



Planning & Zoning Board



ZON25-00221

Signal Butte & Germann



Request

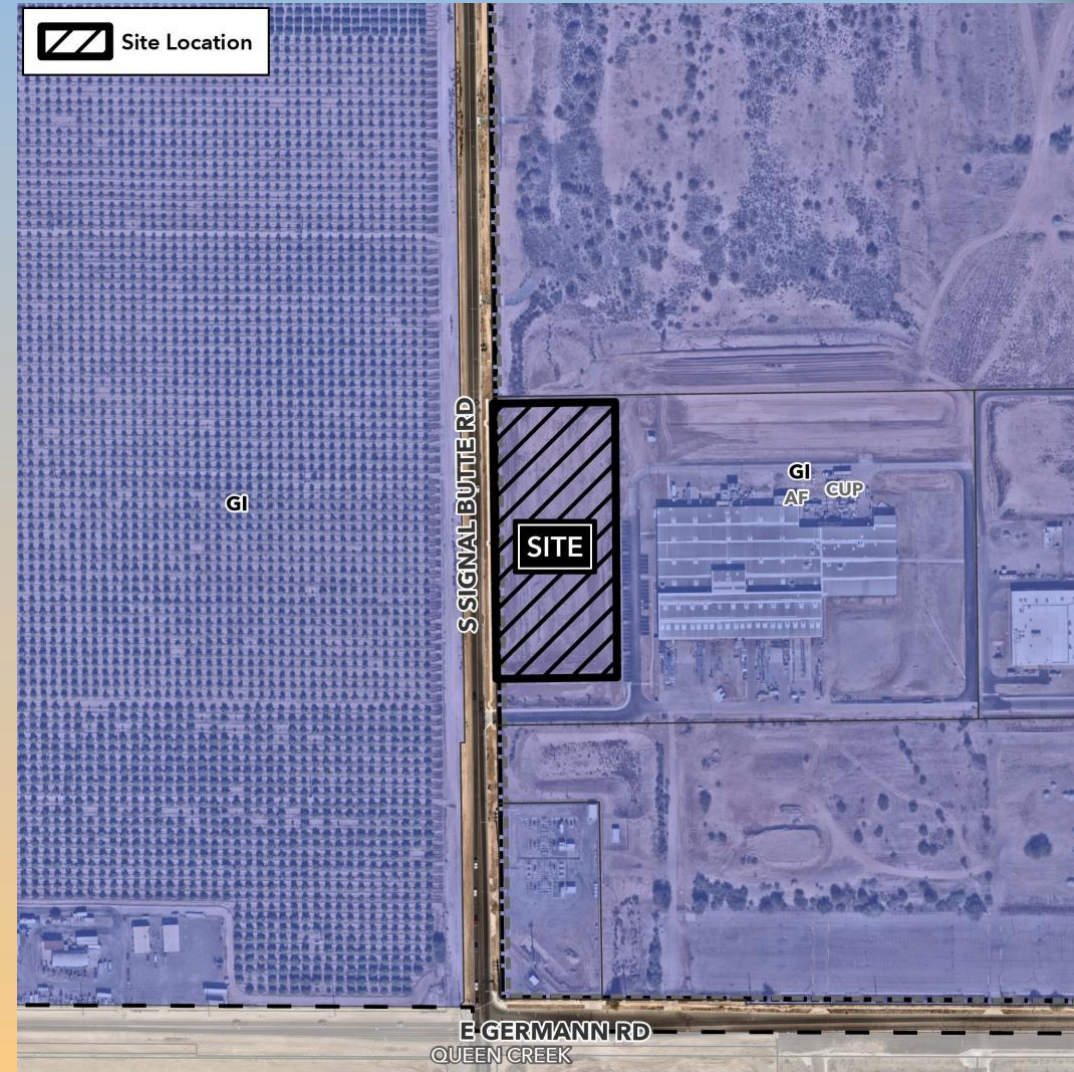
- Major Site Plan Modification
- To allow for an approx. 45,000± square foot industrial development





