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Planning and Zoning Board

Case Information

CASE NUMBER:	**ZON18-00310**
LOCATION/ADDRESS:	The 1700 to 1900 blocks of South Horne (west side), the 1700 to 1800 blocks of South Hobson (east side) and the 600 to 800 blocks of Auto Center Drive (south side).
GENERAL VICINITY:	Located north of Baseline Road and east of Mesa Drive
REQUEST:	Rezoning from LI and LI-PAD to LI-PAD; and Site Plan Review
PURPOSE:	This request will allow for the development of an industrial park
COUNCIL DISTRICT:	District 3
OWNER:	Puppyfeathers Limited Partnership
APPLICANT:	Jeff McCall, McCall & Associates Architects
STAFF PLANNER:	Cassidy Welch

SITE DATA

PARCEL NUMBER(S):	139-12-027, 139-12-028, 139-12-002D, 139-12-001B and a portion of 139-12-001A
PARCEL SIZE:	22.3± acres
EXISTING ZONING:	Light Industrial-Planned Area Development (LI-PAD) & Light Industrial (LI)
GENERAL PLAN DESIGNATION:	Employment: Business Park
CURRENT LAND USE:	Vacant

SITE CONTEXT

NORTH:	(Across Auto Center Drive) Existing industrial – Zoned LI-PAD
EAST:	(Across Hobson) Existing warehouse & vacant – Zoned LI-PAD & LI
SOUTH:	Vacant – Zoned LI
WEST:	(Across Horne) Existing industrial – Zoned LI

STAFF RECOMMENDATION: Approval with conditions.
P&Z BOARD RECOMMENDATION: ☒ Approval with conditions. ☐ Denial
PROPOSITION 207 WAIVER SIGNED: ☒ Yes ☐ No

ZONING HISTORY/RELATED CASES:

December 16, 1974:	Annexed into City (139-12-027 & 139-12-028) (Ord. #104)
June 18, 1973:	Annexed into City (139-12-002D & 139-12-001B) (Ord. #114)
April 21, 1975:	Rezoned from County R1-8 to AG (Z75-012; Ord. #926)
January 28, 1985:	Rezoned from AG to M-1-PAD (LI-PAD) to allow for the development of a planned commercial area specifically oriented to automobile dealerships (Z84-187; Ord. #1912)
January 18, 1988:	Establish Design Guidelines related to the previously approved PAD (Z87-083; Ord. #2301)

PROJECT DESCRIPTION/REQUEST

The request is to rezone the property to establish an industrial Planned Area Development (PAD) and obtain site plan approval. The applicant is proposing the development of 2 warehouse buildings with a total square footage of approximately 360,000 square feet. The property is located north of Baseline Road and east of Mesa Drive.

NEIGHBORHOOD PARTICIPATION:

The applicant has completed their Citizen Participation Plan, which included a mailed letter to property owners within 500' of the site, as well as HOAs within a ½ mile and registered neighborhoods within 1 mile. At the time that this report was written, staff had not been contacted by any property owners in the area. The applicant will be providing an updated Citizen Participation Report prior to the July 17, 2018 Study Session. An update will be provided by staff at that Planning and Zoning Board Study Session.

STAFF ANALYSIS

MESA 2040 GENERAL PLAN:

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

The Mesa 2040 General Plan Character area designation is Employment – Business Park. The primary focus of the employment character type is to provide for a wide range of employment opportunities in high quality settings. The proposed project is consistent with the General Plan by providing well-designed warehouse buildings that provide the opportunity for quality jobs while minimizing impact to the surrounding area.

ZONING:

This property is currently zoned as LI-Light Industrial and LI-PAD. Warehousing and associated offices are permitted and appropriate uses in the LI zoning district. The proposed rezoning will apply the PAD overlay to the entire site and update the requested code modifications for the new intended use.

SITE PLAN – MZO Section 11-69-5:

The proposed site plan meets all of the review criteria per section 11-69-5 of the Zoning Ordinance. The site has public street frontage on three sides with a proposed private drive located on the southern side of the site. The buildings are located in the center of the site with parking around the perimeter. The

truck docks are located internally between the buildings and are screened by a wall with gated access.

PAD OVERLAY MODIFICATIONS – MZO Article 3:
The purpose of the PAD is to allow for innovative design and flexibility for development of a cohesive project. Modifications to development standards are often requested to create innovative design. The table below shows the required development standards and proposed modifications by the applicant.

Requested Modification:	Code Requirement:	Applicant Proposes:
Building Height:	40'	**56'**
Outdoor Storage:	Only in rear ½ of site	**In central aisle screened by an 8' wall**
Landscape Setbacks: Hobson (West): Auto Center (North): Horne (East): Private Drive (South):	 20' 20' 20' N/A	 **10' min., 20' average** **10' min., 20' average** 20' **10' min., 20' average**
Screen Walls: Hobson (West): Horne (East): Private Drive (South): Auto Center (North):	 Screen all parking " " "	 Meets Meets **None** Meets
Bike Parking:	29 required	**16 provided**
Parking Spaces:	789 required	**499 provided**

Previous case history resulted in a PAD with modifications and design standards tailored to an auto dealership use. The area was never developed in that manner and the current proposal is for an employment use that is appropriate in the LI zoning district. The proposed PAD includes a request for a private drive to the south that will connect Javelina Avenue and Juanita Avenue. A request for a reduction in parking requirements is included with the proposed PAD. The primary uses of the development will be "industrial" and "warehouse" users which has a less restrictive parking requirement. The applicant has used a similar parking reduction in the existing project to the north and found the parking ratio adequate for the intended uses. All requested modifications to the standards are minimal and justifiable and will contribute to the quality of the overall development. The proposed development includes a uniquely designed site which brings the less desirable uses of an industrial space, such as loading docks and storage, to the interior of the site between the two buildings. The proposed PAD with the requested modifications are intended to contribute to the unique site plan. The design of the buildings has been reviewed by the Design Review Board and was found to have a distinct and appealing design.

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) and for the Planned Area Development Overlay from Chapter 22 of the Zoning Ordinance (Section 11-22-1). 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 City development codes and regulations, except as modified by this PAD.
3. Compliance with all requirements of Design Review.
4. Compliance with all conditions of approval for case ZON18-00476.