% OF 74,650 S.F.	2,038 S.F. 749 S.F.	2,152 8.F. 996 8.F.		

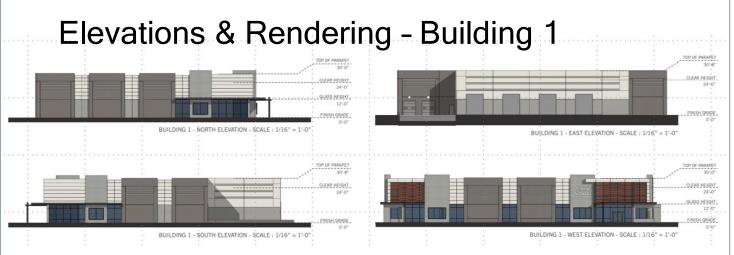
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY.
	TREES		
$\langle ( ) \rangle$	PARKINSONIA FLORIDUM BLUE PALO VERDE	15 GAL.	18
	PROSOPIS ALBA 'THORNLESS' THORNLESS ARGENTINE MESQUITE	15 GAL. 24" BOX 36" BOX	123 93 8
$\langle \bullet \rangle$	PARKINSONIA HYBRID 'DESERT MUSEUM DESERT MUSEUM PALO VERDE	15 GAL. 24" BOX 36" BOX	6 74 7
)	DALBERGIA SISSOO SISSOO TREE	1"/15 GAL.	59
	EBENOPSIS EBANO TEXAS EBONY	24" BOX 36" BOX	26 8
	SHRUBS		
⊕	CORDIA PARVIFLORA LITTLE LEAF CORDIA	5 GAL.	111
8	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL.	147
Φ	CASSIA NEMOPHILA DESERT CASSIA	1 GAL.	84
•	BLUE BELLS	5 GAL.	308
1	GREEN CLOUD SAGE	5 GAL.	370
0	ACACIA REDOLENS 'DESERT CARPET N.C.N.	1 GAL.	175
•	EREMOPHIA MACULATA VALENTINE VALENTINE EMU	5 GAL.	184
0	LEUCOPHYLLUN LANGMANIAE 'RIO BRAVO'M RIO BRAVO SAGE	5 GAL.	361
	LEUCOPHYLLUN ZYGOPHYLLUM 'CIVARRON'M CIMARRON SAGE	5 GAL.	131
00	RUELLIA PENINSULARIS BAJA RUELLIA	5 GAL.	337
	ACCENTS		
@	HESPERALOE PARVIFLORA RED YUCCA	5 GAL.	634
05	MUHLENBERGIA CAPILARIS 'REGAL MIST' REGAL MIST DEER GRASS	1 GAL.	98
	GROUNDCOVER		
<del></del>	EREMOPHILA GLABRA 'MINGEW GOLD' OUTBACK SUNRISE EMU	1 GAL.	472
	DECOMPOSED GRANITE "EXPRESS GOLD"	34" SCREENED	

NOTES:
1) TREE HEIGHTS AND CALIPERS WILL COMPLY WITH "ARIZONA
NURSERY ASSOCIATION SPECIFICATIONS" FOR THAT TYPE AND
SIZE OF TREE
2) LANDSCAPE TO BE WATERED BY AN UNDERGROUND
AUTOMATIC IRRIGATION SYSTEM.





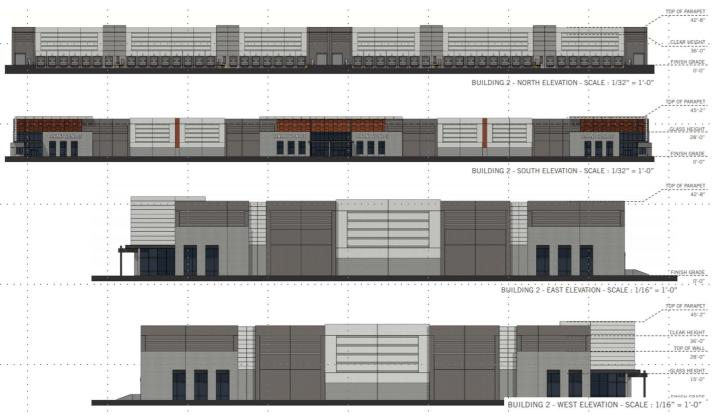
• April 13, 2021







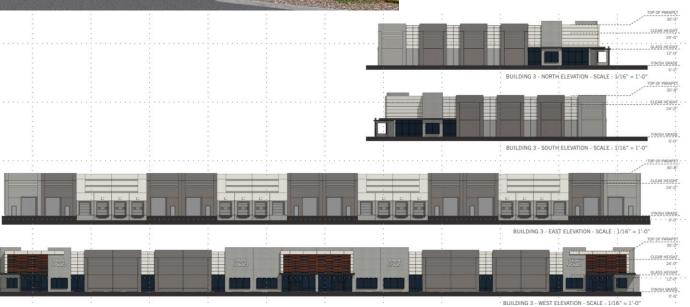
#### Elevations & Rendering - Building 2





#### Elevations & Rendering - Building 3



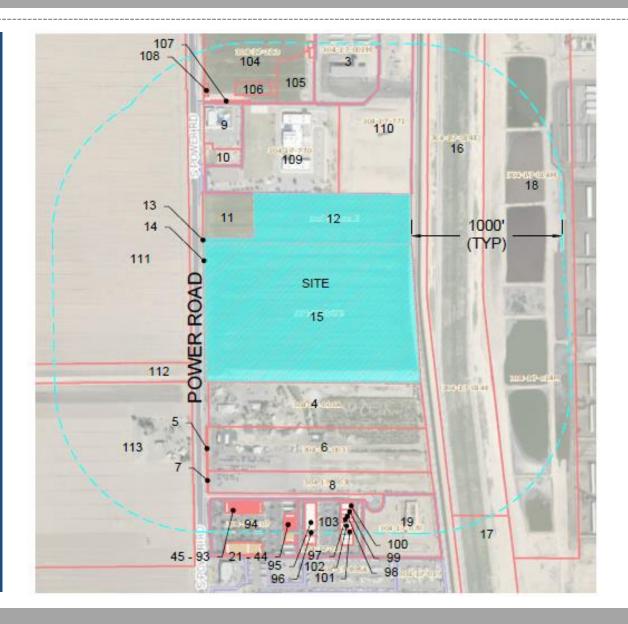


#### Elevations & Rendering - Building 4



## Citizen Participation

- Property owners within 1,000 feet, HOA's, & Registered Neighborhoods
- No concerns



## Summary

## **Findings**

- ✓ Complies with the 2040 Mesa General Plan
- ✓ 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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