



PLANNING & ZONING BOARD

April 28, 2021



ZON20-00872



Request

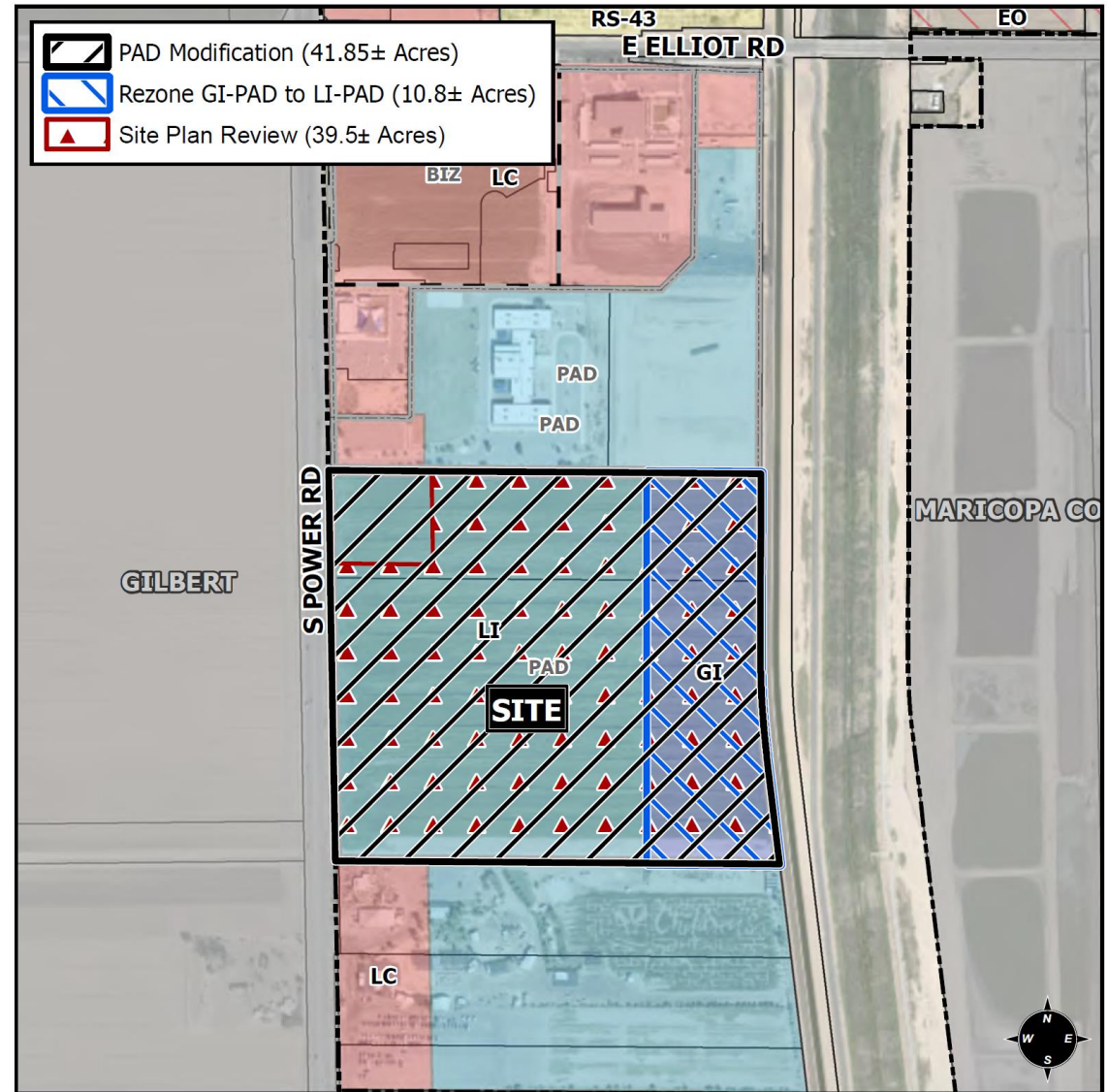
- PAD Modification 41.85± acres, Rezone 10.8± acres (GI-PAD to LI-PAD) and Site Plan Review 39.5± acres.

