



City Council ZON24-01027

Mary Kopaskie-Brown, Planning Director

March 9, 2026
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Request

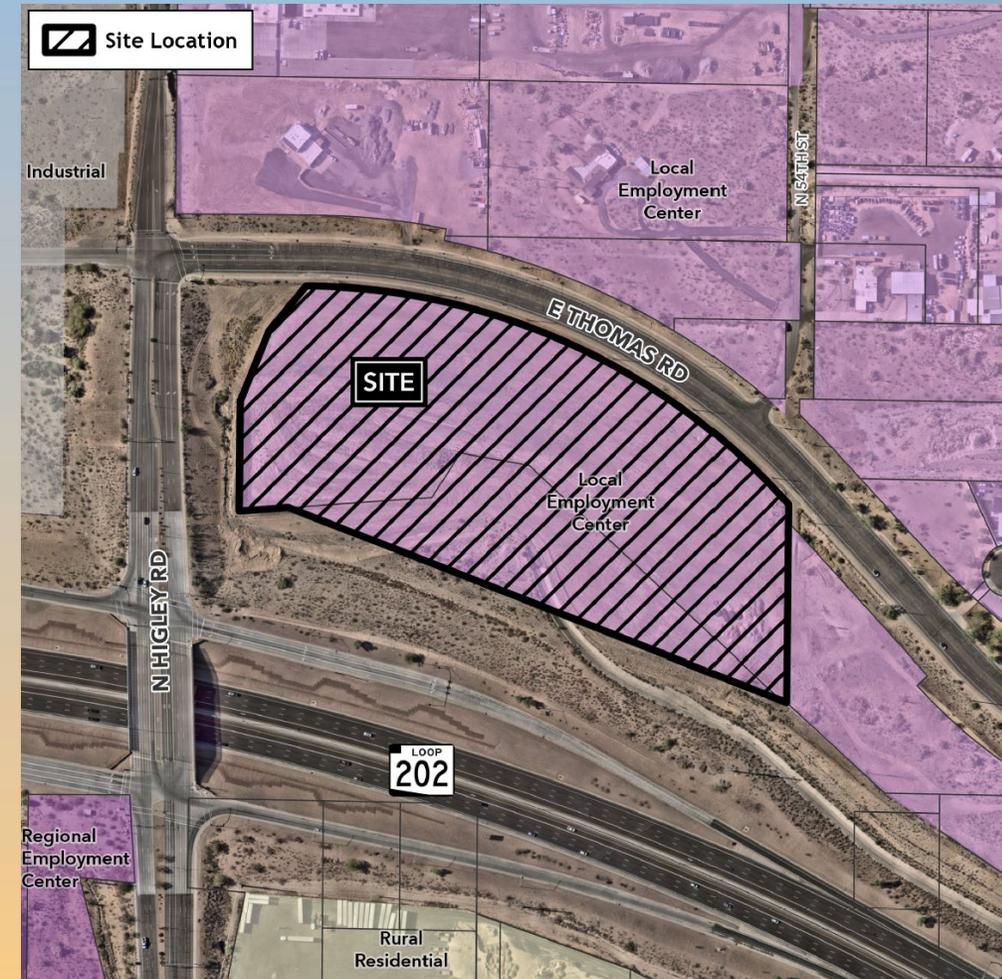
- Modification of a Council Use Permit (CUP)
- Major Site Plan Modification
- Rezoning 3.5 acres from RS-90 and 10.2 acres from LI-PAD to LI-PAD





