



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

March 25, 2020

CASE Nos.: **ZON20-00035**

PROJECT NAME: **The Landing Phase 3**

Owner's Name:	Marwest Enterprises LLC/Santan 74 LLLP
Applicant's Name:	Eric Zitny, Ware Malcomb
Location of Request:	Within the 7800 to 8100 blocks of East Ray Road (south side). Located west of Hawes Road on the south side of Ray Road.
Parcel No(s):	304-30-020L & 304-30-014B
Requests:	Site Plan Review; and Special Use Permit. This request will allow for an industrial development. Also consider the preliminary plat for "The Landing and PMG Phase 3"
Existing Zoning District:	Light Industrial with a Planned Area Development and Airfield Overlay (LI-PAD)
Council District:	6
Site Size:	40± acres
Proposed Use(s):	Industrial
Existing Use(s):	Vacant
Hearing Date(s):	March 25, 2020 / 4:00 p.m.
Staff Planner:	Ryan McCann
Staff Recommendation:	Approval with Conditions

HISTORY

On **November 16, 2000**, the property was annexed into the City of Mesa (Ord. #3815).

On **May 7, 2001**, the City Council approved an ordinance rezoning the property from Maricopa County Airport District II, III, and Rural 43 to City of Mesa comparable zoning of Light Industrial (LI) and Agriculture (AG) within the City of Mesa Airfield Overlay Area. (Z00-087; Ord. #3885)

On **January 12, 2015**, the City Council approved an ordinance rezoning the property from Light Industrial (LI) and Agriculture (AG) to Light Industrial with a Planned Area Development overlay (LI- PAD) to allow for the development of an employment park (Z14-060; Ord. #5263).

PROJECT DESCRIPTION

Background:

The applicant is requesting approval of a Site Plan Review for the development of seven (7) industrial buildings, a Special Use Permit (SUP) for a reduction in required parking, and a Preliminary Plat for the modification of two lots. The subject request would allow for the third phase of The Landing development, an existing Planned Area Development (PAD) that was approved in 2015 for an employment park. Phase one is complete and phase two is under construction. The proposal is to construct seven (7) industrial buildings for a total of 525,000± square feet gross floor area.

General Plan Character Area Designation and Goals:

The General Plan Character area designation on the property is Mixed Use Activity District/Employment. Per Chapter 7 of the General Plan, the purpose of the Employment character area designation is to provide employment-type land uses. Examples of employment-type land uses include areas for large manufacturing facilities, warehousing, business parks, etc.

Per Chapter 5 of the City of Mesa 2040 General Plan, the subject site is located within the Gateway Economic Activity Area. This area provides the largest opportunity for new growth in the City of Mesa. Given the large size of the area, a wide range of employment activities are anticipated with an emphasis on education, aerospace/aviation, and technology industry clusters. Specifically, the subject site is located within the Airport Campus District of the Mesa Gateway Strategic Development Plan. This district refers to the area encompassing the ASU Polytechnic/Chandler Gilbert Community College Campus, the Phoenix-Mesa Gateway Airport, and the area immediately outside the airport's future main terminal. The transitional area or boundary of this quadrant will predominantly be high-intensity employment uses that integrate well with the on-airport uses.

Staff reviewed the request and determined it is consistent with the development review criteria outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan. The proposed development of seven (7) industrial warehouse buildings is consistent with the goals of the General Plan's Employment District character area and the Gateway Strategic Development Plan's Airport Campus District by providing high-intensity employment uses compatible with Phoenix-Mesa Gateway Airport.

Zoning District Designations:

The property is currently zoned Light Industrial with a Planned Area Development Overlay (LI-PAD). Per Section 11-7-2 of the MZO, the proposed use of the property for industrial and warehouses are permitted within the LI zoning district. The existing PAD was approved for the development of an employment park. The proposed site plan is consistent with the approved PAD overlay.

Airfield Overlay:

Per Section 11-19 of the MZO, the site is located within the City of Mesa Airfield (AF) Overlay District; specifically within the Airport Overflight sub-areas: Airport Overflight Area One (AOA 1)

and Airport Overflight Area Two (AOA 2). The location of the property within the AOA1 and AOA 2 is due to its proximity to the Phoenix-Mesa Gateway Airport. Per Section 19 of the MZO, the AOA 2 has certain restricted uses, as well as requirements for approval of a Council Use Permit for certain uses. The applicant is aware of the restrictions on uses outlined in the Mesa Zoning Ordinance (MZO). The proposed development conforms to the AF requirements.

Site Plan and General Site Development Standards:

Currently the site is vacant. The proposed site plan shows development of seven (7) buildings totaling approximately 525,000 square feet. The proposed site plan is for the third phase of a larger employment park within a Planned Area Development (PAD). The proposed plan continues the development pattern of the previous two phases by providing quality landscape and building design. The orientation of the front of the buildings towards Ray Road with screened loading dock areas at the rear and interior of the site provides a high-quality street frontage within an industrial area. The proposed site plan meets the review criteria per Section 11-69-5 of the MZO.

