



City Council ZON25-00774

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Evan Balmer, Assistant Planning Director

March 23, 2026



Request

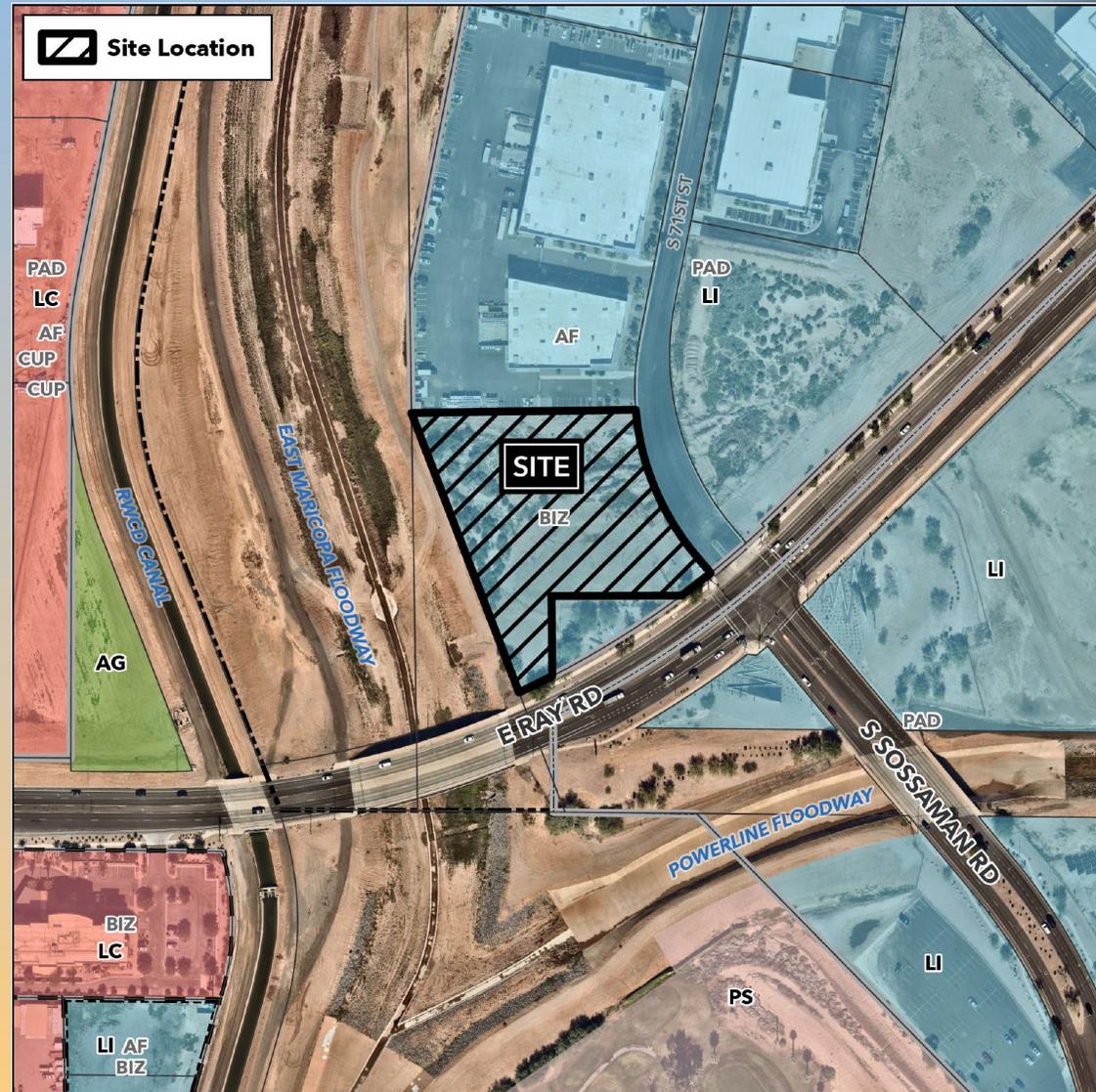
- Major Site Plan Modification and amending the conditions of approval of Ordinance No. 5699
- To allow for an industrial development





