



## Planning and Zoning Board

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### *Staff Report*

**CASE NUMBER:** ZON18-00928  
**LOCATION/ADDRESS:** Within the 4600 and 4700 blocks of East Ingram Street (north side)  
**GENERAL VICINITY:** Located east of Greenfield Road south of McKellips Road.  
**REQUEST:** Site Plan Review  
**PURPOSE:** This request will allow for the development of an industrial building.  
**COUNCIL DISTRICT:** District 5  
**OWNER:** Nesbitt Properties LLC  
**APPLICANT:** John Manross, Design Professionals, LLC  
**STAFF PLANNER:** Wahid Alam, AICP Planner II

#### **SITE DATA**

**PARCEL NO.:** 141-34-346 & 141-34-347  
**PARCEL SIZE:** 2 +/- acres  
**EXISTING ZONING:** Light Industrial (LI)  
**GENERAL PLAN CHARACTER:** Employment: Industrial sub-type.  
**CURRENT LAND USE:** Vacant

#### **SITE CONTEXT**

**NORTH:** Vacant – zoned LI  
**EAST:** Existing office/warehouse – zoned LI  
**WEST:** Existing office/warehouse – zoned LI  
**SOUTH:** (Across Ingram Street) vacant – zoned LI

#### **HISTORY/RELATED CASES**

June 26, 1979: Annexed into the City of Mesa (Ord. # 1250)  
December 17, 1979: Rezoned from County Rural R-43 to Agricultural AG. (Z79-118; Ord. # 1302)  
April 19, 1982: Rezoned from Agricultural AG to Manufacturing M-1 (Z82-009; Ord. # 1593)  
April 15, 1985: Rezoned to a conceptual DMP and M-1 (LI) zoning (Z85-034).

**STAFF RECOMMENDATION:** Approval with conditions.

### **PROJECT DESCRIPTION / REQUEST**

The applicant is requesting approval of a Site Plan Review for the development of a 25,504 square feet industrial building on the property. The property consists of two lots, namely lots 63 and 64 of Mesa Commerce Center. The site plan shows the proposed building will be constructed in the center of the two lots. Prior to obtaining a building permit, the applicant shall be required to combine the existing two lots into one. The site will have vehicular access onto Ingram Street located south of the property.

### **NEIGHBORHOOD PARTICIPATION:**

The applicant has completed a Citizen Participation Process, which included a mailed letter to property owners within 1,000' of the site, as well as HOAs and registered neighborhoods within a mile. The applicant provided a Citizen Participation Report. According to the report, there were no inquiry or feedback from surrounding property who were notified of the request.

### **STAFF ANALYSIS**

#### **MESA 2040 GENERAL PLAN:**

The Mesa 2040 General Plan Character area designation on the property is Employment, with a sub character area designation of Industrial. Per Chapter 7 of the General Plan, the primary focus of the employment character type is to provide for a wide range of employment opportunities in high quality settings. The goal of the Industrial Sub Character area is to create locations for industrial, warehousing and manufacturing activities. The request is consistent with the General Plan Character designation by providing a well-designed industrial building with the potential to provide industrial jobs to the City residents.

The site is also located within the Falcon Field Economic Activity Area and District. Per the Falcon Field Sub-Area Plan, the request is required to be designed with contemporary or progressive architecture style that consist of articulated building elevations, innovative design, and with quality building materials.

Staff has reviewed the request and determined it is consistent with the Mesa 2040 General Plan, including the criteria for review as outlined in Chapter 15 (pg. 15-1) of the General Plan. The request is also consistent with the Falcon Field Sub Area Plan.

#### **ZONING:**

This property is currently zoned LI – Light Industrial. Per Section 11-7-2 of the MZO, warehouse uses with supporting offices are permitted in the LI zoning district. Using the property for warehousing will also be consistent with the surrounding uses. Majority of surrounding uses to the site are developed as light industrial, warehouse and offices.

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

The site plan shows a proposed development of a 25, 504 square feet warehouse building with access onto Ingram Street, which is located south of the property. Overall, 37 parking spaces will be provided on the site, 17 of the parking spaces will be located at the rear of the property and 20 located in front of the building. The site plan also shows proposed retention and landscape area located in front of the lots (adjacent to the Ingram Street), and on the northeastern corner of the site.

Per Section 11-33-5 of the MZO, foundation base is required at the public entrance to the building as well as creating a plaza of 900 square feet at the shared main entrance of the building. The proposed site plan meets the requirement for foundation base and the required plaza. Per Section 11-33-4 of the

MZO, parking lot landscape islands shall be installed at each end of a row of stalls. The site plan shows no islands at the end of the stalls to the northwestern corner of the site. Staff is recommending a condition of approval to modify the site plan to show compliance with the MZO requirement.

#### Design Review

The proposed development is scheduled to be reviewed by the Design Review Board on February 12, 2019. The applicant shall be required to make any changes required from the DRB review.

#### **CONCLUSION:**

The proposed development conforms with the General Plan and the Falcon Field Sub-Area Plan. The request also meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO. Staff recommends approval with the following conditions:

#### **CONDITIONS OF APPROVAL:**

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations.
4. Install an 8' wide raised landscape island at the end of the stall adjacent to the proposed trash enclosure (dumpster) located at the northwestern corner of the site.
5. Prior to the issuance of a building permit, submit to the City of Mesa for review and approval an Affidavit of Change to the Mesa Commerce Center plat for review and approval to combine parcel numbers 141-34-346 & 141-34-347 (lots 63 & 64) into one parcel/lot.
6. Written notice be provided to future property owners, and acknowledgment received that the project is within 0.2 mile(s) of Falcon Field Airport.
7. 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, air navigation facilities. A completed form with response by the FAA must accompany building permit application to construct structures on the property.
8. A building permit shall not be issued until a registered Professional Engineer or registered Professional Architect has certified that Noise attenuation measures have been incorporated into the design and construction of the buildings to achieve a noise level reduction to 45 decibel as specified in Section 11-19-5 of the Mesa Zoning Ordinance.