



# Planning and Zoning Board



# ZON25-00774

## Blue Sky Pest Control



# Request

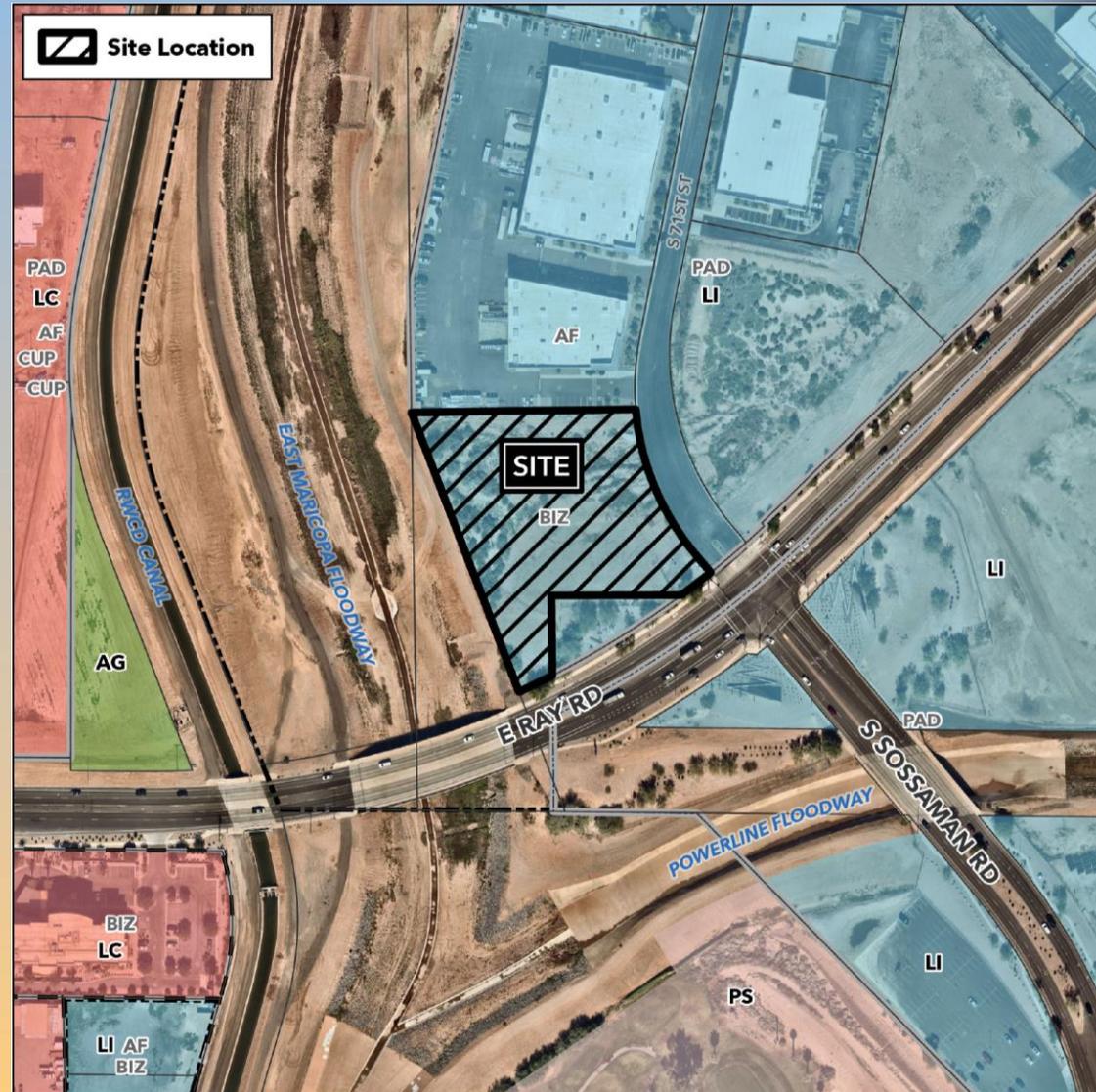
- Major Site Plan Modification and amending the conditions of approval of Ordinance No. 5699
- To allow for an industrial development





