



Greenfield Industrial Project

Planning & Zoning Board

NEC of Greenfield Road and Virginia Street

1st Submittal: December 21, 2018

2nd Submittal: February 5, 2019

3rd Submittal: February 19, 2019

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Introduction

The subject site that is contained in the request is located in the City of Mesa, on the northeast corner of Greenfield Road and Virginia Street. This site consists of approximately 10.7 developable acres and is Maricopa County Tax Assessor Parcel Numbers (APNs) 141-37-042C; 047A; 048A; 036; 037A. This request is to initiate the Site Plan Review/Modification process through the City of Mesa Planning and Zoning Board for a proposed warehouse with accessory office space development. The proposed site plan consists of two new, ground-up buildings of 87,236 sq. ft. and 71,420 sq. ft.

Site Conditions and Accessibility

Existing site conditions can be seen on the Context Plan enclosed with this submittal. The site is bordered by Greenfield Road to the west, Virginia Street to the south, Arizona State Route 202 (Loop 202) to the north, and a stone, brick, and paver manufacturer and airbag manufacturer to the east. The adjacent Greenfield Road arterial roadway is fully dedicated and improved, and Virginia Street is also fully dedicated and improved, less the sidewalk along the southern frontage. Primary access into the site will be from Greenfield Road, with a secondary access off of Virginia Street. The proposed site plan does not adversely affect existing infrastructure and facilities within the area, and also does not present an adverse impact on neighboring properties.

Surrounding Property Information			
	Existing Land Use Category	Existing Zoning	Existing Use
North	Employment	LI	Loop 202, then Talley Defense Systems
South	Employment	LI	Virginia Street, then gas station and vacant lot
East	Employment	HI (CUP)	Stone/Brick/Paver Manufacturer and Airbag Manufacturer
West	Employment	GI	Greenfield Road, then Arizona State Land
Site	Employment	GI	Vacant / Undeveloped

Historical Data

In 2016, a site plan review application was processed on this site consisting of a similar design to what is being proposed through this application today. The existing site plan tied to the site is a two-building industrial development with the north building being the first phase and the south building being the second phase. On November 16, 2016, the City of Mesa Planning and Zoning Board approved the site plan related to zoning case number Z16-051.

Concurrently with this Planning & Zoning Board application, a Design Review Board application relating to the proposed site plan has been submitted to the City of Mesa.

General Plan Conformance

The subject property and its surrounding properties fall within the “Employment” land use category of the Mesa 2040 General Plan. The site plan conforms with the overall Employment character type and the Industrial character sub-type described in the General Plan by proposing an employment-focused use which shall provide quality manufacturing and warehouse jobs. The site is located in the Falcon Field area which the General Plan identifies as high-quality employment center, and lies within the designated Falcon Field Sub-Area Plan. The proposed site and building were designed to meet the high-quality development requirements of the Falcon Field Sub-Area Plan.

Zoning District Conformance

The existing General Industrial (GI) zoning of the subject property is consistent with the proposed site plan for a two-building industrial development with warehousing and accessory office space.

Conceptual Site Plan

The site plan is enclosed with this application and has been designed to meet the requirements of the City of Mesa Zoning Ordinance. The enclosed site plan illustrates the proposed building size, orientation and location, as well as vehicular circulation, parking and conceptual drainage for the

site. The site plan has been designed to fit within the overall circulation network for the area and meets the required number of parking spaces. The site plan data is summarized in the table below.

Site Plan Data	
APN	141-37-042C; 048A; 047A; 037A; 036
General Plan	Employment
Zoning	General Industrial (GI)
Gross Site Area	12.57 acres
Net Site Area	10.74 acres
Gross Building Area	
Building 1	87,236 sq. ft.
Building 2	71,420 sq. ft.
Total	158,656 sq. ft.
Building Construction Type	III-B
Building Height	42' (Parapet), 36' Max. (Roof Cap)
Building Setbacks (Min.)	
Greenfield Rd. (Front)	15'
Loop 202 Freeway (Rear)	30' (Buildings) / 15' (Parking)
Virginia St. (Industrial Collector)	20'
Interior Side	0'
Parking Required	
144,528 sq. ft. warehouse space	161 (1 per 900 sq. ft.)
14,128 sq. ft. office space	38 (1 per 375 sq. ft.)
Total Required	199
Parking Provided	199

The site plan proposes two large warehouse/office buildings with surrounding parking and circulation designed to accommodate large vehicles, e.g. semi-trucks, fire trucks, and refuse collection vehicles. The warehouse building in the north portion of the property is oriented to face the Loop 202 Freeway while the southern side of the building is dedicated to a screened yard which encloses the truck bays. This screened yard also stretches to the south to enclose the truck bays of the second building in the southern portion of the site. The second building, which is the smaller of the two, faces onto Greenfield Road. The two warehouse buildings are surrounded by fire lanes on all sides, with fire hydrants provided at code-required intervals. Access to the site shall be provided by two new driveways to be built off of Greenfield Road and Virginia Street. A right turn deceleration lane shall be constructed along with the driveway off of Greenfield Road.

Conclusion

The Greenfield Industrial project will be a vital addition to the City of Mesa and the Falcon Field Employment Center. The development team respectfully requests your favorable consideration of the Site Plan Review/Modification documents. The development team is committed to ensuring the growth of another high quality, job creating and economic-boosting development. The team looks forward to working with the City of Mesa to gain all necessary Planning and Zoning approvals to build a successful project.