



City Council

ZON24-00548

Mary Kopaskie-Brown, Planning Director

July 1, 2025
1



Request

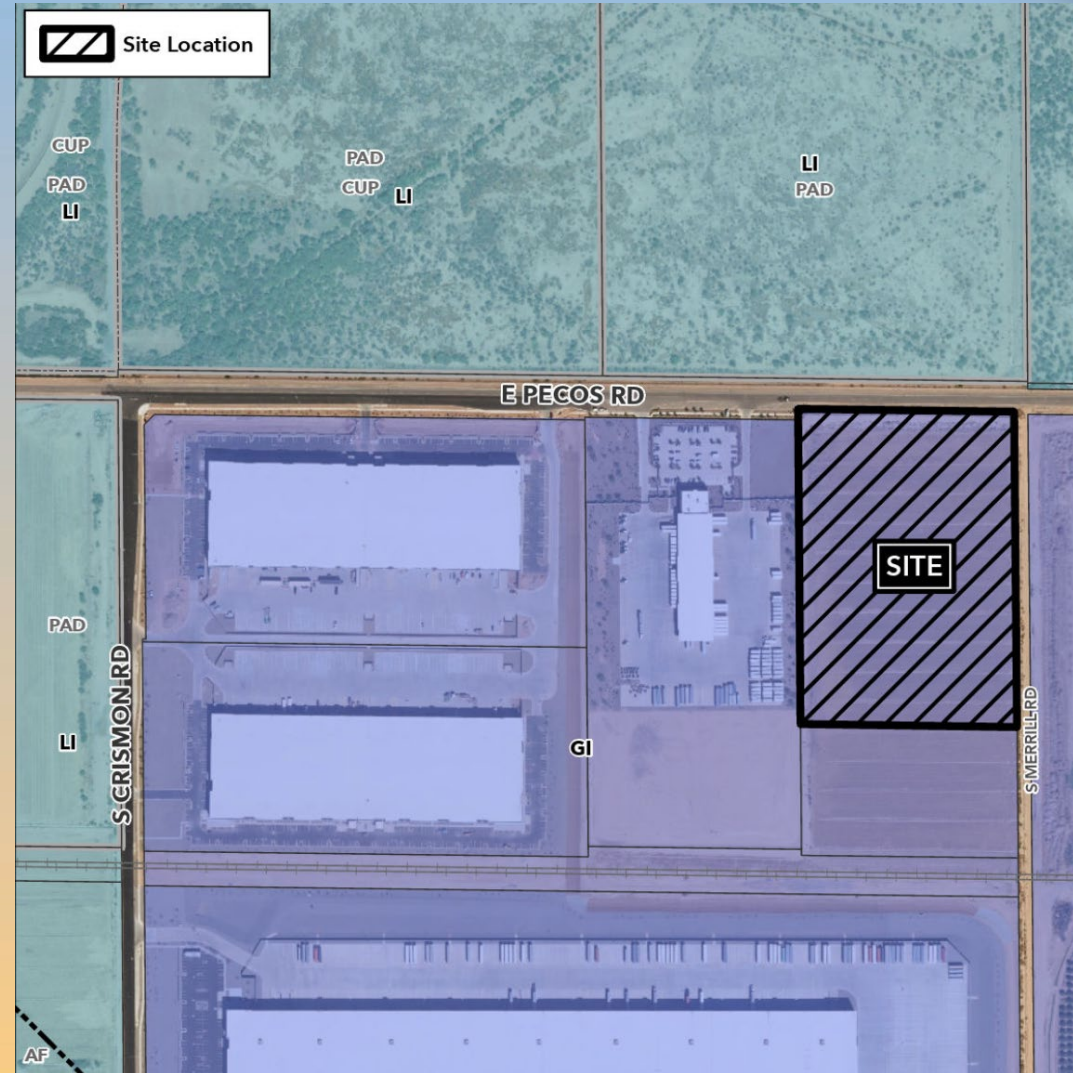
- Site Plan Review
- To allow for a Freight/Truck Terminal and Warehouse





