



Planning and Zoning Board



ZON24-01079

Get Air Sports Mesa

Mallory Ress, Senior Planner

March 26, 2025



Request

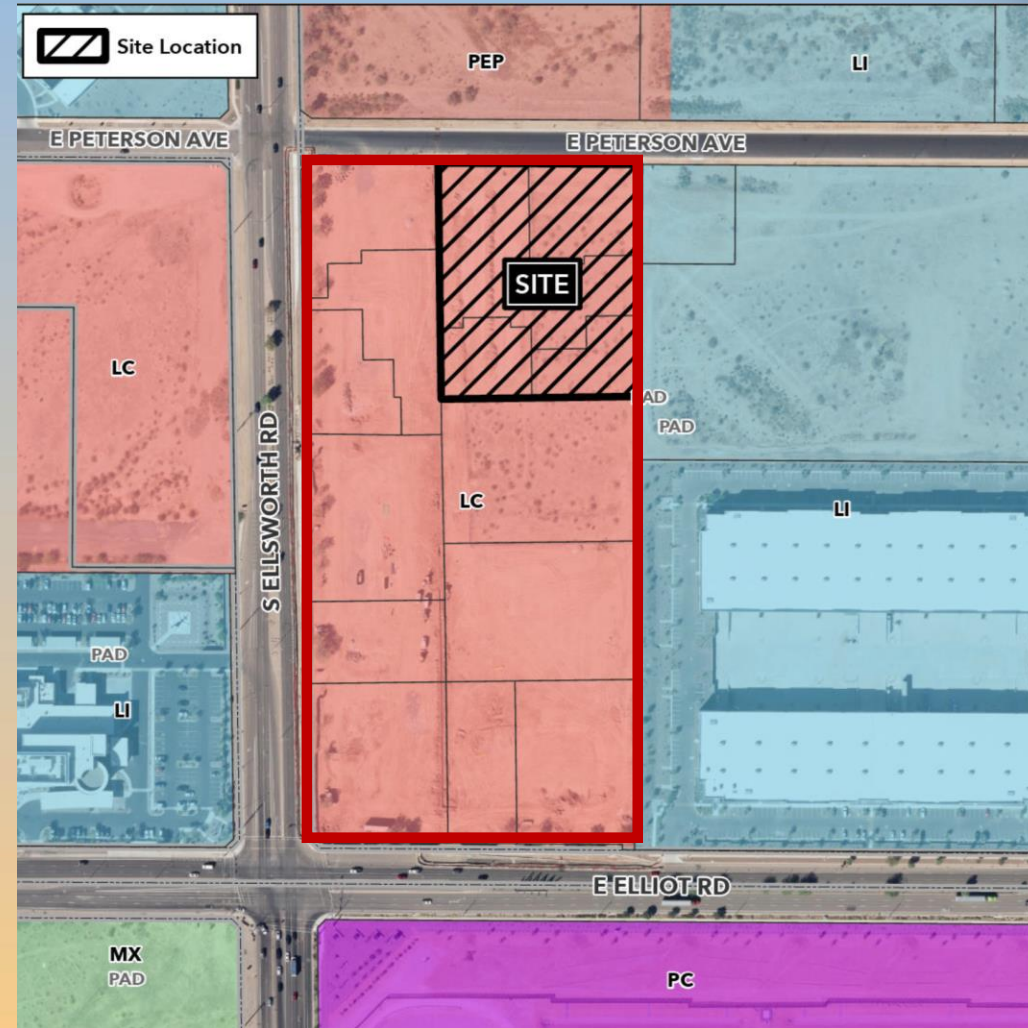
- Site Plan Review
- Special Use Permit for height increase
- To allow a Small-Scale Commercial Recreation facility with





