



# City Council

## ZON23-00365

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Evan Balmer, Assistant Planning Director

December 8, 2025  
1



# Request

- Rezone from HI-PAD & AG to HI-PAD
- Site Plan Modification
- To allow for a new PAD overlay for the expansion of an existing industrial facility

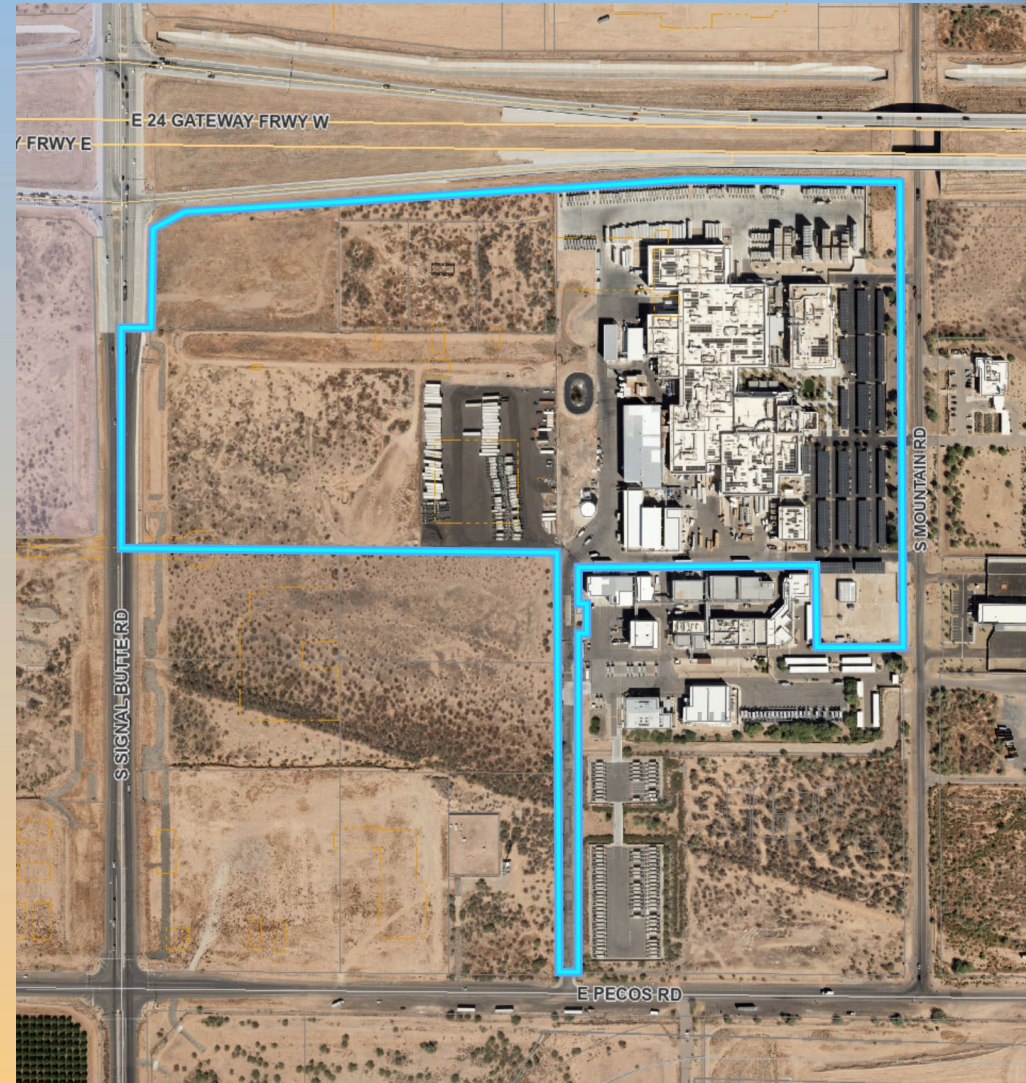






# Location

- North of Pecos Road
- East of Signal Butte Road
- South of SR-24 Freeway
- West of Mountain Road