Location

- East side of Higley Road
- South side of Thomas Road

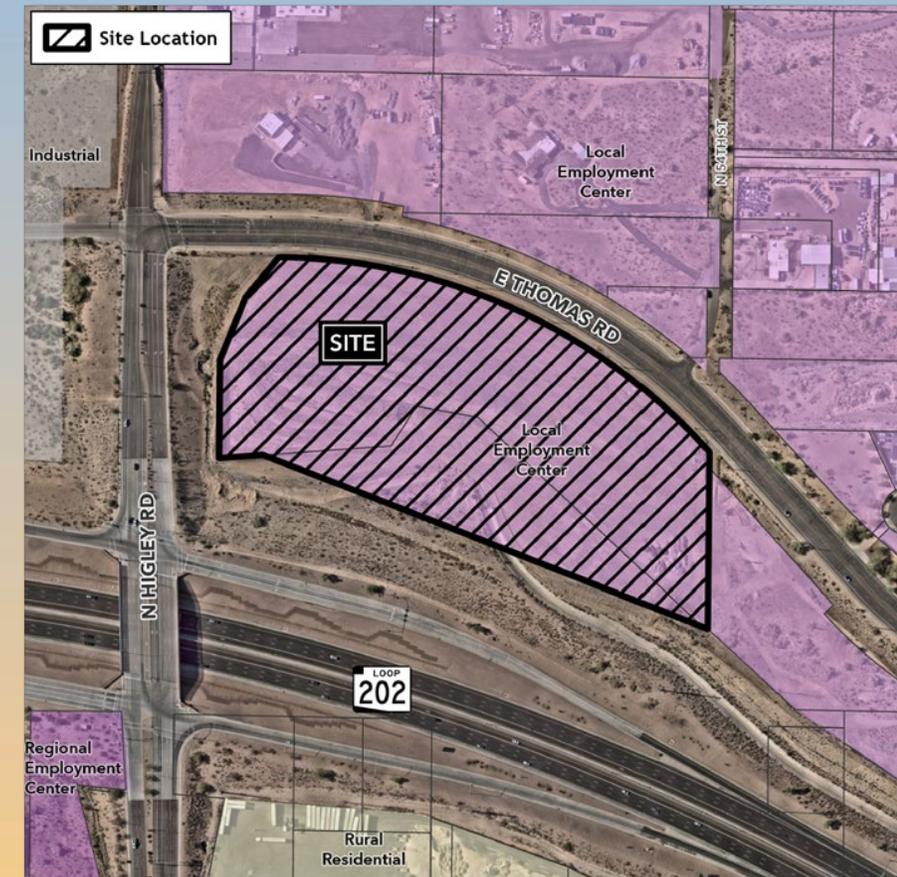




General Plan

Current - Local Employment Center

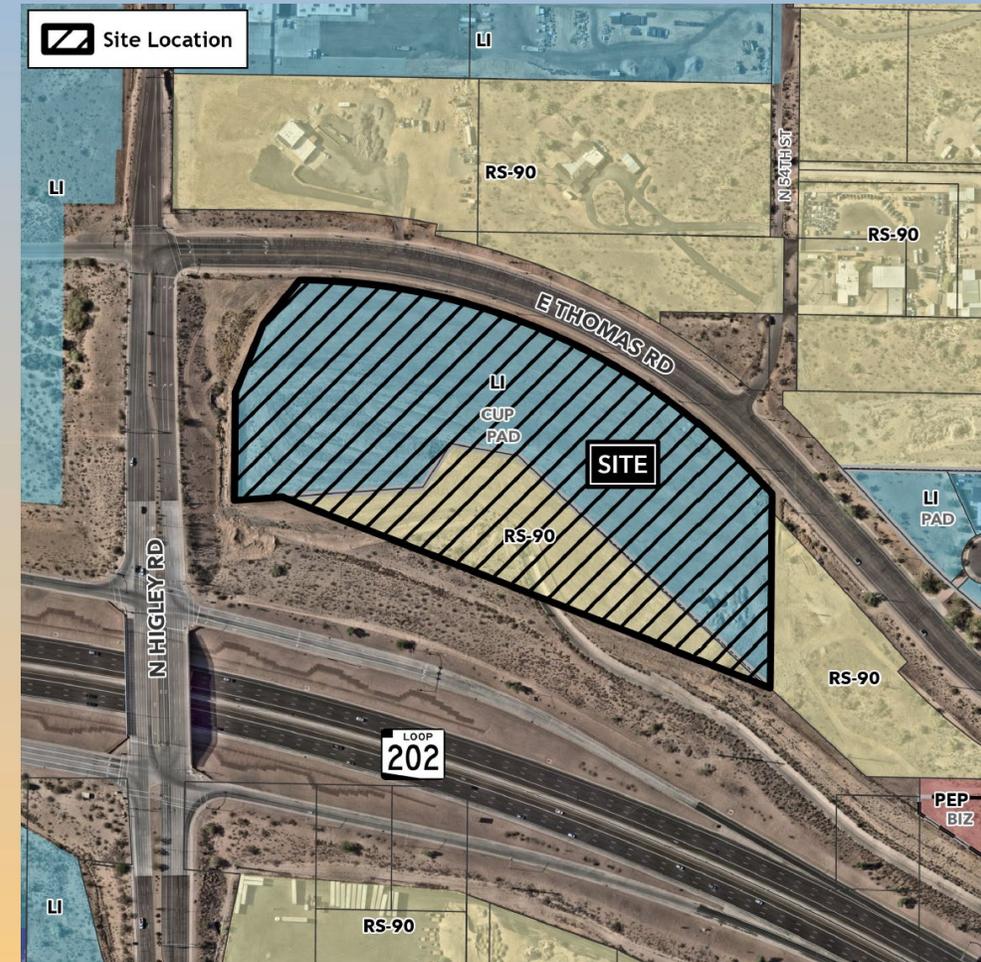
- Support a variety of low-intensity business operations that are compatible with residential uses
- Does not support warehousing and storage land uses
- Concurrent request to Industrial Placetype