Location

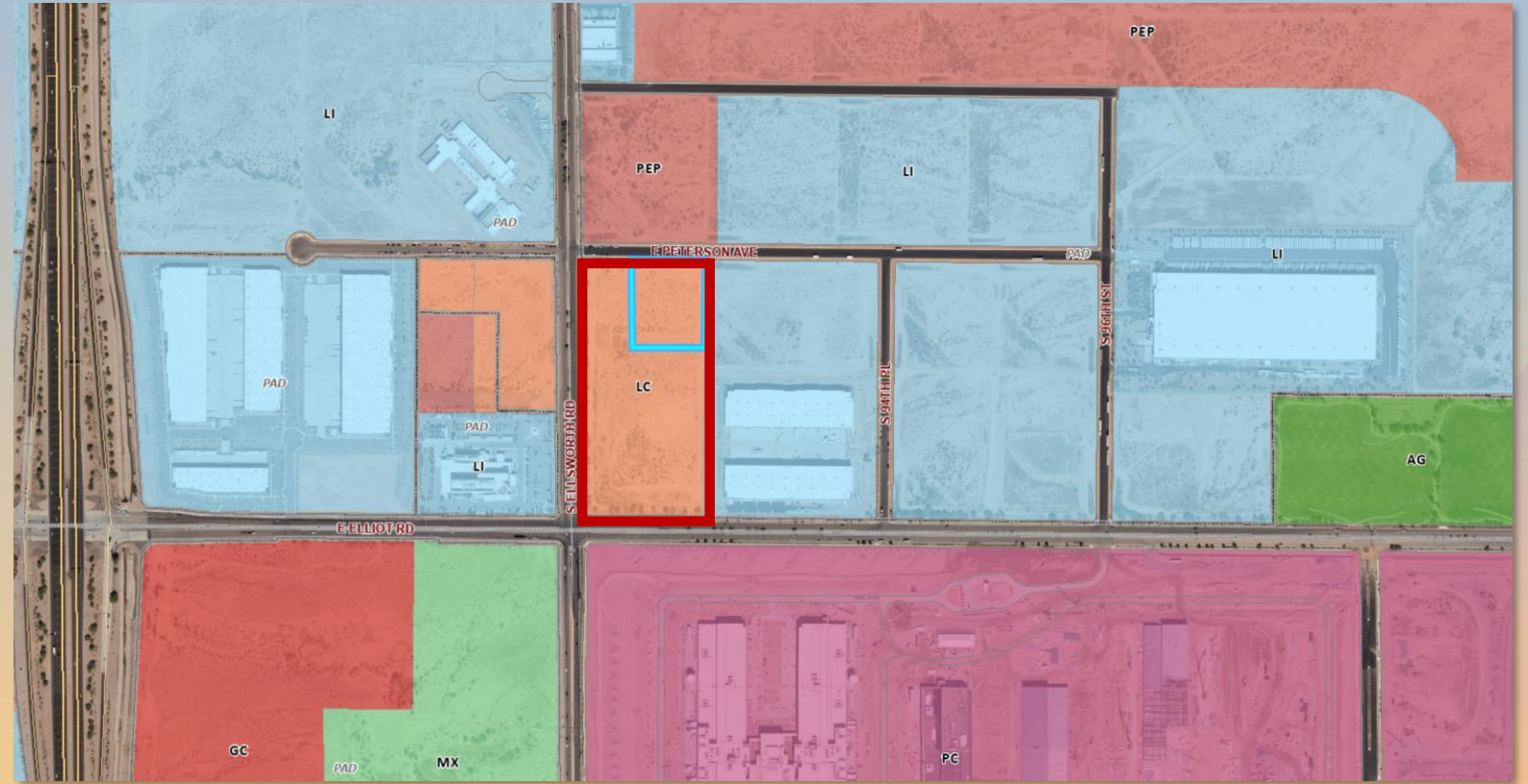
- East side of Ellsworth Road
- North side of Elliot Road





