



City Council

ZON25-00529

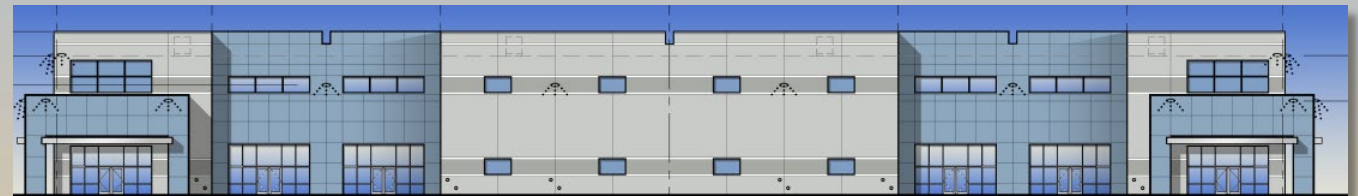
Mary Kopaskie-Brown, Planning Director

September 8, 2025
1



Request

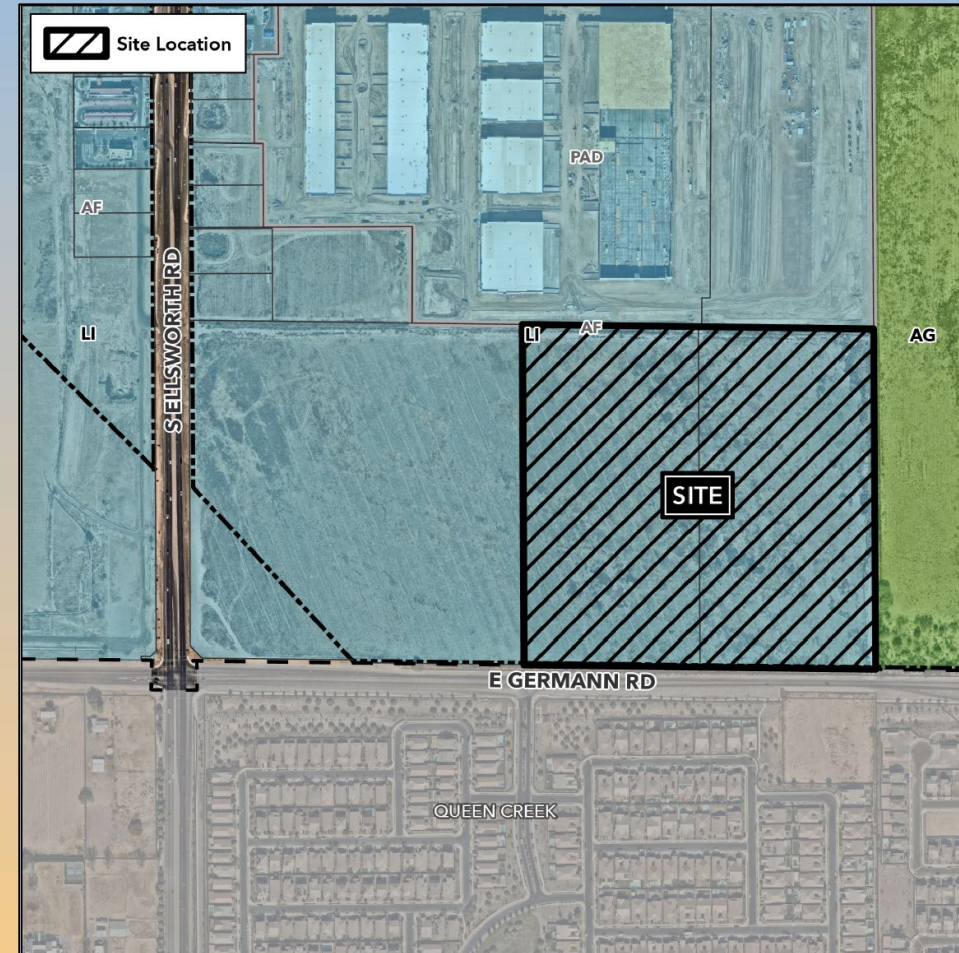
- Site Plan Review
- Previously approved site plan with ZON22-00437
- Site plan expired in September 2024