# General Plan (2040)

## Employment - Industrial

- Industrial and Manufacturing are primary land uses
- HI zoning is primary zoning district
- Logistics and Commerce District of Mesa Gateway Strategic Plan

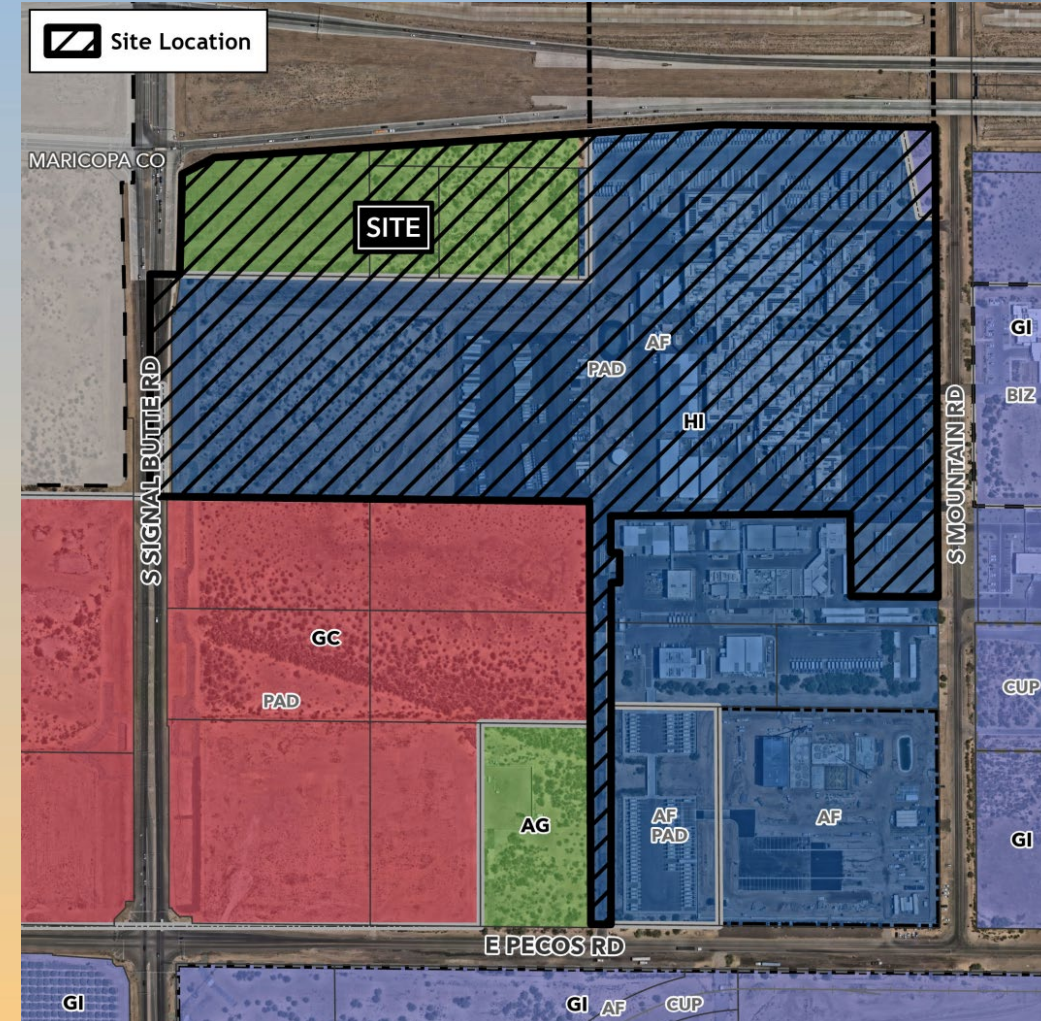






# Zoning

- Current:
  - Heavy Industrial with a Planned Area Development Overlay (HI-PAD)
  - Agricultural (AG)
- Proposed:
  - Heavy Industrial with a Planned Area Development Overlay (HI-PAD)