Location

- North side of Ray Road
- West side of 71st Street





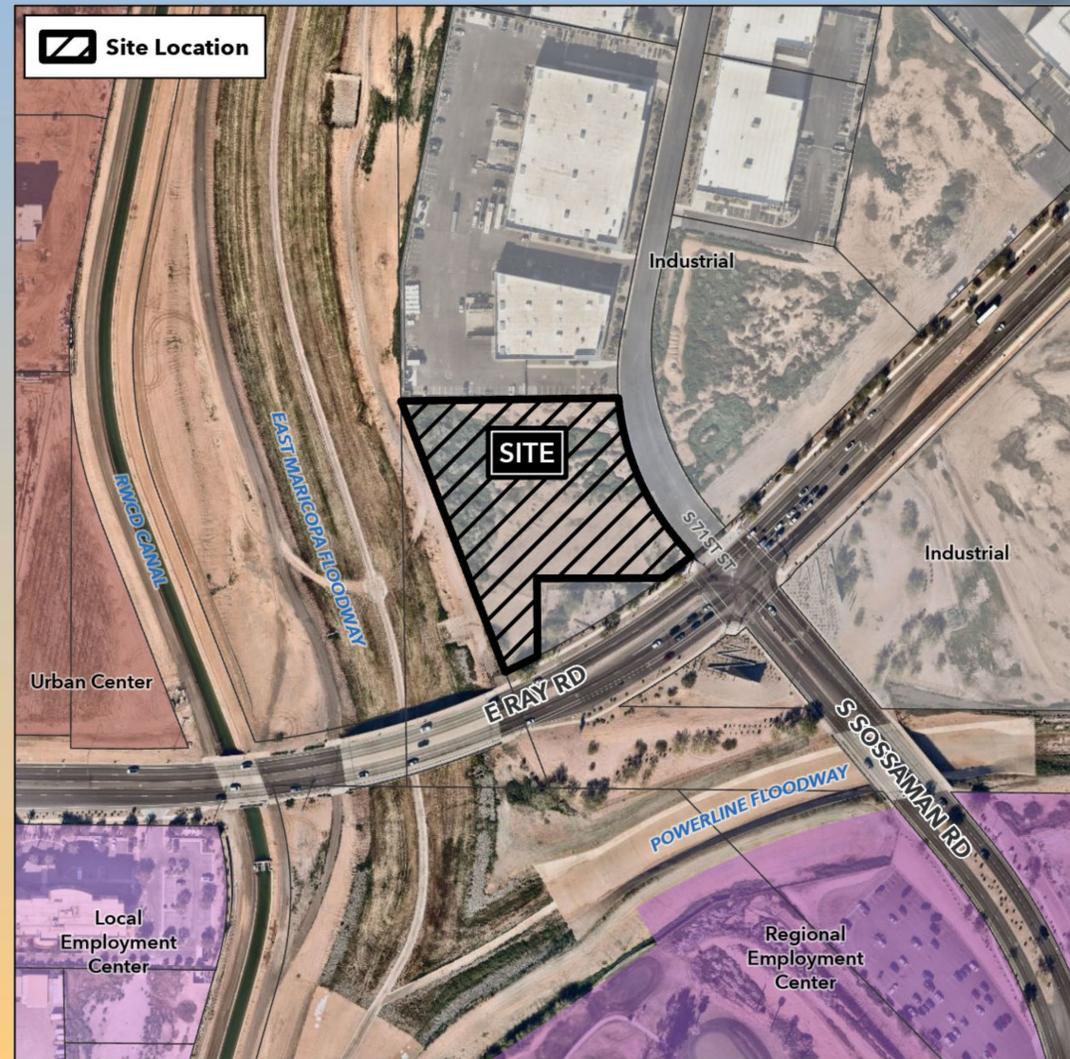
General Plan

Industrial - Evolve

- Intended for high-intensity industrial activities such as manufacturing, warehousing and storage, data storage, freight and distribution

