



City Council ZON22-00890

Mary Kopaskie-Brown, Planning Director

September 22, 2025
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Request

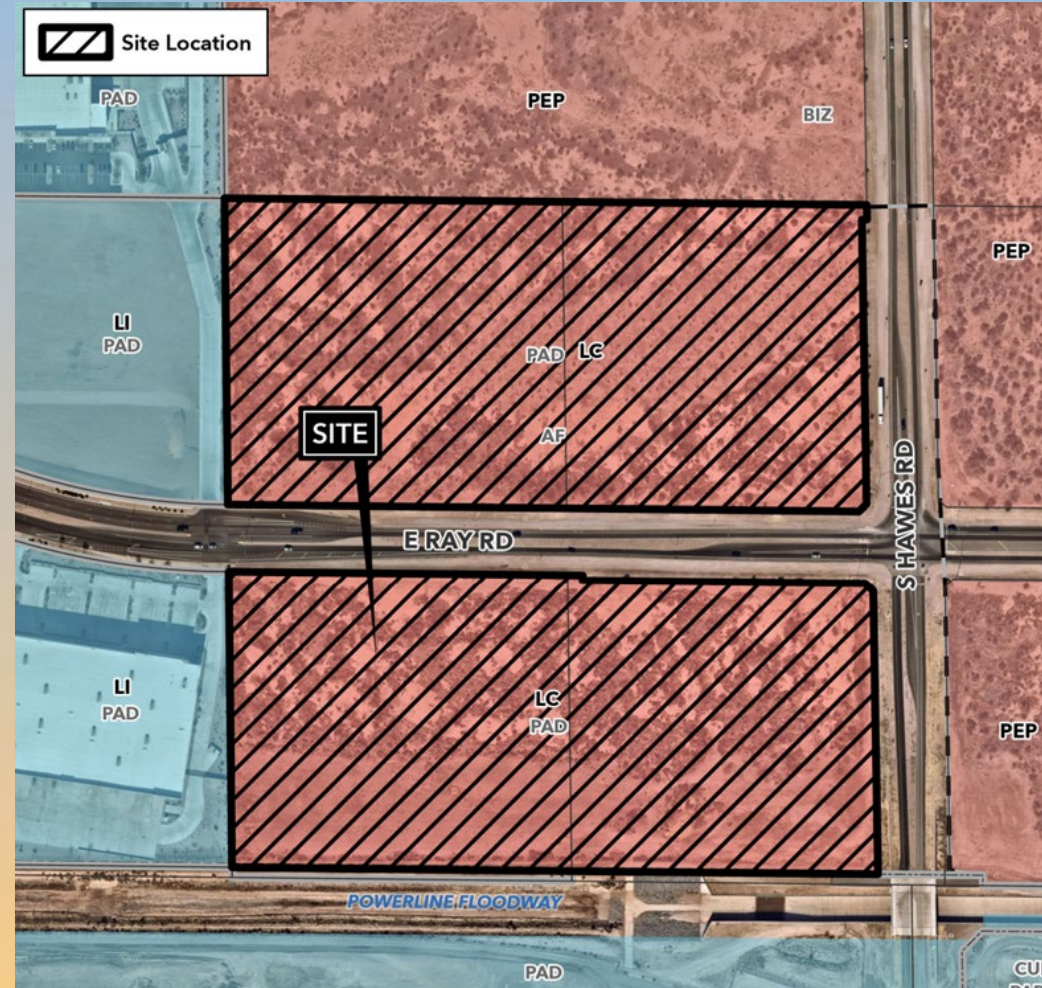
- Rezone 15.6± acres from LC-PAD to LC
- Rezone 17.7± acres from LC-PAD to LI-PAD and Site Plan Review for 235,600± industrial development





