



PLANNING & ZONING BOARD

October 13, 2021



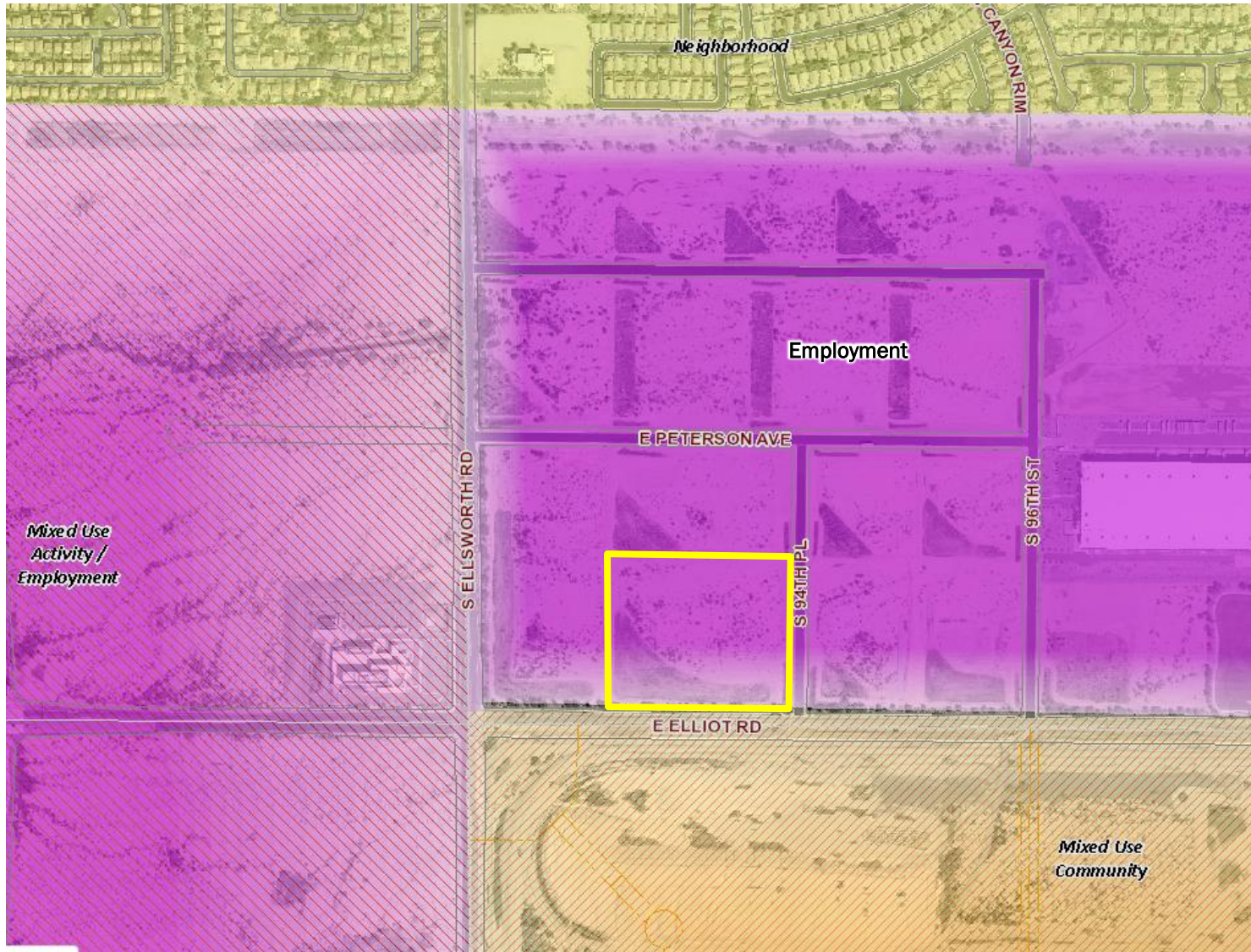
ZON21-00689

ELLIOT 94/METP

Location

- East of Ellsworth Road
- North of Elliot Road
- NWC of 94th Place and Elliot Road