Location

- North of Germann Road
- East side of Signal Butte Road

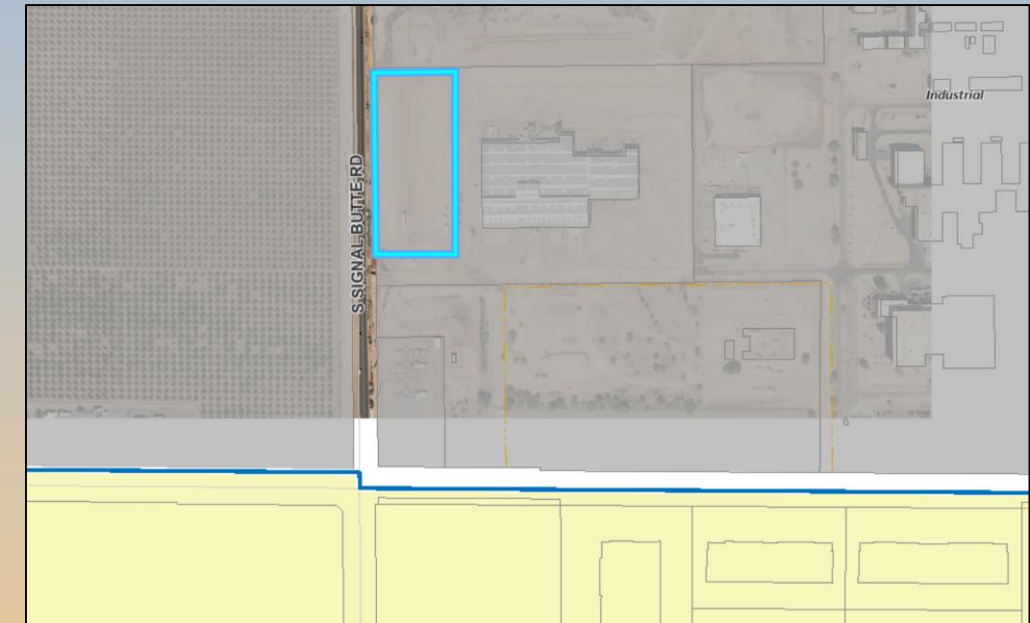




General Plan

Industrial - Evolve

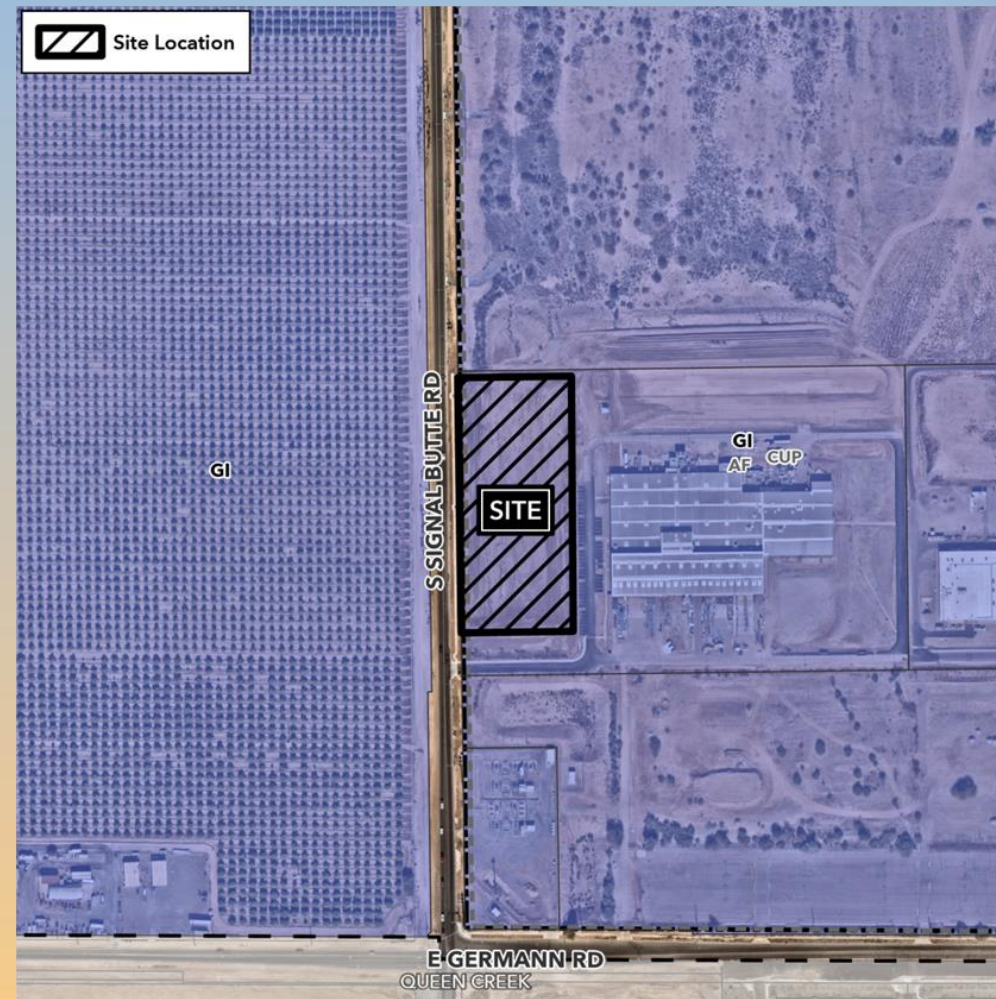
- LU1. Promote a balance of land uses to enhance the quality of life for current and future generations.
- ED1. Attract businesses and employers that create jobs with wages at or above the regional average.
- ED2. Invest in Mesa's workforce development.
- ED3. Sustain a business climate that fosters entrepreneurs and small businesses.
- ED4. Protect and promote Mesa's airports as global connections for tourism and business development.