# Location

- North side of Ray Road
- West side of 71<sup>st</sup> Street





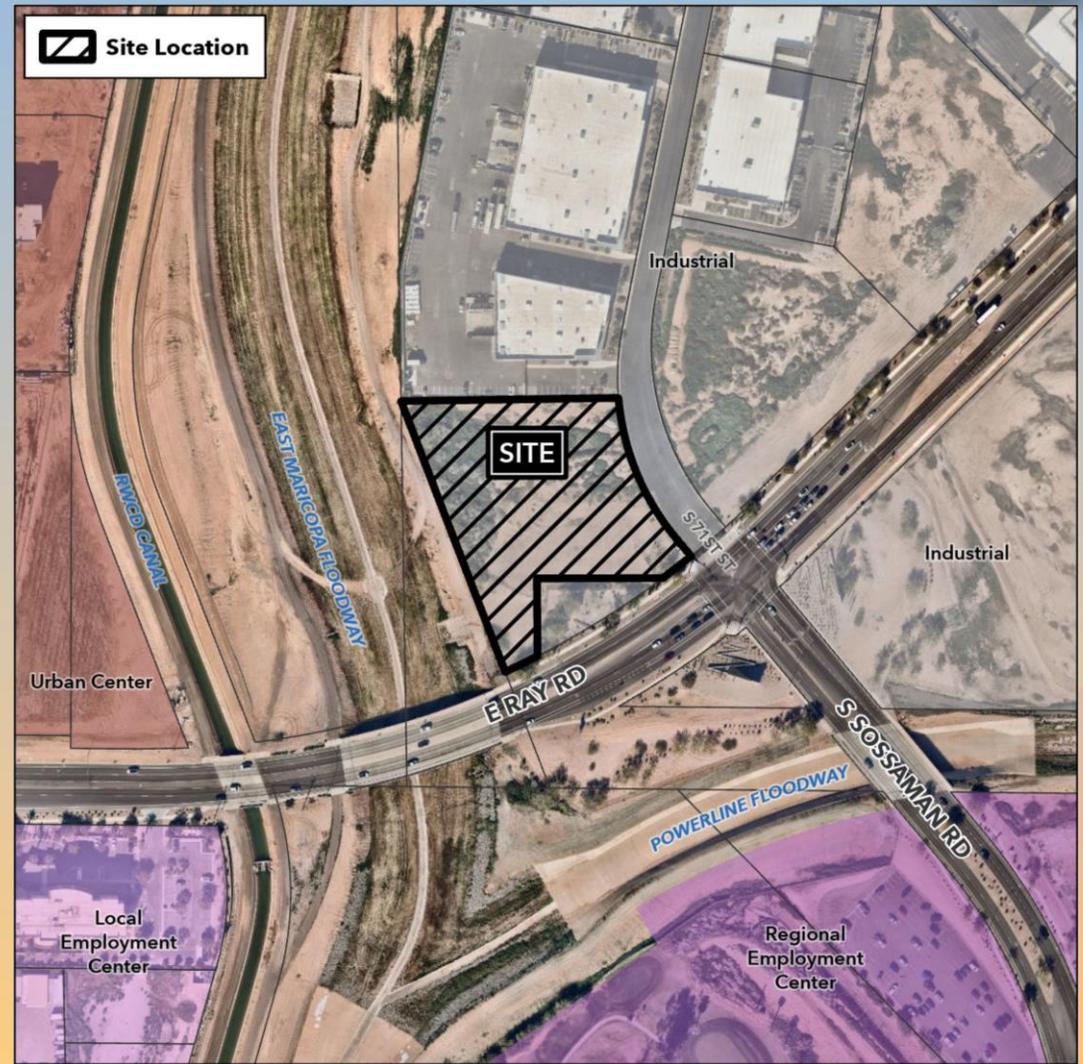
# General Plan

## Industrial - Evolve

- Intended for high-intensity industrial activities such as manufacturing, warehousing and storage, data storage, freight and distribution