Mesa Gateway Strategic Development Plan

- Located within the Inner Loop District
- Intended to provide a high-quality, mixed use environment that is compatible with the air traffic existing in the area





Site Photo

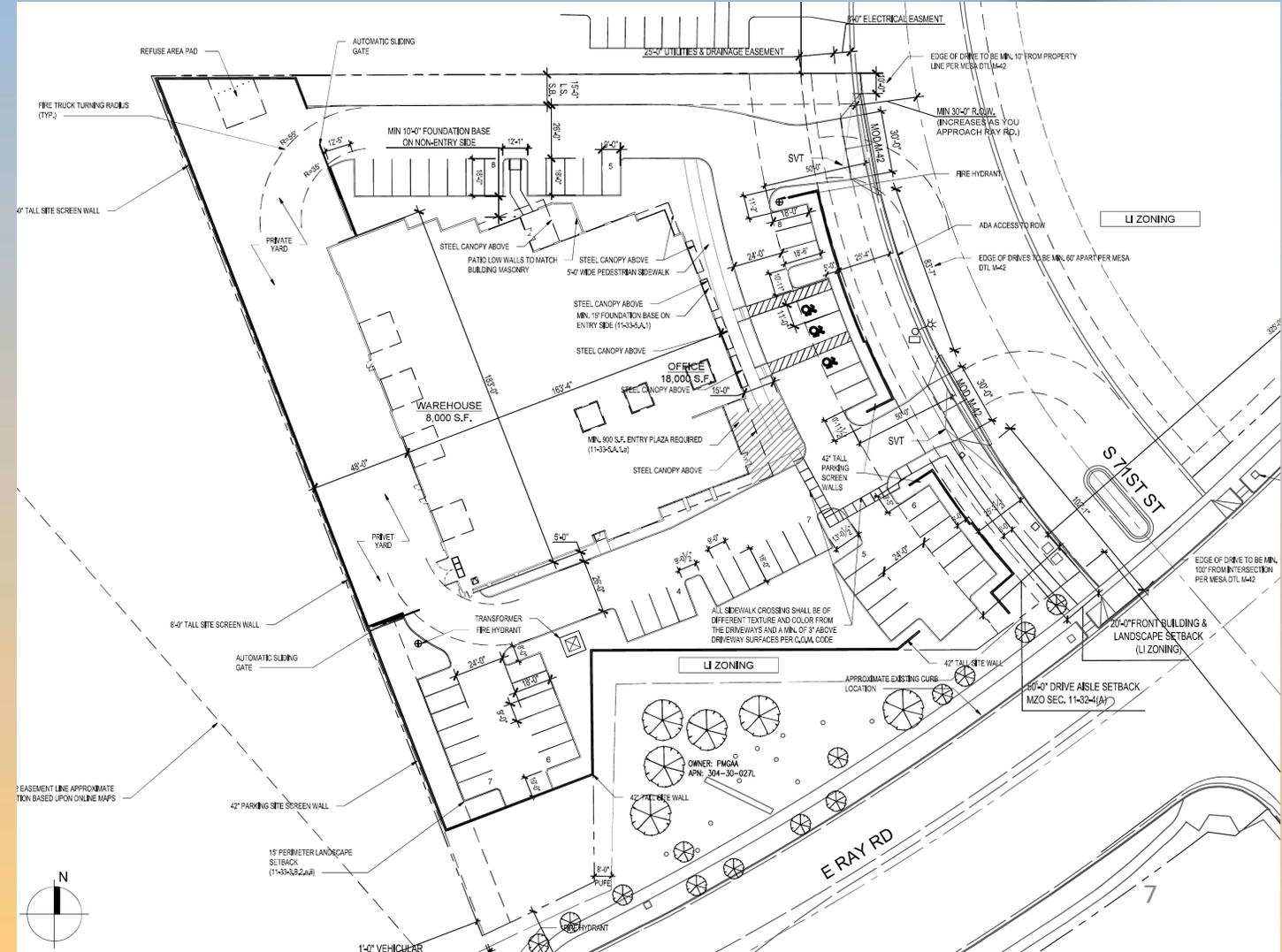


Looking west towards the site from 71st Street



Site Plan

- Approx. 26,000 square foot office and warehouse building
- Access from South 71st Street
- Truck loading area at the rear of building
- 57 parking spaces required; 57 spaces provided