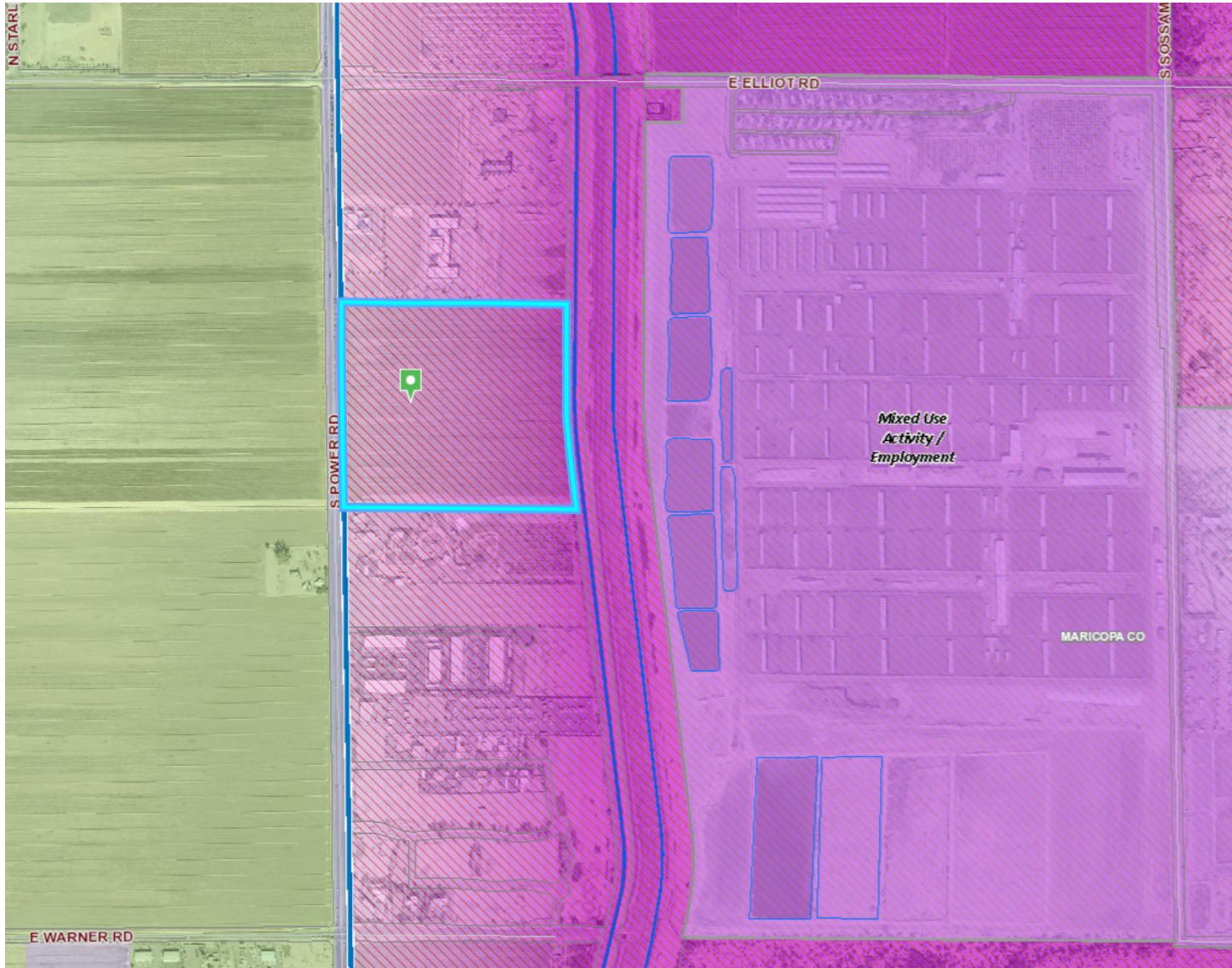
Purpose

- 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

