




City Council Staff Report

Date	December 8, 2025		
Case No.	ZON23-00365		
Project Name	Fujifilm PAD Expansion		
Request	<ul style="list-style-type: none">Rezone from Heavy Industrial with Planned Area Development overlay (HI-PAD) and Agricultural (AG) to Heavy Industrial with a new Planned Area Development overlay (HI-PAD)Site Plan Modification to allow for the expansion of an existing industrial facility. This request will replace the existing PAD with a new PAD, which will re-establish unique development standards for the entire development.		
Project Location	Located approximately 1,000 feet north of the northwest corner of East Pecos Road and South Mountain Road		
Parcel No(s)	304-34-035G, 304-34-019Q, 304-34-019R, 304-34-019S, 304-34-019W, 304-34-019T and 304-34-019X		
Project Area	61.6± acres		
Council District	District 6		
Existing Zoning	Heavy Industrial with Planned Area Development (HI-PAD) and Agricultural (AG)		
General Plan Designation	Employment Character Area; Industrial Sub-type		
Applicant	Benjamin W. Graff, Esq., Joshua Mike, Quarles & Brady LLP		
Owner	FUJIFILM ELECTRONIC MATERIALS USA INC, FUJIFILM ELECTRONIC MATERIALS USA		
Staff Planner	Jennifer Merrill, Senior Planner		
Proposition 207 Waiver Signed	Yes		

Recommendation

Staff Recommendation

Staff finds that the Proposed Project is consistent with the Mesa 2040 General Plan, the criteria in Chapter 22 regarding Planned Area Development (PAD) overlays, and with the review criteria for Site Plan Review outlined in MZO Section 11-69-5.

Planning and Zoning Board Recommendation:

On November 12, 2025, the Planning and Zoning Board **voted (5-0)** to recommend that City Council **approve** the Proposed Project.

Project Overview

Request:

The applicant is requesting approval for a rezoning for 61.6± acres from HI-PAD and AG to HI with a new PAD overlay, and Site Plan Review to allow for the expansion of an existing industrial facility (Proposed Project).

Concurrent Applications:

- **Design Review:** Design Review Board meeting was held on November 18, 2025, to review the proposed elevations and landscape plan (DRB23-00366).
- **Preliminary Plat:** A preliminary plat is in review to allow the consolidation of the multiple parcels into a single-lot subdivision plat (ZON25-00715).

Site Context

General Plan:

- Based on the filing date of the application, the Proposed Project was reviewed against the 2040 Mesa General Plan.
- Per the Mesa 2040 General Plan, the Character Area for the project site is Employment, with an Industrial Sub-type.
- Industrial and manufacturing operation is a primary land use and the Heavy Industrial zoning district is a primary zoning district in the Employment, Industrial Character area. The request includes screening, enhanced building and landscape design and other appropriate transition measures to minimize impacts on surrounding uses.
- Supporting General Plan Strategies:
 - Economic Development P1. Preserve designated commercial and industrial areas for future job growth. The Proposed Project will provide increased employment opportunities in southeast Mesa, including high-demand industrial jobs to help address the balance between jobs and housing near the Mesa Gateway Airport.

Sub-Area Plan: Mesa Gateway Strategic Plan, Logistics and Commerce District

The Proposed Project conforms with the goals of this District, which include:

- Attracting 100,000 high-wage, high value jobs; and
- Facilitating the movement of truck traffic.

Zoning:

- The project site is zoned Heavy Industrial (HI).
- General Manufacturing is a permitted use within the HI District.

Surrounding Zoning & Use Activity:

The Proposed Project is compatible with surrounding land uses, which include other industrial uses and vacant land to the east, west and south, and a commercial center in development across State Route 24 to the north.