Location

- East of Crismon Road
- South side of Pecos Road

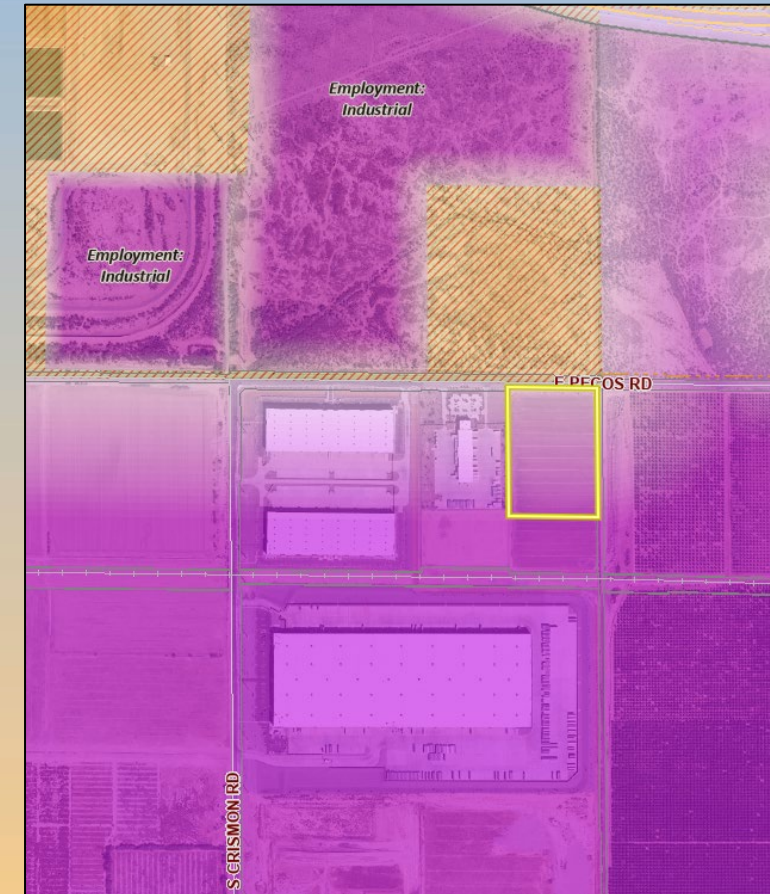




General Plan

Employment with an Industrial Sub-Type:

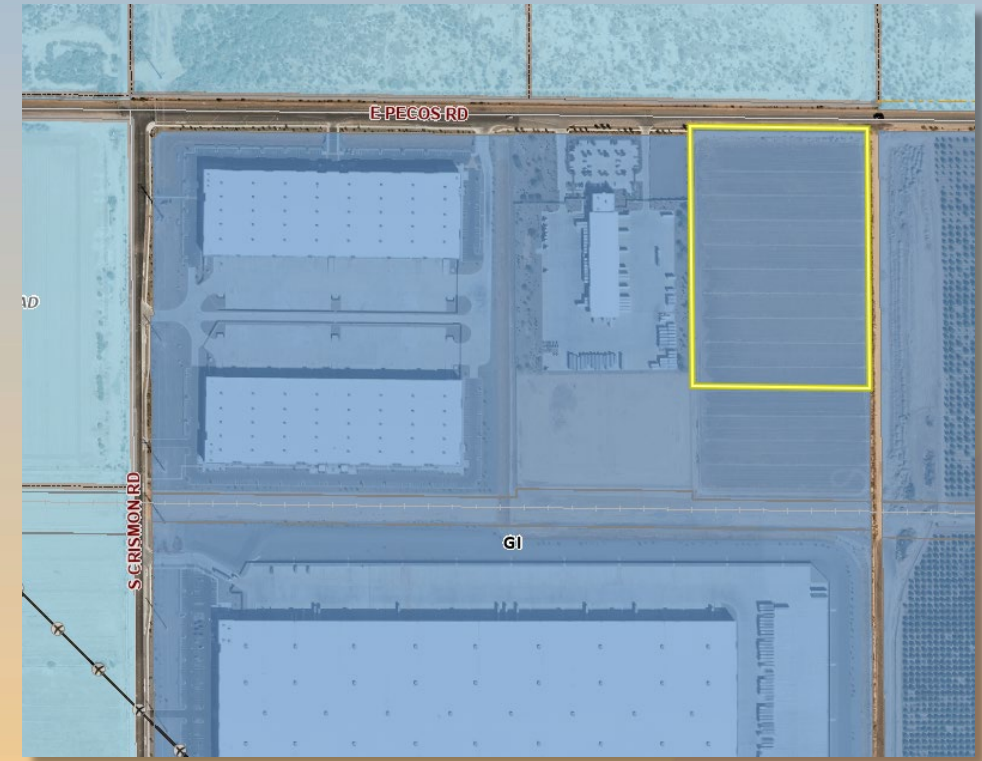
- Provide for a wide range of employment opportunities in high quality settings





