



## Planning and Zoning Board

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### *Staff Report*

**CASE NUMBER:** ZON18-00069  
**LOCATION/ADDRESS:** 3309 North Reseda Circle  
**GENERAL VICINITY:** Located east of Greenfield Road south of the 202 Red Mountain Freeway  
**REQUEST:** Site Plan Review and Special Use Permit.  
**PURPOSE:** This request will allow the expansion of an existing warehouse and reduction in employee parking in the LI zoning district.  
**COUNCIL DISTRICT:** District 5  
**OWNER:** ATK Gun Systems Company, LLC  
**APPLICANT:** Leo Marin, Deutsch Architecture Group  
**STAFF PLANNER:** Lesley Davis

#### **SITE DATA**

**PARCEL NO.:** 141-37-054  
**PARCEL SIZE:** 14.9± acres  
**EXISTING ZONING:** Light Industrial (LI)  
**GENERAL PLAN CHARACTER:** Employment  
**CURRENT LAND USE:** Aerospace manufacturing and warehousing facility

#### **SITE CONTEXT**

**NORTH:** Existing Industrial development, zoned LI  
**EAST:** Existing sand and gravel operations, zoned GI  
**SOUTH:** Vacant land, zoned LI  
**WEST:** Existing Industrial development, zoned LI

**STAFF RECOMMENDATION:** Approval with conditions

### **HISTORY/RELATED CASES**

July 16, 1979: Establish City zoning on recently annexed property (Z79-071, Ord. No. 1255)  
August 18, 1980: Rezone from R1-9 (RS-9) to M-1 (LI) to allow the development of an industrial park (Z80-074, Ord. No. 1412)

### **PROJECT DESCRIPTION / REQUEST**

This request is for Site Plan Review to allow the construction of a 36,075 square-foot concrete tilt production/warehouse building, with associated improvements including fencing upgrades and a new canopy that will attach the new building to an existing building for an existing aerospace manufacturing and warehousing facility. A future 40,000 square foot addition to the proposed building has also been outlined on the site plan provided. The request also includes a Special Use Permit to allow a reduction in the amount of employee parking provided. The site is located East of Greenfield Road and south of the 202 Red Mountain Freeway at 3309 North Reseda, which is within an existing industrial subdivision.

### **NEIGHBORHOOD PARTICIPATION:**

The applicant has completed a Citizen Participation Process, which included a mailed letter to property owners within 500-feet of the site, as well as HOAs and registered neighborhoods within a mile. The nearest neighborhood is almost a mile from this property, so the applicant chose not to hold a neighborhood meeting.

At the time that this report was written staff had not been contacted by any residents or property owners in the area. The applicant will be providing an updated Citizen Participation Report prior to the March 20, 2018 Study Session. An update will be provided by staff at that Planning and Zoning Board Study Session.

### **STAFF ANALYSIS**

#### **MESA 2040 GENERAL PLAN:**

##### **Summary:**

Staff has reviewed the proposal and found that it is consistent with the criteria for review as outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan and has determined that the proposed use is in conformance with the General Plan.

This property falls within the Character Type of "Employment", as identified by the Mesa 2040 General Plan. The existing LI zoning is appropriate in an Employment district, and warehousing/manufacturing is a use by right in the LI district. The Design Review process is being used to bring the building and landscape design into compliance with the Form and Guidelines for such developments, as well as the design standards of the Falcon Field Sub-Area Plan, which includes this site.

#### **ZONING:**

The existing Light Industrial (LI) zoning is appropriate to the proposed additional warehousing facility, and is consistent with the industrial development pattern of the surrounding area.

<b>Development Standards – MZO Table 11-7-3</b>	<b>Required</b>	<b>Proposed</b>
Maximum Building Height	40'	40'
North	0'	60'

East	0'	49'
South	0'	+500'
<b>Development Standard – MZO Table 11-32-3.A</b>	<b>Required</b>	<b>Proposed</b>
Parking (Refer to Special Use Permit section below for analysis)	121	115

**SITE PLAN - MZO Section 11-69-5:**

This parcel has limited frontage at the end of a cul-de-sac. The site is currently developed and functions as an aerospace manufacturing and warehouse facility. There are two large existing buildings as you enter the site, with one used for administration/assembly and the other for manufacturing. There are additional buildings and canopies to the south of those larger buildings, which are accessory to the overall use of the property. The proposed building is 36,075 square-feet and is located on the east side of the property, east of the existing administration building. They will also construct an 8,050 square-foot canopy on the north side of the building and a 3,555 square-foot canopy to the west, that will connect the new building area with the existing Administration/Assembly building. The site design meets the review criteria of MZO Chapter 11-69-5. The proposed building and canopies are appropriately located on the site and are consistent with development in the area. The Design Review Board will discuss the elevations and landscape design at their March 13, 2018 'Work session'. Staff will provide an update on their comments at the March 20, 2018 Study Session.

**SPECIAL USE PERMIT – MZO Section 11-32-6 and 11-70-5:**

The proposed parking reduction complies with the four standard required findings outlined in MZO Section 11-70-5 for a Special Use Permit. This is a proposed expansion of an existing industrial facility and the existing land use, including the proposed expansion, is consistent with the General Plan and other uses in the surrounding area. The new building and associated canopies are architecturally compatible and appropriate. The site is also able to be adequately served by utilities and public services.

Their specific Special Use Permit Request is for a reduction in parking. Therefore, the proposal must also comply with three additional criteria outlined in MZO Section 11-32-6. The applicant has shown sufficient justification to reduce the amount of parking on the site and complies with the three criteria. They have identified that the current employee count on the property is 45. With an additional 20 employees added for their current expansion and an additional 10 employees when they complete a future 40,000 square foot expansion at the south end of the proposed building as identified on the site plan. The total anticipated employee count at completion is 75. The parking requirements would require 121 parking spaces and 115 spaces have been proposed, which is a reduction of 6 spaces. The applicant has been operating on this property for some time and has established their needs and operations on the site. Those operations do not include customers coming and going on a regular basis and there is not a current need for those additional 6 spaces. This is also a large property, so if there was a need for additional parking, those spaces could easily be added. Upon review of this proposal, staff does not have a concern that the reduction of 6 spaces will have a negative impact on the surrounding area by causing the need for on street parking.

**CONCLUSION:**

The proposed project complies with the General Plan, and meets all review criteria for Site Plan Review from Chapter 69 of the Zoning Ordinance (Section 11-69-5). The requested Special Use Permit to reduce the amount of required parking also meets the review criteria from Chapters 32 and 70 of the Zoning Ordinance (Sections 11-32-6 and 11-70-5). Staff recommends approval 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, and preliminary elevations, (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all requirements of Design Review (DRB18-00070).
3. Compliance with all City development codes and regulations.
4. Owner granting an Avigation Easement and Release to the City, pertaining to Falcon Field Airport which will be prepared and recorded by the City, prior to the issuance of a building permit).
5. Due to the proximity to Falcon Field 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.