



# PLANNING & ZONING BOARD

October 13, 2021



**ZON21-00620**



## Request

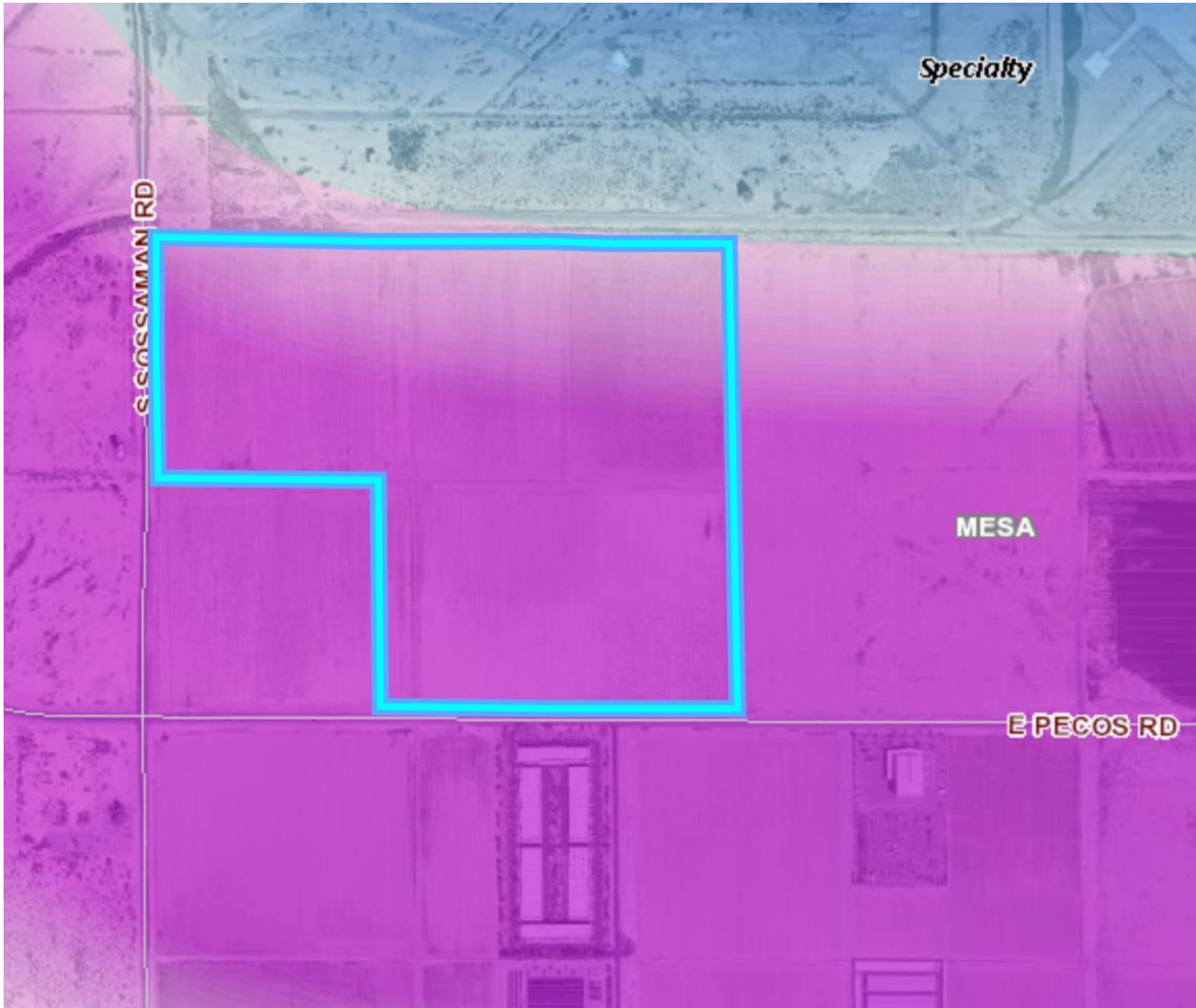
- Rezone from AG to GI-PAD
- Site Plan Review

## Purpose

- Four industrial buildings

## Location

- North of Pecos Rd
- East of Sossaman Rd



# General Plan

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## Employment

- Large Scale
- Employment uses over 20 acres
- Manufacturing, warehousing, etc.



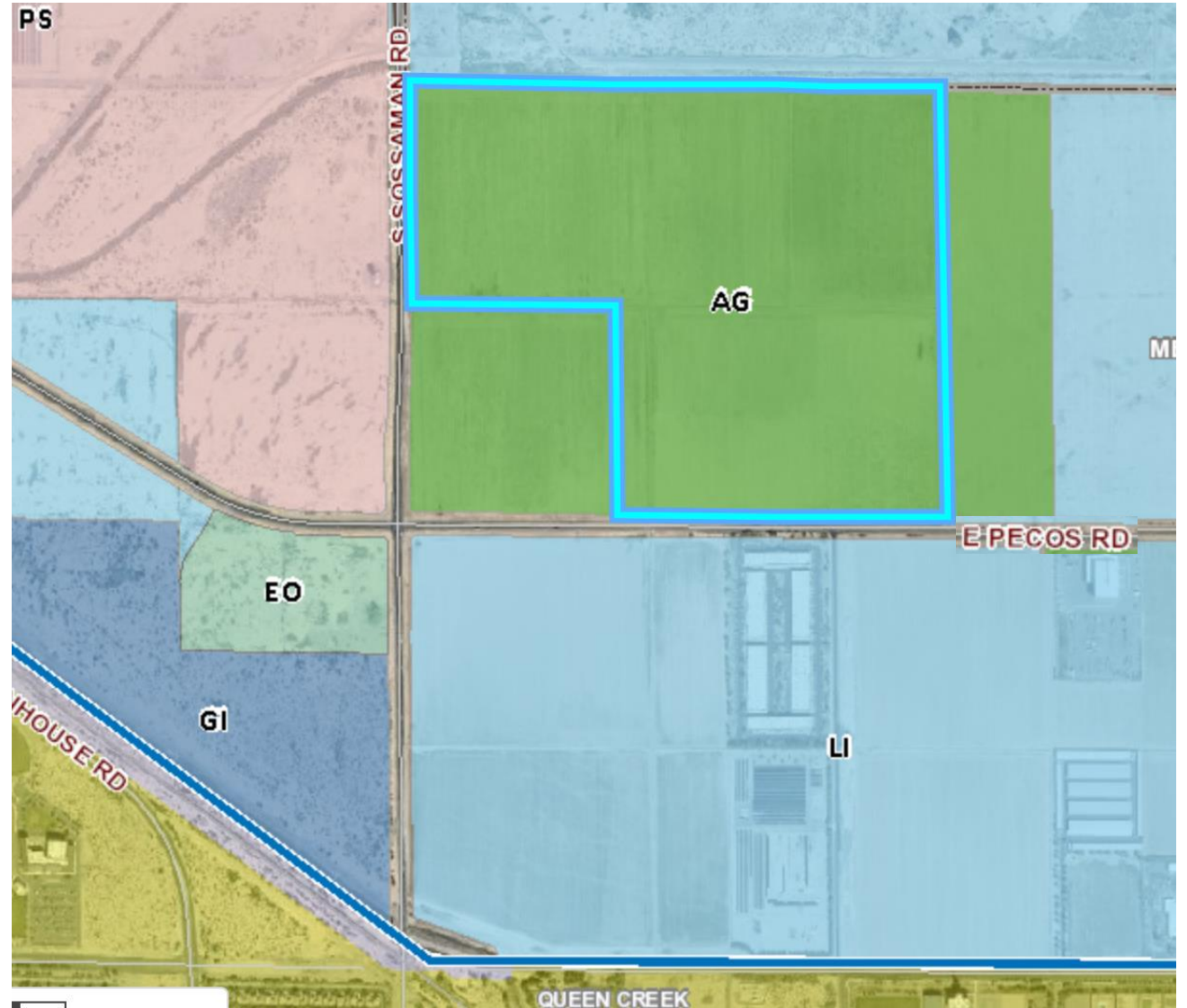
# Zoning

Existing:

- Agricultural (AG)

Proposed

- General Industrial with a PAD overlay (GI-PAD)



