



PLANNING DIVISION
STAFF REPORT

Board of Adjustment

August 7, 2019

CASE No.: BOA19-00307

PROJECT NAME: **ADD Warehouse Addition**

Owner's Name:	Hare Holdings, LLC.
Applicant's Name:	Greg Foutz, Addictive Desert Design
Location of Request:	308 and 310 South Extension Road
Parcel No(s):	134-06-010A & 134-06-015E
Request:	Requesting a Substantial Conformance Improvement Permit (SCIP) to allow modifications to certain development standards for the expansion of an existing industrial development.
Existing Zoning District:	General Industrial (GI)
Council District:	4
Site Size:	5.3± acres
Proposed Use(s):	Office/ Manufacturing/ Warehouse
Existing Use(s):	Office/ Manufacturing
Hearing Date(s):	August 7, 2019 / 5:30 p.m.
Staff Planner:	Ryan McCann
Staff Recommendation:	APPROVAL with 5 Conditions

HISTORY

The subject site was annexed into the City of Mesa on December 6, 1948 (Ordinance No.228). At the time of annexation, the site was vacant.

In the 1960's two buildings were constructed on the site for the purpose of manufacturing and warehousing (this site was the former location of the Rosarita Mexican Food plant).

On January 19, 1981, the City Council approved a rezoning of 0.95 acres from Single Residence (R1-6) to General Industrial (M-2) to allow the expansion of existing manufacturing facilities and construction of new offices (Z80-115).

PROJECT DESCRIPTION

Background:

The applicant is requesting to construct a new 20,000 square foot warehouse/storage building on the subject site. Currently, the site does not conform to landscape standards per Section 11-33 and parking setbacks per section 11-7-3 of the Mesa Zoning Ordinance (MZO), therefore, the existing site is considered a non-conforming site. Due to existing conditions, achieving full conformance with the MZO would require significant alterations to the site. Section 11-73 of the MZO establishes Substantial Conformance Improvement Permit (SCIP) process and review criteria. The intent of a SCIP is to achieve a proportional degree of improvement that brings a site into substantial conformance with requirements of the MZO without having to bring the site into full conformance.

In order to achieve substantial conformance, the applicant is proposing the following improvements:

1. Installation of new landscaping adjacent to Extension Road.
2. Replacement of existing chain link fencing with a new concrete masonry unit (CMU) wall with a new metal rolling gate.

General Plan Character Area Designation and Goals:

The property is located within the City's Employment character area designation, specifically within the Industrial 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. The office and general industrial uses of the subject site are typical primary uses consistent with the Employment character area designation. Furthermore, the development is consistent with and conforms to the established development pattern in the area.

Site Characteristics:

The subject site, located north of Broadway Road and east of Alma School Road, is approximately 5.3 acres and is zoned General Industrial (GI). The site contains three existing buildings, respectively 9,550 square feet, 22,520 square feet, and 39,728 square feet. The site is largely developed with minimal landscaping. Access to the subject site is via two access drives from Extension Road. Overhead power lines are present along Extension Road, this will limit trees planted along the street frontage. The existing grass lawn will remain at the front of the 310 S. Extension building. Currently in front of the 308 S. Extension there is existing concrete and a parking lot with no landscaping.

Surrounding Zoning Designations and Existing Use Activity:

Northwest GI Industrial	North GI Industrial	Northeast (Across S. Extension Road) GI Industrial
West GI/ LI Industrial	Subject Property GI Office/ Industrial	East (Across S. Extension Road) GI Industrial
Southwest RM-4/ LC Industrial/ Commercial	South LI Industrial	Southeast (Across S. Extension Road) GI Industrial

Mesa Zoning Ordinance Requirements and Regulations:

Substantial Conformance Improvement Permit (SCIP) MZO Section 11-73:

The subject site is non-conforming as it does not conform to landscape standards per Section 11-33 of the MZO. Table 1 below summarizes the minimum MZO requirements, the applicant's proposal, and staff's recommendations. Text in bold indicates modifications from the MZO code requirements.