Zoning

- Current: LI-PAD and RS-90
- Proposed: LI-PAD





Site Photo

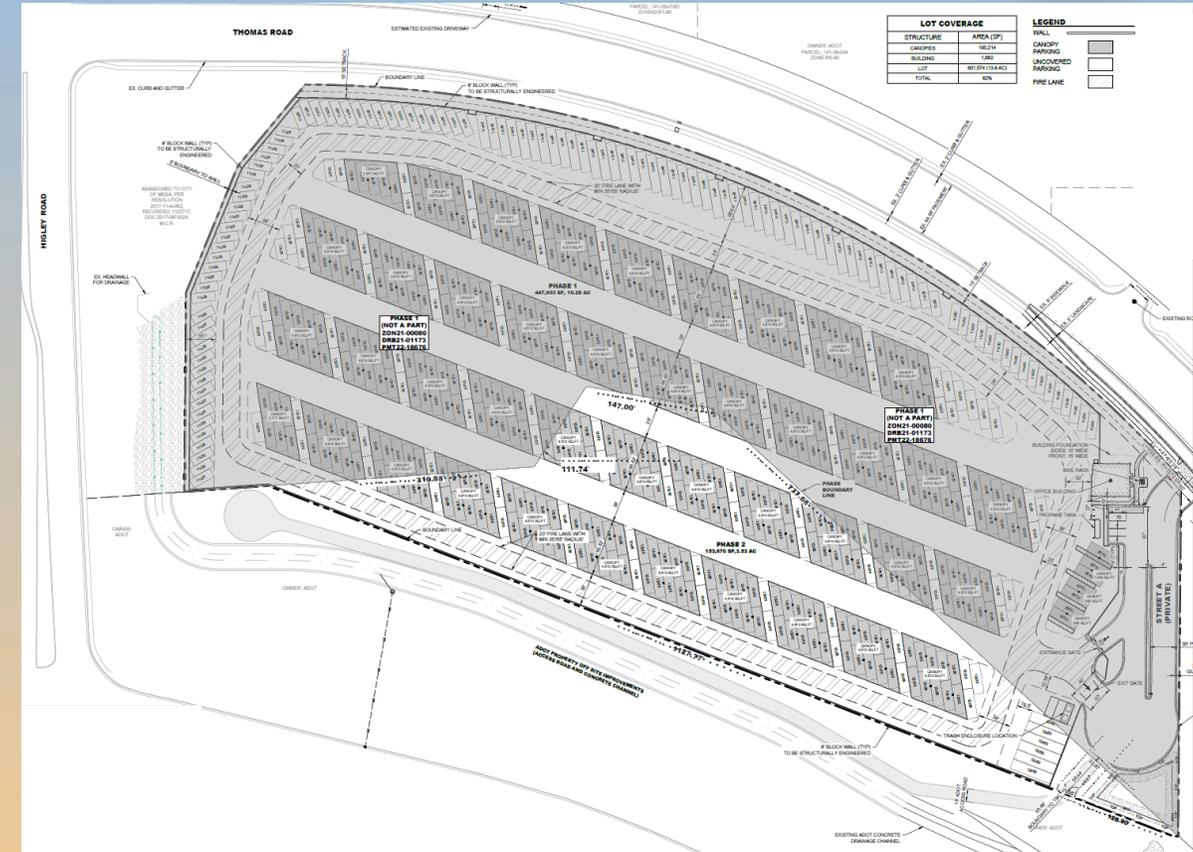


Looking southeast from the intersection of Thomas and Higley Roads



Site Plan

- Expansion of Phase 1
- Total of 640 storage spaces
- Office Building approved with Phase 1
- Phase 2 is only adding additional RV and Boat Storage parking spaces





Landscape Plan

STREET FACING SETBACK LANDSCAPE YARDS	MEASUREMENT	REQUIREMENT	PROVIDED
ADJACENT TO THOMAS ROAD (NORTH PL) (65' PAVEMENT WIDTH, COLLECTOR / INDUSTRIAL / COMMERCIAL STREETS)	~1150 LF OF FRONTAGE	4 TREES AND 24 SHRUBS PER 100 LF 48 TREES AND 288 SHRUBS	52 TREES AND 841 SHRUBS/CACTI/ GRASSES/PERENNIALS
ADJACENT TO NEW ACCESS ROAD (EAST PL) (PUBLIC OR PRIVATE STREETS)	~430 LF	4 TREES AND 24 SHRUBS PER 100 LF 20 TREES AND 120 SHRUBS	20 TREES AND 154 SHRUBS/CACTI/ GRASSES/PERENNIALS
SOUTH AND WEST PL - ADOT PARCEL. ADJUTS THESE PROPERTY LINES. NO STREET FACING YARD REQUIRED.	~1,938 LF	33 SHRUBS ALONG WEST HIGLEY RD 56 SHRUBS ON ADOT PROPERTY	153 CACTI/SHRUBS TOTAL 90,152 SF OF HYDROSEEDING AREA ON OVERALL SITE PLAN

