



mesa·az

Planning and Zoning Board

Case Information

CASE NUMBER: **ZON18-00135**
LOCATION/ADDRESS: The 7600 through 7800 blocks of East Ray Road (south side).
GENERAL VICINITY: Located east of Sossaman Road on the south side of Ray Road
REQUEST: Site Plan Review with Preliminary plat "The Landing at PMG Phase I".
PURPOSE: This request is for development of six industrial buildings.
COUNCIL DISTRICT: District 6
OWNER: David Martens, Marwest Enterprises LLLC/ Santan 74LLLP
APPLICANT: Eric Zitny, Project Architect, Ware Malcomb
STAFF PLANNER: Wahid Alam, AICP-Planner II

SITE DATA

PARCEL NUMBER(S): 30430020J
PARCEL SIZE: 21± acres
EXISTING ZONING: Light Industrial – LI-AF
GENERAL PLAN DESIGNATION: Character Type: Employment / Mixed Use Activity District
Sub-type: Industrial
CURRENT LAND USE: Undeveloped

ZONING HISTORY/RELATED CASES:

Oct. 16, 2000: Annexed into the City of Mesa (Ord. 3815)
Oct. 5, 1987: Comparable zoning, AG-AF and M-1-AF established (Z00-87; Ord. 3885)

SITE CONTEXT

NORTH: (across Santan Freeway) Undeveloped – zoned AG-AF
EAST: Undeveloped – zoned AG-AF
SOUTH: Phoenix-Mesa Gateway Airport – zoned LI-PAD
WEST: Undeveloped – zoned LI-AF

STAFF RECOMMENDATION: Approval with conditions.

P&Z BOARD RECOMMENDATION: ☐ Approval with conditions. ☐ Denial

PROJECT DESCRIPTION/REQUEST

This request is for Site Plan Review for an approximately 21-acre parcel. The proposed development is within an undeveloped property currently zoned Light Industrial (LI) with an Airfield Overlay (AF) and a Planned Area Development Overlay (PAD). The site is located east of Sossaman Road alignment on the south side of Ray Road on the north side of Phoenix-Mesa Gateway Airport. The purpose of this request is to allow for the development of six industrial buildings with a companion Development Agreement recorded (Recording# 15-0174512).

NEIGHBORHOOD PARTICIPATION

The applicant has implemented a Citizen Participation Plan that included mailing letters to all surrounding property owners within 1000' of the site and all HOA's and Registered Neighborhoods within one mile. The applicant has also contacted and had discussions with Phoenix-Mesa Gateway Airport to discuss the request. The airport has standard comments and concerns regarding the following:

- No structures or features within 6' of the airport fence line
- Airport disclosure
- Noise mitigation, if applicable
- Avigation easement
- No sources of glare or wildlife attractant at the runway's end
- Solar development in accordance with FAA guidelines
- An FAA 7460 determination on building height for site plan approval or permitting

The applicant has responded to these comments and staff has included standard conditions of approval to address these comments.

To date staff has not received any comments or concerns from citizens regarding this request.

CONFORMANCE WITH THE MESA 2040 GENERAL PLAN

The adopted Mesa 2040 General Plan designates this site as Employment, with an overlay of Mixed Use Activity District. The site plan is consistent with the conceptual plan approved with the zoning and implements a pattern of development consistent with the character area designation and the elements provided in Chapter 5 of the General Plan. The proposed development follows 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.

STAFF ANALYSIS

Site Plan- MZO Section 11-69-5:

The proposal is to develop a 21± acre vacant parcel (APN 30430020J) just north of the existing Phoenix-Mesa Gateway Airport on the south side of Ray Road. The proposal is to subdivide the property into four lots and build six industrial spec buildings.

Lot # 1: Buildings 1 (58,690 square-feet) and 2 (58,690 square-feet) are along Ray Road and oriented north/south with a loading dock area between them, and Building 3 (112,620 square-feet) also along Ray Road oriented north/south sharing a parking area with Building 2 and the loading dock on the east side.

Lot #2: Building 4 (25,020 square-feet) along Ray Rod and facing east with a loading dock area shared with Buildings 3, 5, and 6.

Lot #3: Building 5 (11,830 square-feet) to the south of Building 4 facing east with a loading dock area shared with Buildings 3, 4, and 6.

