



Planning and Zoning Board

Staff Report

CASE NUMBER: ZON19-00063
LOCATION/ADDRESS: Within the 10200 and 10300 blocks of East Pecos Road (south side).
GENERAL VICINITY: Located on the south side of Pecos Road east of the Crismon Road alignment.
REQUEST: Site Plan Review.
PURPOSE: This request will allow for the development of an industrial facility.
COUNCIL DISTRICT: District 6
OWNER: Williams Gateway Land Inv LP/GFLP/ET AL
APPLICANT: Sean Lake, Pew and Lake, PLC representing Old Dominion, ODFL Mesa
STAFF PLANNER: Wahid Alam, AICP, Planner II

SITE DATA

PARCEL NO: 304-63-006N
PARCEL SIZE: 19± acres
EXISTING ZONING: General Industrial
GENERAL PLAN CHARACTER: Employment District
CURRENT LAND USE: Undeveloped Vacant

SITE CONTEXT

NORTH: (Across Pecos Road) Vacant, Maricopa County
EAST: Vacant, zoned General Industrial (GI)
SOUTH: Vacant, zoned General Industrial (GI)
WEST: Vacant, zoned General Industrial (GI)

HISTORY/RELATED CASES

January 18, 1990 Annexed into the City. (Ord. #2473)
March 5, 1990: City designated comparable zoning of GI (formerly M-2) (Case # Z79-007, Ord. #2496)
October 21, 1996: Rezoned for future industrial warehouse/ manufacturing development (Case # Z96-067)

STAFF RECOMMENDATION: Approval with conditions

P&Z BOARD RECOMMENDATION: Approval with conditions. Denial

PROPOSITION 207 WAIVER SIGNED: Yes No

PROJECT DESCRIPTION / REQUEST

The request is for a Site Plan Review to allow the development of a 5,450 square feet office building with a 46,550-warehouse space area. The building will be occupied by Old Dominion Freight Line.

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 radius 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 in the surrounding area to express concern or support for the development. The applicant will be providing an updated Citizen Participation Report prior to the April 16th, 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 property is located in the Employment Character area designation. Per Chapter 7 of the General Plan, the Employment character designation is a character type that primarily focuses on 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 the character area 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 a well-designed warehouse and distribution building to support industrial uses and employment. Per Chapter 7 of the 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.

Mesa Gateway Strategic Development Plan

The proposed site is also located within the Logistics and Commerce District of the Mesa Gateway Strategic Development Plan. This designation applies to areas south of the Airport/Campus District and the proposed 24 Gateway Freeway. Per the Strategic Plan, heavy industrial, light industrial, business park, and commercial uses will be predominant within the Logistic and Commerce district. Desired uses include manufacturing facilities, large warehouses, distribution facilities, planned employment parks, and similar uses. The Plan recommends uses in the district to be those that provide a high-quality employment environment that is compatible with increasing over-flight activities associated with the Phoenix-Mesa Gateway Airport. Greater intensity and higher density uses are / encouraged for development approaching the northern boundary of Logistics and Commerce District as it transitions to the planned freeway.

The proposed development is in conformance with the character of the Logistics and Commerce District of the Mesa Gateway Strategic Plan, as well as the goals and objectives of the Mesa Gateway Strategic Plan.

ZONING:

The existing zoning on the site is General Industrial (GI). Per Section 11-7-2 of the MZO, the subject request is permitted within the GI zoning district.

SITE PLAN:

The proposed site plan with staff recommended conditions of approval 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 any proposed development is compatible with its surrounding areas and potential impacts that may be associated with the development are mitigated. The site plan review is also to ensure the proposed development conforms to the goals and objectives of the City's General Plan and any associated sub-area plan.

The proposed site plan shows two-access driveway onto Pecos Street from the site. The driveway to the north of the site will be used for inbound traffic only and the one to the south will be used for outbound traffic. The site plan also show there will be a security gate at the entrance of the property. The staging and docking areas on the site will be screened from public view by an 8 foot masonry wall. Currently, the site plan shows a proposed chain link fence along all three sides (south, east and west) of the site, except the section of the property facing Pecos Road. On March 19, 2019, the Design Review Board reviewed the request and recommended that applicant to construct a masonry return wall along a section of the east and west property boundary to be a continuation of the proposed masonry wall serving a screening wall between the service areas on the property and the front of the lot. Staff is recommending a condition of approval to install a masonry screen wall return along the western and eastern property boundaries per the recommendation of the Design Review Board. (see condition #5a).

Per Section 11-7-3 of the MZO, a minimum of 15 feet landscaping is required along Pecos street. The site plan shows 8 foot wide landscaping yard along Pecos Road. Staff is recommending a condition of approval (see condition number 6b) to require installation of a 15 feet wide landscape yard along Pecos Road. The site plan also shows two storm water retention areas on the northern area of the site. These retention areas will be landscaped with plant materials. The proposed retention areas conform to Section 11-33-6 of the MZO. All parking spaces proposed with the development conforms to the standards of the MZO. Overall, 96 parking spaces are proposed with the site plan. The MZO requires 87 spaces.

Design Review:

On March 19, 2019, the Design Review Board (DRB) reviewed elevations and landscaping for the development and recommended minor modifications to the elevations, including light fixture and screening walls. The applicant is working with staff to incorporate the suggested revision by the DRB.

CONCLUSION:

The proposed project with staff recommended conditions of approval is consistent with the General Plan, the Mesa Gateway Strategic 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 all requirements of the City's Subdivision Regulations.
5. Prior to submittal of a building permit, a modified site plan shall be submitted for review and acceptance by the Planning Director that includes the following items:
 - a. A masonry screen wall return along the western and eastern property boundaries per the recommendation of the Design Review Board at the March 19, 2019 meeting.
 - b. A 15 feet landscape setback adjacent to Pecos Road measured from the future right-of-way.
6. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. 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 occurs first.
 - b. Written notice shall be provided to future property owners that the project is within 1 mile of Phoenix-Mesa Gateway Airport.
 - c. Due to the proximity of the site to Phoenix-Mesa Gateway Airport, 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 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.