TREES

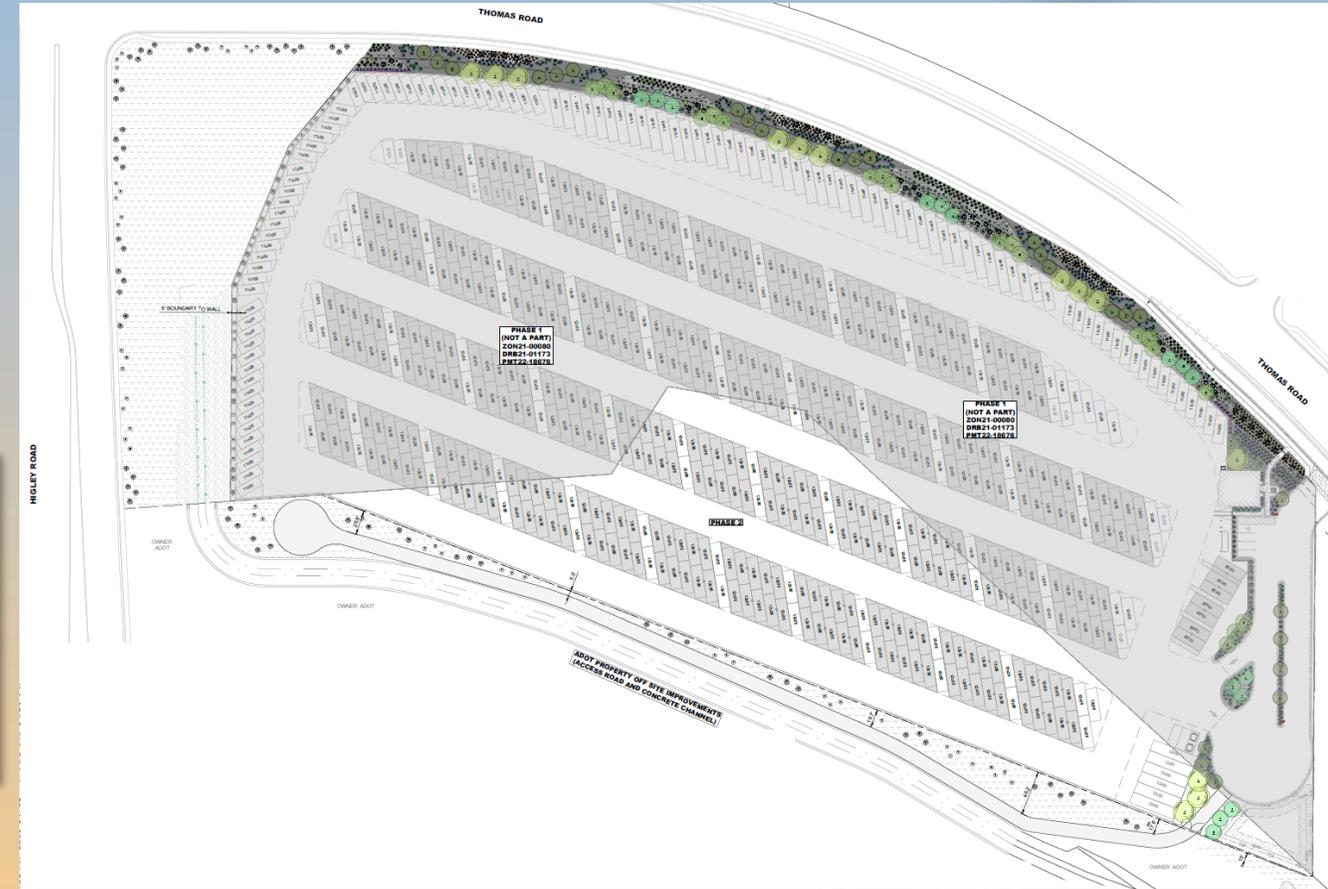
COMMON / BOTANICAL NAME	SIZE	QTY
Blue Palo Verde <i>Parkinsonia florida</i>	36" Box	13
Olive Tree, Fruitless <i>Olea europaea 'Swan Hill'</i>	24" Box	19
Velvet Mesquite <i>Prosopis velutina</i>	36" Box	15
Chitalpa, Pink Dawn <i>Chitalpa tashkentensis 'Pink Dawn'</i>	24" Box	26
SHRUB		
Brittle Brush <i>Encelia farinosa</i>	5 Gal	165
Creosote <i>Larrea tridentata</i>	5 Gal	104
Sage, Texas Ranger <i>Leucophyllum frutescens</i>	5 Gal	40
GRASSES		
Bull Grass <i>Muhlenbergia emersleyi</i>	1 Gal	29
Slender Veldt Grass <i>Pennisetum spathiolatum</i>	1 Gal	6

GROUNDCOVER

Ice Plant, Rocky Point <i>Delosperma 'Rocky Point'</i>	1 Gal	141
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CACTI / SUCCULENTS

COMMON / BOTANICAL NAME	SIZE	QTY	COMMON / BOTANICAL NAME	SIZE	QTY
Agave, Century Plant <i>Agave americana</i>	10 Gal	143	Lady Slipper <i>Euphorbia macrocarpus</i>	1 Gal	21
Argentine Saguaro <i>Echinopsis terscheckii</i>	24" Box	7	Mexican Grass Tree <i>Dasylirion longissimum</i>	10 Gal	17
Aloe Vera 'True Aloe' <i>Aloe barbadensis miller</i>	1 Gal	116	Ocotillo <i>Fouquieria splendens</i>	6' Ht	50
Golden Barrel Cactus <i>Echinocactus grusonii</i>	1 Gal	308	Yucca, Pale <i>Yucca pallida</i>	1 Gal	59
Gray Desert Spoon <i>Dasylirion wheeleri</i>	5 Gal	52	Prickly Pear Cactus, Purple <i>Opuntia santa-rita</i>	5 Gal	49
Hesperaloe, Giant <i>Hesperaloe funifera</i>	5 Gal	30	Yucca, Red <i>Hesperaloe parviflora</i>	1 Gal	22





Planned Area Development Overlay

Development Standard

MZO Required

PAD Proposed

Fences and Freestanding Walls –
MZO Section 11-30-4(B)

Maximum Height

-Front yards and required street side yards (north, south, and west property lines)

Outdoor Storage –

MZO Section 11-30-7(C)(3) - Setback

3.5-foot-tall

8-foot-tall

A setback shall be provided for material stored outdoors at a ratio of 1:1 from all lot lines equal to the total height of the material above the required 8-foot screen wall

No setback from lot lines is required for boats and RVs stored outdoors.



