



Memorandum

Date: July 5, 2016
To: Mayor and City Council
Through: Karolyn Kent, Assistant City Manger
From: Christine Zielonka, Development and Sustainability Director
John D. Wesley, AICP, Planning Director
Subject: Update to Planning and Zoning report for Case Z16-026

FujiFilm is a prominent employer and business in far southeast Mesa. They are currently experiencing a rapid expansion in their business. To accommodate this expansion, they are needing to increase the number of Isotainers that will be on site and have those loaded with chemicals while they wait for transport. To fully accomplish their objectives, they need to rezone the expansion area for this use and a site plan to provide for the parking/storage area. They also needed to move forward quickly with construction of the parking/storage area.

To facilitate their timeline, staff broke their application into two requests: one for the site plan (Z16-025) and one for the rezoning (Z16-026). A parking/storage area is a permissible use under the current zoning. By breaking the application in two, the Planning and Zoning (P&Z) Board could approve the site plan so construction could begin while the rezoning, which provides the zoning necessary for the storage of the chemicals, moved on to Council for approval. Staff also worked with the applicant to allow plan review of the parking/storage area to begin at risk while the site plan was being reviewed and approved. This allowed the building permit to be ready the day following P&Z Board approval.

At the P&Z Board meeting on June 15 the Board considered the zoning case Z16-026 to rezone a 5.8-acre portion of the FujiFilm property from GI, General Industrial, to HI, Heavy Industrial, with an AF, Airfield overlay. In addition, the P&Z Board also considered and approved a site plan for a portion of this property (Z16-025, approximately 3.4 acres) for development and use as a parking/storage area. The Council will not be considering the site plan because the use as a parking area is allowed in the existing zoning.

At the P&Z Board hearing there were three of citizens who spoke in opposition to the

cases. They expressed concerns with the potential impact of the chemicals that will be stored in the Isotainers on the property and thought there might be other solutions. The P&Z Board heard and considered their concerns but, based on the General Plan and Mesa Gateway Strategic Plan designations for this area, the lack of any prior issues on this property, and the information from the applicant that the likelihood of any issues is low, the Board recommended approval of the change in zoning.

The balance of the FujiFilm property is zoned GI with a Council Use Permit to allow for hazardous chemicals. In 2011 the zoning ordinance was updated with the addition of the HI district to accommodate these uses. The request before the Council is just for the rezoning from GI to HI-AF. If this request is approved the property owner will be able to utilize their new parking/storage area for the parking and storage of the Isotainers with chemicals loaded in them as needed to expand their business.