Location

- North and South sides of Ray Road
- West of Hawes Road

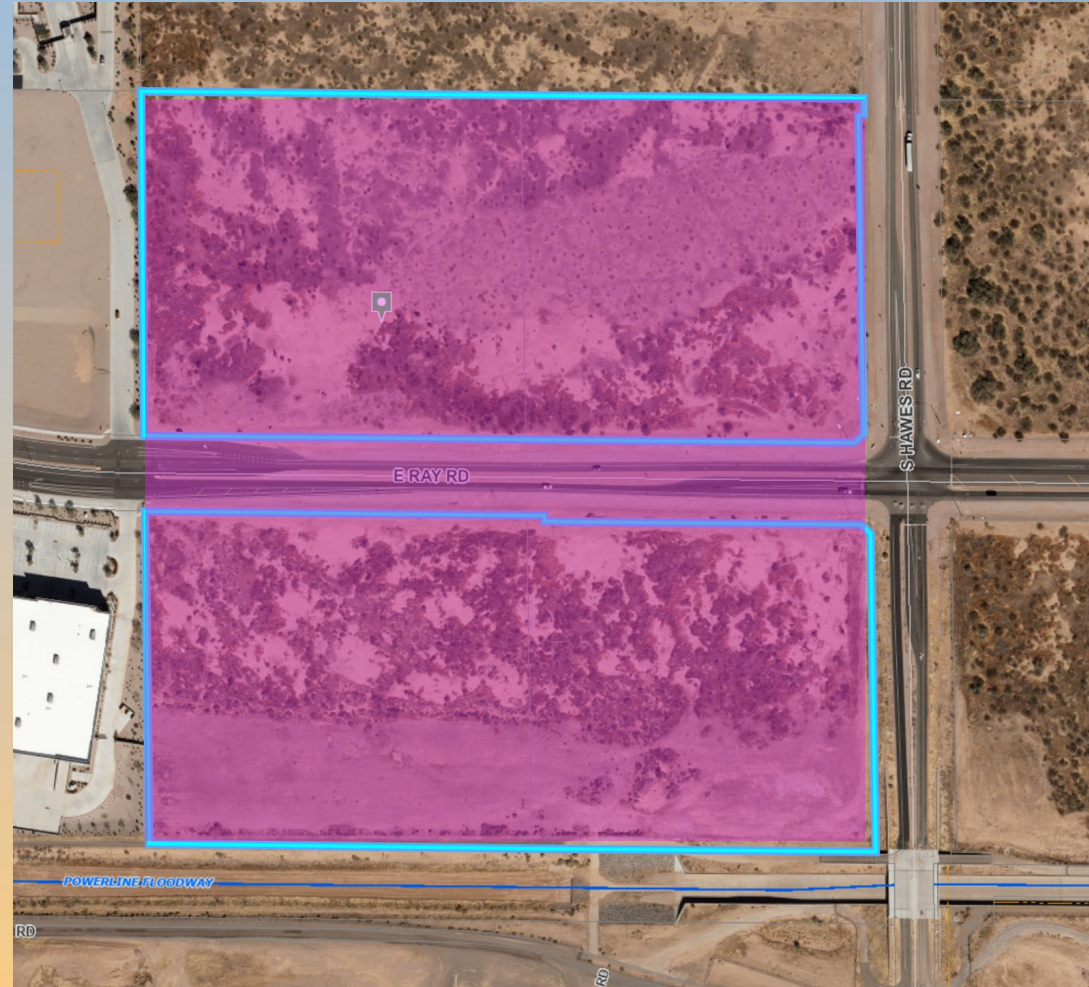




General Plan

