



PLANNING & ZONING BOARD

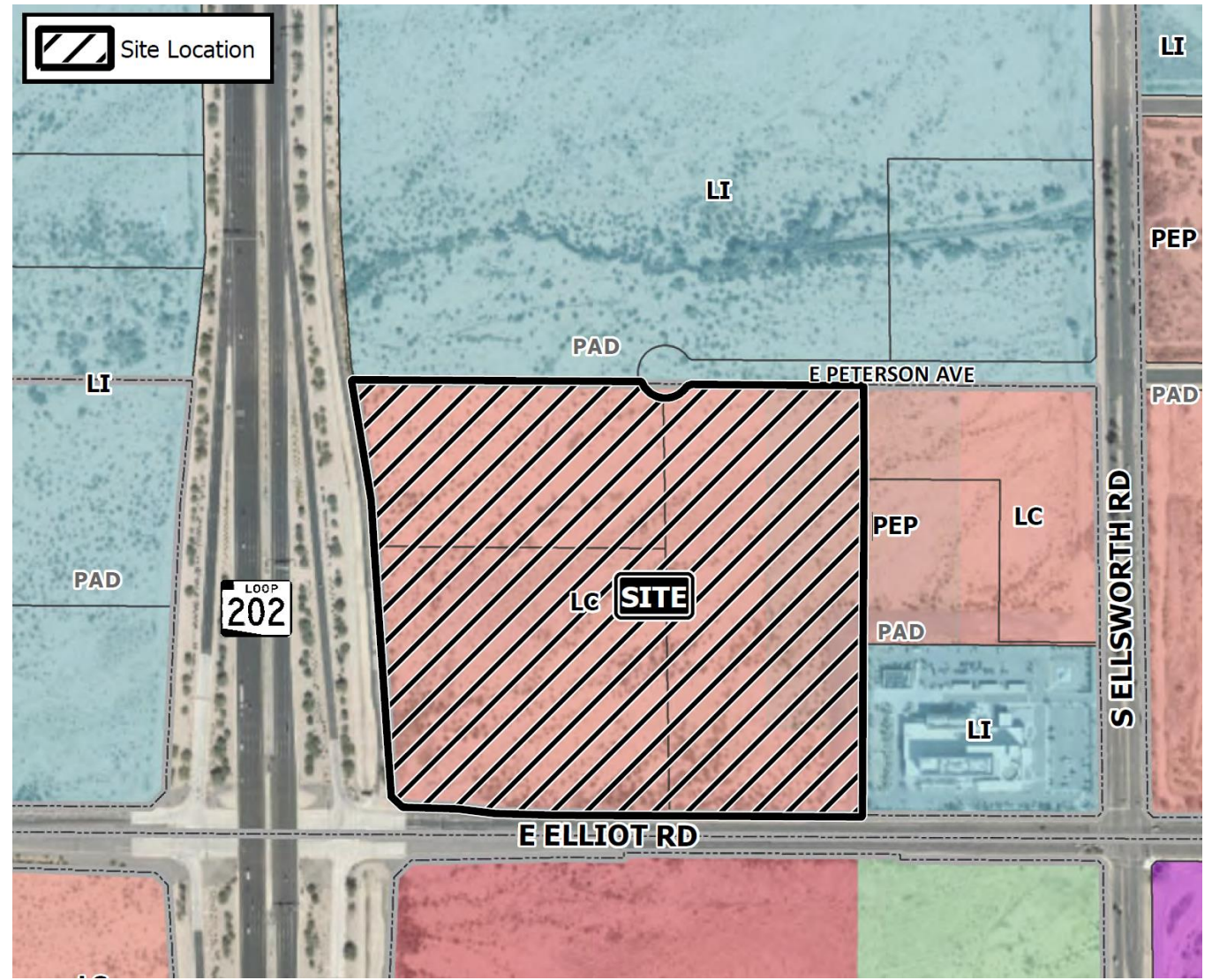
June 23, 2021

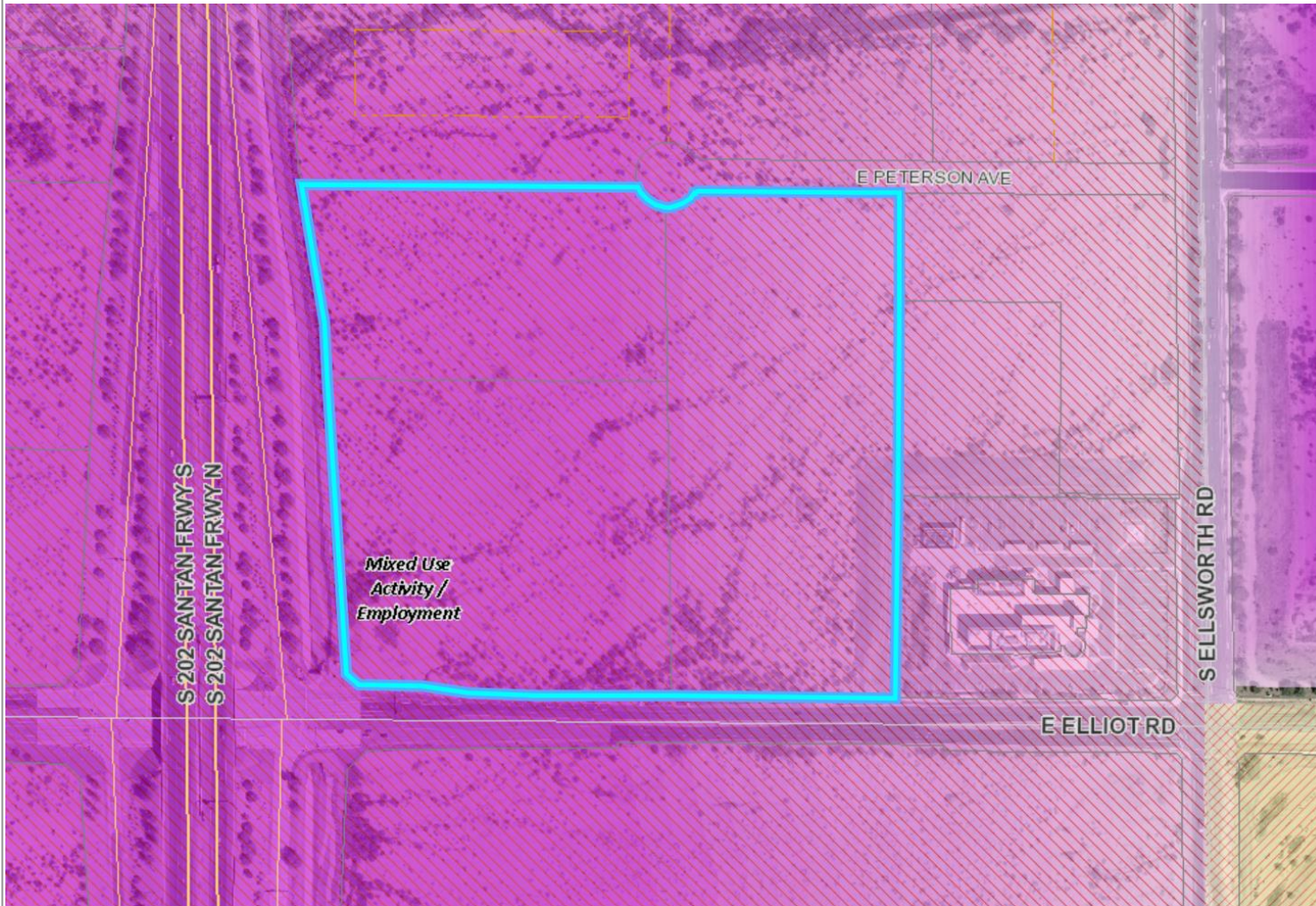


ZON21-00224

Location

- North of Elliot Road
- West of Ellsworth Road
- East of Loop 202 Freeway





