




Planning and Zoning Report

Date	August 13, 2025	
Case No.	ZON25-00529	
Project Name	CV Germann Industrial Park	
Request	<ul style="list-style-type: none">• Site Plan Review for an approximately 663,992± square foot industrial park	
Project Location	Approximately 1,300± feet east of the northeast corner of South Ellsworth Road and East Germann Road	
Parcel No(s)	304-62-004T and 304-62-004U	
Project Area	38.8± acres	
Council District	District 6	
Existing Zoning	Light Industrial	
General Plan Designation	Industrial	
Applicant	Andrews Design Group, Inc	
Owner	CV AZ INDUSTRIAL PROPERTY OWNER LLC	
Staff Planner	Josh Grandlienard, AICP, Senior Planner	

Recommendation

Staff finds that the Proposed Project is consistent with the Mesa 2050 General Plan and the review criteria for Site Plan Review outlined in MZO Section 11-69-5.

Staff recommends approval with conditions.

Project Overview

Request:

The applicant is requesting approval for an industrial site plan, which was previously approved by City Council on September 19, 2022 as a part of ZON22-00437. The Site Plan approval on this site expired on September 19, 2024, and the applicant is proposing no changes to the previously approved site plan.

Concurrent Applications:

- Design Review: Design Review Board meeting is scheduled for August 12, 2025, to review the proposed elevations and landscape plan (DRB25-00530).

Site Context

General Plan:

- The Placetype for the project is Industrial and the Growth Strategy for the project site is Evolve.
- Industrial uses are a principal land use in the Industrial Placetype.
- The Proposed Project is consistent with the Industrial Placetype and furthers the implementation of, and is not contrary to, the Vision, Guiding Principles, Strategies, and applicable elements of the Mesa 2050 General Plan.
- Supporting General Plan Strategies:
 - LU3. Encourage infill and redevelopment to meet the community's strategic needs.

Sub-Area Plan:

- The Project is located within the Mesa Gateway Strategic Development Plan's Logistics and Commerce District and is consistent with this plan.

Zoning:

- The project site is zoned Light Industrial (LI).
- Manufacturing and Industrial Warehousing are permitted uses within the LI District.

Surrounding Zoning & Use Activity:

The proposed Industrial Park is compatible with surrounding land uses, which include industrial uses and vacant land.

Northwest LI-PAD Industrial Uses	North LI-PAD Industrial Uses	Northeast AG Vacant
West LI Vacant	Project Site LI Vacant	East AG Vacant
Southwest (Across Germann Road) Queen Creek Residential	South (Across Germann Road) Queen Creek Residential	Southeast (Across Germann Road) Queen Creek Residential

Site History:

- **January 18, 1989:** City Council annexed 3,346± acres, including the project site, into the City of Mesa (Ordinance No. 2496, Z90-007).
- **June 21, 2004:** City Council approved a rezoning for 315± acres, including the project site, from RS-43 to Light Industrial (Case No. Z04-001; Ordinance No. 4208).
- **September 19, 2022:** City Council approved a site plan for 663,992 square foot industrial park for the subject site, which expired on September 19, 2024. (Case ZON22-00437; Resolution No. 11942)
- **August 12, 2025:** The Design Review Board reviewed the building elevations and landscape plan for the Proposed Project. Staff is working with the applicant to address the recommendations.

Project/Request Details

Site Plan:

- The overall design of the Site has not been changed since the ZON22-00437 approvals. The proposed site plan includes a total of six industrial buildings ranging from 44,787 square feet to 171,233 square feet in size with truck courts located at the rear of each building as well as associated parking and landscaping on site.

Citizen Participation

The applicant conducted a Citizen Participation process, notifying surrounding property owners, HOAs, and registered neighbors.

Required Notification:

- Property owners within 1,000 feet, HOAs within ½ mile, and registered neighborhoods within one mile of the subject site were notified of the public hearing.

- Staff received no phone calls or emails with questions on the Proposed Project.

Conditions of Approval

Staff recommends **approval** of the Site Plan Review, subject to the following conditions:

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Design Review (Case No. DRB25-00530).
3. Compliance with all City development codes and regulations.
4. Prior to the issuance of any building permit, record a lot combination with Maricopa County.
5. All off-site improvements and street frontage landscaping must be installed in the first phase of construction.
6. 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 the 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 1 mile 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."

Exhibits

Exhibit 1 – Vicinity Map

Exhibit 2 – Project Narrative

Exhibit 3 – Site Plan

Exhibit 4 – Landscape Plan

Exhibit 5 – Elevations

Exhibit 6 – ZON22-00437 Staff Report

Exhibit 7 – Citizen Participation Plan

Exhibit 8 – Citizen Participation Report

Exhibit 9 – Power Point Presentation