



**mesa·az**

## **Planning and Zoning Board**

---

### *Case Information*

**CASE NUMBER:** Z15-027 (PLN2015-00238)  
**LOCATION/ADDRESS:** The 10900 block of East Pecos Road (north side)  
**GENERAL VICINITY:** Located east of the Signal Butte Road alignment on the north side of Pecos Road.  
**REQUEST:** Site Plan Modification and Special Use Permit for fueling pumps.  
**PURPOSE:** This request will allow for the development of a commercial propane facility.  
**COUNCIL DISTRICT:** District 6  
**OWNER:** Martin Dawson  
**APPLICANT:** Mike Hall Architect LLC  
**STAFF PLANNER:** Wahid Alam, AICP Planner II

### **SITE DATA**

**PARCEL NUMBER(S):** 304-34-043  
**PARCEL SIZE:** 4.58± acres  
**EXISTING ZONING:** GI (General Industrial)  
**GENERAL PLAN DESIGNATION:** Employment  
**CURRENT LAND USE:** Vacant

### **SITE CONTEXT**

**NORTH:** Vacant – zoned AG  
**EAST:** Vacant with Cell Tower (future site for City Fire Station) – zoned AG  
**SOUTH:** (across Pecos Road) – zoned GI-AF-CUP  
**WEST:** Vacant – zoned AG

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

**May 17, 1990:** Annexed to City (Ord. # 2514)  
**June 4, 1990:** Established City AG zoning from County Rural-43 (Z90-25)  
**November 18, 1996:** Rezone from AG to M-2 (Z96-89) (Ord. #3266)

**STAFF RECOMMENDATION:** Continuance to September 16, 2015.

**P&Z BOARD DECISION:** ☐ Approval with Conditions ☐ Denial

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

### **PROJECT DESCRIPTION/REQUEST**

The applicant is requesting a site plan review for the development of a facility for Arizona Propane. The development includes office, storage and the refueling of propane trucks. The site plan also includes future buildings for storage in the rear of the property and a future propane dispenser for filling portable propane containers. The site is 4.5± acres and is currently zoned General Industrial (GI) surrounded by vacant Agriculture (AG) zoned properties.

The proposed building is 4,900 square feet and 21'-2" tall. A total of 19 parking spaces are provided including 11 customer parking spaces located in the front of the building and 8 employee parking spaces located in the rear. The site layout also shows future pump islands in the front of the building.

The rear of the site is screened from the public parking and right-of-way by an 8-foot tall masonry wall with wrought iron rolling gates.

A pedestrian connection is provided between Pecos Road and the front of the office.

### **NEIGHBORHOOD PARTICIPATION**

The applicant notified surrounding property owners within 1000'. They also notified registered neighborhoods or HOA's within a half-mile radius of the site. To date, neither staff nor the applicant have received any comments or concerns from neighboring property owners regarding the request.

### **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 in commercial/employment areas of activity. 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 is a proposal for an industrial use in an area that is zoned and planned for this type of use. Staff has worked with the applicant to resolve some site planning issues. To fully comply with the goals and intentions of the General Plan, some design modifications are still needed.

This area is included in the Mesa Gateway Strategic Development Plan Logistic & Commerce District (adopted by Council on December 8, 2008). The proposed Arizona Propane facility does not meet the focus, form and goals of the Logistics and Commerce District of Mesa Gateway Sub-Area Plan. The proposed building orientation (site plan) and design does not meet the building styles that are envisioned for this district (Mesa Gateway Strategic Development Plan - Logistic & Commerce District Section 2-page 40-54).

#### **Criteria for review of development**

The zoning ordinance requires that all site plans 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 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?**

The General Plan focuses on creating land development patterns that emphasize the character of place and focusing on those principles that build neighborhoods, stabilize the job base, and improve the sense of place.

*Staff Comment: This proposal will develop the existing vacant land for an industrial use. The proposed site plan with the building out in the front facing Pecos Road will significantly improve the appearance of the streetscape along this section of Pecos Road. The proposed use of this property is consistent with the guiding principles of the General Plan.*

The Plan also describes 5 fundamentals to be considered with development to help move the City toward the goal of becoming a more complete, recognizable City. The five elements include:

1. High Quality Development
2. Changing Demographics
3. Public Health
4. Urban Design and Place-Making
5. Desert Environment

*Staff Comment: All recent developments along Pecos and Mountain Roads are high quality development with significant curb appeal, for example the Bridge Stone Tire research facility and MGC Pure Chemical. Whereas the proposed design of the Arizona Propane facility seems to be an average development that needs significant improvement in both building design and site plan.*

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

*Staff Comment: This area is included in the Mesa Gateway Strategic Development Plan Logistic & Commerce District (adopted by Council on December 8, 2008).. The proposed Arizona Propane facility does not meet the focus, form and goals of the Logistics and Commerce District of Mesa Gateway Sub-Area Plan. The proposed building orientation (site plan) and design does not meet the building styles that are envisioned for this district (Mesa Gateway Strategic Development Plan - Logistic & Commerce District Section 2-page 40-54)*

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

The Character Area map of the Mesa 2040 General Plan defines this location as an *Employment District* which is defined as follows:

**Employment District**

Focus:

Employment District is a character type that is primarily used for employment-type land uses of at least 20 acres and typically has minimal connection to the surrounding area. Examples of employment districts include areas for large manufacturing facilities, warehousing, business parks, etc. Employment districts may include supporting retail and office areas but rarely include any type of residential uses. If residential uses are included, they need to be done in a manner that supports the continued development of the employment uses. The goal for these districts is to provide for a wide range of employment opportunities in high quality settings.

