



Planning and Zoning Board

Staff Report

CASE NUMBER: ZON18-00710
LOCATION/ADDRESS: Within the 4800 block of East Jasmine Street (south side), the 4800 block of East Ingram Street (north side) and the 1700 and 1800 blocks of 48th Street (east side).
GENERAL VICINITY: Located south of McKellips Road and west of Higley Road.
REQUEST: Site Plan Review and Special Use Permit for a parking reduction.
PURPOSE: This request will allow for the development of a light industrial facility.
COUNCIL DISTRICT: District 5
OWNER: Blue Water Group, LLC
APPLICANT: Butler Design Group
STAFF PLANNER: Lisa Davis, AICP Planner II

SITE DATA

PARCEL NO.: 141-34-352; -353; 354; 355; 356, 357,
PARCEL SIZE: 6± acres
EXISTING ZONING: Light Industrial (LI)
GENERAL PLAN CHARACTER: Employment
CURRENT LAND USE: Vacant

SITE CONTEXT

NORTH: (Across Jasmine) Existing office/warehouse – zoned LI
EAST: Vacant (indicated as future Phase II) – zoned LI
SOUTH: (Across Ingram) Existing office/warehouse and vacant lot – zoned LI
WEST: (Across 48th Street) Existing office/warehouse – zoned LI

HISTORY/RELATED CASES

June 26, 1979: Annexed 3142± acres into the City of Mesa (Ord. # 1250)
December 17, 1979: Rezoned from County RS-43 to AG. (Z79-118; Ord. # 1302)
March 19, 1982: Request to rezone to conceptual M-1 (LI) (Z82-009; Ord. # 1593)
April 15, 1985: Rezone 123± acres to M-1 (LI) zoning to accommodate an industrial subdivision “Mesa Commerce Center” (Z85-034; Ord. #1938).

STAFF RECOMMENDATION: Approval with conditions.

PROJECT DESCRIPTION / REQUEST

The applicant is requesting approval of Site Plan Review for the proposed industrial development. Phase I is proposed on six lots, lots 69-74 of Mesa Commerce Center, which is located south of McKellips Road and west of Higley Road. The proposed development is for a 110,239 square foot (SF) industrial building. The building entry and employee parking are located at the north side of the building with bay doors and storage located at the rear or east side. A Special Use Permit (SUP) for a parking reduction is included in this request.

NEIGHBORHOOD PARTICIPATION:

The applicant submitted a Citizen Participation Plan that included a mailed letter to property owners within 1,000' of the site, all HOAs within a ½ mile and registered neighborhoods within 1 mile. The Citizen Participation Report was been submitted and it indicates that they have not received any inquiries regarding the project. It also states that the applicant met with the Mesa Commerce Center HOA President and that he is in support of the project. At the time that this report was written, Staff had not been contacted by any residents or property owners in the area.

STAFF ANALYSIS

MESA 2040 GENERAL PLAN:

Staff has reviewed the proposal and found that it is consistent with the Mesa 2040 General Plan, including the criteria for review as outlined in Chapter 15 (pg. 15-1).

The Mesa 2040 General Plan Character area designation is Employment – Industrial. 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 a well-designed building that provides quality jobs while minimizing impact to the surrounding area.

The site falls within the Falcon Field Economic Activity Area and District. The proposed project is also located within the Falcon Field Sub-Area Plan and is required to meet the design for contemporary or progressive style with clean lines and articulated forms, innovative design, and quality materials. The proposed site plan is in compliance with the Falcon Field Sub-Area Plan.

ZONING:

This property is currently zoned as LI – Light Industrial. Manufacturing and warehouse uses with supporting offices are permitted and appropriate in the LI zoning district. The use and facility are consistent with the industrial warehouse development pattern of the surrounding area. The site plan is also in conformance with review criteria of site plans within an employment district as described in Mesa Zoning Ordinance (MZO) Section 11-69-5.B.

SITE PLAN - MZO Section 11-69-5:

The large, 110, 239 square foot (SF), industrial building is proposed to be constructed within 6 lots (lots numbers 69-74) of the Mesa Commerce Center industrial subdivision. The use of the building is primarily warehouse, 80,239 SF, with a manufacturing, 20,000 SF and an office area of 10,000 SF. The building is placed at the northeast corner of Ingram and 48th Street. Vehicular circulation, parking and building access are located at the north and east side of the site. Bay Doors, utilized for trucks, are located at the rear (east side) of the building. Covered outdoor storage is also located at the east side of the site. The bay doors and storage area are screened by a proposed 8' high masonry wall and accessed through gates at the north and south. The proposed number of parking spaces does not meet current

parking numbers based on the proposed uses. The applicant is requesting a reduction in parking through a Special Use Permit (SUP) discussed later in this report.