Zoning

- General Industrial (GI)
 - Proposed use is allowed





Site Photo

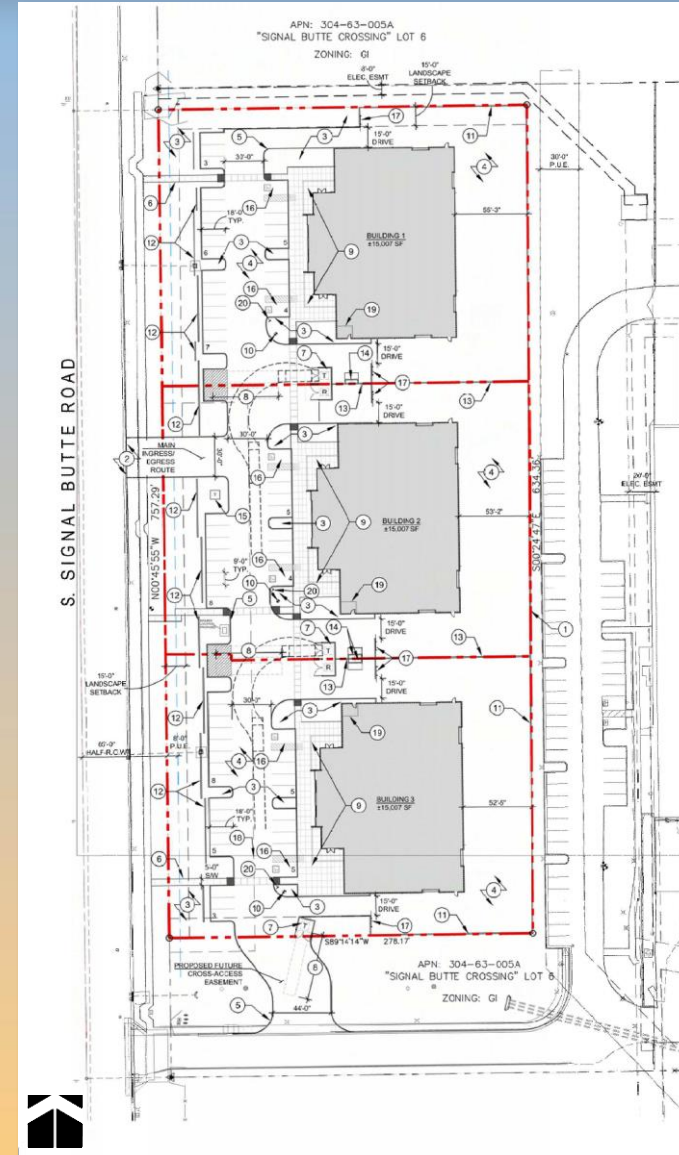


Looking east from Signal Butte Road



Site Plan

- Three buildings; approximately 15,000 sq.ft. each
- Primary access from Signal Butte
- Cross access agreement with the property to the south and east