Mixed Use Activity District/Employment

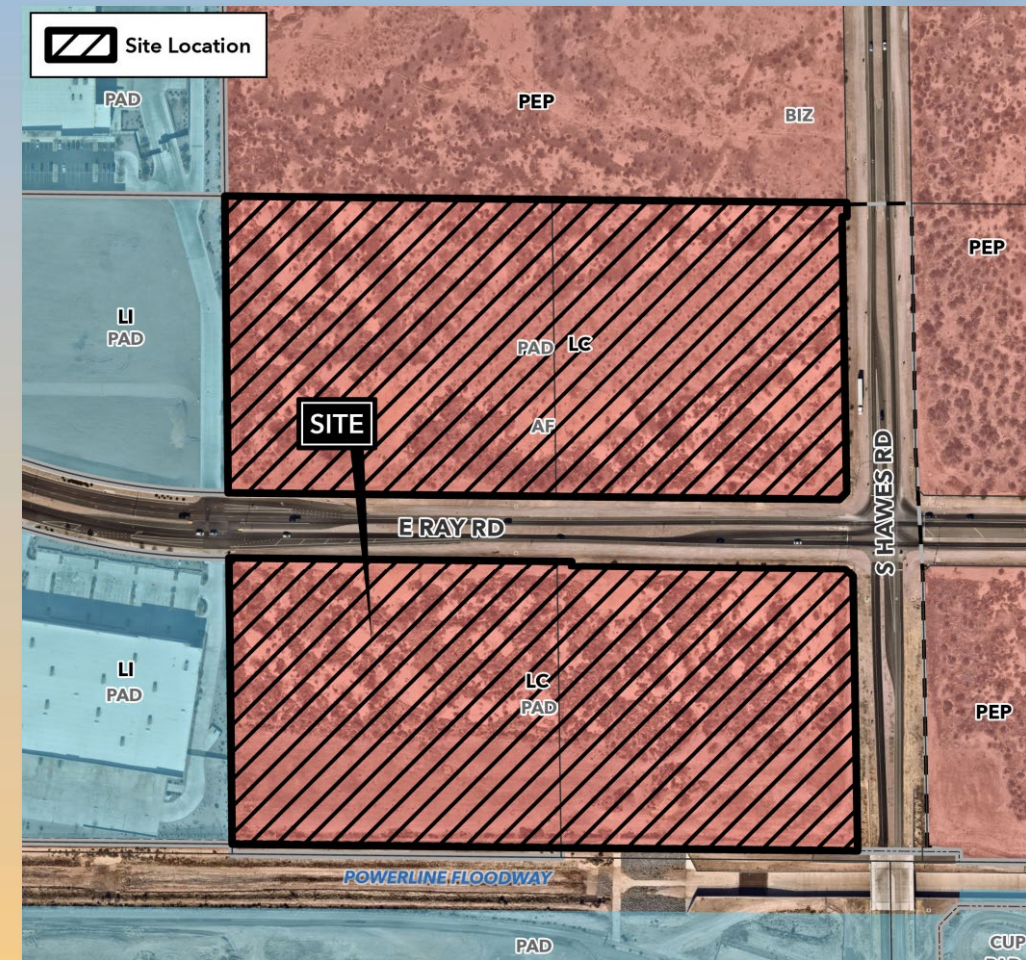
- Regional activity areas
- Wide range of employment
- Supportive commercial