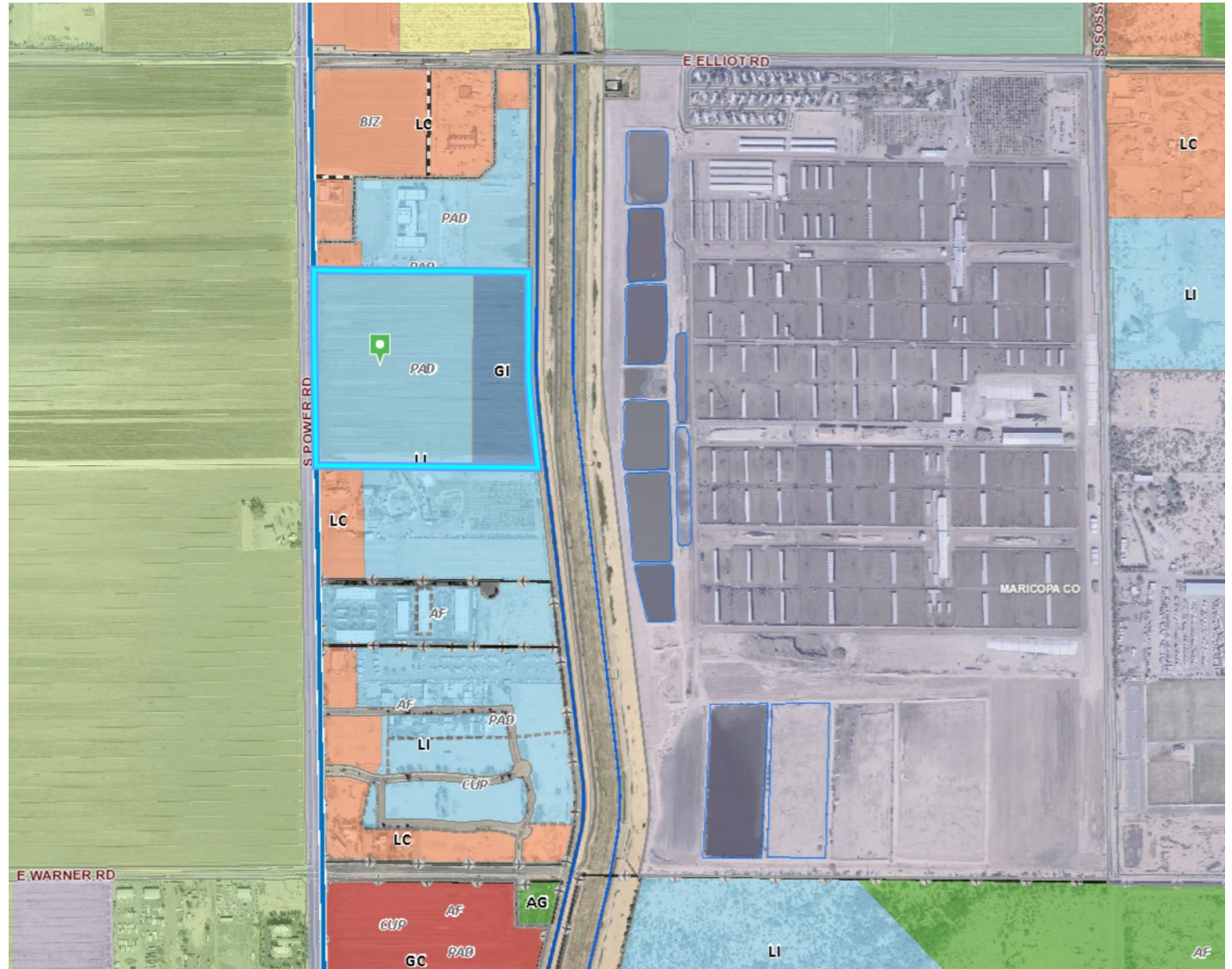
Mixed Use Activity / Employment

- 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