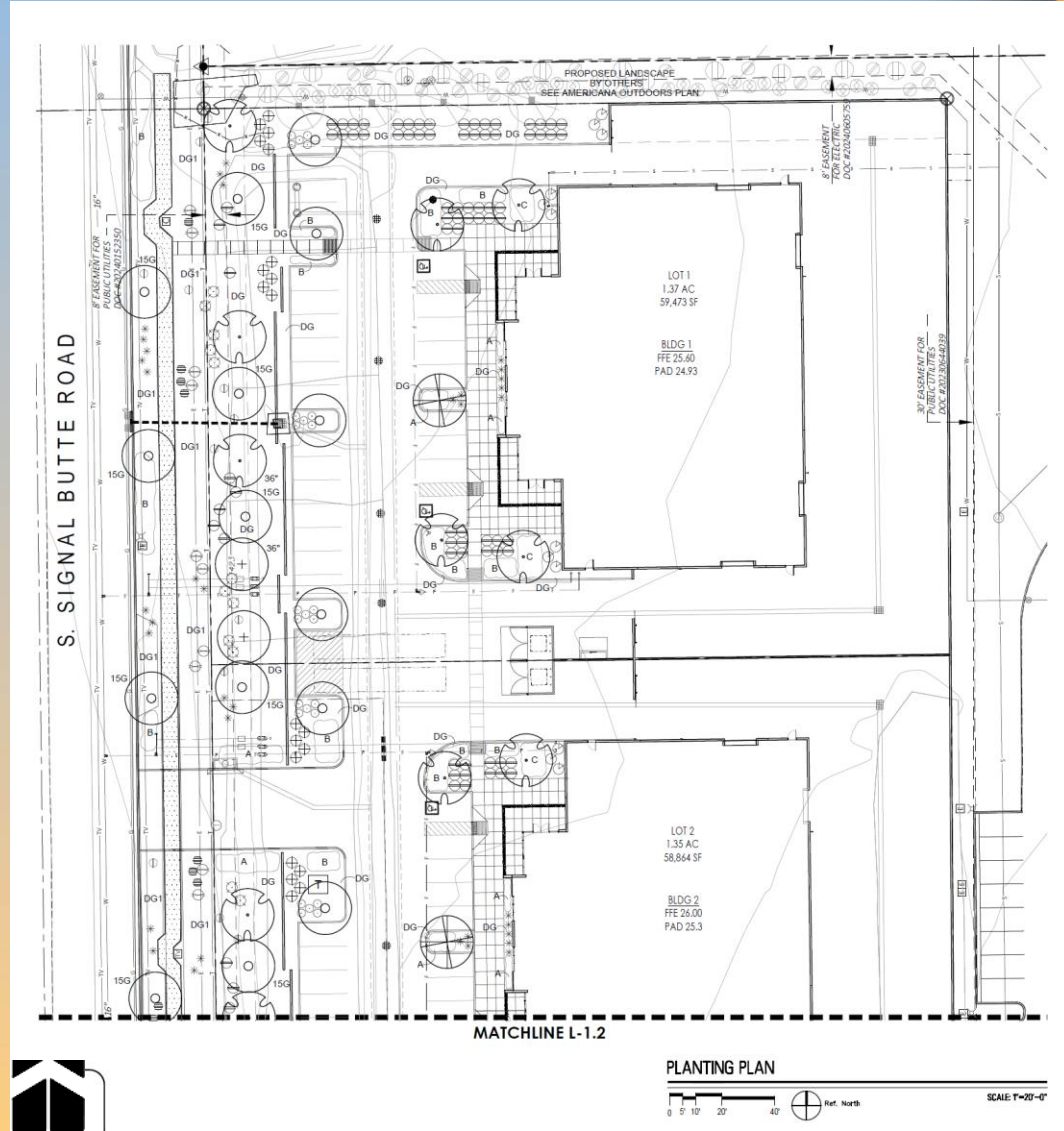




Landscape Plan

MASTER PLANT LIST		
TREES		
	HYBRID MESQUITE PROSOPIS 'COOPER'	36" BOX, LOW BREAKING, MATCHED, 3 QTY
	HYBRID PALO VERDE PARKINSONIA 'DESERT MUSEUM'	24" BOX / 36" BOX, LOW BREAKING, MATCHED, 18 / 3 QTY
	THORNLESS CASCALOTE CAESALPINA CACALACO 'SMOOTHEE'	15 GAL / 24" BOX, LOW BREAKING, MATCHED, 10 / 13 QTY
	PROSOPIS CHILENSIS CHILEAN MESQUITE	24" BOX / 36" BOX, LOW BREAKING, MATCHED, 4 / 3 QTY
SHRUBS		
	HESPERALOE PARVIFLORA	5 GAL, 52 QTY
	RED YUCCA	5 GAL, 21 QTY
	SIMMONDSIA CHINENSIS JOSHUA	5 GAL, 135 QTY
	RUPELLIA PENINSULARIS BAJA RUPELLIA	5 GAL, 38 QTY
	TECOMA STANS 'ORANGE JUBILEE'	5 GAL, 50 QTY
	RUPELLIA BRITTONIANA MEXICAN PETUNIA	5 GAL, 23 QTY
	DASYLIRION WHEELERI DESERT SPOON	5 GAL, 12 QTY
	AGAVE MURPHEYI MURPHY'S AGAVE	5 GAL, 17 QTY
	ENCELIA FARINOSA BRITTLEBUSH	1 GAL, 17 QTY
GROUNDCOVER		
	EUPHORBIA RIGIDA GOPHER PLANT	1 GAL @ 3" O.C. 88 QTY
	LANTANA 'NEW GOLD'	1 GAL @ 3" O.C. 243 QTY
	EREMOPHILA GLABRA OUTBACK SUNRISE EMU	1 GAL @ 2.5' O.C. 120 QTY
	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GAL @ 2.5' O.C. 120 QTY
	DECOMPOSED GRANITE MADISON GOLD	1/2" MINUS 2" DEPTH
	DECOMPOSED GRANITE MADISON GOLD	1/2" SCREENED 2" DEPTH

