

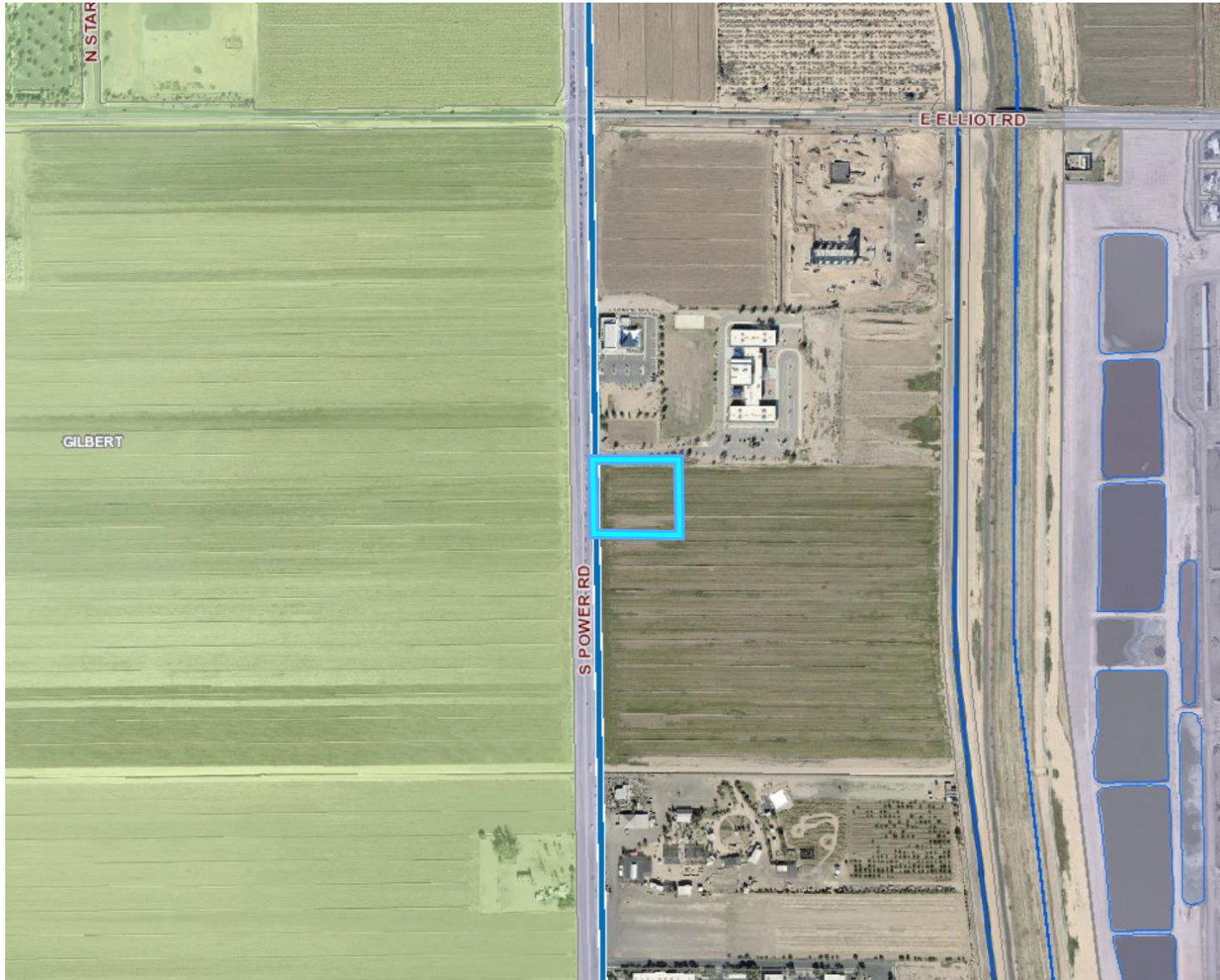


# PLANNING & ZONING BOARD

June 23, 2021



**ZON20-00876**



## Request

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- Site Plan Review.

