

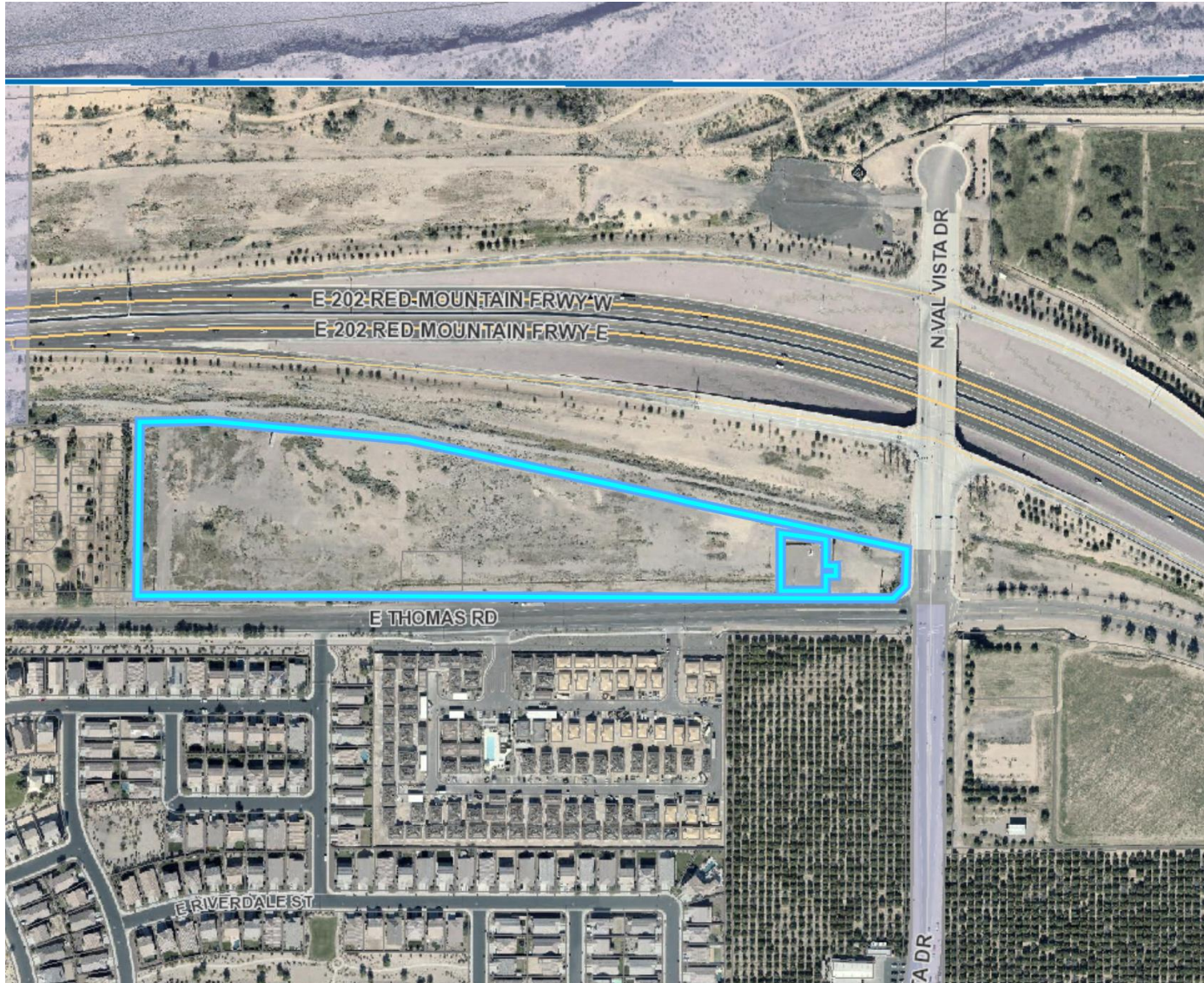


# PLANNING & ZONING BOARD

August 25, 2021



**ZON20-00800**



## Request

