



## Planning and Zoning Board

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### *Case Information*

**CASE NUMBER:** Z14-056 (PLN2014-00547)  
**LOCATION/ADDRESS:** 457, 505 and 507 South Morris  
**GENERAL VICINITY:** Located east of Country Club Drive on the south side of Broadway Road  
**REQUEST:** Rezone from RM-2 to LI  
**PURPOSE:** This request will allow for the future expansion of an HVAC business  
**COUNCIL DISTRICT:** District 4  
**OWNER:** Orange Street Mechanical LLC  
**APPLICANT:** David Willis  
**STAFF PLANNER:** Kaelee Wilson

#### **SITE DATA**

**PARCEL NUMBER(S):** 139-39-032, 139-39-033, 139-39-034 and 139-39-035  
**PARCEL SIZE:** 0.6 ± acres  
**EXISTING ZONING:** RM-2  
**GENERAL PLAN DESIGNATION:** Employment  
**CURRENT LAND USE:** Vacant

#### **SITE CONTEXT**

**NORTH:** Existing residential home- zoned RM-2  
**EAST:** Existing industrial uses- zoned LI and GI  
**SOUTH:** Existing industrial use- zoned LI  
**WEST:** (Across Morris) Existing industrial uses – zoned LI

**STAFF RECOMMENDATION:** Approval with conditions  
**P&Z BOARD RECOMMENDATION:** ☒ Approval with conditions. ☐ Denial  
**PROPOSITION 207 WAIVER SIGNED:** ☒ Yes ☐ No

#### **HISTORY/RELATED CASES**

July 10, 1930: Annexed into the City of Mesa (Ord. # 157)

#### **PROJECT DESCRIPTION/REQUEST**

This is a request for the rezoning of a 0.6 acre site from Multi-Residence 2 District (RM-2) to Light Industrial (LI). The applicant currently operates an HVAC business on the adjacent parcel to the south. The business's current site went through rezoning from RM-2 to LI and a minor general plan amendment in 2008. The applicant is requesting to rezone the subject property to allow for the future expansion of the existing HVAC business. Since the applicant does not have a site plan depicting the expansion, staff has added a condition of approval that future expansion must go through a review process with the

Planning Division.

### **NEIGHBORHOOD PARTICIPATION**

The applicant has completed a Citizen Participation Plan in order to inform neighboring property owners of the project, solicit feedback, and address any comments or concerns that may arise. The Citizen Participation Plan included a contact list of all property owners within 1,000 feet of the site and HOA's and neighborhood contacts within a mile. Each person or entity on the contact list was sent a letter providing general information on the request with contact information and the Planning & Zoning Board Hearing date.

### **CONFORMANCE WITH THE 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 Employment type character area 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 following are goals and policies from the General Plan that support this request:

**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.

**Policy: 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.

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

**Policy: Economic Development P1:**

Preserve designated commercial and industrial areas for future job growth.

The proposal to rezone the site to Light Industrial is consistent with the Employment District Character area and the Industrial Subtype.

**STAFF ANALYSIS:**

Staff is concerned about the current use of parcel number 139-39-035. Back in 2008 when the existing site went through the entitlement process, the request was only for two parcels that excluded 139-39-035. Based on aerials and a site visit, the applicant is utilizing this parcel for parking and outdoor storage. This use is illegal non-conforming. The applicant will need to go through a site plan review process immediately with the Planning Division in order to continue utilizing the site for parking and outdoor storage without Code Compliance issuing a citation. Any future developments or expansion must comply with current code requirements.

The subject parcels are located in an area that exhibits a unique zoning pattern in which residential zoning districts are sprinkled in with light to heavier industrial uses. The parcels are currently entitled for residential uses with properties zoned General Industrial (GI) just to the east. The use of residential properties in such close proximity to heavier industrial uses is not compatible or desirable for both residents and business operators. The LI zoning district offers the most compatible entitlement to facilitate the future expansion of the HVAC business. The proposed business is supported within the Light Industrial zoning district and the Employment District Character Area. The rezoning of this site to Light Industrial (LI) will bring the properties into further conformance with the General Plan.

Staff recommends approval of the case with the following conditions:

**CONDITIONS OF APPROVAL:**

1. Compliance with the development as described in the project narrative.
2. Future development and expansion is subject to Administrative Site Plan Review and/or review by the Board of Adjustment for compliance with ordinance requirements.
3. Compliance with all City development codes and regulations.