



**PLANNING DIVISION
STAFF REPORT**

City Council Hearing

December 1, 2021

CASE No.: **ZON21-00798**

PROJECT NAME: **The Hub at 202**

Owner's Name:	The Dale C. Morrison Trust
Applicant's Name:	Sean Lake on behalf of Pew & Lake PLC
Location of Request:	Northwest Corner of Warner Road and Sossaman Road
Parcel No(s):	304-17-014K
Request:	Rezone from Agriculture (AG) to Light Industrial Planned Area Development (LI-PAD); Preliminary Plat and Site Plan Review. This request will allow for industrial development.
Existing Zoning District:	Agriculture (AG)
Council District:	6
Site Size:	101.2± acres
Proposed Use(s):	Industrial
Existing Use(s):	Vacant
Hearing Date(s):	November 17, 2021 / 4:30 p.m.
Staff Planner:	Josh Grandlienard
Staff Recommendation:	APPROVAL with Conditions
Planning and Zoning Board Recommendation:	Approval with conditions
Proposition 207 Waiver Signed:	Yes

HISTORY

On **August 16, 2021**, the applicant applied to annex the property into the City of Mesa (Case# ANX21-00799). The planned annexation, if approved, will assign a zoning designation of Agriculture (AG) to the property, which is comparable to the existing Maricopa County zoning designation of Single Residence 43 (RU-43). The application for the annexation is planned to be considered on the same City Council agenda as the subject request.

PROJECT DESCRIPTION

Background:

The subject property is currently vacant and located on the northwest corner of Warner Road and Sossaman Road. The applicant is requesting to rezone the property from Agricultural (AG) to Light Industrial with a Planned Area Development Overlay (LI-PAD), requesting approval of a Preliminary Plat, and Site Plan Review approval.

The proposed site plan shows the development of eleven buildings on the subject site to be developed in two phases. According to the applicant, the buildings will be used for warehousing and office uses.

General Plan Character Area Designation and Goals:

The Mesa 2040 General Plan Character Area designation on the property is Employment and Mixed-Use Activity Districts. 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. Per the Plan, one of the goals for Employment Districts is to provide for a wide range of employment opportunities in high-quality settings. The Mixed-Use Activity District is a large-scale (typically over 25 acres) community and regional activity area that usually has a significant retail commercial component including shopping areas such as malls, power centers, or lifestyle centers that are designed and developed to attract customers from a large radius. These districts often include other uses such as office, entertainment, and residential. The subject requests would allow for industrial development which is consistent with the goals of the Employment Character Area

Gateway Strategic Development Plan:

The subject property is also located within the Logistics and Commerce District of the Mesa Gateway Strategic Development Plan (GSDP). Per the GSDP, heavy industrial, light industrial, business park, and commercial uses will be predominant within this district. Desired uses include manufacturing facilities, large warehouses, distribution facilities, planned employment parks, and similar uses. This district should provide a high-quality employment environment that is compatible with increasing over-flight activities associated with Phoenix-Mesa Gateway Airport. The proposed development meets the goals and intent of the Mesa Gateway Strategic Development Plan.

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 an industrial building is consistent with the goals of the Employment Character Area designation, as well as the intentions of the Logistics and Commerce District of the Gateway Strategic Development Plan.

Zoning District Designations:

Concurrent with the subject application, the applicant is pursuing the annexation and establishment of zoning for the subject property. The annexation and establishment of zoning application (ANX21-00799) will be considered at the same City Council hearing as the subject application. If approved, Agricultural (AG) zoning will be established on the subject site in

accordance with the current Maricopa County zoning designation of Single Residence 43 (RU-43). The applicant is requesting to rezone the property to Light Industrial Planned Area Development (LI-PAD). The proposed rezoning and intended development of the site for industrial uses conforms to the goals of the LI district.

Airfield Overlay – MZO Article 3 Section 11-19:

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 Area Two (AOA 2). The location of the property within the AOA 2 is due to its proximity to the Phoenix-Mesa Gateway Airport. Per Section 11-7-2 of the MZO, the AOA 2 allows industrial, manufacturing, and warehouse uses.

PAD Overlay Modification – MZO Article 3, Chapter 22:

The subject request includes a Planned Area Development overlay (PAD) to allow for modifications to certain required development standards of the MZO on the property. Per Section 11-22 of the MZO, the purpose of the PAD overlay is to allow innovative design and flexibility that creates high-quality development for the site. Table 1 below shows the MZO required standards and the applicant’s proposed PAD standards.