Landscape Plan



LANDSCAPE LEGEND

TREES

- Sophora Secundiflora**
Texas Mtn Laurel
24" Box (4)
- Caesalpinia mexicana**
Mexican Bird of Paradise
36" Box Multi trunk (10)
- Ulmus Parvifolia**
Chinese Elm
24" Box (38)
36" Box (2)
- Washingtonia Robusta**
Mexican Fan Palm - 12 Tr Ft
Skinned, Straight and Matching (4)
- Pistacia atlantica x integerrima**
Red Push
36" Box (22)

SHRUBS

- Nerium oleander 'Petite Pink'**
Petite Pink Oleander
5 Gallon (83)
- Callistemon 'Little John'**
Dwarf Callistemon
5 Gallon (36)
- Eremophila maculata 'Valentine'**
Valentine Bush
5 Gallon (68)
- Agave Gemniflora**
Twin Flowered Agave
5 Gallon (59)
- Caesalpinia pulcherrima**
Red Bird of Paradise
5 Gallon (22)
- Baccharis hybrid 'Starn'**
Starn's Coyote Bush
5 Gallon (64)
- Tecoma stans**
Orange Jubilee
5 Gallon (5)
- Hesperaloe Parviflora**
Red Yucca
5 Gallon (56)
- AGAVE WEBBERII**
WEBBER'S AGAVE
5 GALLON (22)

NORTH PROPERTY LINE:
342' LINEAR FEET
TREES REQUIRED: 14 TREES (7-24" BOX)
TREES PROVIDED: 14 TREES (14-24" BOX)
SHRUBS REQUIRED: 56 SHRUBS
SHRUBS PROVIDED: 56 SHRUBS

LANDSCAPE COVERAGE:
LANDSCAPE AREA: 29,661 SQ. FT.
LANDSCAPE COVERAGE: 18,389 SQ. FT. (62%)

SOUTH PROPERTY LINE:
350' LINEAR FEET
TREES REQUIRED: 14 TREES (7-24" BOX)
TREES PROVIDED: 14 TREES (14-24" BOX)
SHRUBS REQUIRED: 70 SHRUBS
SHRUBS PROVIDED: 71 SHRUBS

TREES PER BLDG. WALL
ENTIRE SITE BUILD. PERIMETER: 690' L.F.
TREES REQUIRED: 690 / 50" = 14 TREES
TREES PROVIDED: 20 TREES

WEST PROPERTY LINE:
448' LINEAR FEET
TREES REQUIRED: 18 TREES (9-24" BOX)
TREES PROVIDED: 18 TREES (18-24" BOX)
SHRUBS REQUIRED: 72 SHRUBS
SHRUBS PROVIDED: 74 SHRUBS

EAST PROPERTY LINE:
273' LINEAR FEET
TREES REQUIRED: 11 TREES (6-24" BOX)
TREES PROVIDED: 11 TREES (11-24" BOX)
SHRUBS REQUIRED: 55 SHRUBS
SHRUBS PROVIDED: 58 SHRUBS