# Site Photos



Looking east towards the site





- **Phase 1:**
  - Landscape entrance from Signal Butte
  - Buildings & equipment internal to site
  - New screen wall

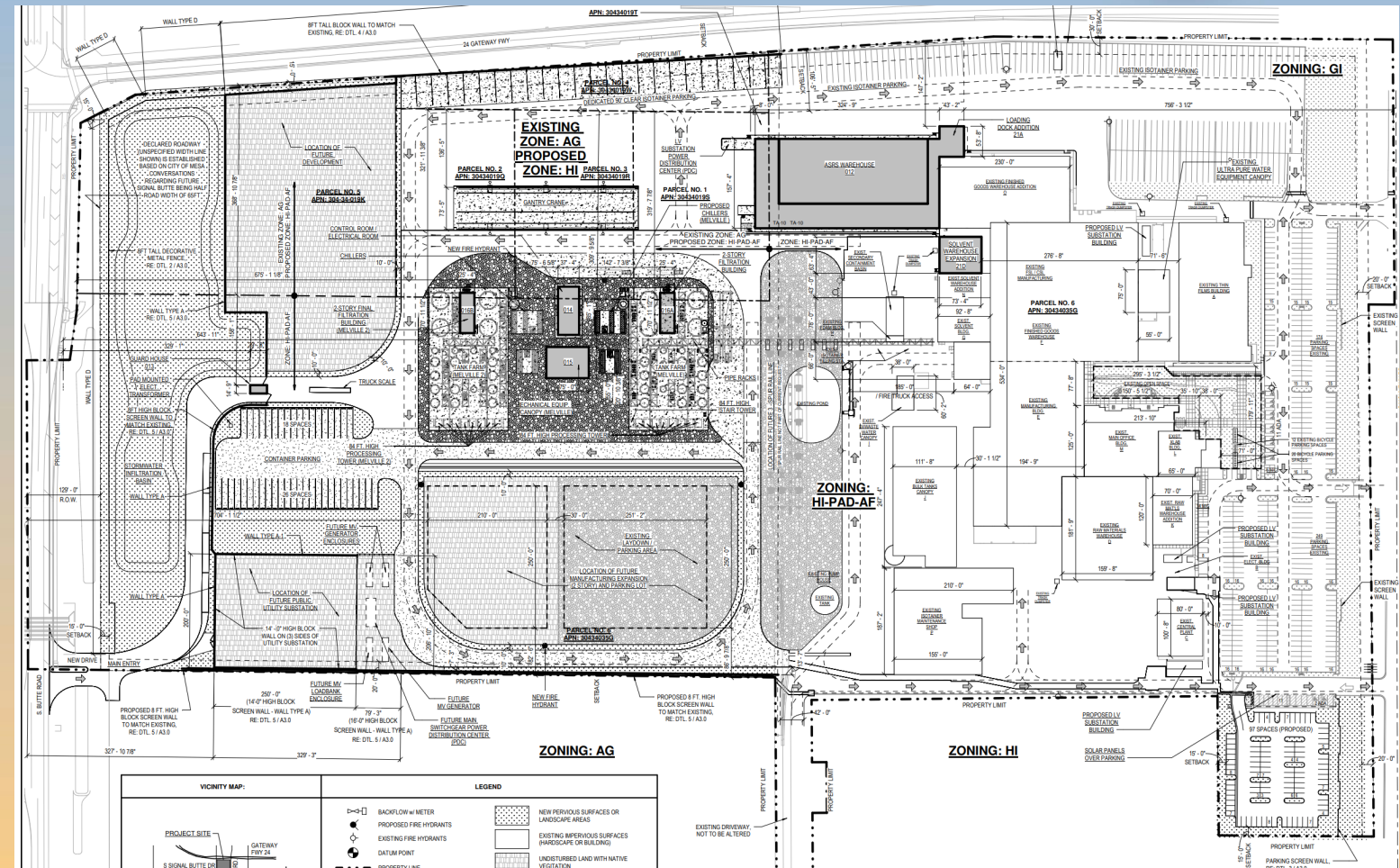






# Site Plan

- **Phase 2:**
  - 63,305 sq. ft. building
  - Guardhouse for new entry
  - Buildings & equipment internal to site







