



## Planning and Zoning Board

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### *Staff Report*

**CASE NUMBER:** ZON18-00353  
**LOCATION/ADDRESS:** The 1800 block of North Higley Road (west side) and the 5100 block of East Ingram Street (north side)  
**GENERAL VICINITY:** Located south of McKellips Road and west of Higley Road.  
**REQUEST:** Site Plan Review.  
**PURPOSE:** This request will allow for the development of an office/ warehouse building.  
**COUNCIL DISTRICT:** District 5  
**OWNER:** Dale S/Dawn S Zeitlin  
**APPLICANT:** Jack Czerwinski  
**STAFF PLANNER:** Lesley Davis

#### **SITE DATA**

**PARCEL NO.:** 141-35-017A  
**PARCEL SIZE:** 5.3± acres  
**EXISTING ZONING:** Light Industrial (LI)  
**GENERAL PLAN CHARACTER:** Employment  
**CURRENT LAND USE:** Vacant

#### **SITE CONTEXT**

**NORTH:** Existing Industrial and commercial development, zoned LI and GI  
**EAST:** (Across Higley Road) Existing residential development, zoned RM-2 and RS-6-PAD  
**SOUTH:** (Across Ingram St) Existing office warehouse, zoned LI  
**WEST:** Existing office development, zoned LI

**STAFF RECOMMENDATION:** Approval with conditions

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

<b>June 26, 1979:</b>	Annexed into the City. (Ord. #1250)
<b>January 7, 1980:</b>	Rezoned from County Rural-43 to AG (Z79-118)
<b>April 19, 1982:</b>	Rezoned to Conceptual M-1 (Z82-009)
<b>May 20, 1985:</b>	Conceptual DMP and Conceptual M-1 (Z85-049)
<b>November 3, 1986:</b>	Rezoned from AG to M-1 (Z86-104)

#### **PROJECT DESCRIPTION / REQUEST**

This request is for Site Plan Review to allow the construction of an 85,554 square-foot concrete tilt office warehouse building. The site is located south of McKellips Road on the west side of Higley Road on the northwest corner of Higley Road and Ingram Street. The proposed building will be constructed on a vacant lot within an existing industrial subdivision.

#### **NEIGHBORHOOD PARTICIPATION:**

The applicant has completed a Citizen Participation Process, which included a mailed letter to property owners within 1000-feet of the site, as well as HOAs and registered neighborhoods within a mile. The applicant held a neighborhood meeting on May 14, 2018.

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 July 18, 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 office/warehouse 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. No deviations to minimum code standards have been requested.

<b>Development Standards – MZO Table 11-7-3</b>	<b>Required</b>	<b>Proposed</b>
Maximum Building Height	40'	40'
Building Setbacks:		
North	0'	0'
West	0'	6-27'
East (Higley Road)	30'	30'
South (Ingram Street)	20'	121'
<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)	108	108

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

This parcel has frontage on two public streets. It sides onto Higley Road and faces East Ingram Street. The site is currently a vacant subdivided lot in an industrial subdivision titled Mesa International Business Center Unit 1. The applicant will be working with staff to make a minor adjustment to the parcel line on the west side of the property to accommodate an existing driveway for the adjacent office building, which is owned and operated by the United States Forest Service.

The site design meets the review criteria of MZO Chapter 11-69-5. The proposed building is appropriately located on the site and are consistent with development in the area. The Design Review Board discussed the elevations and landscape design at their June 13, 2018 'Work session'. The Board recommended some changes to the elevations. Staff will work with the applicant to incorporate the Board's comments prior to Design Review approval.

#### **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). 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.
2. Compliance with all requirements of Design Review (DRB18-00356).
3. Compliance with all City development codes and regulations.
4. Noise attenuation measures be incorporated into the design and construction of the buildings to achieve a noise level reduction of 25 db.
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.