

Planning and Zoning Board

Case Information

CASE NUMBER: ZON18-00555

Preliminary Plat for "Mesa Germann Business Park"

LOCATION/ADDRESS: The 7200 through the 7600 blocks of South Ellsworth Road

(west side)

GENERAL VICINITY: Located south of Pecos Road and north of Germann Road on the

west side of Ellsworth Road

REQUEST: Preliminary Plat for "Mesa Germann Business Park"

PURPOSE: This request will allow the subdivision of one parcel into 7 lots.

COUNCIL DISTRICT: District 6

OWNER: Sunbelt Land Holdings, LP
APPLICANT: Jeffrey Blilie, Beus Gilbert, PLLC
STAFF PLANNER: Lesley Davis, Senior Planner

SITE DATA

PARCEL NUMBER(S): 304-62784A PARCEL SIZE: 79± acres

EXISTING ZONING: Limited Industrial (LI)

GENERAL PLAN DESIGNATION: Mixed-Use Activity/Employment District

CURRENT LAND USE: Vacant

SITE CONTEXT

NORTH: (across Pecos Rd) Vacant land – zoned LC

EAST: (Across Ellsworth Road) Vacant – Zoned LI

SOUTH: (Across Germann Rd) Zoned in Queen Creek

WEST: Industrial subdivision – Zoned LI-PAD

STAFF RECOMMENDATION: Approval with Conditions

ZONING HISTORY/RELATED CASES:

January 18, 1990: Annexed into the City of Mesa (Ord. #2473)

March 15, 1990: Establishment of city zoning on recently annexed property, (Ord#2496, Z90-007)

June 21, 2004: City initiated rezoning from RS-43 to LI to bring zoning into conformance with

the Mesa 2025 General Plan (Z04-001)

PROJECT DESCRIPTION/REQUEST

This request is for approval of a preliminary plat titled "Mesa Germann Business Park", which is located between Pecos Road and Germann Road on the west side of Ellsworth Road. The property abuts an existing industrial subdivision that is partially developed on the west side. The proposed preliminary plat will accommodate the division of one LI parcels into 7 lots totaling on 79± acres.

CONFORMANCE WITH THE GENERAL PLAN

The General Plan character area for this site is "Mixed-Use Activity/Employment District". The approved subdivision plat will allow for the development of a parcel consistent with the uses allowed in the existing LI zoning district and any future development will need to comply with the criteria for review as outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan.

STAFF ANALYSIS

Staff has reviewed the proposed preliminary plat titled "Mesa Germann Business Park" and has determined that the plat is consistent with the requirements of the LI zoning district and the Mesa 2040 General Plan.

PRELIMINARY PLAT

All approved preliminary plats are subject to potential modification through the Subdivision Technical Review process to meet City codes and requirements, including but not limited to, all ADA requirements. Subdivision Technical Review sometimes results in changing lot sizes and configuration, and could result in a reduction of lots.

CONCLUSION:

Staff recommends approval with the following conditions:

CONDITIONS OF APPROVAL:

- 1. Compliance with the basic development as shown on the preliminary plat submitted (without guarantee of lot yield, building count, lot coverage).
- 2. Compliance with all City development codes and regulations.
- 3. Site Plan Review through the public hearing process of future development plans.
- 4. Compliance with all requirements of the Subdivision Regulations.
- 5. All street improvements and street frontage landscaping to be installed in the first phase of construction.
- 6. Compliance with all conditions of approval of Z04-001.
- 7. 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 concurrently with the recordation of the final subdivision map and prior to the issuance of a building permit.