Location

- Located on the north side of Germann Road
- East of Ellsworth Road

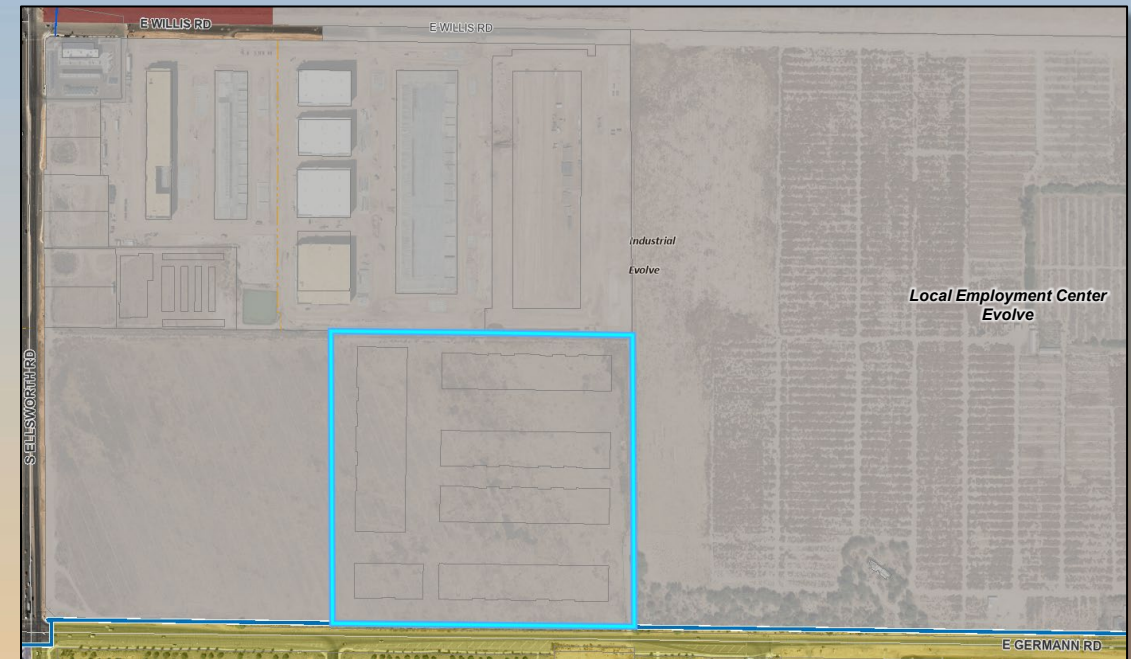




General Plan

Industrial - Evolve