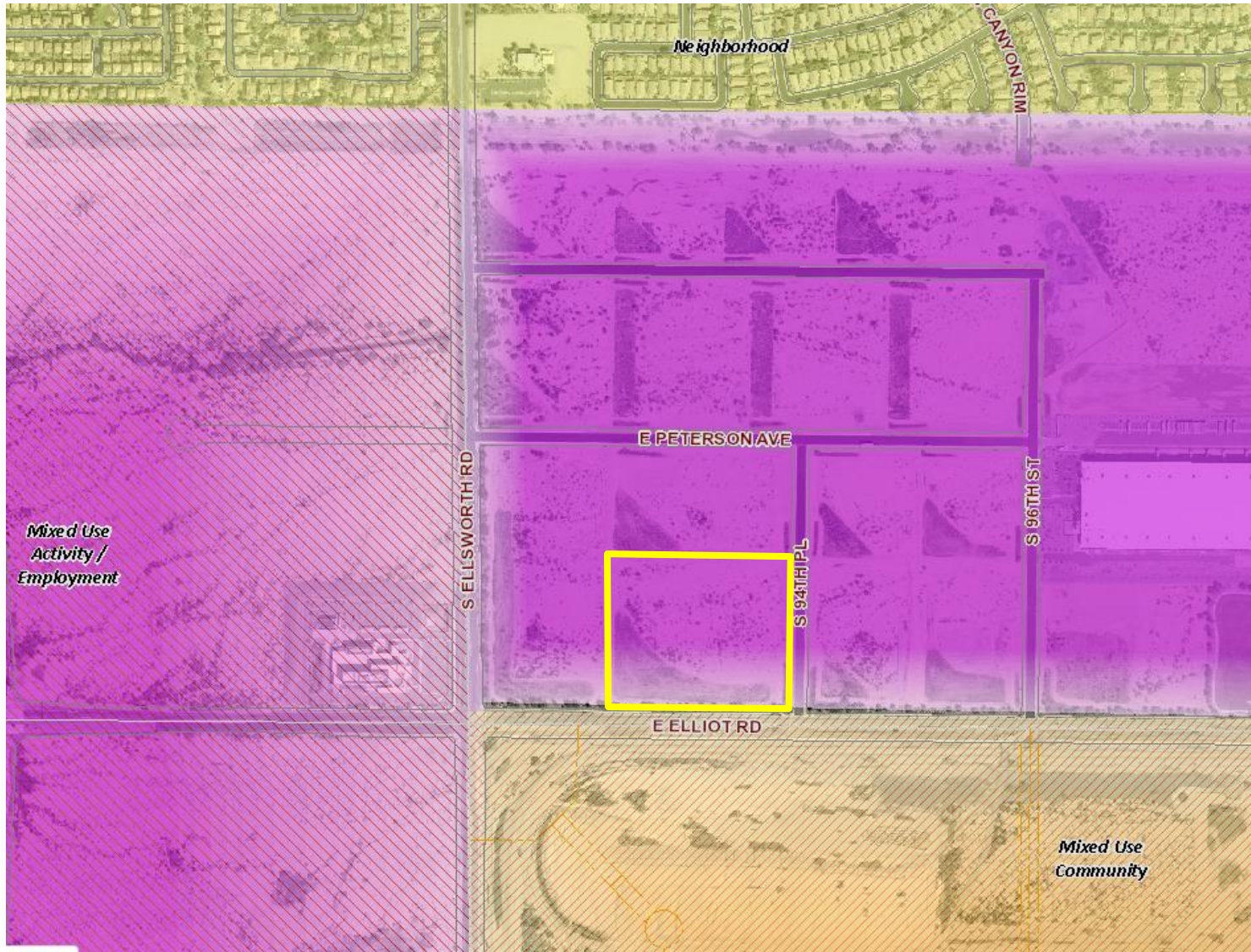




General Plan

Employment District

- Primarily employment land use types
- Supporting secondary uses such as commercial and retail



Gateway Strategic Development Plan

- Elliot Road Technology Corridor
- Employment center to maximize value of Phoenix Mesa Gateway Airport
- Intense and high-quality
- Pedestrian oriented activity
- Unique and attractive public spaces, buildings, and site design.

