



PLANNING & ZONING BOARD

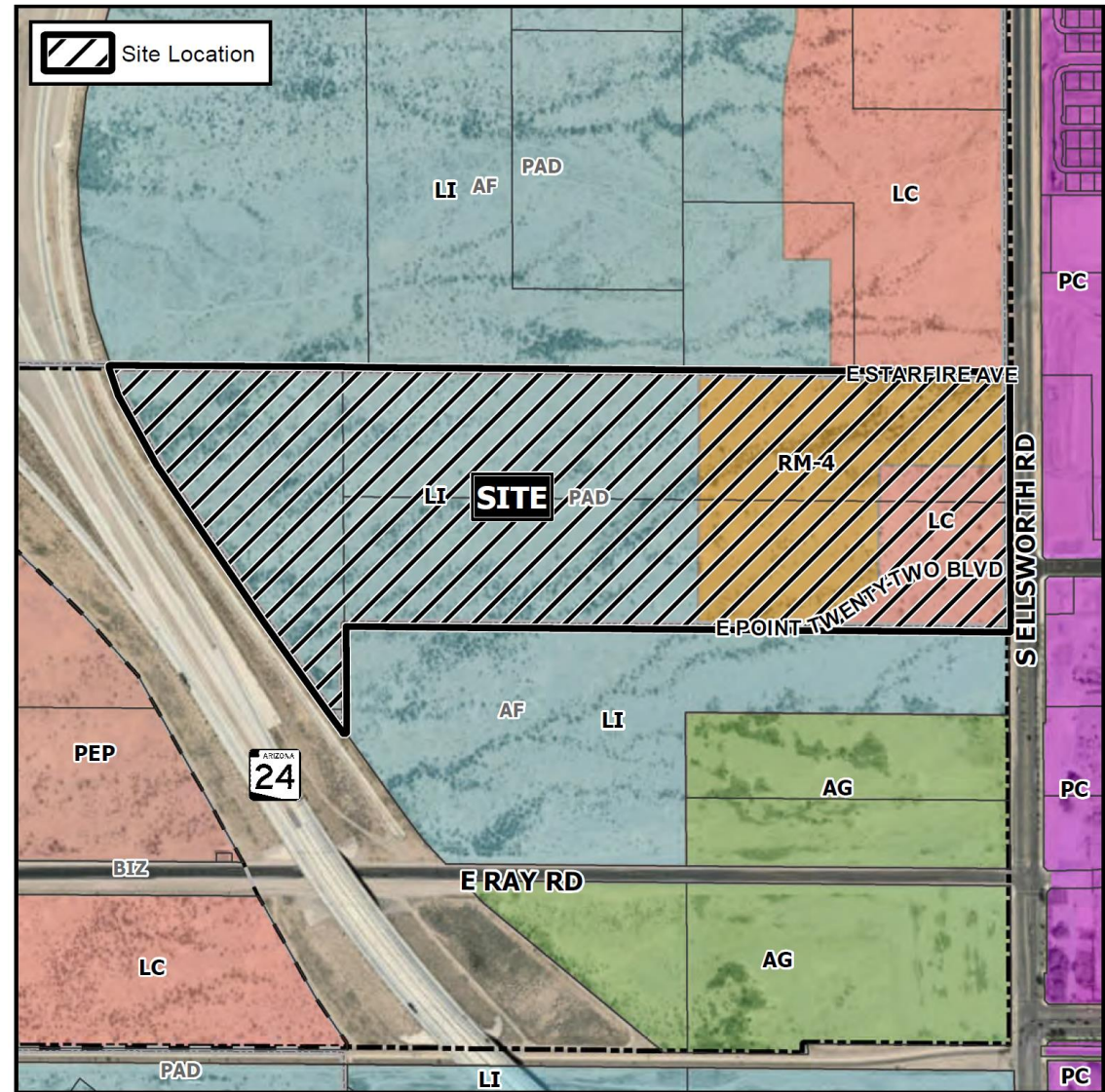
June 23, 2021



ZON21-00125