Zoning

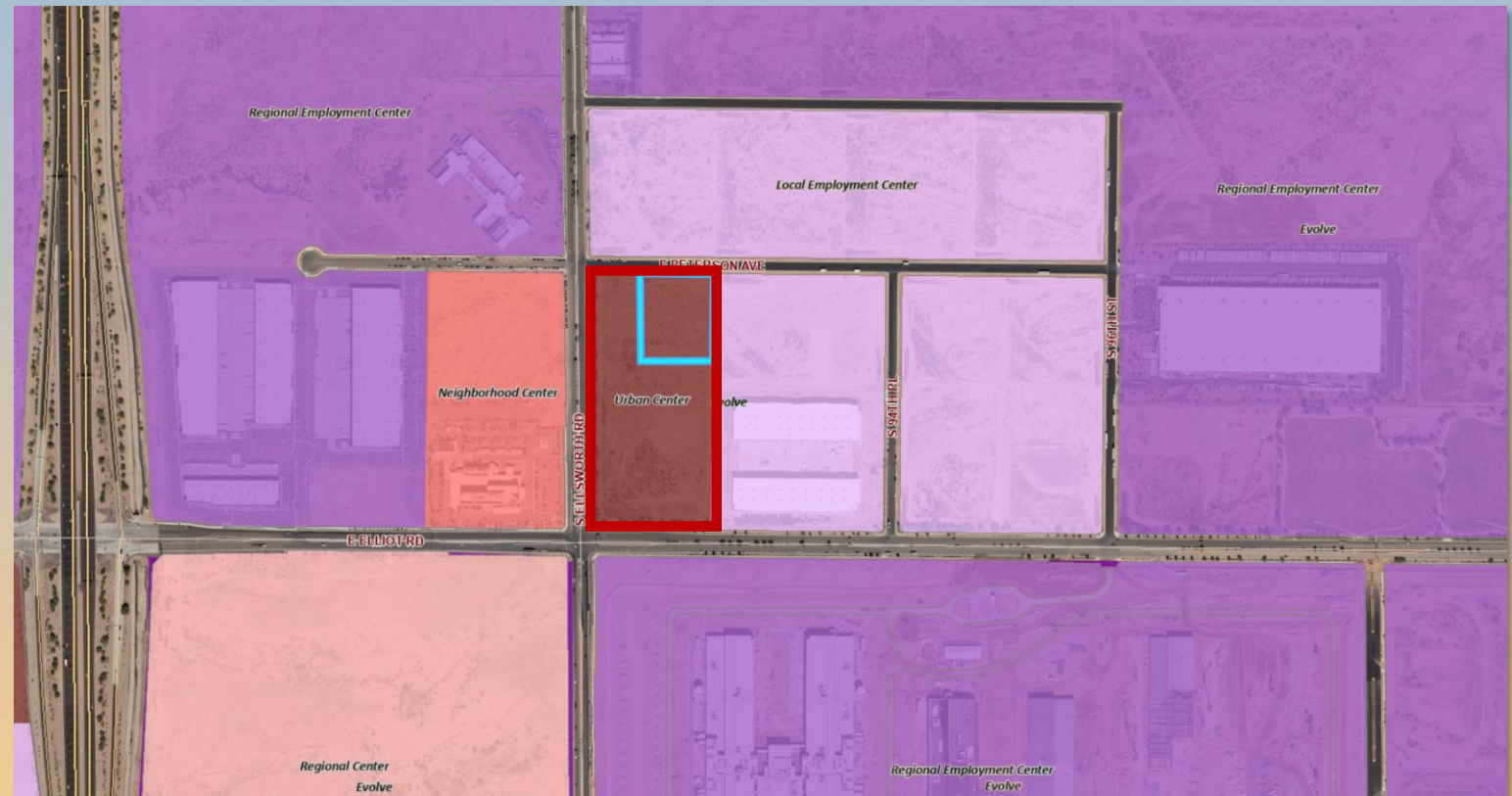
- LC-PAD
- Uses are permitted





General Plan

- Urban Center - Evolve
- Mixed use area where people live, work and play
- Retail, personal service, eating and drinking establishments, entertainment and





