



Planning & Zoning Board



ZON22-00890

Cassidy Welch, Principal Planner

July 9, 2025



Request

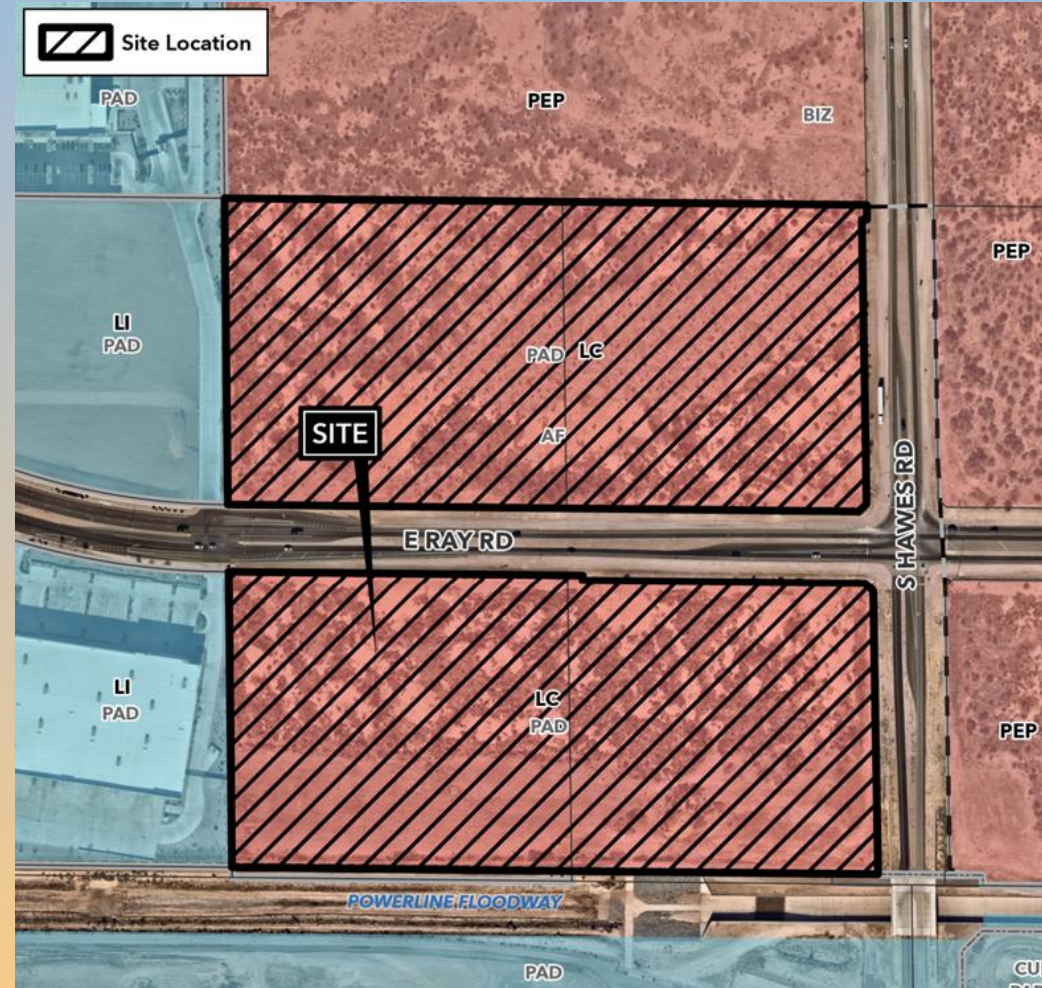
- Rezone 17.7± acres from LC-PAD to LC
- Rezone 15.6± acres from LC-PAD to LI-PAD and Site Plan Review for 235,600± industrial development





