



Planning and Zoning Board

Staff Report

CASE NUMBER: ZON18-01010
LOCATION/ADDRESS: Within the 3400 to 3600 blocks of North Greenfield Road (east side) and within the 4400 block of East Virginia Street (north side).
GENERAL VICINITY: Located at the southeast corner of the 202 Red Mountain Freeway and Greenfield Road
REQUEST: Site Plan Review. Also consider a Preliminary Plat for "Greenfield Industrial"
PURPOSE: This request will allow for an industrial development.
COUNCIL DISTRICT: District 5
OWNER: Colebank Family Ltd Partnership
APPLICANT: Jack Czerwinski, Majestic Reality
STAFF PLANNER: Ryan McCann, Planner I

SITE DATA

PARCEL NO: 141-37-042C, 141-37-036, 141-37-037A, 141-37-047A, and 141-37-048A
PARCEL SIZE: 10.8± acres
EXISTING ZONING: General Industrial
GENERAL PLAN CHARACTER: Employment District
CURRENT LAND USE: Vacant

SITE CONTEXT

NORTH: 202 Red Mountain Freeway
EAST: Existing industrial, zoned General Industrial (GI) and Heavy Industrial (HI)
SOUTH: (Across Virginia Street) Existing industrial, zoned Light Industrial (LI)
WEST: (Across Greenfield Road) Vacant, zoned GI

HISTORY/RELATED CASES

January 1979: Annexed into the City. (Ord. #1208)
August 1979: City designated comparable zoning to M-2 (Z79-070)
November 2016: Site plan approval for the development of an industrial warehouse/manufacturing building on the property.

STAFF RECOMMENDATION: Approval with conditions

PROJECT DESCRIPTION / REQUEST

The request is for Site Plan Review to allow the development of two office/warehouse buildings. The site plan shows the buildings will consist of a 71,420 square foot structure on the south portion on the site and the second building consisting of an 87,236 square foot structure to the north.

NEIGHBORHOOD PARTICIPATION:

The applicant has completed a Citizen Participation Process, which included a mailed letter to property owners within 1,000-feet of the site, as well as HOAs within ½ mile and registered neighborhoods within one mile of the subject property. According to the applicant, no resident has expressed concerns with the proposed development. Also, as of writing this report, staff has not been contacted by any resident or property owner to in the surrounding area to expressed concerns or support for the development. The applicant will be providing an updated Citizen Participation Report prior to the March 19th, 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 reviewed the request and determined it is consistent with the criteria for review as outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan. The proposed use also conforms to 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 District is a character type that is primarily used for employment-type land uses and typically have minimal connection to the surrounding area. Examples of employment districts include areas for large manufacturing facilities, warehousing, business parks, etc. The goal for these districts is to provide for a wide range of employment opportunities in high quality settings.

The subject request is consistent with the General Plan character area designation and will provide well-designed warehouse buildings to support industrial uses and employment. Per Chapter 7 of General Plan, the proposed use is listed as a typical use within the Industrial sub-type character designation. Per the General Plan, the GI zoned district is an allowed district in the Employment character area designation.

Falcon Field Sub-Area:

The site is also located within the Falcon Field Sub-Area Plan. Per requirements of the Sub-Area Plan, high-quality industrial development that will provide employment and support the Falcon Field Airport is encouraged in this area. Development within the Falcon Field Sub-Area should reflect an architectural character consistent with the requirements for contemporary or progressive architecture with clean lines and articulated geometrical forms, innovative design, quality materials and use of color. The elevation plans submitted with the application include such contemporary architectural features.

ZONING:

Per Section 11-7-2 of the MZO, subject request is permitted in the GI zoning district.

SITE PLAN:

The proposed site plan conforms to the review criteria for site plan layout and functionality outlined in Section 11-69-5 of the City of Mesa Zoning Ordinance (MZO). Per section 11-69-5 of the MZO, the purpose of a site plan review is to ensure proposed development are compatible with its surrounding

areas and potential impacts that may be associated with the development are mitigated. It is also to ensure the proposed development is consistent with the goals and objectives of the City's General Plan, as well as any associated sub-area plans. The site plan shows two proposed buildings with truck bays to be located on the south side of building 1 and the east side of building 2. The location of the truck bay on this section of the property is to minimize direct visibility of these area from public view. The site plan also shows proposed construction of pedestrian friendly walkways that will connect the buildings to each other and to the street.

Design Review:

On February 12, 2019, the Design Review Board reviewed elevation plans for the development and recommended minor modifications to the plans. The applicant is working with staff to incorporate the suggested revision by the DRB to the elevations.

PRELIMINARY PLAT

Section 9-6-2 of the Mesa Subdivision standards requires approval of all subdivision plats located in the City to be process through four progressive stages. Review and approval of a preliminary plat is the second stage in the series of the progressive stages. Per the Section of the MZO, the preliminary plat is reviewed and approved by the Planning and Zoning Board. All approved preliminary plats are subject to potential modification 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 can sometimes result in modification to lot sizes and configuration and reduction the number of lots.

CONCLUSION:

The proposed project is consistent with the General Plan, the Falcon Field Sub-area Plan and 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 City development codes and regulations.
3. Compliance with all requirements of Design Review.
4. Compliance with the preliminary plat submitted.
5. Compliance with all requirements of the Subdivision Regulations.
6. 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 or concurrently with the recordation of the final subdivision map or the issuance of a building permit, whichever occurs first.
 - b. Written notice shall be provided to future property owners, and acknowledgment received that the project is within 3 mile(s) of Falcon Field Airport.
 - c. Due to the proximity of the site to Falcon Field Airport, development of all proposed structures require 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 shall be required

with for the submittal of a building permit to construct 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 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.