AMERICANA PLANT LEGEND FOR REFERENCE ONLY		
SYMBOL	BOTANICAL NAME	COMMON NAME SIZE
TREES		
	ACACIA SALICINA	WILLOW ACACIA 15 GAL
	CAESALPINA CACALACO 'SMOOTHEE'	THORNLESS CASCALOTE 15 GAL
	PARKINSONIA X 'DESERT MUSEUM'	THORNLESS PALO VERDE 24" BOX / 36" BOX
	PROSOPIS CHILENSIS	THORNLESS MESQUITE 24" BOX / 36" BOX
SHRUBS / GROUNDCOVERS / ACCENTS		
	ACACIA REDOLENS	TRAILING ACACIA 3 GAL
	AGAVE MURPHEYI	MURPHY'S AGAVE 5 GAL
	DASYLIRION WHEELERI	DESERT SPOON 5 GAL
	ENCELIA FARINOSA	BRITTLEBUSH 5 GAL
	EREMOPHILA GLABRA	GOLD EMU BUSH 1 GAL
	EUPHORBIA RIGIDA	GOPHER PLANT 1 GAL
	HESPERALOE PARVIFLORA	RED YUCCA 5 GAL
	LARREA TRIDENTATA	CREOSOTE 5 GAL
	RUPELLIA PENINSULARIS	DESERT RUPELLIA 5 GAL
INERT GROUNDCOVER		
	DECOMPOSED GRANITE - ROW	MADISON GOLD - 7" SCREENED
	DECOMPOSED GRANITE	MADISON GOLD - 1/4" MINUS