Table 1 table below shows the required development standards and those proposed by the applicant:

Table 1

Development Standards – MZO Table 11-7-3	Required	Proposed
Maximum Building Height	40'	40' median height
Setbacks-building		
North adjacent to Jasmin	20'	Meets MZO requirement
East adjacent to future phase II	0'	Meets MZO requirement
South adjacent to Ingram	20'	Meets MZO requirement
West adjacent to 48 th Street	20' building and landscape	Meets MZO requirement

The proposed site plan meets all of the required development standards from Chapter 5 of the zoning ordinance.

The site design for Phase I meets the review criteria of MZO Chapter 11-69-5 for layout and functionality. Phase II indicated to the east of Phase I will be required to obtain approvals required by the Mesa Zoning Ordinance (condition 5).

According to the Falcon Field sub-area plan the Design Review Board is charged with review of development proposals for consistency with architectural character policies of the sub-area plan. On October 9, 2018 the Design Review Board reviewed the proposed facility and had limited comments and found the proposed building to be consistent in the policies of the Falcon Field Sub-Area Plan.

SPECIAL USE PERMIT: PARKING REDUCTIONS – MZO Section 11-32-6:

The applicant is requesting a Special Use Permit (SUP) for a reduction in the number of required parking spaces for the proposed office/manufacturing and warehouse facility. The SUP for reduced parking is only for this use at this location. Any other uses may require a new application for a Special Use Permit as determined by the Mesa Zoning Ordinance. The MZO required number of parking spaces compared to the proposed number of parking spaces are listed in Table 2 below:

Table 2

Development Standards Required by Use – MZO Table 11-32-3.A	Proposed Area of use	Required number of parking spaces	Proposed number of parking spaces
Office- 1 space/375 SF	10,000 SF	27 Spaces	
Industrial (manufacturing)-1 space/600 SF	20,000 SF	33 spaces	
Warehouse- 1 space/900 SF	80,239 SF	90 spaces	
Total	110,239 SF	150 spaces	88 spaces

Based on the proposed uses and the area of the uses, the minimum number of parking spaces required for this project is 150 spaces and 88 spaces are proposed. This is 59% of the minimum number required. As justification for the requested parking reduction, the applicant provided a narrative that states the on-site parking will only be used by employees. No showroom or sales area is provided on the site that would draw visitors. Based on the owner's experience in operating this type of business, the 88 spaces are adequate to serve the site. During the daytime hours 8 am to 5 pm it is proposed that 20 employees will be within the manufacturing area and up to 25 employees occupy the office. If a night shift is implemented, 20 employees would be utilized for the night shift. The 88 spaces would be adequate to serve the shift change.

On-street parking is available on Jasmine, Ingram and 48th Streets for overflow parking. Parking can also be re-evaluated at the time Phase II is developed. If it is determined that more parking is needed to support the proposed facility, review at Phase II can be utilized for this review.

MZO 11-32-6A outlines criteria for approval of a SUP for reduced parking. The criteria are as follows:

CRITERIA	FINDINGS
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;	Special conditions that will reduce the parking demand include: <ul style="list-style-type: none">• The 110,238 SF building is primarily used for fabrication and warehouse.• The maximum number of employees per shift is 45.• There is not a showroom or sales area requiring visitor parking
2. The use will adequately be served by the proposed parking;	Based on the Special Use Permit narrative dated 10-2-2018 provided by the applicant, the 88 parking spaces are adequate to serve the proposed facility and will support the number of employees even at shift change.
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 area.	On-street parking is available on 48 th Street, Ingram and Jasmine Streets. The site is surrounded by similar uses.

The applicant has demonstrated compliance with the review criteria as well as sufficient justification for reduced parking. Staff recommends approval of the SUP based on the SUP narrative dated 10-2-2018 (condition 6).

CONCLUSION:

The proposed project complies with the General Plan, the Falcon Field Sub-Area Plan, the criteria for a SUP for parking reduction 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 site plan (without guarantee of building count or lot coverage) except as modified below.
2. Compliance with all conditions of approval for zoning case Z85-034.
3. Compliance with all requirements of Design Review.
4. Compliance with all City development codes and regulations.
5. Site Plan Review through the public hearing process of future development plan of Phase II.
6. The Special Use Permit for reduced parking is based on the use and areas identified in the Special Use Permit narrative dated 10-2-2018.
7. Install a 5' landscape perimeter adjacent to all undeveloped parcels per MZO Section 11-33-2.L.
8. All off-site improvements and street frontage landscaping to be installed in the first phase of construction

9. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Owner shall execute and record the City's standard Avigation Easement and Release for Falcon Field Airport prior to the issuance of a building permit.
 - b. Provide written notice to future property owners that the project is within 5 mile(s) of Falcon Field Airport.
 - c. 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 or air navigation facilities. A completed form with a response by the FAA must accompany any building permit application for a structure(s) on the property.
 - d. Prior to the issuance of a building permit, provide documentation by a registered Professional Engineer or registered Professional Architect demonstrating compliance with noise level reductions required by Section 11-19-5.