



**PLANNING DIVISION
STAFF REPORT**

City Council Meeting

January 13, 2025

CASE No.: **ZON23-00594**

PROJECT NAME: **Meridian 24**

Owner's Name:	SR24MERIDIAN QOZB LLC
Applicant's Name:	Morgan Retzlaff, Ware Malcomb
Location of Request:	Within the 6400 to 6700 blocks of South Meridian Road (west side). Located north of Pecos Road on the west side of Meridian Road.
Parcel No(s):	304-34-057D
Request:	Site Plan Review and amending the conditions of approval for Case No. Z01-045. This request will allow for an industrial development.
Existing Zoning District:	General Industrial (GI)
Council District:	6
Site Size:	41± acres
Proposed Use(s):	Industrial
Existing Use(s):	Vacant
Hearing Date(s):	February 28, 2024 / 4:00 p.m.
Staff Planner:	Sean Pesek, Senior Planner
Staff Recommendation:	APPROVAL with Conditions
Planning and Zoning Board Recommendation:	APPROVAL with Conditions (6-0)
Proposition 207 Waiver Signed:	Yes

HISTORY

On **May 17, 1990**, the City Council annexed 625± acres of land, including the project site, into the City of Mesa and established Agricultural (AG) zoning on the property (Case No. A90-001, Ordinance No. 2514, and Ordinance No. 2529).

On **September 10, 2001**, the City Council approved a rezoning on 98± acres, including the project site, from Agricultural (AG) to General Industrial (M-2) (equivalent to current General Industrial [GI]) and approved an Initial Site Plan for an industrial park. The site plan was not executed within two years of the approval and therefore expired (Case No. Z01-045; Ordinance No. 3931).

On February 13, 2024, the Design Review Board reviewed the building elevations and landscape plan. Staff is working with the applicant to address the comments and recommendations from the Design Review Board.

On **February 28, 2024**, the Planning and Zoning Board recommended that City Council approve the Proposed Project (Case No. ZON23-00594).

PROJECT DESCRIPTION

Background:

The applicant is requesting a rezone to modify conditions of approval on Case Z01-045 and approval of an Initial Site Plan to allow the development of five industrial buildings totaling 492,311 square feet in size on a 41± acre property (Proposed Project).

On September 10, 2001, the City Council approved a rezoning and site plan for approximately 98± acres, including the project site, to allow for the development of an industrial subdivision (Case No. Z01-045; Ordinance No. 3931). The site plan was not executed within two years of the approval and expired.

There are several conditions of approval for Ordinance 3931 that are no longer applicable, including compliance with the site plan approved with Ordinance 3931. The applicant is requesting to modify the conditions of approval for Case No. Z01-045 to remove conditions that are no longer applicable and to add new conditions, including to comply with the final site plan submitted as part of the Proposed Project.

General Plan Character Area Designation and Goals:

The Mesa 2040 General Plan Character Area designation on the property is Employment with an Industrial Sub-type. Per Chapter 7 of the General Plan, Employment Districts typically have minimal connection to the surrounding area and are used for employment-type uses such as manufacturing facilities, warehousing, and business parks. One of the goals for Employment Districts is to provide for a wide range of employment opportunities in high-quality settings. The Industrial Sub-type signifies locations appropriate for manufacturing and warehousing and other industrial operations.

The Proposed Project, intended for manufacturing and warehousing uses, is consistent with the intent of the Employment- Industrial Character Area, its primary zoning districts, and primary land uses.

Mesa Gateway Strategic Development Plan:

The proposed project site is also located within the Logistics and Commerce District of the Mesa Gateway Strategic Development Plan. The Logistics and Commerce District should provide a high-quality employment environment that is compatible with increasing over-flight activities. Light industrial and commercial uses will be the predominant uses in this district.

The Proposed Project conforms to the purpose and intent of the Mesa Gateway Strategic Development Plan.