Location

- North and South sides of Ray Road
- West of Hawes Road

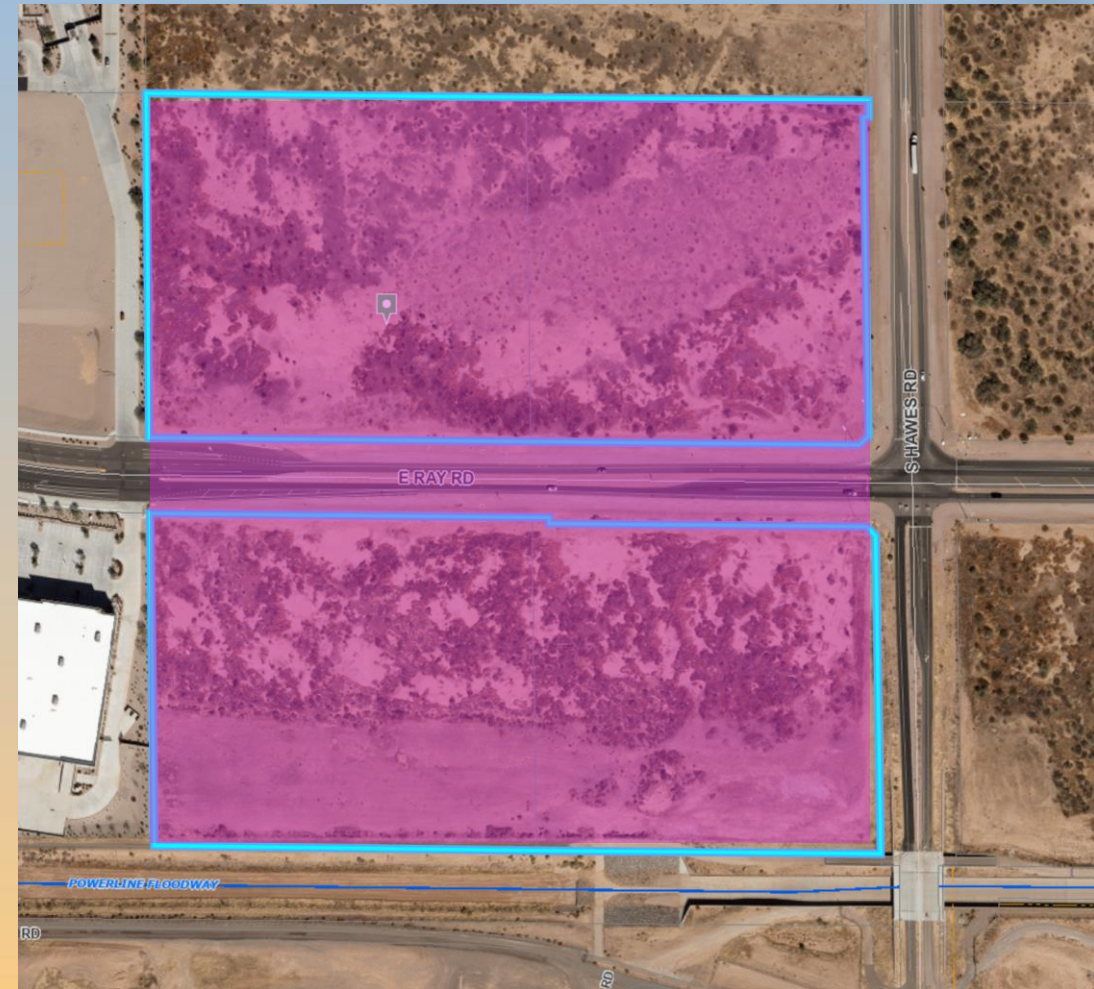




General Plan

