



Planning and Zoning Board

Staff Report

CASE NUMBER: ZON19-00070
LOCATION/ADDRESS: Within the 8000 block of East Ray Road (north side)
GENERAL VICINITY: Located west of Hawes Road on the north side of Ray Road
REQUEST: Rezone from AG-AF to LI-AF-PAD; and Site Plan Review. Also consider a Preliminary Plat for "The Landing 202"
PURPOSE: This request will allow for an industrial development
COUNCIL DISTRICT: District 6
OWNER: Kay & Judy Toolson Joint Trust/Crisko, LLC
APPLICANT: Jack Gilmore, Gilmore Planning & Landscape Architecture
STAFF PLANNER: Cassidy Welch, Planner I

SITE DATA

PARCEL NO.: 304-30-025L, -025M, & -025N
PARCEL SIZE: 36± acres
EXISTING ZONING: Agricultural – AG-AF
GENERAL PLAN CHARACTER: Employment/Mixed Use Activity District
CURRENT LAND USE: Vacant

SITE CONTEXT

NORTH: Vacant, zoned AG-AF
EAST: Vacant, zoned PEP-AF-PAD
SOUTH: (Across Ray Road) Vacant, zoned LI-AF-PAD
WEST: Vacant, zoned LI-AF-PAD

HISTORY/RELATED CASES

October 16, 2000: Annexed into the City of Mesa (Ord. #3815)
May 7, 2001: City designated comparable zoning (Case# Z00-087; Ord. #3885)

STAFF RECOMMENDATION: Approval with conditions

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

PROPOSITION 207: ☒ Yes ☐ No

PROJECT DESCRIPTION / REQUEST

This is a request to rezone the property from Agricultural (AG) to Light Industrial (LI) with a Planned Area Development (PAD) and to also obtain a site plan approval. The applicant is proposing the development of two industrial buildings with a total square footage of approximately 605,000 square feet.

NEIGHBORHOOD PARTICIPATION:

The applicant has completed a Citizen Participation Process, which included mailed letters to property owners within 1,000-feet of the site, as well as HOAs within ½ mile and registered neighborhoods within one mile. The applicant has not received any comments/concerns. As of writing this report, staff had not been contacted by any residents or property owners in the area to express support or opposition. The applicant will be providing an updated Citizen Participation Report prior to the March 19, 2019 Study Session. Staff will provide an update to the Board during the scheduled study session.

STAFF ANALYSIS

MESA 2040 GENERAL PLAN:

Staff reviewed the proposal and found it is consistent with the criteria for review outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan and determined the request conforms with the General Plan.

The property is located in the Employment Character area designation. Per Chapter 7 of the General Plan, the primary focus of the Employment character type is to provide for high quality employment and development. The proposed project is consistent with the General Plan by providing a high-quality industrial development that will further the goals of the Employment district.

Gateway Strategic Development Plan:

The property is also located within the Airport/Campus District of the Gateway Strategic Development Plan. Per this plan, the focus of the Airport/Campus District is to create a district that supports development functions and airport-related uses. The predominant use should be high intensity employment uses that integrates well with the on-airport uses. The proposed development is consistent with the intentions of the Airport/Campus District of the Gateway Strategic Development Plan.

AIRFIELD OVERLAY – Mesa Zoning Ordinance (MZO) Article 3 Section 11-19:

Per Section 11-19 of the MZO, the site is located within the Airfield (AF) Overlay District. Specifically within the Airport Overflight sub-areas: Airport Overflight Area One (AOA 1), Airport Overflight Area Two (AOA 2), Airport Overflight Area Three (AOA 3). The location of the property within the Airport Overflight Area Two (AOA 2) is due to its proximity to the Phoenix-Mesa Gateway Airport. Per Section 19 of the MZO, the AOA 1 and AOA 2 has certain restricted uses, as well as approval of a Council Use Permit for certain uses.

ZONING:

The site is currently zoned Agricultural – AG-AF. The applicant is requesting to rezone the property to Light Industrial – LI with a Planned Area Development (PAD) overlay to accommodate the proposed development. Per Section 11-7-2 of the MZO, industrial and warehouse uses are a permitted use in the LI zoning district.

PAD OVERLAY MODIFICATIONS – MZO Article 3, Chapter 22:

The request includes a Planned Area Development (PAD) overlay in accordance with Section 11-22 of the MZO. The purpose of the overlay is to allow modifications to certain required standards for

development of the property. The overlay will also provide opportunities to create a high-quality development with some modification to the development standards outlined in the MZO.

The PAD overlay request includes two modifications to the development standards for this development. A reduction in the required parking ratio and an increase in the allowable building height has been requested.

Table 1 below shows the MZO required standards, the applicant's proposed PAD standards, and staff recommendations. The **bolded text** indicate staff recommended changes:

	Required Development Standards:	Proposed PAD Modifications:	Staff Recommendations:
Maximum Building Height:	40 ft.	54 ft.	As Proposed
Required Parking	1 space/900 SF	1 space/1,100 SF	As Proposed

SITE PLAN - MZO Section 11-69-5:

The proposed site plan conforms with the review criteria outlined in Section 11-69-5 of the MZO. The request includes two buildings on the site. Building 1A is proposed to be approximately 486,536 square feet and Building 1B is approximately 119,000 square feet. The site is accessed from Ray Road and includes shared access to the parcels to the south and west of the site. These parcels will be developed in future phases. Parking is located along the edges of the site, surrounding the buildings. The site plan also shows trailer parking between buildings 1A & 1B and at the rear of building 1A. This is to accommodate large vehicle and trailers of potential users.

Design Review:

The proposed elevations will be reviewed by the Design Review Board on March 19, 2019. Staff is anticipating minimal comments and modifications from the Board. Staff will work with the applicant on revisions, as directed by the Design Review Board.

PRELIMINARY PLAT:

This request includes a preliminary plat titled "The Landing 202". Section 9-6-2 of the Mesa Subdivision standards requires approval of all subdivision plats located in the City to be processed through four progressive stages. Review and approval of a preliminary plat is the second stage in the series of the progressive stages. The preliminary plat is reviewed and approved by the Planning and Zoning Board. All approved preliminary plats are subject to potential modifications through the City's Subdivision Technical Review process, which is the third stage after approval of the preliminary plat. The Subdivision Technical Review process considers the overall design of the subdivision and details, such as utilities layout, ADA compliance, detention requirements, etc. This process sometimes results in modification to the lot sizes and configuration which could result in a reduction of lots.

CONCLUSION:

The subject request conforms with the General Plan and the Gateway Strategic Development Plan. It is also consistent with the review criteria for Planned Area Development Overlay outlined in Section 11-22-1 of the MZO.

The site is also located within Airfield (AF) Overlay District (Section 11-19). The site plan conforms with the review criteria outlined in Section 11-69-5 of the MZO. Staff recommends approval with the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with final site plan submitted and preliminary plat submitted.
2. Compliance with all City development codes and regulations; except for the PAD modifications in Table 1 of the staff report.
3. Compliance with all requirements of Design Review.
4. Compliance with all requirements of the Subdivision Regulations.
5. 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 or prior to the issuance of a building permit; whichever comes first.
6. Written notice be provided to future property owners that the project is within 1 mile of Phoenix-Mesa Gateway Airport.
7. Due to the proximity to Phoenix-Mesa Gateway 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 for structures on this property.
8. Prior to the issuance of a building permit, provide documentation by 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 db as specified in Section 11-19-5 of the Zoning Ordinance.
9. Recordation of a cross access agreement with adjacent properties to the south and west.