The Sub-Types: 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.

Forms and Guidelines

- Screening from public view required for outdoor storage and production
- Architectural detailing appropriate for industrial buildings on all sides within 300' of a street or public parking area
- Screening and other appropriate transition measures if located next to areas planned for less intense uses.

*Staff Comment: The existing surrounding development fits the description of the subtype: Industrial. However the proposed site plan with no landscaping and chain-link fence behind the office building does not meet Forms and Guidelines identified for this subtype. With upgraded screening, landscaping and building design the proposed use could meet the Forms and Guidelines standards identified in the Employment District.*

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

- **Providing appropriate infill development;**

*Staff Comment: The proposed site plan and building design with suggested improvements has the potential to provide appropriate infill development in this area.*

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

*Staff Comment: The proposed development does not demolish or replace any existing development; however it has the potential to contribute to the quality of the surrounding area.*

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

*Staff Comment: The proposed industrial development has the potential to enhance the intended character of the area.*

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

*Staff Comment: This request will provide a well landscaped streetscape appropriate to an "Industrial" district.*

- **Meeting or exceeding the development quality of the surrounding area;**

*Staff Comment: The proposed site plan, landscape plan and building design does not ensure that this development meets or exceeds the 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 close to one another. In more suburban locations these transitions should be addressed through separation of uses and/or screening;**

*Staff Comment: The site design does not provide sufficient screening and separation from the neighboring facilities, which will not help transition the new development with the existing surrounding uses.*

## **STAFF ANALYSIS**

### **SUMMARY:**

The proposal is to allow for the development of a commercial propane facility. The office building is a single-story, 4,900 square-foot building that is 21'-2" tall. The proposed building faces Pecos Road with only 11 parking spaces located in the front for customers. The required parking for the proposed use is 13 spaces (4,900/375). There is about a 60-foot wide drive aisle between the driveways along east and west property lines, whereas typical driveway width requirement with parking is 24 feet. This will create excessive asphalt along Pecos Road contributing to heat island. The applicant claims the width is needed so RVs can be served from both sides of the future retail pump island. However, 60-foot wide driveway beyond the future pump to the west seems excessive. A redesign can eliminate the unnecessary excessive asphalt area.

The site plan layout does not meet the current zoning code for perimeter landscaping. The code requires a 20-foot setback along the east, west and north property lines. The proposed site plan provides only a 10-foot setback. The landscape plan only indicates proposed plant materials around the office and along Pecos Road. The entire area behind the office building does not show any plant material, only Decomposed Granite (DG). The same area is also enclosed by an 8-foot tall chain link fence; required screening is not provided.

### **CONCLUSIONS:**

Staff has some concerns with the proposed site plan, landscape plan and building design which include the following:

#### **Site Plan:**

- a) The perimeter landscaping along the east, west and north property line is 10' wide where 20' is required.
- b) The rear of the property is visible from Pecos Road adjacent to surrounding AG zoned properties. This requires more screening than an 8-foot tall chain link fence.
- c) The drive aisle in front of the office building is 60 feet wide where 24 feet is the required minimum.
- d) The proposed site plan is not consistent with the design quality of what has been recently developed to the west on Pecos Road and north along Mountain Road.
- e) The retention basins along Pecos Road need to be irregular in shape, contoured and designed as an integral part of the landscaping theme, and not take on the appearance of a ditch. The depth of water in the retention basins shall not exceed 3 feet 6 inches per (Section 11-33-6).
- f) Planning staff understands that the applicant is still working with City Engineering regarding the Grading and Drainage design which has the potential to significantly change the proposed site plan.
- g) The future pump island does not provide enough information to review for the Use Permit.

#### **Building Design:**

- a) The proposed building design needs significant improvement and does not meet the Building Form Standards of the current zoning code.
- b) The proposed project does not meet building styles that are envisioned for this *Mesa Gateway Strategic Development Plan Logistic & Commerce District*.
- c) The Design Review Work Session is scheduled for August 11, 2015 where the Design Review Board will provide input to the proposed design.

Staff recommends a continuance of case Z15-027 to the September 16, 2015 hearing to allow the applicant to address all of the issues identified by Staff. However, Staff could support a recommendation of approval for this case subject to the conditions below if the Board feels comfortable that the applicant could work out the design issues with staff.

**CONDITIONS OF APPROVAL:**

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, landscape plan and building elevations submitted, except as modified below and to meet the site plan modification described in this report.
2. Compliance with all City development codes and regulations.
3. Signs (detached and attached) need separate approval and permit for locations, size, and quantity.
4. **Compliance with all conditions of Design Review approval DR15-030 for architectural and landscaping design.**
5. **Provide salvage native plant materials from the site for perimeter and internal landscaping.**
6. **Planning Director approval of a revised site plan, landscape plan and building design to address the specific concerns identified in this staff report analysis prior to the submittal of any building permits.**
7. **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 final subdivision map, prior to the issuance of a building permit)**
8. **Written notice be provided to buyers acknowledging the project is within the Airfield Overlay District for of Phoenix-Mesa Gateway Airport.**
9. **Noise attenuation measures be incorporated into the design and construction of the structures to achieve a noise level reduction of 25 db.**
10. **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.**