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- Site Plan Review

## Purpose

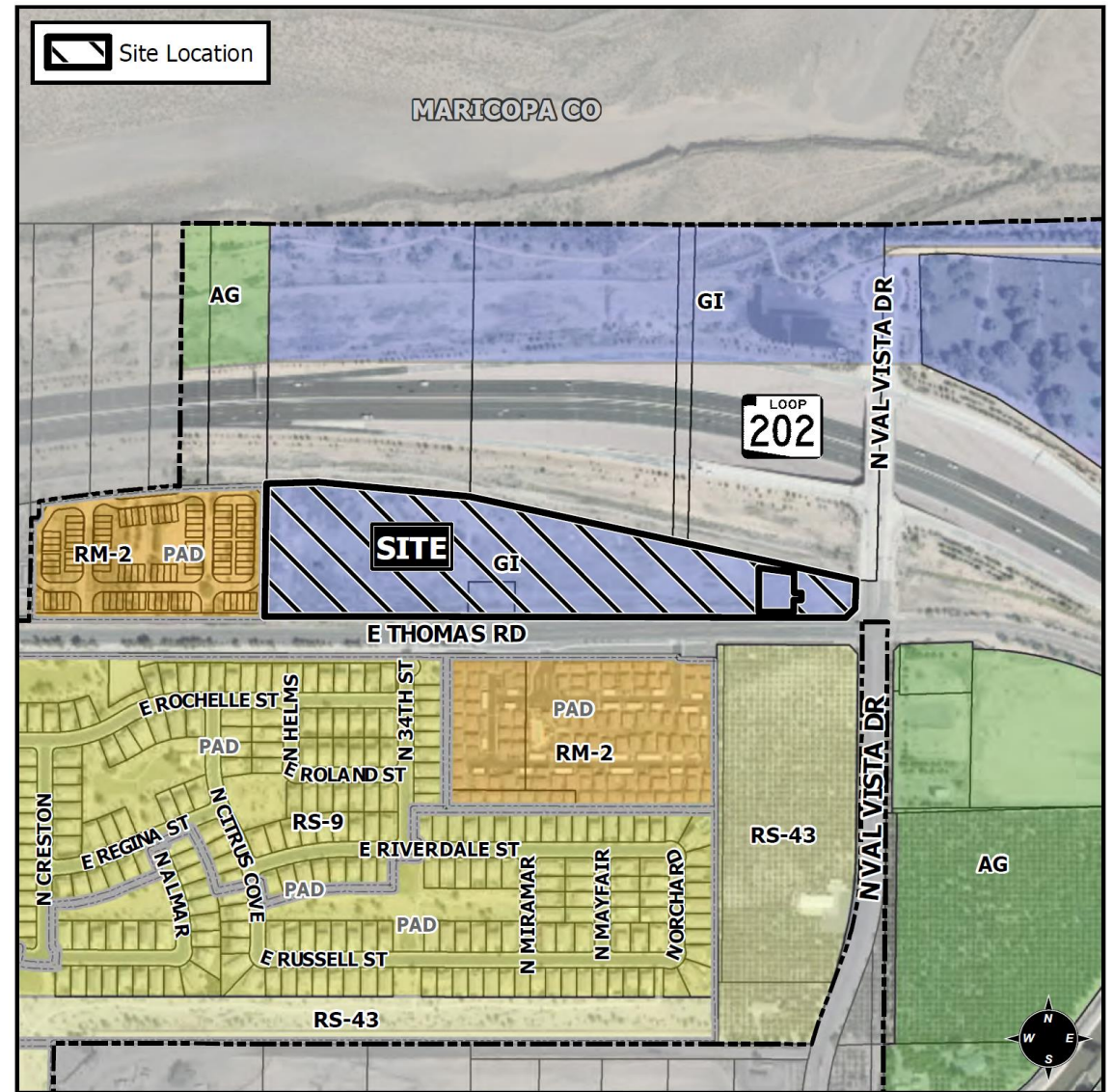
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