General Plan

Mixed Use Activity District/Employment

- Regional activity areas
- Wide range of employment
- Supportive commercial

Site Photos



Looking northwest towards the site



Looking northeast towards the site



Request

- Rezone from LC-PAD & PEP-PAD to LI-PAD; Site Plan Review

Purpose

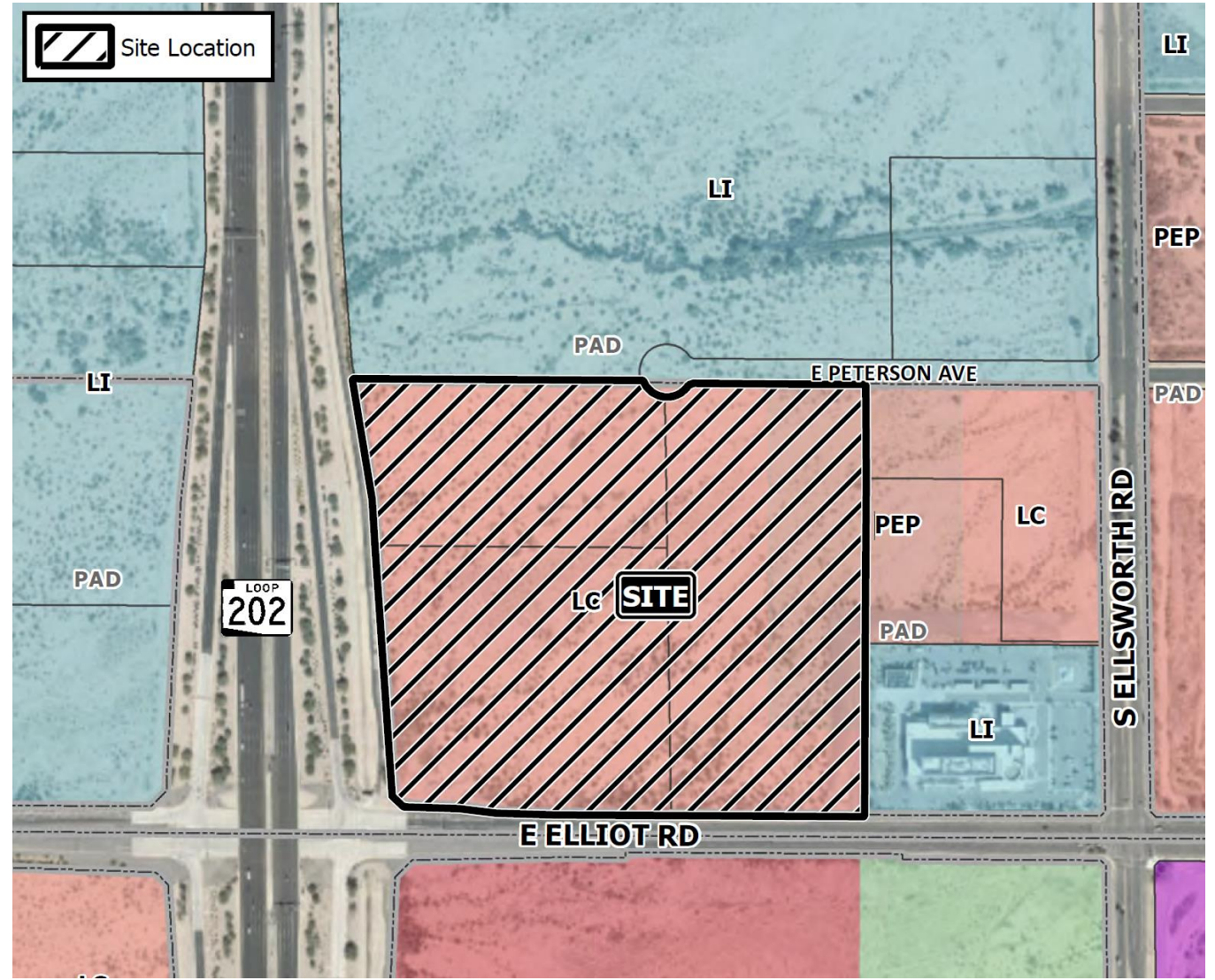
- Allow for an industrial development

Zoning (Existing)

Limited Commercial (LC)

Planned Employment Park (PEP)

