



**PLANNING DIVISION**  
**STAFF REPORT**

**Planning and Zoning Board**

**May 22, 2019**

CASE No.: **ZON19-00160**

PROJECT NAME: **Utility Construction Company**

Owner's Name:	Gateway Warner, LLC
Applicant's Name:	Jared Malone, Associated Architects
Location of Request:	Within the 3300 and 3400 blocks of South 80 <sup>th</sup> Street (west side) and the 7900 block of East Prairie Avenue (south side). Located north of Elliot Road and east of Sossaman Road.
Parcel No(s):	304-04-009X & 304-04-009V
Request:	Site Plan Review. This request will allow for the development of an industrial development.
Existing Zoning District:	Light Industrial (LI)
Council District:	6
Site Size:	3.24± acres
Proposed Use(s):	Office/ Manufacturing with outdoor storage yard
Existing Use(s):	Vacant
Hearing Date(s):	<b>May 22, 2019 / 4:00 p.m.</b>
Staff Planner:	Ryan McCann
Staff Recommendation:	<b>APPROVAL</b> with 5 Conditions

**HISTORY**

On **June 14, 1990**, the property was annexed into the City of Mesa (Ord.#2482).

On **April 2, 1990**, the City Council designated comparative zoning on the property from County Rural-43, Rural-43-MHR, and C-2 to Agriculture (AG), Single Residence (SR), and Limited Commercial (C-2) (Z90-009).

On **February 2, 2004**, the City Council approved the rezoning of the property from Single Residence (R1-43) to Light Industrial (M-1) (Z03-049).

## **PROJECT DESCRIPTION**

### **Background:**

The subject site plan review request is to allow the development of two buildings on the property. The development will consist of a 15,000 square feet and a 5,000 square feet buildings that will be used as an office/manufacturing facility with outdoor storage. The site is located north of Elliot Road east of Sossaman Road and currently vacant.

### **General Plan Character Area Designation and Goals:**

The property is located in the City's Mixed Use Activity/Employment character area designation, specifically within the Industrial sub type category of the Employment character area. Per Chapter 7 of the General Plan, the primary focus of the Employment District is to provide high quality employment-type land uses. Per Chapter 7 of the General Plan, office and light industrial uses are typical uses within the General Plan character area designation. Staff reviewed the request and determined it is consistent with the criteria for review outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan. The request and proposed use of the property is also consistent with the General Plan and the Mixed Use Activity/Employment character area designation on the property.

### **Mesa Gateway Development Strategic Plan:**

The subject property is also located in the Inner Loop District of the Mesa Gateway Strategic Development Plan. According to this plan, the focus of the Inner Loop District is to provide an area with a high-quality, mixed use environment that is compatible with increasing over-flight activities associated with Phoenix-Mesa Gateway Airport operations. Since this area will be subject to the most revisions to the airport noise contours, land uses in this area may need to be generally nonresidential and the City should weigh new developments carefully. The subject request and site plan conforms to the goals of the Inner Loop District.

### **Zoning District Designations:**

The subject property is zoned Light Industrial (LI). Per Section 11-7-2 of the City of Mesa Zoning Ordinance (MZO), the proposed use of the property for office/manufacturing are permitted in the LI zoning district.

### **Site Plan and General Site Development Standards:**

The request conforms with the review criteria for site plan review outlined in Section 11-69-5 of the City of Mesa Zoning Ordinance. The request also conforms to all applicable development standards. Currently, the subject 3.24-acre site is vacant. The site plan shows proposed construction of two buildings consisting of one 15,00 square feet and a 5,00 square feet building. The site plan also shows an area to be used for outdoor storage on the property. This area is located at the rear of the buildings. From the site plan, access to the site will be from 80<sup>th</sup> Street located adjacent to the eastern section of the property and Prairie Avenue located in the northern section of the property. Staff is recommending a condition of approval for the applicant to obtain and record an access agreement prior to submittal of a building permit for the proposed access between the two subject parcels (see Condition #4).

**Design Review:**

The project is scheduled to be reviewed by the Design Review Board on May 14, 2019.

**Surrounding Zoning Designations and Existing Use Activity:**

*Table 1*

<b>Northwest</b> LI Industrial	<b>North</b> LI Automobile Repair	<b>Northeast</b> (Across S. 80 <sup>th</sup> Street) LI Vacant
<b>West</b> LI Residential	<b>Subject Property</b> LI Vacant	<b>East</b> (Across S. 80 <sup>th</sup> Street) LI Vacant
<b>Southwest</b> AG Vacant	<b>South</b> AG Vacant	<b>Southeast</b> (Across S. 80 <sup>th</sup> Street) LI Vacant

**Compatibility with Surrounding Land Uses:**

The majority of the properties that surround the site are vacant. There are existing industrial uses within the immediate vicinity of the site. The property to the north of the site is zoned LI and used as an auto repair facility. The immediate property to the west is zoned light industrial but currently used as a legal non-conforming residential use. The proposed development will not be out of character with the surrounding area and uses.

**Neighborhood Participation Plan and Public Comments:**

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 1 mile of the site. A neighborhood meeting was held on May 6, 2019. According to the applicant 3 citizens were present. Those in attendance did not express any concerns regarding the proposed project. As of writing this report, neither the applicant nor staff has received any comments/concerns from surrounding property owners. The applicant will be providing an updated Citizen Participation Report to staff prior to the May 22, 2019 Study Session. Staff will provide the Board with any new information during the scheduled Study Session on May 22, 2019.

**Staff Recommendations:**

The subject request is consistent with the General Plan and meets the review criteria for Site Plan Review approval outlined in Section 11-69-5 of the MZO; Therefore staff recommends approval with the following conditions:

**Conditions of Approval:**

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Design Review
3. Prior to submittal of a building permit, record with the Maricopa County Recorder's Office a lot line adjustment in accordance with section 9-6-6 of the City of Mesa Subdivision Regulations and section 11-7-3 of the City of Mesa Zoning Ordinance.
4. Prior to the submittal of a building permit, record with the Maricopa County Recorder's Office a cross-access agreement between the subject two parcels.
5. 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 Phoenix Mesa Gateway Airport prior to or concurrently with the recordation of the final subdivision map or the issuance of a building permit, whichever occurs first.
  - b. Provide written notice to future property owners that the project is within 3 mile(s) of Phoenix Mesa Gateway Airport.