



City Council

ZON24-00475

Mary Kopaskie-Brown, Planning Director

September 23, 2024



Request

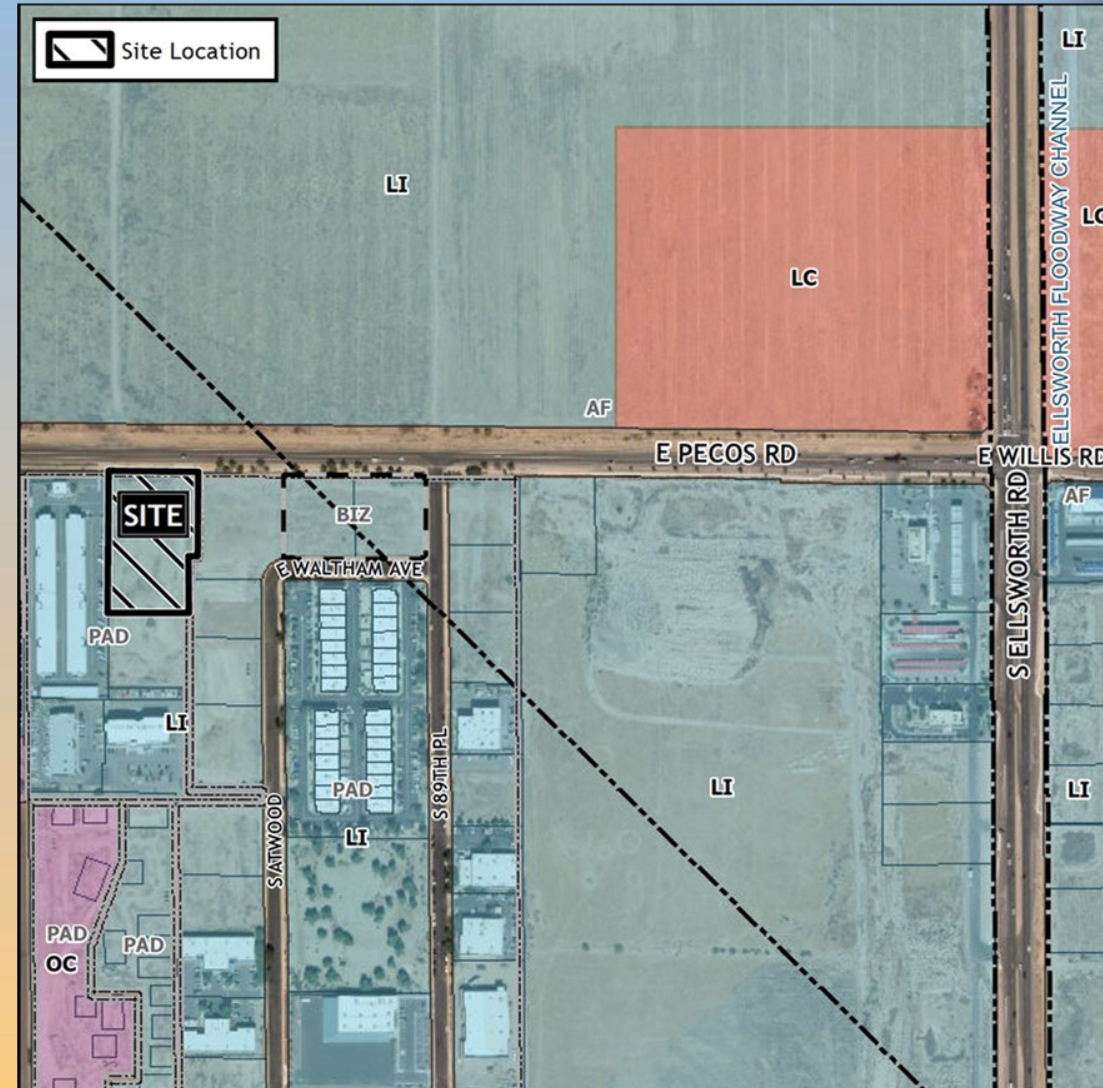
- Major Site Plan Modification and amending the conditions of approval for Case No. Z06-006
- To allow for an industrial development





Zoning

- Light Industrial with a Planned Area Development overlay (LI-PAD)
- Proposed use is allowed by right in the LI zoning district