Mixed Use Activity District/Employment

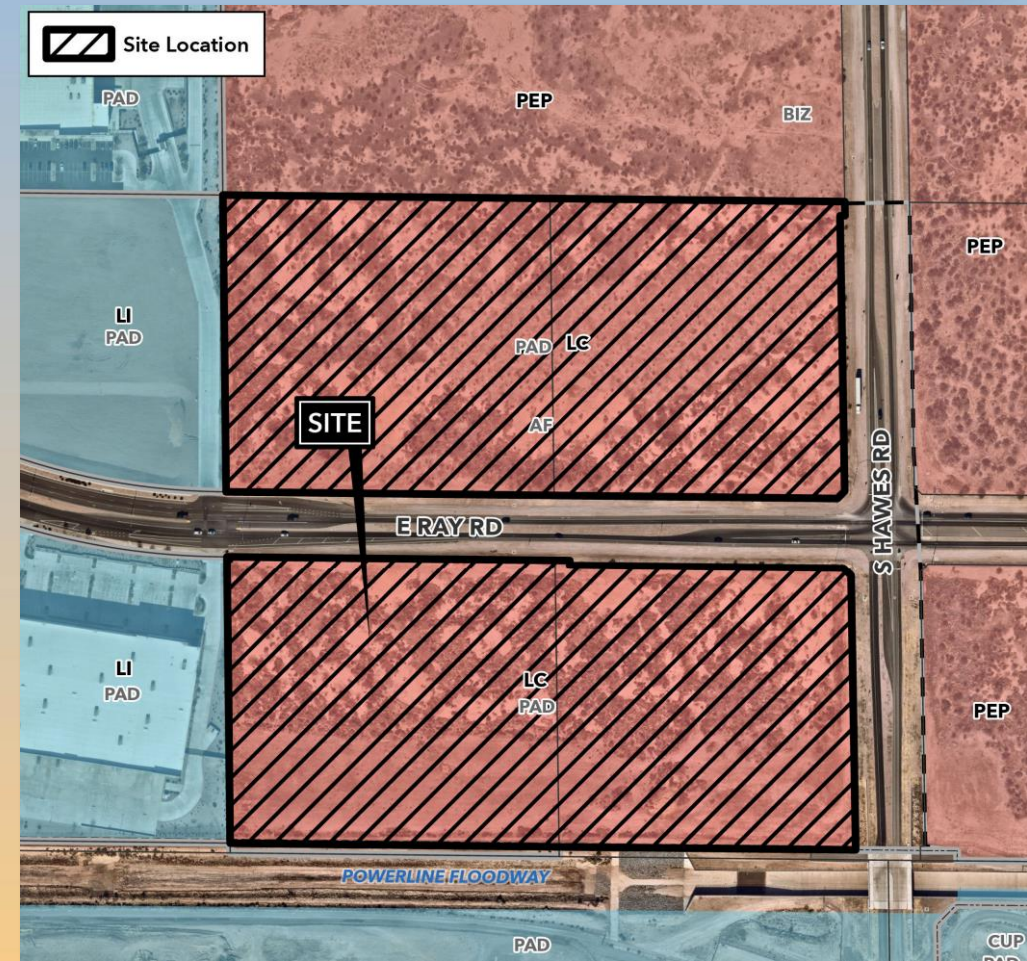
- Regional activity areas
- Wide range of employment
- Supportive commercial





