



Planning and Zoning Board

Staff Report

CASE NUMBER: ZON19-00016
LOCATION/ADDRESS: Within the 7100 to 7600 blocks of East Elliot Road (north side) and the 3100 to 3500 blocks of South Sossaman Road (west side).
GENERAL VICINITY: Located north of Elliot Road and west of Sossaman Road
REQUEST: Rezone from Limited Industrial- Planned Area Development-Planned Area Development and Planned Employment Park- Planned Area Development – Planned Area Development (LI-PAD-PAD and PEP-PAD-PAD) to Employment Opportunity (EO) to create the Red Hawk Employment Opportunity District.
PURPOSE: This request will establish zoning to guide future development of employment and industrial uses on the property.
COUNCIL DISTRICT: District 6
OWNER(S): MBR Land I, an Arizona General Partnership,
MBR Land I, LLP
B&K Land Investment Co., et al
Morrison Ranch, Inc.
APPLICANT: W. Ralph Pew, Pew & Lake, PLC
STAFF PLANNER: Lesley Davis, Senior Planner

SITE DATA

PARCEL NO.: 304-05-018K, 304-05-018L, 304-05-019F, 304-05-019G, 304-05-019K, 304-05-020X, 304-05-022G, and 304-05-022K
PARCEL SIZE: 187± acres
EXISTING ZONING: PEP-PAD-PAD and LI-PAD-PAD
GENERAL PLAN CHARACTER: Mixed Use Activity/Employment
CURRENT LAND USE: Vacant

SITE CONTEXT

NORTH: Existing residential – zoned RS-9-PAD-PAD and an existing Gilbert Public Schools Maintenance and Operations yard – zoned PEP-PAD-PAD
EAST: (across Sossaman Road) Existing Church with sports fields, zoned AG and vacant land – zoned LI and LC
SOUTH: (across Elliot Road) Existing dairy farm, zoned in Maricopa County
WEST: (across East Maricopa Floodway and RWCD Canal) Vacant – zoned RS-43 and existing self-storage facility, zoned LI

STAFF RECOMMENDATION: Approval with conditions

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

PROPOSITION 207 WAIVER SIGNED: ☒ Yes ☐ No

HISTORY/RELATED CASES

- February 22, 1990:** Annexed to City of Mesa (Ord. #2842)
April 2, 1990: Rezoned from County Rural-43 to City AG (Case #Z90-009, Ord. #2511)
October 16, 2006: (adjacent to the north) City Council approval of a rezoning from AG to R1-6-PAD-DMP, R1-7-PAD-DMP, R1-9-PAD-DMP and C-1-PAD-DMP and the establishment of the Desert Place at Morrison Ranch (Residential) Development Master Plan. (Case #Z06-066, Ord. #4602)
November 20, 2006: City Council approval of a rezoning from AG to PEP-PAD-DMP and LI-PAD-DMP and the establishment of the Desert Place at Morrison Ranch (Industrial) Development Master Plan. (Case #Z06-083, Ord. #4633)

PROJECT DESCRIPTION / REQUEST

Project Red Hawk is a request for the establishment of an Employment Opportunity (EO) Zoning District within the Gateway Area, to be deemed the Red Hawk Employment Opportunity Zone (RHEOD). This area is comprised of 8 parcels, which total approximately 187 contiguous acres of land. The parcels are bounded by Elliot Road on the south, Sossaman Road on the east, the East Maricopa Floodway and RWCD Canal on the west and the existing Desert Place at Morrison Ranch residential development to the north, which is separated by a 250-foot SRP Transmission easement. This transmission easement is owned and maintained by the Desert Place at Morrison Ranch homeowner's association. Additionally, there is a Gilbert Public Schools Operations and Maintenance yard located adjacent to the northwest corner of the site.

Per Section 11-14-1 of the MZO, the purpose of the EO district is to provide an opportunity for large scale, unified and planned employment development that encourage and promote innovative and sustainable land uses.

NEIGHBORHOOD PARTICIPATION:

The applicant has completed a Citizen Participation Process, which included mailed letters to property owners within 1,000' of the site, as well as HOAs and registered neighborhoods within a mile of the site. The applicant also held a neighborhood meeting on February 27, 2019 at Paloma Community Church located adjacent (east) to the site and across Sossaman Road.

As of writing this report, staff has not been contacted by any residents or property owners in the area to express support or opposition to the request. The applicant will be providing an updated Citizen Participation Report prior to the March 19, 2019 Study Session. Staff will provide 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 request also conforms to the General Plan character area designation of Mixed Use Activity District/Employment. Per chapter seven of the General Plan, the purpose of the Employment character area designation is to provide for a wide range of employment opportunities and viable centers of commercial activity that attract people to unique shopping and employment experiences. Rezoning the subject property to allow large scale, unified and

planned employment opportunities conforms to the goals of the Mixed Use Activity/Employment character area type. According to the applicant, the intended development and users will consist of advanced manufacturing companies with an integrated platform of ancillary land uses that support the main and primary employment uses on the property.

