



mesa·az

Planning and Zoning Board

Case Information

CASE NUMBER: Z16-025 (PLN2016-00264)
LOCATION/ADDRESS: 6400 to 6500 blocks of South Mountain Road.
GENERAL VICINITY: Located north of Pecos Road and west of Mountain Road.
REQUEST: Site Plan Review.
PURPOSE: This request will allow development of a parking area and outside storage associated with the existing Fujifilm Electronic Materials facility at 6550 South Mountain Road.
COUNCIL DISTRICT: District 6
OWNER: FujiFilm Electronic Materials
APPLICANT: Brian Johns, Associated Architects
STAFF PLANNER: Wahid Alam, AICP

SITE DATA

PARCEL NUMBER(S): 30434042A; portions of 30434042B and 30434041
DEVELOPMENT AREA: 3.49± acres
EXISTING ZONING: GI (General Industrial)
GENERAL PLAN DESIGNATION: Employment
CURRENT LAND USE: Vacant

ZONING HISTORY/RELATED CASES:

April 16, 1990: Annexed into the City of Mesa (Ord. No. 2514)
June 4, 1990: Establish AG Zoning on recently annexed property (Ord. # 2529, Z90-25)
August 29, 1994: Rezone from AG to M-2 CUP AF for the development of a Chemical Manufacturing Plant. (Z94-46)

STAFF RECOMMENDATION: Approval with Conditions

PROPOSITION 207 WAIVER SIGNED: ☒ Yes ☐ No

SITE CONTEXT

NORTH: Vacant properties identified for proposed Maricopa freeway 24.
EAST: (across Mountain Road) Vacant undeveloped land – Zoned AG & GI
SOUTH: Existing Fuji Film Electronic Materials U.S.A – Zoned GI-AF-CUP
WEST: Vacant- Zoned AG

PROJECT DESCRIPTION/REQUEST

The existing FujiFilm Electronic Materials complex includes 19 acres of unused land adjacent to its northern boundary. With this request the applicant seeks to expand the existing facility to the north for a new parking lot for storage of Isotainers and Truck Trailers adjacent to South Mountain Road. The proposal is to develop a 92,310 square-foot parking lot for 77 stalls located at the eastern portion of the site (approximately 250' by 600'). The balance of the property to the west will be reserved for future development. Electrical power supply will be provided to 25 isotainer storage stalls to operate heating and cooling units on

each isotainer. Because the proposed developed area will be used for storage, it will need to be screened from view. The screening along the Mountain Road frontage will include a 3'-4" wall topped with a 4'-8" wrought iron fence. Screening will be provided by a fabric mesh on the inside of the fence. The same fence design will include pilasters at 18' intervals. The screen wall will continue west along the north property line with an 8-foot tall CMU wall with razor wire projecting inwards 2'-6".

The existing FujiFilm complex to the south is currently zoned GI, General Industrial, and has an AF overlay as well as a Council Use Permit (CUP). The remainder of the parcel to the west may be developed in the future for the expansion of the current facility. The proposed landscape plan needs to include native hydro seeds instead of decomposed granite in retention areas and native Mesquite trees will need to be preserved in and around proposed retention basins.

NEIGHBORHOOD PARTICIPATION

The applicant notified surrounding property owners within 1000'. There are no registered neighborhoods or HOAs within one mile radius of the site. To date, neither staff nor the applicant have not received any comments or concerns from neighboring property owners regarding the request.

CONFORMANCE WITH THE GENERAL PLAN

Summary: The site plan proposed for this portion of the FujiFilm property is in conformance with the General Plan.

The goal of the 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 expansion of an existing 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. The revised submittal is consistent with the General Plan.

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 in a location far from established neighborhoods and thus minimizing impacts. The proposed site

plan with the parking lot for storage of isotainers and semi-trucks adjacent to Mountain Road will allow the expansion of the current use and the proposed screening design will improve the appearance of the streetscape along this section of Mountain Road and the future State Route 24 Freeway. 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: *The proposed design of the FujiFilm facility provides an avenue to allow an intensive industrial use in an appropriate location that allows site elements supportive of quality industrial development. Enhancement of the landscape plan to salvage additional existing desert plant materials will promote the Desert Environment vision of the General Plan.*

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

Staff Comment: *This area is in the Logistic & Commerce District of the Mesa Gateway Strategic Development Plan (adopted by Council on December 8, 2008). The main emphasis of this area is for larger manufacturing, warehousing, and distribution facilities. The proposed expansion of the existing FujiFilm Electronic Materials facility meets the focus, form and goals of the Logistics and Commerce District of the Mesa Gateway Sub-Area Plan.*

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 pattern fits the description of the subtype: Industrial. With 8-foot tall screening and landscaping, the proposed use meets the Forms and Guidelines standards identified for the Employment District character type.*

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 landscaping with enhanced screening design provides appropriate infill development between the existing Fujifilm facilities and the future State Route 24 Freeway.*

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

Staff Comment: *n/a*

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

Staff Comment: *The proposed development blends with the intended industrial 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 and landscape plan design 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 provides sufficient screening and separation from the neighboring uses, which will help transition the new development with the existing surrounding uses.*

STAFF ANALYSIS

SUMMARY:

The proposal is for FujiFilm Electronic Materials to expand their facility to the north with a new parking lot for storage of isotainers and truck trailers. The new parking lot will be accessed from the existing facility to the south. The new parking lot for isotainers will be located adjacent to South Mountain Road. The 8-foot high decorative wall with wrought iron picket fence will have fabric mesh on the parking lot side of the wall and CMU pilasters along Mountain Road to secure and screen the isotainers. The landscape setbacks along Mountain Road will be landscaped with existing native trees and native hydro seeds. The existing landscape on this vacant parcel is mostly natural native species and therefore staff support for the propose site plan is conditioned upon preservation and reuse of salvaged native trees in and around

retention basins and Mountain Road and Maricopa 24 Freeway (with ADOT's approval).

CONCLUSIONS:

Staff does not have any major concerns with the proposal to develop the parking lot for storage in this parcel zoned GI. The proposed site plan is consistent with what has been previously developed to the south. Therefore, staff recommends approval of the requested site plan 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 submitted (without guarantee of lot coverage).
2. Compliance with all City development codes and regulations.
3. **The three proposed barb and razor wire strands attached to the screen wall, along the northern boundary of the property, shall be placed a minimum of 7 feet above ground level and shall tilt toward the new parking lot at an angle sufficient to ensure the barb and razor wire strands are not visible from beyond the property line, as shown on the site plan (sheet A-3, detail 8).**
4. **Retention basins shall be designed per Section 11-33-6 and parking lot illumination shall be designed per Section 11-30-5 of the zoning code.**