# Planned Area Development

**Requested Deviations include:** Height, Setbacks, Design, Fences, Lighting, Screening, Parking, and Landscaping

## **Supported Quality:**

- Enhanced streetscape
- High-quality building design
- Employee amenity areas
- Perimeter landscaping





# Rendering

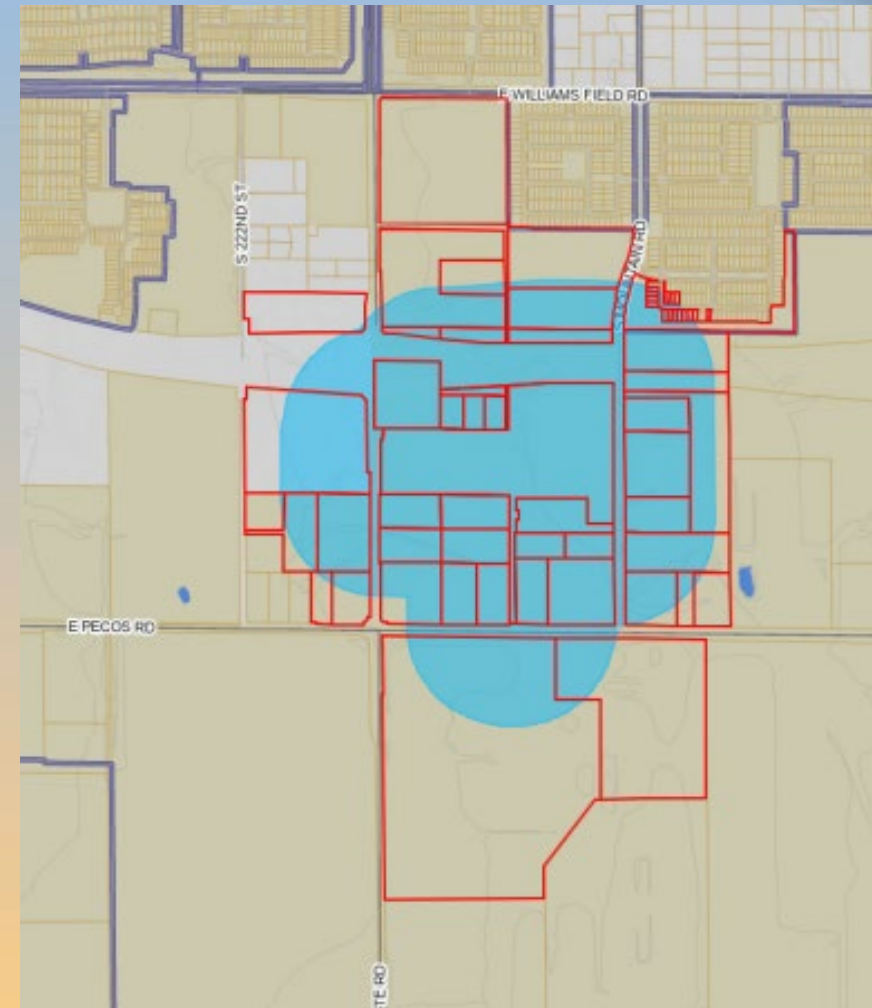






# Citizen Participation

- Notified property owners within 1000', HOAs, and registered neighborhoods
- 1 neighborhood meeting – 0 attendees
- Staff have not received any feedback at this time







# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Criteria in Chapters 22 & 69 for PAD & Site Plan Review

