



Planning and Zoning Board

Case Information

CASE NUMBER: Z14-018 (PLN2013-00638)
LOCATION: 7515 S. Atwood
GENERAL VICINITY: Located on the north side of Germann Road, just west of Ellsworth Road.
REQUEST: Site Plan Review in the LI-PAD zoning district.
PURPOSE: This request will allow the construction of an office/warehouse building.
COUNCIL DISTRICT: District 6
OWNER: Carl Jen Ventures LLC
APPLICANT: John Reddell
STAFF PLANNER: Kaelee Wilson

SITE DATA

PARCEL NO.: 304-62-0163
EXISTING ZONING: LI-PAD
GENERAL PLAN DESIGNATION: Light Industrial (LI)
CURRENT LAND USE: Vacant
LOT SIZE: 53, 346 s.f. (1.22 acres)

SITE CONTEXT

NORTH: (across Winnston Ave) vacant lot– zoned LI-PAD
EAST: Vacant land – zoned LI-PAD
SOUTH: Vacant land – zoned LI-PAD
WEST: (across Atwood) Vacant land – zoned LI-PAD

STAFF RECOMMENDATION: Approval with conditions
PLANNING & ZONING BOARD DECISION: ☒ Approval with conditions. ☐ Denial
PROP 207 WAIVER: ☒ Signed. ☐ Not Signed

ZONING HISTORY

January 18, 1990:	Annexed into the City of Mesa (Ord. #2473)
March 15, 1990:	Establishment of City zoning on recently annexed property (Z90-007, Ord #2496)
May 20, 2002:	Adoption of an Area Land Use Plan for the area south of Phoenix-Mesa Gateway Airport (Resolution #7838, Z01-029)
June 21, 2004:	City Council approved a rezoning case that included the case site and some surrounding land. The site was zoned LI (Z04-001, Ord #4208)
October 24, 2005:	Rezone from LI to LI-PAD and approval of a preliminary plat (Z05-090, Ord #4470)

PROJECT DESCRIPTION

This request is for a site plan approval that would allow for the development of a 15, 688 square-foot office/warehouse that will be constructed in two phases. The site is located on the north side of Germann Road, west of Ellsworth Road located within the Gateway Airport Commerce Park. Primary access to the site is from Atwood. The first phase of the building will include 7,400 square feet of warehouse and 1,500 square feet of office. The second phase consists of an 8,288 square foot warehouse. The primary use of the building will be a warehouse to store components to assemble cell towers. The applicant will also have outdoor storage of employee vehicles and assembled cell towers that are awaiting pick up. Outdoor storage is a permitted use in the LI zoning district if the storage is conducted in the rear one-half of the lot and it is screened by an 8 foot wall.

The proposed building elevations have been reviewed by the Design Review Board at a 'Work Session' on March 5th, 2014. The Board was supportive of the proposal and did not request any major modifications. The applicant is working with staff to complete their Design Review process.

WAREHOUSE PROPOSAL:

Building	Parking for Both Phases	Miscellaneous
Phase 1: 7,400 s.f. Phase 2: 8,288 s.f. Total: 15,688 s.f.	Required for shell industrial: 75% at 1 space per 500 square feet plus 25% at 1 space per 375 square feet Required/Provided: 33/38	Building Setbacks: West: Atwood: 20' req.; 24.5' prov. East: 7.5' req.; 55' prov. North: Winston: 20' req.; 20' prov. South: 7.5' req.; 10' prov.

CITIZEN PARTICIPATION

The applicant has notified all surrounding property owners within 1,000-feet of the subject site and registered neighborhoods within 1 mile. The applicant submitted a Citizen Participation Report and indicated that they had not received any comments or concerns from any neighbors. Staff has not received any inquiries from citizens.

CONFORMANCE WITH THE GENERAL PLAN

The adopted Mesa 2025 General Plan Land Use Map designates this site to be Light Industrial. The subject request meets the intent of the General Plan and would be consistent with what has been approved in this industrial subdivision.

The following Mesa 2025 General Plan Goals, Objectives, and Policies are supportive of the proposed

land use:

Goal LU-5: *Provide for an adequate long-term supply of business park/industrial land that continues to enhance the City and regional employment base.*

Objective LU-5.2 Maximize the regional economic benefits of Falcon Field and Williams Gateway Airports and the surrounding areas.

Mesa Gateway Strategic Development Plan

The subject parcel is located within the "Logistics and Commerce" district identified in the Mesa Gateway Strategic Development Plan.

Logistics and Commerce District

This designation applies to areas south of the Airport/Campus District and the Williams Gateway Freeway. Heavy industrial, light industrial, business park, and commercial uses will be predominant within this district. Desired uses include manufacturing facilities, large warehouses, distribution facilities, planned employment parks, and similar uses. This district should provide a high quality employment environment that is compatible with increasing over-flight activities associated with Phoenix-Mesa Gateway Airport. Greater intensity and higher density uses will be encouraged for development approaching the northern boundary of this area as it transitions to the planned freeway.

The proposed site plan meets the intended development standards of the Logistics and Commerce District. The site will be developed as a light industrial warehouse with an ancillary outdoor storage use.

STAFF ANALYSIS:

Staff is supportive of the subject site plan. The proposed site plan is consistent with other developments within this industrial park. Staff finds the building elevations to be architecturally interesting. The building will be constructed with both painted and integral color CMU block with cantilevered metal awnings

Staff has included a condition of approval addressing the future development area for phase two. Per conversations with the applicant, the user intends to store assembled cell towers in that location until the towers are picked up for delivery. Due to the storage activity, staff recommends the area be paved with either concrete or asphalt for dustproofing. When phase two of the building is complete, the storage of the towers will happen inside the warehouse.

In order for the proposed outdoor storage activity to comply with the Zoning Ordinance requirement that limits the storage to the rear one half of the property, staff has added a condition of approval that the applicant relocate the metal swing gate approximately 57 feet to the east.

CONCLUSIONS:

Staff has no significant concerns regarding this request and recommends approval of this case subject to the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan submitted.
2. Compliance with all conditions of Design Review case number DR14-007.
3. Provide pavement or concrete within the future phase area for dustproofing.
4. Compliance with all City development codes and regulations.
5. The ten parking spaces to the east of the metal swing gate shall be covered. No outdoor storage shall occur in these spaces.
6. Outdoor storage of materials, not including vehicles, should not occur in any required parking spaces.