# Site Photos

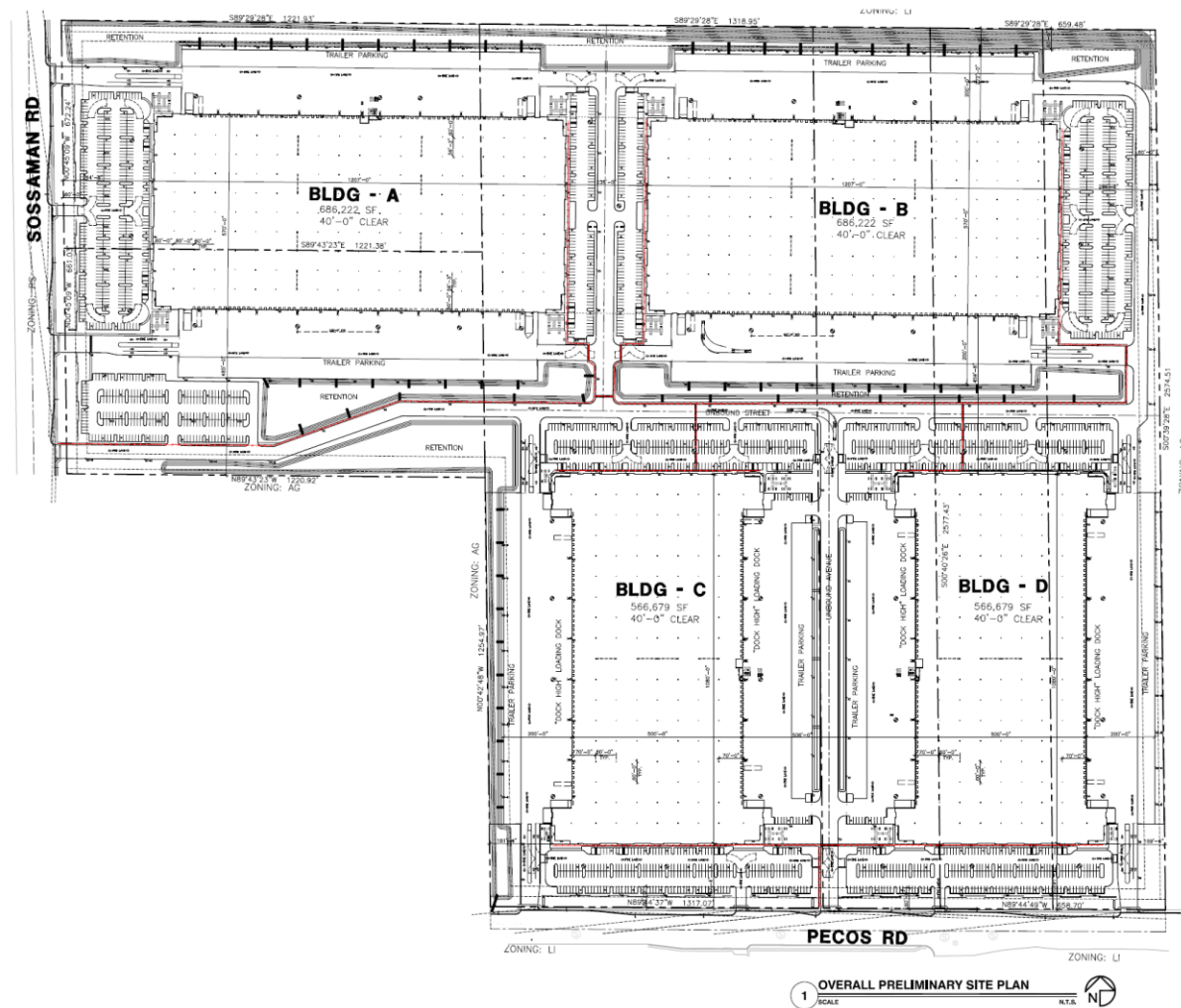


Looking northeast towards the site  
from Sossaman Road



Looking north towards the site  
from Pecos Road

# Site Plan



# Buildings A & B North & East Elevations

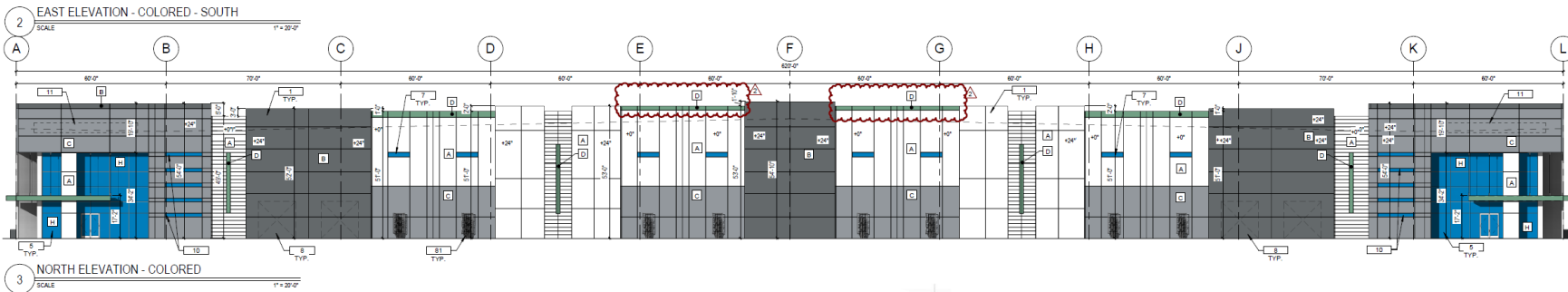
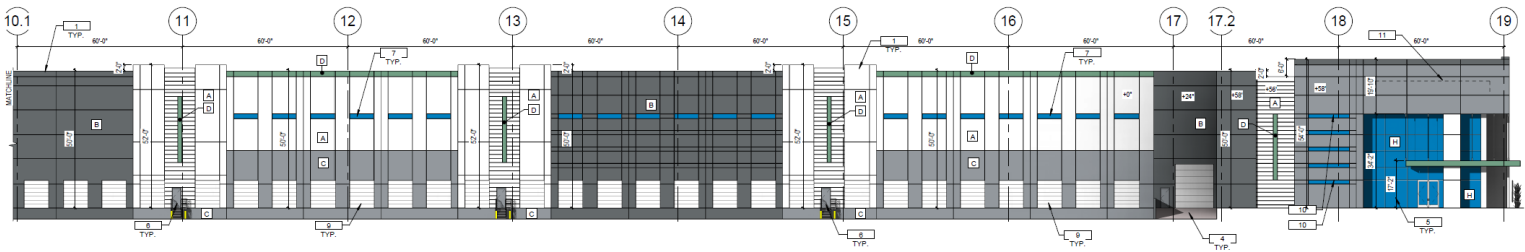
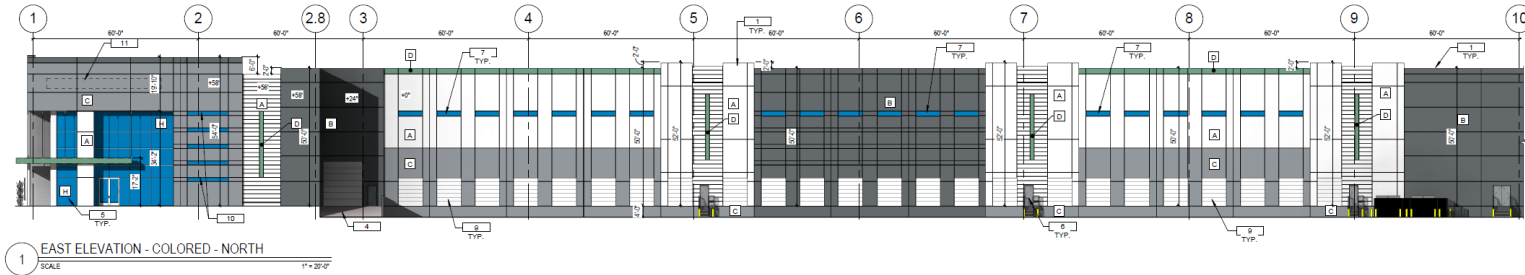




