



PLANNING & ZONING BOARD

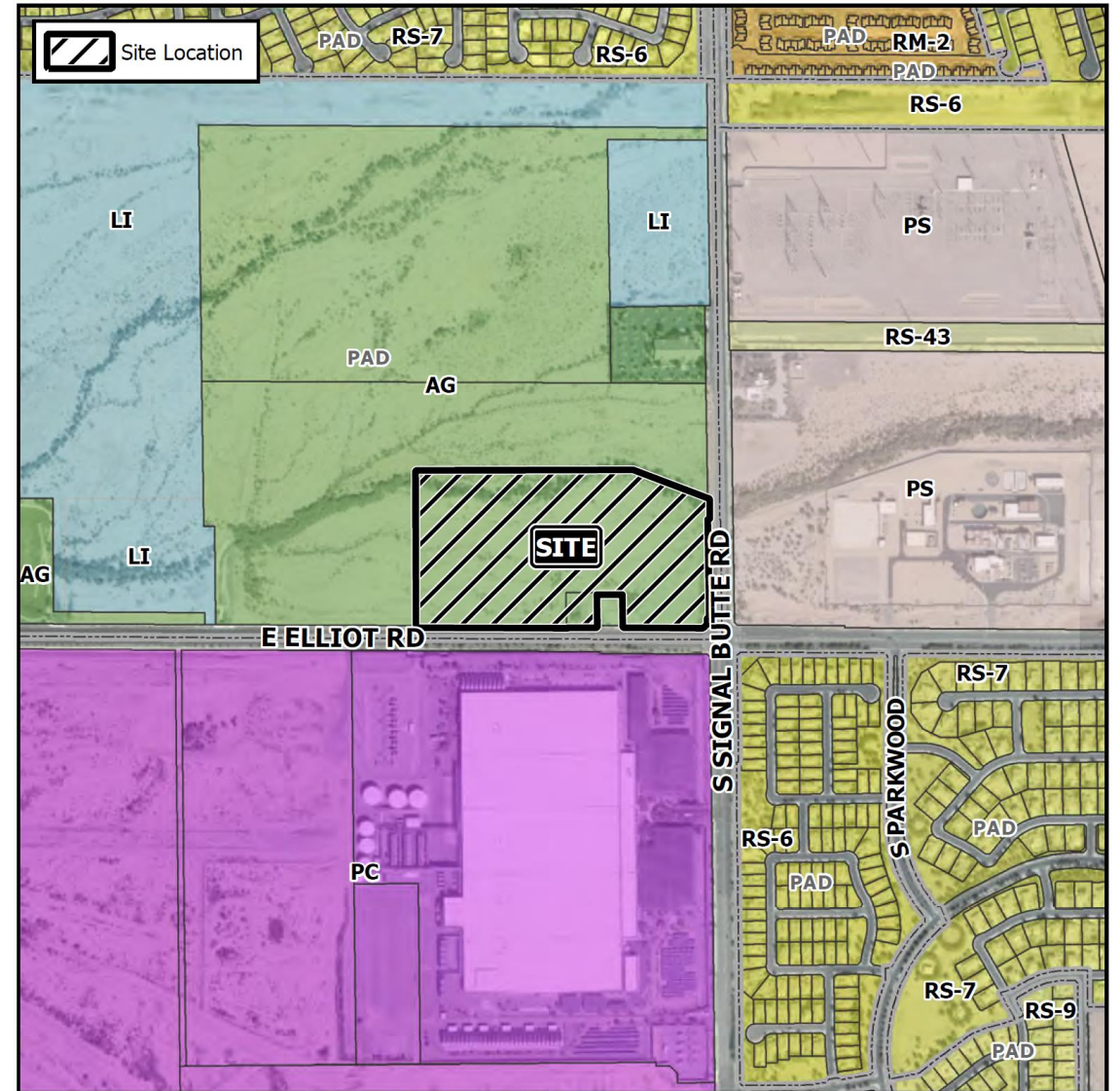
October 13, 2021

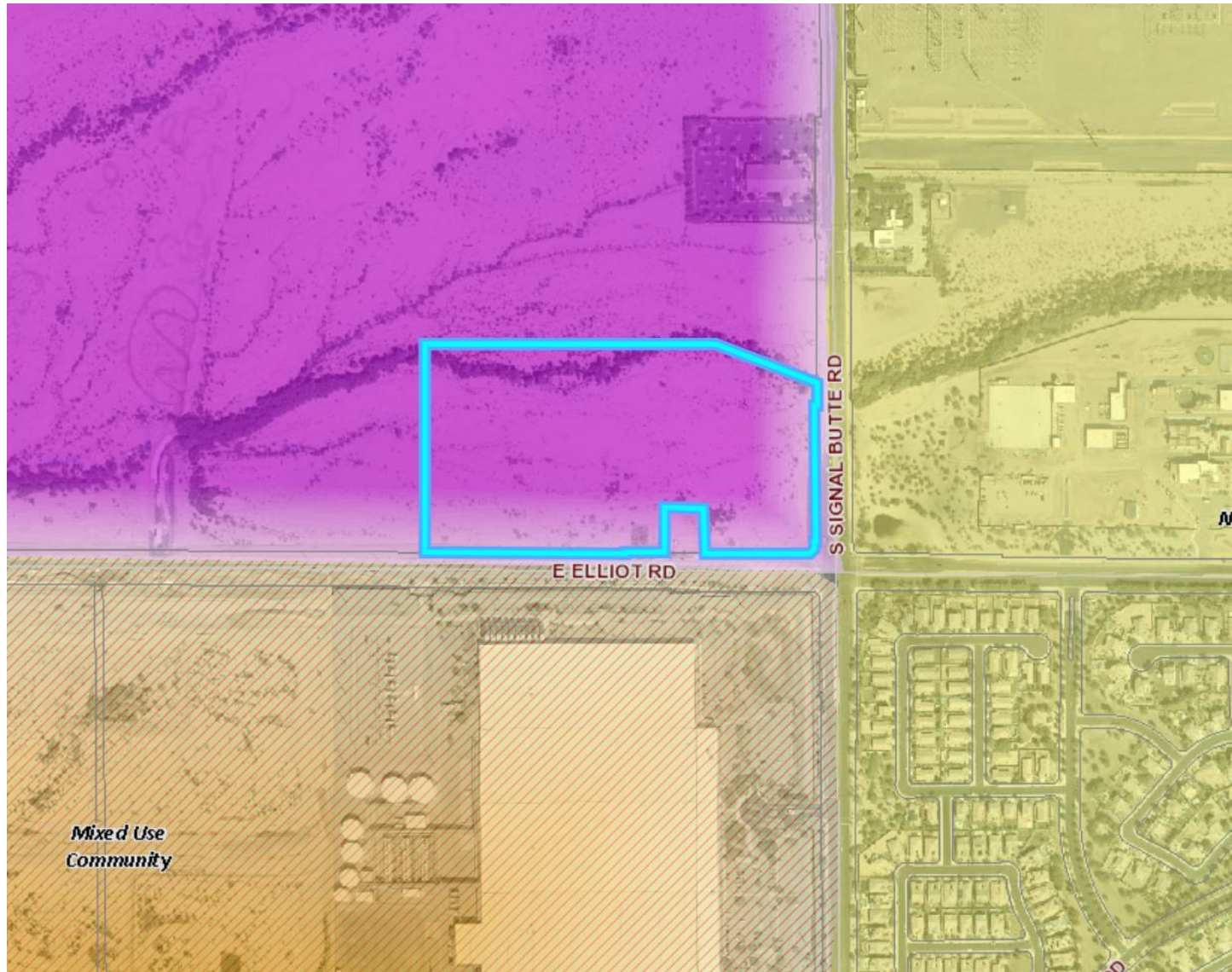


ZON21-00540

Location

- North of Elliot Road
- West of Signal Butte Road





General Plan

Employment

- Wide range of high-quality employment



Request

- Rezone from AG to LI-PAD

Purpose

- Allow for an industrial and commercial development

Site Photo

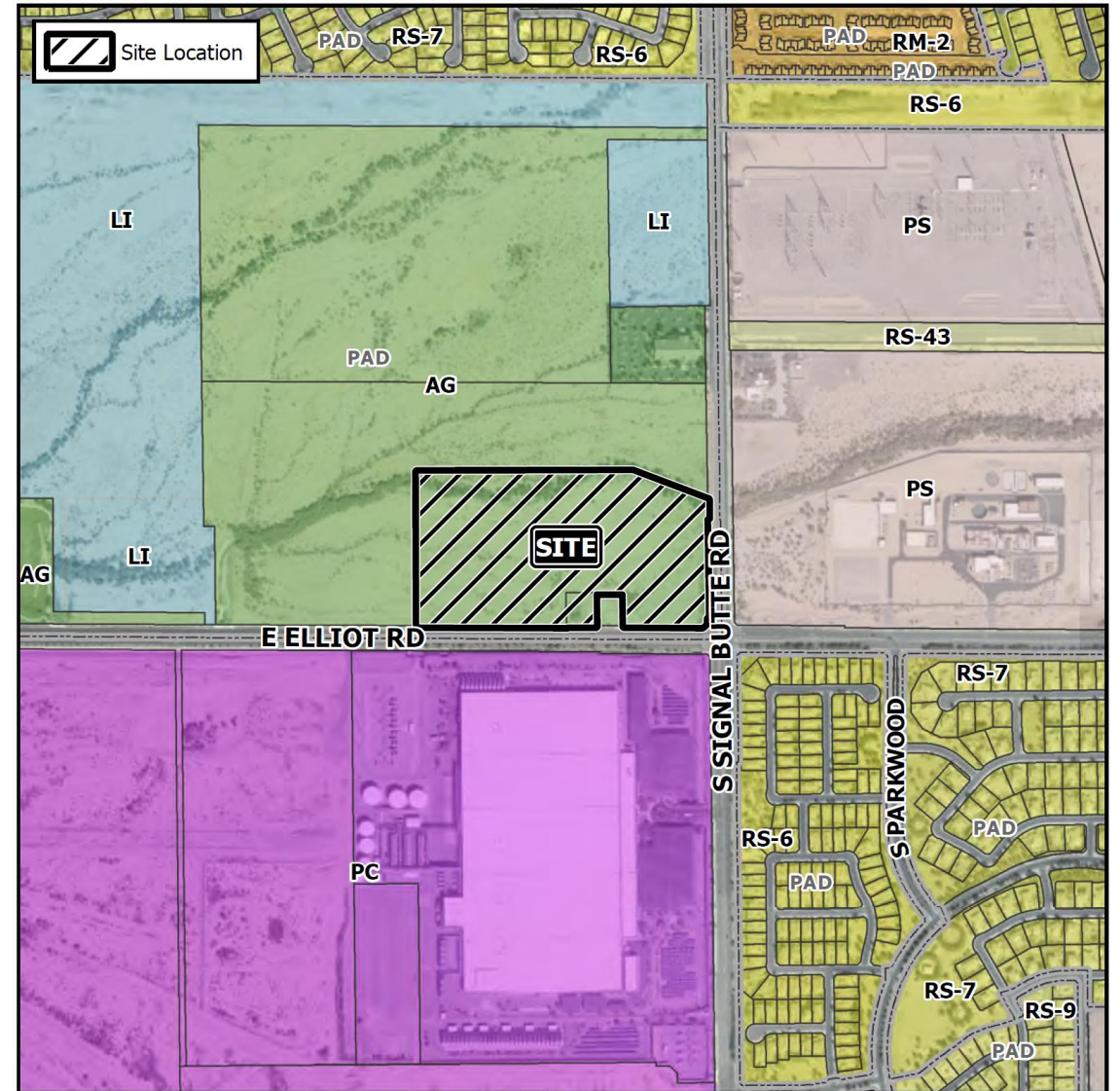


Looking northwest towards the site from Elliot Road

Zoning (Proposed)

Light Industrial (LI)

- Areas that serve surrounding residential trade area
- Industrial uses and commercial uses permitted



PAD Request

Development Standard	Required LC	Proposed LC-PAD	Justification
Maximum Building Height	40'	45'	<i>Accommodate planned industrial operations</i>
Parking Ratio	75% at 1/500 SF, 25% at 1/375 SF	75% at 1 space per 900 square feet of gross floor area plus 25% at 1 space per 375 square feet of gross floor area	<ul style="list-style-type: none"> <i>Consistent with warehousing - primary use anticipated</i> <i>Similar to other industrial parks</i>
Perimeter Landscape Yard (west side)	15'	0'	<i>Shared driveway on west property line</i>

- Three industrial buildings totaling 254,934 sq. ft.
- Four commercial pads and a service station
- Three entrances on Elliot Road and two on Signal Butte Road