Lot #4: Building 6 (14,200 square-feet) to the south of Building 5 facing east with a loading dock area shared with Buildings 3, 4, and 5.

All landscaping, setback and parking requirements are being met. All of the proposed buildings are under the maximum height except Building 3 which is proposed at 42'-8" in height. The applicant is proposing Building 3 with 30' clear height inside to attract users with such height requirements. By the time the allowance for structural truss and slope for drainage and then parapet added to screen the RTUs (Roof top equipment), the parapet/building height becomes 40'-8". Then to add interest in the elevation of this long building, the designer added additional height to the parapet at both end to make sure the RTUs are fully screened. When all are done the top of the parapet becomes 42'-8" only at four corners of the Building 3. Since the property is within the AF Airfield Overlay District, exception to height limit by zoning district (40') requires approval of a Special Use Permit per Section 11-30-3B (See condition # 6a).

A cross-access easement will be required for connectivity with neighboring sites to the west and east of the proposed development (see condition # 6b & 6c).

Airfield Overflight Area:

This site is within the recently updated Airport Overflight Areas (AOA) I & II zones, and under critical Part 77 surfaces as identified in Phoenix-Mesa Gateway Airport Authority's (PMGAA) 2017 Airport Land Use Compatibility Plan Update. Portions of the project also fall under emergency One Engine Inoperative (OEI) surfaces as well.

The uses proposed are allowed uses in these AOA zones. Development in these zones are subject to the requirements of Section 11-19-5 of the Zoning Ordinance with regards to filing an aviation easement, notice to buyers, sound attenuation, and not impacting the airspace around the Airport.

Because of the project's location near Phoenix-Mesa Gateway Airport, the project will require "Determination of no hazard" to airspace and air navigation facilities for buildings including temporary structures like construction cranes on site (condition # 6d).

PRELIMINARY PLAT:

This request includes a preliminary plat titled "The Landing at PMG Phase I". All approved preliminary plats are subject to potential modification through the Subdivision Technical Review process to meet all City codes and requirements, including but not limited to, all ADA requirements. This sometimes results in changing lot sizes and configuration, and could result in a reduction of lots.

Design Review:

The design of the proposed six tilt-up buildings will need approval through the Design Review process (DRB18-00062). The proposed development is scheduled for Design Review Work Session for April 10, 2018. The proposed design needs a 3' tall parking lot screen wall, an 8' tall service area screen wall and solid waste enclosures compatible with building architecture, material, texture and color.

CONCLUSION:

The proposed development is in conformance with the goals and policies of the Mesa 2040 General Plan for areas with Employment designation. The proposed development meets MZO Section 11-69-5 for site plan review and Section 11-19-5 with regards to provisions applicable to airfield overflight areas.

Staff recommends approval of ZON18-00135 for the proposed Site Plan and 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 and preliminary plat submitted (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all City of Mesa Code requirements and regulations.
3. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication, whichever comes first.
4. Compliance with all requirements of the Subdivision Technical Review Committee.
5. Compliance with all requirements of Design Review case # DRB18-00062 for architectural and landscaping design.
6. Prior to submittal of a building permit:
 - a. Reduce the height of building 3 to a maximum of 40 feet, unless an increase is approved through a Special Use Permit.
 - b. Provide a copy of the recorded cross-access easement assuring access and connectivity to the property to the west.
 - c. Provide a copy of the recorded cross-access easement assuring access and connectivity to the property to the east.
 - d. Any proposed permanent, or temporary, structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. An FAA determination notice of no hazard to air navigation shall be provided.
 - e. Owner granting an Avigation Easement and Release to the City, pertaining to Phoenix-Mesa Gateway Airport which will be prepared and recorded by the City.
 - f. Written notice be provided to future property owners, and acknowledgment received that the project is within 0.25 miles of Phoenix-Mesa Gateway Airport.
7. Noise attenuation measures shall be incorporated into the design and construction buildings where people work, or are otherwise received to achieve an outdoor-to-indoor noise level reduction (NLR) of 25 decibels.
8. No structures are allowed within 6' of the airport's perimeter fence line.
9. Install extruded concrete curbing and a 5 feet-wide landscape area along the undeveloped edge(s) per Section 11-33-2L.