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Planning and Zoning Board

Case Information

CASE NUMBER: Z16-026 (PLN2016-00225)
LOCATION/ADDRESS: 6400 to 6500 blocks of South Mountain Road.
GENERAL VICINITY: Located north of Pecos Road and west of Mountain Road.
REQUEST: Rezoning from GI to HI-AF.
PURPOSE: This request will allow hazardous material usage on this portion of the property associated with the existing Fujifilm Electronic Materials facility located at 6550 South Mountain Road.
COUNCIL DISTRICT: District 6
OWNER: FujiFilm Electronic Materials USA
APPLICANT: Brian Johns, Associated Architects
STAFF PLANNER: Wahid Alam, AICP

SITE DATA

PARCEL NUMBER(S): 30434042A; portions of 30434042B and 30434041
PARCEL SIZE: 5.82± 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.

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

PROPOSITION 207 WAIVER SIGNED: ☒ Yes ☐ No

SITE CONTEXT

NORTH: Vacant properties identified for proposed Maricopa 24 Freeway
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 21 acres of developed property (zoned GI with a Council Use Permit) on the south and 19 acres of unused land adjacent to its northern boundary. Of the 19 acres of undeveloped property, the northern 540 feet (approximately 13 acres) is reserved for future extension of the State Route 24 freeway leaving approximately 5.82 acres of developable land.

The applicant is requesting to rezone this 5.82 acre area to HI-AF in anticipation of expanding their operation and possibly using the area for storage hazardous materials. The new parking lot reviewed in case Z16-025 is within this parcel.

NEIGHBORHOOD PARTICIPATION

The applicant notified surrounding property owners within 1000'. There are no registered neighborhoods or HOA s 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

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 rezonings 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 Freeway 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. The associated site plan (case #Z16-025) discusses staff concerns to promote appropriate landscaping to reflect the native desert environment.*

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

Staff Comment: *This area is within 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 Strategic Development 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 feet 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 use is an appropriate 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 as further discussed in the site plan case.

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

Staff Comment: The proposed use is consistent with the industrial development scheme of the character area and provides good separation from residential communities.

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 rezoning of approximately 5.82 acres from GI to HI-AF to provide the opportunity for FujiFilm Electronic Materials to expand their facility to the north. This zoning district is being requested to allow for the possibility of using the area for storage of hazardous materials. The associated site plan case (Z16-025) reviewed details for the 3.49± acres for immediate development relative to location of proposed isotainer and plans to screen the use and provide appropriate landscaping. A future site plan will be needed when the additional 2.33 acres is developed.

CONCLUSIONS:

Staff does not have any major concerns with the proposal to rezone this property to allow for the expansion of the existing Fujifilm complex. Therefore, staff recommends approval of the requested rezone 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 3.49 acres of property identified in case Z16-025 as the "Area of Development" shall comply with all conditions of case Z16-025.**
4. **Before development can occur on the 2.33 acres of property identified in case Z16-025 as the "Area of Future of Development," the property shall go through the site plan review process.**

5. **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 (prior to the issuance of a building permit)**
6. **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. A completed form with response by the FAA must accompany building permit application for structures on this property.**

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