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

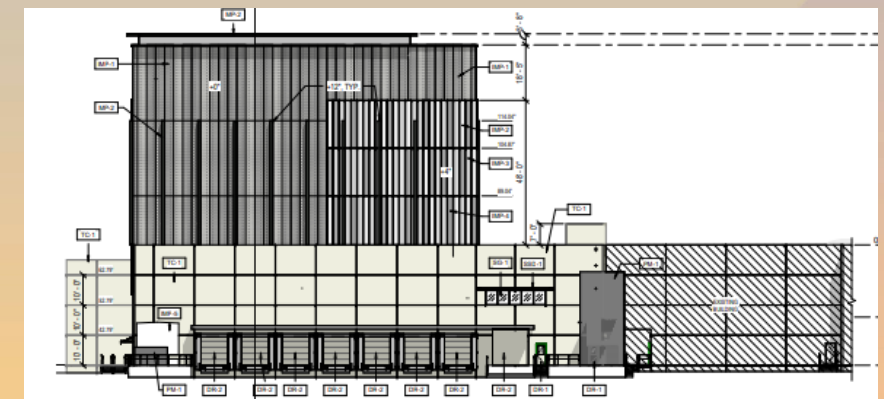
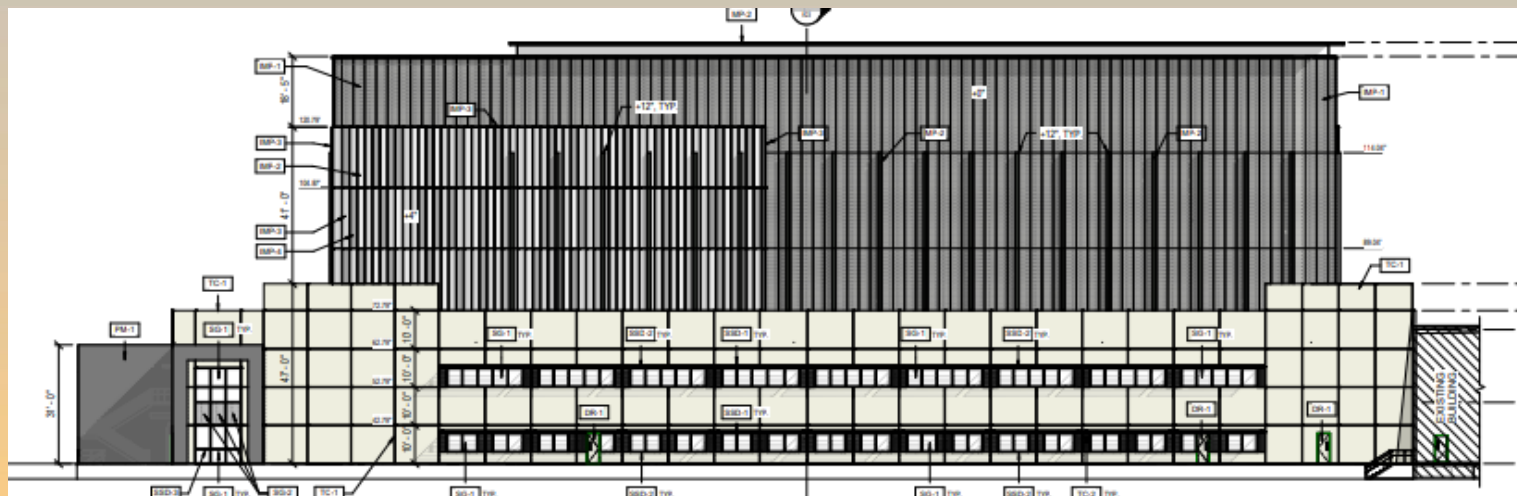
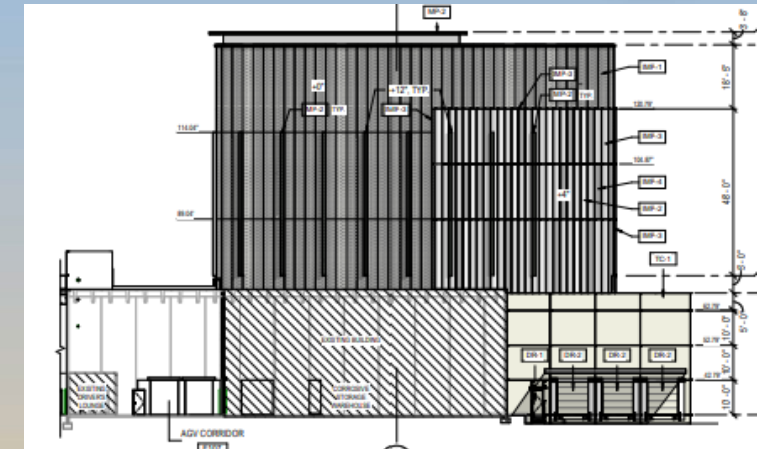
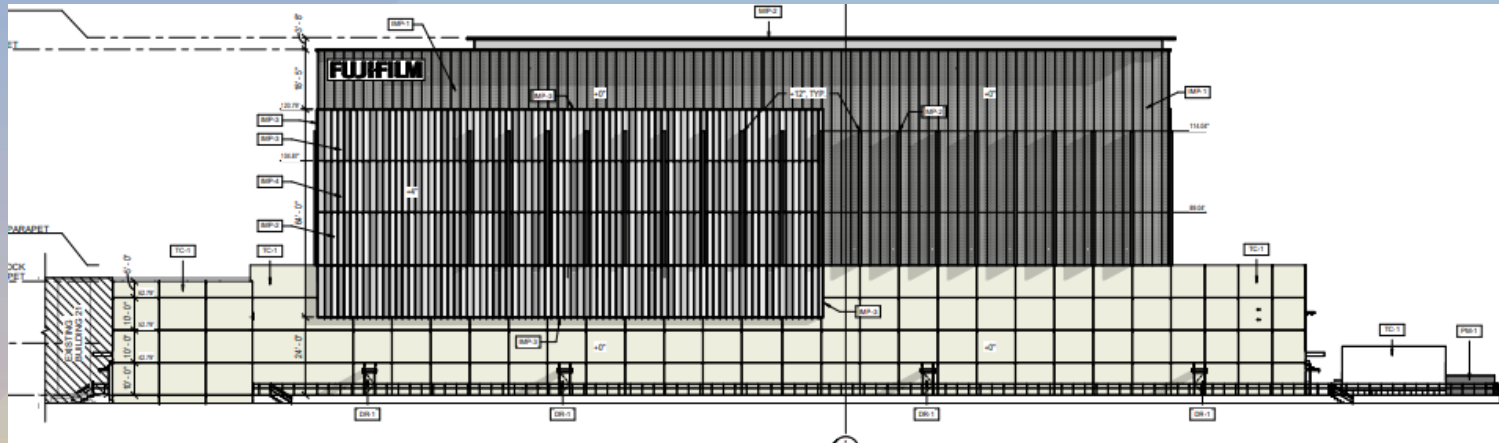