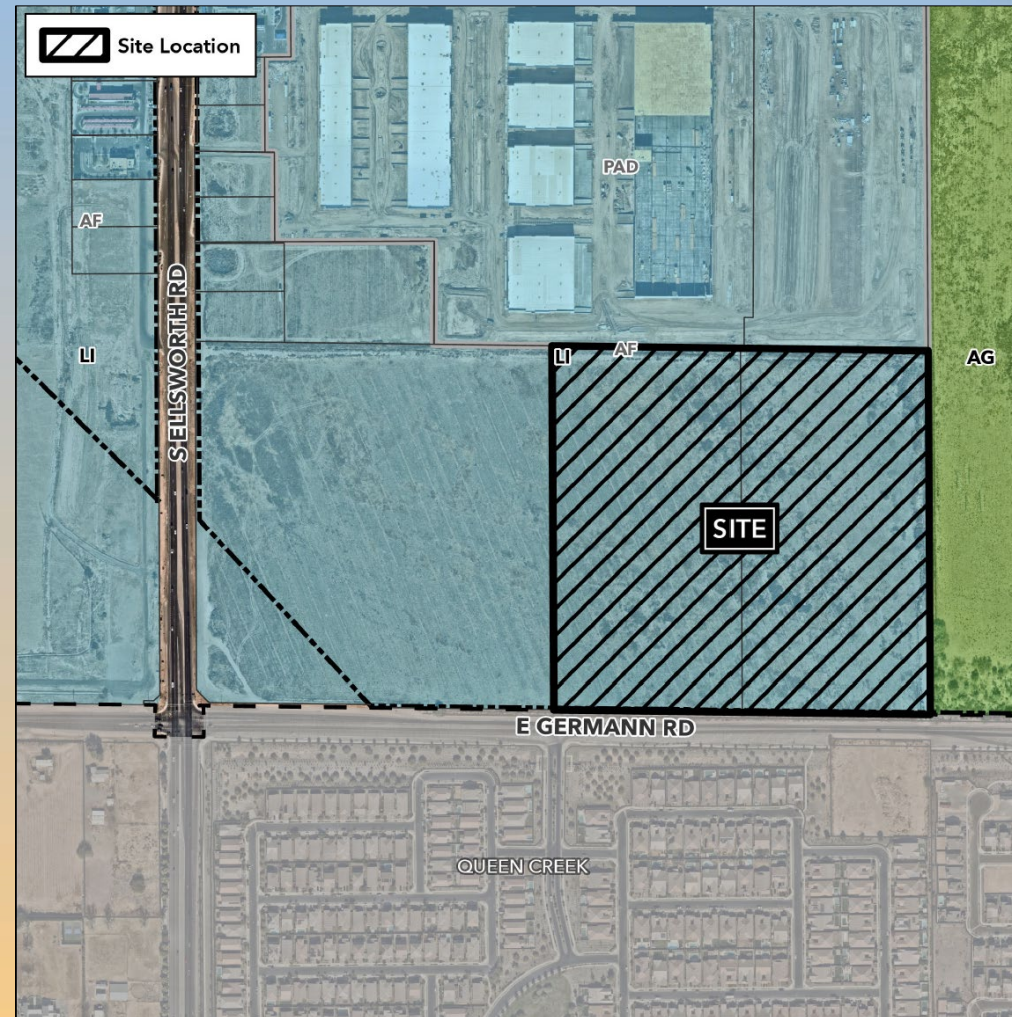
- LU3. Encourage infill and redevelopment to meet the community's strategic needs.
- Principal Land Use