Site Photo



Looking north towards the site from Elliot Road



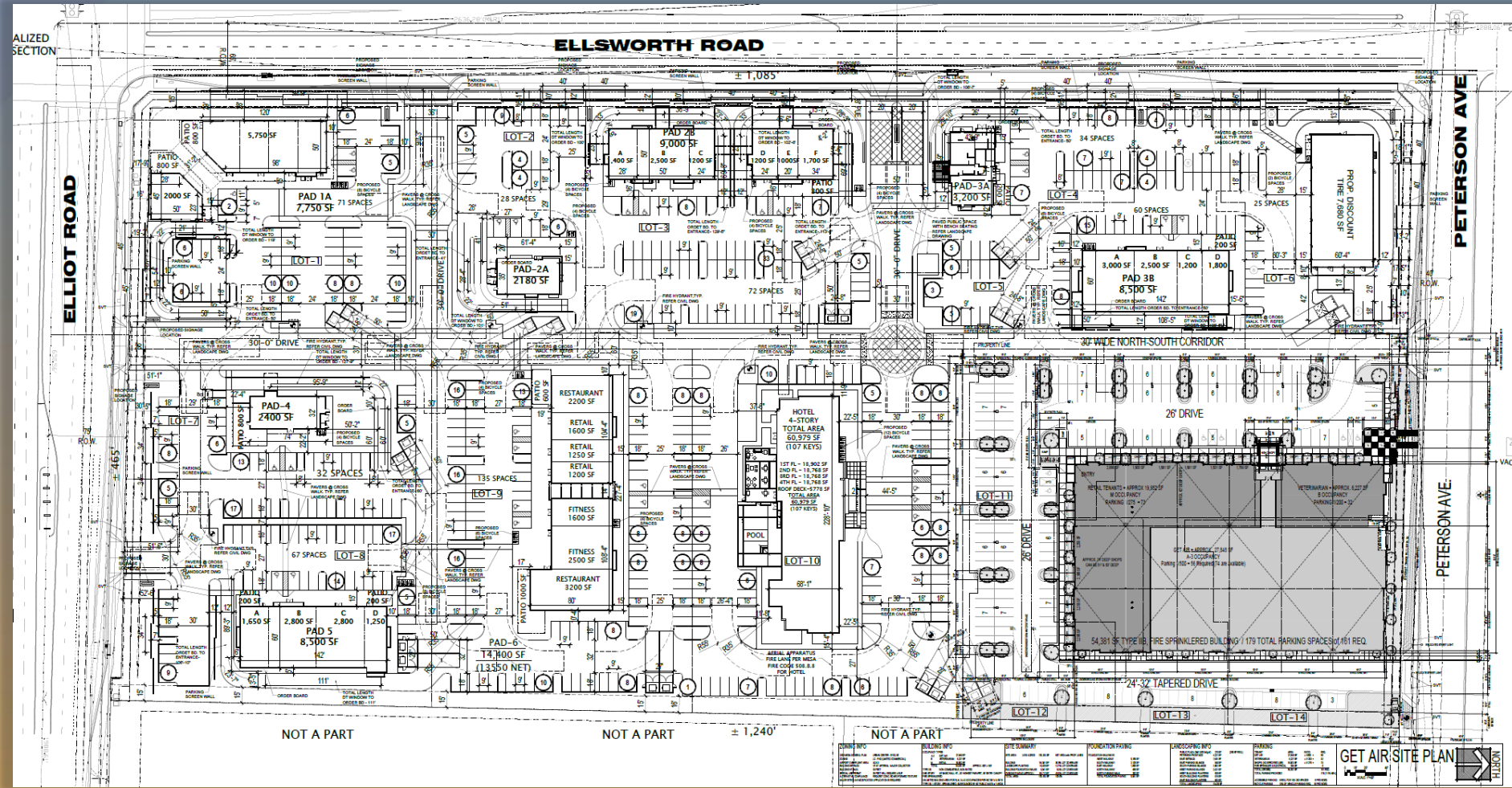
Site Photo



Looking south towards the site from Peterson Avenue



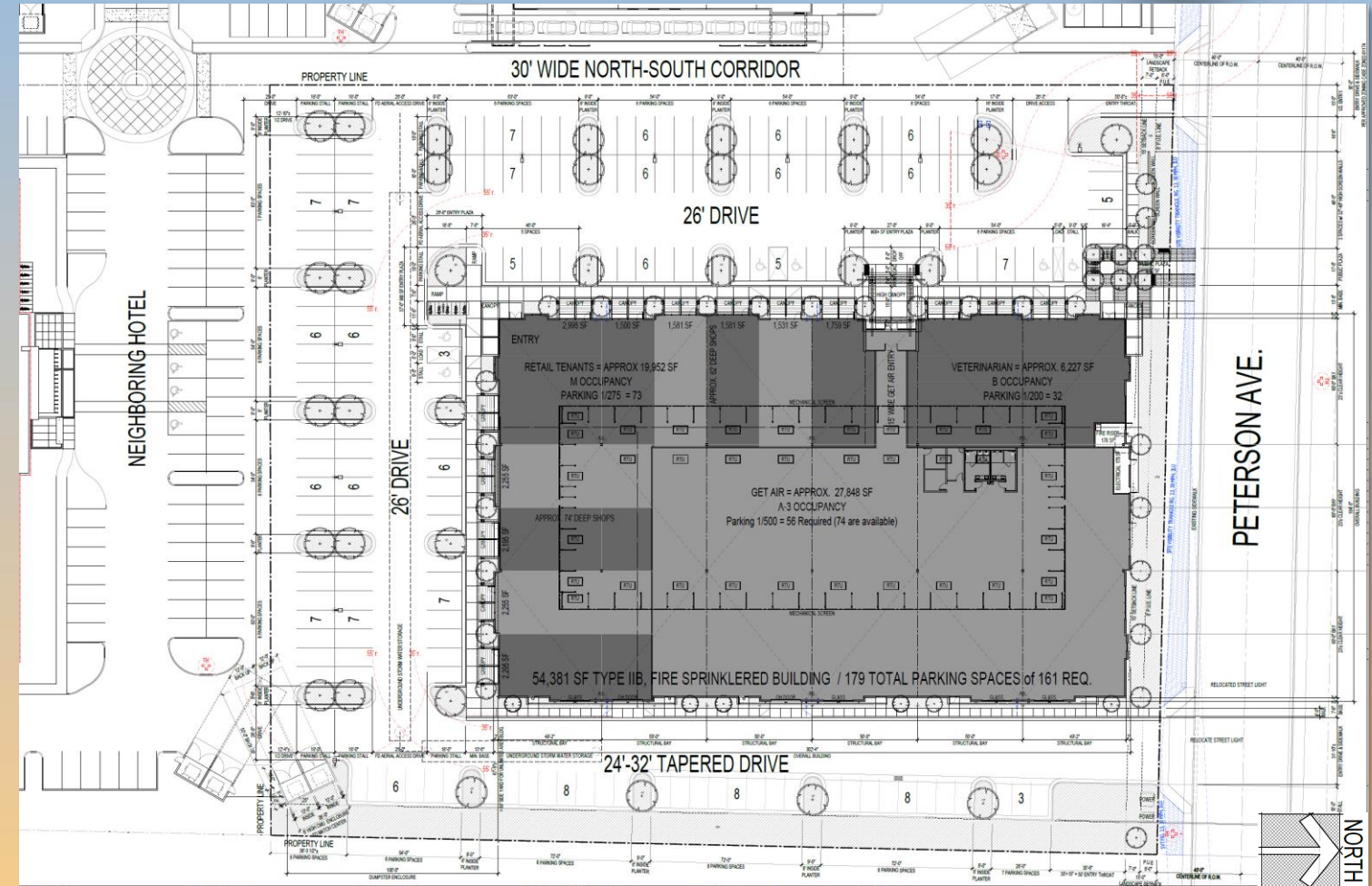
Site Plan





