



City Council

ZON23-00796

Mary Kopaskie-Brown, Planning Director

May 20, 2024
1



Request

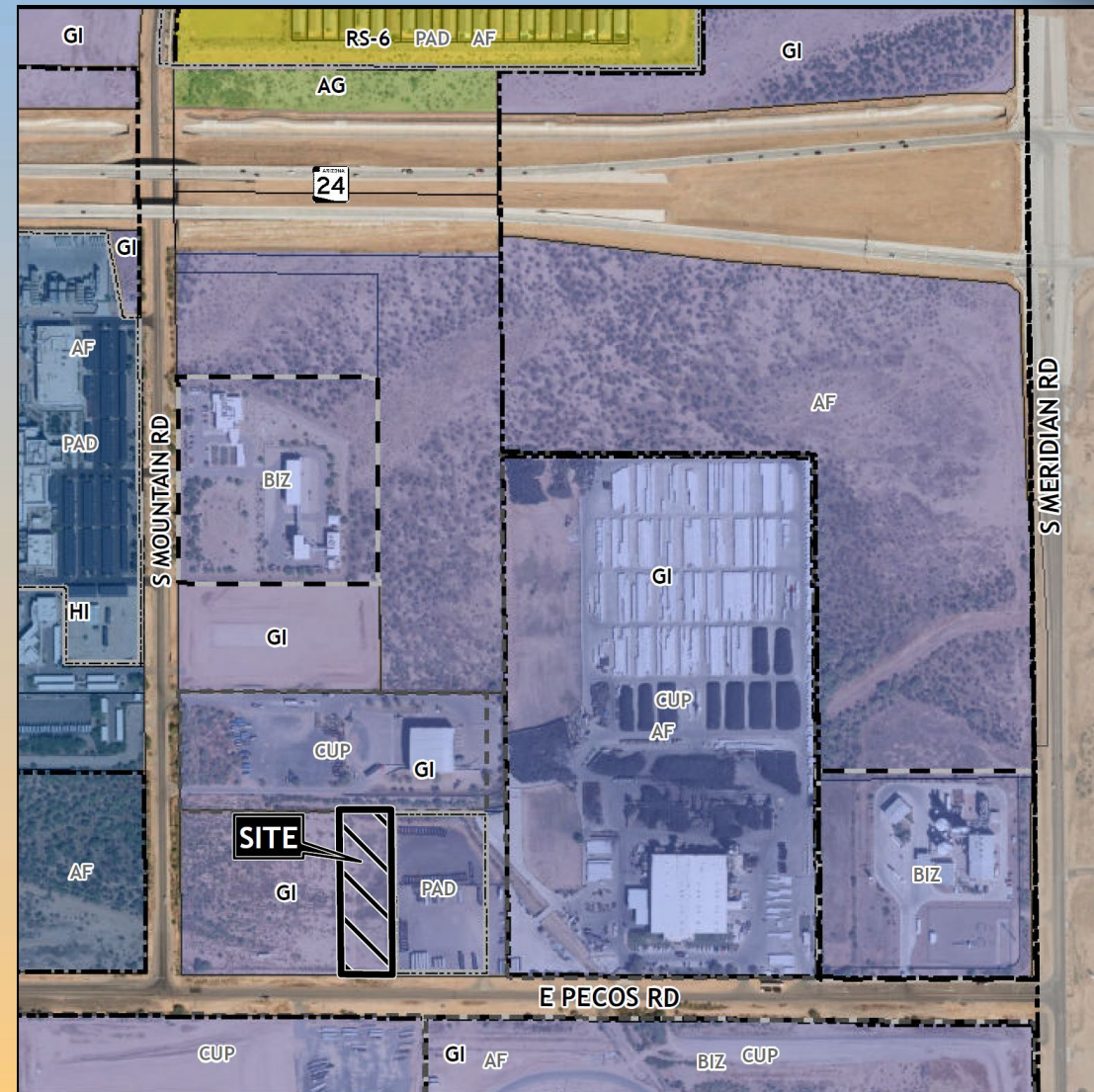
- Major Site Plan Modification and amending the conditions of approval for Case No. Z14-057
- To allow for an industrial development