Site Photo

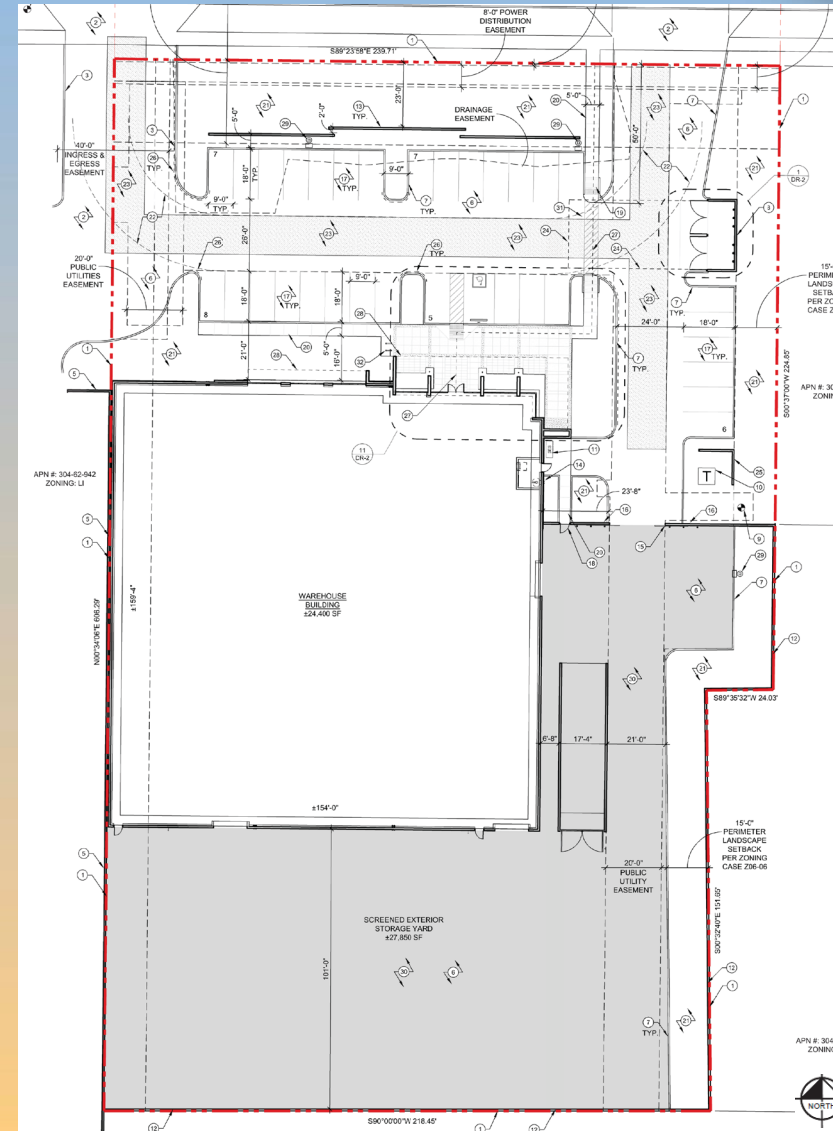


Looking south towards the site from Pecos Road



Site Plan

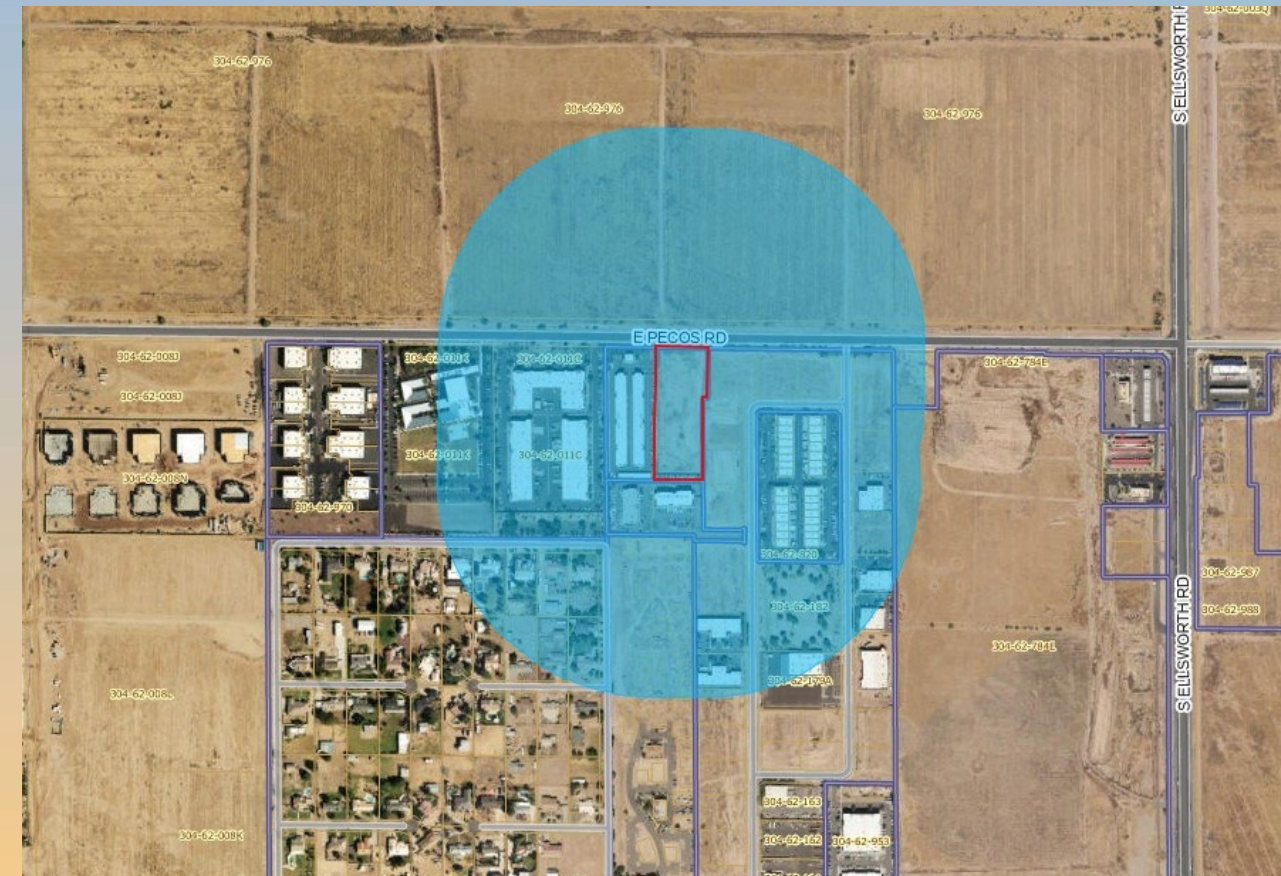
- 24,400 sq. ft. building
- Vehicular access from East Pecos Road
- Truck docks and loading area will be located at the east and south sides of the building
- 31 parking spaces are required; 33 parking spaces proposed





Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- No comments received from neighboring property owners





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with the Gateway Strategic Development Plan
- ✓ Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO

*Staff recommends Approval with Conditions
Planning and Zoning Board recommends Approval with Conditions (5-0)*



mesa·az



Rendering





Landscape Plan

MASTER PLANT LIST

TREES	SIZE/ COMMENTS/ QTY
OLEA EUROPAEA 'WILSONII' FRUITLESS OLIVE	36" BOX / 8 QTY LOW-BREAKING MATCHED
PISTACIA 'RED PUSH' RED PUSH PISTACHE	24" BOX / 12 QTY STANDARD MATCHED