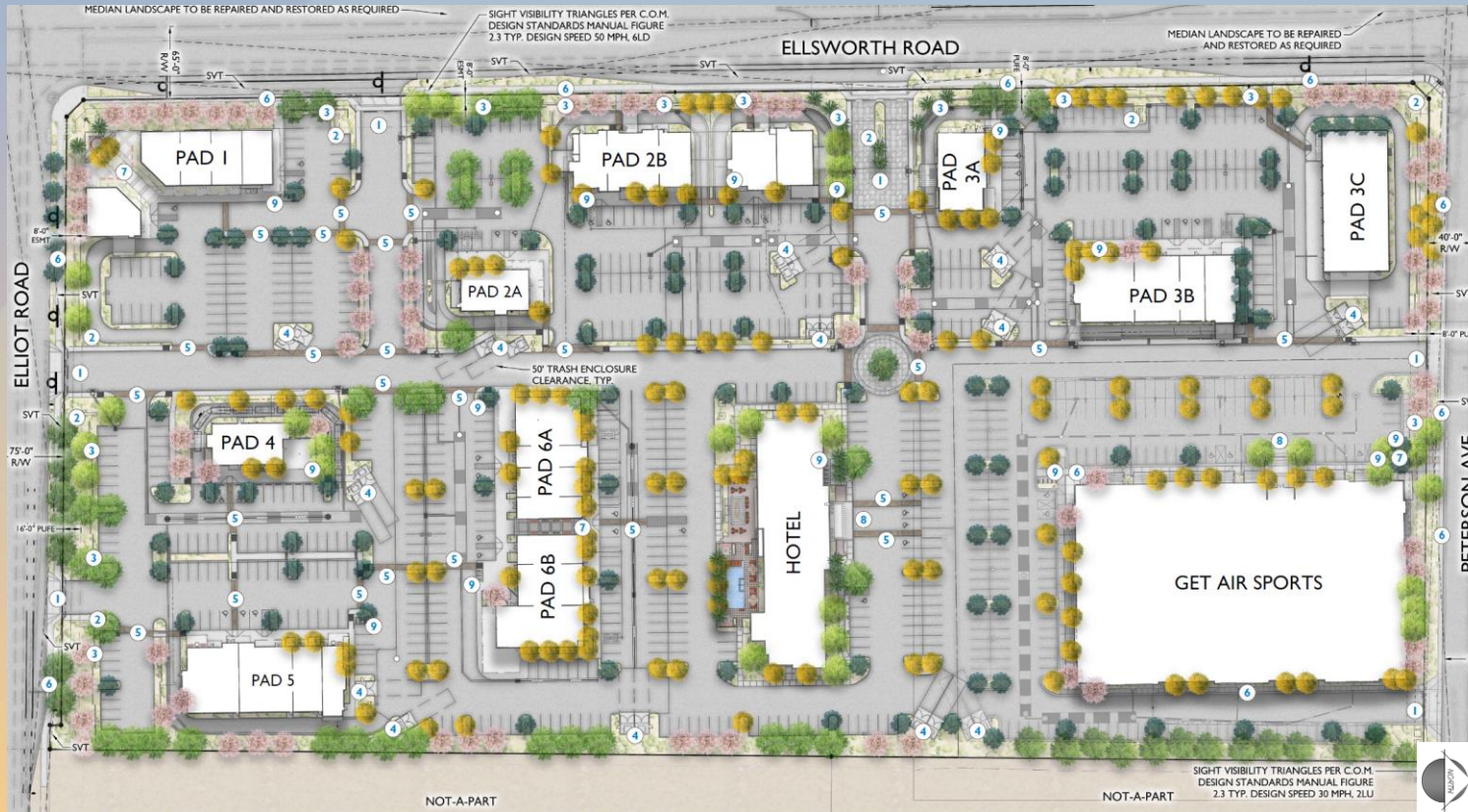
Site Plan

- 54,400 sq. ft. building
- Public building entries at the west and south building facades
- Primary vehicular access from Peterson Avenue
- 161 parking spaces required; 179 parking spaces proposed