Location

- West of Meridian Road
- North of Pecos Road





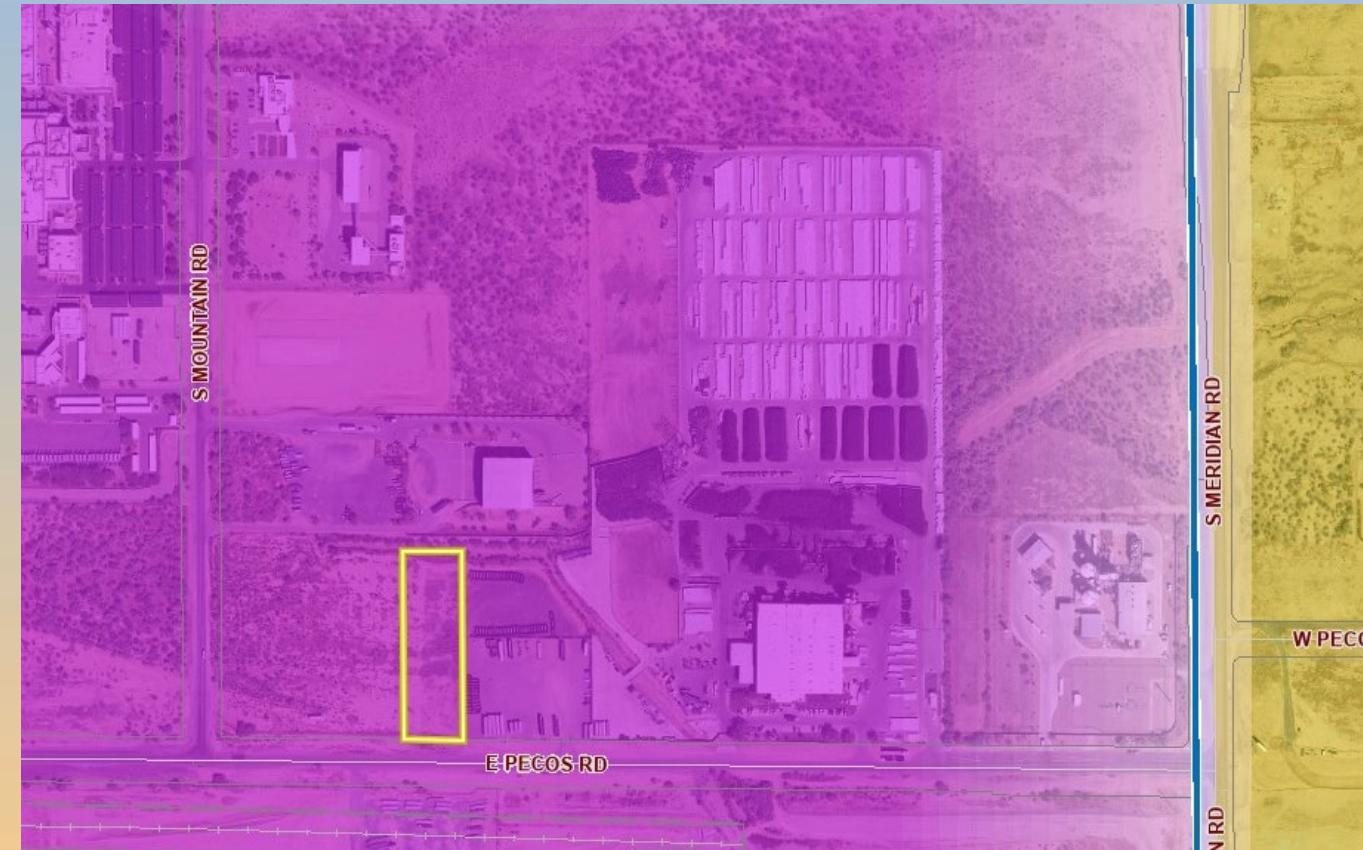
General Plan

Employment

- Wide range of employment opportunities in high quality settings

Mesa Gateway Strategic Development Plan

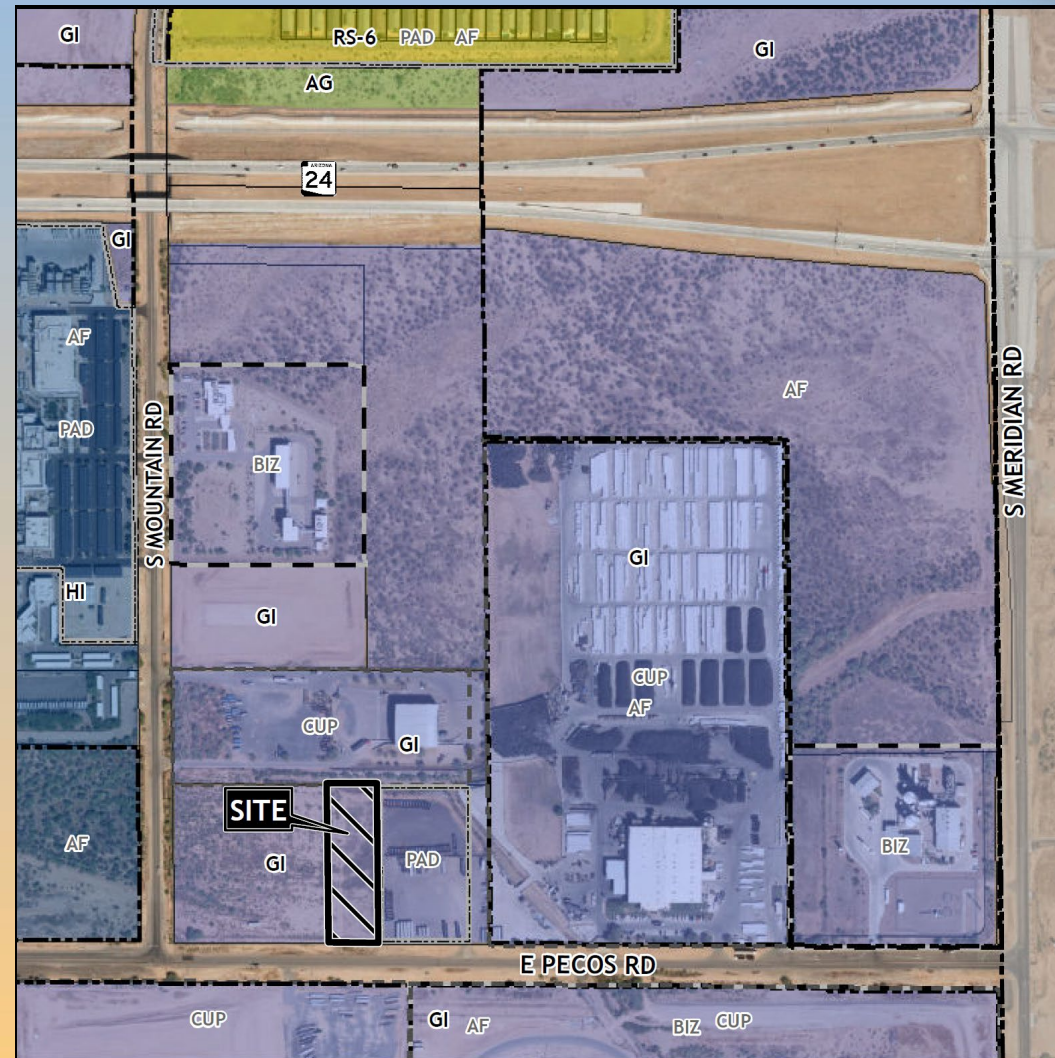
- Located within the Logistics and Commerce District
- Request is consistent with the intent of the General Plan and the Gateway Strategic Development Plan





Zoning

- General Industrial (GI)
- Proposed use is allowed by right in the GI zoning district