Zoning

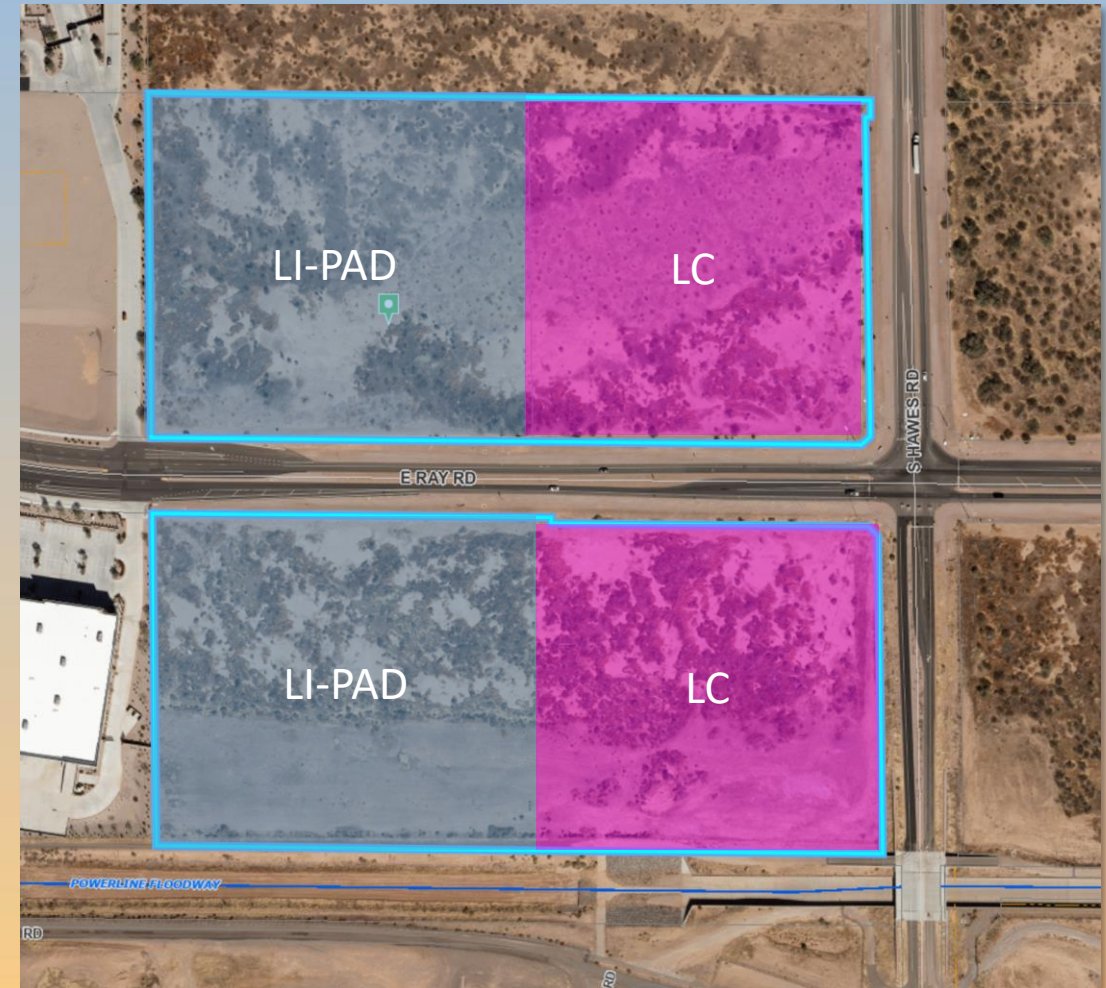
- Existing: Limited Commercial with a Planned Area Development (LC-PAD)
- Part of previous Gateway Park PAD





Zoning

- Proposed: Light Industrial with a Planned Area Development (LI-PAD) and Limited Commercial (LC)
- New Gateway Park PAD on LI only
- No PAD overlay on LC