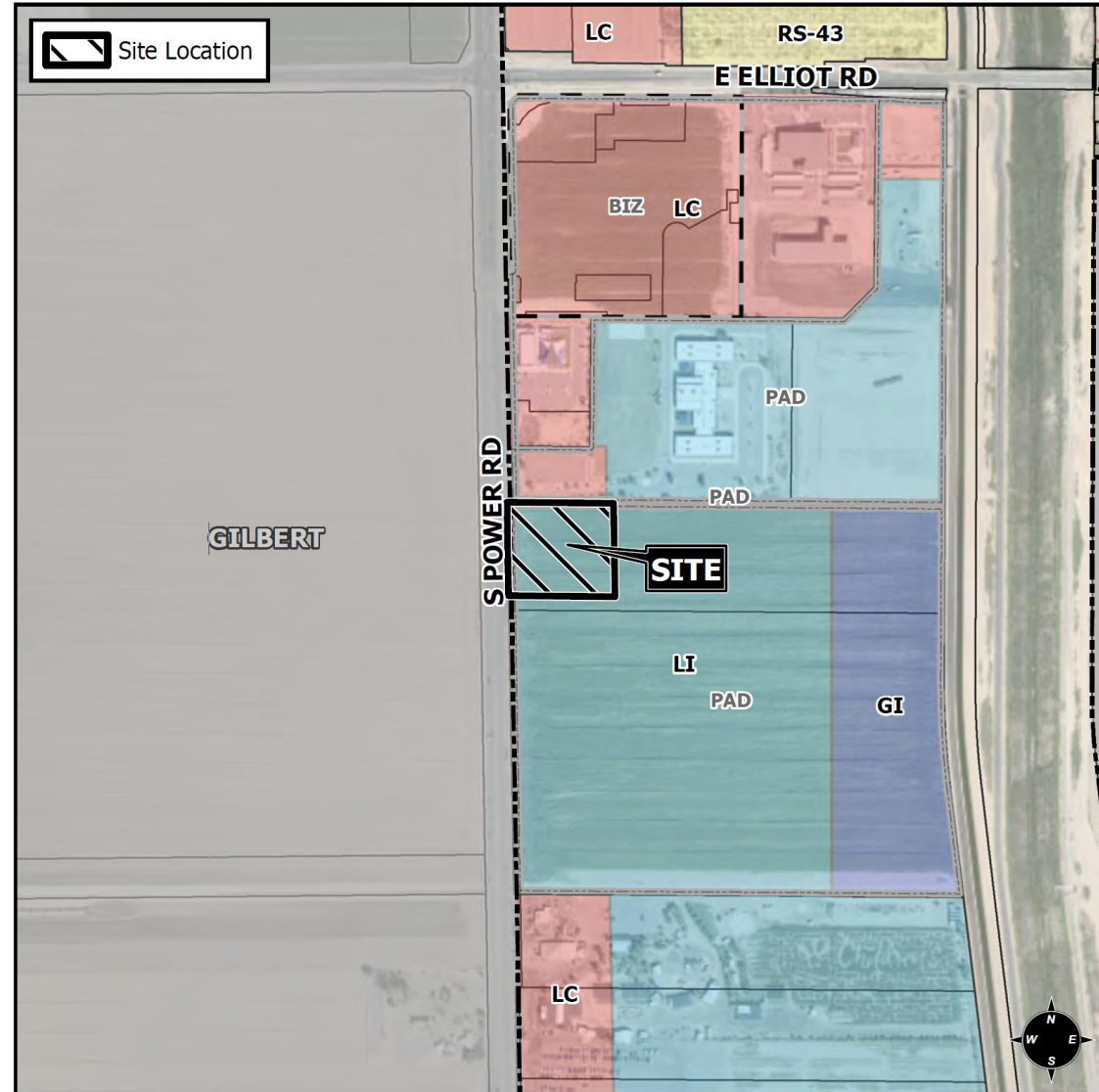
## Purpose

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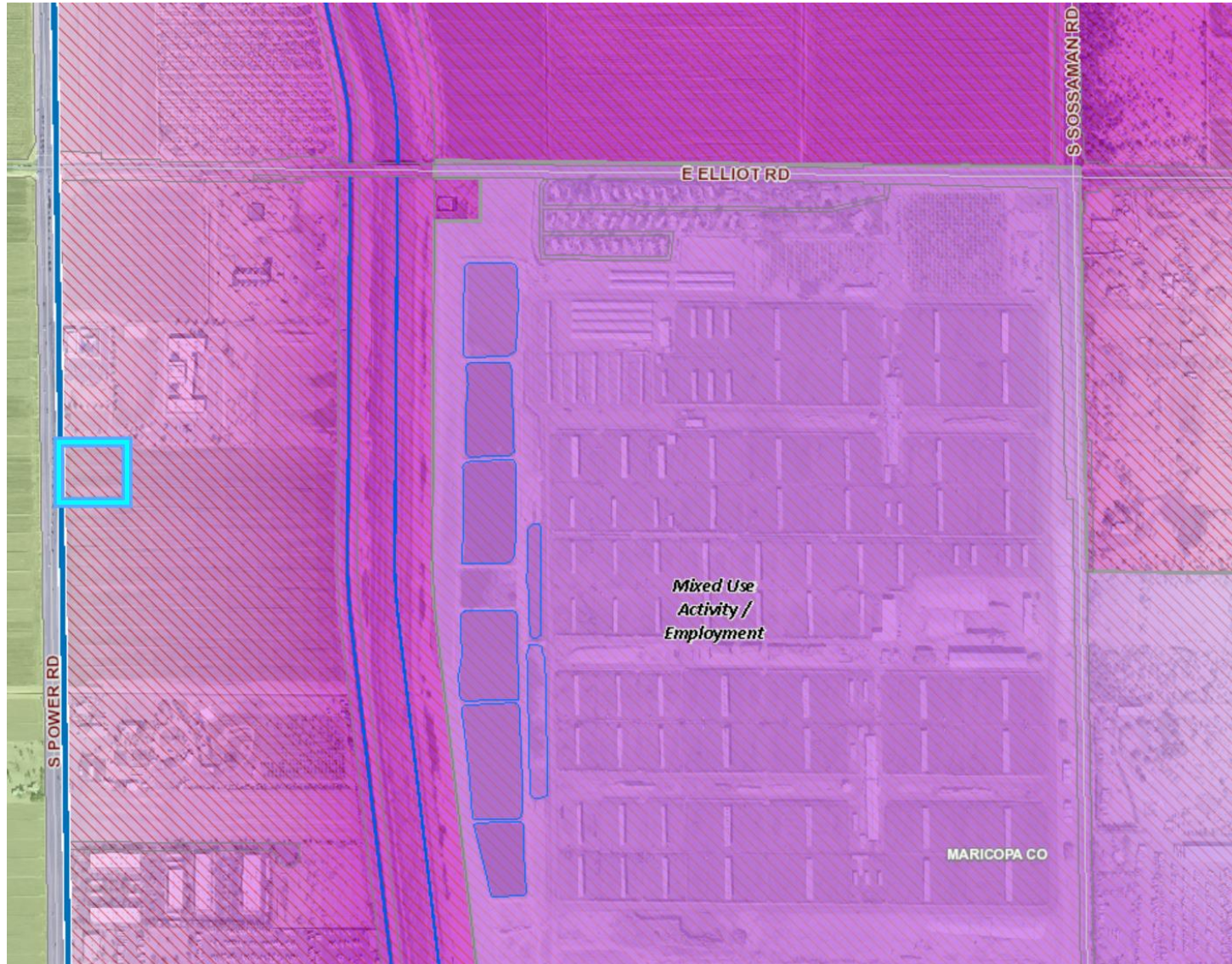
- This request will allow for the development of a self-storage facility within an industrial development.