## Mesa Gateway Strategic Development Plan

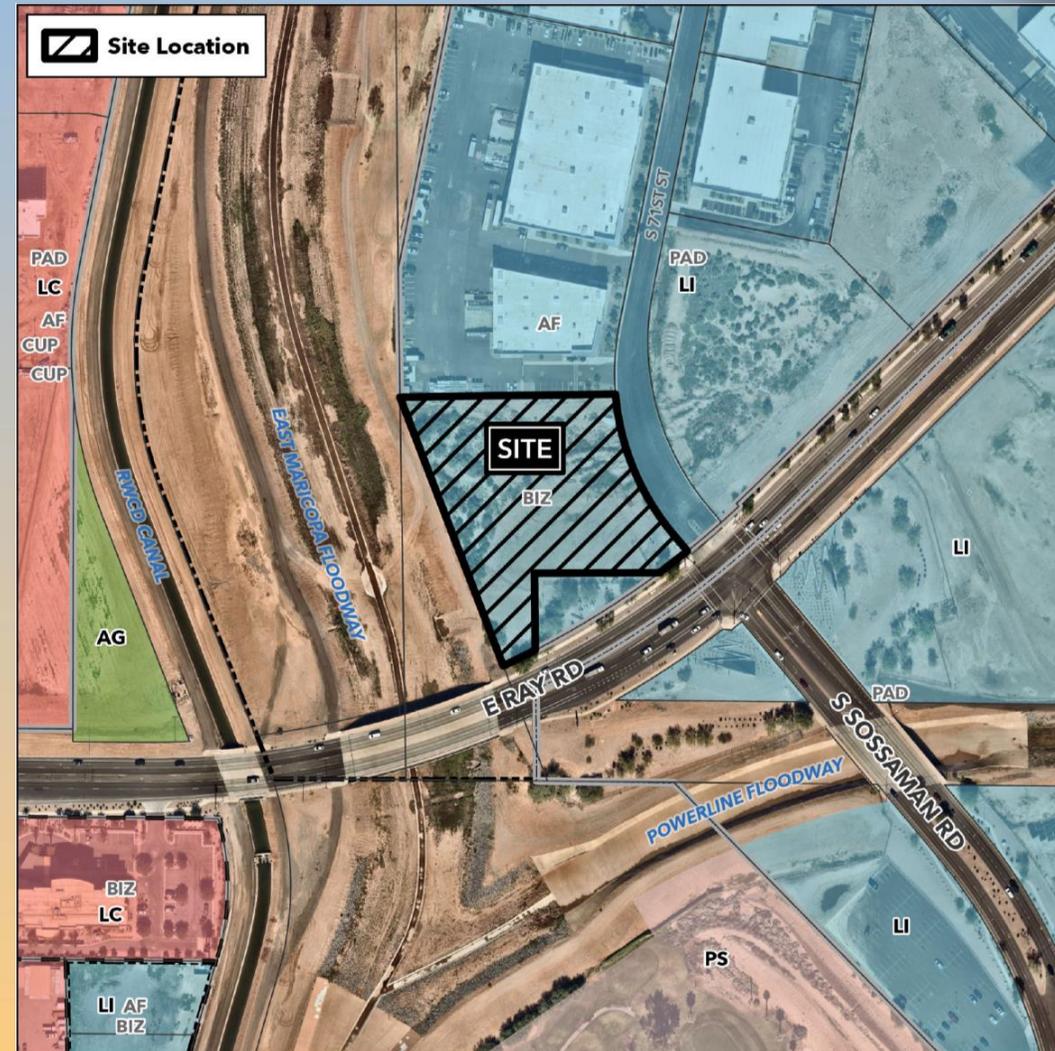
- Located within the Inner Loop District
- Intended to provide a high-quality, mixed use environment





# Zoning

- Light Industrial with Planned Area Development and Bonus Intensity Zone Overlays (LI-PAD-BIZ)
- Proposed use is allowed by right in the LI zoning district





