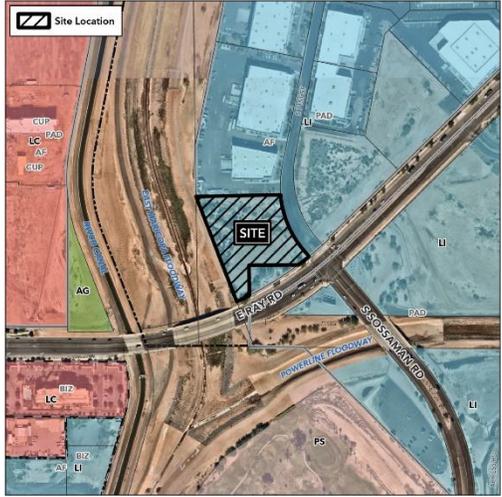


Planning and Zoning Report

Date	February 25, 2026	
Case No.	ZON25-00774	
Project Name	Blue Sky Pest Control	
Request	<ul style="list-style-type: none"> Major Site Plan Modification to allow for the development of a 26,000 square foot industrial building Amending conditions of approval No. 1 and No. 2 of Ordinance No. 5699 	
Project Location	Northwest corner of East Ray Road and South 71 st Street	
Parcel No(s)	304-30-052	
Project Area	2.4± acres	
Council District	District 6	
Existing Zoning	Light Industrial with Planned Area Development and Bonus Intensity Zone Overlays (LI-PAD-BIZ)	
General Plan Designation	Industrial	
Applicant	Vince Dalke, Dalke Design Group	
Owner	Ensign93 LLC	
Staff Planner	Kwasi Abebrese, Planner II	

Recommendation

Staff finds that the Proposed Project is consistent with the Mesa 2050 General Plan and the review criteria for Site Plan Review outlined in Mesa Zoning Ordinance (MZO) Section 11-69-5.

Staff recommends approval with conditions.

Project Overview

Request:

The applicant is requesting approval for a Major Site Plan Modification to allow for the development of an approximately 26,000 square foot industrial building comprised of warehousing and industrial offices (Proposed Project). Also, this request includes the modification of conditions of approval No. 1 and No. 2 from Case No. ZON21-00356 (Ordinance No. 5699), which are no longer applicable to the proposed project if this request is approved. Condition No.1 requires compliance with the originally approved site plan, and condition of approval No. 2 requires compliance with all requirements of the previously approved design review case (Case No. DRB21-00316) for an industrial development on the project site.

Concurrent Applications:

- **Design Review:** The Design Review Board reviewed the proposed request (DRB25-00765) at their February 10, 2026, work session. Staff is working with the applicant to address minor aesthetic comments and recommendations from the Design Review Board that do not impact the site plan.

Site Context

General Plan:

- The Placetype for the project site is Industrial and the Growth Strategy is Evolve.
- Per Chapter 3 of the 2050 General Plan, the Industrial Placetype is intended for high-intensity industrial activities such as manufacturing, warehousing and storage, data storage, freight and distribution. Properties located within the Industrial Placetype should have excellent access to arterial roadways, freeways, and rail that can accommodate heavy truck traffic and distribution needs. Additionally, these areas should include design elements that buffer and mitigate negative impacts from surrounding areas. Warehousing and storage facilities are principal land uses in the Industrial Placetype.
- The Proposed Project is consistent with the Industrial Placetype and furthers the implementation of, and is not contrary to, the Vision, Guiding Principles, Strategies, and applicable elements of the Mesa 2050 General Plan.
- Supporting General Plan Strategies:
 - LU1. Promote a balance of land uses to enhance the quality of life for current and future generations.
 - ED3. Sustain a business climate that fosters entrepreneurs and small businesses.

Sub-Area Plan:

- The project site is located within the Inner Loop District of the Mesa Gateway Strategic Development Plan.

- The Inner Loop District is intended to provide a high-quality, mixed use environment that is compatible with increasing over-flight activities associated with the Mesa Gateway Airport. Some of the proposed uses in this district include light industrial, office, and retail.
- The Proposed Project is consistent with the intent of the Mesa Gateway Strategic Development Plan and will strengthen the Inner Loop District by providing uses that are consistent with the air traffic existing in the area; which in turn furthers the implementation of the Vision, Guiding Principles, and Strategies of the Mesa 2050 General Plan.

Zoning:

- The project site is zoned Light Industrial with Planned Area Development and Bonus Intensity Zone Overlays (LI-PAD-BIZ).
- Per Table 11-7-2 of the MZO, indoor warehousing facilities as well as business offices are permitted in the Light Industrial (LI) zoning district.

Surrounding Zoning & Use Activity:

The proposed industrial development is compatible with surrounding land uses, which include industrial offices, warehousing and storage facilities, mixed use and commercial developments, a Golf Course, and vacant land.