Zoning District Designations:

The proposed project site is zoned General Industrial (GI). Per Section 11-7-2 of the Mesa Zoning Ordinance (MZO), industrial uses, such as warehousing, storage, and offices, are permitted in the GI district.

The Proposed Project conforms to the goals of the GI district.

Airfield Overlay – MZO Article 3, Section 11-19:

Per Section 11-19 of the MZO, the proposed project site is located within the Airfield Overlay District, specifically within the Airport Overflight Area Three (AOA 3). The location of the property within the Airfield Overlay is due to its proximity to the Phoenix-Mesa Gateway Airport. Per Section 11-19-4 of the MZO, there are no use limitations within AOA 3 areas beyond those listed in the base zone.

Surrounding Zoning Designations and Existing Use Activity:

<p>Northwest (Across AZ State Route 24) RS-6-PAD Single Residence</p>	<p>North (Across AZ State Route 24) GI Vacant</p>	<p>Northeast (Across AZ State Route 24) Pinal County Single Residence</p>
<p>West GI Industrial</p>	<p>Project Site GI Vacant</p>	<p>East (Across Meridian Road) Town of Queen Creek Single Residence</p>
<p>Southwest GI Industrial</p>	<p>South GI-BIZ Industrial</p>	<p>Southeast (Across Meridian Road) Town of Queen Creek Vacant</p>

Compatibility with Surrounding Land Uses:

The proposed project site is currently vacant. Parcels to the west and south are zoned GI and GI-BIZ and developed with heavy industrial uses. Parcels to the east, across Meridian Road, are within the Town of Queen Creek and mostly vacant. Parcels to the north, across AZ State Route 24, are zoned GI and vacant.

The Proposed Project will not be out of character with the surrounding area or use.

Site Plan and General Site Development Standards:

The Proposed Project includes development of five industrial buildings totaling 492,311 square feet in size. Each building includes an adjacent truck court that is screened from public view by an eight-foot-tall CMU block wall and automatic gate.

Two access points are proposed along Meridian Road and are designed to separate semi-truck traffic from vehicular traffic. Per Section 11-32-3(A) of the MZO, 170 parking spaces are required.

The Proposed Project includes 262 parking stalls, complying with code.

Section 11-7-3 of the Zoning Ordinance requires common open space and amenities to be provided for the useful enjoyment of employees and visitors to the site at a rate of 1% of the gross floor area for all buildings. Based on this standard, 4,923 square feet of open space is required.

The Proposed Project includes 6,407 square feet of common open space and outdoor seating areas complete with tables, chairs, and umbrellas.

Neighborhood Participation Plan and Public Comments:

The applicant completed a Citizen Participation Process, which included mailing letters to all property owners within 1,000-feet of the site, as well as HOAs within ½ mile and registered neighborhoods within one mile of the site.

Staff did not receive any comments or concerns from surrounding property owners.

Staff Recommendations:

Staff finds that the Proposed Project is consistent with the Mesa 2040 General Plan, the Mesa Gateway Strategic Development Plan, and the review criteria for Site Plan Review approval outlined in Section 11-69-5 of the MZO.

Staff recommends approval with the following **Conditions of Approval:**

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of the Design Review Board case DRB23-00592.
3. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Owner must execute 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. Due to the proximity to Phoenix Mesa Gateway Airport, any proposed permanent or temporary structure, as required by the FAA, 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. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
 - c. Prior to the issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect demonstrating compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.
 - d. Provide written notice to future property owners that the project is within two miles of Phoenix Mesa Gateway Airport

- e. All final subdivision plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which must state in part: “This property, due to its proximity to Phoenix Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals.”
4. Compliance with all City development codes and regulations.

Exhibits:

- Exhibit 1 - Presentation
- Exhibit 2 - Ordinance
- Exhibit 3 - Ordinance Map
- Exhibit 4 - Vicinity Map
- Exhibit 5 - Site Plan
- Exhibit 6 - Minutes
- Exhibit 7 - Submittal Documents