



PLANNING & ZONING BOARD

April 28, 2021



ZON20-00872



Request

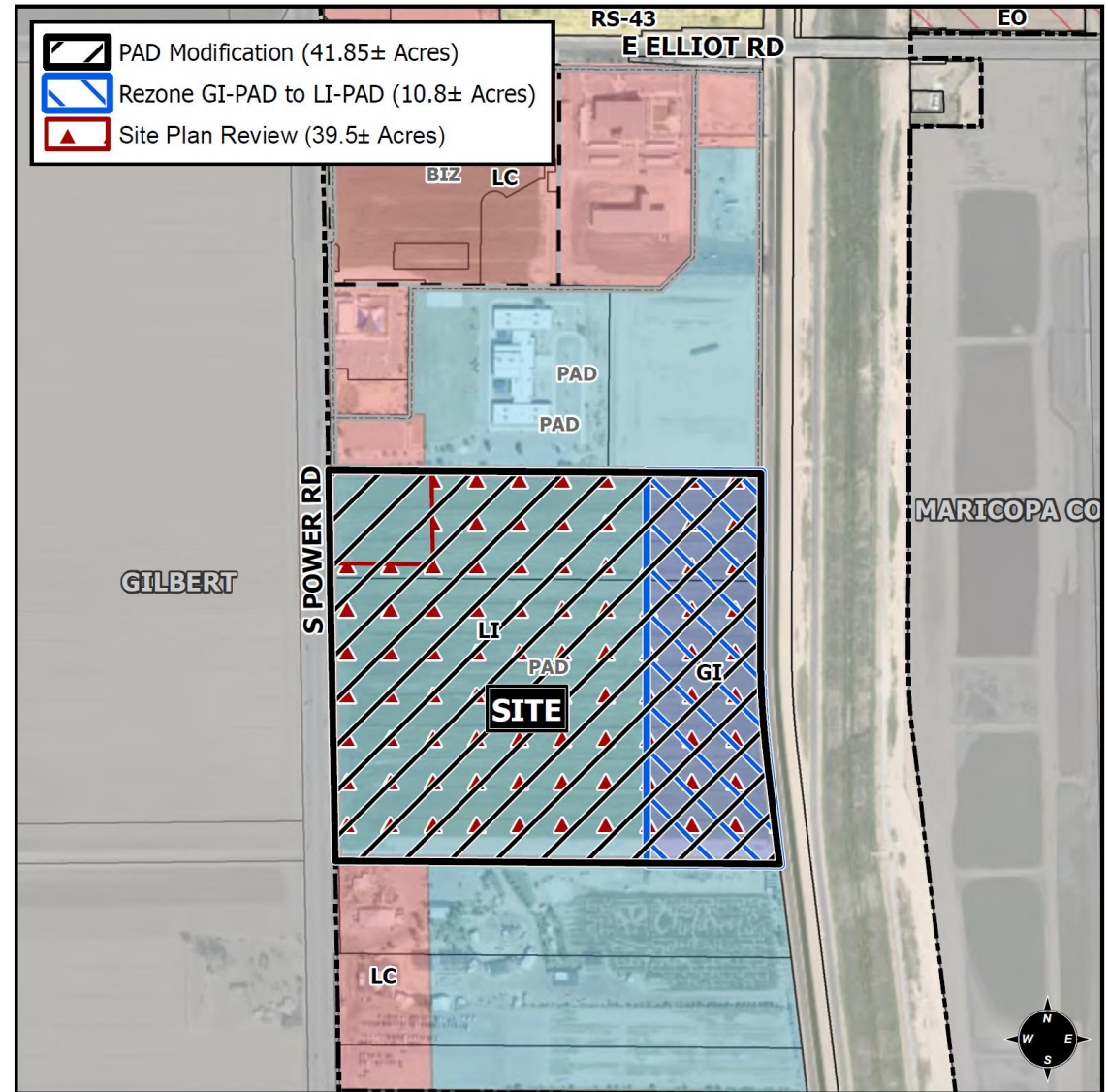
- PAD Modification 41.85± acres, Rezone 10.8± acres (GI-PAD to LI-PAD) and Site Plan Review 39.5± acres.