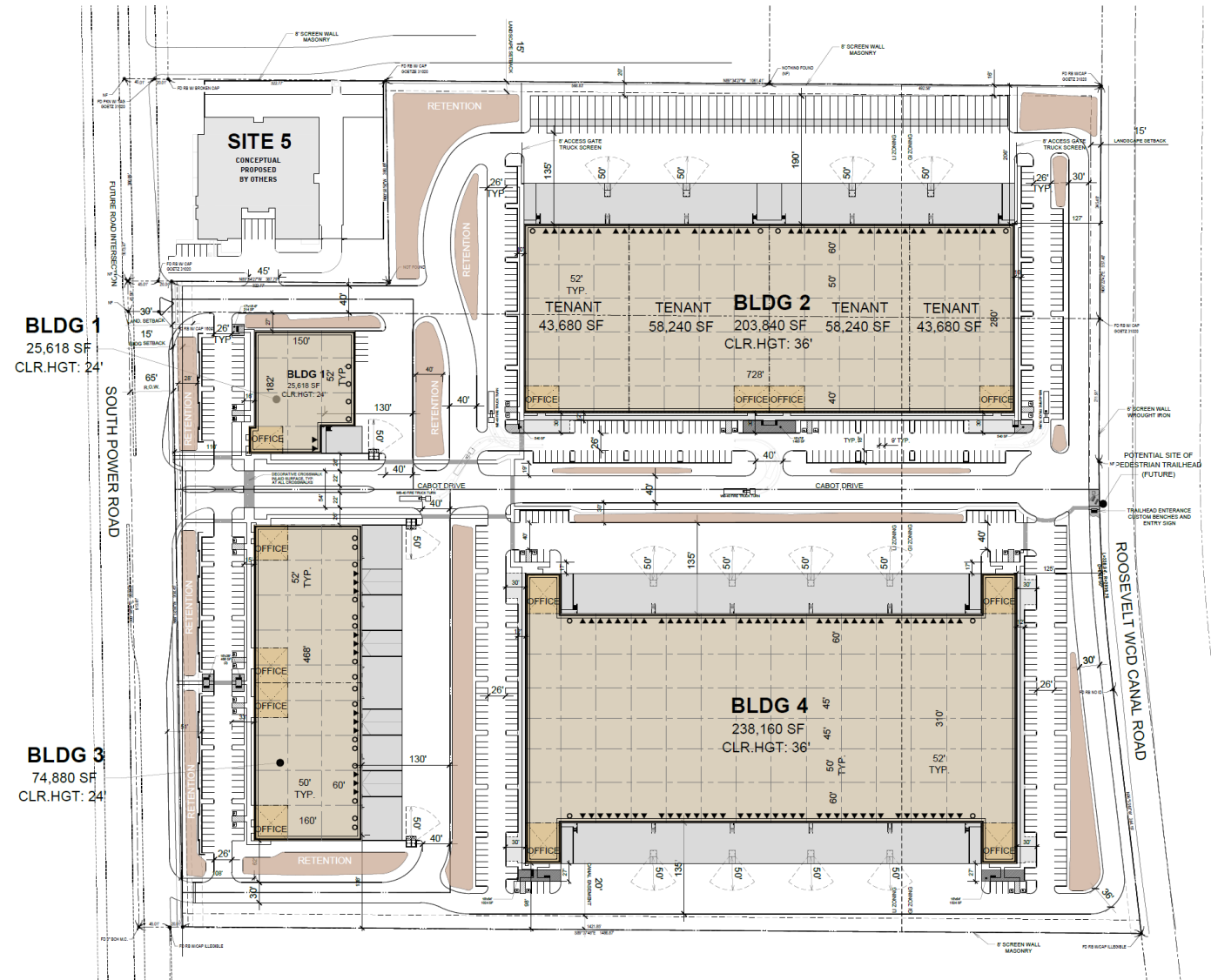
Street View



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.