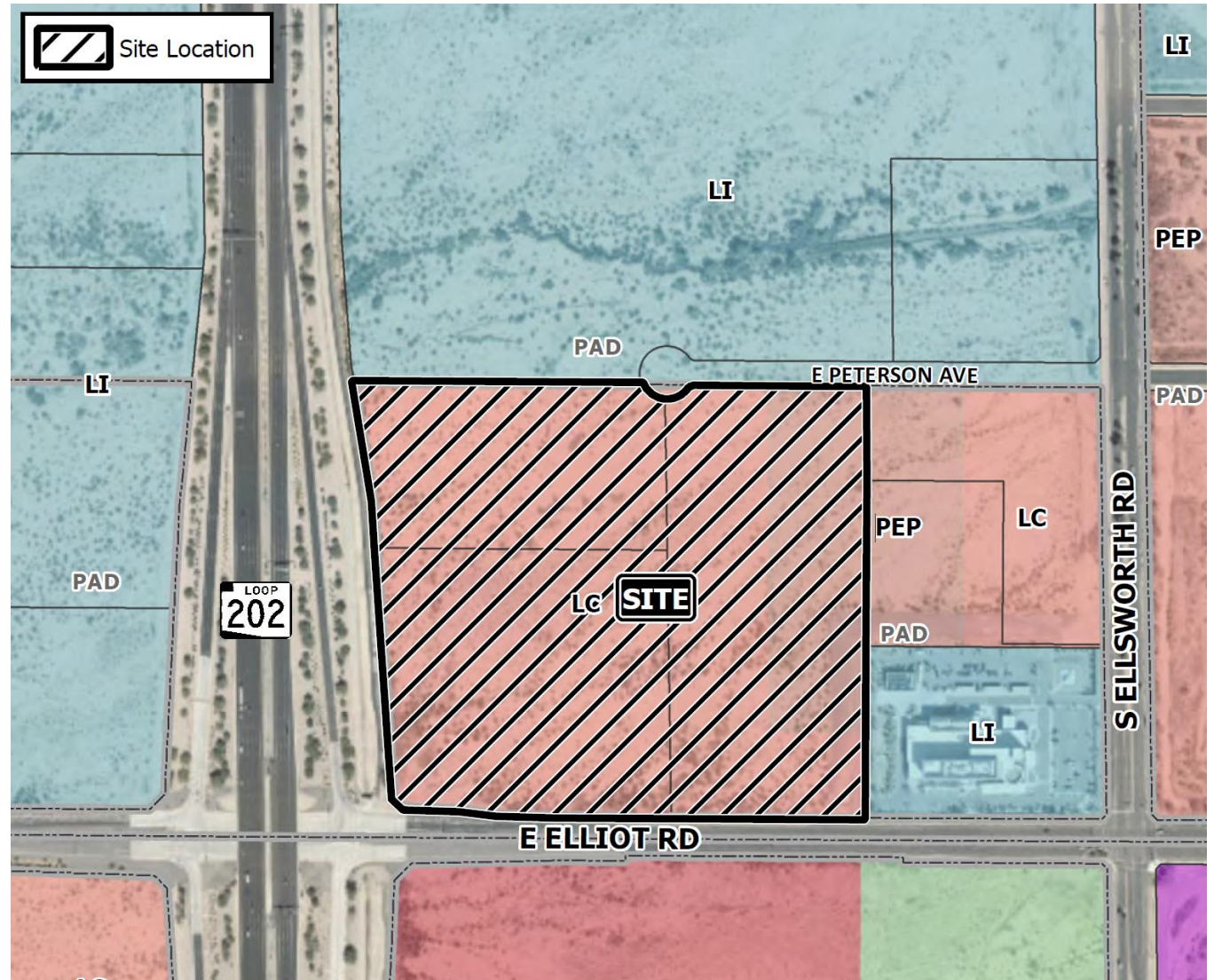
- Commercial and service-oriented uses
- Campus employment settings



Zoning (Proposed)

Light Industrial (LI)

- Limited employment uses
- Limited supportive commercial



PAD Request

Development Standard	Required LI	Proposed LI-PAD	Staff Recommendation
Minimum Site Area	1 acre	0.75 acre	As proposed
Maximum Building Height	40'	60' building, 150' ancillary facilities	As proposed
Minimum Parking Ratio - Warehousing & Storage - Industrial	1:900 sf 1:600 sf	1:1,200 sf	As proposed
Minimum Required Landscape (west side)	3 trees & 20 shrubs per 100 linear feet	No trees due to SRP easement	As proposed

- Four industrial buildings
- 516,601 SF total
- Truck docks screened from public view
- Future commercial on Elliot



