



mesa·az

Planning and Zoning Board

Case Information

CASE NUMBER: Z17-002 (PLN2016-00885)
LOCATION/ADDRESS: The 6400 through 6600 blocks of South Mountain Road (west side) and the 6400 through 6600 blocks of the South Signal Butte Road alignment (east side).
GENERAL VICINITY: Located west of Mountain Road and north of Pecos Road.
REQUEST: Rezone from AG to HI-PAD AF (20± acres); and rezone from GI-CUP AF to HI-PAD AF (24.3± acres); and rezone from HI-AF to HI-PAD AF (5.82± acres); and Site Plan Review.
PURPOSE: This request will allow for the expansion of an industrial facility.
COUNCIL DISTRICT: District 6
OWNER: Signal Butte 20 LLC, owner.
APPLICANT: Reese Anderson, Pew and Lake PLC
STAFF PLANNER: Wahid Alam, AICP-Planner II

SITE DATA

PARCEL NUMBER(S): 304-34-035C, 304-34-019N, 304-34-019F, & 304-34-019P and portions of 304-34-041, 304-34-042A and 304-34-042B
PARCEL SIZE: 50.12± acres
EXISTING ZONING: AG, GI-CUP AF and HI-AF
GENERAL PLAN DESIGNATION: Employment
CURRENT LAND USE: Existing industrial facility and vacant parcels.

SITE CONTEXT

NORTH: Vacant properties including some identified for proposed Maricopa 24 Freeway
EAST: (across Mountain Road) Vacant undeveloped land and an existing industrial facility – Zoned AG & GI
SOUTH: MGC Pure Chemical facility and vacant undeveloped land – Zoned HI-AF and AG.
WEST: (across Signal Butte Road alignment) Vacant- Zoned AG

STAFF RECOMMENDATION: Approval with Conditions

PROPOSITION 207 WAIVER SIGNED: ☒ Yes ☐ No

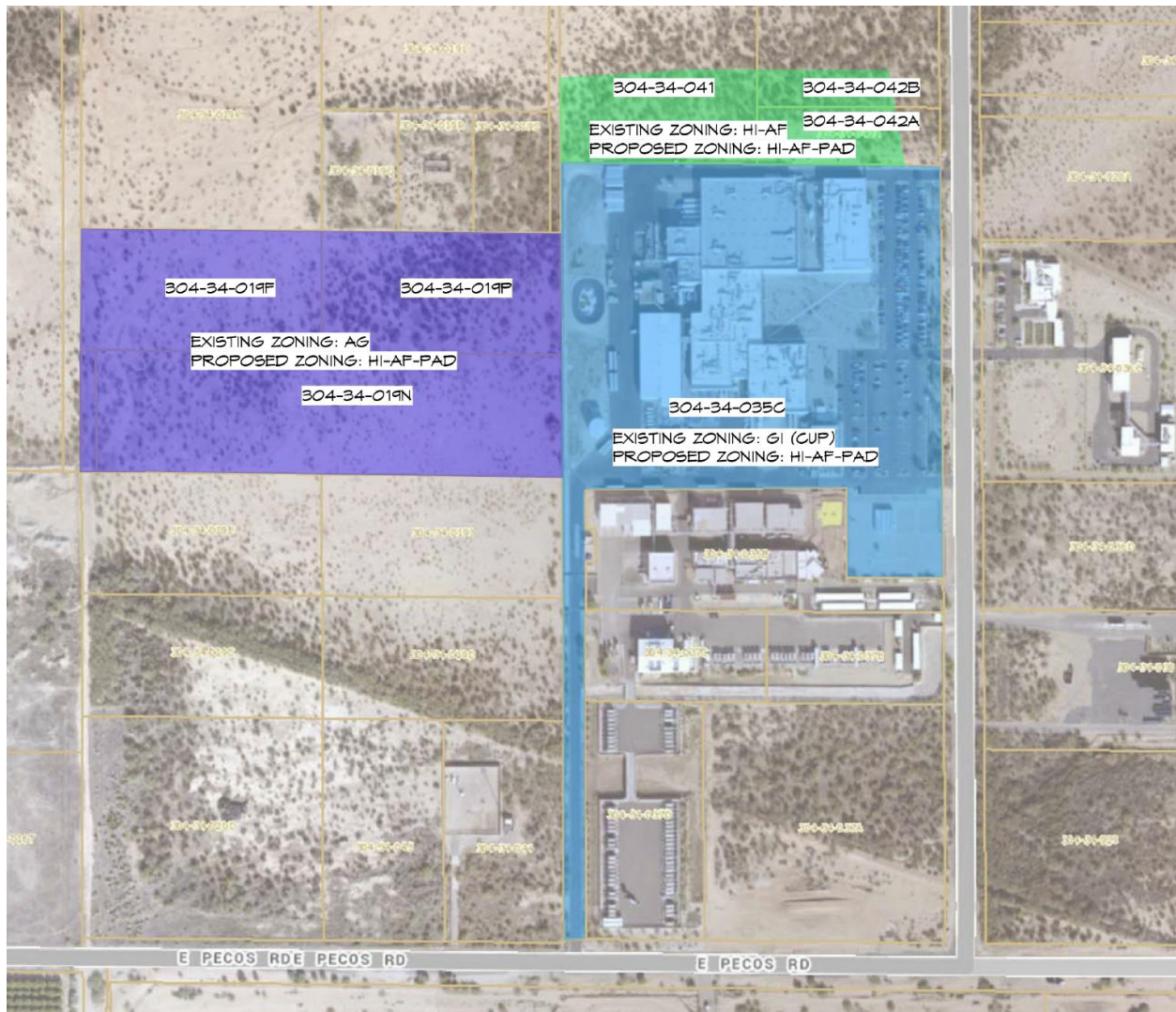
ZONING HISTORY/RELATED CASES:

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)
June 15, 2016: Site Plan Review for storage and parking of isotainers. (Z16-025). Rezoning from GI to HI-AF (Z16-026 and Ordinance# 5343).

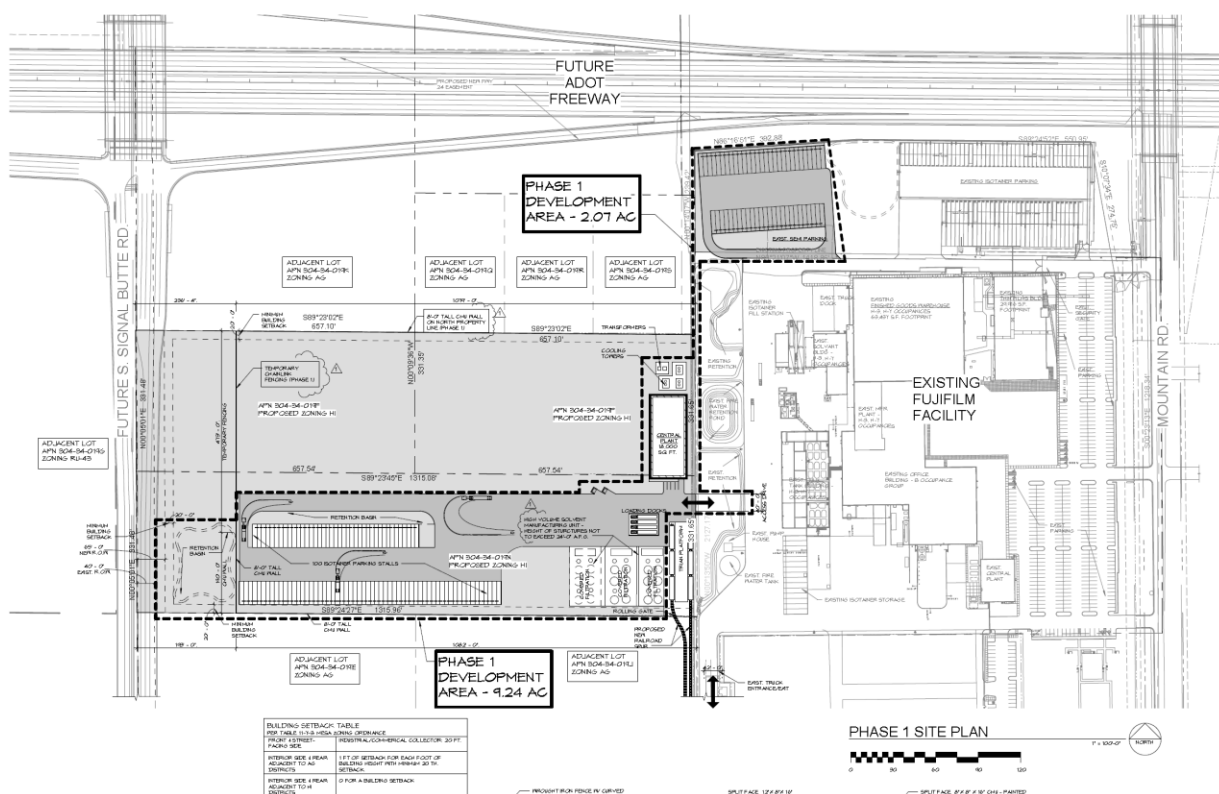
PROJECT DESCRIPTION

The applicant is request to rezone 50.12± acres for the Fuji Film industrial facility in order to consolidate their entire site under one zoning category. The existing facility is currently approved under two different zoning districts. The original facility is zoned GI with a CUP and AF overlay. The site expanded in 2016 and the expanded portion of the site was zoned HI with an AF overlay. Their current request involves a 20± acre parcel to the west of their current facility which is currently zoned AG. The decision was made at this time to consolidate the zoning on the site to HI with a PAD and AF overlay. Therefore, this request involves five items and they are as follows:

- (a) Rezoning for the 24.3 +/- acres (existing facility identified as APN 304-34-035C) from GI-CUP-AF to Heavy Industrial (HI) with Planned Area Development (PAD) and Airfield (AF) Overlays;
- (b) Rezoning for the 5.82 +/- acres (2016 north expansion are being portions of APNs 304-34-041, 042A and 042B) from HI-AF to HI-PAD-AF;
- (c) Rezoning for the 20 +/- acres (identified as APNs 304-34-019F, 019N & 019P) from Agricultural (AG) to HI-PAD-AF;
- (d) Site Plan Review which includes:
 - (i) the existing facility;
 - (ii) a 2.1 +/- acre area north of the existing facility for expansion of the isotainer storage;
 - (iii) Phase 1 development area which is 9.7 acers of 20 acers expansion; and
- (e) Preliminary Plat approval over entire 50.12 ± acres (APNs 304-34-035C, 304-34-019F, 304-34-019N, 304-34-019P and 304-34-041).

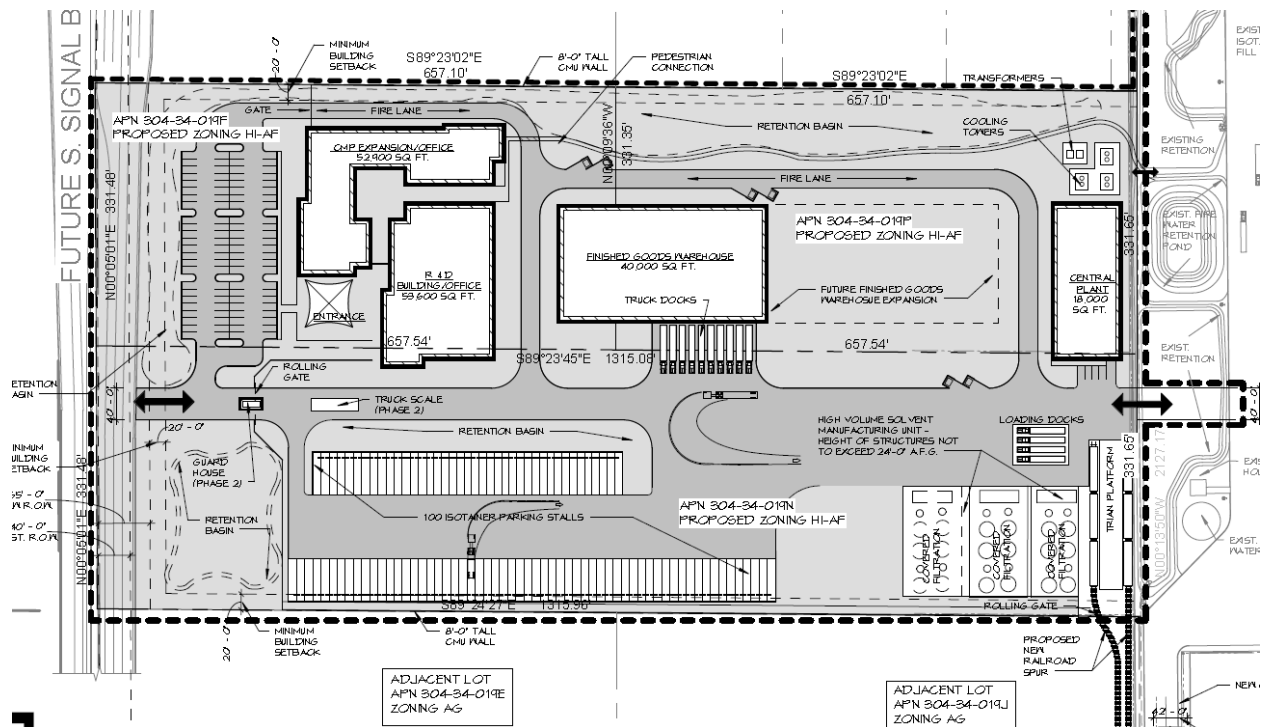


The figure above shows the existing Fuji facility highlighted in blue, the north area in green, and the new expansion area in purple.