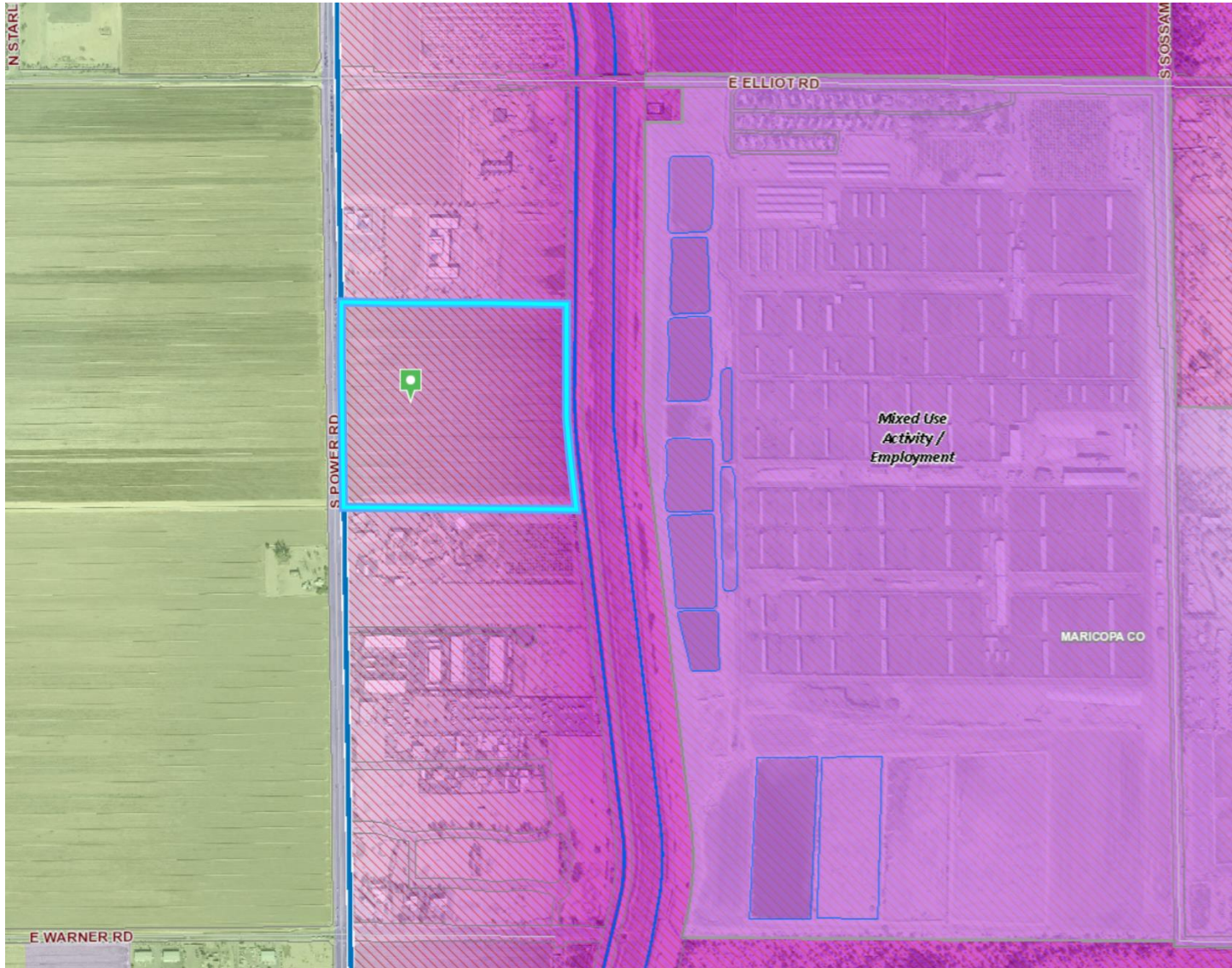
Purpose

- 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



