



## Planning and Zoning Board

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### *Case Information*

**CASE NUMBER:** Z14-052 (PLN2014-00473)  
**LOCATION:** 2628 West Birchwood Circle  
**GENERAL VICINITY:** Located north of Broadway Road and East of the Loop 101 Freeway  
**REQUEST:** Rezone from LI and LI PAD to LI PAD and modification of the PAD overlay. Also consider the Preliminary Plat for "Birchwood Circle Business Center"  
**PURPOSE:** This request will allow the subdivision of an existing business park.  
**COUNCIL DISTRICT:** District 3  
**OWNER:** Danny Jones, Birchwood Circle Investors  
**APPLICANT:** Vernon P. Anderson, Architect  
**STAFF PLANNER:** Lesley Davis

### **SITE DATA**

**PARCEL NO.:** 134-36-016, 136-36-017, 134-36-018, 134-36-019, 134-36-020 and 136-36-012B  
**EXISTING ZONING:** LI and LI PAD  
**GENERAL PLAN DESIGNATION:** Employment  
**CURRENT LAND USE:** Existing Business Park  
**LOT SIZE:** 1.7± acres

### **SITE CONTEXT**

**NORTH:** Existing Industrial development – zoned LI  
**EAST:** Existing Industrial development – zoned LI  
**SOUTH:** Existing Industrial development – zoned LI  
**WEST:** (across the Tempe Canal) Existing Office/Industrial development – zoned in Tempe

**STAFF RECOMMENDATION:**

Approval with conditions

**PLANNING & ZONING BOARD DECISION:**

☒ Approval with conditions. ☐ Denial

**PROP-207 WAIVER:**

☒ Signed ☐ Not Signed

### ZONING HISTORY

**February 22, 1966:**

Annexed (Ord. 501) and subsequently zoned LI

**June 20, 1983:**

Council approved rezoning from LI to LI PAD to accommodate individual ownership of buildings in an existing industrial development platted as "CCI Business Center". (Z83-048) This rezoning applied to parcels 134-36-016, 136-36-017, 134-36-018, 134-36-019, 134-36-020.

### PROJECT DESCRIPTION

This request is to rezone an existing development to accommodate the expansion of an existing PAD for an existing industrial office project. In 1983, the City Council approved a PAD overlay for 3 existing buildings to allow for individual ownership of each building through a subdivision plat with common ownership of the parking and landscape areas. These lots are identified as lots 2, 3 and 4 on the preliminary plat document submitted. The previous plat was titled "CCI Business Center". The current proposal would expand that PAD overlay to include a fourth existing building (at the northwest corner of the site), which is identified on the proposed preliminary plat as Lot 1. The expansion of the PAD overlay is simply to accommodate the inclusion of this building. The new proposed plat is titled "Birchwood Circle Business Center".

### 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. The applicant has reported that they have not received any inquiries, comments or concerns. Staff has also not been contacted by any property owner's or citizens regarding this proposal.

### CONFORMANCE WITH THE MESA 2040 GENERAL PLAN

The goal of Mesa 2040 General Plan is to establish and maintain neighborhoods and to build a sense of place in neighborhoods and commercial/entertainment districts. Rather than focusing on individual land uses, the Plan focuses on the "character of development in different areas." Character types combine concepts of land use with building form and intensity to describe the type of area being created through the development that occurs.

This request is within the Character Type of **Employment** as identified on the Character Area map in the Mesa 2040 General Plan.

**Focus:** The Employment Districts is a character type used for land uses that are at least 20 acres and have minimal connection to the surrounding areas. Employment districts may include some supporting retail and office but rarely any residential uses. The goal for the Employment District is to provide for a wide range of employment opportunities in high quality settings.

**Sub-type:**

**Industrial:**

*The Industrial character type signifies locations appropriate for manufacturing, warehousing, and other industrial operations. These areas typically have larger 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 General Plan identifies key elements to community development that are important elements of continuing to grow and develop a healthy, sustainable City. The five elements include High quality

development, Changing demographics, Public health, Urban design and place-making, and Desert environment. One of these key elements that will need to be addressed through the review of the project design:

These key elements have been considered in the development of the vision statements, guiding principles, goals, policies and strategies contained in the General Plan. This project has been reviewed and appears to have the potential to promote the following goals, policies, and strategies:

**Goal:** Grow and maintain diverse and stable jobs

**Economic Development S3:** Preserve designated commercial and industrial areas for future job growth.

**Goal:** Foster a development pattern that creates and maintains a variety of great neighborhoods, grows a diverse and stable economy, and develops rich public spaces.

**Character Areas P6:** In areas with the Employment District character type, development will be reviewed for the opportunity to maintain and enhance employment options within the City of Mesa; areas with this character type are important to the long term vitality of the community and need to be protected from incompatible development types. Review shall also consider compliance with any approved sub-area or neighborhood plan for the specific area.

**Land Use P1:** Develop a land use pattern throughout the City that helps create and maintain diverse neighborhoods, maintains locations for employment uses, provides for dynamic and inviting locations for shopping and recreation, achieves compatibility with surrounding communities, and is consistent with other plans and programs of the City.

Utilizing the tools of the Mesa 2040 General Plan in review of the proposed project, this request is consistent with the goals of the General Plan to preserve existing industrial areas for jobs by allowing flexibility for owner's to be able to sell buildings and keep existing projects viable.

#### **STAFF ANALYSIS:**

This proposal is simply to expand a PAD to allow for the re-plat and inclusion of a fourth existing building into an existing PAD. The lot that will now be included in the PAD overlay shares parking and landscape areas with the overall development. It is sited at the northwest corner of the site with shared driveways as well. It naturally functions as part of the overall site.

#### **CONCLUSIONS:**

Staff is in support of this proposal and recommends approval of this case subject to the following conditions:

#### **CONDITIONS OF APPROVAL:**

1. Compliance with the development as described in the project narrative and as shown on the site plan submitted.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the platting process as outlined in the City of Mesa Subdivision Regulations.
4. Landscape areas along perimeter and within the parking fields, must be re-vegetated consistent with the number of plant materials approved within the shopping center when it was constructed. (SPR83-048)