



## Planning and Zoning Board

### *Case Information*

**CASE NUMBER:** Z17-028 (PLN2017-00276)  
**LOCATION:** 5400 to 5600 blocks of East Thomas Road (north side).  
**GENERAL VICINITY:** Located east of Higley Road on the north side of Thomas Road  
**REQUEST:** Rezone to modify the existing PAD overlay.  
**PURPOSE:** This modification will reduce the side and rear yard setbacks within the existing subdivision.  
**COUNCIL DISTRICT:** District 5  
**APPLICANT:** Jim Passey, Passey Realty & Investment Co., Inc.  
**STAFF PLANNER:** Wahid Alam, AICP – Planner II

### **SITE DATA**

**PARCEL NO.:** 141-38-021, 141-38-022, 141-38-023, 141-38-024, 141-38-025, 141-38-026, 141-38-027, 141-38-028, 141-38-029, 141-38-030A and 141-038-032  
**EXISTING ZONING:** LI-PAD to LI-PAD (modified)  
**GENERAL PLAN CHARACTER AREA:** Employment  
**CURRENT LAND USE:** Industrial subdivision with 12 lots, only one building constructed.  
**LOT SIZE:** 11.01 ± acres

### **SITE CONTEXT**

**NORTH:** Vacant–zoned RS-90  
**EAST:** Existing Park & SRP site-zoned PS  
**SOUTH:** (Across Thomas Rd.) Vacant -zoned PEP  
**WEST:** (Across Thomas Rd.) Vacant -zoned PEP

### **STAFF RECOMMENDATION:**

### **P&Z BOARD RECOMMENDATION:**

### **PROP-207 WAIVER:**

### **Approval with conditions**

☒ Approval with conditions ☐ Denial  
☒ Signed ☐ Not Signed

### **ZONING HISTORY / RELATED CASES**

January 23, 1983: Annexed into the City of Mesa (Ord. #1682)  
June 21, 1982: Rezoned from County Rural-43 to City R1-90 (Z82-33; Ord. #1618)  
February 19, 1985: Requested rezone from R1-90 to Conceptual M-1, (Z85-014; Ord.#1985)  
June 24, 2002: Mesa 2025 General Plan with land use map designating this site to be Business Park (Resolution #7867)  
March 3, 2003: Rezoned for R1-90 to M-1 PAD for development of an industrial

park (Z03-003; Ord.#4050)

April 2, 2007: Falcon Field Sub-Area Plan adopted by City Council designating this site to be Light Industrial (Resolution #8942)

February 4, 2008: Approval of modification of Ordinance# 4050 to delete certain conditions within the ordinance to facilitate development of the Red Mountain Commerce Center (Z08-002; Ordinance# 4810).

#### **PROJECT DESCRIPTION**

The applicant would like to modify the existing LI-PAD Overlay by reducing the current setbacks for the existing Red Mountain Commerce Center. Red Mountain Commerce Center Final Plat was approved in 2004 with the following building setbacks:

|   |   |
|---|---|
| Lot# 1-7  | 30' rear                                |
| Lot# 8-11   | 20' setback adjacent to Thomas Road/ROW |
| Adjacent to RS-90 zoning district                   | 30'                                     |
| Along common property lines between industrial lots | 15'                                     |
| All front yards                                     | 20'                                     |

The applicant is requesting to reduce the setbacks along the north and east property lines (rear yards for Lots 1-7) from 30' to 0' and the interior side setbacks from 15' to 10'.

#### **CITIZEN PARTICIPATION**

Applicant has submitted a copy of the notification letters to all property owners within 500' regarding upcoming P&Z hearing on June 21, 2017.

#### **CONFORMANCE WITH THE MESA 2040 GENERAL PLAN**

The General Plan designates this entire area for employment uses. The reduced setback will allow greater flexibility in the development of the lots and help achieve the goals in the Plan related to creating and maintaining stable jobs.

#### **STAFF ANALYSIS:**

**PAD Modification:** The purpose of the PAD overlay is to allow for innovative design and flexibility in projects resulting in creative, high-quality development. This overlay is often used to seek adjustment development standards.

The request for modification the existing Planned Area Development (PAD) overlay will provide relief from current development standards adjacent to properties to the north and east, zoned RS-90 and PS respectively, and between the lots.

The Final Plat for the Red Mountain Commerce Center was done in 2004. The first industrial building was approved in 2009 on Lots 10 & 11. Since then the City of Mesa zoning code and the related development standards have changed for the LI zoning district. These changes modified some of the required setbacks.

Thomas Road setback: The current plan requires a 20' setback along this street. The revised zoning ordinance setback is 15'. Although not requested by the applicant, staff suggests the PAD be modified to allow the current ordinance standard be followed rather than maintain this more restrictive setback. This will give the property owner more land to use and make implementation easier because we will not have to keep track of this additional modification from code.

North and east rear setback (Lots 1-7). The code allows for a 0' rear setback when adjacent to other employment zoning districts. The two adjacent districts are RS-90 to the north and PS (Public and Semi-Public) to the east. The General Plan designation for the area is employment. Staff anticipates that the property to the north will eventually develop with employment rather than residential uses (currently zoned RS-90). The property to the east has an SRP substation on a portion and the rest is owned by the City of Mesa. Particularly given that the property owner to the north has not expressed any concerns with the proposed change, staff supports this modification.

Interior side setbacks: The applicant is requesting to modify the PAD interior side yard setback from 15' to 10'. The Zoning Ordinance would allow this to be 0'. Staff supports this proposed modification.

Front yards: The applicant is not proposing any change to the current PAD requirement for a 20' setback along the internal street.

The proposed modifications to the current PAD setback requirements will increase the buildable area on the lots, provide for greater flexibility in design, and be more consistent with current zoning standards.

#### **CONCLUSIONS:**

The applicant's request complies with the General Plan and will help facilitate development of this employment area. The proposed modifications to the previously approved PAD setbacks actually bring the setback requirements into closer conformance with standard code setback in industrial areas. Staff recommends approval of the PAD overlay modification 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 building elevations except as otherwise conditioned;

2. Compliance with all requirements of the Subdivision process;
3. Compliance with all City development codes and regulations;
4. Signs (detached and attached) require separate approval and permit for locations, size, and quantity.

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