



Planning and Zoning Board

Case Information

CASE NUMBER: **Z15-014** (PLN2015-00077)
LOCATION: 10950 East Elliot Road
GENERAL VICINITY: Located at the northeast corner of Signal Butte Road and Elliot Road.
REQUEST: Site Plan Review/Modification.
PURPOSE: This request will allow the expansion of an existing City of Mesa Water Treatment Plant.
COUNCIL DISTRICT: District 6
APPLICANT: Chris Scott, Project Manager, City of Mesa Engineering
STAFF PLANNER: Wahid Alam, AICP

SITE DATA

PARCEL NO.: 30-401-968A
EXISTING ZONING: Public Semi-public (PS)
GENERAL PLAN DESIGNATION: Character Area: Neighborhood / Suburban
CURRENT LAND USE: Existing Water Treatment Plant facility.
LOT SIZE: 108.45± acres (23.5± acres within the fenced area)

SITE CONTEXT

NORTH: Existing SRP facility – zoned PS
EAST: Existing residential development– zoned RS-6 PAD
SOUTH: (across Elliot Rd) Existing residential development – zoned RS-6 PAD & RS-7 PAD
WEST: (across Signal Butte Rd) vacant – zoned AG

ZONING HISTORY

April 19, 1990: Annexed into the City of Mesa, subsequently zoned R1-43 (Ord. # 2497)
August 15, 2005: Rezoned from R1-43 to PF and Site Plan Review, Case# Z05-62 (Ordinance# 4437).

STAFF RECOMMENDATION: Approval with condition

PLANNING & ZONING BOARD DECISION: ☒ Approval with conditions. ☐ Denial

PROJECT DESCRIPTION

The existing Signal Butte Water Treatment Plant (WTP) is built on 108.45± acres of land at the northeast corner of Signal Butte Road and Elliot Road of which 23.5 acres is fenced in. The request is for a site plan review / modification for expansion of the existing WTP facility, all within the fenced area. All additional facilities including the Operations Building will be within the current 23.5 acre area fenced by an 8-foot high masonry block wall on the west, east and south sides with an 8-foot high chain link fence on the north side along the wash. The Operations Building is an 11,887 sq.ft. two-story (30' high) structure with 27 parking spaces provided.

The proposed buildings/structures within the existing fenced area are as follows:

1. Operations building
2. Chemical feed buildings.
3. On site sodium hypochlorine generation building.
4. Solids dewatering building.
5. Well storage building.
6. Sludge pump station building.

Building Area/ Height	Parking Req'd / Prov'd	Building Setbacks
11,887 sq. ft. / 30' top of parapet	Operations Buildings: 1 space per 600 square feet for industrial use: 20 spaces required/ 27 spaces provided	Elliot Road: Required: 30' Provided: more than 300' Signal Butte Road: Required: 30' Provided: more than 1250' East Property Line: (adjacent to Residential) Required: 25' Provided: more than 800' North Property Line (adjacent to SRP) Required: 15' Provided: more than 600'

The WTP expansions will be constructed in three phases. It is estimated that the first phase will be constructed between 2016 and 2018.

The area outside the fenced water treatment plant is part of a conceptual landscape plan developed by the City in 2011 currently referred to as Desert Edge Park. The park improvement area is not part of this application for the expansion project. The Desert Edge Park conceptual Plan is included for an overview of the entire city parcel which includes the existing WTP.

The existing Water Treatment Plant at this location was approved with conditions by case # Z05-62 (Ordinance 4437), when the entire parcel was rezoned from R1-43 to PF (Public Facility) and site plan review. Condition #2 states, "review and approval by the Planning and Zoning Board, Design Review Board and City Council of future development plans".

CITIZEN PARTICIPATION

The applicant submitted a Citizen Participation Plan with this application. The applicant has notified all surrounding property owners within 1000-feet of the subject site and registered neighborhoods and HOAs within 1/2 mile. So far Planning staff has received one phone call from a resident of the area inquiring about the project. We understand City of Mesa Engineering has documented three public inquiries. A formal Citizen Participation Report has not yet been submitted.

CONFORMANCE WITH THE MESA 2040 GENERAL PLAN

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.

General Plan

The Mesa 2040 General Plan was built around the need to use the ongoing growth and development in the city to evolve into a more holistic, sustainable, and recognizable city. The focus of the plan is on creating and maintaining great neighborhoods, growing and maintaining diverse jobs, and providing rich public spaces and cultural resources. The plan also takes a flexible approach to land use and, instead, focuses on the character of development in different areas.

The following is an evaluation of this project against the criteria for review listed in the General Plan. The purpose of these criteria is to evaluate whether or not the proposed development will serve to strengthen the character of the area by:

- **Providing appropriate infill development;**

The expansions of the existing WTP facility within the fenced area already exists within the area and will provide needed infrastructure to facilitate the development of vacant property in this area of the City.

- **Removing development that is deteriorated and/or does not contribute to the quality of the surrounding area;**

This request will allow the further development of the site within the existing facility boundary and it is anticipated that the future Desert Edge Park will enhance the quality of the surrounding area.

- **Adding to the mix of uses to further enhance the intended character of the area;**

The proposed expansion with the conceptual park wrapping around the facility will enhance the character of the Neighborhood Suburban area.

- **Improving the streetscape and connectivity within the area;**

The proposed expansion with future park development will increase the connectivity through trail system.

- **Improving safety within the area;**

The proposed development is consistent with current development standards and codes and will meet the safety requirements for the area.

- **Adding to the sense of place;**

The buildings and structures proposed are designed to fit the scale of the area with their functional and utilitarian needs to serve the residents of Mesa in providing safe potable water for daily use.

• **Meeting or exceeding the development quality of the surrounding area?**

The proposed additional development with future park facility on the site will exceed the quality of the surrounding area.

STAFF ANALYSIS:

The applicant is requesting a review of the proposed expansion of the existing water treatment facility within its current boundary that is zoned PS. The site plan modification will authorize expansion of the existing water treatment facility at this location.

The purpose of the expansion of the existing WTP is to serve the potable water distribution system needs of the residents of Mesa. The proposed facility will treat water from the Central Arizona Project Canal. The WTP facility will include basins, chemical storage and feed facilities, solids dewatering, operations and maintenance buildings. The WTP will have an initial capacity of 24 million gallons per day (mgd) and an ultimate capacity of 48 mgd.

The City of Mesa has developed a conceptual landscape master plan for the entire 108 acre parcel referred to as Desert Edge Park. The proposed park will wrap around the existing fenced area of the treatment facility. The current wash flows along the north fence of the WTP. Staff suggests maintaining the existing chain-link view fence along the north adjacent to the wash, which will help to integrate the WTP with the conceptual Desert Edge Park design. Other than that staff does not have any concern with the proposed expansion.

The building design and landscape plan will require the approval of the Design Review Board and is scheduled for the May 12, 2015 hearing.

CONCLUSION:

Staff does not have any concerns with the proposed expansion of the existing water treatment facility. Staff recommends approval of Z15-014 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.
2. Compliance with all City development codes and regulations.
3. **Compliance with all requirements of the Design Review Board case# DR15-17.**
4. **Provide wrought-iron view fence with masonry pilasters replacing the existing chain link fence along the wash to the north or maintain the existing chain-link fence.**