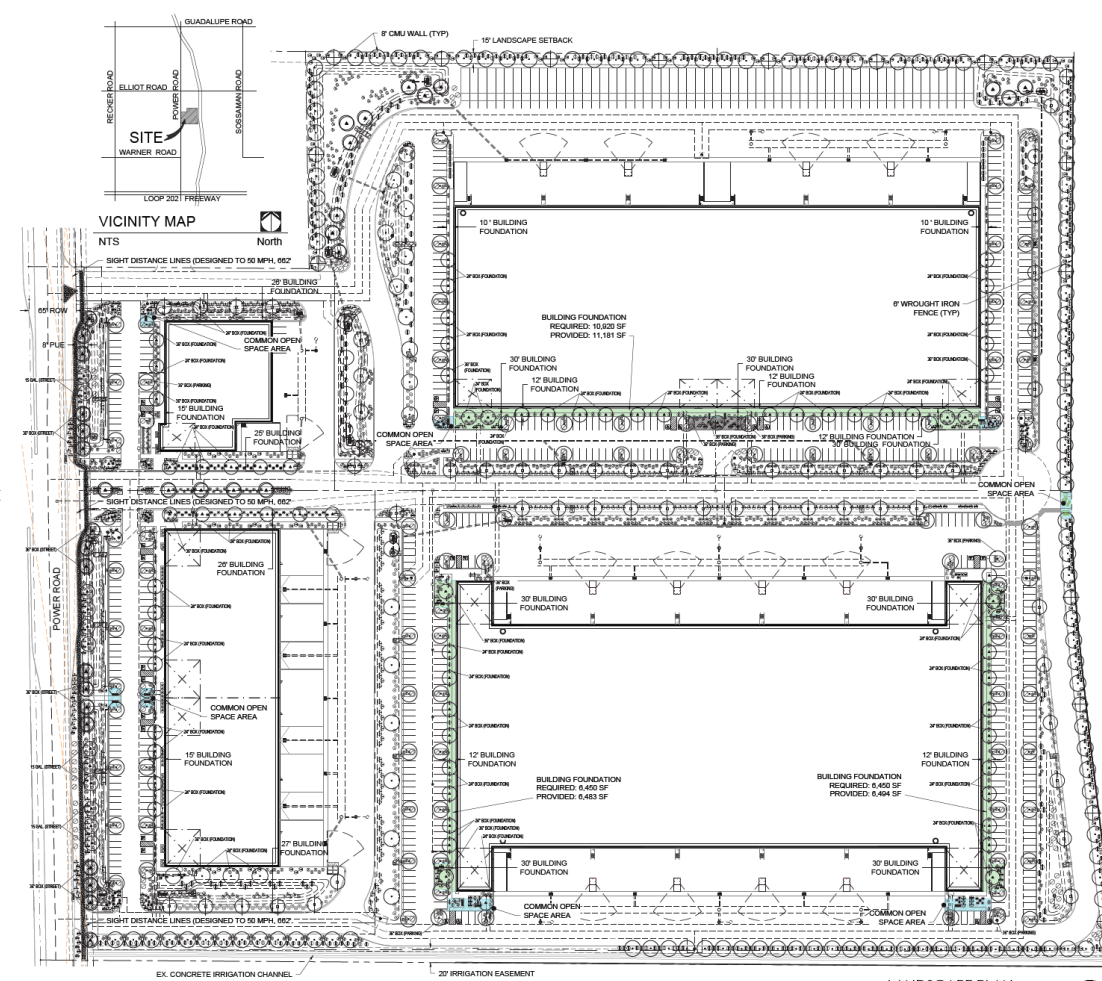
Landscape Plan

QTY OF NEW LANDSCAPE COLLATIONS	REQUIRED	PROVIDED
STREET FRONTAGE LANDSCAPE POWER POLES		
80' LANDSCAPE BY TREE COLLATION PER 10' S.F.	32 TREES, 16 SHRUBS	32 TREES, 30 SHRUBS
LANDSCAPE ADJACENT TO RIGHT SIDEWALK		
100' LANDSCAPE BY TREE COLLATION PER 10' S.F.	41 TREES, 23 SHRUBS	41 TREES, 30 SHRUBS
LANDSCAPE ADJACENT TO RIGHT SIDEWALK		
100' LANDSCAPE BY TREE COLLATION PER 10' S.F.	38 TREES, 20 SHRUBS	41 TREES, 30 SHRUBS
LANDSCAPE ADJACENT TO RIGHT SIDEWALK		
100' LANDSCAPE BY TREE COLLATION PER 10' S.F.	41 TREES, 24 SHRUBS	43 TREES, 30 SHRUBS
LANDSCAPE PER PARKING SPACES		
100' LANDSCAPE BY TREE COLLATION PER 10' S.F.	10 TREES, 27 SHRUBS	10 TREES, 30 SHRUBS
FOUNDATION LANDSCAPE FOR BUILDING 1		
100' LANDSCAPE BY TREE COLLATION PER 10' S.F.	17 TREES	17 TREES
FOUNDATION LANDSCAPE FOR BUILDING 2		
100' LANDSCAPE BY TREE COLLATION PER 10' S.F.	26 TREES	27 TREES
FOUNDATION LANDSCAPE FOR BUILDING 3		
100' LANDSCAPE BY TREE COLLATION PER 10' S.F.	16 TREES	17 TREES
FOUNDATION LANDSCAPE FOR BUILDING 4		
100' LANDSCAPE BY TREE COLLATION PER 10' S.F.	22 TREES	23 TREES
TOTAL NUMBER OF TREES	141 TREES	151 TREES
TOTAL NUMBER OF SHRUB COLLATIONS PROVIDED	232 SHRUBS	318 SHRUBS
TOTAL NUMBER OF 1 GALLON SHRUBS	1,270 SHRUBS	2,438 SHRUBS