Site Photos



Looking north towards the site



Site Photos

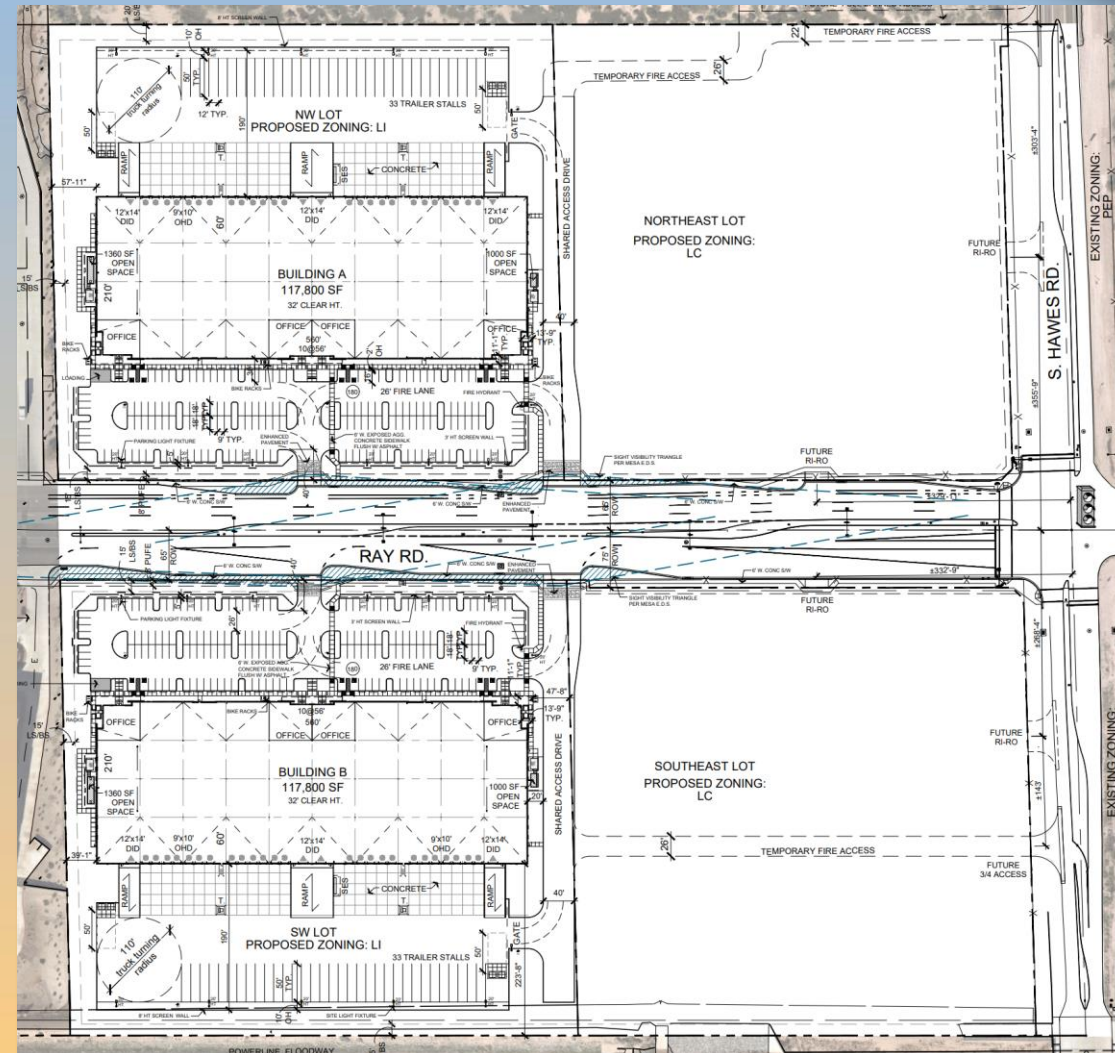


Looking south towards the site



Site Plan

- Two industrial buildings
- 117,800 sq. ft. each, 235,600 sq. ft. total
- 147 parking spaces required, 180 spaces provided
- Future Site Plan