Zoning

- Existing: General Industrial
- Freight/Truck Terminal and Warehousing is a permitted use in the GI district





Site Photo



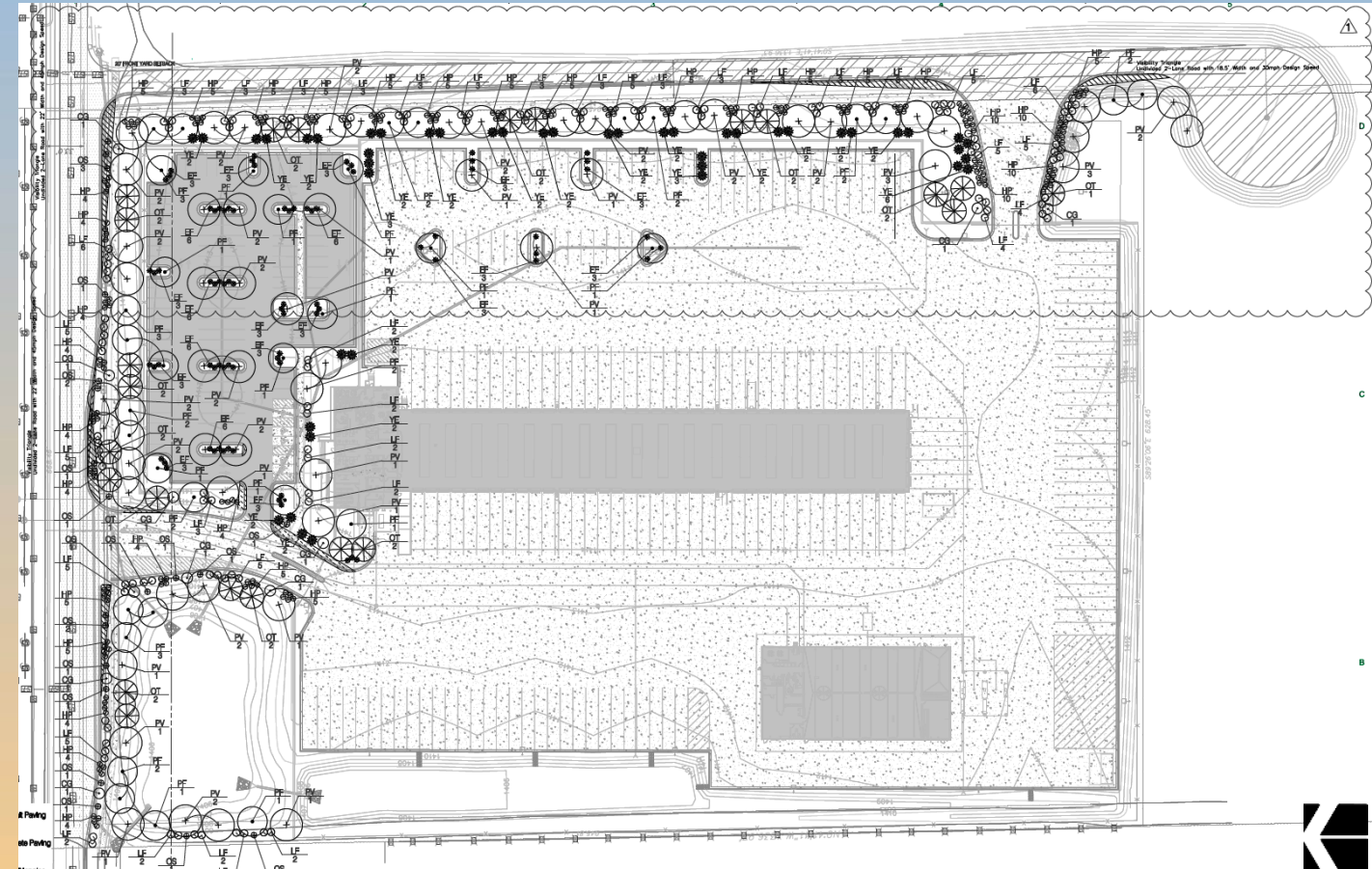
Looking south from Pecos Road





Landscape Plan

CODE	SCIENTIFIC NAME	COMMON NAME	SIZE	QUANTITY	SPACING
TREES & SHRUBS					
PF	<i>Parkinsonia florida</i>	Blue Palo Verde	36-Inch Box	35	As shown
PV	<i>Prosopis velutina</i>	Velvet Mesquite	24-Inch Box	55	As shown
OT	<i>Olneya tesota</i>	Desert Ironwood	24-Inch Box	23	As shown
EF	<i>Encelia farinosa</i>	Brittlebush	5 GAL	78	As shown
LF	<i>Leucophyllum frutescens</i>	Texas Sage	5 GAL	119	As shown