The proposed Isotainer expansion area north of the existing facility and the Phase 1 site plan for a portion of the 20-acre expansion is shown in the figure above. Until Signal Butte Road is constructed, the proposed development will use the existing Pecos Road and Mountain Road for access for its daily operation. The items included in this site plan are:

- 1) Central Plant Building for 18,000 square feet, including cooling towers and transformers;
- 2) High Volume Solvent Manufacturing Unit; and
- 3) Isotainer storage/parking area both on the expansion area and in the area along the north property line of the existing operation.



The conceptual future development on Phase 2 of the expansion area will include the following:

- 1) CMP Expansion/Office Building for 52,900 sq. ft.
- 2) R&D Office Building for 53,600 sq. ft.
- 3) Warehouse for 40,000 sq. ft.
- 4) Guard House with entry gate and parking lot facing Signal Butte Road.

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 received any comments or concerns from neighboring property owners regarding the request. The applicant also notified Phoenix-Mesa Gateway airport. 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.

CONFORMANCE WITH THE MESA 2040 GENERAL PLAN

Summary: The adopted Mesa 2040 General Plan designates this site as Employment within the Gateway Economic Activity Area. The proposal can be seen as providing for additional jobs in the area. The proposed development follows a pattern of development and character that is consistent with the goals and objectives of the Mesa 2040 General Plan and is also appropriate to Phoenix-Mesa Gateway Strategic Development Plan being within the Logistics and Commerce District.

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 rezoning 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 expansion of an existing industrial use in a location far from established neighborhoods and thus minimizing impacts. 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.

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 Signal Butte Road to the west.

- **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 along future Signal Butte Road.

- **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:

Rezoning:

The current Fuji facility operates in the General Industrial (GI) zoning district with a Council Use Permit (CUP) approved City of Mesa Zoning Ordinance (Case # Z94-46, Ordinance# 2947). The CUP was necessary due to the type of work that Fuji does at the plant, which is manufacturing products for the semiconductor industry. Last year Fuji expanded further north for 5.82 acres and rezoned the property to HI-AF (Z16-026, Ordinance# 5343) for isotainer storage and parking lot. With Fuji's success and increased demand for their product in the market, they would like to be prepared with further expansion of their facility to the west for proposed development for 20 acres. Without a comprehensive rezoning, the entire Fuji operation over an entire campus of more than 50 acres would have a variety of zoning districts which would create challenges with applying the ordinance requirements. Therefore, staff suggested that applicant take the opportunity to rezone the entire facility to a single zoning district, HI with AF overlay. The applicant is also requesting a PAD overlay to address landscaping and screening requirements.

PAD Overlay:

The applicant is requesting a PAD overlay to eliminate the landscaping requirement along the north and south property lines. The proposed development is surrounded by vacant land zoned AG (Agriculture). Section 11-7-3 requires minimum 20 foot setbacks landscaped per Section 11-3-3B along north and south property lines adjacent to the AG zoning district. It is anticipated that the surrounding vacant properties currently zoned AG will eventually be rezoned to industrial zoning districts which will eliminate the setback and landscaping requirements. The applicant is proposing to install an 8-foot-tall masonry wall along north and south property lines including a portion of the west property line to screen the isotainer parking lot in Phase 1. Also in Phase 1 a temporary chain link fence is proposed along the west property line facing the Signal Butte Road alignment until Phase 2 completion (see condition #8).

Airfield Overflight Area:

The "AF" means that this site falls within the Phoenix-Mesa Gateway Airport Land Use Compatibility Plan. This property is within Airport Overflight Area Three (AOA 3). The area outside the 60 DNL contour area as defined by Airport Overflight Area Three, which extends to the balance of the Airport Overflight Area. The AOA 3 area requires future notification to property owners of proximity to the airport, granting of an aviation easement, and noise attenuation measures be incorporated into the design and construction of the buildings to achieve a noise level reduction of 25 db.