Northwest (Across SR 24) RU-43 (Maricopa County Jurisdiction) Vacant	North (Across SR 24) LI-PAD & GC-CUP-PAD Large Commercial Development	Northeast (Across SR 24) AG & RS-6-PAD Vacant, and Single Residence
West (Across Signal Butte Rd) RU-43 (Maricopa County Jurisdiction) Vacant	Project Site AG & HI-PAD Industrial Development	East (Across Mountain Rd) GI & GI-BIZ Vacant and Industrial Developments
Southwest (Across Signal Butte Rd) GC-PAD Proposed Auto Dealerships	South GC-PAD, AG & HI Proposed Auto Dealership, City Well Site, Industrial Development	Southeast (Across Mountain Rd) GI & GI-CUP Industrial Development, and Solid Waste Transfer Station

Site History:

- **April 16, 1990:** City Council annexed 626± acres including the project site into the City of Mesa (Case No. A90-001, Ordinance No. 2514).
- **June 4, 1990:** City Council established Agricultural (AG) zoning on 613± acres including the project site (Case No. Z90-025, Ordinance No. 2529).
- **August 29, 1994:** City Council rezoned 42± acres of the project site from AG to M-2-AF and approved a request for a Council Use Permit, for the development of a chemical manufacturing plant (Case No. Z94-046, Ordinance No. 2947).
- **October 5, 1994:** Design Review Board approved a Design Review request for Olin Electronic Materials Manufacturing facility, an electronic manufacturing, materials handling and storage facility for 23± acres of the project site (Case No. DR94-037).

- **December 3, 1997:** Design Review Board approved an addition to an existing microelectronic manufacturing and warehousing facility building on 30.4± acres of the project site (Case No. DR97-094).
- **June 15, 2016:** City Council approved a Site Plan Review for 3.9± acres for storage and parking of isotainers (Case No. Z16-025), and a rezoning of 5.8± acres from GI to HI (Case No. Z16-026, Ordinance No. 5343).
- **March 20, 2017:** City Council rezoned 20± acres from AG to HI-PAD, 24.3± acres from GI-CUP to HI-PAD, and 5.82± acres from HI to HI-PAD, and approved a Site Plan Review for the expansion of an existing industrial facility for 50± acres of the project site (Case No. Z17-002, Ordinance No. 5372).
- **September 19, 2018:** Planning and Zoning Board approved a Site Plan Modification and Special Use Permit for 51± acres of the project site for a parking reduction, to allow the expansion of an existing industrial facility (Case No. ZON18-00362).
- **December 19, 2018:** Planning Director approved an administrative request for expansion of existing isotainer for the Fujifilm facility (Case No. ADM18-00839).
- **January 22, 2019:** Planning Director approved a Design Review request for Fujifilm Project: Oasis (Plant Expansion) (Case No. DRB18-00330).
- **April 3, 2019:** the Board of Adjustment approved a Special Use Permit for 50± acres of the project site, for an exception to the height limit in the airfield overlay district to allow for expansion of an industrial development within the HI-PAD district (Case No. BOA19-00157).
- **April 19, 2021:** Planning Director approval of a Minor Site Plan Modification and Design Review to install solar carports in an existing parking lot within the Fujifilm facility (Case No. ADM21-00106).
- **April 26, 2021:** Planning Director approval of a Minor Site Plan Modification to develop a new isotainer transload station building, a new isotainer recertification area, a new tank storage canopy and a new maintenance building at the Fujifilm development (Case No. ADM21-00312).
- **December 7, 2021:** Planning Director approval of a Minor Site Plan Modification to add two canopies for the isotainer facility and one building with an associated canopy (Case No. ADM21-01204).
- **July 13, 2022:** Planning Director approval of a Minor Site Plan Modification for construction of a new outdoor dining canopy, guard station, CWP lab expansion and equipment canopy (Case No. ADM22-00642).

Project/Request Details

Site Plan:

- **Phased Development:** The Proposed Project involves two defined phases and an outline for additional future development. Phase I includes a new entrance from Signal Butte Road with associated landscaping, the first Melville tank farm, new perimeter walls, and two buildings internal to the site. Phase II includes construction of a 63,305 square foot automated storage retrieval system (“ASRS”) warehouse building, a new guardhouse building off of Signal Butte Road, the second Melville tank farm, and additional buildings located internal to the site.

Future development includes a utility substation and two future manufacturing/warehouse areas. As stated in the narrative, these developments will follow the criteria in the Mesa Zoning Ordinance regarding the review requirements.

- **Building Design:** The two buildings with public visibility are the ASRS building and the guardhouse building, both part of Phase II. The elevations show a 110-foot-tall building constructed of tilt-up concrete walls up to 35- and 40-feet. Above that will be insulated metal panel exterior walls with stucco finish, as well as insulated metal panels with three shades of gray in smooth/textured patterns, and vertical metal fins that extend 12-inches from the face of the building. The architecture is intended to be a positive addition to the industrial skyline visible from SR 24 and surrounding developments.