Table 1: Development Standards

Development Standards	MZO Required	PAD Proposed	Staff Recommendation
<u>Maximum Building Height</u> – <i>MZO Section 11-7-3</i>	40 feet	50 feet	As proposed
<u>Required Parking Spaces by Use</u> – <i>MZO Table 11-32-3.A - Industrial</i>	1 space per 600 square feet of gross floor area	1 space per 900 square feet of gross floor area	As proposed
<u>Interior Parking Lot Landscaping</u> – <i>MZO Section 11-33-4(A)</i>	Interior parking lot landscaping requirement standards apply to all off-street parking lots containing 10 or more parking spaces. Exception: They do not apply to vehicle/equipment storage lots or vehicle and equipment sales lots.	Interior parking lot landscaping requirement standards apply to all off-street parking lots containing 10 or more parking spaces. Exception: They do not apply to storage lots, vehicle and equipment storage lots, truck loading areas, or parking in truck loading areas.	As proposed
<u>Foundation Base Along Exterior Walls</u> –	Additional foundation base shall be provided at the	Additional foundation base shall be provided at the	

<p><i>MZO Section 11-33-5(A)(1)(a(i))</i></p> <p><i>-Exterior walls with public entrances for buildings larger than 10,000 square feet</i></p>	<p>entrance to create an entry plaza area. The plaza area shall have a minimum width and depth of 20 feet, and a minimum area of 900 square feet.</p>	<p>entrance to create an entry plaza area.</p> <p>Where fire code requires it, the minimum depth may be reduced to 12 feet.</p>	<p>As proposed</p>
<p><u>Setback of Cross Drive Aisles –</u></p> <p><i>MZO Section 11-32-4(A)</i></p> <p>(northern exit on Sossaman Road)</p>	<p>50 feet to property line at vehicular entry</p>	<p>43 feet to property line for the southern side of the vehicular entry</p>	<p>As proposed</p>

Maximum Building Height:

Per Section 11-7-3 of the MZO, the maximum building height in the LI zoning district is 40 feet. The applicant is requesting a maximum height of 50 feet for all buildings within the development. According to the applicant, the requested increase in height is needed to accommodate the type of operation planned on the property.

Required Parking Ratio:

Per Section 11-32-3 of the MZO, a minimum of one vehicular parking space is required for each 375 square feet of office space, one parking space for each 900 square feet of warehouse uses, and one parking space for each 600 square feet of industrial uses. The applicant is requesting to modify the industrial use parking ratio and provide one parking space per 9,000 square feet of gross floor area for industrial uses. According to the applicant, the anticipated users do not require the same degree of required parking spaces. The reduction in the number of parking spaces is also intended to minimize unused parking spaces within the development. The requested parking ratio is consistent with approved parking ratios for other industrial developments within the City of Mesa.

Interior Parking Lot Landscaping:

Per Section 11-33-4 of the MZO, interior parking lot landscaping standards apply to all off-street parking lots containing 10 or more parking spaces with the exception that they do not apply to vehicle/equipment storage lots or vehicle and equipment sales lots. The applicant is requesting to add truck loading areas and parking in truck loading areas to the list of areas exempt from the parking lot landscaping standards. According to the applicant, this modification is justified by the unique site layout that buffers and screens loading areas from the perimeter streets, and enables the project to function with respect to the logistics of distribution land uses.

Required Foundation Base at Primary Entries:

Per Section 11-33-5(A) of the MZO, a 15-foot-wide foundation base shall be provided, measured from face of building to face of curb along the entire length of the exterior wall. For buildings with corner entries, both adjacent walls require a 15-foot-wide foundation base. An additional

foundation base shall be provided at the entrance to create an entry plaza area. The plaza area shall have a minimum width and depth of 20 feet, and a minimum area of 900 square feet. The applicant is requesting a modification to reduce the entry plaza depth to 12 feet when necessary to support the Fire Code aerial apparatus standards.

As justification for the deviation the applicant has sited the excess open space proposed within the development. Where only 15,000 of public open space is required, more than 35,000 square feet is proposed, which is more than 200% above the standard. Furthermore, proposed perimeter landscaping is 20 feet in depth in many instances where 15 feet is required. Also, the project's developed area is below the maximum allowed 90% impervious lot coverage it incorporates the benefit of light and space and increases compatibility with the surrounding uses.