Landscape Plan



PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
	<i>Acacia aneura</i>	Mulga	24" Box	110
	<i>Caesalpinia cacalaco</i>	Cascalote 'Smoothie'	36" Box	142
	<i>Chitalpa tashkentensis</i>	Chitalpa	24" Box	82
	<i>Olneya tesota</i>	Ironwood	24" Box	16
	<i>Parkinsonia praecox</i>	Palo Brea	24" Box	30
	<i>Phoenix dactylifera</i>	Date Palm	18" Height	10
	<i>Prosopis hybrid 'Phoenix'</i>	Thornless Mesquite	24" Box	47

SHRUBS/ACCENTS	COMMON NAME	SIZE	QTY
	Century Plant	5 Gal	55
	Smooth Agave	5 Gal	208
	Blue Elf Aloe	5 Gal	398
	Desert Milkweed	5 Gal	47
	Woolly Butterfly Bush	5 Gal	65
	Desert Spoon	5 Gal	113
	Hop Bush	5 Gal	27
	Gopher Plant	5 Gal	152
	Giant Hesperaloe	5 Gal	39
	Brakelights Red Yucca	5 Gal	158
	Chuparosa	5 Gal	61
	Mexican Honeysuckle	5 Gal	135
	Rio Bravo Sage	5 Gal	170
	Cimarron Sage	5 Gal	52
	Purple Muhly	5 Gal	121
	'Autumn Glow' Muhly	5 Gal	319
	Deer Grass	5 Gal	345
	Lady's Slipper	5 Gal	148
	Coral Fountain	5 Gal	42

SHRUBS/ACCENTS	COMMON NAME	SIZE	QTY
	Desert Ruellia	5 Gal	71
	Compact Jojoba	5 Gal	101
	Orange Jubilee	5 Gal	4
	Yellow Bells	5 Gal	27

GROUNDCOVERS	COMMON NAME	SIZE	QTY
	Bush Morning Glory	1 Gal	35
	'Outback Sunrise'	1 Gal	36
	Dallas Red Lantana	1 Gal	108
	Trailing Purple Lantana	1 Gal	245
	New Gold Lantana	1 Gal	475












VINES	COMMON NAME	SIZE	QTY
	Lavender Star Flower Vine	5 Gal	33

MATERIALS	COMMON NAME	SIZE	QTY
	Table Mesa Brown 2" Depth Min.		142,213 S.F.



Landscape Plan

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME			
TREES	COMMON NAME	MATURE CANOPY	SIZE	QTY
	Acacia aneura	15' dia.	24" Box	21
	Mulga			
	Caesalpinia cacalaco	18' dia.	24" Box	30
	Casalote 'Smoothie'			
	Chitalpa tashkentensis	25' dia.	36" Box	11
	Chitalpa			
	Parkinsonia praecox	25' dia.	36" Box	12
	Palo Brea			
	Prosopis hybrid 'Phoenix'	30' dia.	24" Box	13
	Thornless Mesquite			
SHRUBS/ACCENTS		COMMON NAME	SIZE	
	Agave desmettiana	Smooth Agave	5 Gal	
	Aloe hybrid 'Blue Elf'	Blue Elf Aloe	5 Gal	
	Dasyliion wheeleri	Desert Spoon	5 Gal	
	Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca	5 Gal	
	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5 Gal	
	Muhlenbergia rigida 'Nashville'	Purple Muhly	5 Gal	
	Muhlenbergia lindheimeri 'Autumn Glow'	Autumn Glow Muhly	5 Gal	
	Muhlenbergia rigens	Deer Grass	5 Gal	
	Pedilanthus macrocarpus	Lady's Slipper	5 Gal	
	Russelia equisetiformis	Coral Fountain	5 Gal	
	Simmondsia chinensis 'Vista'	Compact Jojoba	5 Gal	
GROUNDCOVERS		COMMON NAME	SIZE	
	Convolvulus cneorum	Bush Morning Glory	1 Gal	
	Eremophila prostrata 'Outback Sunrise'	Outback Sunrise	1 Gal	
	Lantana x 'New Gold'	New Gold Lantana	1 Gal	
MATERIALS		SIZE	QTY	
	"AZ Brown" Decomposed Granite or Equal	1/2" Screened 2" Depth Min.	22,372 S.F.	