# Site Photo

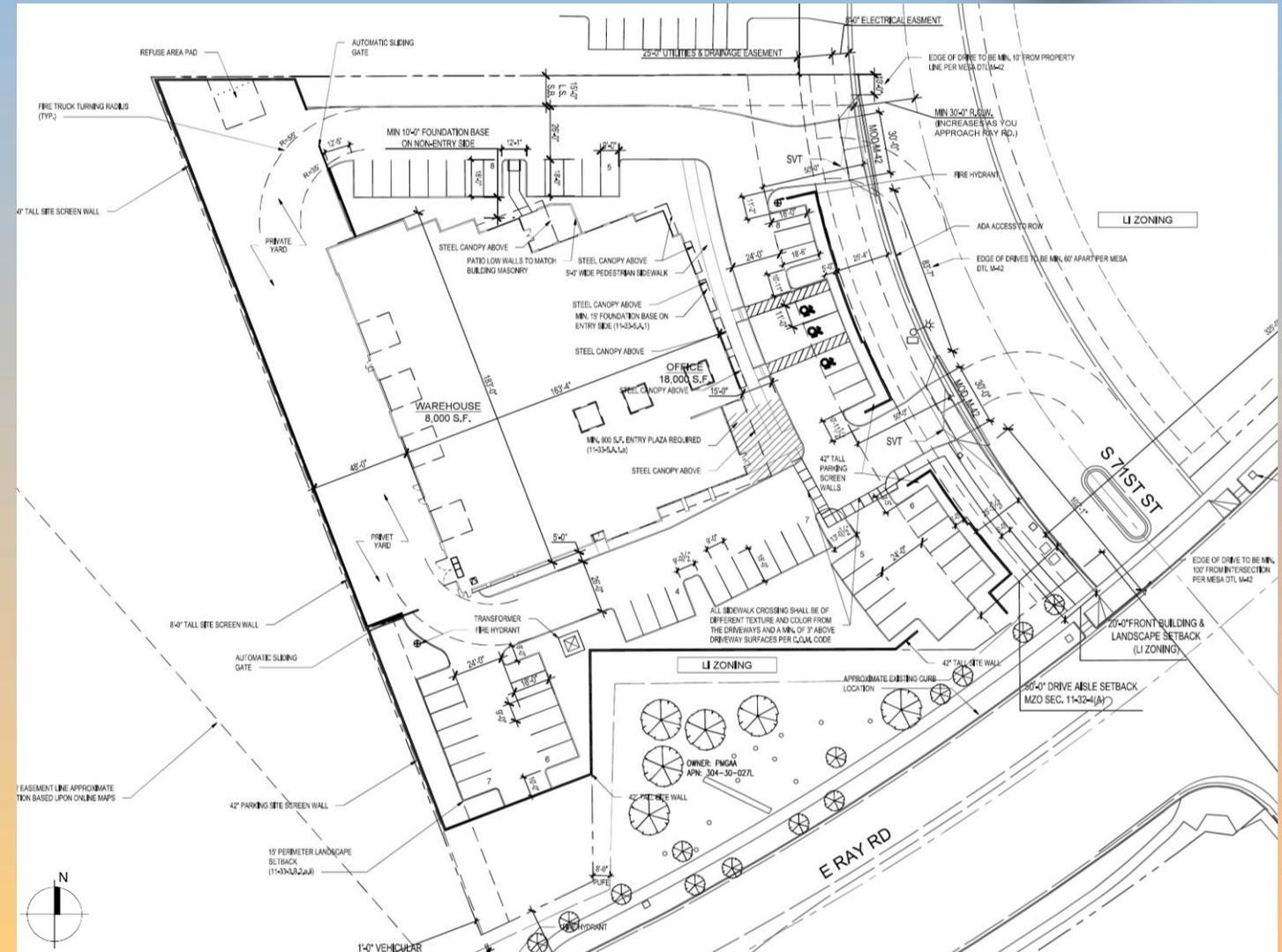


Looking west towards the site from 71<sup>st</sup> Street



# Site Plan

- Approx. 26,000 square foot office and warehouse building
- Access from South 71<sup>st</sup> Street
- Truck loading area at the rear of building
- 57 parking spaces





