



Planning and Zoning Board

Case Information

CASE NUMBER: Z16-024 (PLN2016-00227)
LOCATION/ADDRESS: 5253 S Saranac
GENERAL VICINITY: Located south of Ray Road and east of Power Road
REQUEST: Rezoning from LI and LC to LI-AF-BIZ and Site Plan Review
PURPOSE: This request will allow for development of an office building
COUNCIL DISTRICT: District 6
OWNER: Granite Field Investments, LLC
APPLICANT: John C. Manross, Design Professionals, LLC
STAFF PLANNER: Lesley Davis

SITE DATA

PARCEL NUMBER: 304-37-007, 304-37-011, 304-37-013A
PARCEL SIZE: 3.26± acres
EXISTING ZONING: LI
GENERAL PLAN Character area: Mixed Use Activity District
CURRENT LAND USE: Vacant

HISTORY/RELATED CASES

May 16, 2005: Annexed to the City of Mesa. (Ordinance 4398)
May 16, 2005: Rezoned from County to City LC and LI. (Z05-029)

STAFF RECOMMENDATION: Approval with conditions
P&Z BOARD DECISION: ☒ Approval with Conditions ☐ Denial
WAIVER SIGNED: ☒ Yes ☐ No

SITE CONTEXT

NORTH: Existing Marriott Hotel – Zoned LC BIZ and existing industrial use – Zoned LC
EAST: (Across the RWCD canal & East Maricopa Floodway) golf course – zoned PS
SOUTH: Existing industrial use & vacant land – zoned LC and LI
WEST: (Across 185th St. / Saranac) Existing multi-tenant retail use – zoned LC

PROJECT DESCRIPTION/REQUEST

This request is for the rezoning of property currently zoned LI and LC to LI-AF-BIZ and Site Plan Review. This request will allow for development of a 60,000 square-foot, three-story office building that will be occupied by a nationwide exterminating company for their corporate offices. The property is located southeast of the intersection of Power and Ray Roads with access from Ray Road.

NEIGHBORHOOD PARTICIPATION

The applicant's citizen participation plan included mailings to property owners within 1,000 feet of the property as well as registered neighborhoods and home owners' associations within 1/2 mile. A notification of the hearing date was also sent to property owners within 500-feet of the property. The applicant reports that they have not received any response to these mailings.

To date, Planning Staff has not received any phone calls, emails or other inquiries from neighbors on this request. The applicant indicated that the Design Review Board work session for the project would be June 7, 2016 in the Citizen Participation Plan, however staff has not yet received a Design Review Board application so a work session has not been scheduled. Property owners within 300-feet of the property will be notified of the Design Review Board meeting, once an application has been filed.

BIZ OVERLAY ANALYSIS:

Per section 11-21-1 of the City of Mesa Zoning Ordinance, the purpose of the Bonus Intensity Zone (BIZ) Overlay District is to provide for variation from the application of development standards to allow greater intensity of development and encourage unique, innovative developments of superior quality. It must be demonstrated that the resulting development will further the goals and objectives of the General Plan, Specific Plans, and Council policies and will provide significant social or economic benefits to the City. This overlay district applies more frequently to individual projects which may consist of one or more buildings. Moreover, the purposes of this district are to:

- A. Encourage unique, innovative development of superior quality that utilizes sustainable development practices and promotes pedestrian activity.
- B. Allow for the establishment of unique land use regulations and development standards to achieve the goals of the General Plan for the area.
- C. Promote development patterns that encourage conservation of natural resources and provide opportunities for renewable energy production.

The City Council may approve modifications to the underlying district standards proportionate to the number of items and degree of compliance provided by projects that comply with a combination of items that have been identified in the code to increase the quality of the project. Projects with few modifications may comply with a lower percentage of criteria. Projects with a higher number and greater deviations from adopted standards shall comply with a higher percentage of criteria. The proposed project would qualify for the first and third options to provide increased quality. Staff has outlined those criteria below:

- 1. Provide distinctive, superior quality designs. (See Section 11-31-32, Superior Design)
- 3. Provide documented evidence that the building(s) will meet or exceed nationally recognized environmental performance standards. For purposes of this criterion, buildings that are designed to earn Green Globes, LEEDTM Silver, or to be in compliance with the International Green Construction Code and/or equivalent third-party criteria, are considered to be energy efficient and no higher standard shall be required.