# Location

- East of Power Road on the south side of Elliot Road







# General Plan

## Mixed Use Activity / Employment

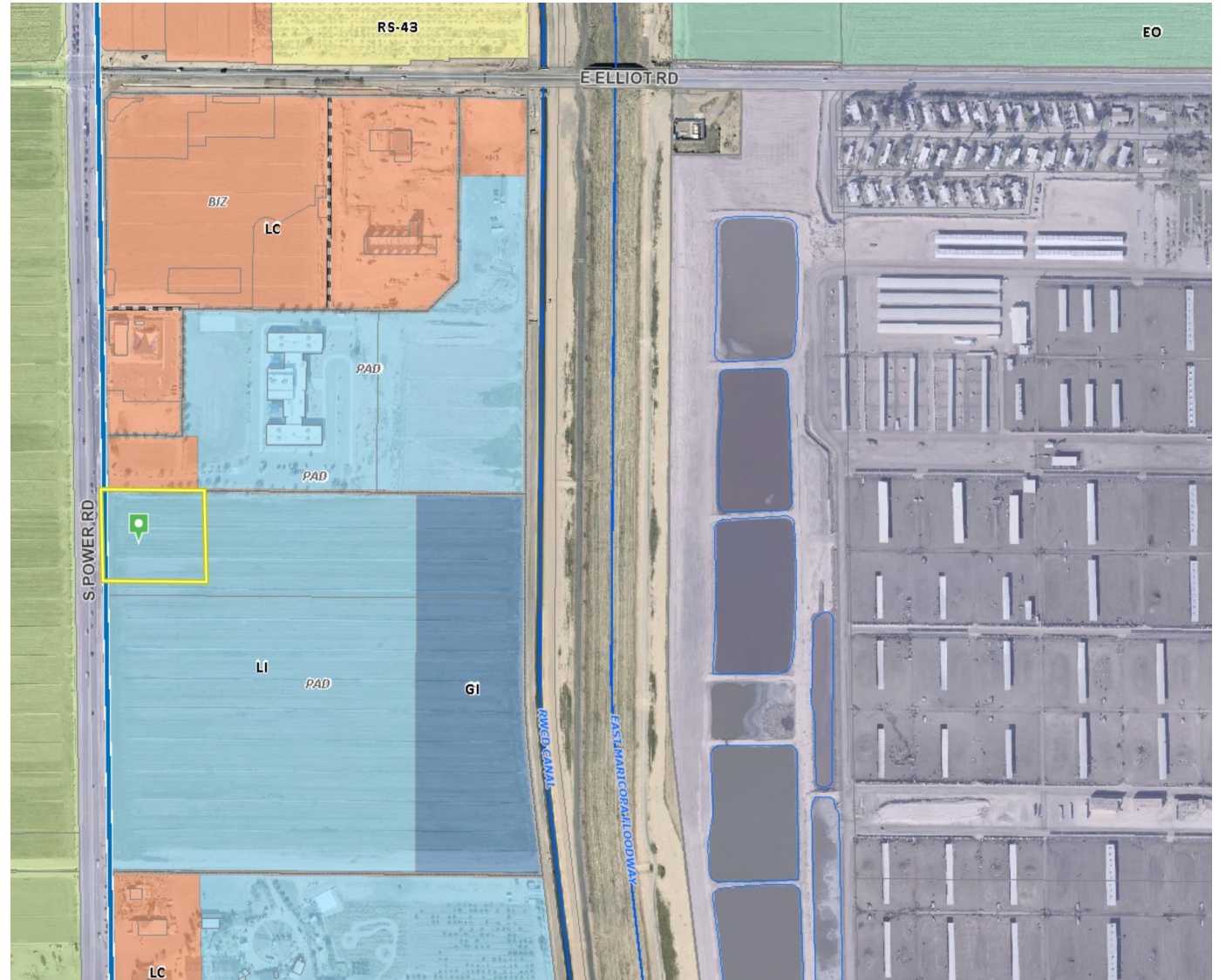
- Provide for a wide range of employment opportunities in high quality settings.
- Large manufacturing facilities, warehousing and business park.



# Zoning

## Light Industrial (LI) PAD:

- Purpose: to provide limited manufacturing and processing, wholesaling, warehousing and distribution within enclosed buildings.
- Self-storage use is permitted use



