



Planning and Zoning Board

Case Information

CASE NUMBER: Z14-57 (PLN2014-00518)
LOCATION/ADDRESS: 6751 South Mountain Road
GENERAL VICINITY: Located east of Signal Butte Road on the north side of Pecos Road
REQUEST: Rezone from AG to GI and Site Plan Review
PURPOSE: This request will allow the development of an industrial building.
COUNCIL DISTRICT: District 6
OWNER: Signal Butte 20, DJB, LLC
APPLICANT: Randy Carter, Architect, Sketch Architecture Company.
STAFF PLANNER: Wahid Alam, AICP

SITE DATA

PARCEL NUMBER(S): 304-34-929
PARCEL SIZE: 10± acres (gross) or net 8.3± acres
EXISTING ZONING: AG
Mesa 2040 GENERAL PLAN: Employment District
CURRENT LAND USE: Undeveloped

SITE CONTEXT

NORTH: Existing Solid Waste Transfer Station – zoned GI CUP
EAST: Vacant zoned GI PAD and beyond existing Regional tire recycling facility – zoned GI-AF-CUP
SOUTH: (across Pecos Road) Existing Steel Mill – zoned GI BIZ CUP and GI-CUP
WEST: (across Mountain Road) Vacant – zoned AG

ZONING HISTORY/RELATED CASES:

April 16, 1990: Annexed into the City of Mesa (Case #A90-01, Ord. #2514)
June 4, 1990: Established City of Mesa Zoning AG (Case #Z90-025, Ord. #2529)

STAFF RECOMMENDATION: Approval with Conditions

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

PROPOSITION 207 WAIVER SIGNED: ☒ Yes ☐ No

PROJECT DESCRIPTION/REQUEST

The applicant is requesting a rezone from Agriculture (AG) to General Industrial (GI) and Site Plan Review to allow the development of an industrial building of 63,757 square feet for manufacturing or warehousing. The proposed building will only occupy the eastern portion of the site with a proposed frontage of approximately 420 feet along Pecos Road.

The balance of the property will remain undeveloped and incorporates the northeast corner of Mountain Road and Pecos Road with an approximate frontage of 258 feet facing Pecos Road and approximately 530 feet facing Mountain Road. Any future development on this vacant property will require site plan review through the public hearing process. However, the rezoning request will cover the entire parcel. The applicant wants to delay the development of the northeast corner of the intersection until the existing drainage issues are addressed by all parties involved.

The General Industrial District (GI) allows a maximum building height of fifty-feet. The proposed building height is 46 feet tall and will be a shell (no specified use) building with 139 required parking spaces. The proposed site plan provides for 140 parking spaces.

NEIGHBORHOOD PARTICIPATION

The applicant completed a Citizen Participation plan that included notifying all property owners within 1,000 feet of the site and registered neighborhoods within ½ mile of the site. The Citizen Participation Report submitted on November 20, 2014 did not record any issues or concerns from the surrounding neighborhood.

The applicant attended a 'Work Session' with the Design Review Board on November 4, 2014. The Board had favorable comments regarding the design of the building.

As of the writing of this report staff has not received any phone calls or emails regarding this proposal.

CONFORMANCE WITH THE MESA 2040 GENERAL PLAN

Criteria for review of development

State statutes require that all adopted zoning and rezoning ordinances be consistent with the adopted General Plan. Determining consistency with the General Plan requires a review of the proposal against the character area requirements and the other goals and policies of the Plan and any adopted sub-area plans. The following criteria have been developed for use during the review process to determine whether or not the proposed development is achieving the vision and goals established in this Plan and thus meeting the statute requirements.

1. Is the proposed development consistent with furthering the intent and direction contained in the General Plan?

One of the three guiding principles of the General Plan is the further development of diverse and stable jobs. In particular, in the Mesa Gateway area is identified as an area for development of a wide variety of employment uses. ***The proposed zoning and use of this property is consistent with these Plan objectives.***

The Plan also describes 5 key elements to be considered with development to help move the City toward the goal of becoming a more complete, recognizable City. Two of those key elements deal with providing high quality development and responding to our desert environment. ***This proposed development helps achieve these desired goals.***

2. Is the proposed development consistent with adopted sub-area or neighborhood plans?

This area is within the Mesa Gateway Strategic Development Plan (MGSDP) boundaries. The MGSDP was adopted with the following vision: “Mesa Gateway will be an internationally recognized destination for those looking for a sustainable place in which to live, work, learn and recreate. It will provide industries with an economically efficient business climate and its workforce and residents with access to the global resources desired of a knowledge-based economy.”