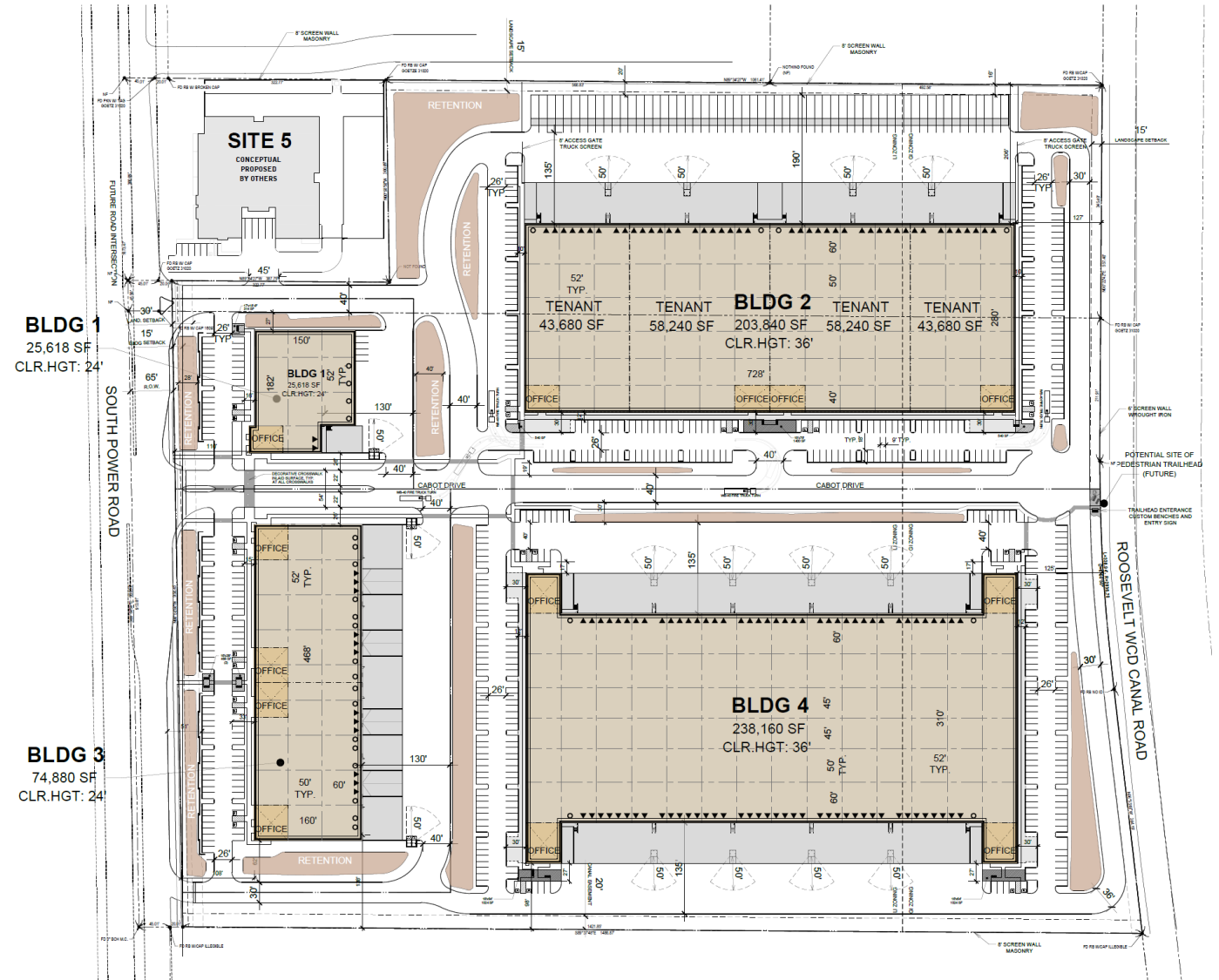
Street View



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.