Gateway Strategic Development Plan:

The property is also located in the Inner Loop District of the Gateway Strategic Development Plan. Per this plan, the focus of the Inner Loop District is to provide a wide variety of uses that are generally non-residential, due to the increasing over-flight activities associated with Phoenix-Mesa Gateway Airport operations. It is also a goal of the sub area plan to create a regional employment center with a variety of jobs. The subject request is consistent with the Gateway Strategic Development Plan.

ZONING:

Chapter 14 of the Mesa Zoning Ordinance (MZO) outlines the establishment of the EO zoning designation, as well as the process and criteria creating such a district. Per Section 11-14-1 of the MZO, each EO district is unique allowing for development regulations tailored to the specific economic development objectives of a given area. As part of the requirement for creating an EO district, the request must include an EO development plan with a development plan map, development goals, specified land uses and regulations and development standards. In addition, the proposed land uses, and regulations must be based in whole or in part on the City's zoning districts, or the land uses could be new categories expressly created by the proposed EO district's development plan. In the case of the subject request, the proposed land use district is selected to be similar to the City's LI zoning district. Below is a summary of required documents associated with the required development plan to create an EO district:

1. Development Plan Map. This establishes the area covered by the zoning designation and properties that can opt in to the EO zoning designation.
2. Development Goals. This section outlines the goals and objectives of the district, as well as explanation of the goals
3. Land Use Regulations. This section provides the specific list of land uses allowed in the district as compared to general land uses allowed in the LI District.
4. Development Standards. As part of the request, the applicant is establishing the development standard, specifically relating to height, setbacks, fencing/walls, parking and screening requirements. The table below shows those proposed standards:

Table 1

| Standard | Proposed |
|-----------------|--|
| Building Height | Height identified in "RHEOD Height Restriction Map"; ranges from a maximum of 50 feet to a maximum of 150 feet |
| Setbacks | West boundary: 15 feet; north boundary: 20 feet. |
| Fences/Walls | 4' and 10' around entire site; Materials may include CMU's, steel anti-climb fencing; iron and may include wire mesh where not visible to the public (unless wire mesh is temporary during construction) |
| Parking | Parking per site plan review |

| | |
|---|--|
| Landscape Islands | Parking per site plan review |
| Screening: | |
| - of Mechanical Equipment | The height of the perimeter wall(s) and accompanying landscaping will be deemed as appropriate screening elements for roof and ground-mounted mechanical and electrical equipment. Definition created to define equipment. |
| - of loading docks | Site wall and landscape design shall screen any dock areas from adjacent properties. |
| - of trash and recycling areas | Trash and recycling areas shall be included in the loading dock area in addition to the loading docks for material delivery. |
| - on common property line with residential district | 4' and 10' wall around entire site per description in the Project Narrative; Materials may include CMU's, steel anti-climb fencing; iron and wire mesh not visible from public view. |

5. Architectural Design Guidelines. This section goes beyond the standards contained in the Zoning Ordinance for the industrial buildings and provides guidelines for architectural design, building massing, roofs, screening, elevations/walls, building form standards, color palette and fencing materials and location.
6. Landscape Design Standards. This section provides detailed design expectations on edge treatments, gateways and major site entrances, open space, and plant palette.
7. Permanent Sign Regulations. The proposed signage on the property are the same as in the LI district.
8. Development Processing. Site Plan, Elevations and Landscape Plan must be approved by the Planning Director prior to issuance of a building permit, pursuant to the procedures outlined in Sections 11-14-7 and 11-14-10 of the MZO.
9. Definitions. This section includes a definition for Data Center. Currently, there is no such definition in the MZO. Data Centers are an allowable use under Business Services within the LI Zoning District but are not defined in the code.
10. Administrative Procedures. This section establishes procedures for amendments, administrative actions and appeals in accordance with Chapter 14 of the MZO.

As discussed, the goal of the EO district is to offer the opportunity for property owners and prospective employers the flexibility in development standards that accommodate market changes while providing incentives for high quality development that is consistent with the goals of the City's General Plan and applicable sub area plans. The subject request and associated development plan and standards conform to the criteria for creating an EO district outlined in Chapter 14 of the MZO. The proposed request includes adoption of design guidelines, a list of prohibited uses, and building height allowance to create the desired employment and advanced manufacturing corridor.

CONCLUSION:

The subject request is consistent with the Mesa 2040 General Plan, the Mesa Gateway Strategic Development Plan, and conforms with the criteria outlined Chapter 14 of the Zoning Ordinance. Staff recommends approval with the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the EO development plan dated March 12, 2019.
2. Compliance with all City development codes and regulations, except as modified by the Development Plan.
3. Compliance with all requirements of the Subdivision Regulations.
4. Compliance with all requirements of the Design Review.
5. Due to the proximity to Phoenix-Mesa Gateway Airport, any proposed permanent or temporary structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. If required, an FAA determination notice of no hazard to air navigation shall be provided prior to building permit issuance.