Zoning

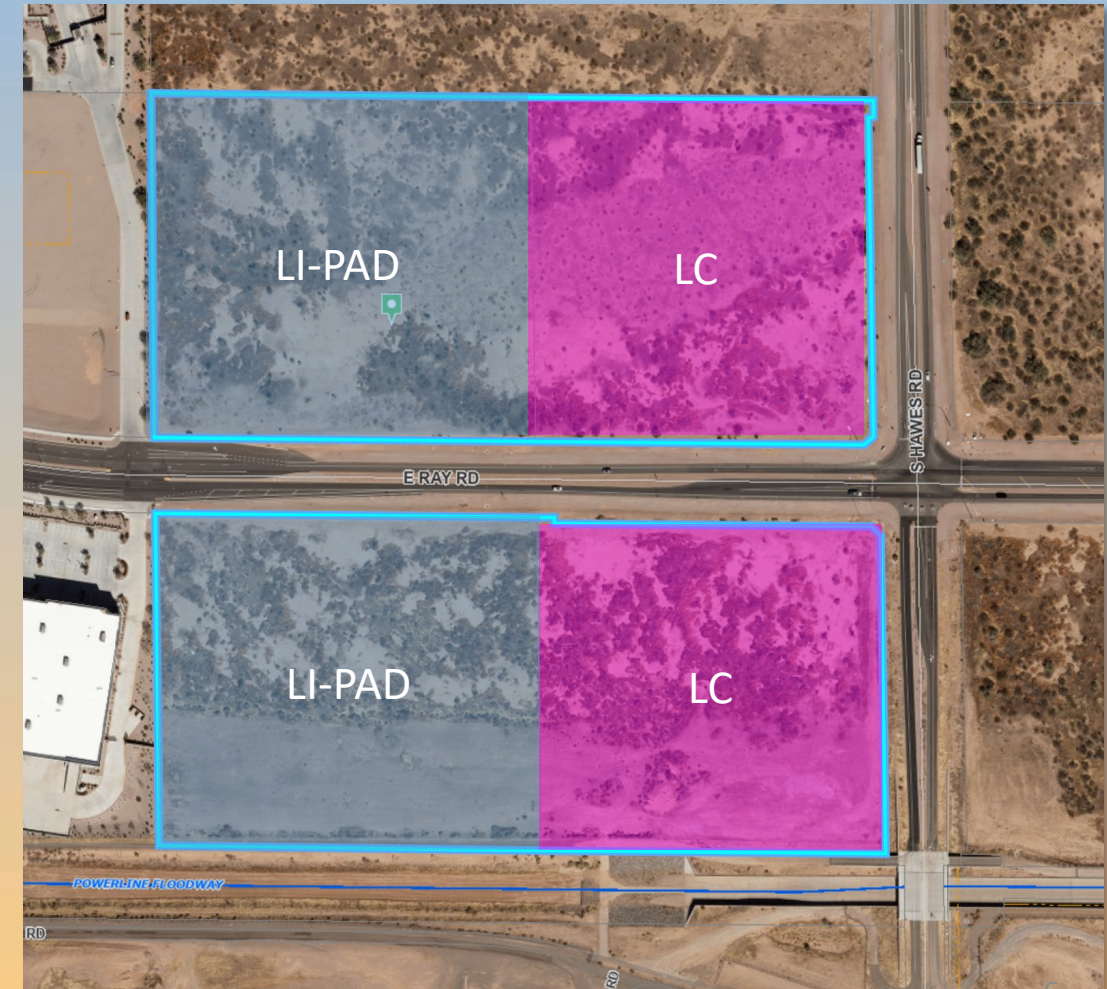
- Existing: Limited Commercial with a Planned Area Development (LC-PAD)
- Part of previous Gateway Park PAD





Zoning

- Proposed: Light Industrial with a Planned Area Development (LI-PAD) and Limited Commercial (LC)
- New Gateway Park PAD on LI only
- No PAD overlay on LC