Section 11-31-32 of the Zoning Ordinance identifies the elements that can be considered for a Superior Design.

The applicant has requested one deviation to their project as part of this request. The deviation is the setback on the north side of the building. The minimum standard for this setback is one-foot of setback

for each foot of building height with a minimum 20-foot setback. The applicant is proposing a 20-foot setback, but the code requirement for a building of this height would be 40-feet. It is important to note that the property to the north is zoned LC, but is established as legal-non-conforming and functions as an industrial use. If that property were zoned LI, the required setback would be 0-feet.

The applicant will be required to provide a building and landscape design for approval through the Design Review Board process that is in conformance with these standards, commensurate with the single deviation requested as well as with their location within a semi-industrial area behind existing commercial uses. (See Conditions 3 and 9).

CONFORMANCE WITH THE MESA 2040 GENERAL PLAN

Summary: The adopted Mesa 2040 General Plan designates this site as Mixed Use Activity District, Sub-type Community – Scale District. This project provides an office development between existing retail, a hotel and existing industrial uses, providing an appropriate transition between uses. The proposal also provides for additional jobs and potential customers for the adjacent retail, hotel and restaurants. The proposed development creates a pattern of development and character that is consistent with the goals and objectives of the Plan and is also appropriate adjacent to Phoenix-Mesa Gateway.

The adopted Mesa 2040 General Plan designates this site as Mixed Use Activity District, Sub-type Community – Scale District. The primary focus of the Mixed Use Activity District is to create significant retail commercial shopping areas and can include other uses such as office and entertainment.

Criteria for review of proposal: The following criteria (Ch. 15 of the General Plan) have been developed for use during the review process to determine whether the proposed development is achieving the vision and goals established in the General 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.

The proposed development is establishing a new office development that will provide additional jobs in the area adjacent to the airport, a hotel and existing retail and restaurant uses.

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

This property is at the boundary of the Airport Campus District within the Gateway Strategic Development Plan, which identifies that high intensity employment uses that integrate with the airport are appropriate. Uses that address the needs of travelers and visitors and provide a smooth transition from the airport into the rest of the community are also listed as desirable. The proposal of an office development is compatible with the vision and goals of the Airport Campus District, within the adopted Plan.

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

This arterial corner falls under the Mixed Use Activity District with a sub-type of Community-Scale.

The Mixed Use Activity Districts are large scale (typically over 25 acres) community and regional activity areas that usually have a significant retail commercial component including shopping areas such as malls, power centers, or lifestyle centers that are designed and developed to attract customers from a large radius. These districts often include other uses such as office, entertainment and residential.

Community-scale districts (primarily serving up to a 4-mile radius) typically contain one or two big box buildings and associated shops and pad sites. These character types are typically at the intersection of two arterial streets and are typically auto-dominant unless part of a Transit District. As part of redeveloping older community commercial areas, this character type may transition into providing a greater mix of uses including office and residential activities. When integrated as part of the Mesa Gateway employment area, residential uses are more limited, require the establishment of the employment uses, and must serve to facilitate the development of the employment uses. The primary goal of this character type is to provide high quality opportunities for commercial and entertainment activities consistent with the needs of today's consumer.

The proposed office development is an appropriate use within this General Plan designation.

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

- **Providing appropriate infill development;**

N/A

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

This property was annexed into the City of Mesa in 2004 and has continued to be used for various industrial uses that existed within the County with buildings and development inferior to City standards. This proposal would provide a new, permanent development with an office building that will greatly increase the quality of the area and continue to set a standard and access for new development to the south.

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

The intent of the Mixed Use Activity character type, as it is placed within the Gateway Airport area, is to provide office uses adjacent to existing retail, restaurants and a hotel adjacent to an airport.

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

The proposal improves the streetscape along Saranac. Access to Saranac has been provided by the retail developments on the west that will allow access for employees of this office to walk or drive over to those stores and restaurants. Pedestrian paths have also been provided in appropriate locations as shown on the site plan.

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

The existing development in the area is fairly new and is attractive. Visibility of this building will be limited from a major road, but due to the size of the building and the need for a BIZ Overlay to accommodate a setback deviation, the applicant is required to receive approval from the Design Review Board and will have to comply with the criteria established within the Zoning Ordinance for a BIZ Overlay outlined above.