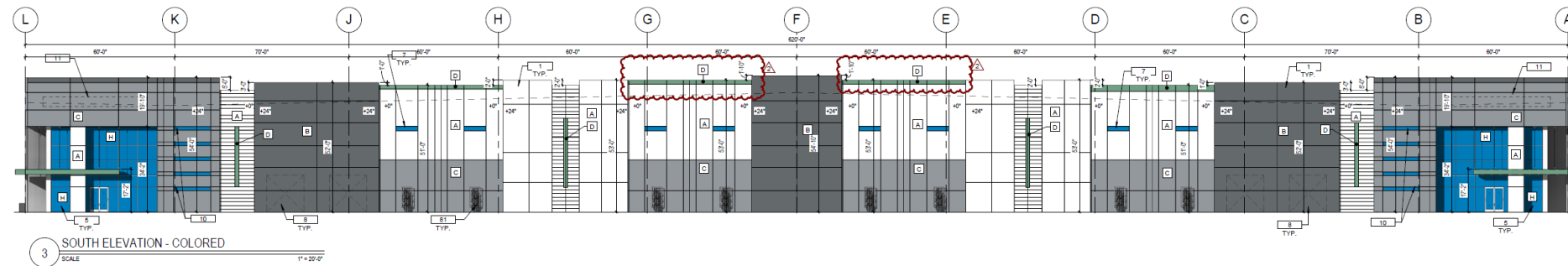
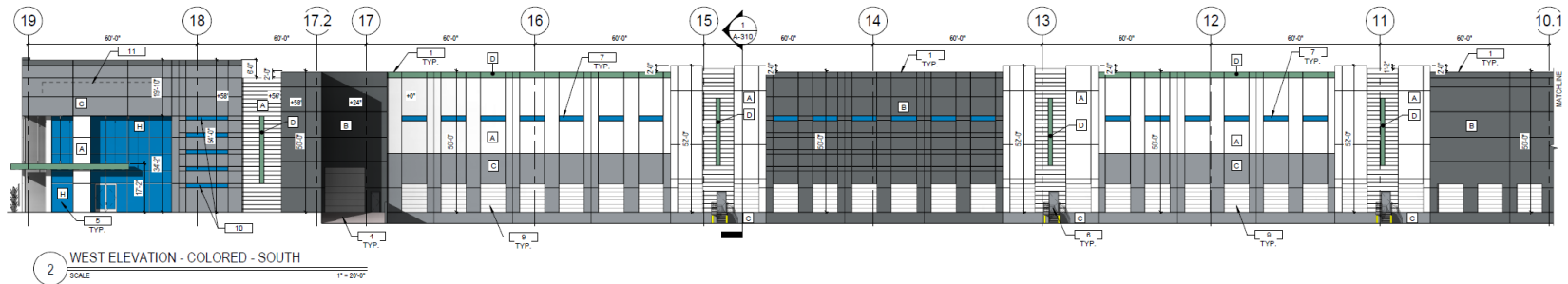
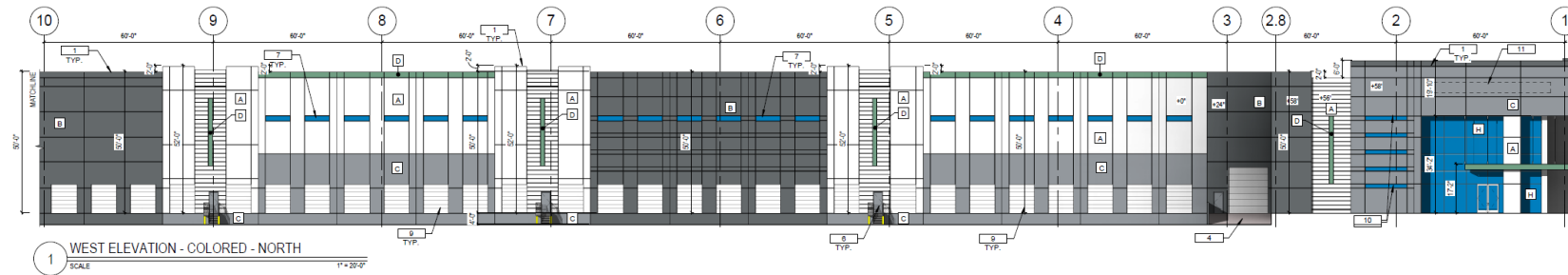
# Building A & B South and West Elevations



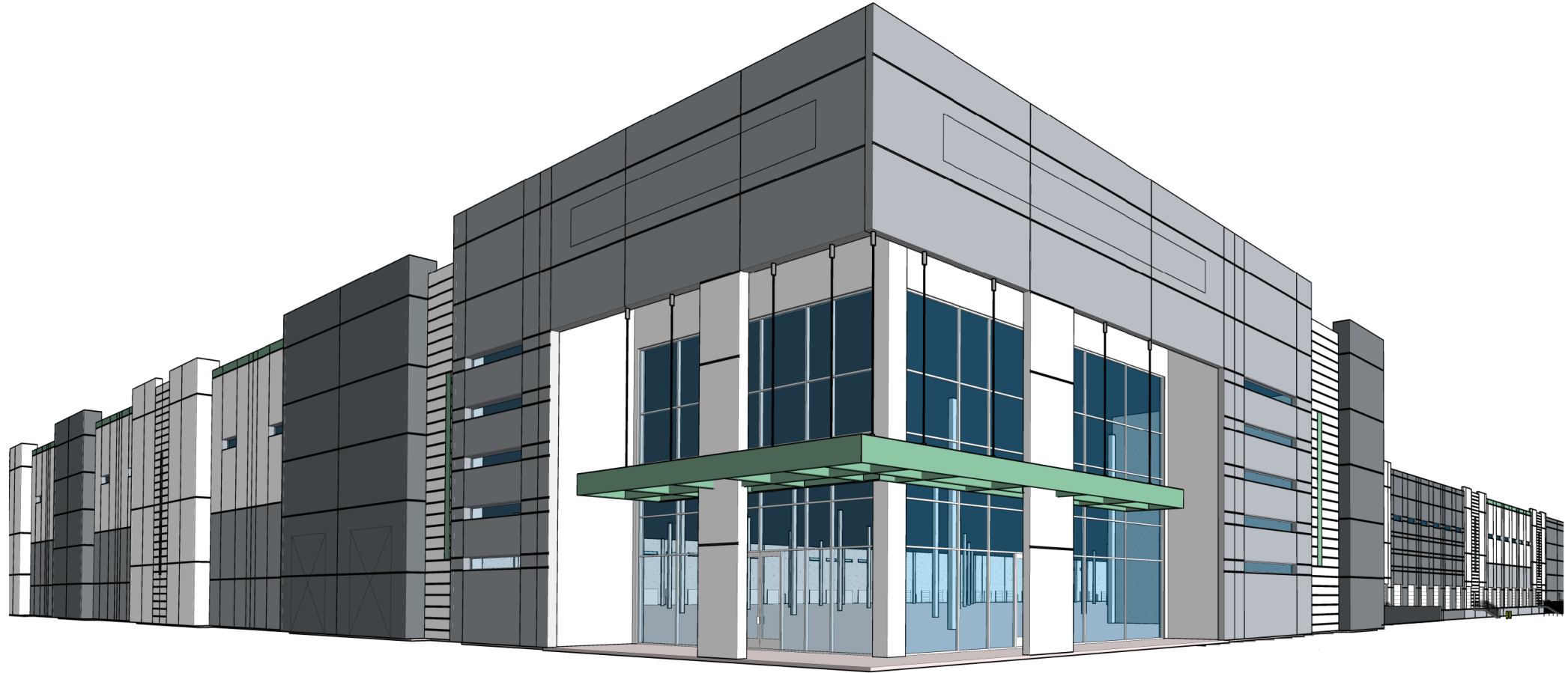
# Buildings C & D East and North Elevations