Location

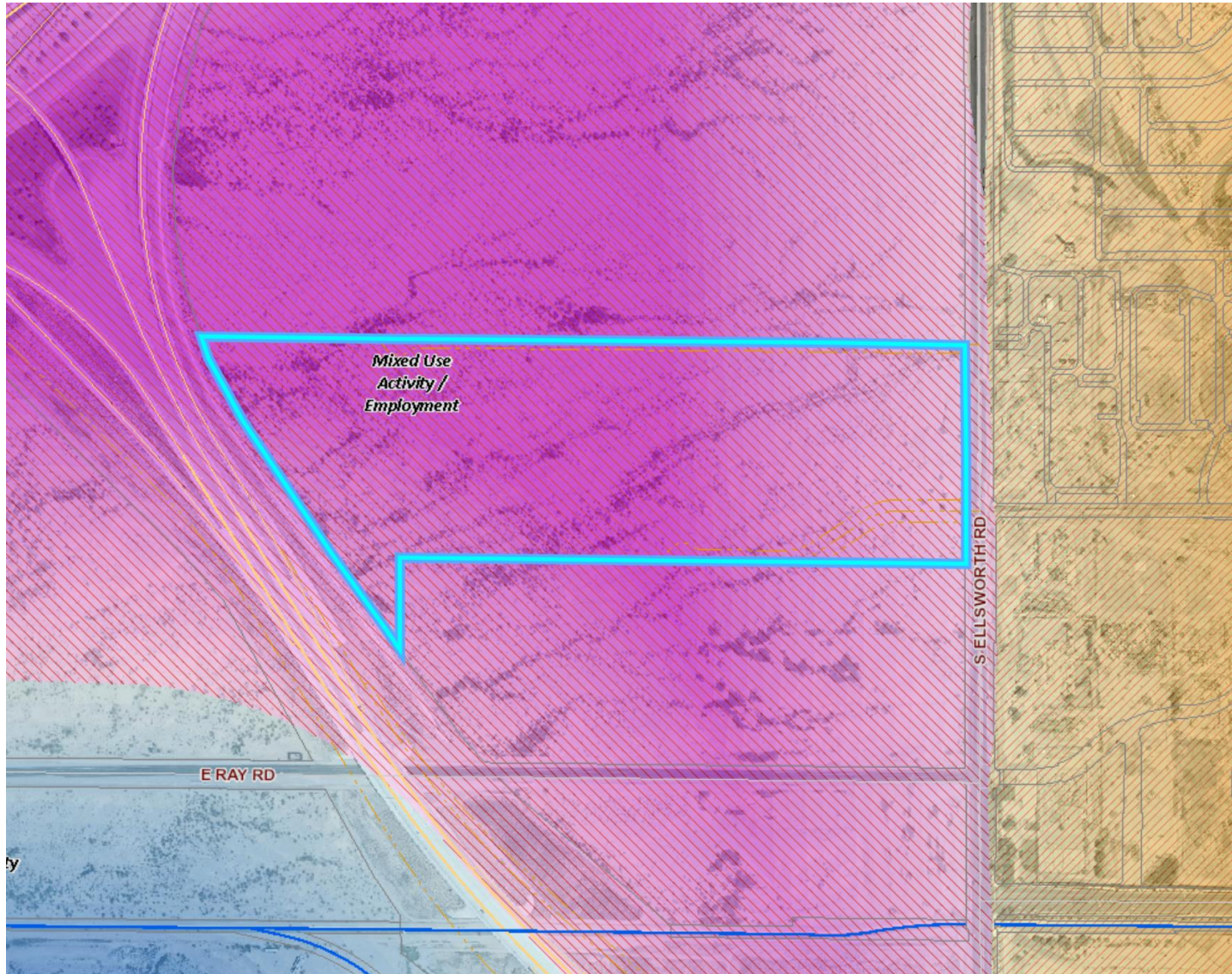
- West of Ellsworth Road
- North of Ray Road