The guardhouse building will be located off of Signal Butte Road, and the plans show a 450 square foot, 16-foot tall structure with tilt-up concrete walls painted to match the surrounding development.

In addition to the new buildings, two tank farms (“Melville”) are proposed. The elevation plans show the tallest towers as 84 feet tall, with additional 36-foot-tall tanks and towers nearby. The architect provides renderings to illustrate the anticipated view of these structures from surrounding rights-of-way.

- **Access:** The site is currently accessed from Mountain Road (public access/offices) and from Pecos Road (trucks/deliveries). These access points will remain, and an additional truck entrance will be provided via a new driveway off of Signal Butte Road during Phase I.
- **Parking:** A parking reduction was approved in 2018 (Case No. ZON18-00362) for the Fujifilm facility, and the applicant is requesting to carry forward the same ratios as part of this request. The ratios are based on employee counts for the highest populated shifts on the site. Specifically, the requirement is for one space per 300 square feet of administration space plus one space per 1.5 warehouse or production workers. If the facility runs more than one shift a day, employee count will be based on the two largest shifts. Based on this calculation, and the anticipated number of employees after Phase II is complete, the Proposed Project requires a total of 483 parking spaces; 520 parking spaces are planned.
- **Landscaping:** The expansion features a new landscaped entry area and retention basin along Signal Butte Road. Additional landscaped areas are located along the perimeter of the site.

Planned Area Development Overlay:

Per Section 11-22 of the MZO, the purpose of a PAD overlay is to permit flexibility in the application of zoning standards and requirements where it can be demonstrated that the Proposed Project provides equivalent or superior standards in a creative way to meet the intent of the underlying zoning district and general plan.

Development Standards	MZO Required	PAD Proposed
<u>Maximum Building Height</u> – <i>MZO Table 11-7-3</i>	50 feet	120 feet (Warehouse Building) 86 (Processing Towers)
<u>Front and Street-Facing Side Setback</u> – <i>MZO Table 11-7-3</i> -SR24	30 feet	0 feet for outdoor storage / isotainer parking area 15 feet for future outdoor storage / isotainer parking area west of Phases I & II
<u>Massing and Scale</u> – <i>MZO Section 11-7-3(B)(2)(a)(i)</i> -Wall Articulation	Publicly visible facades (viewed from rights-of-way or private property), may not have blank, uninterrupted wall lengths exceeding 50 feet without including at least two (2) of the following: change in plane, change in texture or masonry pattern, windows, trellis with vines, or an equivalent element that subdivides the wall into human scale proportions	Publicly visible facades (viewed from rights-of-way or private property) may not have blank, uninterrupted wall lengths exceeding 50 feet without including a change in texture or masonry pattern. This may include, but is not limited to, varying types of insulated metal panels, or an equivalent element that subdivides the wall into human scale proportions.

Development Standards	MZO Required	PAD Proposed
<u>Materials and Colors – MZO Section 11-7-3(B)(5)</u>	<p>To reduce the apparent massing and scale of buildings, facades shall incorporate at least three (3) different and distinct materials.</p> <p>No more than fifty percent (50%) of the total façade may be covered with one (1) single material.</p>	<p>To reduce the apparent massing and scale of buildings, facades shall incorporate at least two (2) different and distinct materials.</p> <p>No more than eighty percent (80%) of the total façade may be covered with one (1) single material, so long as varying types/colors are included to provide visual differences.</p>
<u>Fences and Freestanding Walls – MZO Section 11-30-4(B)</u> -Maximum Height -Materials	<p>No Fence or freestanding wall within or along the exterior boundary of the required interior side or Rear Yards shall exceed a height of 8-feet.</p> <p>The use of barbed wire, razor wire, embedded glass shards, ultra barrier, electrified and other hazardous fencing is prohibited in Street-facing yards or where adjacent to any public Right-of-Way.</p>	<p>No Fence or freestanding wall within or along the exterior boundary of the required interior side or Rear Yards shall exceed a height of 16-feet when adjacent to utility infrastructure.</p> <p>The use of barbed wire and razor wire is permitted in Street-facing yards or where adjacent to any public Right-of-Way when the wire is tilted inward toward the property so that it is not visible from the ROW.</p>
<u>Lighting and Illumination – MZO Table 11-30-5</u> -Maximum Height of Lighting Fixtures	<p>Within 50 feet of any Street frontage: 20 ft.</p> <p>Within 50 feet of a residential district: 15 ft.</p> <p>Any other location: 25 ft.</p>	<p>Within 50 feet of any Street frontage: 20 ft.</p> <p>Within 50 feet of a residential district: 15 ft.</p> <p>Any other location: 65 ft.</p>