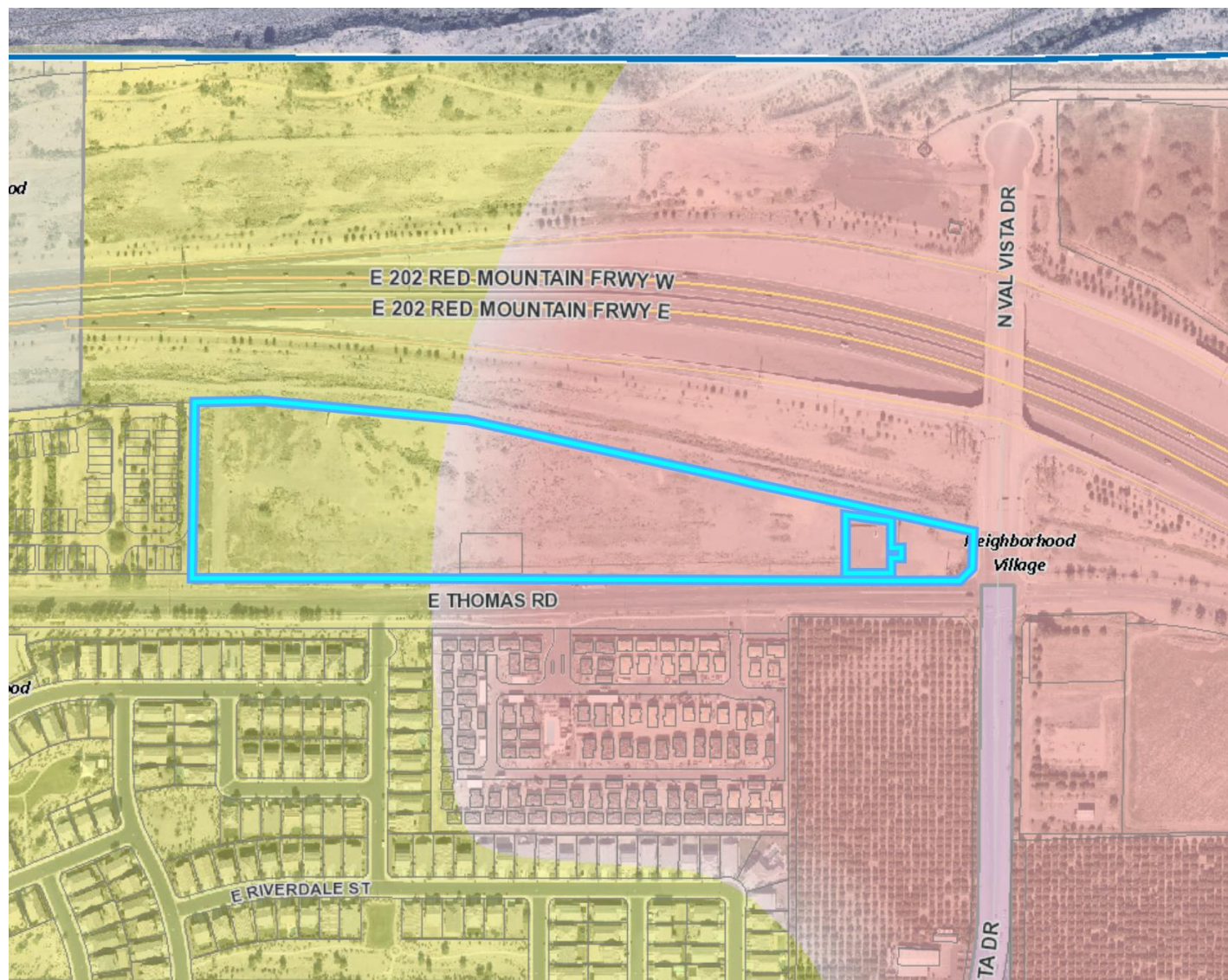
- This request will allow for the development of an industrial building



