




DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

Planning & Zoning Board Staff Report
2025

May 28,

Case No.	ZON24-00548	
Project Name	SAIA Motor Freight Lines	
Request	<ul style="list-style-type: none">Site Plan Review for the development of an approximately 49,747± square foot Freight/Truck Terminal and Warehouse	
Project Location	2,600 feet west of the southwest corner of East Pecos Road and South Signal Butte Road.	
Parcel No(s)	304-63-006S	
Project Area	13± acres	
Council District	District 6	
Existing Zoning	General Industrial	
General Plan Designation	Regional Center	
Applicant	Cris Burgam	
Owner	SAIA Motor Freight Line LLC	
Staff Planner	Josh Grandlienard, AICP, Senior Planner	

Recommendation

Staff finds that the Proposed Project is consistent with the Mesa 2040 General Plan and the criteria for Site Plan Review outlined in MZO Section 11-69-5.

Staff recommends approval with conditions.

Project Overview

Request:

The applicant is requesting approval of an Initial Site Plan to construct a 36,583 square foot terminal building and a 13,164 square foot maintenance building (Proposed Project). The previous zoning case on the Project Site, Case No. Z96-067; Ordinance No. 3245, requires site plan review by the Planning and Zoning Board and City Council for all future development plans. As such, the Proposed Project will require final approval of the Initial Site Plan from City Council.

Concurrent Applications:

- **Design Review:** Design Review Board meeting reviewed this project at their February 11, 2025 work session and had no additional comments based on the current design of the project.

Site Context

General Plan:

- Mesa 2040 General Plan Character Area designation on the property is Employment with an Industrial Sub-type.
- Industrial and warehouse uses are identified as a primary use in the Industrial Sub-type.
- The Proposed Project is consistent with the Employment Character Area and furthers the implementation of, and is not contrary to, the Vision, Guiding Principles, Strategies, and applicable elements of the Mesa 2040 General Plan.
- Supporting General Plan Strategies:
 - **P1.** Develop a land use pattern throughout the City that helps create and maintain diverse neighborhoods, maintains locations for employment uses, provides for dynamic and inviting locations for shopping and recreation, achieves compatibility with surrounding communities, and is consistent with other plans and programs of the City.
 - **P2.** Support the diverse and dynamic sub-areas within the city by utilizing land use controls to help maintain their unique character or history.
 - **P3.** The City shall work with Falcon Field and Phoenix-Mesa Gateway Airports to coordinate planning and to address airspace protection and land use compatibility.

Sub-Area Plan:

- This Proposed Project is located within the Logistics and Commerce District of the Mesa Gateway Strategic Development Plan and is consistent with the goals of the Logistics and Commerce District and the Gateway Strategic Development Plan. Industrial uses, distribution facilities, business parks and commercial uses will be predominant within this

district. The Proposed Project conforms to the purpose and intent of the Mesa Gateway Strategic Development Plan.

Zoning:

- The project site is zoned General Industrial (GI).
- Freight/Truck Terminals and Warehouse Facilities are a permitted use within the GI District.
- The project site is also zoned within the Airport Overflight Area Two (AOA 2), due to its proximity to Mesa Gateway Airport.
- Freight/Truck Terminals and Warehouses use is permitted in the GI zoning district in locations within the AOA 2 per Sections 11-7-2 and 11-19-4 of the MZO.

Surrounding Zoning & Use Activity:

The proposed Freight/Truck Terminal and Warehouse Facility is compatible with surrounding land uses, which include Data Centers and Warehousing Uses, and vacant land.

Northwest (Across Pecos Road) LI-PAD Proposed Data Center	North (Across Pecos Road) LI-PAD Proposed Data Center	Northeast (Across Pecos Road) LI Proposed Data Center
West GI Freight/Truck Terminal and Warehouse	Project Site GI Vacant	East GI Vacant
Southwest GI Vacant	South GI Future City of Mesa Well Site	Southeast GI Vacant

Site History:

- **December 18, 1989:** City Council annexed 3,346± acres of land, including the 13± acre Project Site, into the City of Mesa and subsequently assigned Agricultural (AG) zoning to the Project Site (Ord. No. 2473).
- **March 5, 1990:** City Council rezoned the Project Site from AG to Single Residence-43 with an Airfield Overlay(R1-43-AF) (equivalent to current Single Residence-43 [RS-43]) as part of a larger 3,331± acre rezoning (Case No. Z90-007; Ord. No. 2496).
- **April 24, 1989:** City Council rezoned 313± acres from R1-43-AF (Comparable to modern RS-43 with an AOA overlay) and R1-43 (Comparable to modern RS-43) to M-2 (equivalent to current General Industrial (GI)) and M-2-AF (Comparable to modern General Industrial (GI) with an AOA overlay) to allow the development of an industrial center, which included the Project Site (Case No. Z96-067; Ord. No. 3245). Condition of Approval Number 2 of Ordinance Number 3245 requires Site Plan Review by the Planning and Zoning Board and City Council of all future development plans.

Project/Request Details

Site Plan:

- **Building Design:** The project is for two buildings, a 36,583 square foot terminal building and a 13,164 square foot maintenance building.
- **Access:** The site is accessed primarily via Pecos Road via a central entrance, as well as a secondary entrance located on Merrill.
- **Parking:** Per Table 11-32-3.A of the Mesa Zoning Ordinance (MZO), 109 parking spaces are required. The site plan shows a total of 113 parking spaces on site.
- **Landscaping:** The building features a landscaped area located adjacent and within the foundation base at the entry of the building. Additional landscaped areas are located along the perimeter of the site as well as across the front of the building and within the parking area.

Citizen Participation

The applicant conducted a Citizen Participation process, notifying surrounding property owners, HOAs, and registered neighbors.

Required Notification:

- Property owners within 1,000 feet, HOAs within ½ mile, and registered neighborhoods within one mile of the subject site were notified of the public hearing.
- Staff has not received any comments on the Proposed Project.

Conditions of Approval

Staff recommends **approval** of the Site Plan Review, subject to the following conditions:

1. Compliance with the final site plan as submitted.
2. Compliance with all requirements of Design Review Case No. DRB24-00548.
3. Compliance with all requirements and stipulations of Ord. No. 3245.
4. Compliance with all applicable City development codes and regulations.
5. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.
6. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit or at the time of the City's request for dedication whichever comes first.
7. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:

- a. Owner must execute the City's standard Avigation Easement and Release for Mesa Gateway Airport prior to or concurrently with the recordation of the final subdivision map or the issuance of a building permit, whichever occurs first.
- b. Due to the proximity to Mesa Gateway Airport, any proposed permanent or temporary structure, as required by the FAA, is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
- c. Prior to the issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect demonstrating compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.
- d. Provide written notice to future property owners that the project is within 2 miles of Mesa Gateway Airport.
- e. All final subdivision plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which must state in part: "This property, due to its proximity to Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."

Exhibits

Exhibit 1 – Vicinity Map

Exhibit 2 – Project Narrative

Exhibit 3 – Site Plan

Exhibit 4 – Landscape Plan

Exhibit 5 – Preliminary Grading and Drainage Plan

Exhibit 6 – Elevations

Exhibit 7 – Citizen Participation Plan

Exhibit 8 – Citizen Participation Report

Exhibit 9 – Power Point Presentation