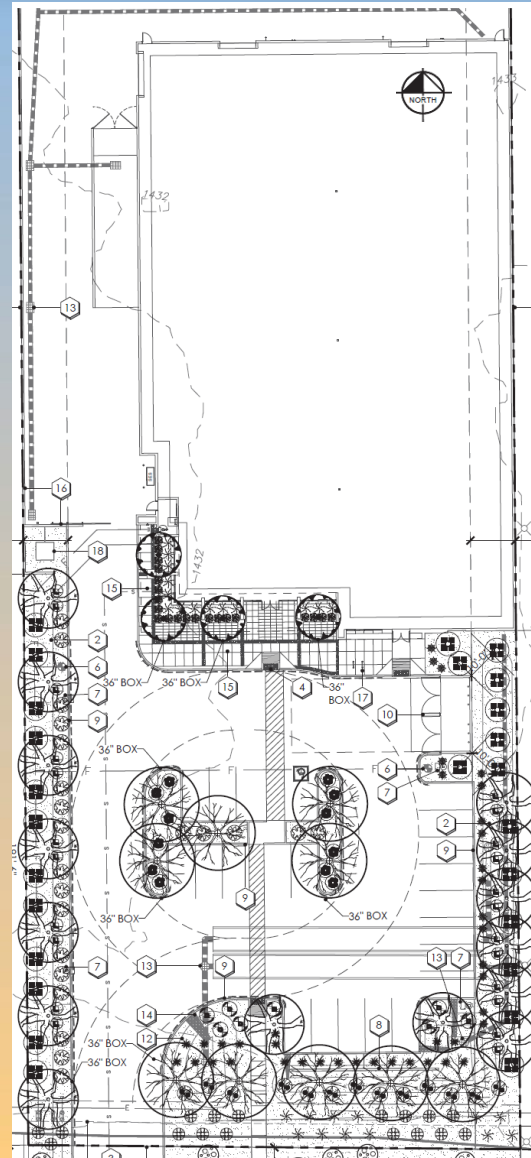
Site Photo



Looking north towards the site from Pecos Road






Landscape Plan



plant legend

botanical name
common name





evergreen trees

-  ACACIA ANEURA
MULGA
-  PISTACIA X. RED PUSH
RED PUSH PISTACHE
-  TIPUANA TIPU
TIPU TREE





large shrubs

-  TECOMA ALATA
ORANGE JUBILEE



medium shrubs

-  Ms. ALICE BOUGAINVILLEA
WHITE BOUGAINVILLEA
-  HESPERALOE FUNIFERA
GIANT HESPERALOE
-  LEUCOPHYLLUM LANGMANIAE
'RIO BRAVO'
RIO BRAVO TEXAS RANGER
-  SENNA OLIGOPHYLLA
OUTBACK CASSIA

small shrubs

-  ASCLEPIAS SUBULATA
DESERT MILKWEED
-  EREMOPHILA HYGROPHANA
'BLUE BELLS' EMU
-  HESPERALOE PARVIFLORA
'DESERT FLAMENCO'
DESERT FLAMENCO RED YUCCA
-  PORTULACARIA AFRA
ELEPHANTS FOOD

evergreen groundcovers

-  ACACIA REDOLENS
DESERT CARPET
-  EREMOPHILA GLABRA
'MINGENOW GOLD'
OUTBACK SUNRISE EMU

inerts

-  1/2" SCREENED
DECOMPOSED GRANITE
EXPRESS BROWN



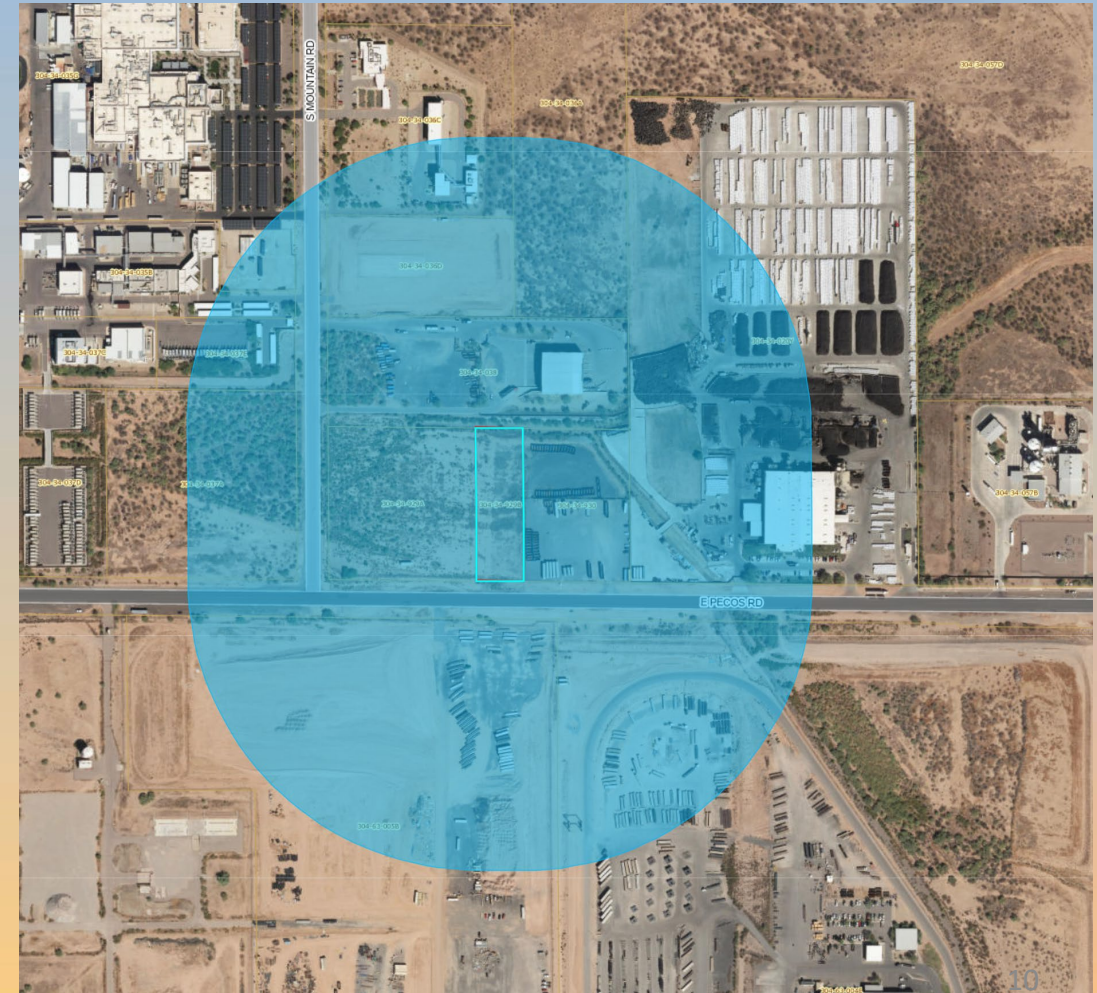
Rendering





Citizen Participation

- Notified property owners within 1,000 feet, HOAs and registered neighborhoods
- No comments received from neighboring property owners





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with the 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 (7-0)***



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