Special Use Permit:

The Special Use Permit (SUP) request is to reduce the number of required parking spaces. Per Section 11-32-3 of the MZO, 1,137 parking spaces are required for the proposed use on the site. The request is to reduce the number of parking spaces by 395 for a total of 742 spaces. Section 11-66-2(C) of the MZO allows the Planning and Zoning Board to hear and take action on a SUP when requested in conjunction with another request requiring action or recommendation by the Planning and Zoning Board. Section 11-32-6 of the MZO establishes criteria for approval of a Special Use Permit (SUP) to allow the reduction in the number of parking spaces. Below is a summary of the criteria for the SUP and findings:

Parking Reduction Required Findings (MZO Section 11-32-6)	Findings
1. Special conditions – including but not limited to the nature of the proposed operation; proximity to frequent transit service; transportation characteristics of persons residing, working or visiting the site exist that will reduce the parking demand at the site.	The proposed use is industrial including manufacturing and warehousing. The two previous phases of the development were approved with a parking ratio of 1 space per 1,100 square feet. Based on the proposed users, the reduction of 395 parking spaces will still provide enough parking for the proposed operations.
2. The use will adequately be served by the proposed parking.	The Landing (Phase 1) received a similar parking reduction and the parking provided has been sufficient. This proposed development is intended to attract the same users (industrial/warehouse); therefore, staff anticipates that the requested parking will be sufficient to meet the needs of the development.
3. Parking demand generated by the project will not exceed the capacity of or have a detrimental impact on	The parking demand is not anticipated to exceed the capacity provided or impact the supply of on-street parking in the area based on

the supply of on street parking in the surrounding area.	previous phases of the development.
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Per MZO 11-70-5, in granting the SUP, the request must also advance the goals and objective of the General Plan and not be detrimental to the neighborhood or to the general welfare of the City.

The proposed parking reduction conforms to the requirements for granting a SUP for a reduction in the number of parking spaces. The two previous Landing phases received similar parking reductions. The applicant has stated that the parking provided in the first constructed phase of the development has been sufficient to meets the needs of the industrial users. Therefore, staff does not anticipate an overflow of parking that will impact the surrounding developments.

Design Review:

On March 10, 2020, the Design Review Board reviewed the proposed building elevations and landscape plan for the development and recommended certain modifications. The modifications included revisions to the colors, tree species, and downspouts. Staff will work with the applicant to include the recommended changes to the final design.

Preliminary Plat:

Section 9-6-2 of the Mesa Subdivision standards requires approval of all subdivision plats located in the City to be processed through four progressive stages. Review and approval of a preliminary plat is the second stage in the series of the progressive stages. Per Section 11-66-2 of the MZO, the preliminary plat is reviewed and approved by the Planning and Zoning Board. All approved preliminary plats are subject to potential modification through the City's Subdivision Technical Review process, which is the third stage after approval of the preliminary plat. The Subdivision Technical Review process considers the overall design of the subdivision and details, such as utilities layout, ADA compliance, detention requirements, etc. This process can sometimes result in modification to lot sizes and configuration and a reduction in the number of lots.

Surrounding Zoning Designations and Existing Use Activity:

Buildings A-D		
Northwest (Across Ray Road) 202 San Tan Freeway	North (Across Ray Road) LI-PAD Vacant	Northeast (Across Ray Road) LI-PAD The Landing 202
West LI-PAD The Landing (Phase 1) and Phoenix-Mesa Gateway Airport	Subject Property LI -PAD Vacant	East (Across Ray Road) LI-PAD The Landing 202 (Phase 2)
Southwest LI-PAD	South LI-PAD	Southeast LI-PAD Vacant

Phoenix-Mesa Gateway Airport	Phoenix-Mesa Gateway Airport	Future phase of The Landing
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Compatibility with Surrounding Land Uses:

The subject site is vacant and is surrounded by industrial zoning and uses. The Phoenix Mesa Gateway Airport borders the property on the south. The proposed industrial development is the third phase of a Planned Area Development for an employment park and will be compatible with the surrounding development and land uses.

Neighborhood Participation Plan and Public Comments:

The applicant completed a Citizen Participation Process which included mailing letters to property owners within 1,000 feet of the site. There are no HOAs within ½ mile or registered neighborhoods within one mile of the site. As of writing this report, neither the applicant nor staff has received any comments/concerns from surrounding property owners. Staff will provide the Board with any new information during the scheduled Study Session on March 25, 2020.

Staff Recommendation:

The subject request is consistent with the General Plan, meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO, and meets the review criteria for a Special Use Permit for a parking reduction outlined in Section 11-32-6 and SUP criteria outlined in Section 11-70-5 of the MZO; therefore, staff recommends approval of Case# ZON20-00035 with the following conditions:

Conditions of Approval for ZON20-00035:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review.
3. Compliance with all requirements of the Subdivision Regulations.
4. Compliance with all City development codes and regulations.
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 the issuance of a building permit.
 - b. 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 accompany any building permit application for the property.
 - c. Prior to the issuance of a building permit, provide documentation that 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 decibels as specified in Section 11-19-5 of the Mesa Zoning Ordinance.
 - d. Provide written notice to future property owners that the project is within 1 mile of Phoenix-Mesa Gateway Airport.