Site Photo



Looking west from Ellsworth Road



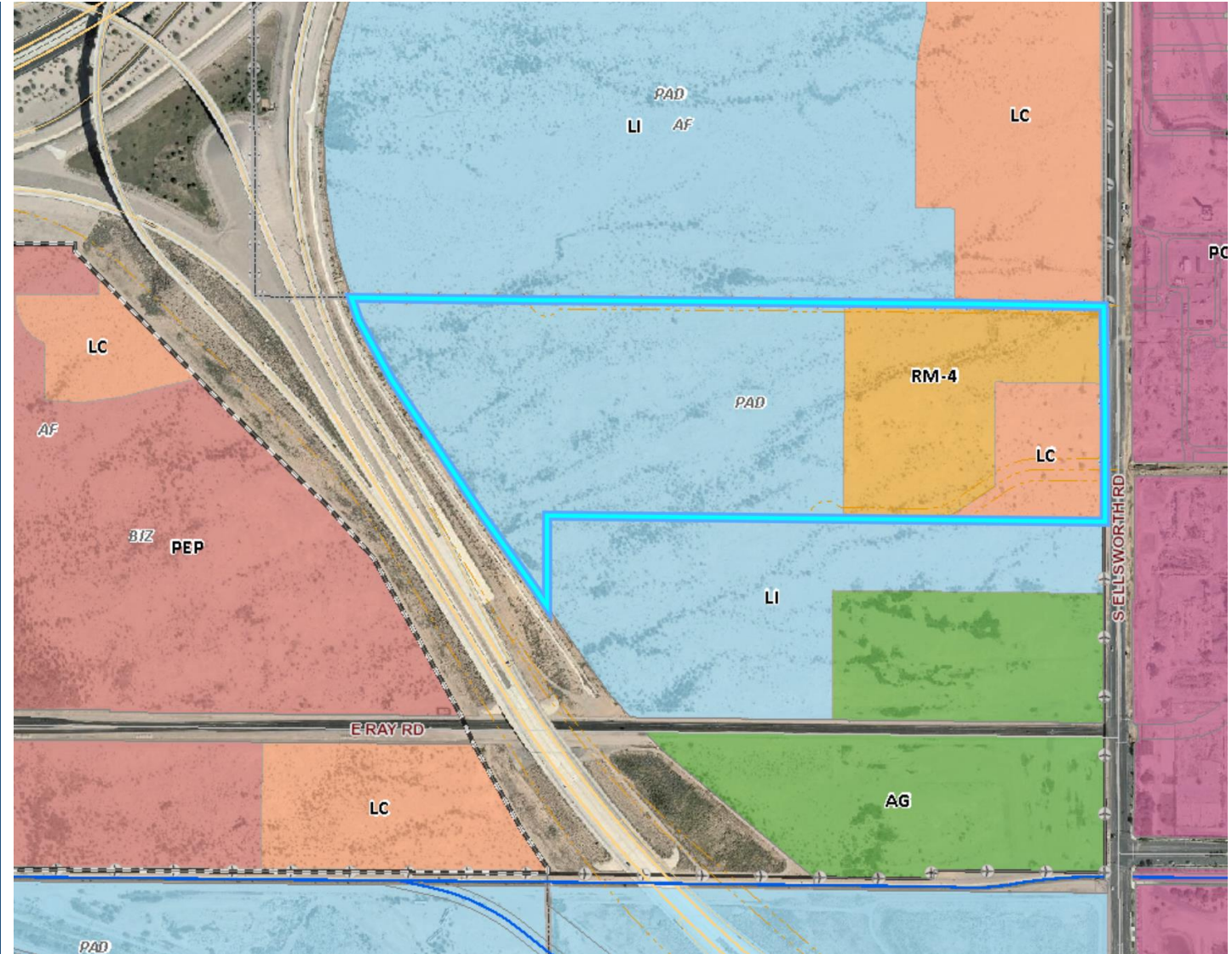
General Plan

Mixed Use Activity/Employment

- Large scale (over 25 acres)
- Mixture of uses
- Wide range of employment uses

Zoning

- LI-PAD
- RM-4-PAD
- LC-PAD





Request

- Preliminary Plat

Purpose

- Three lot subdivision for development of a mixed-use development

FOR
VIEW 202
8953 E. STARFIRE AVE
MESA, ARIZONA

APN 304-31-012K
BD2018 LLC
DEED 071268711 M.C.R.

N89°33'17"W 893.80'

DEED: 071268711 M.C.R.

DEED: 190278098 M.C.R.