# Location

- North of Thomas Road
- West of Val Vista Drive





# General Plan

## Neighborhood

- Variety of housing types
- Commercial along arterial frontages

## Neighborhood Village Center

- Shopping areas (15-25 acres)
- Located at arterial intersections

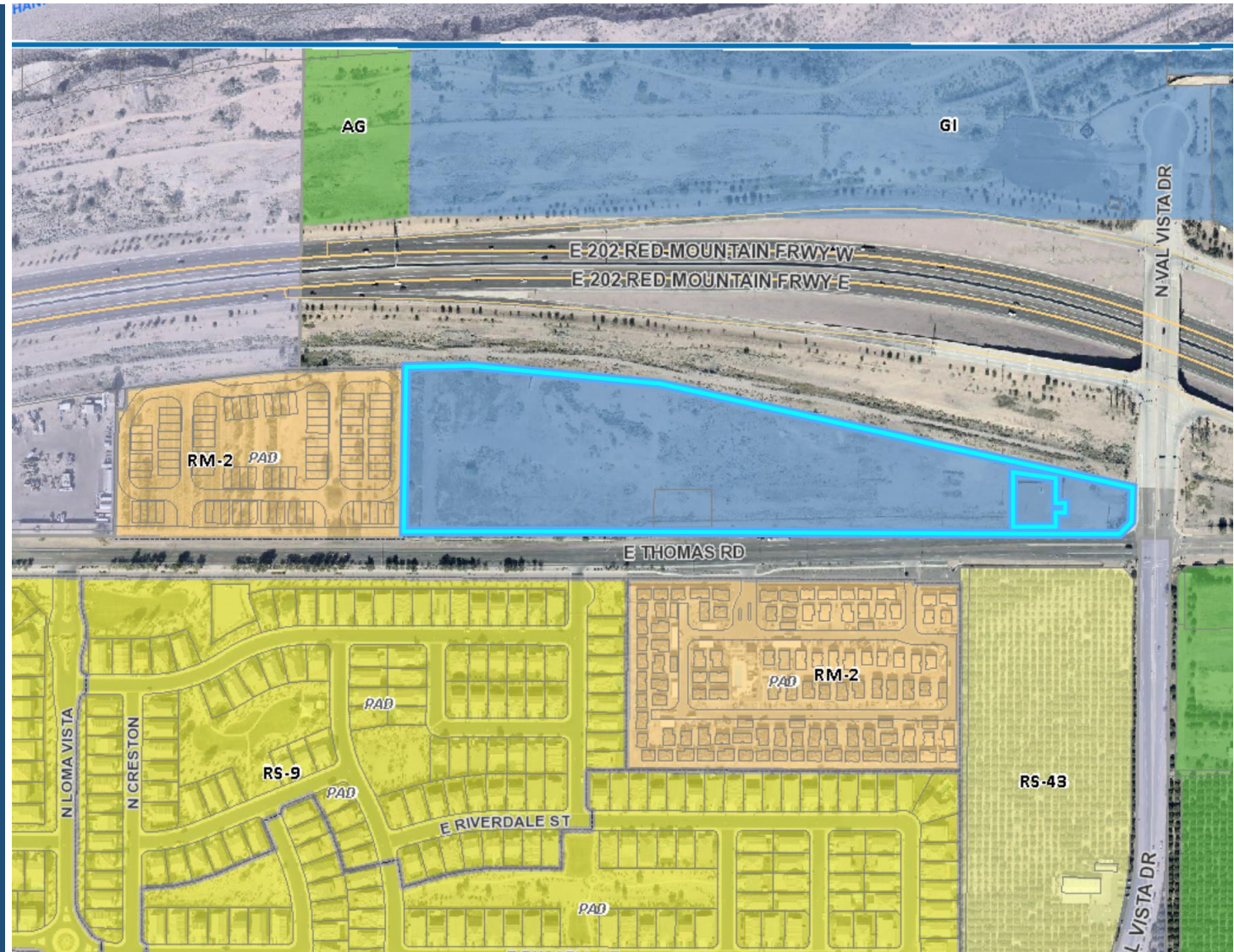
## Chapter 16

- Zoning Ordinance establishes permitted uses



# Zoning

- General Industrial (GI)
- Zoning established with annexation in 1981
- Provide areas for manufacturing, assembly, storage and similar uses



