



Planning and Zoning Board

Staff Report

CASE NUMBER: ZON18-00449
LOCATION/ADDRESS: The 7100 to 7300 blocks of East Ray Road (north side)
GENERAL VICINITY: Located east of Power Road on the north side of Ray Road.
REQUEST: Site Plan Review; and Special Use Permit for parking reduction
PURPOSE: This request will allow for the development of two industrial buildings.
COUNCIL DISTRICT: District 6
OWNER: PHX-Mesa Gateway Airport 193, LLC.
APPLICANT: Robert Winton, Winton Architects
STAFF PLANNER: Cassidy Welch, Planner I

SITE DATA

PARCEL NO.: 304-30-041 (a portion of)
PARCEL SIZE: 4.6± acres
EXISTING ZONING: LI-PAD-AF
GENERAL PLAN CHARACTER: Mixed Use Activity/Employment
CURRENT LAND USE: Vacant

SITE CONTEXT

NORTH: Vacant – Zoned LI-PAD-AF
EAST: Vacant – Zoned LI-PAD-AF
SOUTH: Vacant - Zoned LI-PAD-AF
WEST: (Across canal) Vacant County Land – Zoned AD-2

HISTORY/RELATED CASES

November 16, 2000: Annexed into the City of Mesa and subsequently zoned LI-AF and AG-AF (Ord. No. 3815 and Z00-087).
February 5, 2018: Rezone from LI-AF to LI-AF-PAD to allow for development of an industrial subdivision (ZON17-00283).

STAFF RECOMMENDATION: Approval with conditions

PROJECT DESCRIPTION / REQUEST

This is a request for site plan approval for the development of two industrial buildings, which are each 32,700 square feet, in the LI-PAD-AF zoning district. The property is located east of Power Road, north of Ray Road within an approved industrial subdivision. The request includes a Special Use Permit (SUP) for a reduction to the required parking.

NEIGHBORHOOD PARTICIPATION

The applicant has completed a Citizen Participation Process, 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 residents or property owners in the area. The applicant will be providing an updated Citizen Participation Report prior to the August 14, 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 (pg. 15-1) of the Mesa 2040 General Plan and has determined that the proposed use is in conformance with the General Plan.

The adopted Mesa 2040 General Plan designates this site as Employment, with an overlay of Mixed Use Activity District. This project will add to the development pattern in this area next to the recently approved Potato Barn and C2 Tactical as well as near the previously approved Contempo and Gateway Technology Center projects. The proposed development follows a pattern of development and character that is consistent with the goals and objectives of the Phoenix-Mesa Gateway Strategic Development Plan and is also appropriate for the General Plan designation of Employment.

ZONING:

The proposed industrial buildings are a permitted use within the existing LI-PAD-AF zoning district. The site has vacant LI-PAD-AF zoned property to the east, north and south and vacant County land to the west. The applicant's proposal is in conformance with both the zoning in place on the property as well as recent approvals and development pattern of the area.

SITE PLAN - MZO Section 11-69-5:

The proposed site plan meets all the review criteria per section 11-69-5 of the Zoning Ordinance. This proposal is for two 32,700 square foot industrial buildings on two parcels totaling 4.6 acres. The site is located east of Power Road on the north side of Ray Road, in the same vicinity as the recently approved Potato Barn and C2 Tactical. The site will be accessed via a private road that will be established by the Ray Road Commerce Center North plats (see Condition #4).

The proposed buildings are designed with the possibility for two tenants each. The site features a drive aisle between the two buildings to provide access to the truck docks in the rear. The site has been designed with reduced parking with the potential to install additional parking between the buildings and at the rear.

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 and 11-32-6 for a Special Use Permit for a parking reduction. The applicant is requesting a Special Use Permit (SUP) for a reduction in parking from the 125 spaces required by the Zoning Ordinance to 63 total spaces. The Zoning Ordinance requires industrial buildings without a specified user to calculate 25% of the building square footage at an office parking ratio of 1 space per 375 square feet and the remaining square footage at a warehouse parking ratio of 1 space per 500 square feet. The MZO requires industrial shell buildings to be parked at a higher ratio than a warehousing use, at 1 space per 600 square feet, or an industrial use, at 1 space per 900 square feet. The applicant has indicated the identified users parking needs and has provided sufficient justification for the parking reduction. Because the Special Use Permit request is for a parking reduction, the proposal must also comply with 3 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 standard findings for a SUP as outlined in MZO Section 11-70-5 as well as the additional criteria for a parking reduction as outlined in MZO Section 11-32-6 and summarized in the table below:

Parking Reduction Required Findings	Findings
Special conditions – including but not limited to the nature of the proposed operation; proximity to frequent transit service; transportation characteristics of persons residing, working or visiting the site exist that will reduce the parking demand at the site.	The applicant has indicated the identified tenant only requires 33 parking spaces for operation. No customers will be visiting the site and the spaces will strictly for employee use. The remaining 30 spaces will be available for future unidentified users with the possibility for additional parking spaces should it be required.
The use will adequately be served by the proposed parking.	Based on the information provided by the applicant, the provided parking will adequately serve the proposed tenant and any future tenants with primarily industrial or warehousing needs. The site has been designed for additional parking should the need arise.
Parking demand generated by the project will not exceed the capacity of or have a detrimental impact on the supply of on street parking in the surrounding area.	The parking demand is not anticipated to exceed the capacity provided or have a detrimental impact of the supply of on-street parking in the surrounding area.

The site plan has been designed with the possibility for 68 future parking spaces should future tenants require additional parking. The addition of the 68 future parking spaces would bring the total parking to 128 parking spaces. The proposed future parking would be located between the buildings and at the rear, directly behind the two buildings. Staff supports the proposed parking reduction and feels the site has been adequately designed to accommodate future parking should it be required by future tenants. The installation of additional parking spaces would require review through the City process to modify the site plan.

CONCLUSION:

The proposed project complies with the General Plan and meets the review criteria for Site Plan Review from MZO, Chapter 69 (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 and preliminary elevations submitted except as modified below.
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations.
4. Prior to the issuance of a building permit, record the subdivision plats for Ray Road Commerce Center North.
5. Compliance with all conditions of approval for case ZON17-00283.
6. Any proposed permanent or temporary 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 and air navigation facilities. An FAA determination notice of no hazard to air navigation shall be provided with the building permit submittal.