



**mesa·az**

## **Planning and Zoning Board**

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### *Case Information*

**CASE NUMBER:** Z14-019  
**LOCATION/ADDRESS:** 824 West Broadway Road  
**GENERAL VICINITY:** Located on the northwest corner of Extension and Broadway Road  
**REQUEST:** Site Plan Review & Council Use Permit  
**PURPOSE:** This request will allow a contractor's yard and recycling center  
**COUNCIL DISTRICT:** District 4  
**OWNER:** Jjadar Mamlechet, LLC  
**APPLICANT:** W. Ralph Pew, Pew & Lake, PLC  
**STAFF PLANNER:** Kim Steadman, RA

### **SITE DATA**

**PARCEL NUMBER:** 134-06-015C  
**PARCEL SIZE:** 2± acres  
**EXISTING ZONING:** Limited Industrial (LI)  
**GENERAL PLAN DESIGNATION:** General Industrial (GI)  
**CURRENT LAND USE:** Undeveloped land and a house – zoned LI

### **SITE CONTEXT**

**NORTH:** Industrial use – zoned GI  
**EAST:** (Across Extension) existing industrial use – zoned GI-CUP  
**SOUTH:** (Across Broadway) existing industrial, commercial, & residential uses– zoned LI  
**WEST:** Existing industrial use – zoned LI

### **ZONING HISTORY/RELATED CASES:**

**January 5, 1949:** Annexed into the City of Mesa Ord. #228  
**Nov. 6, 2006:** Rezoned to LI (M-1 at the time) and Site Plan Review for an industrial complex. (Z06-082)  
**ZA07-018:** Development Incentive Permit to allow deviation from development standards. (ZA07-018)

**STAFF RECOMMENDATION:** Approval with conditions

**P&Z BOARD RECOMMENDATION:** X Approval with conditions. ☐ Denial

**PROPOSITION 207 WAIVER SIGNED:** ☐ Yes ☐ No

### PROJECT DESCRIPTION/REQUEST

The subject site is undeveloped land located at the northwest corner of Broadway and Extension Roads. The applicant, American Metals, proposes development in two phases, first as a screened contractor's yard for outdoor storage of building materials, then, adding a 15,000 square-foot warehouse in the second phase, for indoor storage as well. The current Light-Industrial (LI) zoning on the site allows these uses.

This site will also serve as an extension of the American Metals recycling facility located directly to the east across Extension Rd. The applicant is seeking a Council Use Permit (CUP) in order to store containers of recyclable materials on this site, awaiting processing in the main facility.

The site plan places the building at the intersection, with a single drive aisle wrapping the building on the north and west connecting, through gated entries, to Extension and Broadway Roads. In the first phase, before the addition of the building and parking lot, the yard will be paved with reconstituted asphalt, and, until the building is erected, a temporary screening wall will be located in its place to complete the screening of the yard.

American Metals established an aesthetic on the northeast corner of this intersection with its use of ten-foot-tall, sandblasted boxcar doors installed as a screening wall for the outdoor uses on site. Left to rust naturally they provide a highly dimensional and rich backdrop to the native landscaping palate used on the redeveloped site. The intent is to continue this aesthetic on the subject site, using the boxcar-door walls for screening of outdoor uses. This project will require Design Review approval.

The applicant will also apply for a Development Incentive Permit for relief from development standards that are difficult to meet, given the limited dimensions of this parcel. The Development Incentive Permit is granted by the Board of Adjustment for properties that qualify as "by-passed" or "infill" parcels.

### MODIFICATIONS

American Metals received a Substantial Conformance Improvement Permit (SCIP) for relief in the redevelopment of their original site across the street. (A SCIP was the proper tool for *redevelopment* of that site with existing buildings. The Development Incentive Permit is used for *undeveloped* sites.) The site plan reflects modifications to current Code as shown in the following table:

Standard	Current Code	Proposed	Recommendation
Broadway Rd. Setback	15'	<b>10'</b>	Approval
Extension Rd. Setback	20'	<b>15'</b>	Approval
Foundation Base	15'	<b>7'</b>	Approval
Intersection Setback	35' radius	<b>15' radius</b>	Approval

The requested modifications allow for the circulation of large trucks on a site that is slightly narrow for this use. The 5' reduction in building/landscape setback along the frontages is balanced by increased landscape counts, and the reduction in Foundation Base at the warehouse will have limited impact on the public.