<p>Northwest (Across RWCD canal) LC-PAD Mixed Use Development</p>	<p>North LI-PAD Industrial Office and Warehouse Facility</p>	<p>Northeast (Across 71st Street) LI-PAD Industrial Development</p>
<p>West (Across RWCD canal) AG Vacant</p>	<p>Project Site LI-PAD-BIZ Vacant</p>	<p>East (Across 71st Street) LI-PAD Vacant</p>
<p>Southwest (Across Ray Road and Flood Control canal) LC-BIZ Commercial Development</p>	<p>South (Across Ray Road and Flood Control canal) PS & LI Golf Course</p>	<p>Southeast (Across Ray Road) LI-PAD Vacant</p>

Site History:

- **May 20, 1996:** The City Council approved the Williams Gateway Industrial Development Master Plan for 3,167± acres, including the project site (Case No. Z96-023; Ordinance No. 3181).
- **November 16, 2000:** The City Council annexed 1,571± acres, including the project site, into the City of Mesa (Case No. A99-004; Ordinance No. 3815).
- **May 7, 2001:** The City Council approved a rezone of 1,562± acres, including the project site, from Maricopa County ADII, ADIII, and Rural 43 to City of Mesa M-1 AF (equivalent to current Light Industrial with an Airfield Overlay [LI-AF]) and Agricultural with an Airfield Overlay (AG-AF) (Case No. Z00-087; Ordinance No. 3885).

- **February 5, 2018:** The City Council approved a rezone of 48± acres, including the project site, from LI-AF to LI-AF with a Planned Area Development Overlay (LI-AF-PAD) to allow for the development of an industrial subdivision (Case No. ZON17-00283; Ordinance No. 5420).
- **April 18, 2022:** The City Council approved a rezone of the project site from Light Industrial with a Planned Area Development Overlay (LI-PAD) to LI-PAD with a Bonus Intensity Zone Overlay (LI-PAD-BIZ) to allow for the development of an industrial office and warehouse development (Case No. ZON21-00356; Ordinance No. 5699).

Project/Request Details

The applicant is requesting approval for a Major Site Plan Modification to allow for an industrial development in a Light Industrial District with Planned Area Development and Bonus Intensity Zone Overlays (LI-PAD-BIZ).

The project site is approximately 2.4 acres in size and is currently vacant. In 2018, City Council approved a rezone of approximately 48 acres of land, including the project site from LI to LI-PAD to allow for the development of the Ray Road Commerce Center North to accommodate a private street within the industrial subdivision (Case No. ZON17-00283; Ordinance No. 5420). No other deviations from the development standards in the MZO were requested with the PAD overlay.

Moreover, in 2022, the City Council approved a rezone of the project site from LI-PAD to LI-PAD with a BIZ Overlay and site plan review to allow modifications to certain development standards in the LI District. Specifically, the modification entailed a reduction to the required 15-foot-wide landscape setback on the south side of the project site to allow for the development of an approximately 28,178 square foot industrial building (Case No. ZON21-00356; Ordinance No. 5699). The site plan was not executed within two years of approval and has therefore expired.

Conditions of approval Nos. 1 and 2 of Ordinance 5699 required compliance with the approved site plan and all requirements of the approved design review case (Case No. DRB21-00316). The applicant is therefore requesting a Major Site Plan Modification and a modification of the conditions of approval to allow for the development of a new industrial office and warehouse building on the project site.

Site Plan:

- **Building Design:** The Proposed Project entails the development of a single-story warehouse and industrial office building totaling approximately 26,000 square feet. Along the east side of the building is the main entrance and a 900 square foot entry plaza. Onsite walkways will connect the primary entrance of the building to the public sidewalk on East Ray Road. A truck loading area is proposed at the west side of the building and will be screened with an eight-foot-tall masonry wall at the north and west property lines in accordance with Section 11-30-13(C) of the MZO.
- **Access:** The site will be accessed via two (2) driveways from South 71st Street, specifically at the east side of the project site.

- **Parking:** Per Table 11-32-3.A of the MZO, a total of 57 parking spaces are required. The submitted site plan shows a total of 57 parking spaces proposed at the north, east and south sides of the proposed building.
- **Landscaping:** The Proposed Project features landscaped foundation base and parking areas that include several tree species and a multitude of shrubs. This meets the landscaping requirements outlined in Section 11-33-5 of the MZO. In addition, a landscaped yard is provided along South 71st Street, which includes a variety of trees and shrubs as well as a 3.5-foot-high masonry wall to screen the adjacent parking areas in accordance with Sections 11-33-3 and 11-30-9(H) of the MZO.

Citizen Participation

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

Neighborhood Meeting:

A neighborhood meeting was held on November 13, 2025. There were no attendees.

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 phone calls or emails with questions on the Proposed Project.

Conditions of Approval

Staff recommends **approval** of the Major Site Plan Modification and amendment to conditions of approval No. 1 and No. 2 for Case No. ZON21-00356 (Ordinance No. 5699), subject to the following conditions:

1. Compliance with the final site plan as submitted.
2. Compliance with all requirements of Design Review Case No. DRB25-00765.
3. Compliance with all conditions of approval of Ordinance No. 5699 except for conditions of approval No. 1 and No. 2 (Case No. ZON21-00356).
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. 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 1 mile of Mesa Gateway Airport.
- e. All Final 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 the 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 – Grading and Drainage Report
- Exhibit 6 – Elevations
- Exhibit 7 – Citizen Participation Plan
- Exhibit 8 – Citizen Participation Report
- Exhibit 9 – Power Point Presentation