# Landscape Plan



## LANDSCAPE LEGEND

### TREES

-  **Sophora Secundiflora**  
Texas Mtn Laurel  
24" Box (4)
-  **Caesalpinia mexicana**  
Mexican Bird of Paradise  
36" Box Multi trunk (10)
-  **Ulmus Parvifolia**  
Chinese Elm  
24" Box (38)  
36" Box (2)
-  **Washingtonia Robusta**  
Mexican Fan Palm - 12 Tr Ft  
Skinned, Straight and Matching (4)
-  **Pistacia atlantica x integerrima**  
Red Push  
36" Box (22)

### SHRUBS

-  **Nerium oleander 'Petite Pink'**  
Petite Pink Oleander  
5 Gallon (83)
-  **Callistemon 'Little John'**  
Dwarf Callistemon  
5 Gallon (36)
-  **Eremophila maculata 'Valentine'**  
Valentine Bush  
5 Gallon (68)
-  **Agave Gemniflora**  
Twin Flowered Agave  
5 Gallon (59)
-  **Caesalpinia pulcherrima**  
Red Bird of Paradise  
5 Gallon (22)
-  **Baccharis hybrid 'Starn'**  
Starn's Coyote Bush  
5 Gallon (64)
-  **Tecoma stans**  
Orange Jubilee  
5 Gallon (5)
-  **Hesperaloe Parviflora**  
Red Yucca  
5 Gallon (56)
-  **AGAVE WEBBERII**  
WEBBER'S AGAVE  
5 GALLON (22)

**NORTH PROPERTY LINE:**  
342' LINEAR FEET  
TREES REQUIRED: 14 TREES (7-24" BOX)  
TREES PROVIDED: 14 TREES (14-24" BOX)  
SHRUBS REQUIRED: 56 SHRUBS  
SHRUBS PROVIDED: 56 SHRUBS

**LANDSCAPE COVERAGE:**  
LANDSCAPE AREA: 29,661 SQ. FT.  
LANDSCAPE COVERAGE: 18,389 SQ. FT. (62%)

**SOUTH PROPERTY LINE:**  
350' LINEAR FEET  
TREES REQUIRED: 14 TREES (7-24" BOX)  
TREES PROVIDED: 14 TREES (14-24" BOX)  
SHRUBS REQUIRED: 70 SHRUBS  
SHRUBS PROVIDED: 71 SHRUBS

**TREES PER BLDG. WALL**  
ENTIRE SITE BUILD. PERIMETER: 690' L.F.  
TREES REQUIRED: 690 / 50' = 14 TREES  
TREES PROVIDED: 20 TREES

**WEST PROPERTY LINE:**  
448' LINEAR FEET  
TREES REQUIRED: 18 TREES (9-24" BOX)  
TREES PROVIDED: 18 TREES (18-24" BOX)  
SHRUBS REQUIRED: 72 SHRUBS  
SHRUBS PROVIDED: 74 SHRUBS

**EAST PROPERTY LINE:**  
273' LINEAR FEET  
TREES REQUIRED: 11 TREES (6-24" BOX)  
TREES PROVIDED: 11 TREES (11-24" BOX)  
SHRUBS REQUIRED: 55 SHRUBS  
SHRUBS PROVIDED: 58 SHRUBS

**PARKING ISLANDS**  
TOTAL PARKING SPOTS: 57  
TREES REQUIRED: 7 TREES  
TREES PROVIDED: 16 TREES

### SHADE TREES

-  **Ulmus Parvifolia**  
Chinese Elm  
SHADE: 316 x 40 = 12,640
  -  **Pistacia atlantica x integerrima**  
Red Push  
SHADE: 297 x 15 = 4,455
  -  **Sophora Secundiflora**  
Texas Mtn Laurel  
SHADE: 169 x 4 = 676
  -  **Caesalpinia mexicana**  
Mexican Bird of Paradise  
SHADE: 133 x 8 = 1,064
- SHADE PROVIDED:**  
18,835 SQ. FT. OF SHADE  
(18% OF TOTAL SITE)