- 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;**

The western and northern boundaries of this property are commercially developed with retail, service and hospitality uses and to the south existing Industrial zoning is in place. An office building is an appropriate and compatible land use at this location.

Chapter 3 of The General Plan also identifies 5 fundamentals to be considered to help move the City toward the goal of becoming a more complete, recognizable City. The five elements include:

1. High Quality Development
 - *As previously stated, the applicant will go through the Design Review Board process and comply with the requirements established within the Zoning Ordinance for a BIZ Overlay, which requires Superior Design.*
2. Changing Demographics
 - *Over the last ten years this area has transitioned from legal non-conforming industrial uses with minimal development standards established in the County, into an area with commercial development along the arterial streets, buffering industrial and office development which responds to the growth of the surrounding area.*
3. Public Health
 - *Increased opportunities for walking: Employees of the proposed office building will benefit from the planned pedestrian circulation system within the property and will have easy access to walk to nearby shopping and restaurants.*
4. Urban Design and Place-Making
 - *The applicant's renderings show the use of a mixture of quality building materials and landscaping. The Design Review process is available to promote a high quality building design. A network of outdoor walkways and an employee picnic area contributes to the making this a unique place for the future.*
5. Desert Environment
 - *Through the Design Review process, the applicant will be encouraged to incorporate appropriate shade elements on the building to mitigate the harsh effect of the desert climate. Trees have also been provided throughout the development.*

STAFF ANALYSIS

Zoning:

The existing Light Industrial (LI) zoning is appropriate for the proposed office building and consistent with the development pattern of the surrounding area. The applicant has requested a BIZ overlay to accommodate a deviation to code for the setback on the north side of the office building. At the request of the City, the applicant has agreed to include a small triangular portion of the development at the northeast corner that currently houses a cell tower facility that is zoned LC to improve zoning map consistency. The applicant is proposing to rezone the entire site to LI-AF-BIZ.

This building is within the area covered by the Phoenix-Mesa Gateway Airport Land Use Compatibility Plan. Because of this the zoning includes the addition of the AF, Airfield, Overlay. This property is with

in the Airfield Overflight Area (AOA) 2. The AOA 2 designation includes some use restrictions, a requirement for an aviation easement **(See condition 5)** and a requirement for noise attenuation in construction **(See condition 6)**. Location within the Airport Area also necessitates evaluation by the FAA for impact on air traffic. Given the height, location, and proposed use, no impacts are expected. However, the applicant will need to complete an FAA Form 7460 and submit the findings of that review with their building construction plans. The plans will need to indicate what, if any, mitigation measure are being included to satisfy any issues raised by the FAA review. **(See condition 7).**

Site Plan:

This property is located behind an existing shopping center with frontage on Saranac, which is not considered to be a major roadway. The site is organized with the three-story building near the front of the property facing Saranac. The main entry to the building also faces Saranac. There is some parking provided along the front of the building and along the south side, but the bulk of the parking is provided on the east side of the building. Covered parking has also been provided east of the building. Primary access to the site is from Saranac with a secondary emergency access point adjacent to the existing hotel property to the north. The applicant will need to provide a Cross-Access easement for the secondary access point. **(See condition 8.)**

Design Review:

As previously noted, this project will require approval through the Design Review Board process. The applicant must provide a Superior Design as defined in the Zoning Ordinance for the building to comply with the established requirements for the BIZ Overlay. **(See condition 9.)**

CONCLUSION:

Staff recommends approval of Z16-024 with the following:

CONDITIONS OF APPROVAL:

1. Compliance with the development as described in the project narrative and as shown on the site plan, elevations and landscape plan.
2. Compliance with all City development codes and regulations.
3. Compliance with all conditions of Design Review approval for architectural and landscaping design, which shall include the BIZ requirements.
4. Signs (detached and attached) require separate approval and permit for locations, size, and quantity.
5. Owner granting an Aviation 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).
6. Noise attenuation measures be incorporated into the design and construction of the buildings to achieve a noise level reduction of 25 db.
7. **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.**
8. **Recordation of a cross-access easement for the shared emergency access point with the hotel along the north property line.**
9. **Compliance with the requirements established in Chapter 21 of the City of Mesa Zoning**

Ordinance for the use of a Bonus Intensity Zone Overlay District.

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