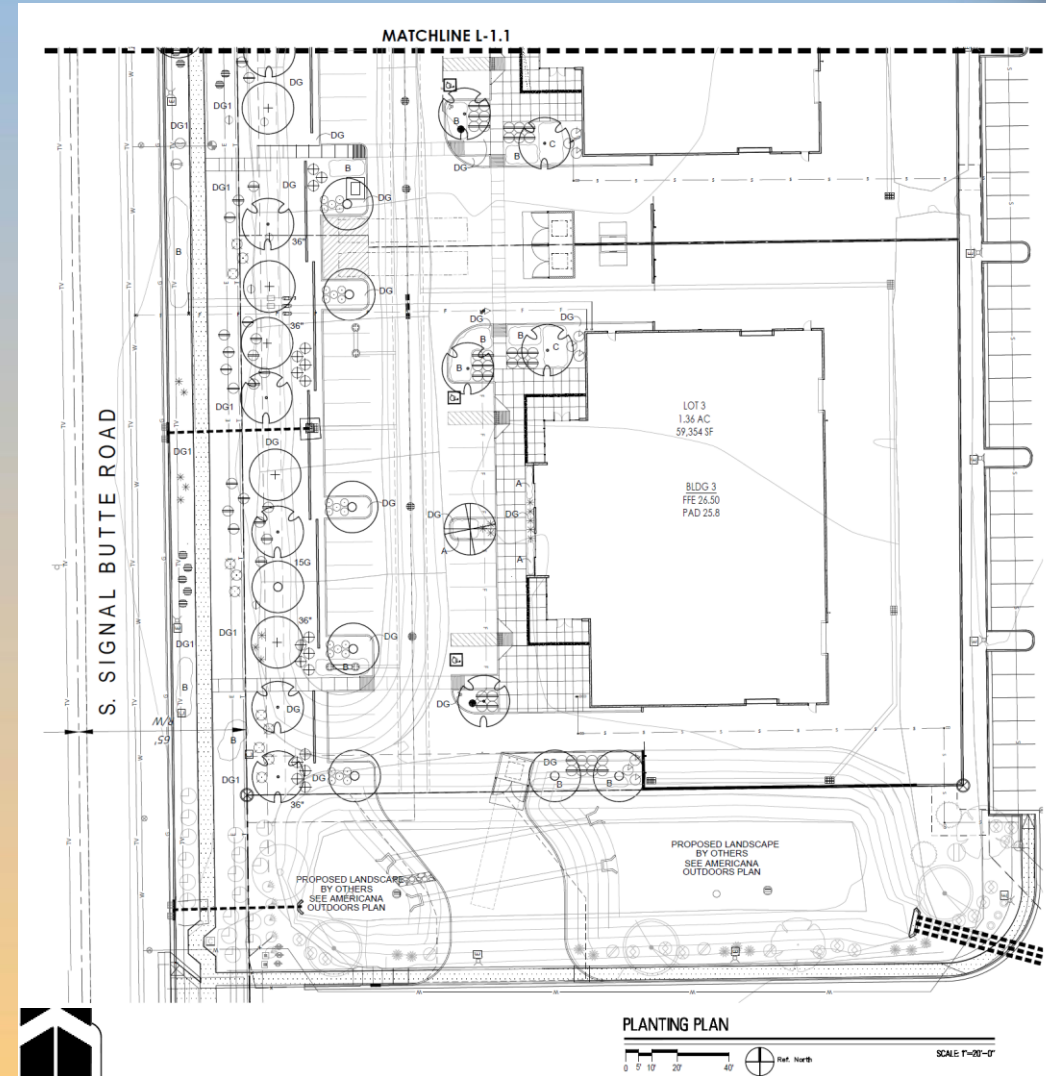




Landscape Plan

MASTER PLANT LIST			
TREES		SIZE/ COMMENTS / QTY	
	HYBRID MESQUITE PROSOPIS 'COOPERI'	36" BOX, LOW BREAKING, MATCHED, 3 QTY	
	HYBRID PALO VERDE PARKINSONIA 'DESERT MUSEUM'	24" BOX / 36" BOX, LOW BREAKING, MATCHED, 18 / 3 QTY	
	THORNLESS CASCALOTE CAESALPINIA CAGALACO 'SMOOTHIE'	15 GAL / 24" BOX, LOW BREAKING, MATCHED, 10 / 13 QTY	
	PROSOPIS CHILENSIS CHILEAN MESQUITE	24" BOX / 36" BOX, LOW BREAKING, MATCHED, 4 / 3 QTY	
	SHRUBS		
	HESPERALOE PARVIFLORA	5 GAL, 52 QTY	
	RED YUCCA	5 GAL, 21 QTY	
	SIMMONDSIA CHINENSIS	5 GAL, 139 QTY	
	JOSUA	5 GAL, 38 QTY	
	RUPELLIA PENINSULARIS	5 GAL, 50 QTY	
	TECOMA STANS 'ORANGE JUBILEE'	5 GAL, 23 QTY	