Street View



Looking north from Elliot Road

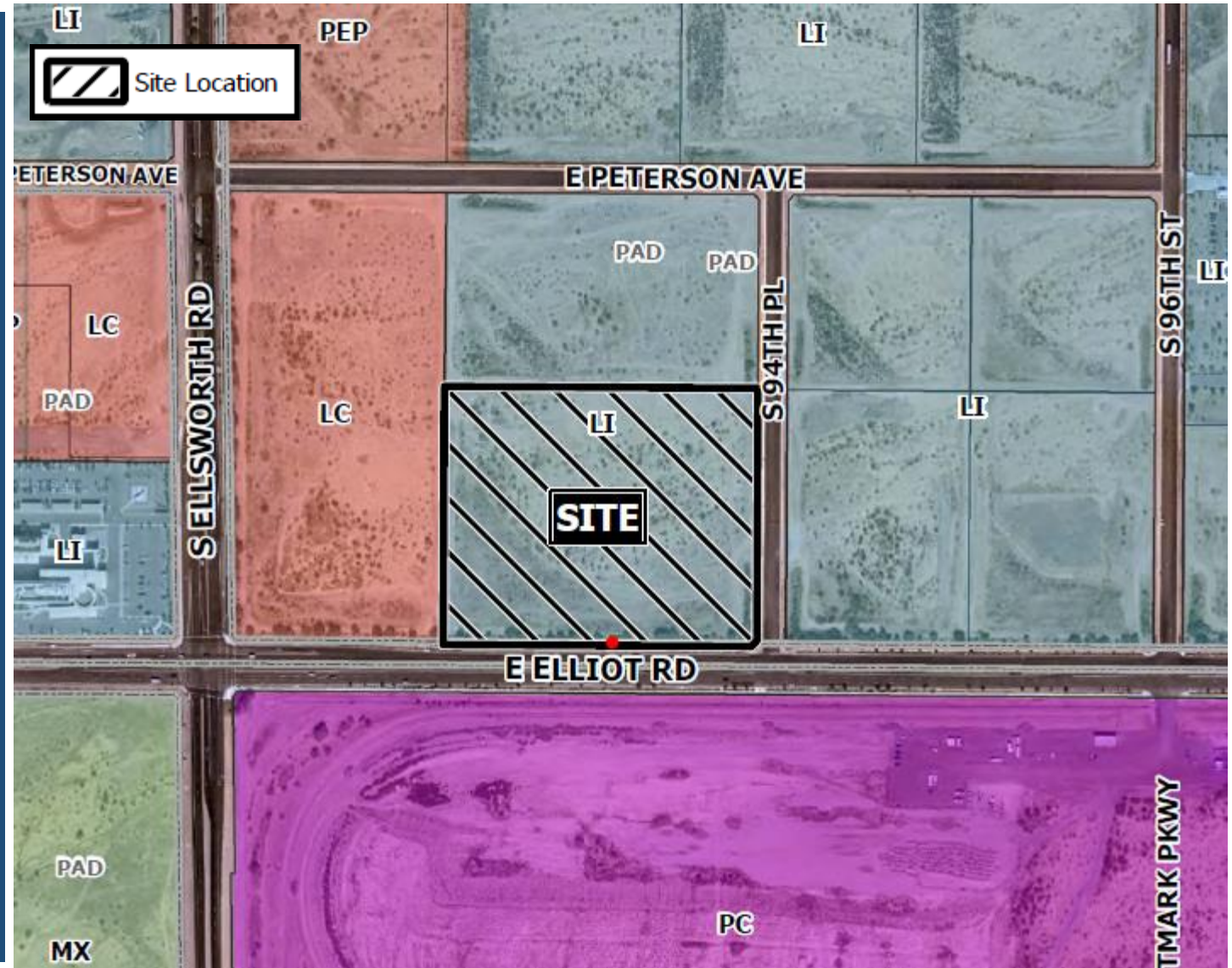
Street View



Looking west from 94th Place

Zoning

- Light Industrial Planned Area Development (LI-PAD)





