



## Planning and Zoning Board

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### *Case Information*

<b>CASE NUMBER:</b>	<b>Z18-00362</b>
<b>LOCATION/ADDRESS:</b>	The 6400 through 6600 blocks of South Mountain Road (west side).
<b>GENERAL VICINITY:</b>	Located on the west side of Mountain Road and north of Pecos Road.
<b>REQUEST:</b>	Site Plan Modification and Special Use Permit (SUP) for parking reduction.
<b>PURPOSE:</b>	This request will allow for the expansion of an existing industrial facility.
<b>COUNCIL DISTRICT:</b>	District 6
<b>OWNER:</b>	FUJI Electronic Materials USA Inc., owner.
<b>APPLICANT:</b>	Bobby Magness, Weiss. Magness Architects.
<b>STAFF PLANNER:</b>	Wahid Alam, AICP-Planner II

### **SITE DATA**

<b>PARCEL NUMBER(S):</b>	304-34-035C, 304-34-019N, 304-34-019F, & 304-34-019P and portions of 304-34-041, 304-34-042A and 304-34-042B
<b>PARCEL SIZE:</b>	51± acres
<b>EXISTING ZONING:</b>	HI-AF-PAD
<b>GENERAL PLAN DESIGNATION:</b>	Employment
<b>CURRENT LAND USE:</b>	Existing industrial facility.

**STAFF RECOMMENDATION:** Approval with Conditions

### **SITE CONTEXT**

**NORTH:** Vacant properties including some identified for proposed Maricopa 24 Freeway  
**EAST:** (across Mountain Road) Vacant undeveloped land and an existing industrial facility – Zoned AG & GI  
**SOUTH:** MGC Pure Chemical facility and vacant undeveloped land – Zoned HI-AF and AG.  
**WEST:** (across Signal Butte Road alignment) Vacant- Zoned AG

### **ZONING HISTORY/RELATED CASES:**

**April 16, 1990:** Annexed into the City of Mesa (Ord. No. 2514)  
**June 4, 1990:** Establish AG Zoning on recently annexed property (Ord. # 2529, Z90-25)  
**August 29, 1994:** Rezone from AG to M-2 CUP AF for the development of a Chemical Manufacturing Plant. (Z94-46)  
**June 15, 2016:** Site Plan Review for storage and parking of isotainers. (Z16-025). Rezoning from GI to HI-AF (Z16-026 and Ordinance# 5343).  
**March 20, 2017:** Rezoning from AG to HI-PAD AF; GI-CUP AF to HI-PAD AF; HI-AF to HI-PAD-AF and Site Plan Review for expansion of an existing industrial facility (Z17-002 and Ordinance# 5372).

### **PROJECT DESCRIPTION**

The applicant is requesting a Site Plan Modification and a Special Use Permit for a reduced parking requirement for an additional 87, 045 square-foot expansion of the existing Fuji Electronic Materials USA Inc. at this location. The existing facility is currently zoned HI-PAD with an AF overlay.

### **NEIGHBORHOOD PARTICIPATION**

The applicant notified surrounding property owners within 1000'. There are no registered neighborhoods or HOAs within one-mile radius of the site. To date, neither staff nor the applicant have received any comments or concerns from neighboring property owners regarding the request. The applicant also notified Phoenix-Mesa Gateway airport. The applicant reports that they have not received any response to these mailings. To date, Planning Staff has not received any phone calls, emails or other inquiries from neighbors on this request.

### **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 within the Gateway Economic Activity Area. The proposal can be seen as providing for additional jobs (60 new) in the area. The proposed development follows a pattern of development and character that is consistent with the goals and objectives of the Mesa 2040 General Plan and is also appropriate to Phoenix-Mesa Gateway Strategic Development Plan being within the Logistics and Commerce District.

This is a proposal for an expansion of an existing industrial use in an area that is zoned and planned for this type of use. The revised submittal is consistent with the General Plan.

#### **ZONING:**

The Fuji facility is currently zoned HI-PAD-AF. The proposal is to build approximately 87,045 square-feet of additional space. The proposed land use is allowed within the existing zoning district.

This property is within Phoenix-Mesa Gateway Airport Overflight Area Three (AOA 3).

Airfield Overflight Area:

The "AF" in the zoning means that this site falls within the Phoenix-Mesa Gateway Airport Land Use Compatibility Plan. This property is within Airport Overflight Area Three (AOA 3). The area outside the 60 DNL contour area as defined by Airport Overflight Area Three, which extends to the balance of the Airport Overflight Area. The AOA 3 area requires future notification to property owners of proximity to the airport, granting of an aviation easement, and noise attenuation measures be incorporated into the design and construction of the buildings to achieve a noise level reduction of 25 db.

