



Planning and Zoning Board

Case Information

CASE NUMBER: ZON19-00040
LOCATION/ADDRESS: 4558 East Virginia Street
GENERAL VICINITY: Located east of Greenfield Road and south of the 202 Red Mountain Freeway.
REQUEST: Rezoning from Heavy Industrial-Council Use Permit (HI-CUP) to Heavy Industrial-Planned Area Development-Council Use Permit (HI-PAD-CUP); and Site Plan Modification.
PURPOSE: The request will allow for the expansion of an existing industrial development.
COUNCIL DISTRICT: District 5
OWNER: Daicel Safety Systems America Arizona, Inc.
APPLICANT: Bobby Magness, Weiss/Magness Architects
STAFF PLANNER: Lesley Davis

SITE DATA

PARCEL NUMBER(S): 141-37-050A
PARCEL SIZE: 20.2± acres
EXISTING ZONING: Heavy-Industrial-Planned Area Development (HI-PAD)
GENERAL PLAN DESIGNATION: Employment
CURRENT LAND USE: Industrial development

SITE CONTEXT

NORTH: Red Mountain Loop 202 Freeway
EAST: Existing SDI Facility – zoned GI-CUP and Existing industrial development – zoned HI
SOUTH: (across Virginia St.) Existing industrial development – zoned LI
WEST: Existing industrial development – zoned GI

STAFF RECOMMENDATION: Approval with conditions.

P&Z BOARD RECOMMENDATION: ☒ Approval with conditions. ☐ Denial

PROPOSITION 207 WAIVER SIGNED: ☒ Yes ☐ No

ZONING HISTORY/RELATED CASES:

February 5, 1979: Annexed into the City (Ord. 1208)
August 13, 1979: Establishment of city zoning on the annexed property (Case # Z79-070)
April 7, 2008: Approval of a PAD and site plan review for the development of an industrial subdivision
February 23, 2015: Approval of a rezoning from LI-PAD to HI-CUP and site plan review for the expansion of an existing industrial development (Z15-004)

PROJECT DESCRIPTION/REQUEST

Daicel Safety Systems America Arizona, Inc. (DSSA_AZ) is requesting to rezone the subject property from HI-CUP to HI-PAD-CUP to accommodate a reduced setback along the north property line from 30-feet to 15-feet. The request also includes a site plan modification to allow development of two new buildings of approximately 40,600 square-feet of warehouse space. These buildings are proposed to be located along the north side of the site. DSSA_AZ supplies inflators for driver and passenger-side airbags.

NEIGHBORHOOD PARTICIPATION:

The applicant has completed their Citizen Participation Plan, which included a mailed letter to property owners within 1000' of the site, as well as HOAs within a ½ mile and registered neighborhoods within 1 mile. As of writing this report, staff have not been contacted by any property owners in the area to express support or objection to the development. The applicant will be providing an updated citizen participation report prior to the February 19, 2019 Study Session. Staff will provide the Board an update of the citizen participation plan during the scheduled study session.

STAFF ANALYSIS

MESA 2040 GENERAL PLAN:

Staff has reviewed the request and determined it is consistent with the criteria for rezoning and site plan review as outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan. The request also conforms to the General Plan character area designation on the property. The property is located in the Employment character area designation, as identified by the Mesa 2040 General Plan. Per Chapter 7 of the General Plan, the purpose of the Employment character area designation is to provide a wide range of employment opportunities in high quality settings. There is an existing industrial manufacturing facility on the property. The request to rezone the property will allow the development of two new buildings with a reduced setback along the north property line, which is along their freeway frontage. The requested reduction is from 30-feet to 15-feet. The existing HI zoning also conforms with the General Plan character area designation of Employment district, and manufacturing is a use by right in the HI district. The proposed project is consistent with the General Plan by providing well-designed manufacturing buildings that provide the opportunity for quality jobs while minimizing impact to the surrounding area.

ZONING:

The property is currently zoned as HI-CUP. Warehousing and associated offices are permitted in the HI zoning district. The purpose of the proposed rezoning is to include a PAD overlay to the entire site and allow reduction in the current required setback from 30-feet to 15-feet. This is to accommodate the development of the two new buildings. There is also an existing CUP approved in 2015 on the property. The CUP was approved to allow handling of hazardous materials on the site. (Case # Z15-004).

SITE PLAN – MZO Section 11-69-5:

The proposed site plan conforms with the review criteria for site layout and functionality as outlined in section 11-69-5 of the Mesa Zoning Ordinance. The site has public street frontage with access along Virginia Street. The new buildings are proposed to be located at the rear (north side) of the site, specifically along the Red Mountain 202 Freeway. The building elevations provided with the application show enhanced architectural features on the building, especially the section of the buildings visible from the freeway.

PAD OVERLAY MODIFICATIONS – MZO Article 3:

The purpose of the PAD is to allow for innovative design and flexibility for development of a cohesive project. Modifications to development standards are often requested to create innovative design. The table below shows the required development standards and proposed modifications by the applicant.

Table 1

Requested Modification:	Code Requirement:	Applicant Proposes:
Front and Street-Facing Side Setback: 202 Red Mountain Freeway (North)	30'	15'

Currently, the required setback along the north property line is 30 feet. The subject request is to reduce the setback to 15 feet. The reduced setback would allow the two proposed buildings to be setback 15-feet from the property line so that they can maintain a safe distance as required by the 2006 International Fire Code (IFC) to maintain a safe quantity/distance (QD) separation from the 3 existing storage magazine quantities currently utilized. The applicant explains the technical reasons for the building separation in more detail within the project narrative.

The requested setback modification is minimal and not detrimental to development of the area. The proposed elevation will contribute to the quality of the overall development with a continuation of enhanced elevations that have a consistent design theme along the street and freeway frontages.

CONCLUSION:

The proposed request complies with the General Plan and meets all review criteria for Site Plan Review as outlined in Section 11-69-5 of the City of Mesa Zoning Ordinance. The request also conforms with the requirement for approval of a Planned Area Development Overlay as outlined in Section 11-22-1 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 City development codes and regulations, except as modified in Table 1 in the staff report.
3. Compliance with all requirements of Design Review.
4. Compliance with all conditions of approval for case Z15-004, except as modified by this report.