Request

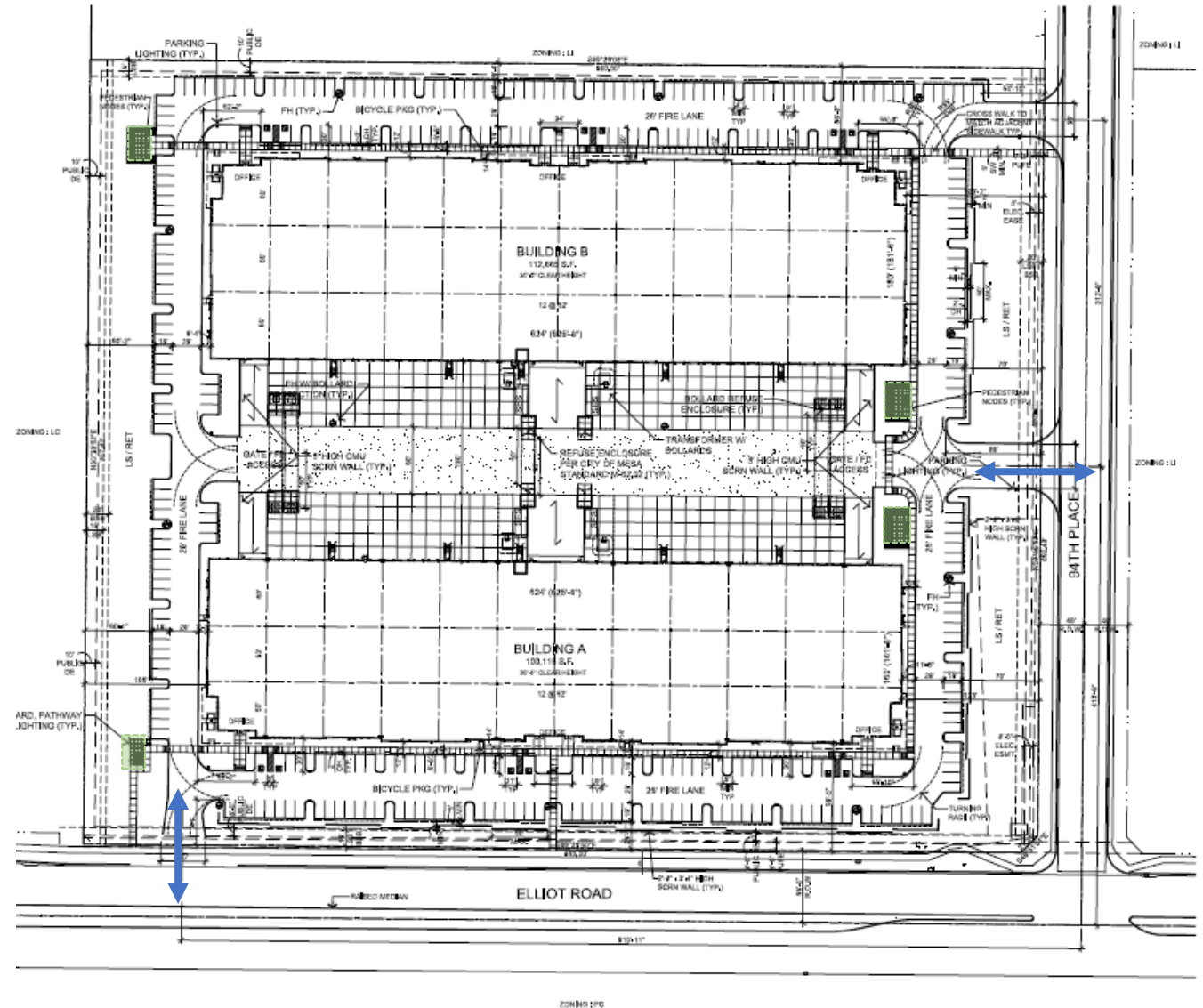
- Site Plan Review

Purpose

- Two industrial buildings

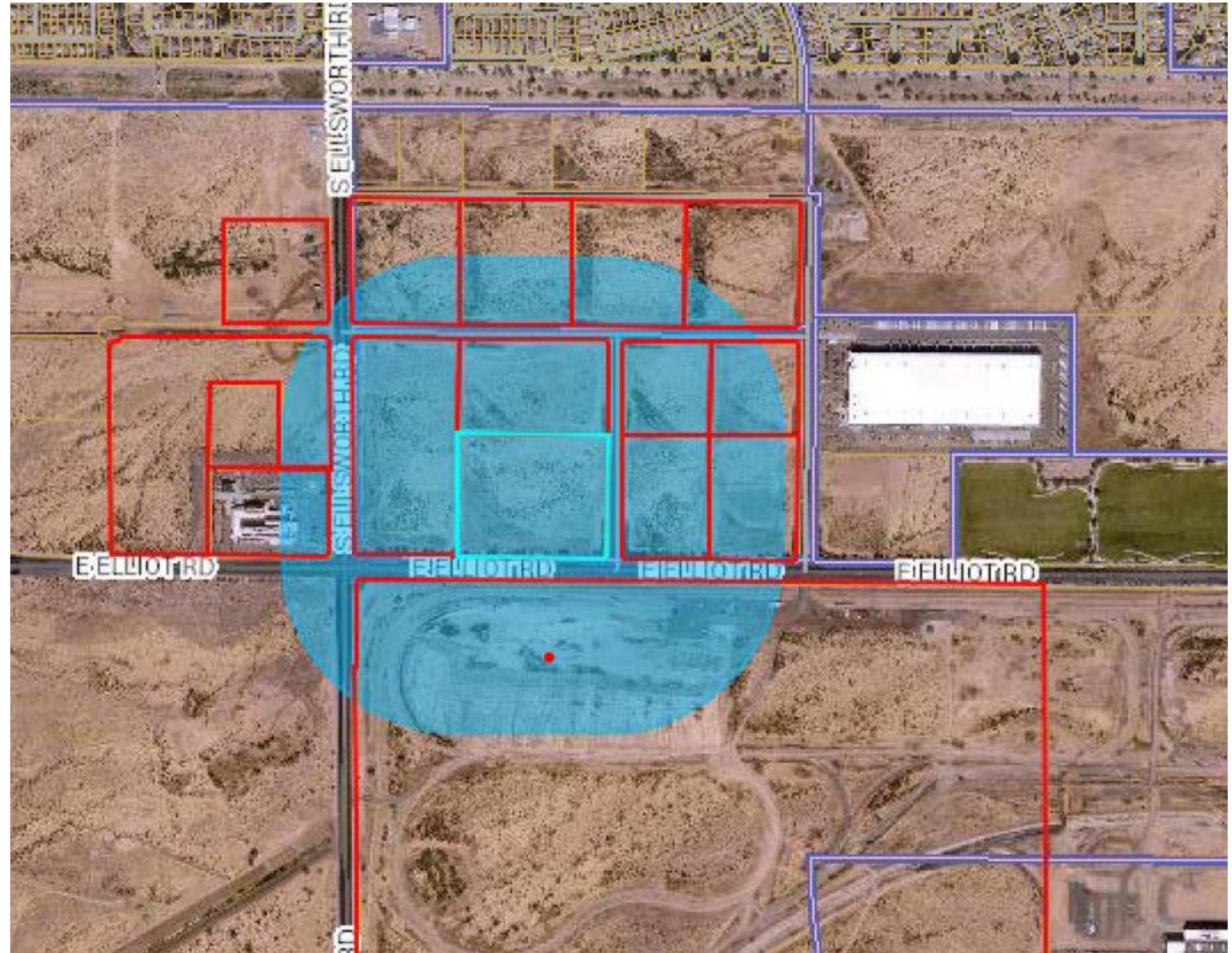
Site Plan

- Access from Elliot Road and 94th Place
- Building A = 100,115 SF
- Building B = 112,665 SF
- Screened truck docks and loading bays
- Four pedestrian nodes



Citizen Participation

- Property owners within 1,000'
- HOAs & Registered Neighborhoods
- No contacts





① SOUTH ELEVATION
Scale: 1" = 20'



② WEST ELEVATION
Scale: 1" = 20'



③ EAST ELEVATION
Scale: 1" = 20'



④ NORTH ELEVATION
Scale: 1" = 20'

Design Review

- October 12, 2021

Building A

Design Review

- October 12, 2021



Building B

Summary

Findings

- ✓ Complies with Z07-114
- ✓ Mesa 2040 General Plan
- ✓ Site Plan Review Criteria
(Section 11-69-5 of the MZO)

Staff Recommendation

Approval with Conditions



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