534° 46' 00.00"E
100.0000

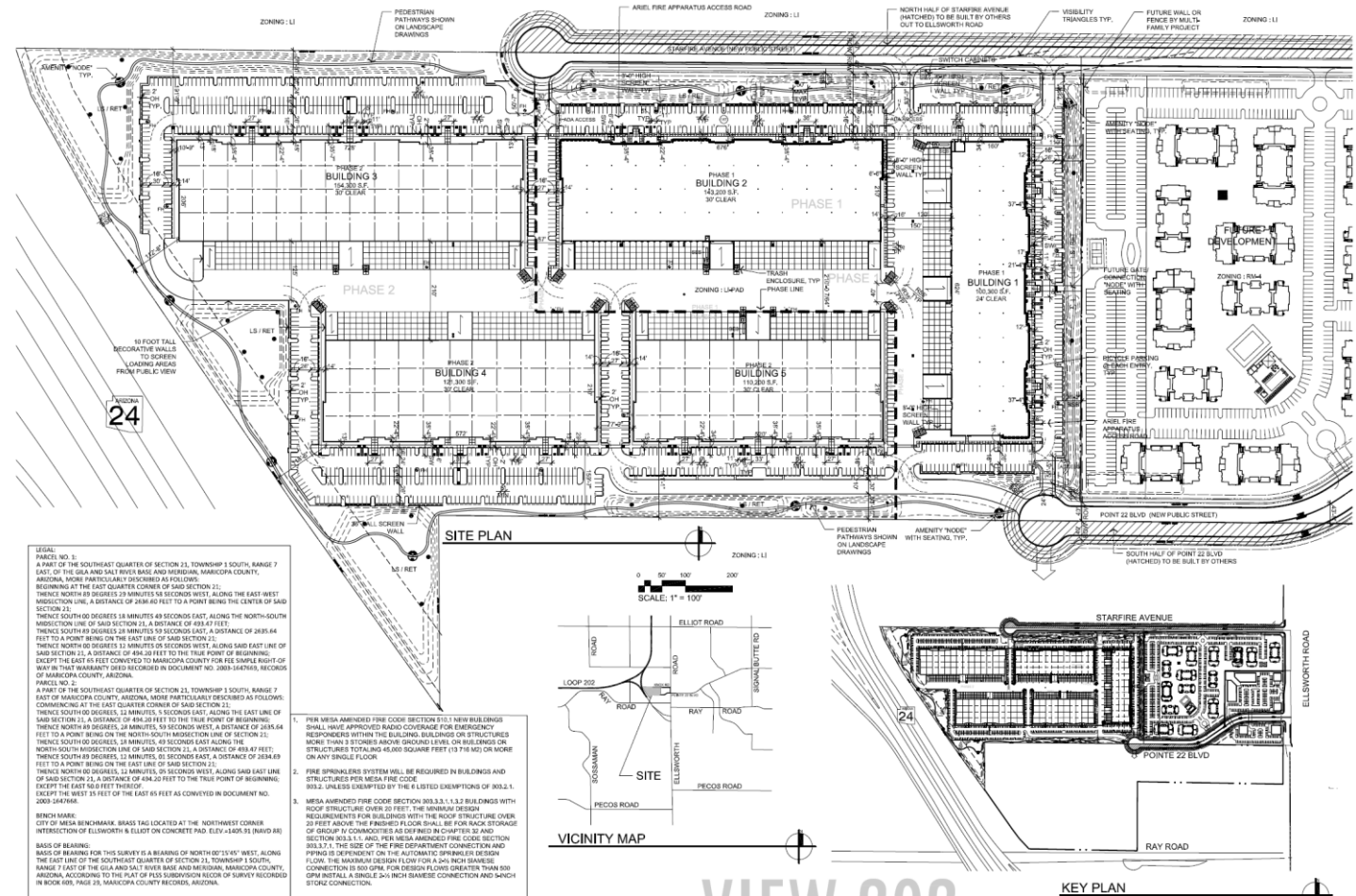
DEED: 090789173 M.C.R.

PRAIRIE DOG INVESTMENTS
DEED: 090789173 M.C.R.

STA 10+00.00

Site Plan

- Site plan approved by P&Z Board on January 13, 2021 (ZON20-00705)
- Proposed Lot 1 approved for industrial development
- Future site plan review required for Lot 2 and Lot 3



Summary

Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Mesa Subdivision Regulations Section 9-6-2

Staff Recommendation

Approval with Conditions



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