CHITALPA TASHKENTENSIS CHITALPA	24" BOX / 7 QTY LOW-BREAKING MATCHED
SHRUB	
NERIUM OLEANDER 'WHITE SANDS' DWARF OLEANDER	5 GAL, 62 QTY
OLEA EUROPAEA 'LITTLE OLLIE' DWARF OLIVE	5 GAL, 24 QTY
RUELLIA BRITTONIANA MEXICAN PETUNIA	5 GAL, 21 QTY
TECOMA STANS 'LYDIA' LYDIA TECOMA	5 GAL, 60 QTY
BOUGAINVILLEA 'BARBARA KARST' BARBARA KARST BOUGAINVILLEA	5 GAL, 19 QTY
HESPERALOE PARVIFLORA RED YUCCA	5 GAL, 16 QTY
GROUNDCOVERS	
ERICAMERIA LARICAFOLIA TURPENTINE BUSH	1 GAL @ 3' O.C., 44 QTY
LANTANA MONTEVIDENSIS PURPLE LANTANA	1 GAL @ 3' O.C., 61 QTY
EREMOPHILA CARNOSA WINTER BLAZE EMU	1 GAL @ 4' O.C., 152 QTY
BOUTELOUA 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	1 GAL @ 3' O.C., 256 QTY
ALOE BARBADENSIS YELLOW BLOOMING ALOE	5 GAL @ 2.5' O.C., 16 QTY
EREMOPHILA GLABRA OUTBACK SUNRISE EMU	1 GAL @ 3' O.C., 33 QTY
INERT MATERIAL	
DECOMPOSED GRANITE ROCK PROS - MAHOGANY	1/2" MINUS / 2" DEPTH, TYP.
FRACTURED GRANITE ROCK PROS - FROST	1-3" SCREENED / 2" DEPTH, TYP.