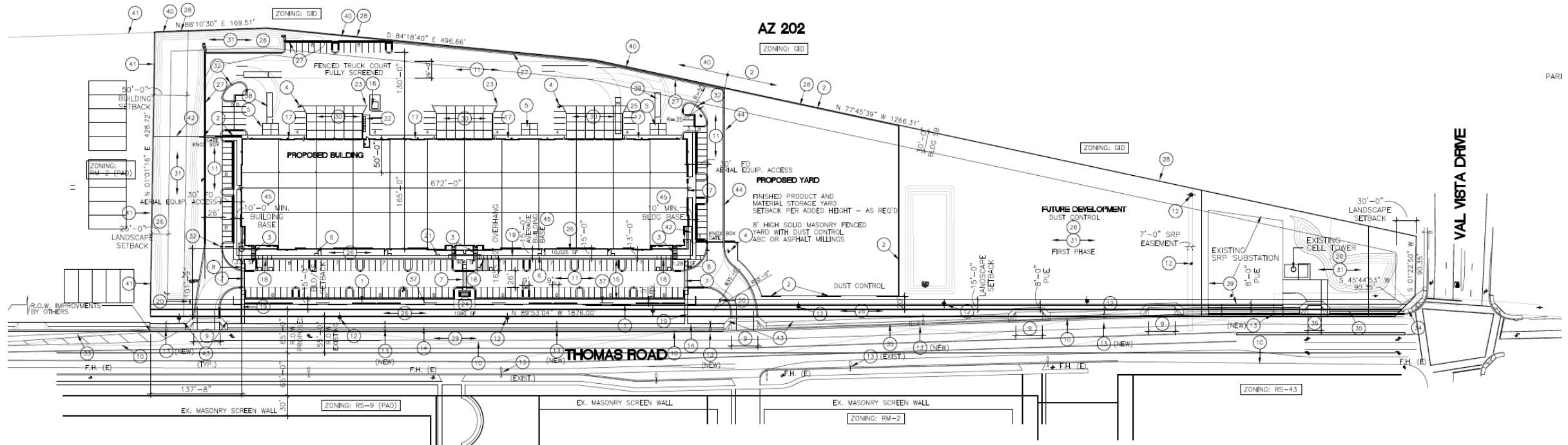
# Site Photo



Looking northwest towards the site from Thomas Road



# Site Plan



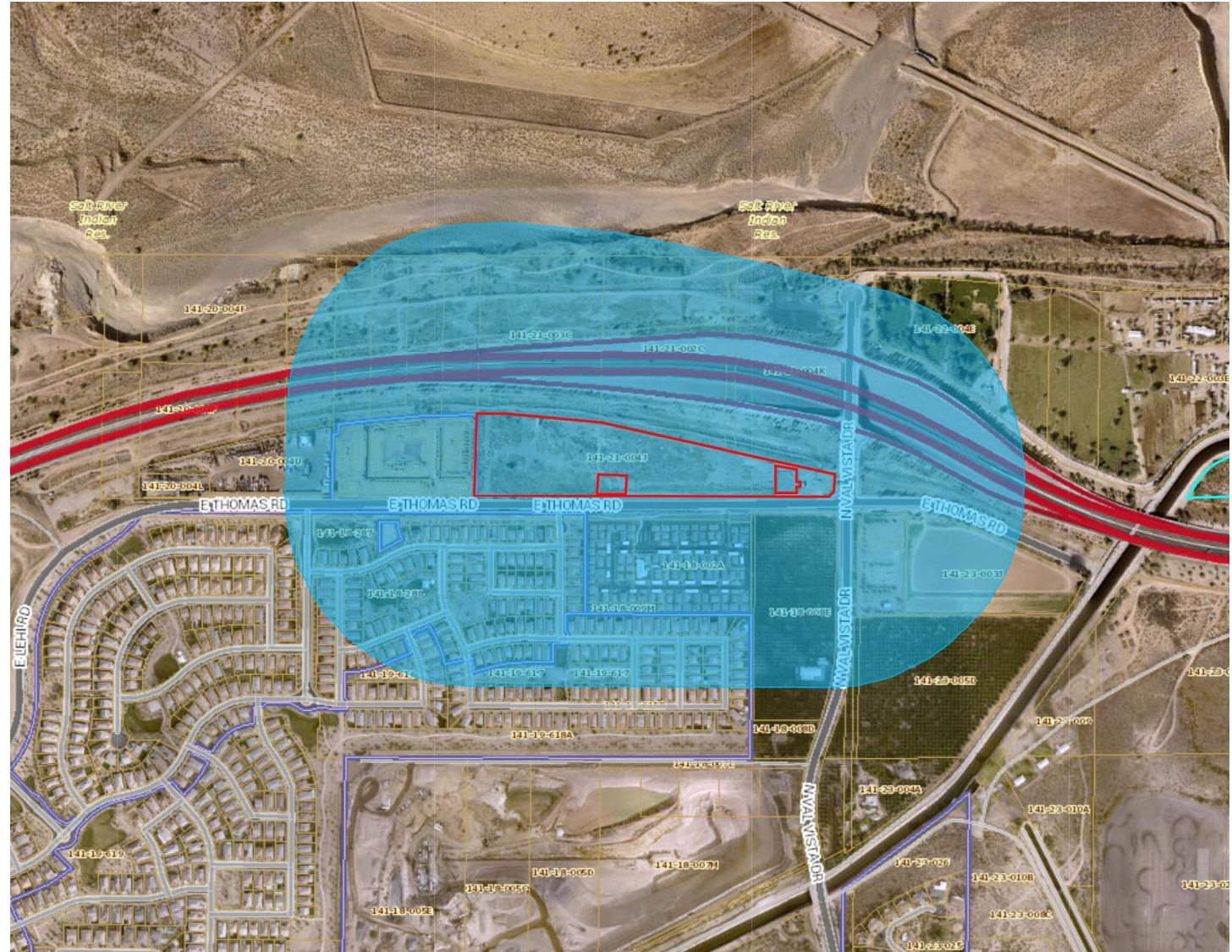


- August 10, 2021
- DRB recommended changes to help better integrate the building into the neighborhood



# Citizen Participation

- Property owners within 1000 feet, HOA's, & Registered Neighborhoods
- Neighborhood meeting
  - 12/17/2020
  - 16 attendees
  - Concerns:
    - Use
    - Traffic
    - Building height
    - Screening





# Summary

## Findings

- ✓ Complies with the 2040 Mesa General Plan
  - Chapter 16 - Zoning Ordinance establishes permitted uses
- ✓ 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

August 25, 2021