OTHER LANDSCAPE COLLATIONS (NON-TREE) REQUIRED	30% = 41,550 SF	470% = 1,852,50 SF

PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY.
TREES			
⊙	PARKINSONIA FLORIDUM BLUE PALM VERDE	15 GAL.	18
⊙	PROSOPIA ALBA THORNLESS THORNLESS ARGENTAL MESQUITE	15 GAL. 30" BOX	123 8
⊙	PARKINSONIA HYBRID DESERT MUSEUM DESERT MUSEUM PALM VERDE	15 GAL. 30" BOX	6 7
⊙	DALBERGIA SISBOOD SISBOOD TREE	1715 GAL.	58
⊙	EBENOPSIS EBANO TEXAS EBONY	24" BOX 30" BOX	25 8
SHRUBS			
⊙	CORDIA PARVIFLORA LITTLE LEAF GORDONIA	5 GAL.	111
⊙	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL.	147
⊙	CASSIA NEMOPHILA DESERT CASSIA	1 GAL.	84
⊙	EREMOPHILA HOOKERIANA BLUE BELL BLUE BELLS	5 GAL.	308
⊙	LEUCOPHYLLUM FRUTESCENS GREEN CLOUD GREEN CLOUD SAGE	5 GAL.	370
⊙	ACACIA REDOLENS 'DESERT CARPET' N.C.R.	1 GAL.	175
⊙	EREMOPHILA MOUTONII 'VALENTINE' VALENTINE EBONY	5 GAL.	184
⊙	LEUCOPHYLLUM LANGSHANENSE RIO BRAVO RIO BRAVO SAGE	5 GAL.	361
⊙	LEUCOPHYLLUM ZOOCELLUM CAMARON CAMARON SAGE	5 GAL.	131
⊙	RUELLIA FRANKLINIARIS BAJA RUELLIA	5 GAL.	337
⊙	ACCENTS		
⊙	HESPERALOE PARVIFLORA RED YUCCA	5 GAL.	634
⊙	MULBERGIA CAPSARS 'REGAL MIST' REGAL MIST DEER GRASS	1 GAL.	98
GROUNDCOVER			
⊙	EREMOPHILA GLABRA 'MONEY GOLD' OUTBACK SARGOL	1 GAL.	472
DECOMPOSED GRANITE			
⊙	'EXPRESS GOLD'	3/4"	

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.