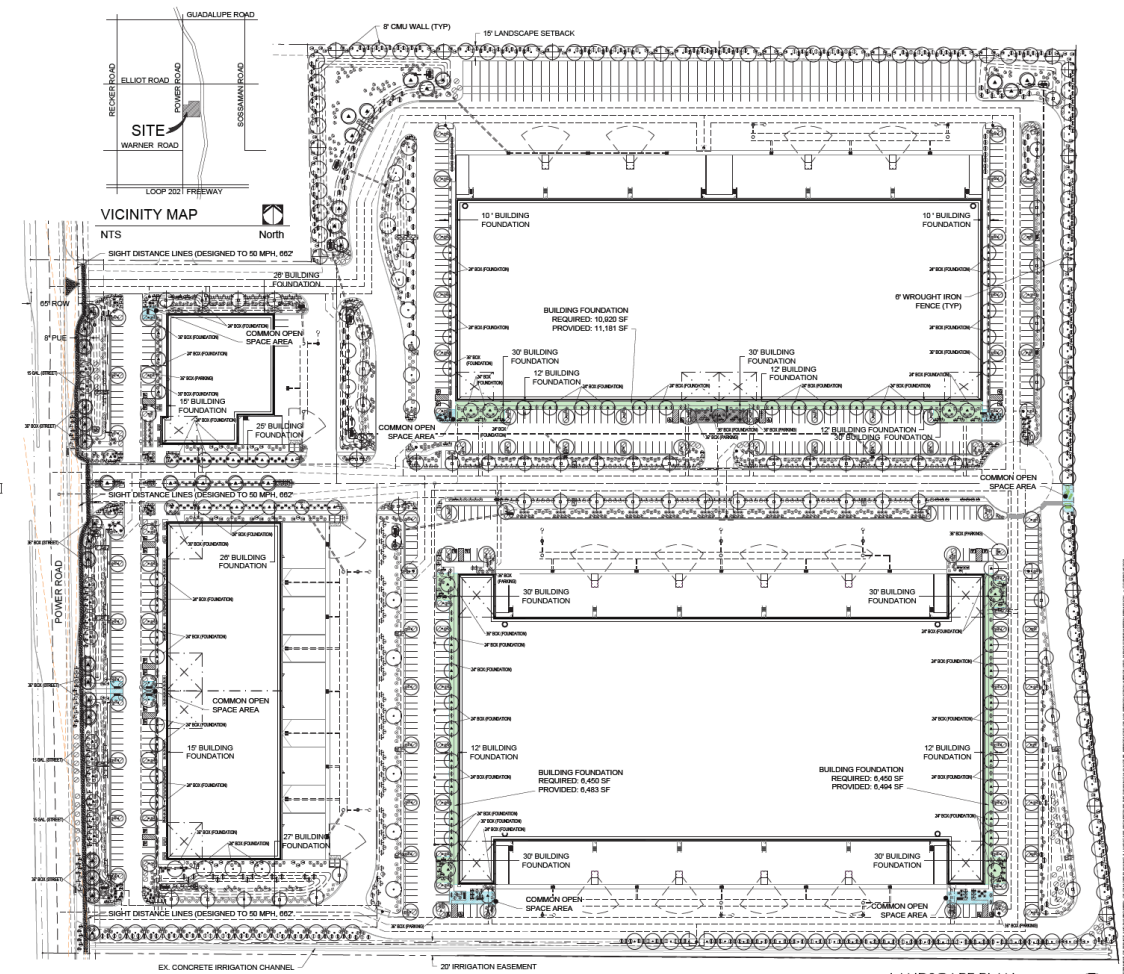


Landscape Plan

[illegible]

PLANT SCHEDULE			SIZE	QTY
(SYMBOL)	BOTANICAL/COMMON NAME			
TREES				
	PARRINCINIA FLORIDUM BLUE PALM VERDE		15 GAL.	18
	PROSOPIS ALBA THORNLESS THORNLESS ARGENTINE MESQUITE		15 GAL.	121
	PARRINCINIA ALBA THORNLESS THORNLESS ARGENTINE MESQUITE		24" BOX 30" BOX	26 29
	PARRINCINIA HYBRID DESERT MUSEUM DESERT MUSEUM PALM VERDE		15 GAL.	74
	DALBERGIA DESUDO SISSOO TREE		1715 GAL	59
	EUPHORBIA EBANO TIGRIS EBONY		24" BOX 30" BOX	26 29
SHRUBS				
	CORDIA PARVIFLORA RED LITTLE LEAF CASSIA		5 GAL.	111
	CAESALPINIA PULCHERRIMA BUTTERFLY BUSH		5 GAL.	141
	CASSIA NEMIPHILA DESERT CASSIA		1 GAL.	84
	LEUCOPHYA HORTENSIOIDES BLUE BELLS BLUE BELLS		5 GAL.	306
	LEUCOPHYA PROTENSUS GREEN COAT GREEN COAT		5 GAL.	370
	ACACIA REDOLENS DESERT CARPET [*] N.C.N.		1 GAL.	175
	LEUCOPHYA MACULATA VALENTE [*] VALENTE		5 GAL.	184
	LEUCOPHYA UNANIMAE RED BRANCH RED BRANCH		5 GAL.	361
	LEUCOPHYA PROPRIUM UMARON [*] UMARON		5 GAL.	131
	RUELLIA PENINSULARIS SAFARI RUELLIA		5 GAL.	337
ACCIDENTS				
	HESPERIS RED YUCCA		5 GAL.	634
	MALHEDESIA CAPSAE NEGRA ^{**} NEGAL MITT BERRY SEED		5 GAL.	68
GROUNDCOVER				
	EREGLOPHYA GLABRA MININGO WOLF OUTBACK SAMBURI		1 GAL.	472
	DECOMPOSED GRANITE "EXPRESS GOLF"		3/4" SCREENING	

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.