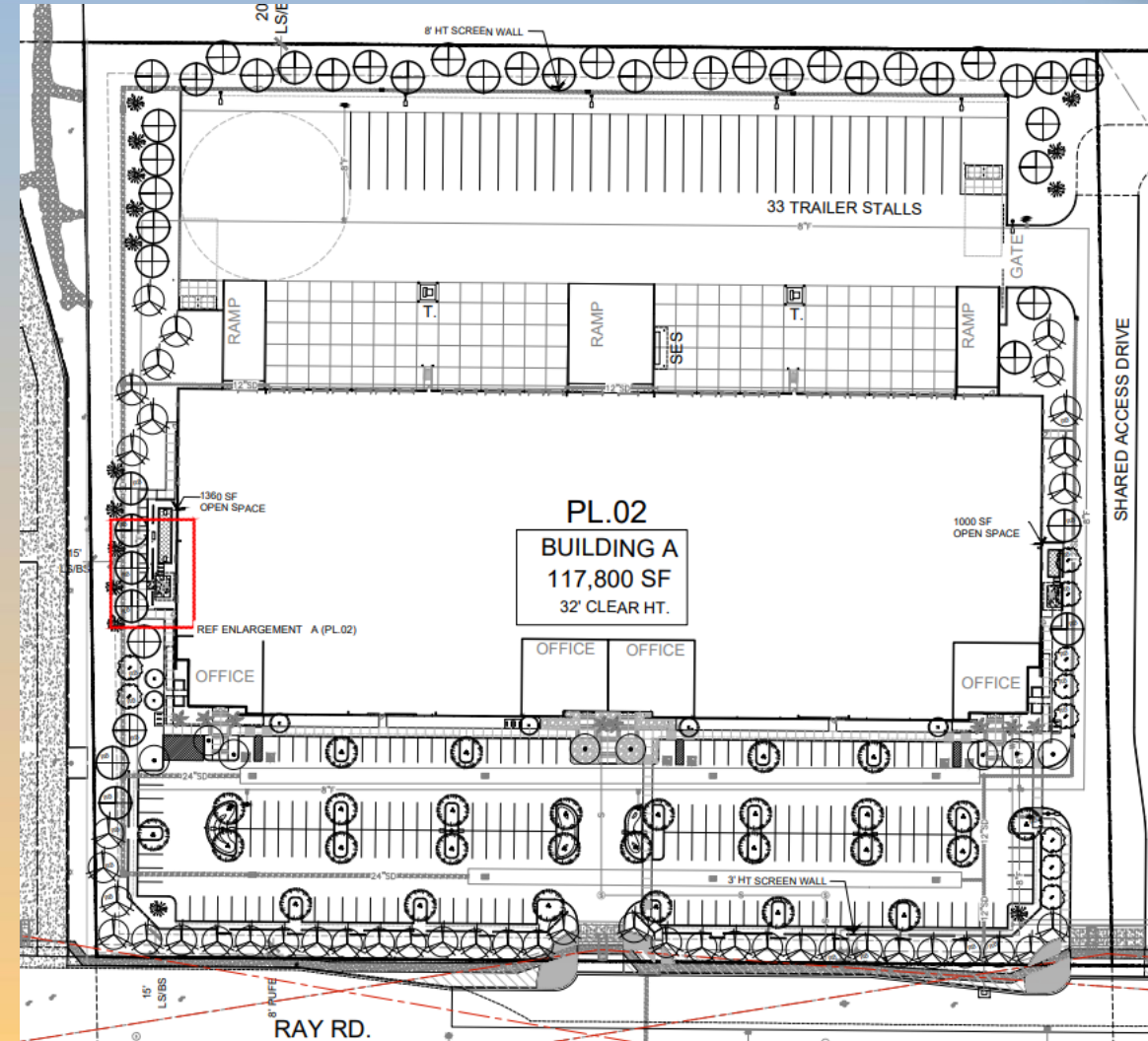
Landscape Plan

LANDSCAPE LEGEND

CITY OF PLANTS, AS NO COMPENSATION WILL BE MADE FOR ERROR IN QUANTITIES IF PLANT COUNTS OCCUR ON PLANT LEGEND, IT IS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. VERIFY PLANT COUNTS W/ PLAN. IN CASE OF DISCREPANCY, PLANS SHALL GOVERN.

TREES	SIZE
	24" box
	Multi-Trunk
	36" Box
	Standard
— RB = Root Barrier for trees between 6' and 10' of Utility (typ)	
	36" Box
	Multi-Trunk
	24" Box U.O.N.
	15 Gallon Multi-Trunk
	24" Box
	Multi-Trunk
	approx 24" Box
	4' tall Matching
	8' Tall - 10 Cane Minimum
	36" Box
	Standard - Matching

SHRUBS / ACCENTS / VINES	SIZE
	5 Gallon
	5 Gallon
	3 Gallon
	5 Gallon
	5 Gallon
	5 Gallon
	5 Gallon
	5 Gallon
	5 Gallon
	5 Gallon
	5 Gallon
	3 pad min
	5 Gallon