PARKING ISLANDS
TOTAL PARKING SPOTS: 57
TREES REQUIRED: 7 TREES
TREES PROVIDED: 16 TREES

SHADE TREES

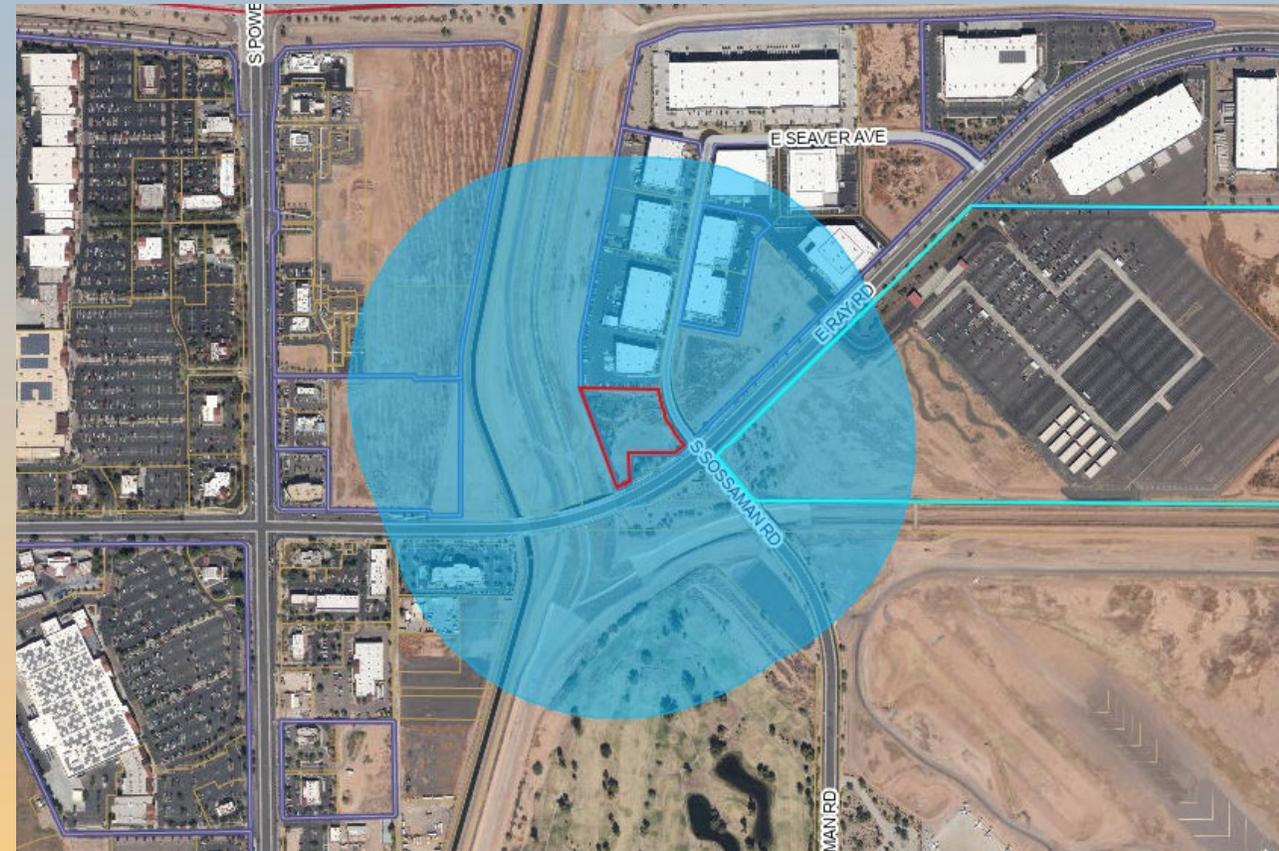
- Ulmus Parvifolia**
Chinese Elm
SHADE: 316 x 40 = 12,640
- Pistacia atlantica x integerrima**
Red Push
SHADE: 297 x 15 = 4,455
- Sophora Secundiflora**
Texas Mtn Laurel
SHADE: 169 x 4 = 676
- Caesalpinia mexicana**
Mexican Bird of Paradise
SHADE: 133 x 8 = 1,064

SHADE PROVIDED:
18,835 SQ. FT. OF SHADE
(18% OF TOTAL SITE)



Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- A neighborhood meeting was held on November, 13, 2025
 - There were no attendees
- No comments received from neighboring property owners





Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Complies with the Mesa 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 (6-0)*



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