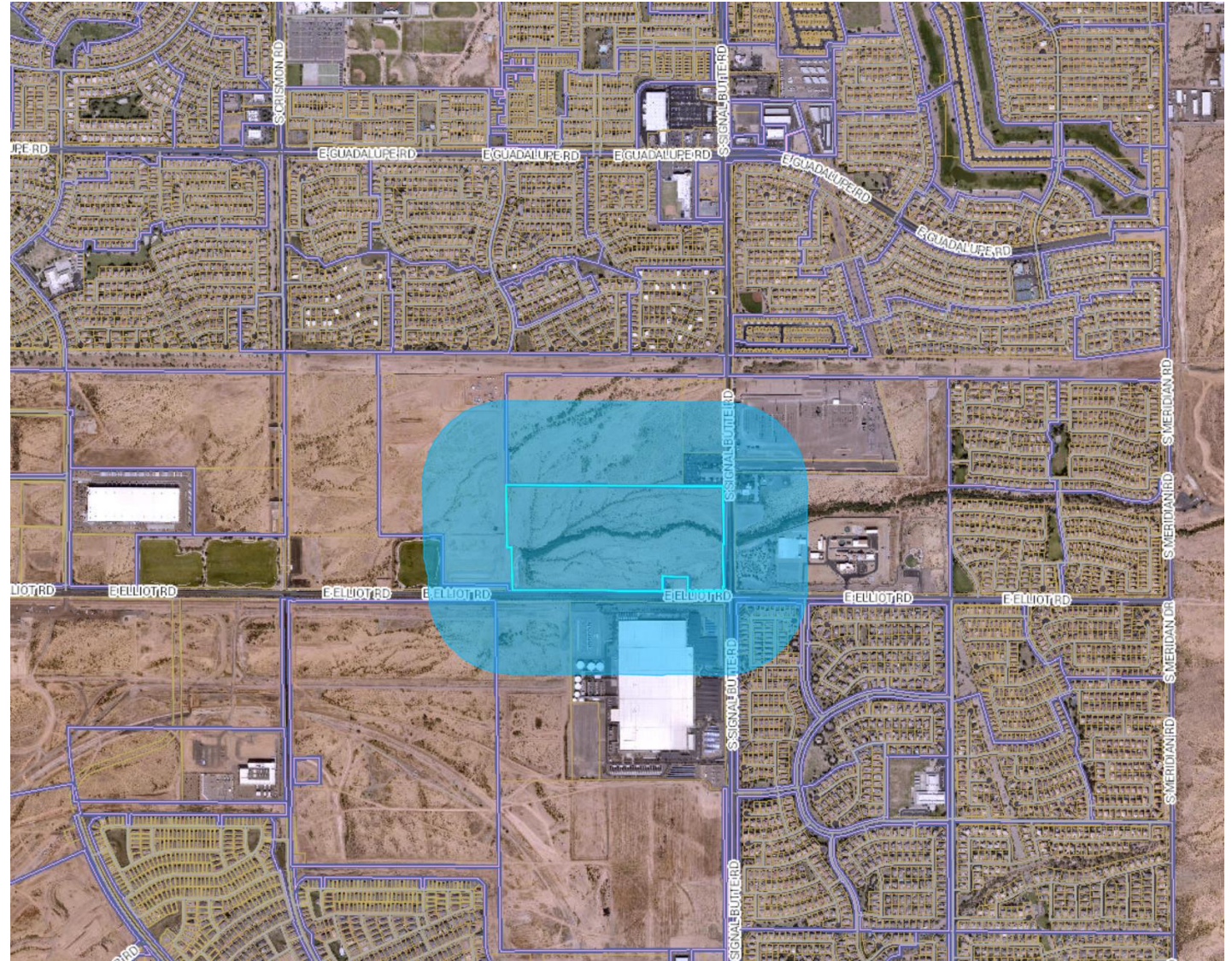
Design Review

- September 14, 2021
- Board had no major concerns



Citizen Participation

- Mailed required notifications
- Neighborhood Meeting
 - 0 attendees
- No comments received by Staff



Summary

Findings

Complies with:

- 2040 Mesa General Plan
- Mesa Gateway Strategic Development Plan
- Criteria in Chapter 22 for PAD
- Criteria in Chapter 69 for Site Plan Review

Staff Recommendation

Approval with Conditions



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