Special Use Permit

Section 11-70-5(E): Special Use Permit Required Findings



#1 Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plans and/or policies;



#2 The location, size, design, and operating characteristics of the proposed project are consistent with the purpose of the district where it is located and conform with the General Plan and any other applicable plans and/or policies;



#3 The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, the greater neighborhood, or the general welfare of the City; and

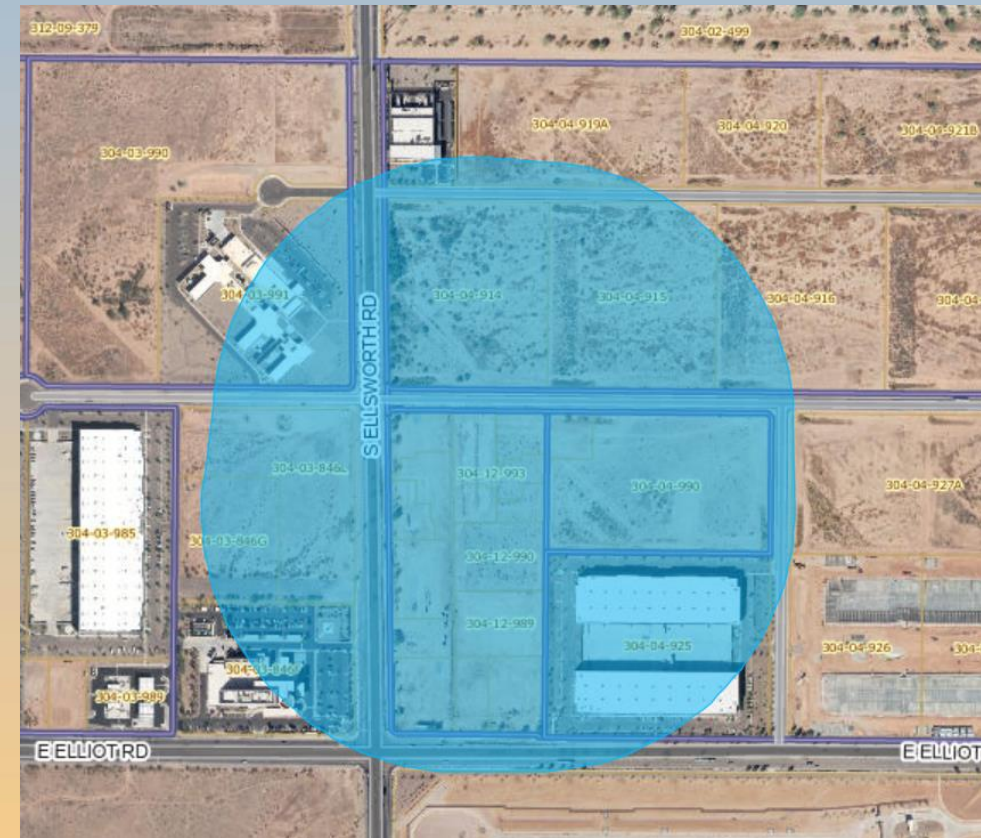


#4 Adequate public services, public facilities and public infrastructure are available to serve the proposed project



Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- One comment in support from adjacent hotel representative





Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Criteria in Chapters 69 and 70 for Site Plan Review and Special Use Permit are met

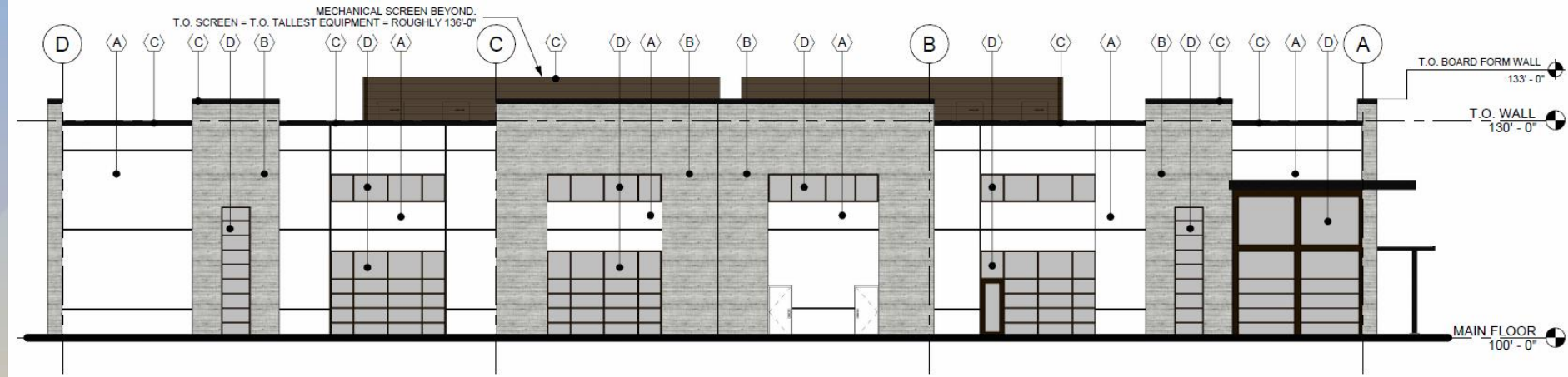
Staff recommends Approval with Conditions