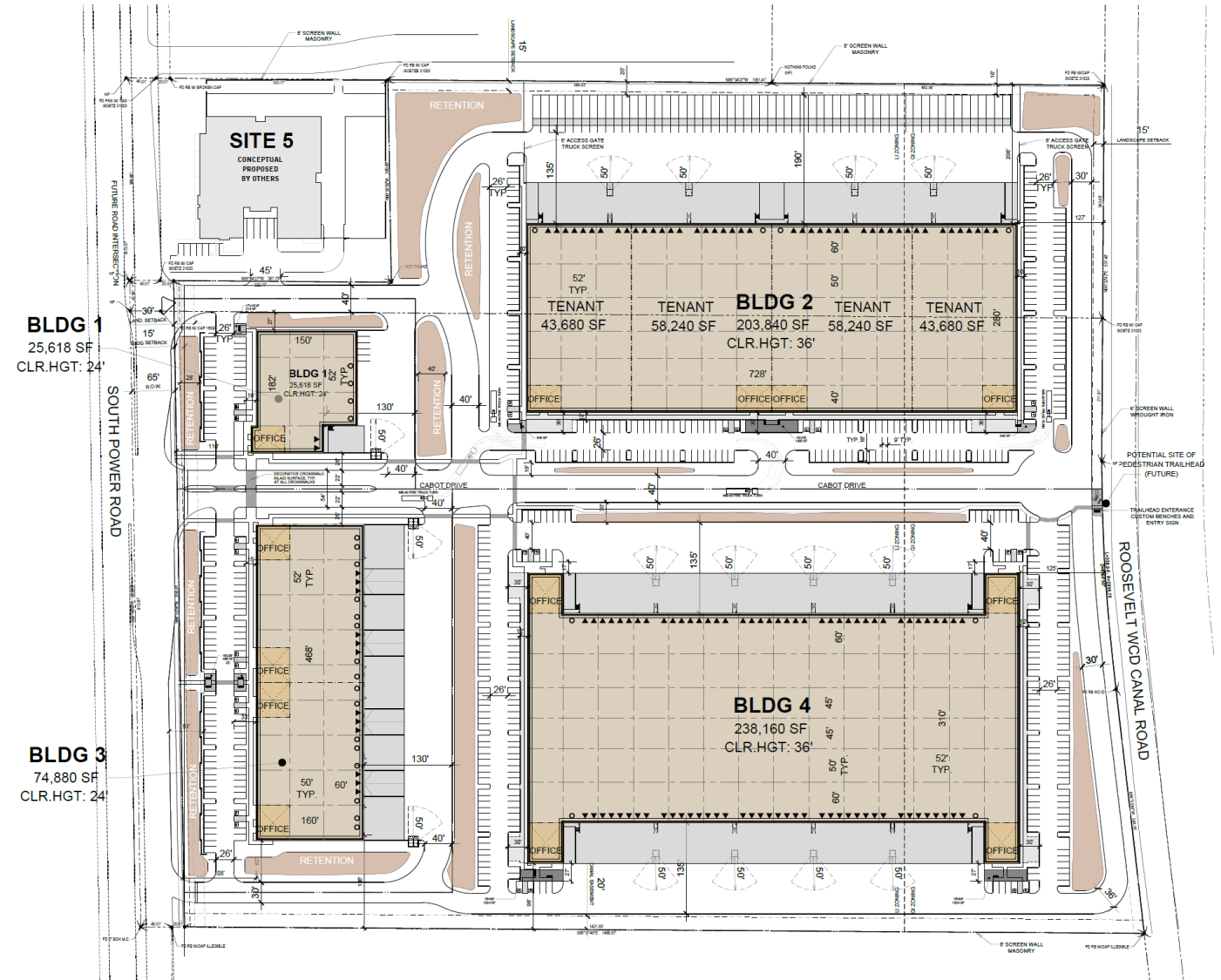
# Street View



Looking east towards the site from Power Road

# Contextual Site Plan

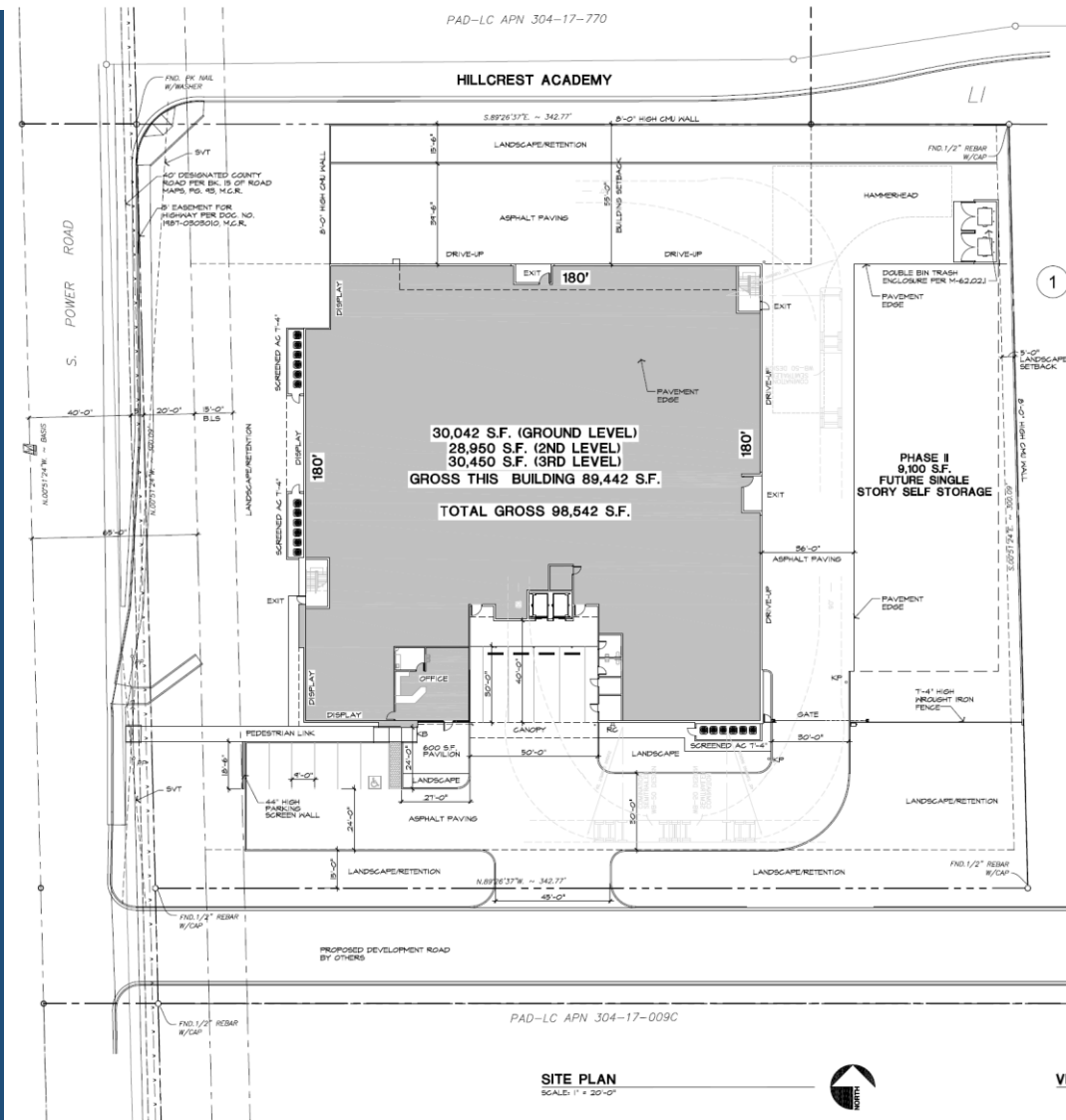
- Proposed self-storage facility (Site 5) within an industrial development.
- All buildings connected with vehicular and pedestrian circulation.



