



**PLANNING DIVISION
STAFF REPORT**

Board of Adjustment

April 3, 2019

CASE No.: BOA19-00157	CASE NAME: Fujifilm Height Exception
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Owner's Name:	FUJIFILM Electronic Materials USA Inc.
Applicant's Name:	Bobby Magness, Weiss Magness Architects
Location of Request:	6550 South Mountain Road
Parcel Nos:	304-34-035D
Nature of Request:	Special Use Permit (SUP) to allow an exception to the height limit in the airfield overlay district to allow for expansion of an industrial development within the HI-AF-PAD District.
Zone District:	Heavy Industrial (HI) with Airfield (AF) and Planned Area Development (PAD) Overlays
Council District:	6
Site Size:	50± acres
Proposed Uses:	Manufacturing
Existing Use:	Manufacturing
Hearing Date(s):	April 3, 2019 / 5:30 p.m
Report Date:	March 13, 2019
Staff Planner:	Veronica Gonzalez
Staff Recommendation:	APPROVAL with 5 Conditions

HISTORY

On March 20, 2017, the City Council approved a zoning change to allow consolidation of the multiple zoning districts on the property from General Industrial (GI)-Council Use Permit (CUP)-Airfield (AF), Heavy Industrial (HI)-AF and Agricultural (AG) to HI-AF-PAD to accommodate future expansions of the facility.

On September 19, 2018, the Planning and Zoning Board approved a Special Use Permit (SUP), ZON18-00362, to allow for a parking reduction and a Site Plan Modification for an 87,045 square foot expansion of an existing industrial facility.

PROJECT DESCRIPTION

Background

This is a request for a Special Use Permit (SUP) to allow an exception to the specified height limit within an AF Airfield Overlay District. Fujifilm operates an existing manufacturing facility that is located within the Phoenix-Mesa Gateway Airport Overflight Area Three (AOA3) and zoned HI-AF-PAD. The applicant proposes to expand the facility by adding 87,045 square feet of building area. The site plan and elevation provided with the application, shows the height of the building will exceed the allowed height in the HI zoning district. Per Table 11-7-3 of the Mesa Zoning Ordinance, the maximum height allowed in the HI district is 50'. The proposed building height is 52'-2". The XLab building is required to include interior vertical clearances that result in an increased parapet height to properly screen roof-mounted mechanical equipment. The applicant also proposes to increase the height of an architectural fin wall associated with the building to 55'. This is to maintain the massing proportions of the building addition. Per Section 11-30-3(B) of the Mesa Zoning Ordinance (MZO), "there shall be no exceptions to the specified height limits within the AF Airfield Overlay Districts, unless authorized by the approval of a Special Use Permit."

General Plan Character Area Designation and Goals

The Mesa 2040 General Plan character area designation for this site is Employment. The proposed expansion has the potential to add approximately 60 jobs to an area that is zoned and planned for this type of industrial use. The proposed expansion follows a pattern of development and character that is consistent with the goals and objectives of the Mesa 2040 General Plan as well as the Phoenix-Mesa Gateway Strategic Development plan and is appropriate for the Phoenix-Mesa Gateway Airport Planning Area.

Site Characteristics

The project site is located within AOA3 of Phoenix-Mesa Gateway Airport and has an AF overlay district. Areas within the AOA3 are outside the 60 DNL noise contour and do not have any use limitations beyond those in the base zoning district. Normally, exceptions to height limits are reviewed and approved by the Design Review Board in accordance with the findings outlined in Section 11-30-3(C). However, because the site is within an AF overlay district, the request for an exception to the height limit for the XLab building requires review and approval of a SUP by the Board of Adjustment in accordance with the findings established in Section 11-70-5(E).

Surrounding Zoning Designations and Existing Use Activity:

Northwest AG Vacant, undeveloped land	North GI-AF Vacant land identified for proposed Maricopa 24 Freeway	Northeast (Across Mountain Road) AG and GI Vacant, undeveloped land
West (Across Signal Butte Road alignment) County RU-43 Vacant, undeveloped land in Maricopa County	Subject Property HI-AF-PAD Manufacturing	East (Across Mountain Road) AG and GI-BIZ Vacant, undeveloped land and existing research/development
Southwest AG Vacant, undeveloped land	South HI Existing industrial	Southeast (Across Mountain Road) AG and GI-CUP Vacant, undeveloped land and existing solid waste transfer station

Compatibility with Surrounding Land Uses:

The site is surrounded by existing industrial uses. The proposed expansion is compatible with surrounding uses.

Mesa Zoning Ordinance Requirements and Regulations:

Per Section 11-70-5(E) of the City of Mesa Zoning Ordinance, the Board of Adjustment shall find the following criteria are met for approval of a SUP:

1. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies;

The site is located in the Employment character type of the Mesa 2040 General Plan. The proposed expansion is consistent with the goals and objectives of the General Plan by adding approximately 60 jobs to the area, providing an intensive industrial use in an appropriate location and promoting high quality development.

2. The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and any other applicable City plan or policies;

The existing industrial use conforms to the land use regulations of the HI District and the proposed expansion of the facility fits the description of the General Plan character type.

3. The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, nor will the proposed project or improvements be injurious or detrimental to the neighborhood or to the general welfare of the City; and

The existing industrial use is in a location that is far from established residential neighborhoods and allowing the proposed height will not be detrimental to the surrounding properties. The proposed project is also consistent with the predominate zoning districts and General Plan character type of the area and thus will not be injurious or detrimental to the surrounding properties. Also, Phoenix-Mesa Gateway Airport does not object to the proposed use.

4. Adequate public services, public facilities and public infrastructure are available to serve the proposed project.

The proposed project is currently served by existing City of Mesa utilities and public infrastructure.

Findings

1. Fujifilm currently operates the ±245,135 square foot manufacturing facility and proposes to expand the facility to meet increased demand.
2. The proposed expansion is consistent with the goals of the General Plan and compatible with surrounding development.
3. The increase in height for the XLab building will accommodate uses within the building that require certain interior vertical clearances as well as properly screen roof-mounted mechanical equipment.
4. Phoenix-Mesa Gateway Airport has indicated they have no objection to the proposed expansion.
5. The proposed project will not be injurious or detrimental to adjacent properties.

Neighborhood Participation Plan and Public Comments

The applicant did not conduct a neighborhood meeting; however, notification letters were sent to all property owners within 500' of the site.

Staff Recommendations:

Based upon the application and the criteria for approving SUP's, outlined in Section 11-70-5 of the MZO, staff recommends approval of the request with 5 conditions:

Conditions of Approval:

1. *Compliance with the final master site plan, overall roof plan and elevations submitted, except as modified by the conditions below;*
2. *Compliance with all City development codes and regulations of the Development Services Department regarding the issuance of building permits;*
3. *Compliance with all requirements of Design Review.*
4. *Compliance with all requirements of ZON18-00362.*
5. *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. An FAA determination notice of no hazard to air navigation shall be provided prior to building permit issuance.*

Exhibits:

Exhibit 1-Staff Report

Exhibit 2-Zoning Map/Aerial Map

Exhibit 3- Applicant Information

- 3.1 Applicant Written Narrative
- 3.2 Applicant Master Site Plan
- 3.3 Applicant Overall Roof Plan
- 3.4 Applicant Elevations