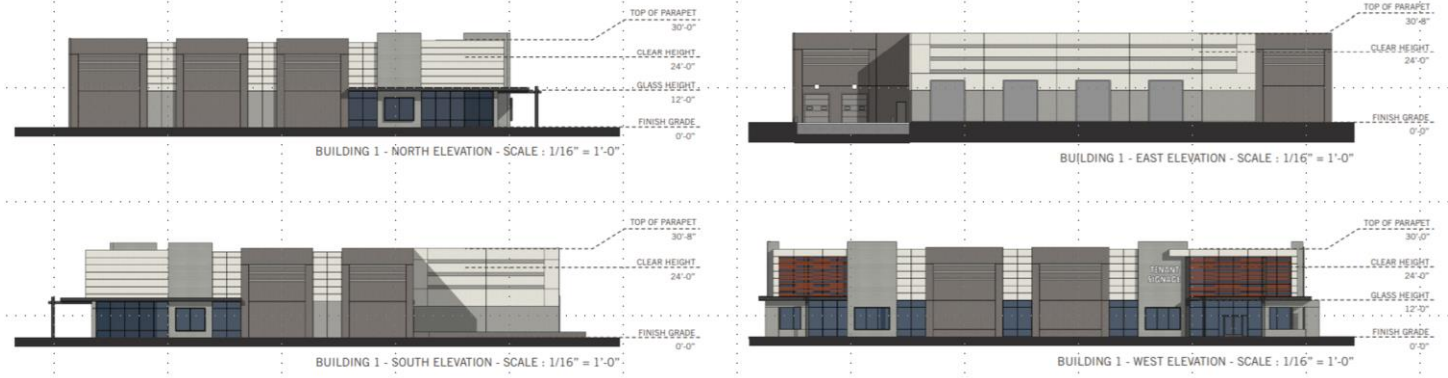


LANDSCAPE PLAN
SCALE 1"=40'-0"