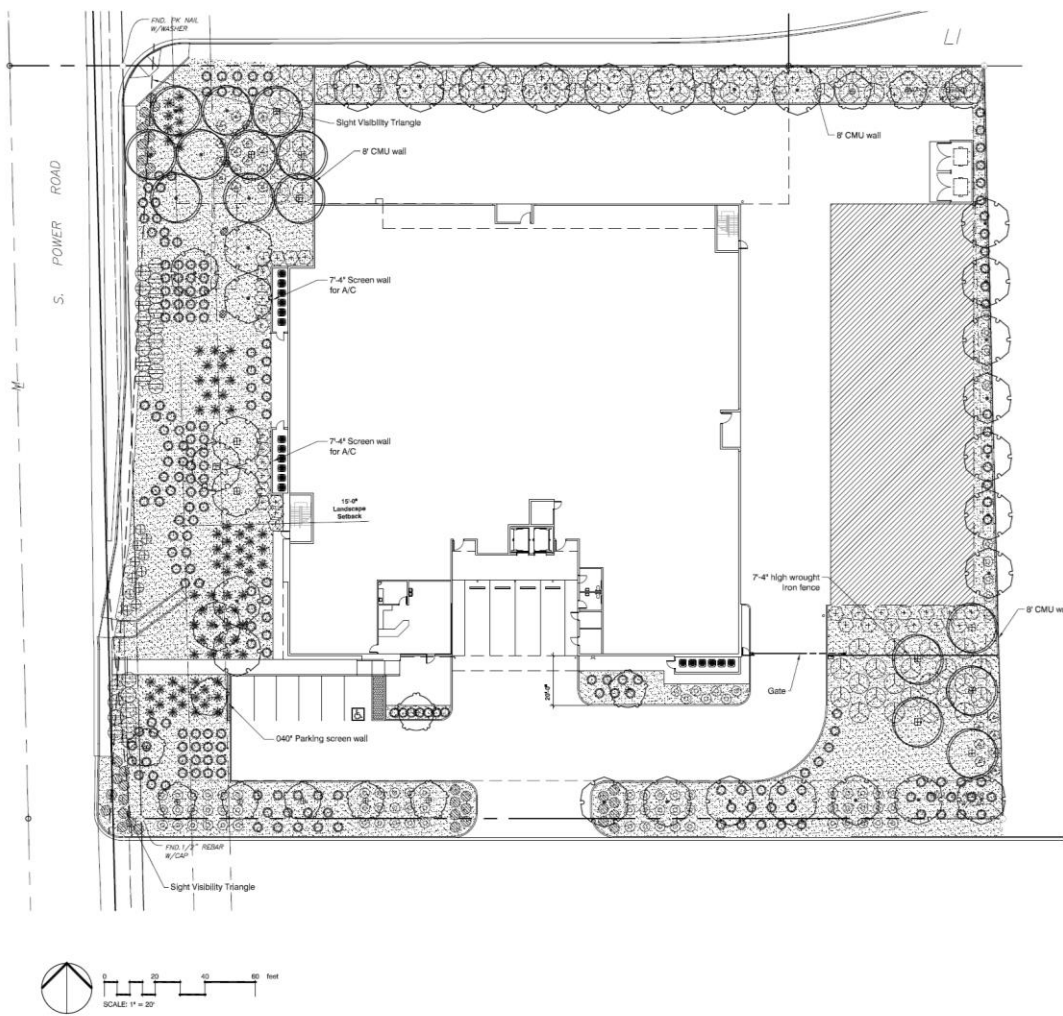


# Site Plan

- Three story 98,542 square-foot building.
- Shared drive aisle to Power Road.
- Storage units facing north, screened by 8' masonry wall.



# Landscape Plan



PLANT SCHEDULE			
TREES	BOTANICAL / COMMON NAME	SIZE	QTY
1	Elaeagnus ebboni Texas Ebony	24" Box	12
2	Pachira aquatica 'Desert Museum' Desert Museum Palo Verde	24" Box	9
3	Pachira aquatica 'Desert Museum' Desert Museum Palo Verde	36" Box	6
4	Prosopis juliflora 'Thomson' Thomson Argentine Mesquite	24" Box	28
5	Prosopis juliflora 'Thomson' Thomson Argentine Mesquite	36" Box	3
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
6	Acacia neholzeri 'Desert Carpet' TM Desert Carpet Bark Candace	1 gal	52
7	Condalia multiflora Red Hot Of Paradise	5 gal	60
8	Cordia alliodora Desert Cordia	5 gal	22
9	Eriogonum fasciculatum 'Mingone Gold' Outback Sunrise Eriogonum	1 gal	58
10	Eriogonum fasciculatum 'Blue Bell' Blue Bell Eriogonum	5 gal	25
11	Hesperaloe parviflora 'BrakeLight' TM BrakeLight Red Yucca	5 gal	92
12	Leucophyllum frutescens 'Rio Bravo' TM Rio Bravo Leucophyllum	5 gal	56
13	Muhlenbergia capillaris 'Regal Mist' TM Regal Mist Pink Shrub Grass	5 gal	288
14	Ruellia brittaniana Big Red Ruella	5 gal	86

REFERENCE NOTES SCHEDULE			
SYMBOL	DESCRIPTION	QTY	DETAIL
1	1/4" Mosaic Decomposed Granite for dust control for future phase	9,087 sf	
2	1/2" Screened Decomposed Granite	211.35 cy	

LANDSCAPE CALCULATIONS		
Total Open Space Area	35,354 Square Feet	
Plant Material Coverage	17,700 Square Feet (50%)	
Total Parking lot trees	3	
Foundation base length	105'	
	REQUIRED	PROVIDED
Street Frontage Trees	12	24
36" Street Frontage Trees	6	6
Quailbush substitution	-	-
24" Street Frontage Trees	6	18
Street Frontage Shrubs	72	144
5 Gal. Street Frontage Shrubs	36	85
36" tree parking lot trees	3	3
Foundation base trees required	15	15
36" tree foundation base trees	3	3