Site Plan:

The proposed site plan for the entire 20-acre expansion is laid out with future access from the future Signal Butte Road alignment to the west of the existing facility that has frontage along Mountain Road. The proposed development will be in two phases. The Site Plan Review for Phase 1 of the west expansion area and the 2.1-acre Isotainer storage area to the north of the existing facility include the following:

- 1) Central Plant Building for 18,000 square feet, including cooling towers and transformers;
- 2) High Volume Solvent Manufacturing Unit; and
- 3) Isotainer storage/parking area including the portion of parcel # 304-34-041 along the north property line of the existing operation.

Staff has no concerns with the site plan as proposed. There are, however, a couple of site issues that do need to be resolved with this development.

Two issues relate to development of the street network. Normally, the City codes require the immediate dedication and improvement of the adjacent section line road, Signal Butte in this case. However, none of this street exists in this area. Plus, with the planned expansion of State Route 24, at least some of the Signal Butte right-of-way will be part of the ADOT right-of-way. Because of these issues the City would prefer to delay the dedication of this right-of-way and construction of the roadway until an appropriate time in the future when the final right-of-way needs are determined and there is a need to build more of the roadway. The details and timing of this are to be worked out in a Development Agreement to be approved by Council prior to the approval of the rezoning.

An associated street network need has to do with the three lots to the north of the proposed Fuji west expansion area (shown as lots on the site plan with APNs 304-34-019Q, 019R, and 019S). These lots are currently land locked. Their only option for access is for a street to be constructed centered on the property line on the north side of the Fuji expansion area (APN 304-34-019F). The street may need to jog south before connecting to Signal Butte due to the approach to State Route 24. The City's street system normally requires a street in this location and the Zoning Ordinance does not allow for creation or development of landlocked parcels. When a final site plan is developed for the northern portion of the Fuji property it will need to include land for this right-of-way extending east to include a cul-de-sac centered on the point where parcels 304-34-019F, 019R, and 019S meet. The details and timing of this are to be worked out in a Development Agreement to be approved by Council prior to the approval of the rezoning (see condition #9).

The final issue is the provision of water and sewer service to the west expansion area. The applicant has provided a letter describing how these services can be provided. The information provided is preliminary but demonstrates their understanding of the situation and commitment to providing the needed service even if it means extending new service lines in their private drive from Pecos (see condition #10).

Preliminary Plat:

The proposed preliminary plat is designed to combine existing Fujifilm Electronic Materials facility on four parcels with the three more parcels that are part of the 20-acre future expansion. By combining the miscellaneous parcels into one platted lot they will avoid any issues with building permit requirements and having utilities cross property lines (see condition #11).

All approved preliminary plats are subject to potential modification through the Subdivision Technical Review process to meet City codes and requirements, including but not limited to, all ADA requirements.

CONCLUSION:

Assuming the applicant can resolve the utility service issues, Staff recommends approval of Z17-002 for Rezoning, Site Plan Review, and the preliminary plat with 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, landscape plan and preliminary plat submitted.
2. Compliance with all City development codes and regulations, except as modified by the PAD or conditions below.
3. Compliance with all requirements of the Airfield (AF) Overlay District including:
 - a. Owner shall grant an Avigation Easement and Release to the City, pertaining to Phoenix-Mesa Gateway Airport that will be prepared and recorded by the City (concurrently with the recordation of the final subdivision map/land split, prior to the issuance of a building permit).
 - b. Noise attenuation measures be incorporated into the design and construction of the buildings to achieve a noise level reduction of 25 db.
4. Signs (detached and attached) require separate approval and permit for locations, size, and quantity.
5. Design Review process for Phase 1 and site plan and design review for all future phases of development.
6. Compliance with all requirements of the Subdivision Technical Review Committee.
7. All retention basins shall be designed per Section 11-33-6 of the Mesa Zoning Code:
 - a. Retention basin design shall provide consolidated basins. Multiple, small retention areas are not acceptable unless basins are interconnected and designed per the City of Mesa Engineering Manual; and,
 - b. Landscaping shall be provided in all areas of the retention basin including side slopes, the perimeter edge around the basin and along the bottom of the basin.
8. Replacing the proposed chain link fencing with a permanent wall consistent in design with the wall proposed for the south property line either with the development of Phase 2 of the expansion area or the construction of Signal Butte Road, whichever occurs first.
9. Execution of a Development Agreement including but not limited to provisions for the dedication of all right-of-way and construction of roads.
10. Each phase of development must comply with the City's water and sewer requirements.
11. Completion of the platting process and filing the final plat for the property prior to issuance of a building permit for Phase 1.