# Buildings C & D West and South Elevations



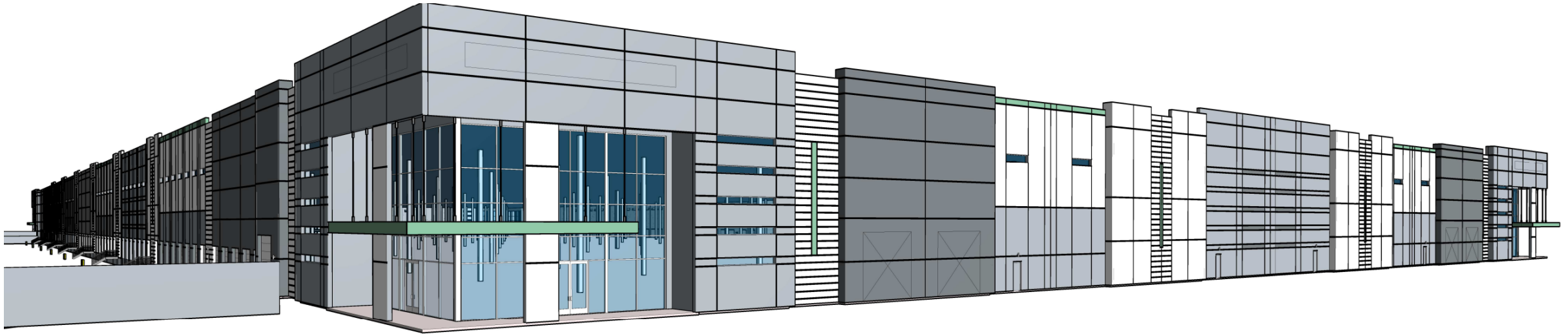
# Rendering



1 Perspective - Entrance  
SCALE



# Rendering



2 Perspective - Southeast Corner

SCALE

# PAD Request

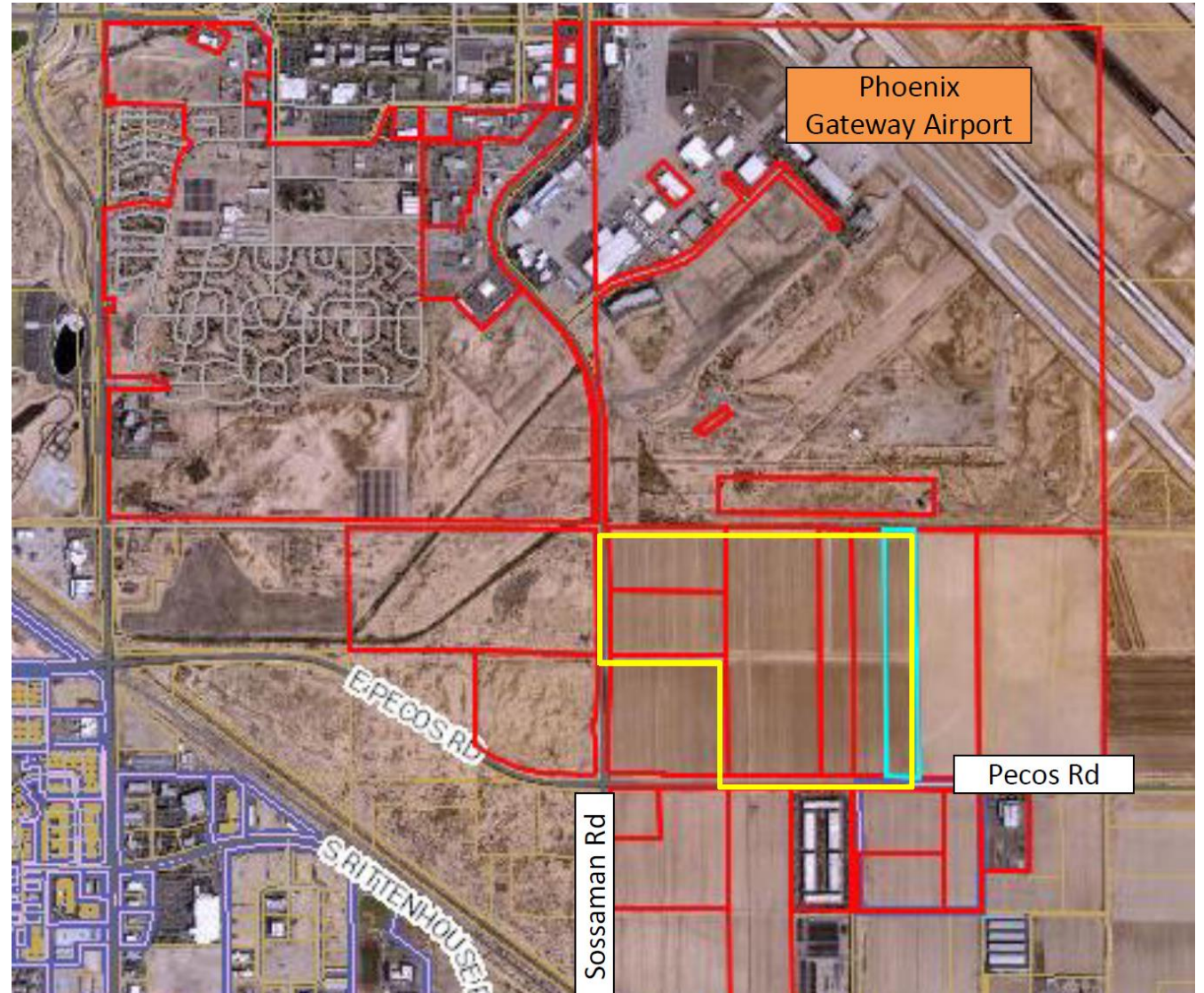
Development Standard	Required	Proposed	Staff Recommendation
<u>Maximum Building Height</u>	50 feet	<b>60 feet</b>	As proposed
<u>Parking Spaces Required</u>	75% GFA at 1/500; 25% GFA at 1/375	<b>1/1,350</b>	As proposed
<u>Required Bicycle Parking</u>	1 bike space per every 10 vehicle spaces up to 50 bike spaces; then 1 bike space per every 20 vehicle spaces above 50	<b>1 bike space for every 100 vehicle spaces</b>	As proposed

# PAD Request Cont.

Development Standard	Required	Proposed	Staff Recommendation
<u>Foundation Base along Exterior Walls</u> Exterior walls with public entrances	15 feet wide along entire wall. For corner entries, both adjacent walls require 15-foot-wide foundation base	<b>12 feet wide along entire wall. For corner entries, both adjacent walls require 14-foot-wide foundation base</b>	As proposed

# Citizen Participation

- Property owners within 1,000'
- No concerns





# Summary

## Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the review criteria for a Planned Area Development overlay outlined in Section 11-22 of the MZO
- ✓ Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO

## Staff Recommendation

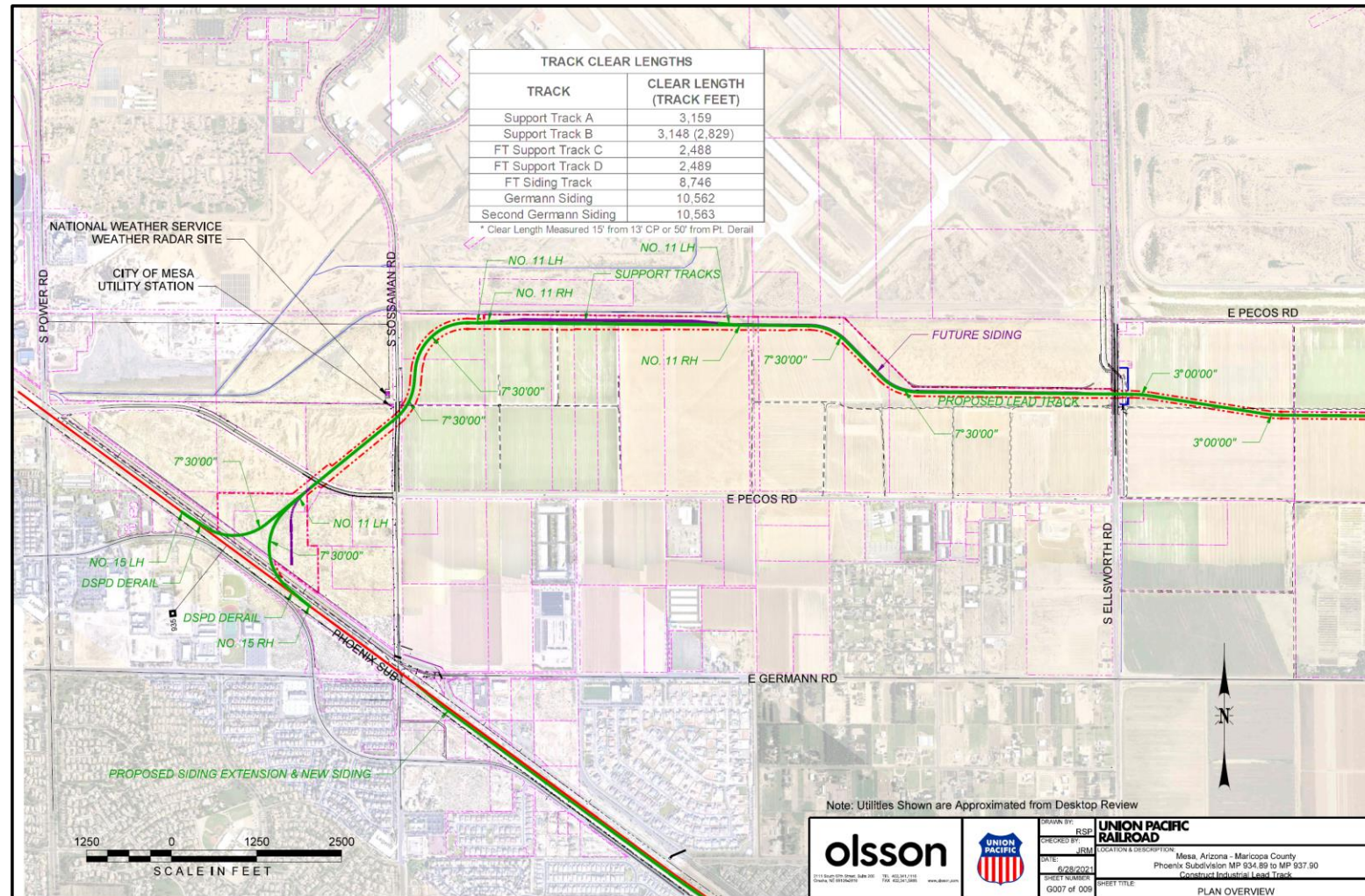
Approval with Conditions



# PLANNING & ZONING BOARD

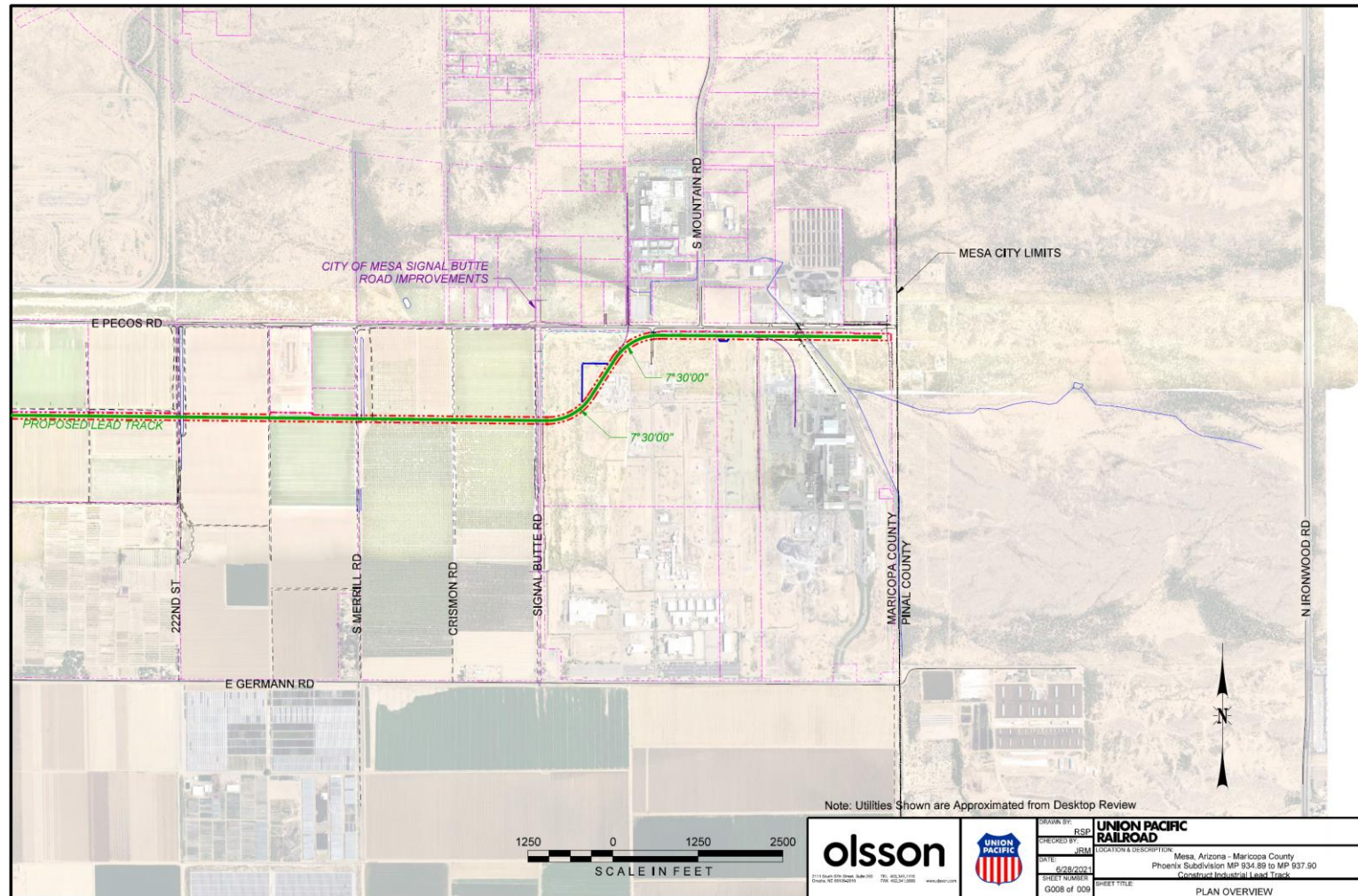
October 13, 2021

# PIRATE Rail Path



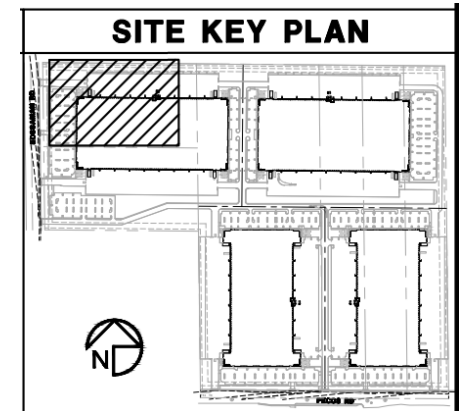


# PIRATE Rail Path

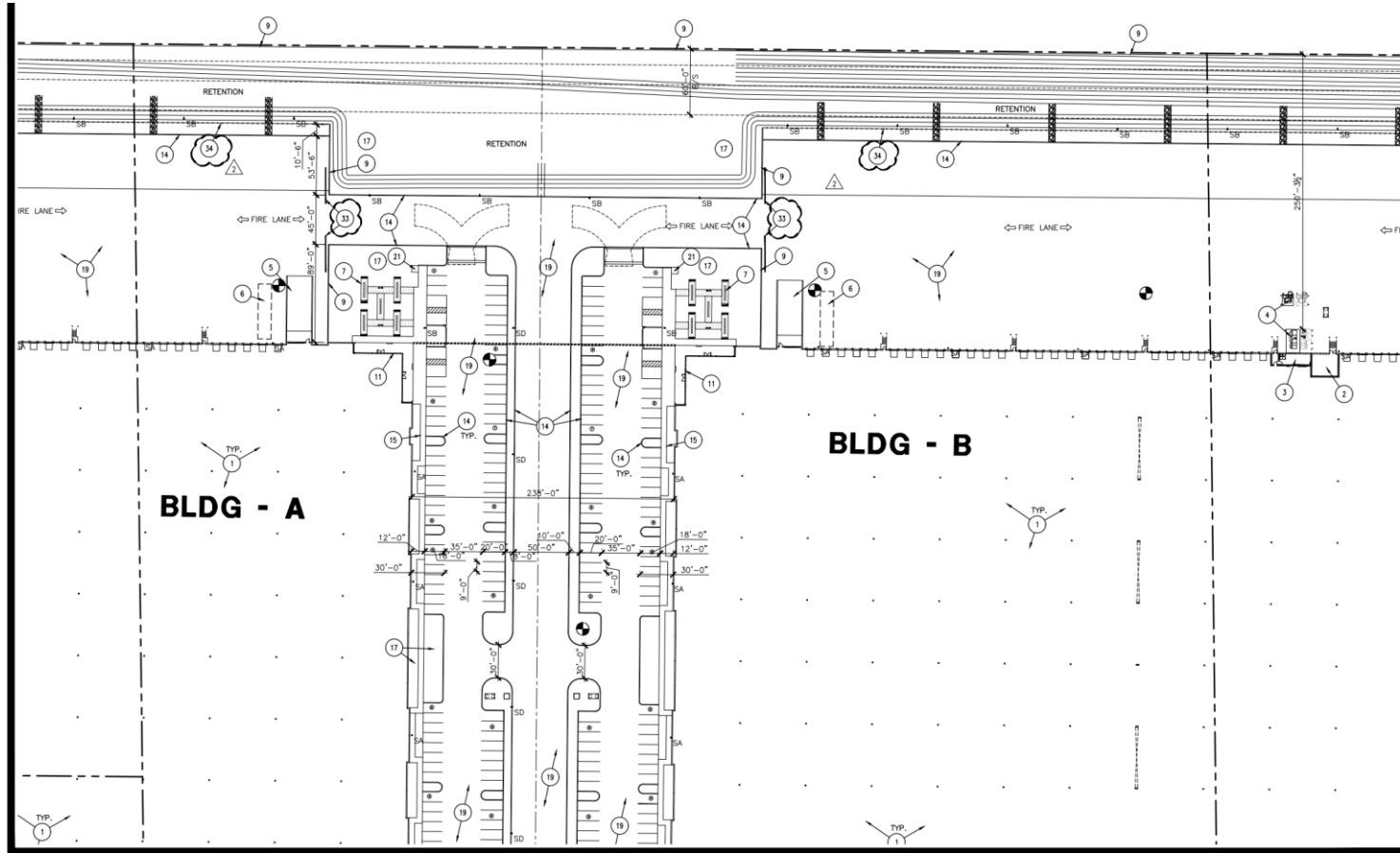




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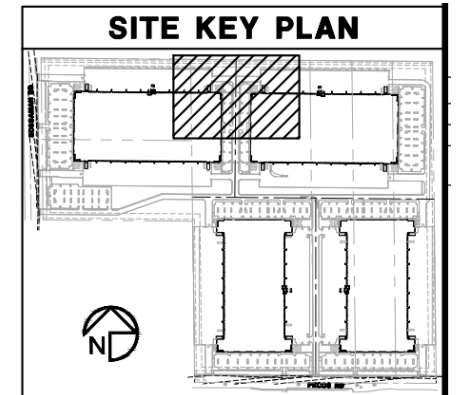
# Site Plan