# Design Review

• May 11, 2021

## Elevations





# Design Review

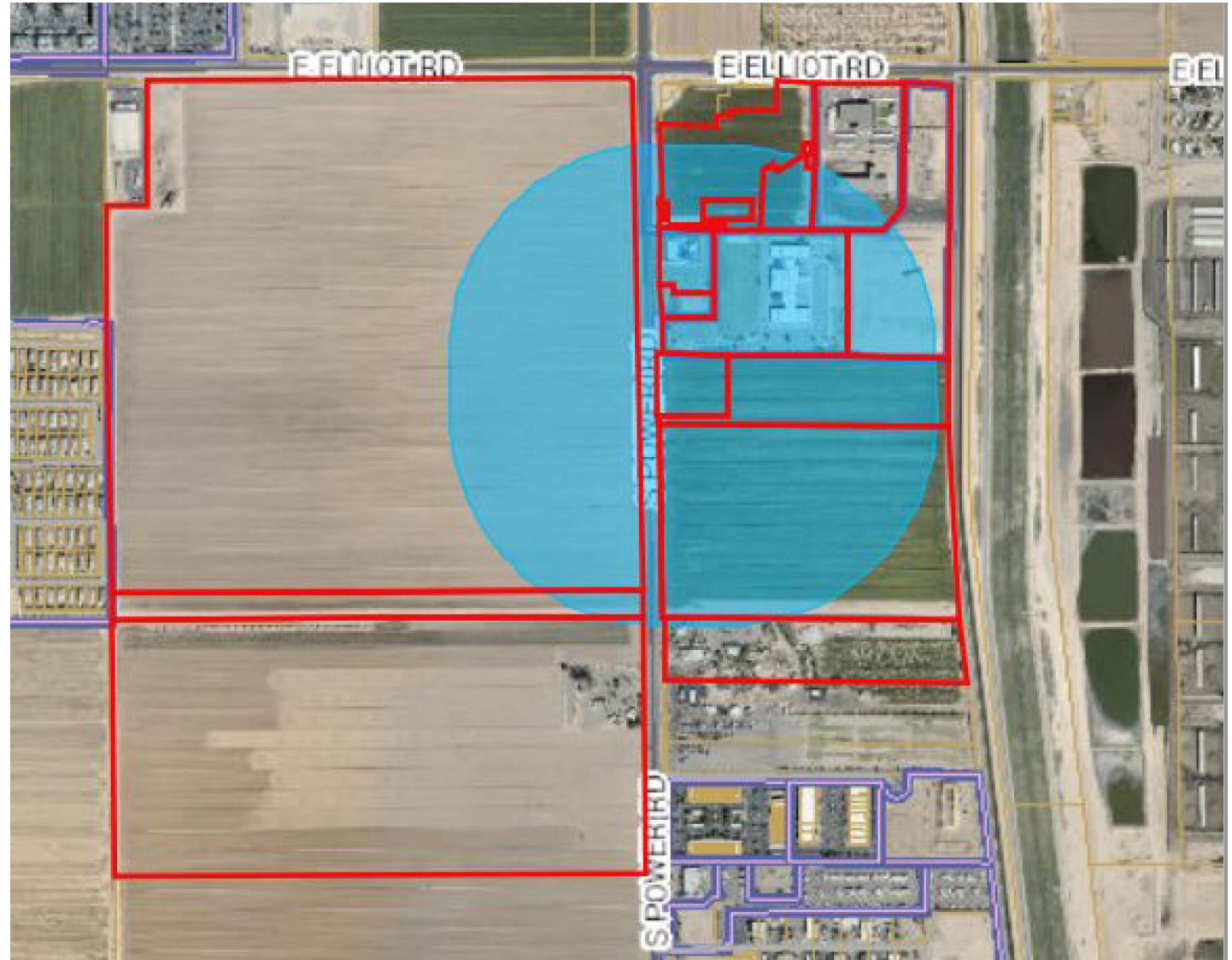
• May 11, 2021

## Elevations



## 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

June 23, 2021