

# City of El Mirage

## City Council Meeting

City Hall Council Chambers  
10000 N. El Mirage Road  
El Mirage, Arizona 85335

October 7, 2025

**Action Item:** DT Industrial Park Site Plan



# Site Location

## DT Industrial Park

10080 N Dysart Rd  
El Mirage, AZ 85335

**Lot Size:** ±21.0 acres

**2020 General Plan:** Commerce/Industry Park Planning Area

**Zoning:** PAD, (Planned Area Development, PAD00-08-01,  
Commercial, Industrial, Manufacturing)

**Overlays:** ARS 28-8481 (77/78 ldn)

**Land Use:** Undeveloped

**Flood Zone:** None

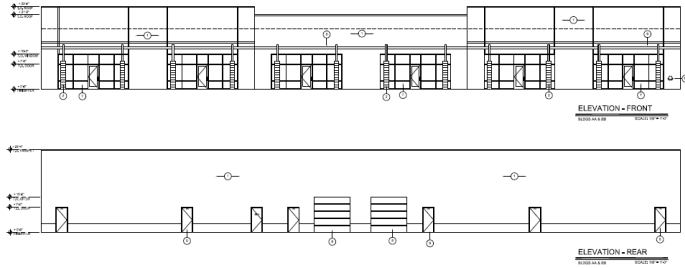
**Proposed Use:** Commercial & Industrial Use