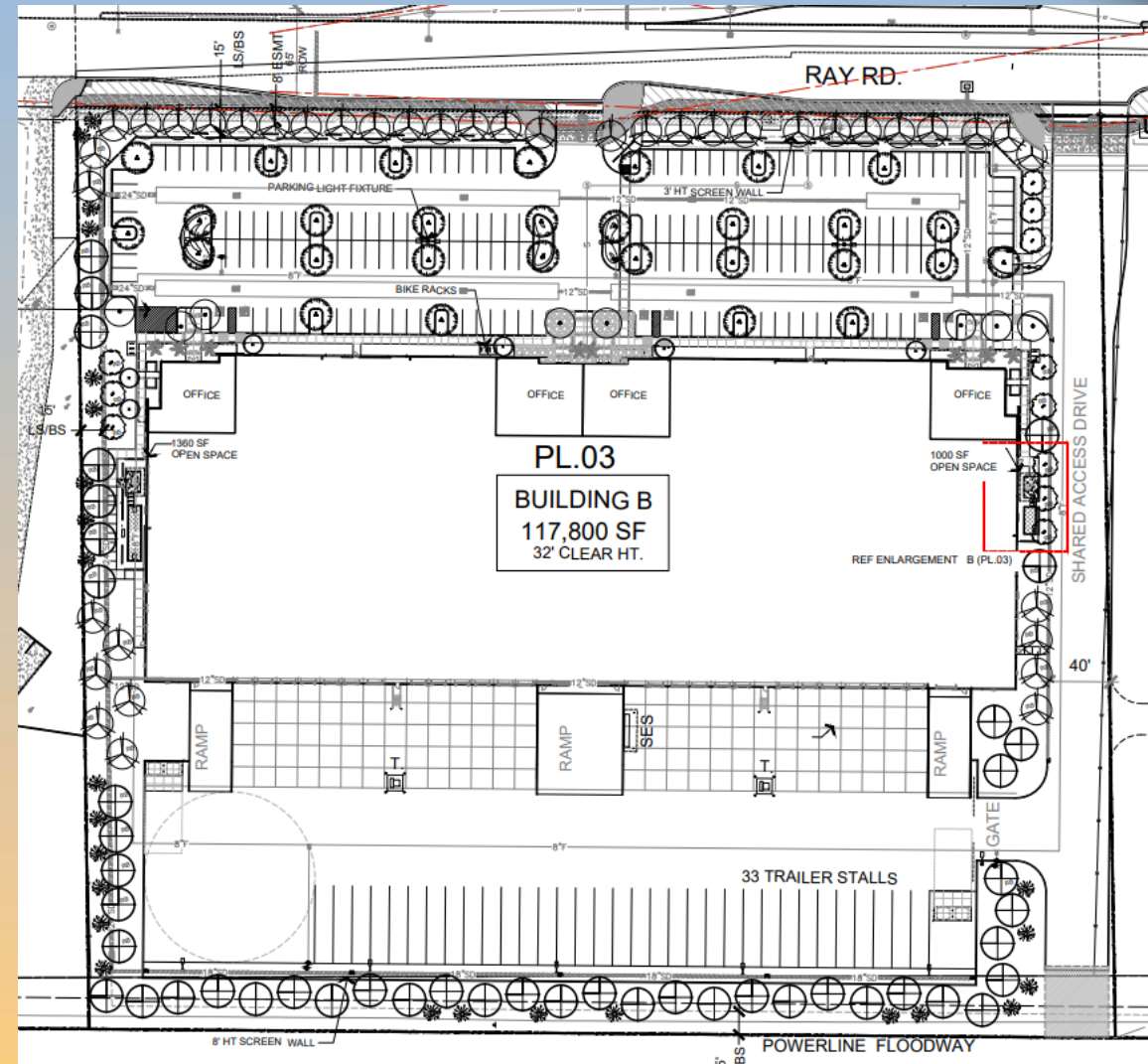
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TREES	SIZE
Chilopsis linearis 'Bubba'	24" box
Seedless Desert Willow - Bubba var.	Multi-Trunk
Ulmus parviflora 'True green'	36" Box
Chinese Evergreen elm True green var.	Standard
— RB = Root Barrier for trees between 6' and 10' of Utility (typ)	
Olea europaea 'Wilsonii' Multi	36" Box
Wilson var. Fruitless Olive	Multi-Trunk
Prosopis velutina 'Hybrid Cooperii'	24" Box U.O.N.
Cooper's Thornless Mesquite	15 Gallon Multi-Trunk
Caesalpinia mexicana	24" Box
Mexican Bird of Paradise	Multi-Trunk
Trachycarpus fortunei	approx 24" Box
Windmill Palm	4' tall Matching
Fouquieria splendens	8' Tall - 10 Cane Minimum
Ocotillo	
Quercus virginiana "Heritage"	36" Box
Heritage Live Oak	Standard - Matching