### **NEIGHBORHOOD PARTICIPATION**

The applicant has completed a Citizen Participation Plan, which included a mailed notification to property owners within 500' of the property, registered neighborhood contacts within one mile of the property and HOAs within a half-mile of the project.

The applicant held a meeting on January 29, 2014 and reported that no neighbors were in attendance at the meeting. They have also reported that they have not received any phone calls regarding this case. To date staff has not received any calls from neighbors regarding this request.

### **CONFORMANCE WITH THE GENERAL PLAN**

The adopted Mesa 2025 General Plan Land Use Map designates this site as General Industrial. The General Industrial General Plan Designation defines areas where intensive or hazardous manufacturing, assembly and storage operations and indoor/outdoor storage takes place. Residential use is not permitted in this category. Appropriate locations offer direct principal arterial and arterial road access, connections to potable water and sanitary sewer, and proximity to public safety services. General Industrial areas are to be isolated and are appropriately buffered from other less intense employment or residential areas. General Industrial areas are located on and with direct access to principal arterial and arterial streets, rail facilities, and Airports. The proposed development does conform to the General Plan.

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

**Goal LU-1:** *Develop a land use pattern throughout the City that creates orderly municipal growth, achieves compatibility with surrounding communities, and is consistent with other plans and programs of the City.*

**Objective LU-1.1:** *Create the most advantageous economic and environmental balance of build-out land uses based on community and regional characteristics.*

**Policy LU-1.1d:** *Coordinate land use planning projects with landowners, local neighborhood associations, nearby industry, and developers to achieve consistency with City policies and compatibility among developments.*

**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.*

### **STAFF ANALYSIS**

#### **SUMMARY:**

The applicant is requesting Site Plan Review of a contractor's yard with a future warehouse building in the LI district, and a Council Use Permit for recycling. The property is surrounded by Industrial zoning districts on all four sides: GI to the north, GI-CUP to the east, and LI to the south and west.

The development will accommodate wholesaling, a contractor's yard, the outdoor and indoor storage of building materials, and accessory outdoor storage of recycling materials. The size of this recycling operation (larger than 1,000 square feet) makes it a Large Collection Facility. The Zoning Ordinance requires a Council Use Permit for a recycling facility of this size.

A Council Use Permit is a discretionary authorization issued by the City Council upon a finding, through a public hearing, that the proposed activity is in conformance with the intent of the

Zoning Code, the General Plan and/or other specified plans or Council policies; and will be compatible with, and not detrimental to, adjacent properties or the neighborhood in general. A Council Use Permit may be limited by specific conditions, restrictions, or time periods.

**CONCLUSIONS:**

The applicant's narrative provides a plan of business activities and on-site operations. The uses are appropriate to the LI district with the addition of a Council Use Permit. The proposed site plan is straightforward, requesting only limited modifications to standards in order to make use of this passed-over parcel. A Development Incentive Permit, through the Board of Adjustment, will grant these modifications.

Staff is in support of the site plan and the Council Use Permit proposed for this site and recommends approval subject to the following conditions:

**CONDITIONS OF APPROVAL:**

1. Compliance with the basic development as described in the project narrative and plan of operations submitted.
2. Approval of a Development Incentive Permit through the Board of Adjustment
3. Compliance with all City development codes and regulations.
4. Approval through the Design Review process.
5. Compliance with all requirements of the Development Services Department (Engineering, Traffic Engineering, Solid Waste and Facilities, etc.).
6. In the event the recycling operations are transferred to a business, person, or entity other than Jjadar Mamlechet, LLC, the Council Use Permit to conduct recycling operations at this site will terminate.