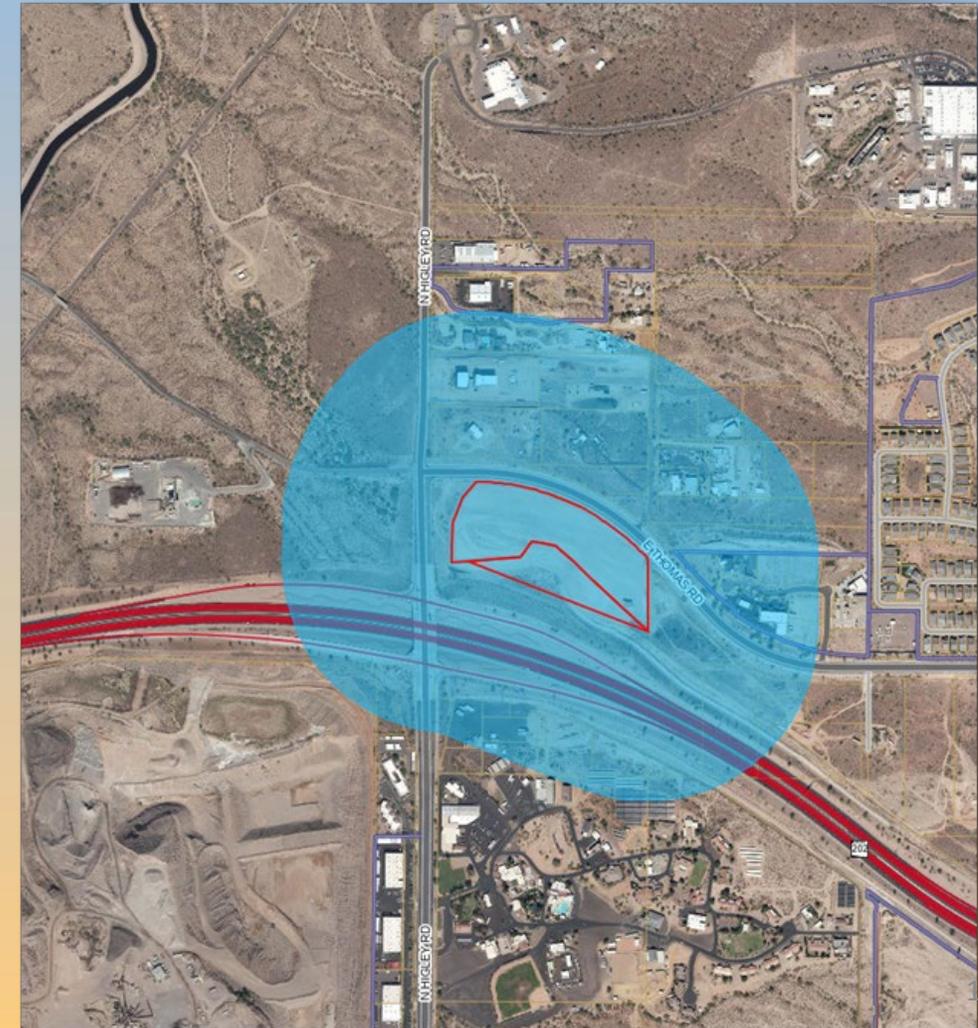
Planned Area Development Overlay

Development Standard	MZO Required	PAD Proposed
<p><u>Landscape Yards –</u> <i>MZO Table 11-7-3</i> -Front and Street-Facing Side - Freeways (west and south property lines)</p>	<p>30 Feet</p>	<p>5 Feet (west side) 0 Feet (south side)</p>



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 70 of the MZO for a CUP
- ✓ Complies with Chapter 22 of the MZO for a Planned Area Development Overlay
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review

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



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