	ORANGE JUBILEE TECOMA	5 GAL, 12 QTY	
	RUPELLIA BRITTONIANA	5 GAL, 17 QTY	
	MEXICAN PETUNIA	1 GAL @ 3" O.C.	
	DASYLIRION WHEELERI	88 QTY	
	DESERT SPOON	1 GAL @ 3" O.C.	
	AGAVE MURPHEYI	243 QTY	
	MURPHY'S AGAVE	1 GAL @ 2.5' O.C.	
	ENCILIA FARINOSA	120 QTY	
	BRITTLEBUSH	12" MINUS	
	GROUND COVER		
	EUPHORBIA RIGIDA	1 GAL, 17 QTY	
	GOPHER PLANT	1 GAL @ 3" O.C.	
	LANTANA NEW GOLD	88 QTY	
	'NEW GOLD' LANTANA	1 GAL @ 3" O.C.	
	EREMOPHILA GLABRA	243 QTY	
	OUTBACK SUNRISE EMU	1 GAL @ 2.5' O.C.	
	BOUTELOUA GRACILIS 'BLONDE AMBITION'	120 QTY	
	'BLONDE AMBITION' GRAMA	12" MINUS	
	DECOMPOSED GRANITE	2" DEPTH	
	MADISON GOLD	12" SCREENED	
	DECOMPOSED GRANITE	2" DEPTH	
	MADISON GOLD		