Zoning

- Current: LI





Site Photo

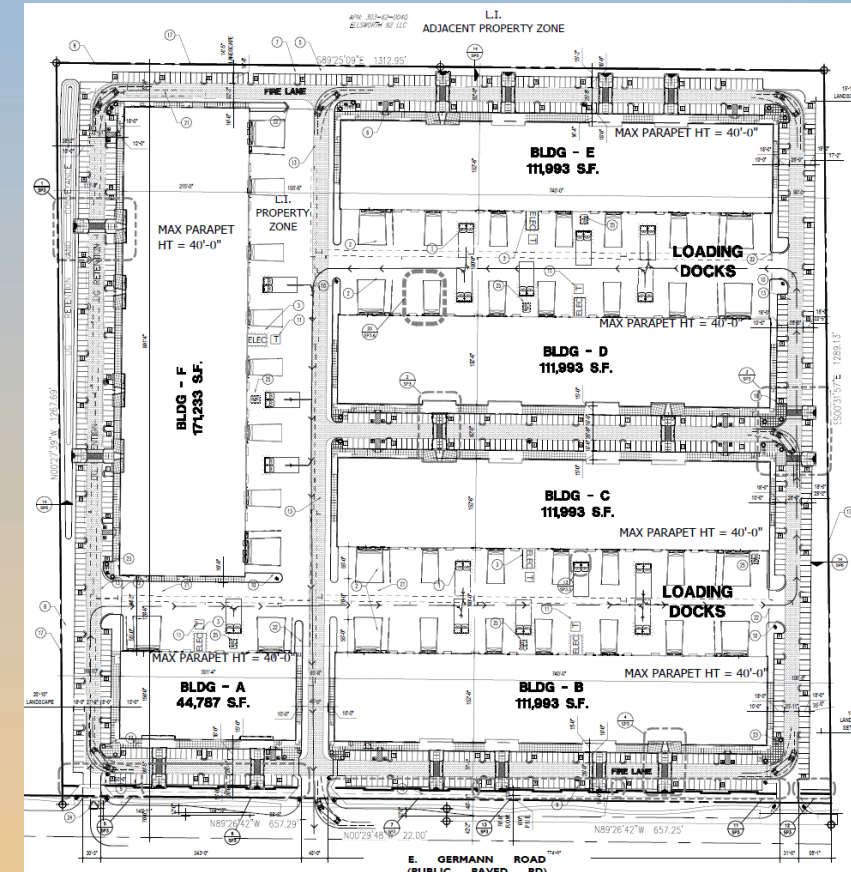


Looking north from Germann Road



Site Plan

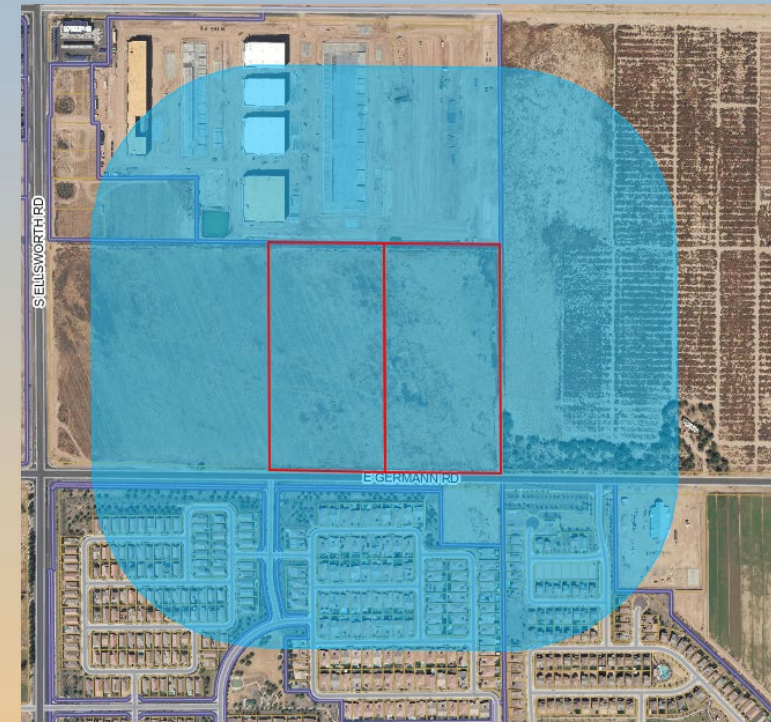
- No changes proposed from the Site Plan approved with Case No. ZON22-00437





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 and zoning Board recommends Approval with Conditions (6-0)***



mesa·az



Landscape Plan

- No Proposed changes from Landscape Plan approved with ZON22-00437

| LANDSCAPE LEGEND | |
|---|---|
| | ULMUS PARVIFOLIA "CHINESE ELM" 24" BOX UNLESS NOTED 36" BOX (184) |
| | ACACIA SALICINA WILLOW ACACIA 24" BOX (136) |
| | PISTACHE "RED-PUSH" RED PUSH PISTACHE 24" BOX (98) |
| | CAESALPINIA CACALACO CASCALOTE 36" BOX (56) |
| | QUERCUS VIRGINIANA LIVE OAK 24" BOX (28) |
| | LEUCOPHYLLUM FRUTESCENS "GREEN CLOUD" 5 GALLON (419) |
| | CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE 5 GALLON (44) |
| | HESPERALOE PARVIFLORA RED YUCCA 5 GALLON (1122) |
| | DASYLIRION WHEELERII DESERT SPOON 5 GALLON (753) |
| | AGAVE GEMIFLORA TWIN FLOWERED AGAVE 5 GALLON (136) |
| | LANTANA MONTEVIDENSIS "GOLD MOUND" 1 GALLON (250) |
| | ROSEMARINUS PROSTRATA ROSEMARY 5 GALLON (359) |
| | BOUGAINVILLEA "BARBARA KARST" BOUGAINVILLEA 5 GALLON (34) |
| | ACACIA REDOLENS "DESERT CARPET" 1 GALLON (160) |
| 1/2" SCREENED SADDLEBACK BROWN DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS | |