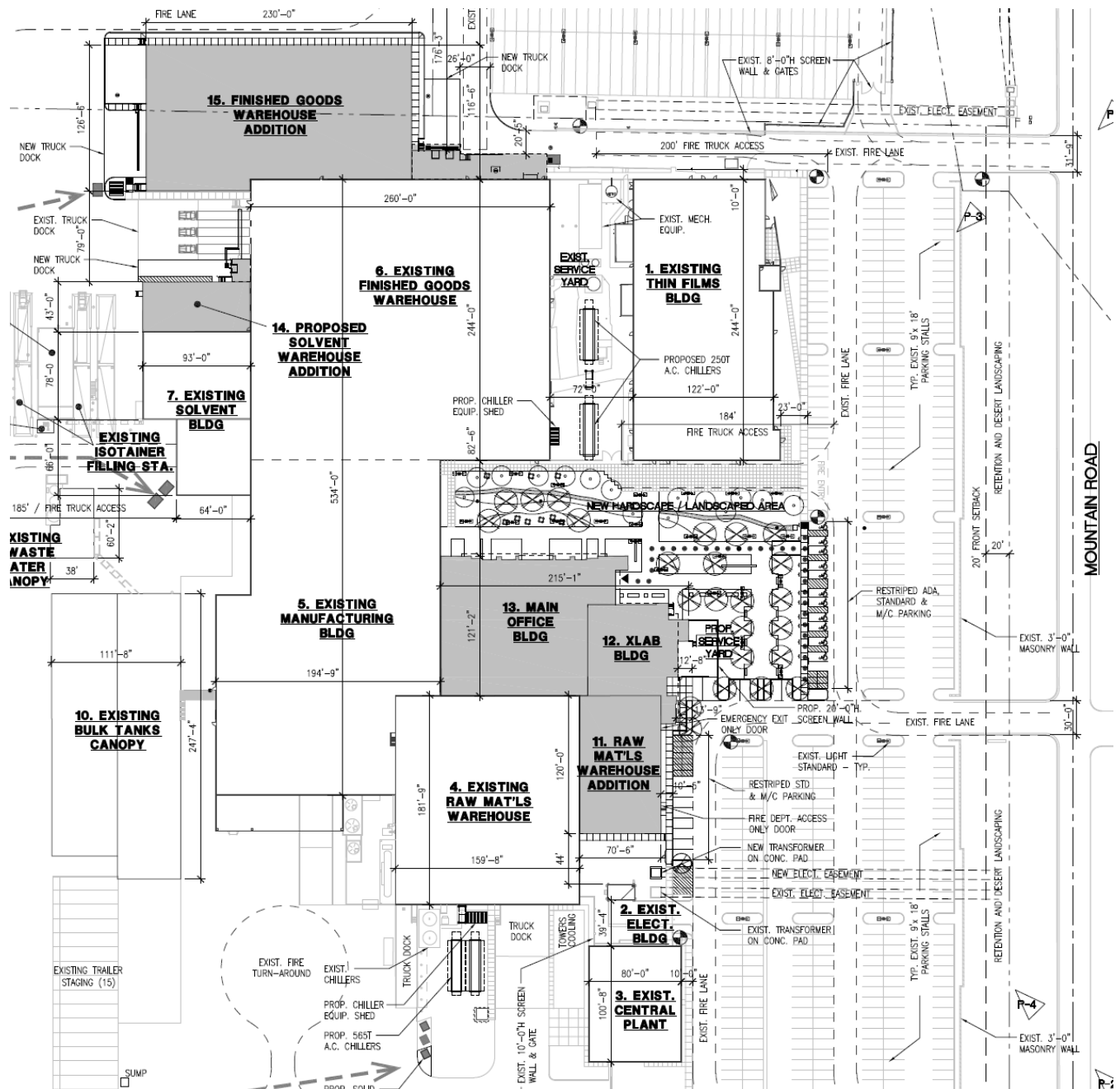
**SITE PLAN - MZO Section 11-69-5:**

The proposed Fuji facility expansion consist of offices, warehouse, lab and storage areas added to the existing building foot print. The expansions are labeled #11-15 in the site plan below:

11. One-story, 8,400 SF Raw Materials Warehouse (40' high)
12. Two-story, 10,930 SF X Lab Building (52' high)
13. Two-story, 33,003 SF Main Building Office/Labs/Meeting (36' high)
14. One-story, 4,326 SF Solvent Building (40' high)
15. One-story, 30,386 SF Finish Goods Warehouse (40' high)

Total proposed Fuji facility expansion = ±87,045 SF

There is 246,135 square-feet of existing Fuji facilities. The additional 87,045 square foot will make the Fuji facility for a grand total of 333,180 square foot.



The Fuji facility expansion is comprised of building additions that physically connect to the existing structure mainly at two places. The Raw Materials Warehouse (labeled #11), X Lab (labeled #12), and Main Building (labeled #13) additions are situated at the front of the facility facing Mountain Road. The Main Office Building will have a new visitors' entry. The 2-story structure will accommodate labs, break area, fitness center, general offices, and an employee conference center. The Solvent Storage (labeled #14) and the Finish Goods (labeled #15) additions are located at the northwest corner of the facility.

Staff has no concerns with the site plan as proposed.

**SPECIAL USE PERMIT – MZO Section 11-70-5:**

The applicant is requesting a Special Use Permit for reduction in the number of parking spaces available

compared to current zoning code requirements. The Fuji facility currently requires 383 parking spaces and the expansion will require 152 additional parking spaces for a total of 535 parking spaces. With the proposed expansion of the facility there will be 415 parking spaces available for employees and visitors. Staff concludes that the request for a reduced parking calculation is justified based on information provided by the applicant that the Fuji plant operates in multiple shifts, participates in the Trip Reduction Program and most of the expansion areas require a minimum employee presence such as labs, warehouse and storage space.

MZO 11-32-6. A: "Parking Reductions" – "Criteria for Approval" states that a SUP for reduced parking shall only be issued if the following criteria are found to be true:

1. 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 parking demand at the site;	The nature of Fuji's existing facility's operations for manufacturing and storage functions require extraordinarily large footprints to accommodate its intended uses. The actual number of employees required to operate and support the facility do not create the parking demand per the zoning ordinance requirements. The majority of the building areas accommodate support functions, which are transient functional spaces in nature that would not be permanently occupied by personnel.
2. The use will adequately be served by the proposed parking; and	<p>Fuji facility participates in the Maricopa County Trip Reduction Program where 50 employees use alternate modes of transportation.</p> <p>Fuji employs 260 people at this location, of which 127 work in production and 131 work in administration. This facility is a 24/7 operation with shifts consisting of front-end days, front-end nights, back-end days and back-end nights. Approximately 85% work day shift, 5% swing shift and 10%-night shift. Of the day shift workers, approximately 90% work a traditional schedule of Monday-Friday 8-5pm or 7-4pm; 5% work front-end day shifts and 5% work back-end days shifts.</p> <p>Although the City of Mesa does not currently regulate parking considerations for shift change, some cities do. Fujifilm is proposing to utilize such a standard as follows: 1 space per 1.5 warehouse or production workers. If the facility runs more than 1 shift a day, employee count will be based on the two largest shifts and 1 space per 300 SF of administration space.</p> <p>Using the ratio submitted by applicant, 387 spaces would be required; 415 are provided.</p>
3. 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 areas.	N/A (There is no on-street parking available on Mountain Road)

**FINDINGS for SUP for Reduced Parking:**

- 1.1 Application of the MZO parking requirements results in a need for a total of 520 parking spaces following the expansion, only 415 are provided. The request is to allow a reduction of 105 parking spaces.
- 1.2 A Parking analysis and data submitted by the applicant for the Fuji facility's concluded that only 274 parking spaces are needed for the business with the proposed building additions against 415 spaces that are available now.
- 1.3 The Fuji operation at this location works in varying shifts. Using other (non-MZO) standards for calculating employee parking for companies that operate in shifts results in a calculated requirement for 318 parking spaces.
- 1.4 50 employees use an alternative mode of transportation.
- 1.5 There is room on-site for additional parking, if needed; there are no surrounding properties that would be affected by spillover parking should there not be enough on-site.

**DEVELOPMENT AGREEMENT:**

With the last zoning case and site plan for Fuji, Z17-002 and Ordinance# 5372, there was an associated Development Agreement (DA) addressing the needs for the extension of utilities along Signal Butte Road and the paving of that street. The language in that DA did not anticipate there being other modifications to the existing site plan. It is necessary, therefore, to amend that DA to not trigger those requirements at this time and allow for modifications to the site plan. Condition #5 addresses the timing of the amendment to the existing DA.

**CONCLUSION:**

The proposed expansion 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 approval of the Special Use Permit for parking reduction from Chapter 32 of the Zoning Ordinance (Section 11-32-6). Staff recommends approval of Z18-00362 for Site Plan Modification, and Special Use Permit for parking reduction 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 landscape plan submitted.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of zoning case # Z17-002, except as modified by this approval.
4. Compliance with all requirements of Design Review.
5. Prior to issuance of a building permit, enter into an amendment to the Development Agreement recorded on the property to address issues such as phasing of development and to reference the amended site plan.