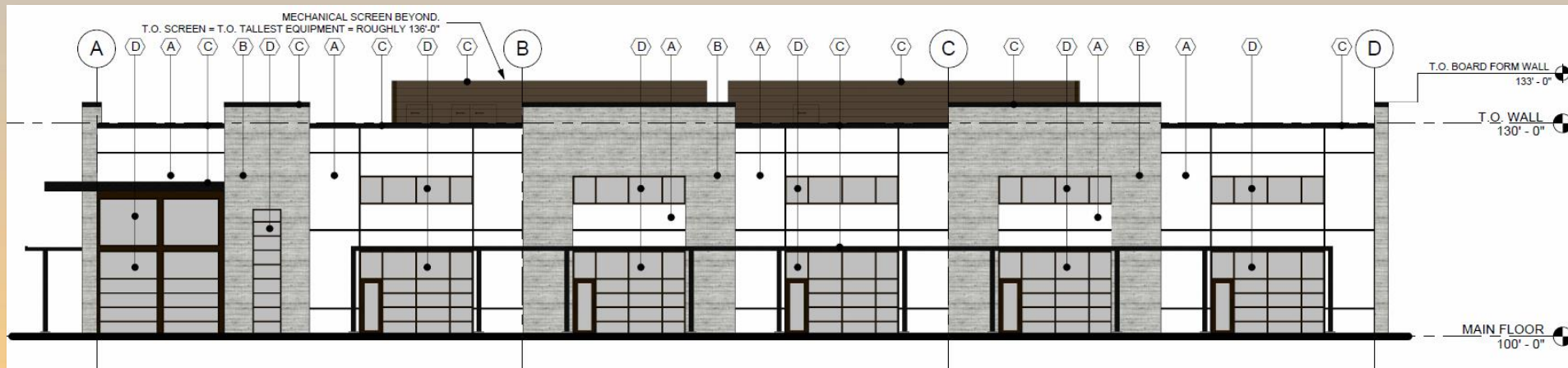
Planning and Zoning Board



Elevations



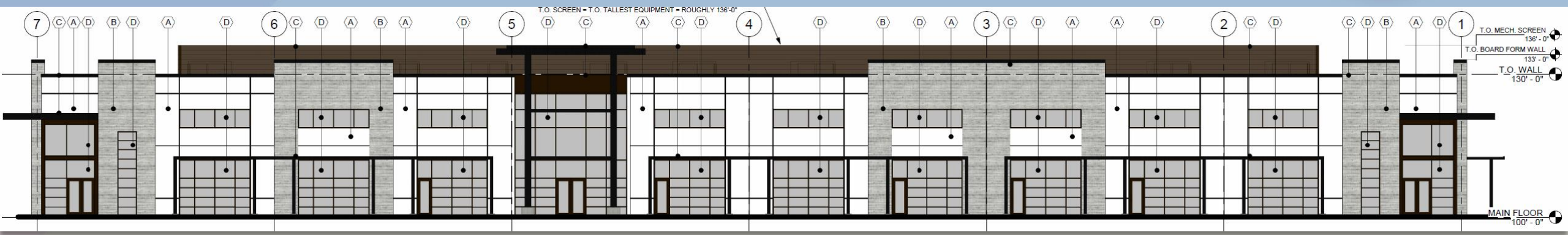
North Elevation



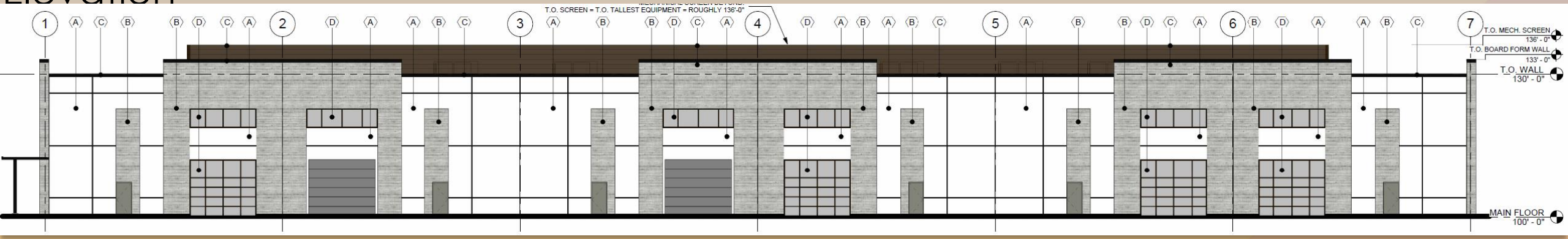
South Elevation



Elevations



West
Elevation



East
Elevation



Rendering



NW CORNER GET AIR MESA, AZ





Rendering





S ELEVATION GET AIR MESA, AZ



SE CORNER GET AIR MESA, AZ



BIRD'S EYE VIEW GET AIR MESA, AZ



NE CORNER GET AIR MESA, AZ