**Table of Land Use:** Site Plan Approval

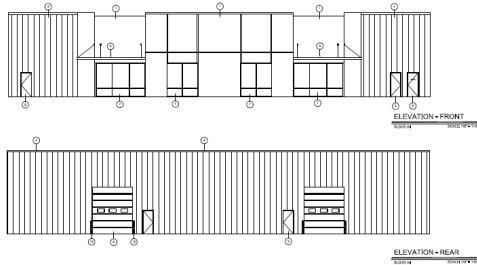




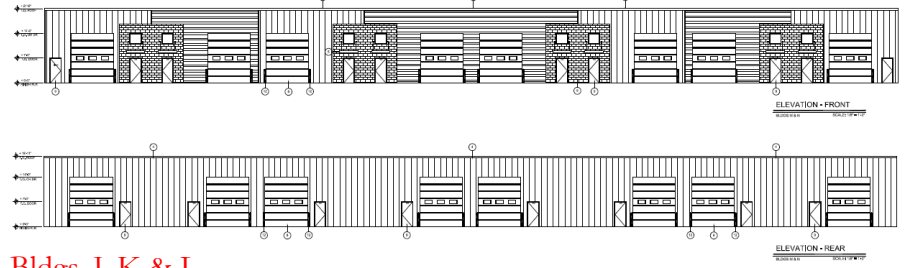
# Elevations



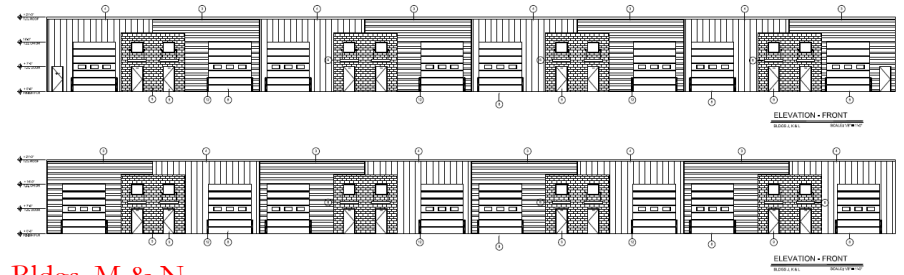
Bldgs. AA & BB



Bldgs. A to I



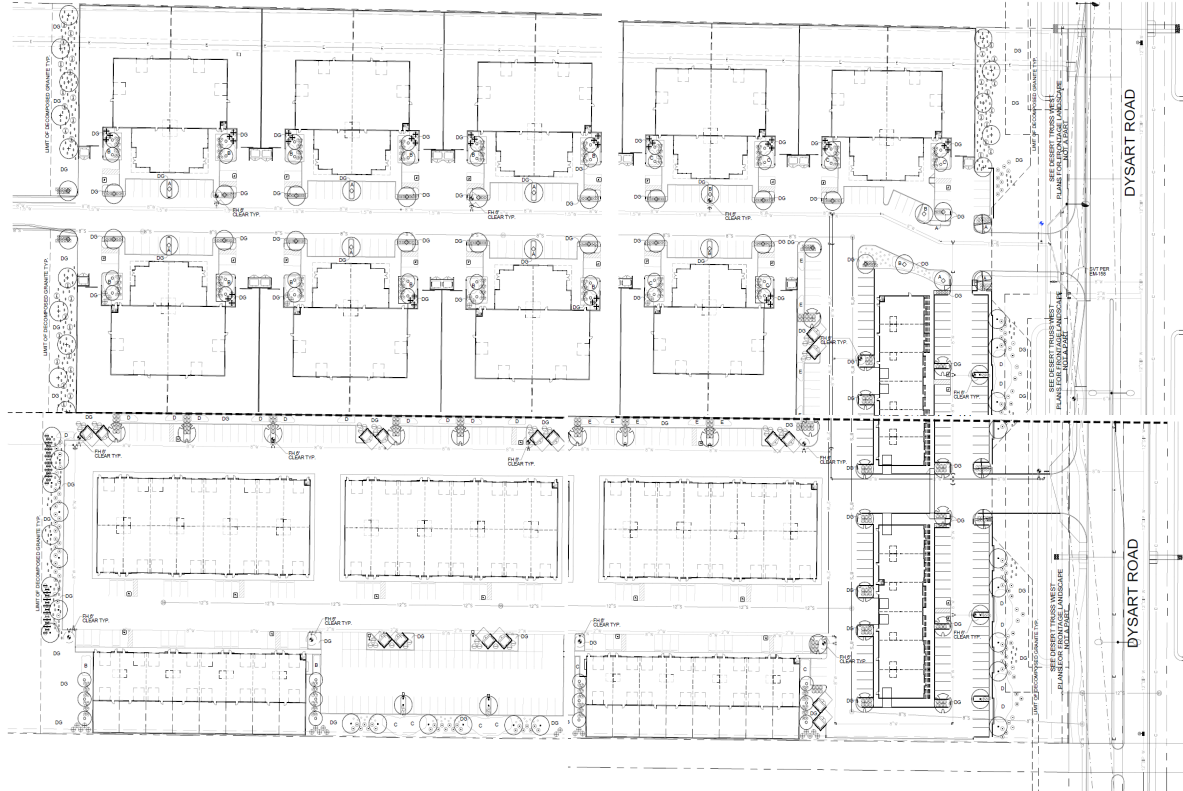
Bldgs. J, K & L



Bldgs. M & N



# Landscape Plan



## PROPOSED PLANT PALETTE

TREES	SIZE COMMENTS QUANTITY
ACACIA ANJERA MULGA ACACIA	38" BOX / LOW BREAKING / MATCHED / 4 QTY
CHLOROPIS LINEARIS 'BURBA' HYBRID DESERT WILLOW	24" BOX / LOW BREAKING / MATCHED / 12 QTY
PROSOPIS 'COOPERY' HYBRID MESQUITE	24" BOX / LOW BREAKING / MATCHED / 13 QTY
ACACIA FARNESIANA SWEET ACACIA	24" BOX / LOW BREAKING / MATCHED / 5 QTY
ACACIA STENOPHYLLA SHOESTRING ACACIA	24" BOX / LOW BREAKING / MATCHED / 18 QTY
CAESALPINA CACALOCO 'SMOOTHIE' THORNLESS CASCALOTE	24" BOX / LOW BREAKING / MATCHED / 18 QTY
<b>SHRUBS</b>	
OLEA EUROPAEA LITTLE OLLIE' DWARF OLIVE	5 GAL 48 QTY
RUELLIA BRITTONIANA MEXICAN PETUNIA	5 GAL 98 QTY
SENNA ARTEMISIOIDES FEATHERY CASSIA	5 GAL 30 QTY
LEUCOPHYLLUM LANGMANIAE RIO BRAVO DASE	5 GAL 38 QTY
JUSTICIA CALIFORNICA CHIPAROSA	5 GAL 123 QTY
CAESALPINA POLIOCHERIMA RED BIRD OF PARADISE	5 GAL 12 QTY
TECOMA STANS 'ESPERANZA' YELLOW BELLS	5 GAL 26 QTY
LARREA TRIDENTATA CREOSOTE BUSH	5 GAL 12 QTY
<b>GROUNDCOVERS</b>	
ERICACMERA LARICIFOLIA 'AGUIRRE' TURPENTINE BUSH	1 GAL 26 QTY
E. FARINOSA / A. DELTOIDEA BRITTLEBUSH / BURRAGE MIX	30 / 70 MIX 1 GAL 100 QTY
LANTANA 'NEW GOLD' TRAILING YELLOW LANTANA	1 GAL @ 3" O.C. 88 QTY
EREMOPHILA GLABRA OUTBACK SUNRISE EMU	1 GAL @ 4" O.C. 95 QTY
ERMOPHILA GARRISONIA WINTER BLAZE EMU	1 GAL @ 4" O.C. 91 QTY
ACACIA REDOLENS 'DESERT CARPET' TRAILING ACACIA	1 GAL @ 8" O.C. 111 QTY
CALLISTEMON LITTLE JOHN' DWARF BOTTLE BRUSH	1 GAL @ 4" O.C. 75 QTY
<b>INSERT MATERIALS</b>	
DECOMPOSED GRANITE MADISON GOLD	3/8" MINUS 2" DEPTH TYP.

## CONCEPTUAL PLANTING PLAN



SCALE: 1"=40' - 0"



# Zoning Review

<b>Staff Review:</b>	The staff of the Technical Advisory Committee (TAC) has conducted a thorough review of the application and has determined that it is appropriate to proceed with the public hearings.
<b>Stipulation(s):</b>	Consent and address the comments provided by the TAC members mentioned in the August 21, 2025, with the permit review submittal.
<b>Luke AFB Review</b>	<ul style="list-style-type: none"><li>• This request, as described in the narrative, will not negatively impact the flying and base operations at Luke AFB.</li></ul>
<b>Public Comment:</b>	None
<b>Planning &amp; Zoning Commission:</b>	September 9, 2025, Recommended approval of the zoning application with a 4-0 vote.
<b>City Council:</b>	October 7, 2025, Final Action.





**Applicant:** KTM Design Studio

**Owner:** Desert Truss Inc