Design Review

• April 13, 2021

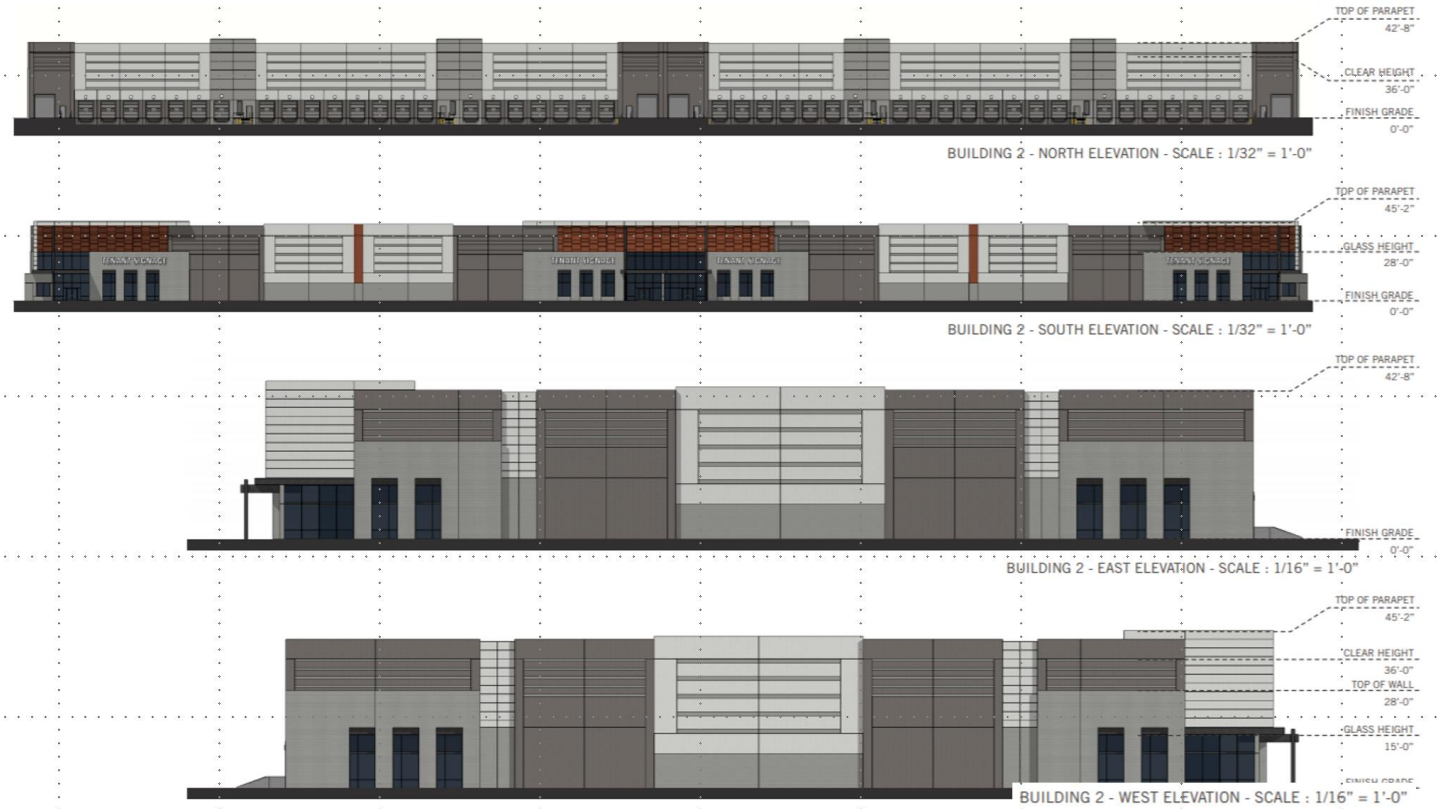
Elevations & Rendering - Building 1



Design Review



Elevations & Rendering - Building 2



Design Review

Elevations & Rendering - Building 3



BUILDING 3 - NORTH ELEVATION - SCALE: 1/16" = 1'-0"



BUILDING 3 - SOUTH ELEVATION - SCALE: 1/16" = 1'-0"



BUILDING 3 - EAST ELEVATION - SCALE: 1/16" = 1'-0"



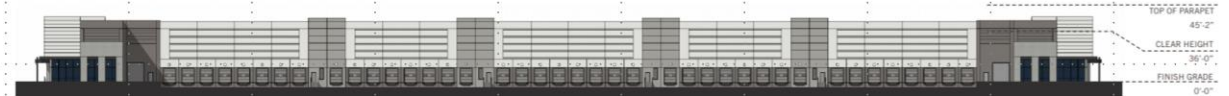
BUILDING 3 - WEST ELEVATION - SCALE: 1/16" = 1'-0"

Design Review

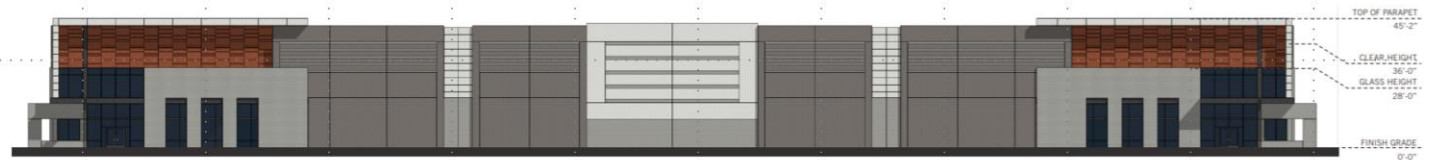
Elevations & Rendering - Building 4



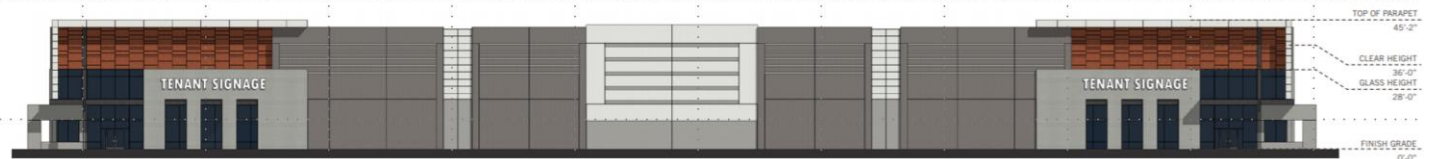
BUILDING 4 - NORTH ELEVATION - SCALE : 1/32" = 1'-0"



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"

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



PLANNING & ZONING BOARD

April 28, 2021