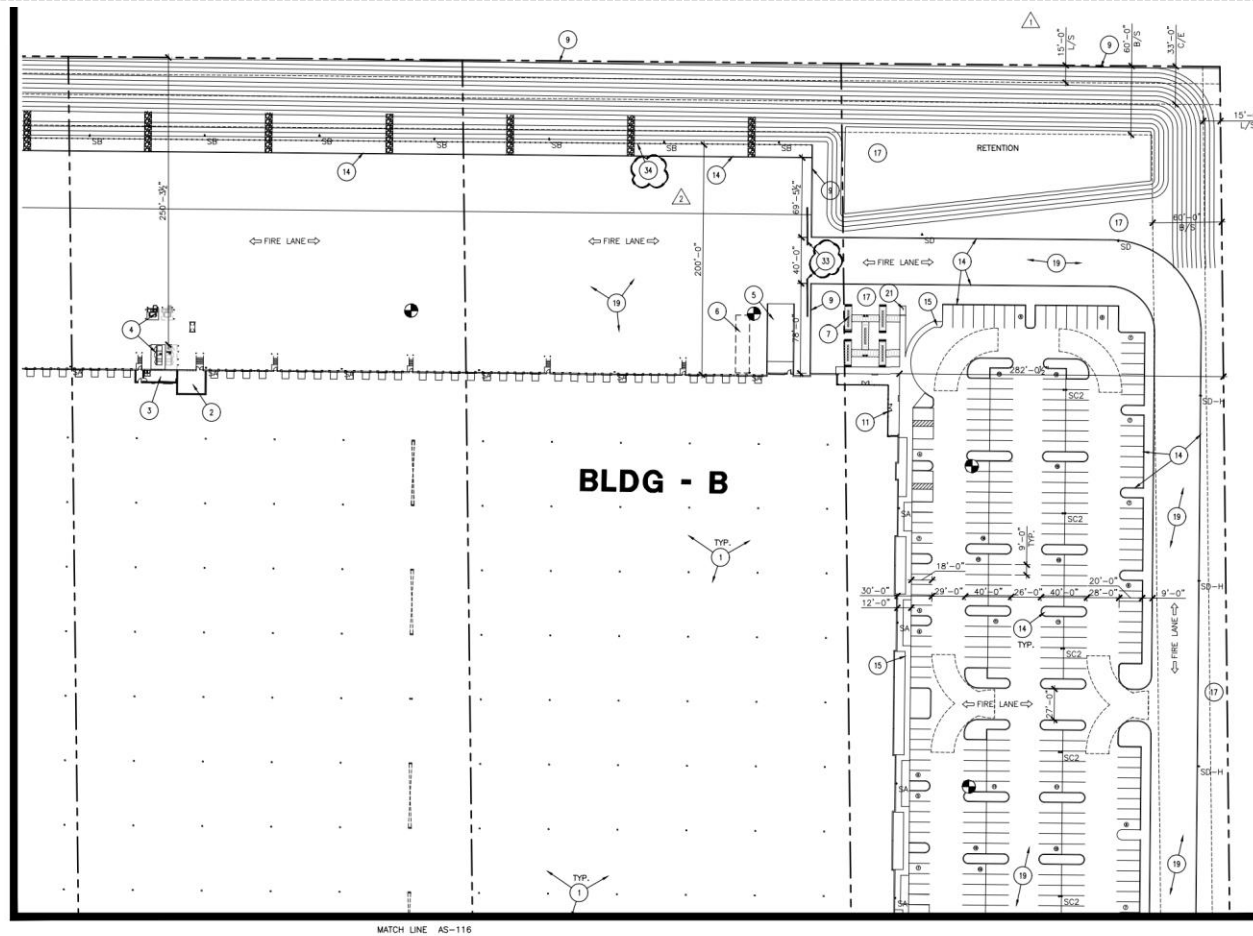
MATCH LINE AS-115

1 ENLARGED SITE PLAN  
SCALE 1"=50'-0"

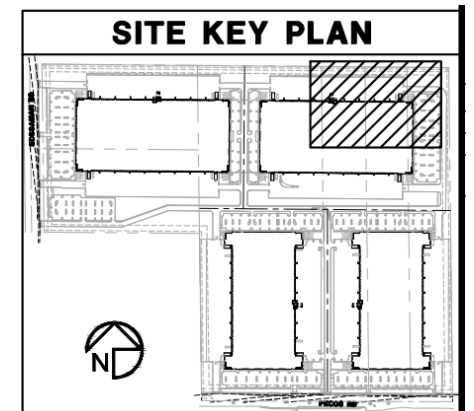
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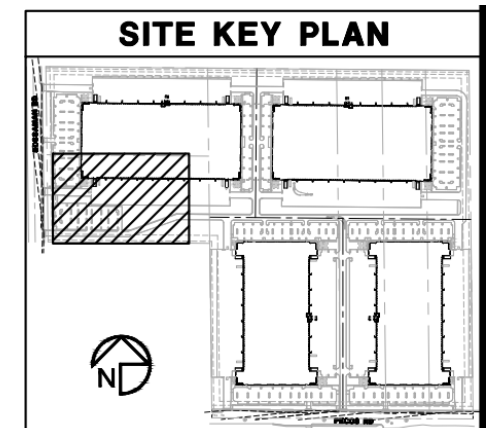
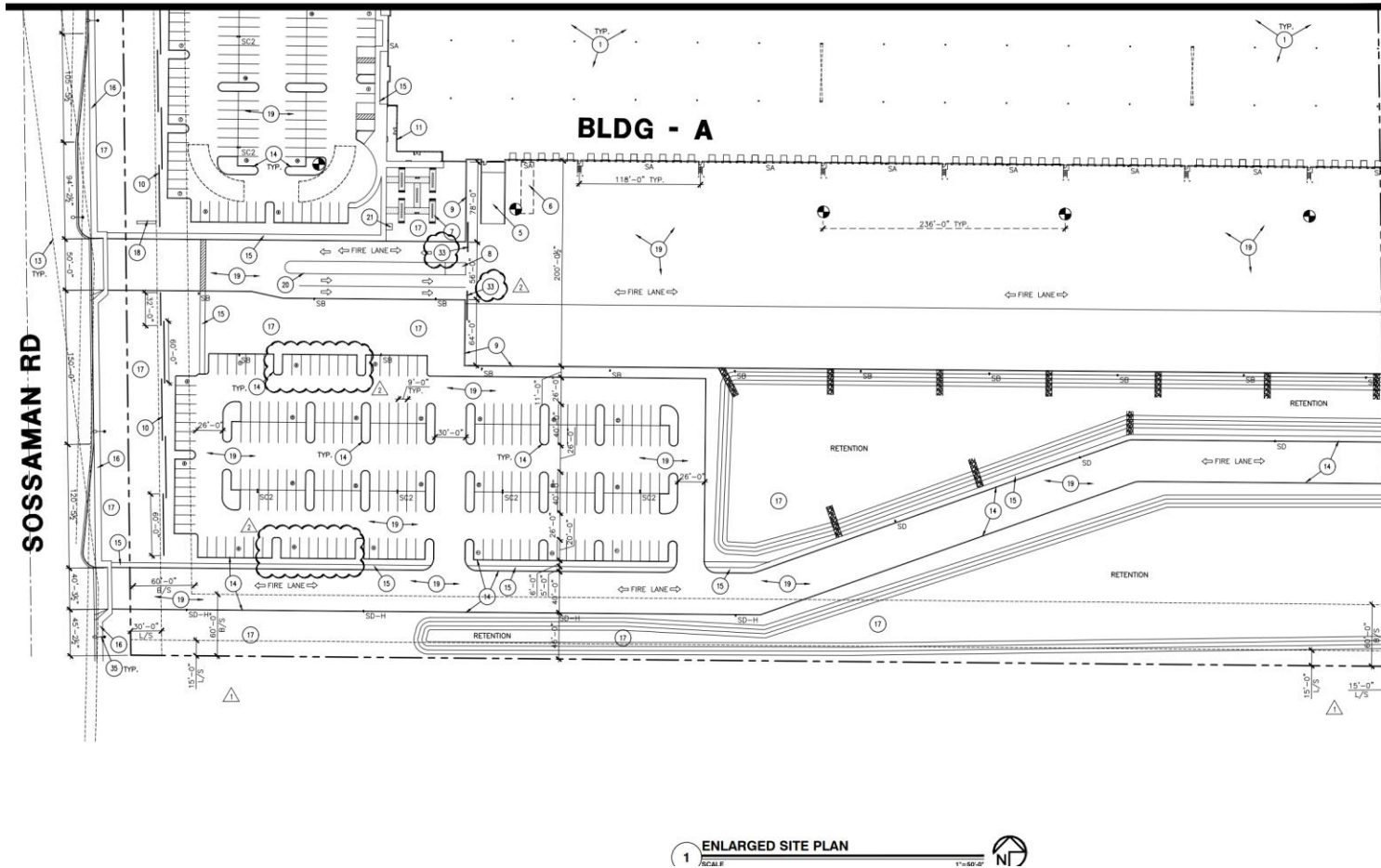
# Site Plan



