



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

**Planning and Zoning Board**

**August 14, 2019**

CASE No.: **ZON19-00308**

PROJECT NAME: **ADD Warehouse Addition**

Owner's Name:	Hare Holdings LLC
Applicant's Name:	Greg Foutz, Addictive Desert Design
Location of Request:	Within the 200 through 300 blocks of South Extension Road (west side). Located north of Broadway Road and east of Alma School Road.
Parcel No(s):	134-06-010A & 134-06-015E
Request:	Site Plan Modification. This request will allow 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/ Industrial/ Warehouse
Existing Use(s):	Office/ Industrial
Hearing Date(s):	<b>August 14, 2019 / 4:00 p.m.</b>
Staff Planner:	Ryan McCann
Staff Recommendation:	<b>APPROVAL</b> with 4 Conditions

**HISTORY**

On **December 6, 1948**, the property was annexed into the City of Mesa (Ordinance No.228).

On **January 19, 1981**, the City Council approved a rezoning of 0.95 acres of the property 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). The original manufacturing facility buildings were constructed in the 1960's.

## **PROJECT DESCRIPTION**

### **Background:**

The subject request is to allow the development of one new building on the property. This proposed development will consist of a 20,000 square foot building that will be used as a warehouse/storage facility. The site is located north of Broadway Road east of Alma School Road and west of Extension Road. There are currently three buildings on the site. These buildings are used as offices and industrial operations for existing businesses on the property.

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

The property is located in 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. Office and general industrial uses are typical primary uses allowed 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&2) of the Mesa 2040 General Plan.

### **Zoning District Designations:**

The subject site is zoned General Industrial (GI). Per Section 11-7-2 of the City of Mesa Zoning Ordinance (MZO), office/manufacturing/ warehousing are permitted in the GI zoning district.

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

The request conforms with the review criteria for site plan outlined in Section 11-69-5 of the City of Mesa Zoning Ordinance (MZO). The site is approximately 5.3± acres and developed with office, warehouse and manufacturing buildings. The subject request includes a 20,000 square foot building to be constructed at the southwestern corner of the property. The site was developed in the 1960's and considered as Legal non-conforming, as it does not currently conform to the City's landscaping requirements outlined in Section 11-33 of the MZO. Per Section 11-73 of the MZO, a Substantial Conformance Improvement Permit (SCIP) will be required for development of the proposed building unless the site is brought into conformance with current development standards. The proposed site plan shows 170 parking spaces, which conforms to the City's parking requirements. Per Section 11-32-3 of the MZO, 142 parking spaces are required. The proposed building conforms to the required setback and dimensional requirements of the General Industrial zoning district. The request also conforms to the additional review criteria set forth in MZO section 11-69-5 for sites located in Employment Districts.

### **Substantial Conformance Improvement Permit:**

Per section 11-73 of the Mesa Zoning Ordinance, the intent of the SCIP is to recognize existing site constraints and work proportionately with the degree of improvement being sought by the applicant to improve the property based upon the development standards of the Mesa Zoning Ordinance. The site does not meet current landscape requirements, landscape setbacks and foundation base requirements. Due to these non-conformities, the SCIP will bring the site

further into conformance with current development standards. As part of the subject request, the applicant has also applied for a SCIP. Staff is currently reviewing this SCIP application which will be scheduled for the Board of Adjustment public hearing in August.

**Design Review:**

On July 9, 2019, the Design Review Board reviewed elevation and landscape plans for the development and recommended minor modifications to the plans. The applicant is working with staff to incorporate the suggested revisions by the Design Review Board.

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

*Table 1*

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

**Compatibility with Surrounding Land Uses:**

The proposed site plan review is for the expansion of an existing industrial development. The majority of the properties surrounding the site are developed for industrial uses. 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. As of writing this report, neither the applicant or 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 August 14, 2019 Study Session. Staff will provide the Board with any new information during the scheduled Study Session.

**Staff Recommendations:**

The subject request is consistent with the General Plan and meets the review criteria for Site Plan Review 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 City development codes and regulations.
3. Compliance with all requirements of Design Review.
4. Prior to application for a building permit, receive approval through the Board of Adjustment for a Substantial Conformance Improvement Permit to address existing non-conformities on the site, or bring all non-conformities on the site into compliance with current City development standards.