AMERICANA PLANT LEGEND			
SYMBOL		FOR REFERENCE ONLY	
BOTANICAL NAME		COMMON NAME	
TREES		SIZE	
	ACACIA SALICINA	WILLOW ACACIA	15 GAL
	CAESALPINIA CAGALACO	THORNLESS CASCALOTE	15 GAL
	PARKINSONIA X 'DESERT MUSEUM'	THORNLESS PALO VERDE	24" BOX
	PROSOPIS CHILENSIS	THORNLESS MESQUITE	24" BOX
	SHRUBS / GROUNDCOVERS / ACCENTS		
	ACACIA REDOLENS	TRAILING ACACIA	3 GAL
	AGAVE MURPHEYI	MURPHY'S AGAVE	5 GAL
	DASYLIRION WHEELERI	DESERT SPOON	5 GAL
	ENCILIA FARINOSA	BRITTLEBUSH	5 GAL
	EREMOPHILA GLABRA	GOLD EMU BUSH	1 GAL
	EUPHORBIA RIGIDA	GOPHER PLANT	1 GAL
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL
	LARREA TRIDACTATA	CREOSOTE	5 GAL
	RUPELLIA PENINSULARIS	DESERT RUPELLIA	5 GAL
	INERT GROUND COVER		
	DECOMPOSED GRANITE - ROW	MADISON GOLD - 3" SCREENED	
	DECOMPOSED GRANITE	MADISON GOLD - 14" MINUS	





Rendering





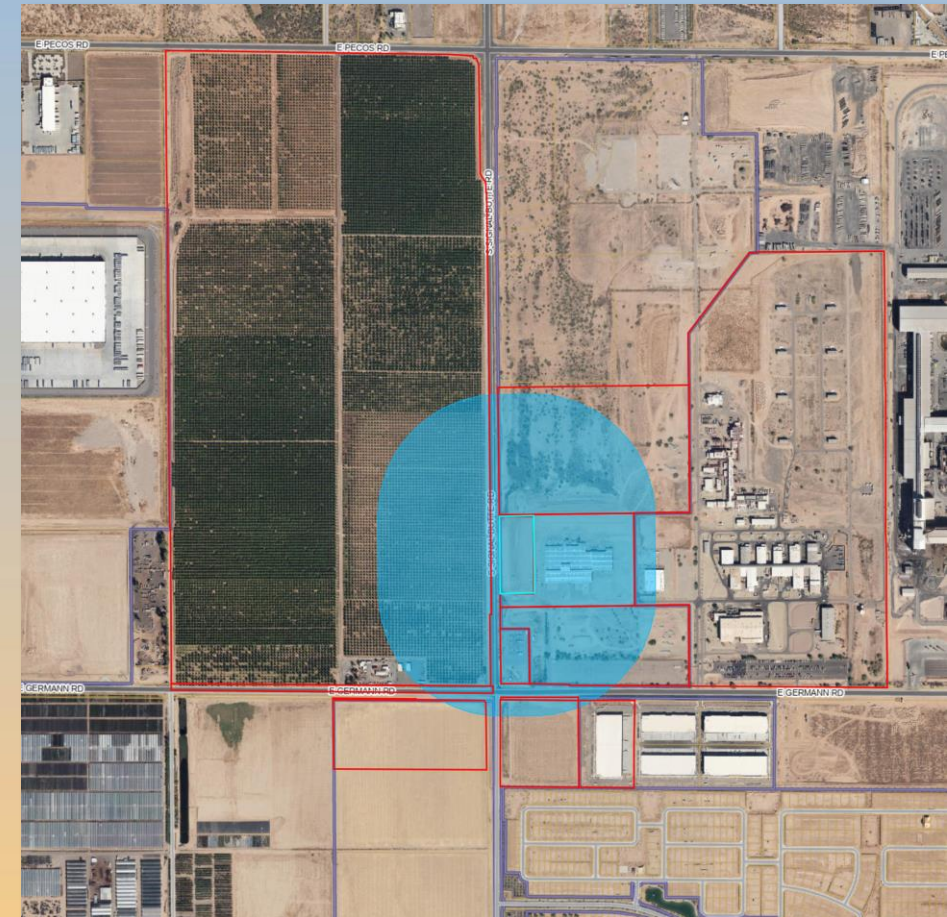
Rendering





Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- No correspondence received by staff





Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review

Staff recommends Approval with Conditions



Planning & Zoning Board