Site Photos

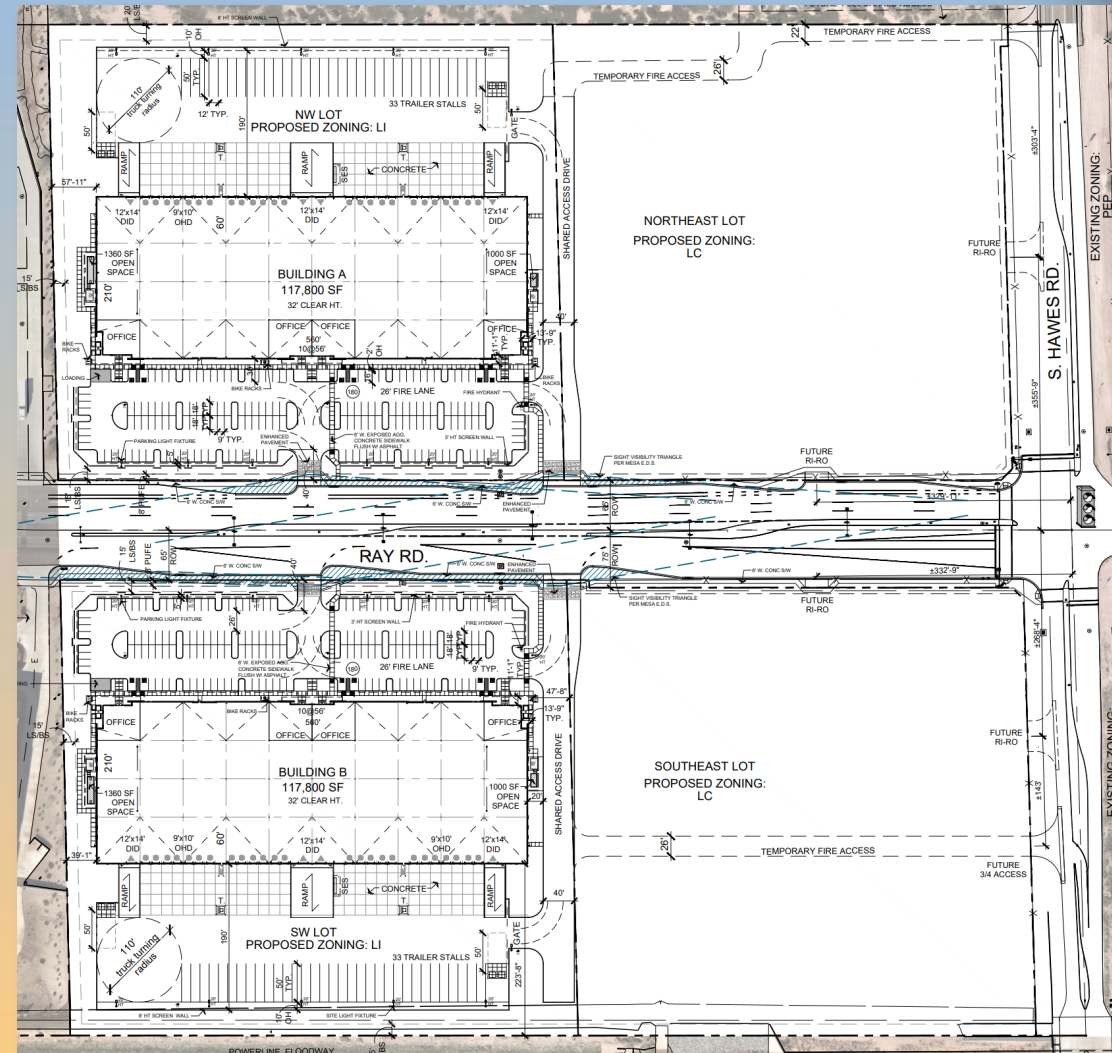


Looking south towards the site



Site Plan

- Two industrial buildings
- 117,800 sq. ft. each, 235,600 sq. ft. total
- 147 parking spaces required, 180 spaces provided
- Future Site Plan Review of LC parcels





Planned Area Development

Development Standard	MZO Required	PAD Proposed
<u>Maximum Building Height</u>	40 feet	50 feet
<u>Minimum Setback –</u> <i>Adjacent to Commercial Districts</i>	50 feet total	0 feet
<u>Foundation Base –</u> <i>Exterior Walls with Public Entrances</i>	15 feet	12 feet



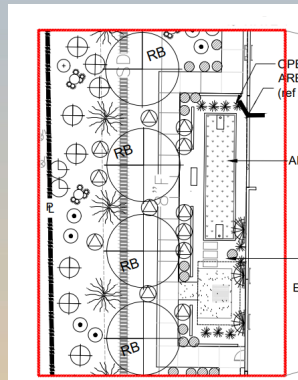
Planned Area Development

Development Standard	MZO Required	PAD Proposed
<u>Screening –</u> <i>Ground-Mounted Equipment</i>	Screened a minimum 12 inches above equipment and shall consist of decorative walls, berms, and landscaping	Screened through use of artistic wrap or mural
<u>Setback of Cross Drive Aisles</u>	50 feet	40 feet
<u>Parking–</u> <i>Standard Parking Spaces</i>	9 feet wide by 18 feet long	9 feet wide by 18 feet long. Where noted on site plan, 2-foot overhang permitted in adjacent sidewalk or landscape area