SHRUBS / ACCENTS / VINES	SIZE
Dasylirion wheeleri	5 Gallon
Desert Spoon	
Vauquelinia californica	5 Gallon
Arizona Rosewood	
Hesperaloe parviflora 'Perpa'	3 Gallon
Brake Light Red Yucca	
Ruellia Simplex	5 Gallon
Mexican Bluebell	
Hesperaloe parviflora 'Yellow'	5 Gallon
Yellow Yucca	
Muhlenbergia rigida "Nashville"	5 Gallon
Nashville Grass	
Hesperaloe funifera	5 Gallon
Giant Hesperaloe	
Caesalpinia pulcherrima	5 Gallon
Red Bird of Paradise	
Senna Wislizenii	5 Gallon
Shrubby Senna	
Eremophila hygrophana	5 Gallon
Blue Bells	
Tecoma stans	5 Gallon
Yellow Bells	
Opuntia sp. Kelly's Choice	3 pad min
Kelly's var. Purple Prickly Pear	
Bougainvillea 'Barbara Karst'	5 Gallon
Staked Bougainvillea 'espalier to screen'	





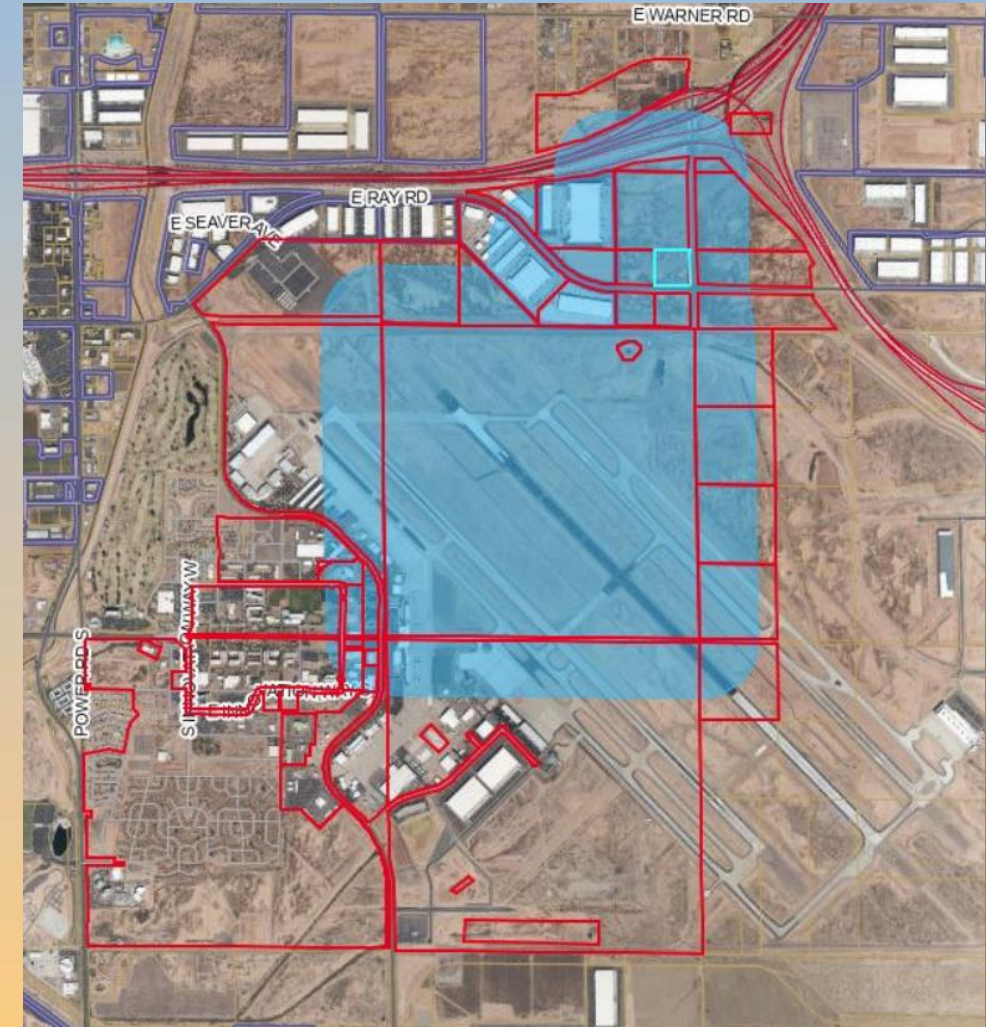
Elevations





Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- No responses received





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Gateway Strategic Development Plan
- ✓ Criteria in Chapters 22 & 69 for PAD & Site Plan Review

Staff recommend Approval with Conditions



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