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SCALE 1"=50'-0"

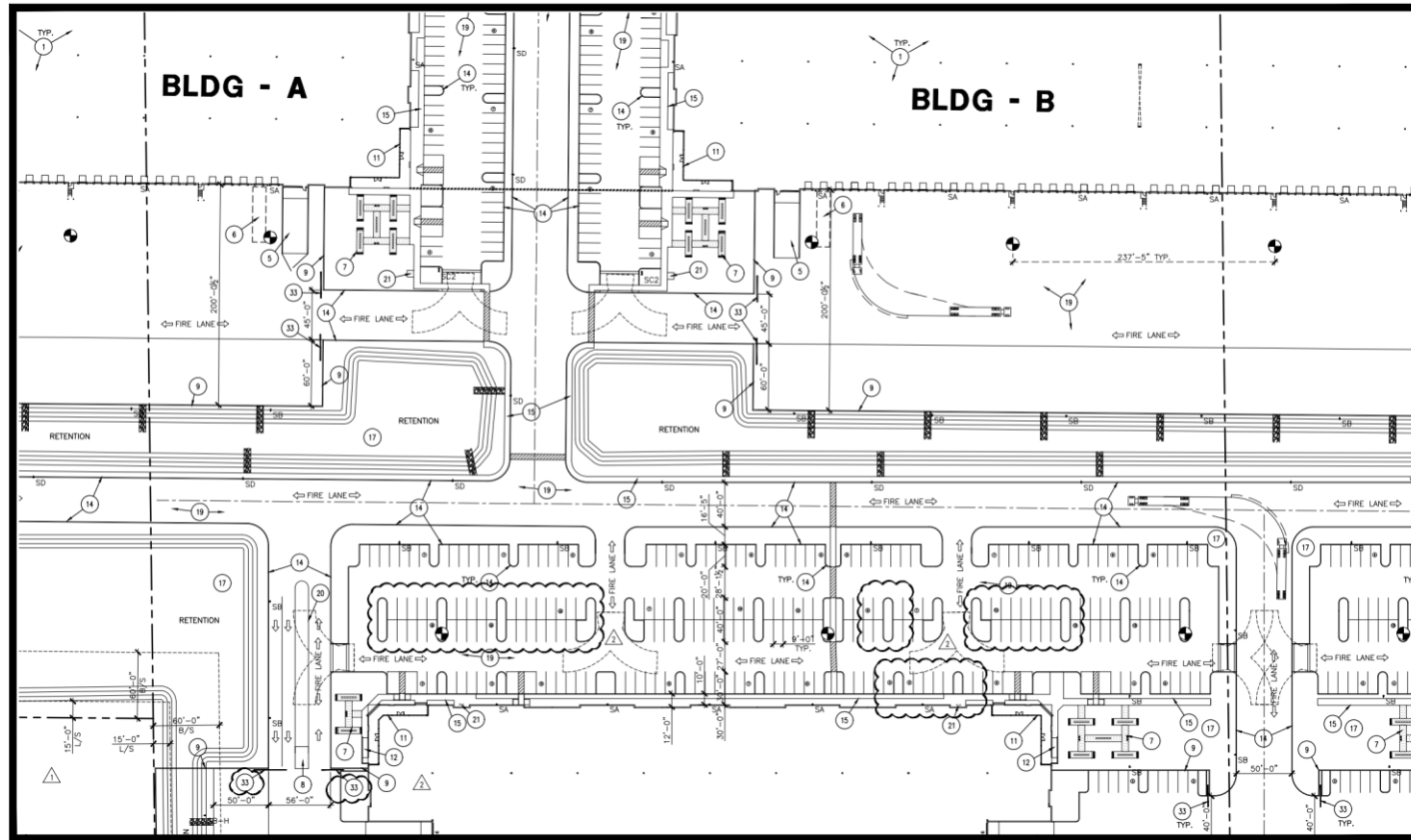


# Site Plan

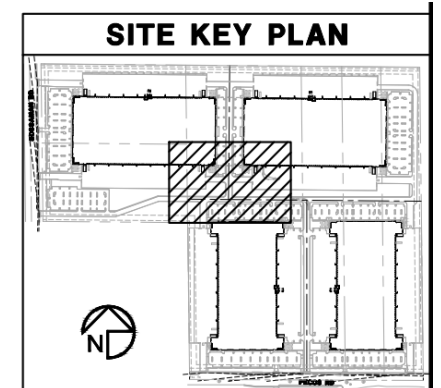




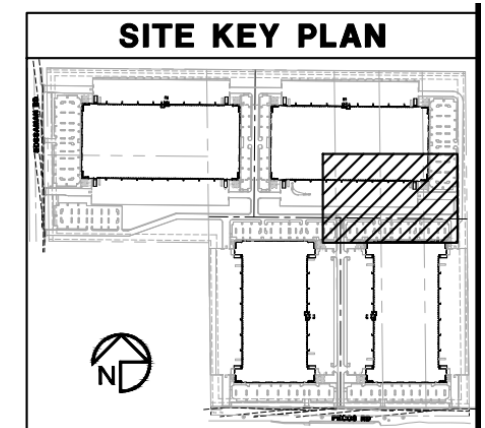
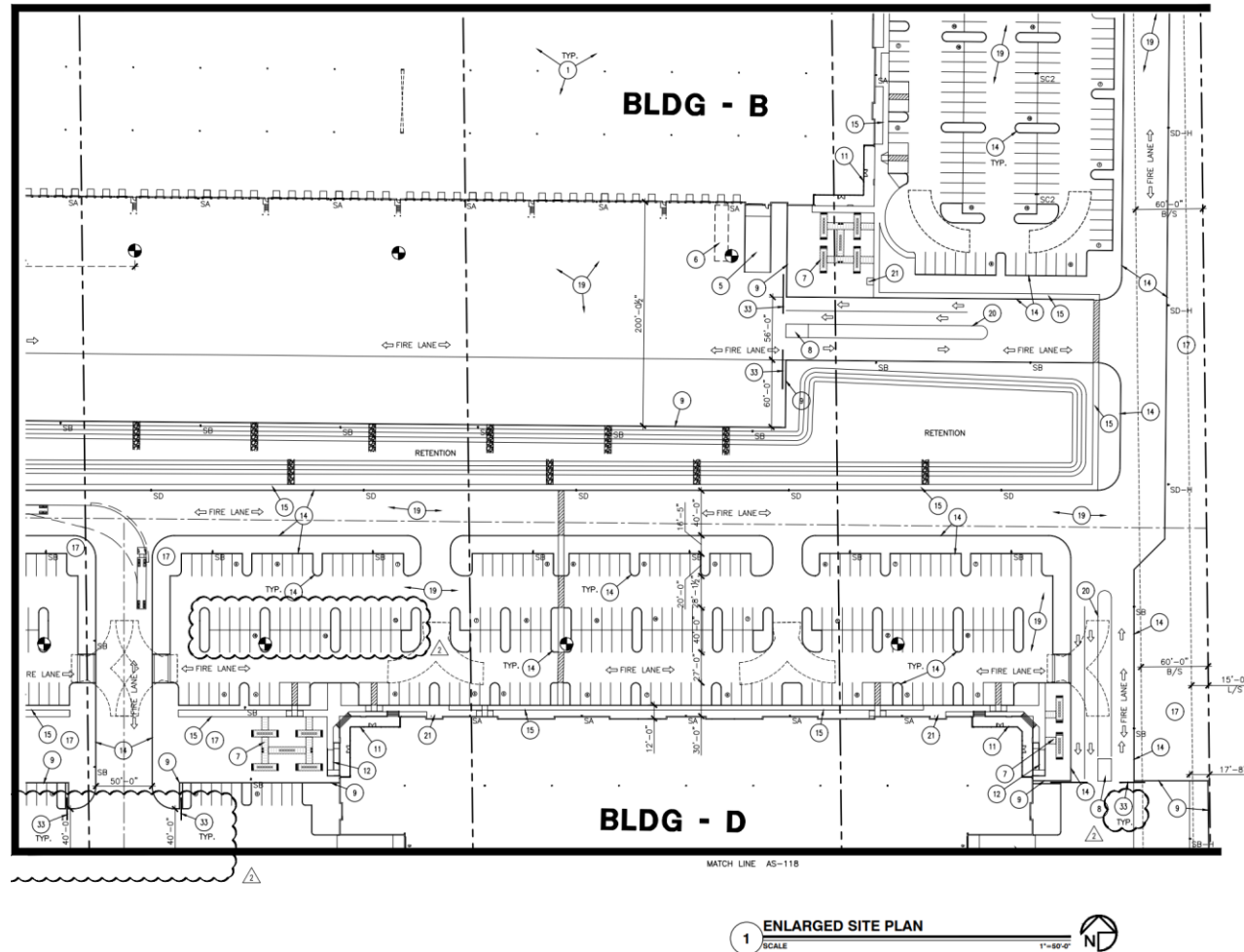
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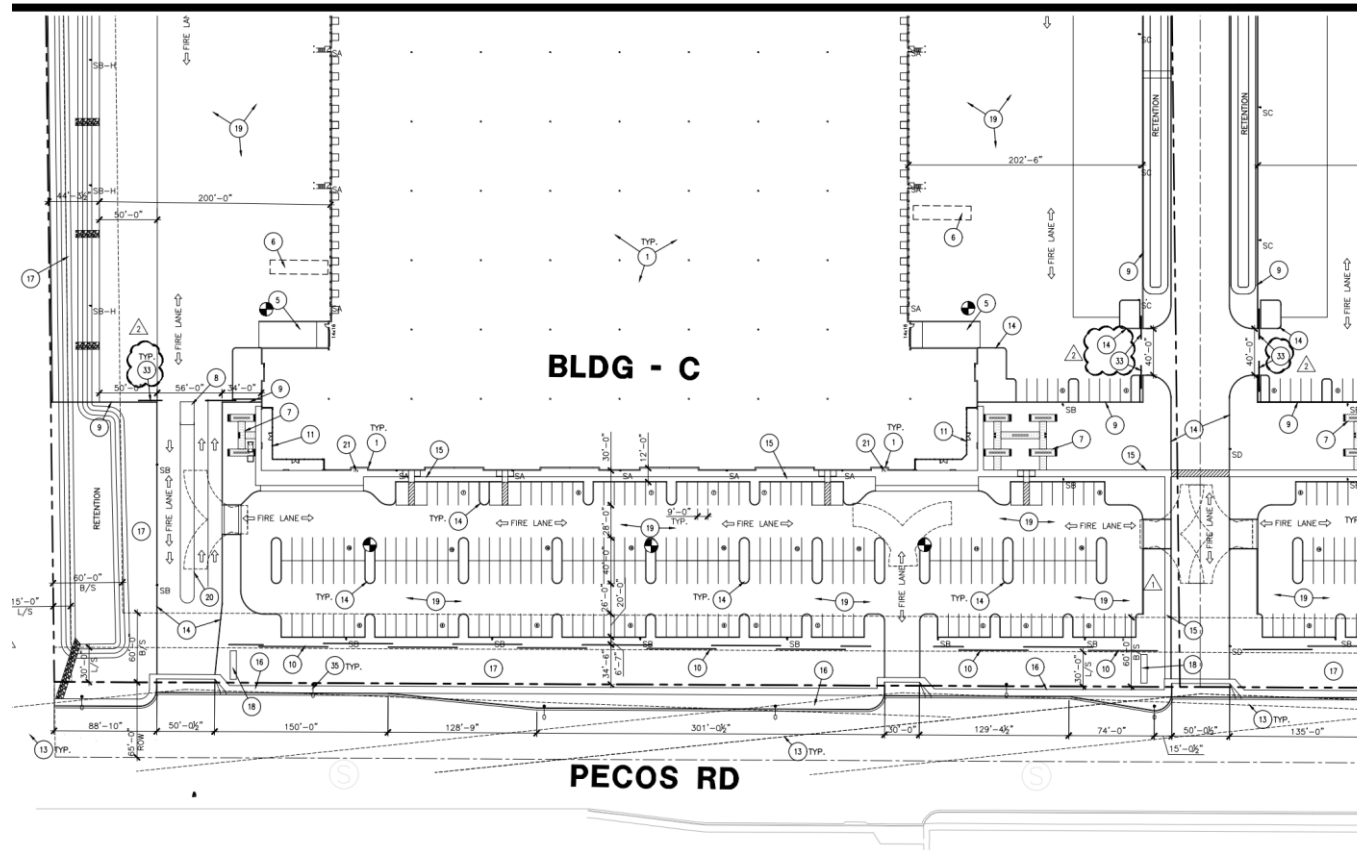
1 ENLARGED SITE PLAN  