# Renderings





# Renderings





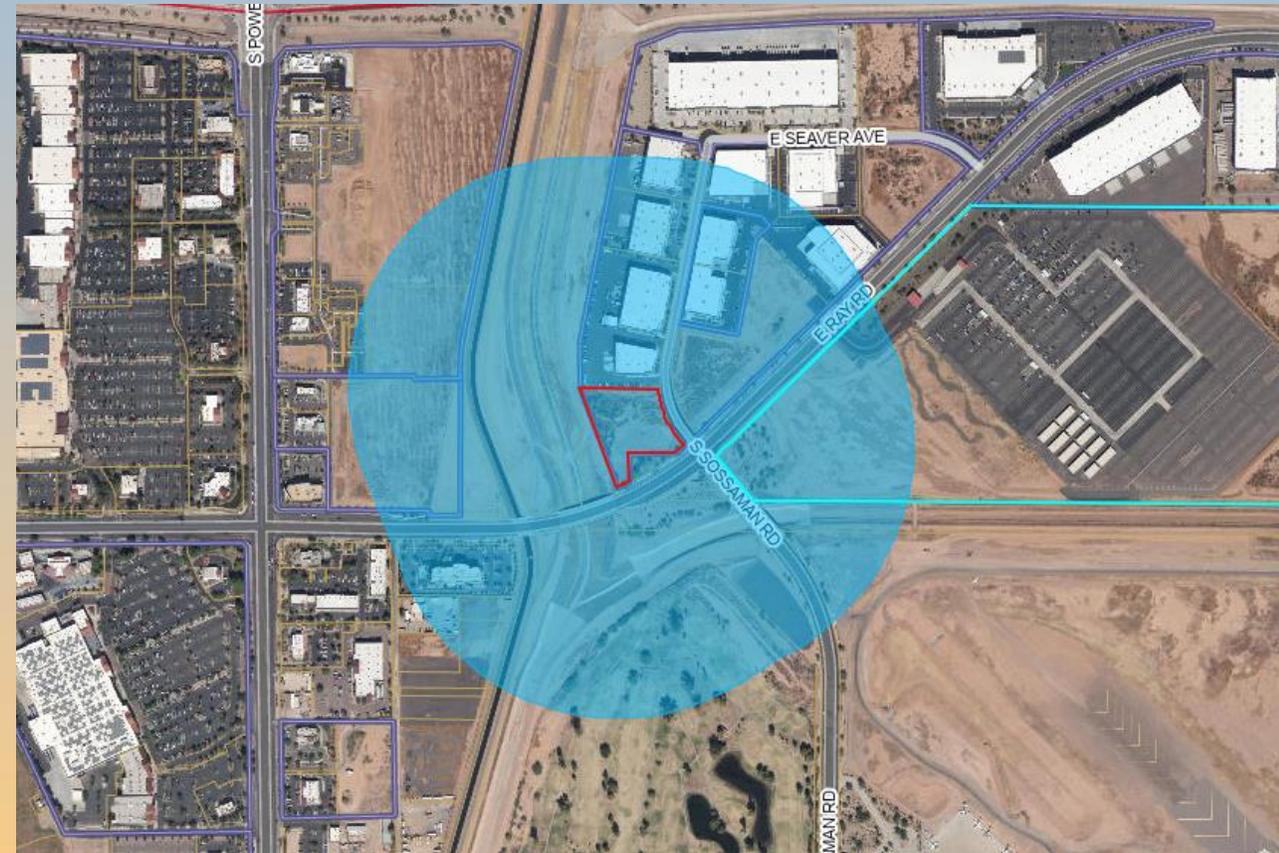
# Renderings





# Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- A neighborhood meeting was held on November, 13, 2025
  - There were no attendees
- No comments received from neighboring property





# Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Complies with the Mesa 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*



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