The proposed development is located within the Logistics & Commerce District of the MGSDP. This designation applies to areas south of the Airport/Campus District and the SR24 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 development is consistent with the sub-area plan.

3. Is the proposed development consistent with the standards and guidelines established for the applicable character type(s)?

Figure 7-1 shows this area designated as the Employment Districts character type. Employment Districts are defined as – *Large areas devoted primarily to industrial, office, warehousing and related uses; may include associated commercial uses.* The focus of the employment districts is a character type that is primarily used for employment-type land uses at least 20 acres and typically have minimal connections to the surroundings. The sub-types in Employment Districts are Business Parks; Industrial; and Employment Core. Based on the MGSDP and other established development in this area, this property should take on the Industrial Character sub-type. The Industrial character type signifies locations appropriate for manufacturing, warehousing, and other industrial operations. These areas typically have large lots and require provision of access and circulation by large vehicles. These industries typically provide quality jobs and require protection from encroachment of non-compatible uses.

The proposed zoning to G1 is a primary zoning district for the character type and the proposed structure and site layout are consistent with the form and guidelines provided in the General Plan.

4. Will the proposed development serve to strengthen the character of the area by:

- Providing appropriate infill development; ***Yes, it will be an infill project in the employment character area.***
- Removing development that is deteriorated and/or does not contribute to the quality of the surrounding area; ***This is new development on a vacant site.***
- Adding to the mix of uses to further enhance the intended character of the area; ***This will enhance the mix of uses existing in the character area.***

- Improving the streetscape and connectivity within the area; ***The proposed landscaping improve the streetscape and off-site improvements will improve the connectivity.***
- Improving safety within the area; ***Having development consistent with City standards will improve safety in the area.***
- Adding to the sense of place; ***While the building proposed is attractive and supportable, it does not have significant unique features by itself to add to the overall sense of place any more than the general establishment of the industrial area.***
- Meeting or exceeding the development quality of the surrounding area? ***The proposed site plan and building design exceeds development quality of the surrounding area.***

5. Does the proposed development provide appropriate transitions between uses? In more urban areas these transitions should generally be accomplished by design elements that allow adjacent buildings to be in close proximity to one another. In more suburban locations these transitions should be addressed through separation of uses and/or screening. ***Yes, the proposed development provides appropriate transitions.***

6. Compliance with the character area is based on both the zoning being consistent with the range of zoning designations approved for each character type and on the development form, design, and quality being consistent with the standards and guidelines provided in this Plan, any adopted sub-area or neighborhood plans, and the context of the neighborhood surrounding the proposed development. ***Yes, the proposed industrial building design and site plan is in compliance with the Employment Character Area.***

STAFF ANALYSIS

SUMMARY:

Staff is supportive of the requested rezoning from AG to GI. The proposed industrial building will have a footprint for a 63,757 square-foot building oriented with frontage facing Pecos Road. The proposed site plan shows customer parking in the front and truck loading and unloading, with service bays, in the back. There is an existing 50-foot wide drainage easement along the north property line. The site is well designed to provide an aesthetically pleasing industrial building with its presence and enhanced curb appeal along both Pecos Road and Mountain Road.

As a whole, this development will implement the goals and objectives of the Mesa Gateway Strategic Development Plan.

CONCLUSIONS:

Planning staff is recommending approval of the rezoning to GI and approval of the accompanying site plan. The recommendation for approval is 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 and preliminary elevations (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all requirements of the Design Review Approval (Case #DR14-33).

3. Compliance with all City development codes and regulations.
4. **Owner granting an Avigation Easement and Release to the City, pertaining to Phoenix-Mesa Gateway Airport which will be prepared and recorded by the City (concurrently with the recordation of the Land Split or prior to the issuance of a building permit).**
5. **Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first.**
6. **All required street improvements and street frontage landscaping to be installed in the first phase of construction.**
7. **All future development shall require site plan approval through public hearing process.**
8. **Due to the proximity to Phoenix- Mesa Gateway Airport, any proposed structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77.9, (form 7460), to determine any effect to navigable airspace, air navigation facilities. An FAA determination notice of no hazard to air navigation shall be provided prior to site plan approval by the Planning and Zoning Board.**