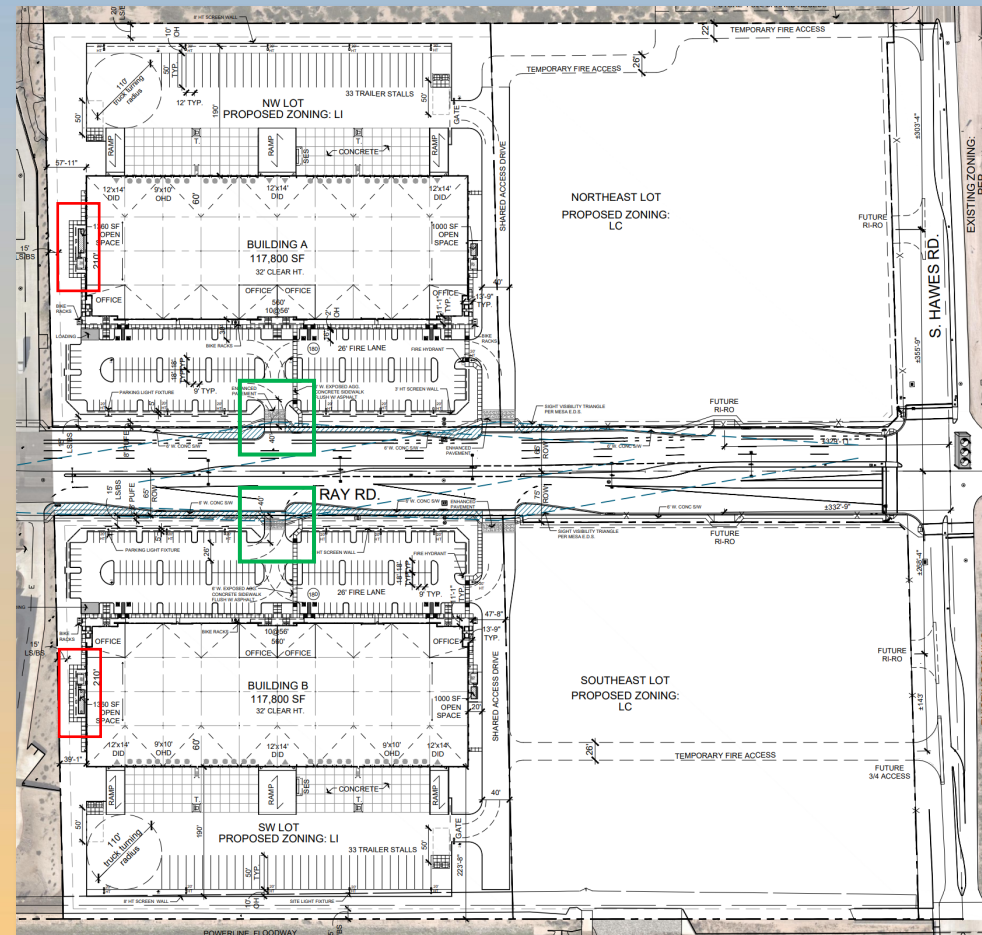


Planned Area Development

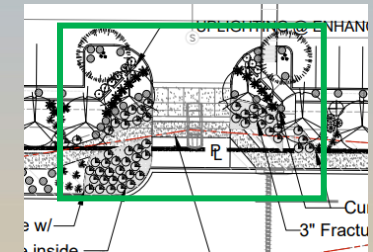
- Exceeding common open space and employee amenities



