

City of El Mirage

Planning and Zoning Commission

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

September 9, 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

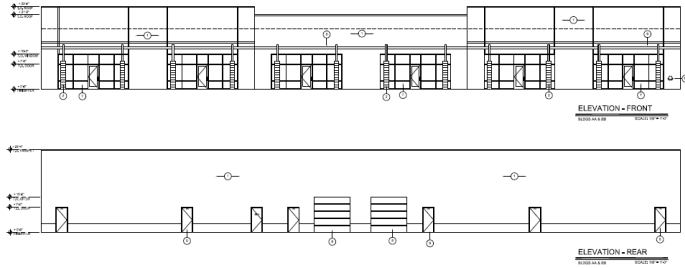
Flood Zone: None

Proposed Use: Commercial & Industrial Use

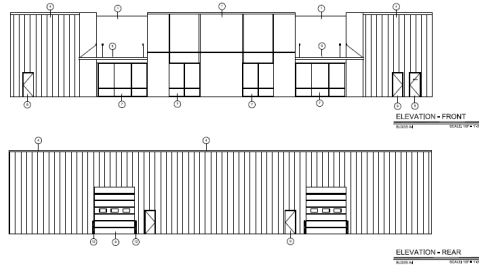
Table of Land Use: Site Plan Approval



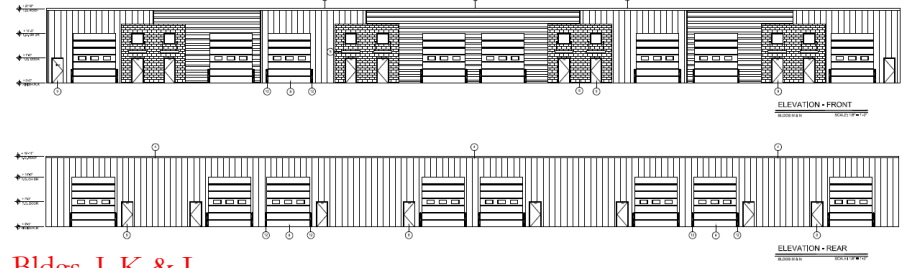
Elevations



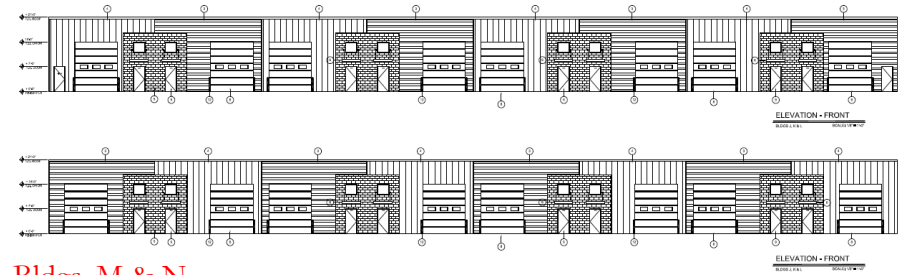
Bldgs. AA & BB



Bldgs. A to I



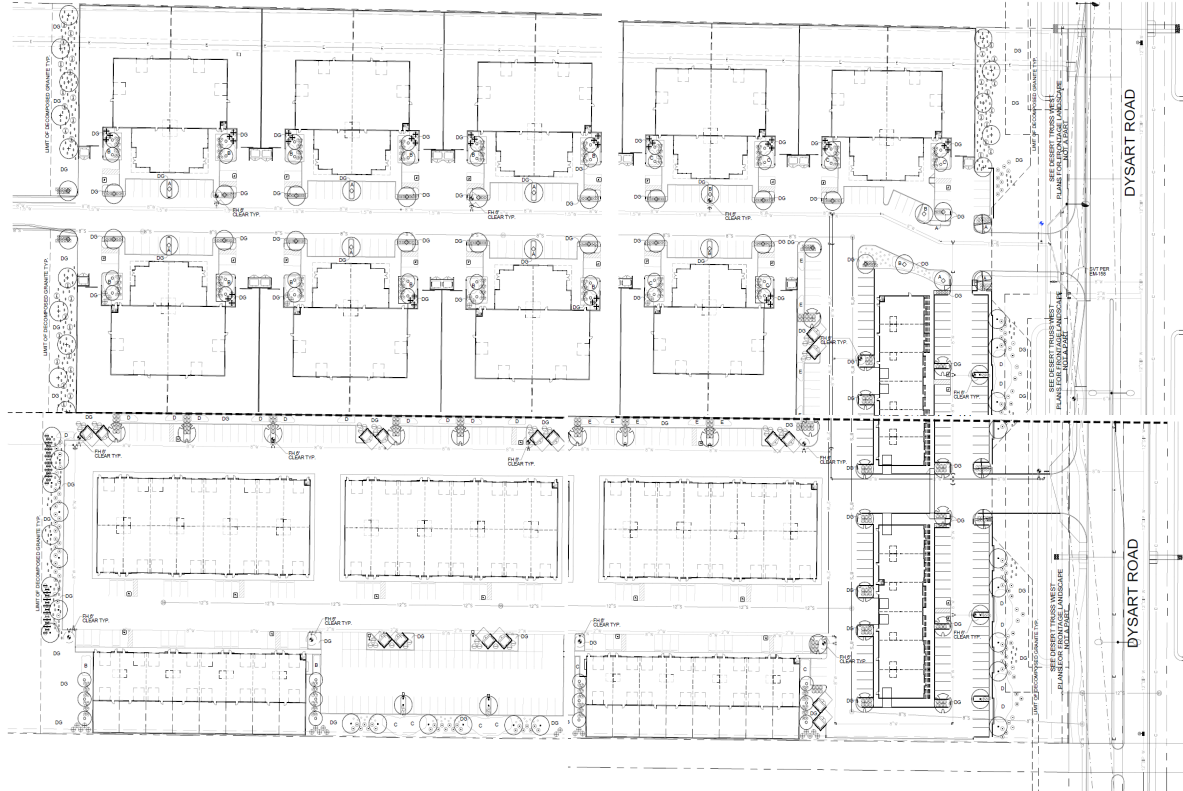
Bldgs. J, K & L



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 |
| PROSOPIA 'COOPER' 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 'SMOOTH' THORNLESS CASCALOTE | 24" BOX / LOW BREAKING / MATCHED / 18 QTY |
| SHRUBS | |
| 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 CACTUS | 5 GAL 38 QTY |
| JUSTICIA CALIFORNICA CHIPAROSA | 5 GAL 123 QTY |
| CAESALPINA PULCHERRIMA 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 |
| GROUNDCOVERS | |
| ERICACMERA LARICIFOLIA 'AGUIRRE' TURPENTINE BUSH | 1 GAL 26 QTY |
| E. FARINOSA / A. DELTOIDEA BRITTLEBUSH / BURSADE 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 GARRIGA 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 |
| INSERT MATERIALS | |
| DECOMPOSED GRANITE MADISON GOLD | 3/8" MINUS 2" DEPTH TYP. |

CONCEPTUAL PLANTING PLAN



SCALE: 1"=40' - 0"



Staff Review:

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.

Stipulation(s):

Consent and address the comments provided by the TAC members mentioned in the August 21, 2025, with the permit review submittal.

Luke AFB Review

- *“We recommend you review sound attenuation requirements found in A.R.S. § 28-8482 as there is a requirement to reduce the outdoor to indoor decibel levels for these buildings due to their location inside the 75-decibel noise contour.”*
- The base receives notifications of potential occupants to ensure land use compatibility with the Luke AFB operations.

Public Comment:

None

Planning & Zoning Commission:

September 9, 2025, Staff seeking a recommendation to the El Mirage City Council.

City Council:

October 7, 2025, Final Action.





Applicant: KTM Design Studio

Owner: Desert Truss Inc