SCALE 1"=50'-0"



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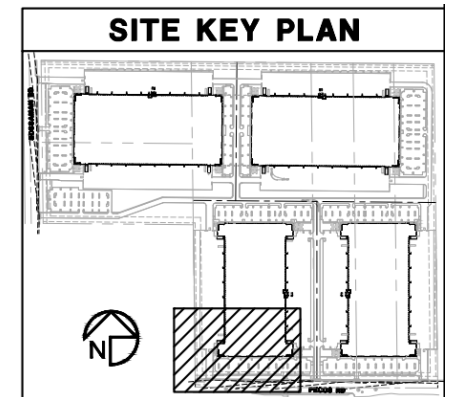
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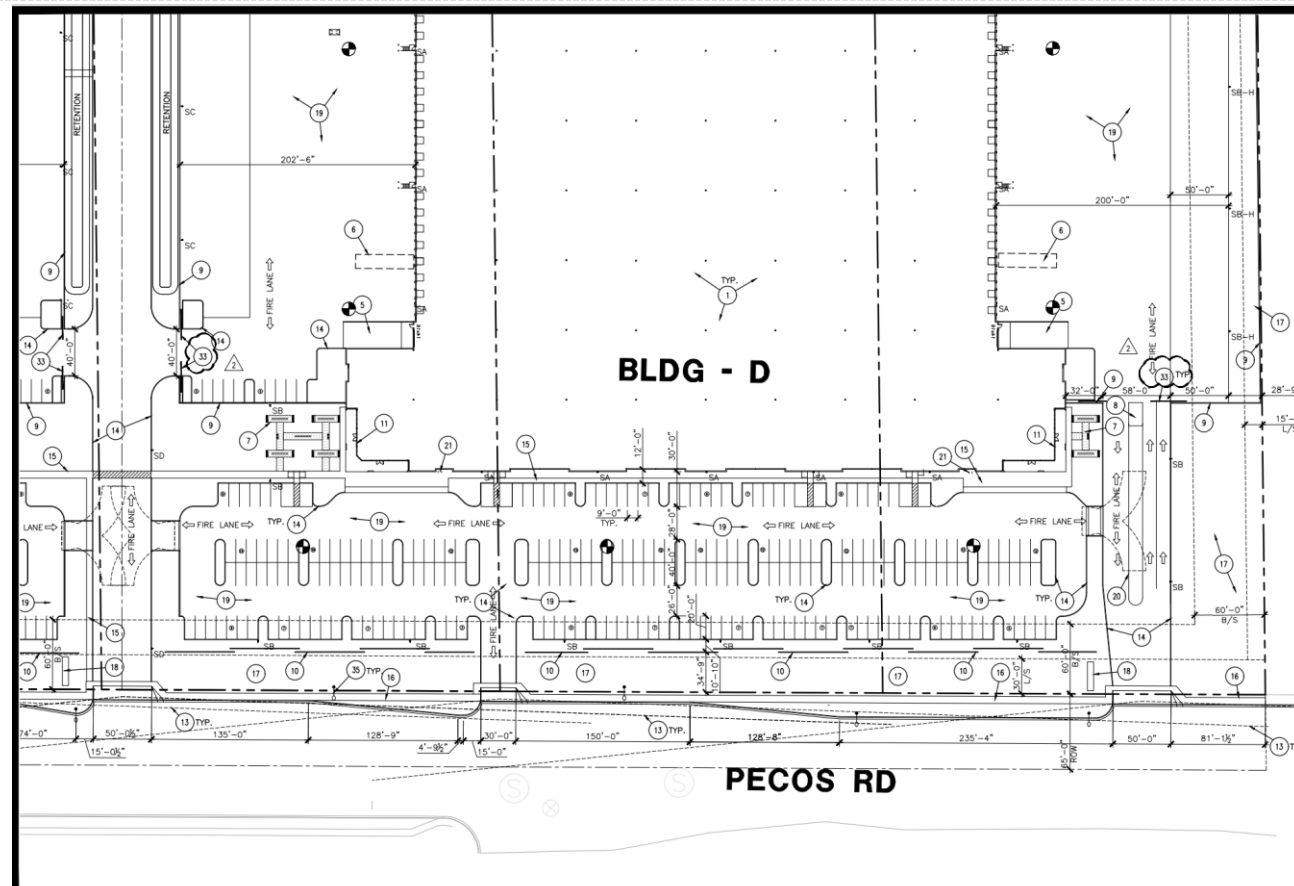
1 ENLARGED SITE PLAN  
REF: A1 & 2



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# Site Plan



1 ENLARGED SITE PLAN  
SCALE 1"=50'-0"