Development Standards	MZO Required	PAD Proposed
<u>Screening – MZO Section 11-30-9(A)(2)</u> -Ground-Mounted Equipment	Ground-mounted equipment facing a Street or not otherwise separated from the Street by intervening building(s) shall be screened to a height of at least 12 inches above the equipment. Screening devices shall consist of decorative walls and/or berms (2:1 maximum slope) with supplemental plant materials including trees, shrubs and groundcovers. For screen walls that are 3 feet in height or lower, vegetative materials may be substituted for 50 percent of the Screening device.	No screening required for two “Melville” tower farms, which may include open scaffolding and piping
<u>Required Parking Spaces by Use – MZO Table 11-32-3.A</u> - Industrial	1 space per 600 square feet of gross floor area Total Required Parking: 741 spaces	1 space per 920 square feet of gross floor area Current Required Parking: 483 spaces
<u>Required Number of Plants by Street Type – MZO Table 11-33-3.A.4</u> -Arterial Streets	1 Tree and 6 Shrubs per 25 Linear Feet of Street Frontage	0 Trees and 0 Shrubs at Pecos Road driveway
<u>Required Landscape Yards – MZO Section 11-33-3(B)(2)(a)(i)</u> -Width	15 feet	0 feet when fully screened by a solid wall
<u>Required Landscape Yards – MZO Section 11-33-3(B)(2)(c)</u> -Number of Plants	3 non-deciduous trees and 20 shrubs per 100 linear feet of adjacent property line	0 Trees and 0 Shrubs along Pecos Road driveway

Development Standards	MZO Required	PAD Proposed
<u>Interior Parking Lot Landscaping – MZO Section 11-33-4(B)</u> -Landscape Islands	<p>Parking lot landscape islands shall be installed at each end of a row of stalls and in between for maximum 8 contiguous parking spaces.</p> <p>Landscape islands shall be a minimum of eight feet wide and 15 feet in length for single-row and 30 feet in length for double-row parking. All measurements are to face of curb.</p> <p>The maximum length of a covered parking canopy shall be 15 parking stalls in a row. Landscape islands may be eliminated when a conflict with the covered parking canopy occurs.</p>	<p>Parking lot landscape islands shall be installed at each end of a row of stalls and in between for maximum 16 contiguous parking spaces.</p> <p>Landscape islands shall be a minimum of six feet wide and 18 feet in length for single-row and 36 feet in length for double-row parking. All measurements are to face of curb.</p> <p>The maximum length of a covered parking canopy shall be 16 parking stalls in a row. Landscape islands may be eliminated when a conflict with the covered parking canopy occurs.</p>

The Proposed Project supports the growing business needs of Fujifilm, and includes a well-designed warehouse building and high-quality landscaping for employees and the surrounding area, providing:

- Enhanced streetscape along Signal Butte Road with a xeriscape landscape design;
- A 65,305± square foot ASRS warehouse that is architecturally designed to tie into the character of the existing facility, and provide an attractive addition to the industrial skyline; and
- Continued use of the landscaped patio and common open space developed in 2019 for employees and visitors, located at the eastern entrance to the facility; and
- A phasing plan to provide high quality perimeter landscaping and circulation improvements first, and then allow incremental development of the industrial structures along with the required parking and screening.

Parking Reduction Approval Criteria - Section 11-32-6(A):

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 parking demand at the site:** The industrial facility includes significant areas of warehouse and

covered storage for large pieces of equipment, etc. The actual number of employees required to operate and support the facility do not create the parking demand per the zoning ordinance requirements. The standard parking ratio of one space per 600 square feet would produce an excess of parking spaces for this facility.