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# Elevations







# Landscape Plan

## PLANT SCHEDULE PHASES 1-3 - OVERALL

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	MATURE SIZE HxW (CANOPY AREA SF)	SIZE	QTY
<b>TREES</b>						
	OES	Olea europaea 'Swan Hill'	Swan Hill Fruitless Olive	25'x25' (491 SF)	24" Box, Multi	44
	PD	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde	25'x25' (491 SF)	24" Box	39
	PE	Pinus eldarica	Afghan Pine	40'x20' (314 SF)	24" Box	93
	PC	Pistacia chinensis	Chinese Pistache	30'x25' (491 SF)	24" Box	33
	SS	Sophora secundiflora	Texas Mountain Laurel	15'x10' (79 SF)	24" Box	61

TOTAL PROPOSED LOT COVERAGE: 772,404 SF; TOTAL PROPOSED CANOPY COVERAGE: 90,977 SF = 12% OF TOTAL SITE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
<b>SHRUBS</b>						
	EH	Eremophila hydrophana 'Blue Bells'	Blue Bells Emu Bush	1 gal.	Per Plan	259
	LN	Lantana x 'New Gold'	New Gold Lantana	5 gal.	Per Plan	19
	LL	Leucophyllum laevigatum	Chihuahuan Sage	5 gal.	Per Plan	148
	MC	Muhlenbergia capillaris	Pink Muhly Grass	5 gal.	Per Plan	347
	RE	Russelia equisetiformis	Firecracker Plant	5 gal.	Per Plan	270