- High-quality architecture and site design consistent with MZO & QDDGs



- Enhanced primary entry drive through alternative pavement and landscaping

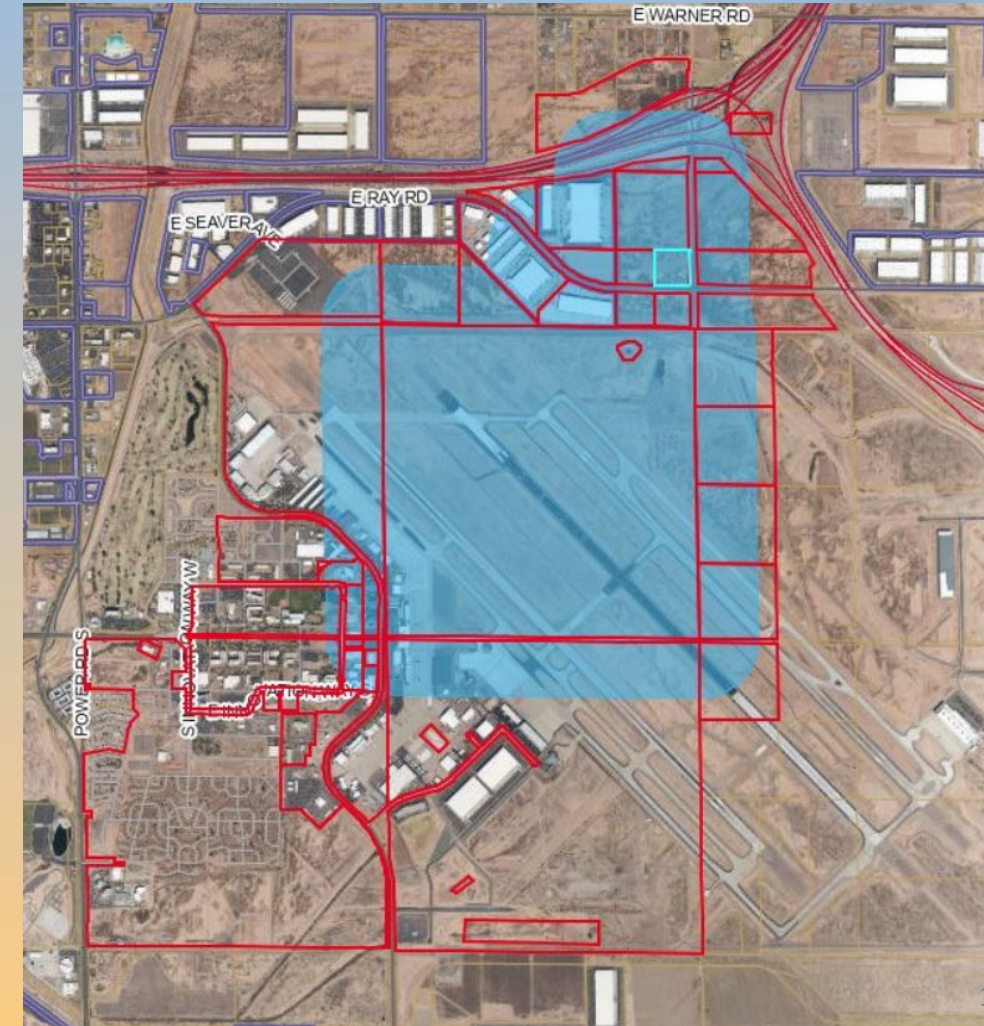


- Balanced mix of land uses while reserving intersection for future commercial



Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- No responses received





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Gateway Strategic Development 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)