LANDSCAPE PLAN

0 60 120 180 240

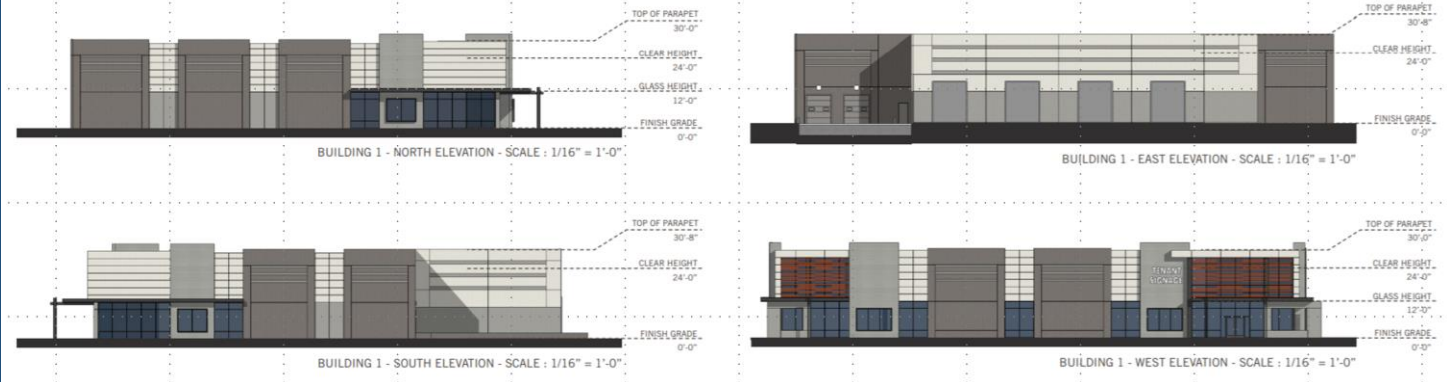
SCALE: 1"=60'-0"