2. **The use will adequately be served by the proposed parking:** A parking ratio based on the numbers of on-site employees was approved through a SUP in 2018. The Proposed Project will provide 520 parking spaces, exceeding the anticipated demand of 483 parking spaces as determined by the ratio approved through the SUP. The surplus ensures sufficient parking availability to accommodate future needs. In addition, space is available for additional parking on-site, if needed in the future.
3. **Parking demand generated by the project will not exceed the capacity of or have a detrimental impact on the supply of on-Street parking in the surrounding area:** There is no on-street parking available along South Mountain Road or South Signal Butte Road.

Citizen Participation

The applicant conducted a Citizen Participation process, notifying surrounding property owners within 1,000 feet of the Proposed Project. No HOAs or registered neighbors exist within the buffer zone.

Neighborhood Meeting:

Surrounding property owners within 1,000 feet of the project site were mailed notification of a neighborhood meeting, which was held on July 19, 2023. No residents attended the virtual meeting or responded to the mailing.

Required Notification:

- Property owners within 1,000 feet of the project site were notified of the public hearing.
- Staff has not received any inquiries regarding the Proposed Project.

Conditions of Approval

Staff recommends **approval** of the Rezone and Site Plan Modification, subject to the following conditions:

1. Compliance with the site plan as submitted.
2. Compliance with all requirements of Design Review Case No. DRB23-00366.
3. Compliance with the Subdivision Regulations.
4. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication, whichever comes first.
5. Prior to the issuance of any building permit, obtain approval of and record a Final Plat.

6. Installation of all off-site improvements and street frontage landscaping during the first phase of construction, except as may be modified by any recorded development agreement or if such improvements and landscaping or the subject of an agreed to in-lieu payment agreement pursuant to Section 9-6-2(F)(4).
7. Prior to issuance of building permits, recordation of a cross-access agreement for the western entrance drive adjacent to Signal Butte Road.
8. Compliance with the Development Agreements (Recording Nos. 96-0105415, 2019-0051061 & 2017-0242168) for the duration of the term of such agreement, and any future amendments thereto.
9. Compliance with all City development codes and regulations, except the modification to the development standards as approved with this PAD overlay as shown in the following table:

Development Standards	Approved
<u>Maximum Building Height</u> – <i>MZO Table 11-7-3</i>	120 feet (Warehouse Building) 86 (Processing Towers)
<u>Front and Street-Facing Side Setback</u> – <i>MZO Table 11-7-3 -SR24</i>	0 feet for outdoor storage / isotainer parking area 15 feet for future outdoor storage / isotainer parking area west of Phases I & II
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<u>Screening</u> – MZO Section 11-30-9(A)(2) -Ground-Mounted Equipment	<p>No screening required for two “Melville” tower farms, which may include open scaffolding and piping</p>
<u>Required Parking Spaces by Use</u> – MZO Table 11-32-3.A - Industrial	<p>1 space per 920 square feet of gross floor area</p> <p>Current Required Parking: 483 spaces</p>
<u>Required Number of Plants by Street Type</u> – MZO Table 11-33-3.A.4 -Arterial Streets	<p>0 Trees and 0 Shrubs at Pecos Road driveway</p>
<u>Required Landscape Yards</u> – MZO Section 11-33-3(B)(2)(a)(i) -Width	<p>0 feet when fully screened by a solid wall</p>
<u>Required Landscape Yards</u> – MZO Section 11-33-3(B)(2)(c) -Number of Plants	<p>0 Trees and 0 Shrubs along Pecos Road driveway</p>

Development Standards	Approved
<p><u>Interior Parking Lot Landscaping</u> – <i>MZO Section 11-33-4(B)</i></p> <p>-Landscape Islands</p>	<p>Parking lot landscape islands shall be installed at each end of a row of stalls and in between for maximum 16 contiguous parking spaces.</p> <p>Landscape islands shall be a minimum of six feet wide and 18 feet in length for single-row and 36 feet in length for double-row parking. All measurements are to face of curb.</p> <p>The maximum length of a covered parking canopy shall be 16 parking stalls in a row. Landscape islands may be eliminated when a conflict with the covered parking canopy occurs.</p>

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