TABLE 1 DEVELOPMENT STANDARDS:

Development Standard	MZO Requirement	Applicant Proposes:	Staff Recommends:
<i>Perimeter landscape material</i> S. Extension Road (±420')	17 trees/102 shrubs	7 trees/42 shrubs	As proposed
<u>308 S. Extension (Front Building)</u> <i>Setbacks (landscape)</i> <i>Setbacks (parking)</i>	20' (front) 20' (front)	±0' existing ±0' existing	As proposed As proposed
<i>Foundation Base (depth)</i> South elevation East elevation	5' 15'	0' existing 0' existing	As proposed As proposed
<i>Foundation Base (landscaping)</i> South elevation East elevation	6 trees/ 33% plant material 4 trees/ 33% plant material	0 trees/ 0% existing 0 trees/ 0% existing	As proposed As proposed
<i>Foundation Base – Entry Plaza</i>	Minimum plaza area of 900 SF	None	As Proposed
<u>308 S. Extension (Back Building)</u> <i>Foundation Base (depth)</i> South elevation	5'	0' existing	As proposed
<i>Foundation Base (landscaping)</i> South Elevation	5 trees/ 25% plant material	0 trees/ 0% existing	As proposed

Development Standard	MZO Requirement	Applicant Proposes:	Staff Recommends:
<u>310 S. Extension Building</u> <i>Setbacks (parking)</i>	20' (front)	±18' existing	As proposed
<i>Foundation Base (landscaping)</i> North elevation West elevation	3 trees/ 33% plant material 2 trees/ 25% plant material	2 trees/ 0% existing 0 trees/ 0% existing	As proposed As proposed
<i>Landscape islands</i>	1 per 8 parking spaces (±28 islands required)	None	As proposed

To summarize, in order to achieve substantial conformance, the applicant is proposing new landscaping adjacent to Extension Road and a new concrete masonry unit (CMU) wall with a new metal rolling gate to replace the existing chain-link fence.

Staff believes the proposed modifications are consistent with the degree of improvements to be constructed on the property.

Per Section 11-73-3 of the MZO, the Board of Adjustment shall find upon sufficient evidence when making a decision on a SCIP that:

- A. The entire development site will be brought into substantial conformance. Substantial conformance shall mean physical improvements to the existing development site which constitute the greatest degree of compliance with this Ordinance that can be attained without causing or creating any of the following conditions:

1. The demolition or reconstruction of existing buildings or other significant structures (except signs); or

To provide the required 20' landscape setback adjacent to Extension Road and the required parking lot landscape islands, a significant amount of demolition and reconstruction of the parking lot and drive aisles would be required.

2. The cessation of the existing conforming use, or the preclusion of any other lawful, permitted use.

Requiring full compliance with current MZO standards discussed above would prevent the to the continued use the existing buildings and prohibit future expansion. Per Section 11-7-2 of the MZO, industrial uses are allowed in the GI district.

3. The creation of new non-conforming conditions.

The proposed improvements to the site do not create any new non-conforming conditions.

- B. The improvements authorized by the SCIP will result in a development that is compatible with, and not detrimental to, adjacent properties or neighborhoods.

The proposed improvements are compatible with and not detrimental to, adjacent properties or neighborhoods. The improvements will bring the site into further compliance with the MZO and enhance the appearance of the site.

SCIP Findings

- A. The subject site does not meet current MZO development standards and is therefore non-conforming.
- B. Existing buildings and site were originally designed and constructed in the 1960's for industrial uses.
- C. Full compliance with current code would require significant alterations to site circulation, parking and/or removal of existing buildings.
- D. Improvements to the site include installation of landscape material and CMU wall adjacent to Extension Road and removal of chain link fence from public view.
- E. The modifications requested along with the proposed improvements and conditions of approval are consistent with the degree of change requested to improve the site and to bring the site into a closer degree of conformance with current standards.
- F. The proposed improvements will not create any new non-conformities and will result in a development that is compatible with, and not detrimental to, adjacent properties or neighborhoods.

Neighborhood Participation Plan and Public Comments:

The applicant sent the required notification letters to all property owners within 500' of the site. As of the date of this report, staff has not been contacted by any resident to express support or opposition to the request.

Staff Recommendations:

The proposed Substantial Conformance Improvement Permit conforms to the review criteria outlined in Section 11-73 of the MZO; therefore, staff recommends **approval** of the case (Case no. BOA19-00307) with three conditions:

Conditions of Approval:

1. *Compliance with the site plan as submitted.*
2. *Compliance with all City development codes and regulations, except as identified in Table 1 of this report.*
3. *Compliance with all requirements of Design Review.*
4. *Compliance with all requirements of ZON19-00308.*
5. *Compliance with all requirements of the Development Services Department regarding the issuance of building permits.*