CACTI & SUCCULENTS					
CG	<i>Carnegiea gigantea</i>	Saguaro	15 GAL	11	As shown
HP	<i>Hesperaloe parviflora</i>	Red Yucca	5 GAL / TOS	179	As shown
OS	<i>Opuntia santa-rita</i>	Santa Rita Prickly Pear	5 GAL / TOS	20	As shown
YE	<i>Yucca elata</i>	Soaptree yucca	5 GAL / TOS	46	As shown





Citizen Participation

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





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review

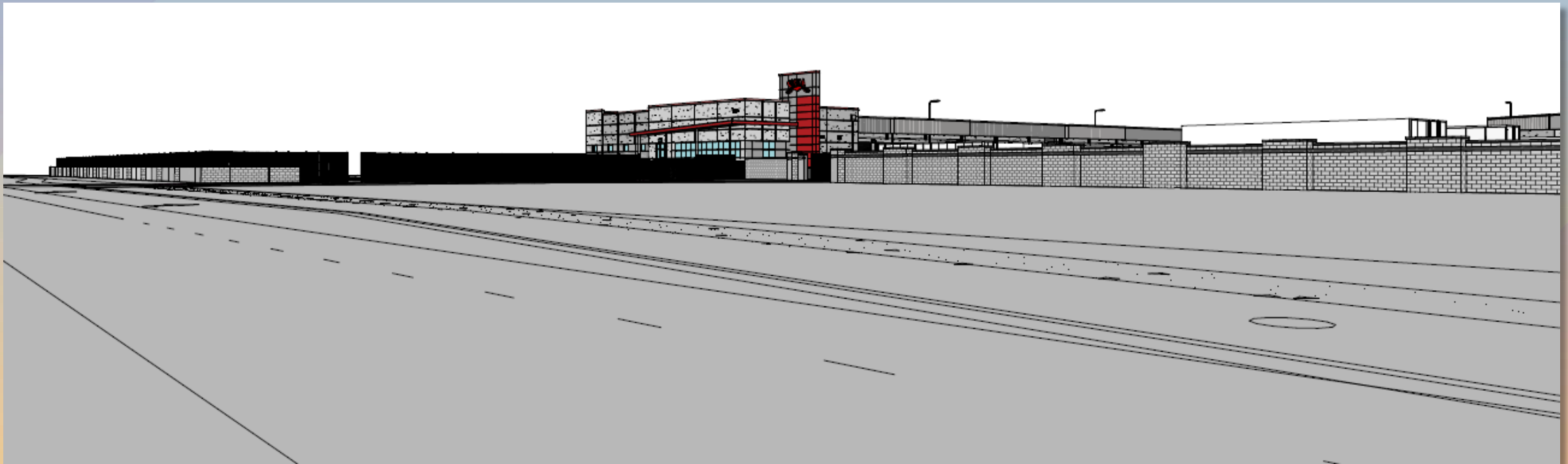
***Staff recommends Approval with Conditions
Planning and Zoning Board recommends Approval with Conditions (6-0)***



mesa·az



Site Rendering





Site Rendering