mesa·az



Site Photos



Looking north towards the site



Elevations





Landscape Plan

LANDSCAPE LEGEND

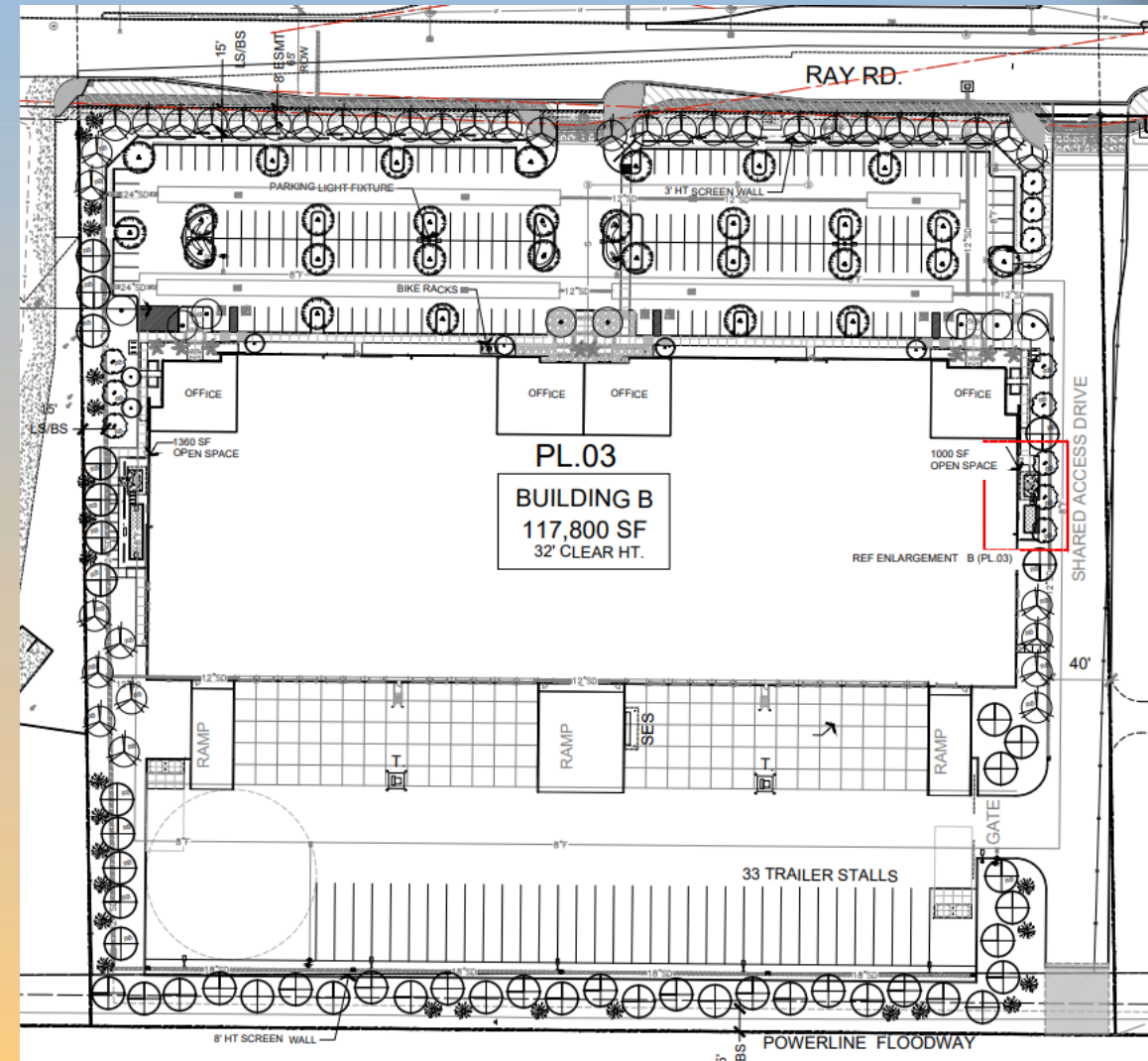
QTY OF PLANTS, AS NO COMPENSATION WILL BE MADE FOR ERROR IN QUANTITIES IF PLANT COUNTS OCCUR ON PLANT LEGEND, IT IS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. VERIFY PLANT COUNTS W/ PLAN. IN CASE OF DISCREPANCY, PLANS SHALL GOVERN.

TREES	SIZE
	24" box
	Multi-Trunk
	36" Box
	Standard
RB = Root Barrier for trees between 6' and 10' of Utility (typ)	
	36" Box
	Multi-Trunk
	24" Box U.O.N.
	15 Gallon
	24" Box
	Multi-Trunk
	approx 24" Box
	4' tall Matching
	8' Tall - 10 Cane Minimum
	36" Box
	Standard - Matching

SHRUBS / ACCENTS / VINES

SHRUBS / ACCENTS / VINES	SIZE
	5 Gallon
	5 Gallon
	3 Gallon
	5 Gallon
	5 Gallon
	5 Gallon
	5 Gallon
	5 Gallon
	5 Gallon
	5 Gallon
	5 Gallon
	3 pad min
	5 Gallon

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Landscape Plan

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