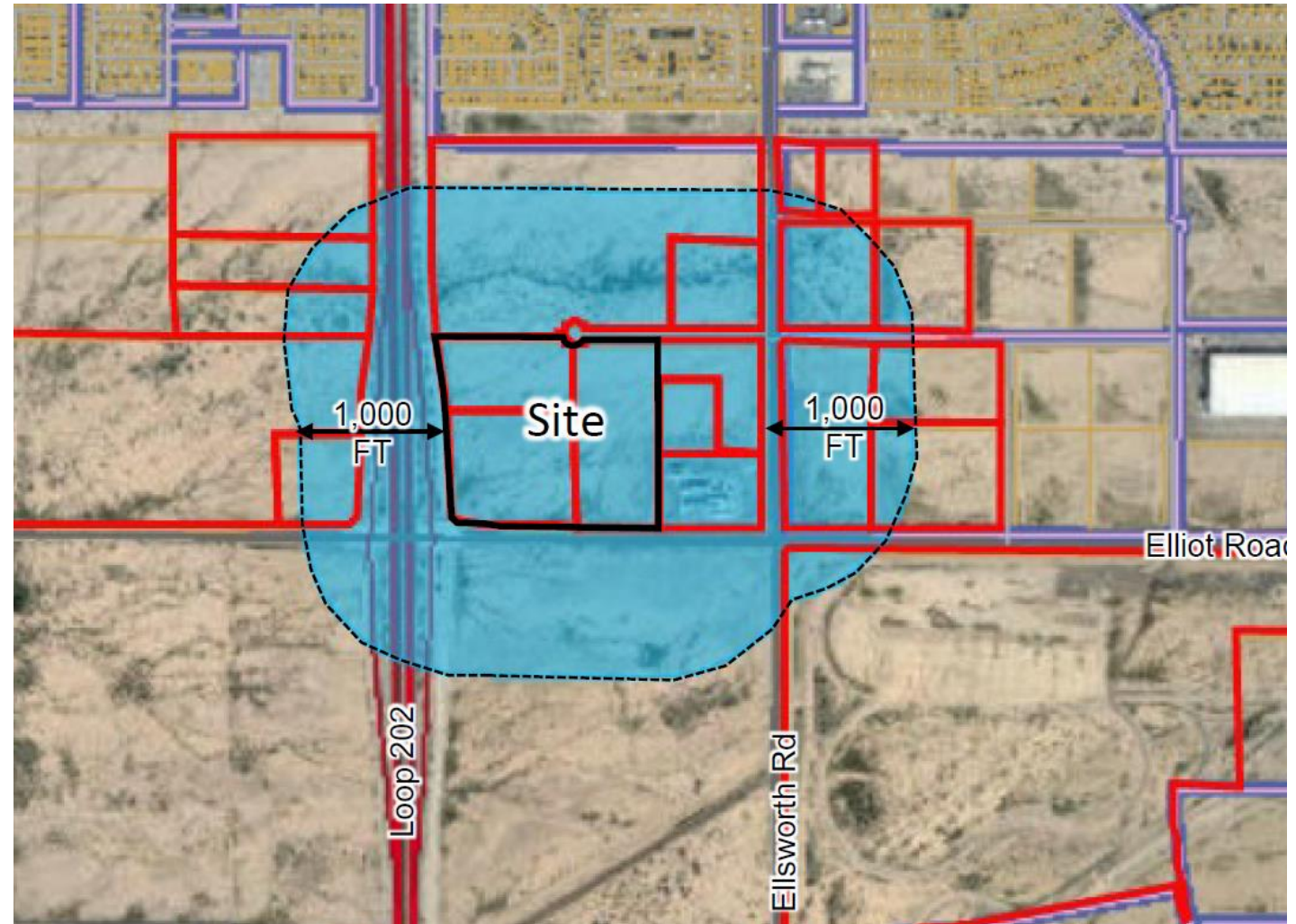
Design Review

- June 15, 2021
- Minor changes recommended



Citizen Participation

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



Summary

Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Gateway Strategic Development Plan
- ✓ Criteria in Chapters 22 & 69 for PAD & Site Plan Review

Staff Recommendation

Approval with Conditions



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