Design Review

• April 13, 2021

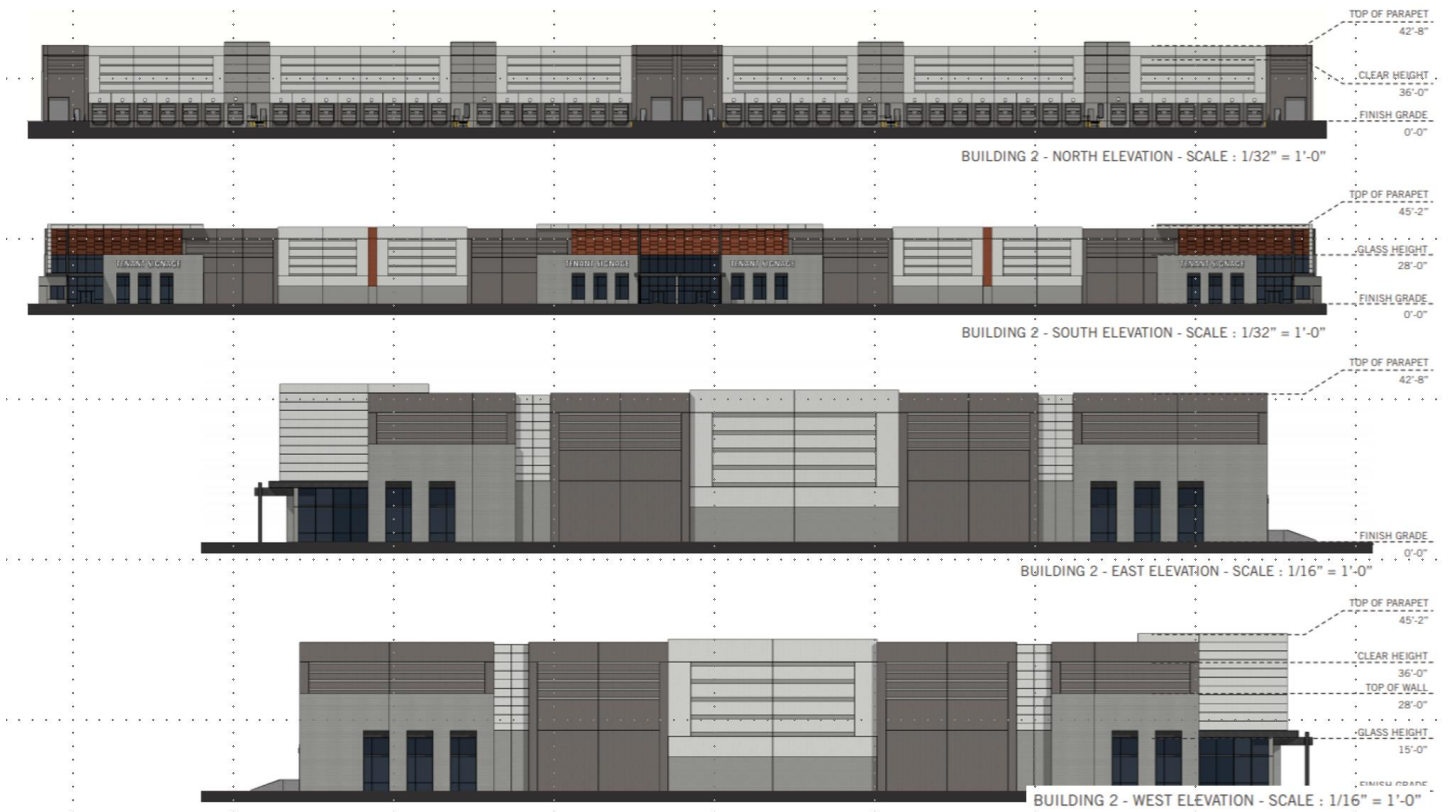
Elevations & Rendering - Building 1



Design Review

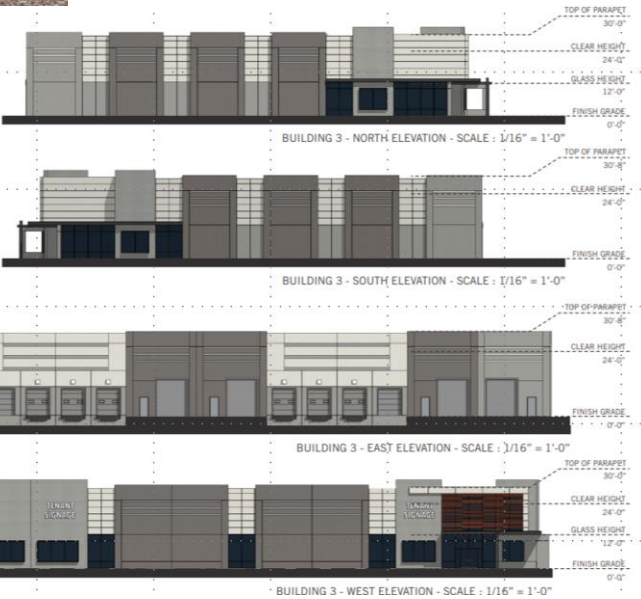


Elevations & Rendering - Building 2



Design Review

Elevations & Rendering - Building 3

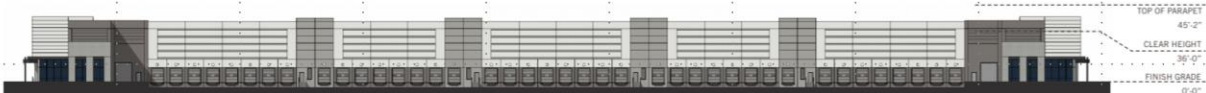


Design Review

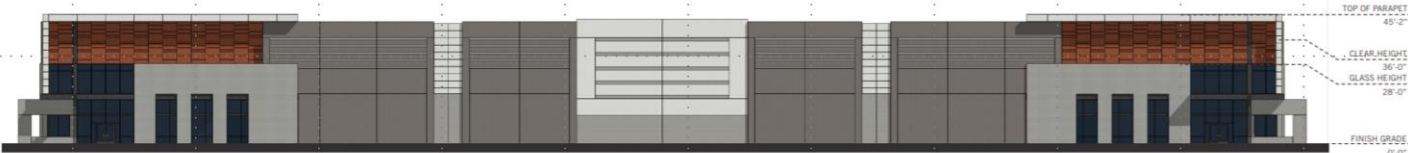
Elevations & Rendering - Building 4



BUILDING 4 - NORTH ELEVATION - SCALE : 1/32" = 1'-0"



BUILDING 4 - SOUTH ELEVATION - SCALE : 1/32" = 1'-0"



BUILDING 4 - EAST ELEVATION - SCALE : 1/16" = 1'-0"



BUILDING 4 - WEST ELEVATION - SCALE : 1/16" = 1'-0"

- 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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