Required Cross-Drive Aisle Setback:

Per Section 11-32-4(A) of the MZO, parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisles shall be set back at least 50 feet from the property line abutting the street. The applicant is requesting a modification to reduce the required distance for the setback of cross drive aisles to be reduced from 50 feet to 43 feet for one entrance off of Sossaman Road. According to the applicant, the purpose for this standard is to allow adequate spacing for entry.

As a mitigation for the reduction in the required cross-drive aisle setback, the landscaping that would have been provided in the setback area will be distributed amongst other areas of the site.

Site Plan and General Site Development Standards:

The proposed site plan shows development of eleven industrial buildings totaling 1,497,453 square feet. As shown on the site plan, the buildings will range between 65,838 square feet to 270,490 square feet. The submitted building elevations shows maximum height of 50 feet for all the proposed industrial buildings. The site plan also shows each building on the property will include truck docks areas, as well as areas for outdoor storage. The outdoor storage areas are planned to be located on the back and sides of the industrial buildings. The site plan also shows the truck dock and outdoor storage areas will be screened by an eight-foot wall which conforms to the screening requirements outlined in Section 11-30-17 of the MZO. The site plan shows access to the site will be from Warner Road to the south of the site, and Sossamon Road to the east.

The applicant is proposing to develop the site in two phases as indicated on the site plan. The site plan for phase one contains five buildings: Building 1A, 1B, 1C, 1D and 3A; while Phase 2 consists of six buildings: 2A, 2B, 2C, 2D, 3B, and 3C. Perimeter landscaping along Sossamon Road will be installed with Phase I of construction. Landscaping along Warner Road will be installed adjacent to each respective phase of the development. Each project phase will provide for adequate access and circulation, drainage, and retention, as well as ample landscaping required for that phase. Prior to permitting of each phase, the proposed phasing design will be submitted, which will accommodate for the development of efficient infrastructure facilities between phases. Furthermore, per Section 11-69-2 of the MZO, a specific site plan shall be required prior to development on the property.

Design Review:

The Design Review Board is scheduled to review the subject request on December 14, 2021. Staff will be working with the applicant to address any comments and recommendations from the Design Review Board.

Surrounding Zoning Designations and Existing Use Activity:

Northwest Flood Control District Canal	North RU-43 Maricopa County Agricultural	Northeast (Across South Sossaman Road) Maricopa County RV Storage
West Flood Control District Canal	Subject Property RU-43 Maricopa County Agricultural	East (Across South Sossaman Road) Maricopa County Sports Complex
Southwest Flood Control District Canal	South LI & AG Vacant	Southeast (Across South Sossaman Road and East Warner Road) LI-PAD AirPark 202

Compatibility with Surrounding Land Uses:

The subject site is currently vacant. To the north of the site is an existing agricultural use. To the east of the site is a sports complex in Maricopa County. South of the site is vacant property zoned Light Industrial (LI) and Agriculture (AG); and to the west of the site is a canal under the jurisdiction of the Flood Control District in Maricopa County. The proposed industrial development is compatible with the surrounding development and land uses.

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. This review includes the evaluation of the overall design of the subdivision and details, such as utilities layout, ADA compliance, and retention requirements. The Preliminary Plat is reviewed and approved by the Planning & Zoning Board. Per Section 9-6-2 of the City’s subdivision regulations, all plats are subject to Final Plat approval through the City Council.

The proposed Preliminary Plat for the HUB @ 202 would allow for the creation eleven lots. The proposed request meets the review criteria for approval of a Preliminary Plat outlined in Section 9-6-2 of the Mesa Subdivision Regulations.

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 as well as HOAs within ½ mile or registered neighborhoods within one mile of the site. As of the date of this report, staff has not been contacted by any resident or property owner to express support or opposition to this request.

Staff will provide the Board with any new information during the scheduled Study Session on November 17, 2021.

Staff Recommendations:

Based on the application received and the proceeding analysis, staff finds the subject request is consistent with the General Plan, the Gateway Strategic Development Plan, the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO, and meets the review criteria for a Planned Area Development outlined in Section 11-22-3 of the MZO; therefore, staff recommends approval with the following conditions.

Conditions of Approval:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review.
3. Compliance with the preliminary plat submitted.
4. Compliance with all requirements of the Subdivision Regulations.
5. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, or at the time of the City's request for dedication whichever comes first.
6. All off-site improvements and perimeter landscaping along Sossamon Road to be installed in the first phase of construction.
7. All perimeter landscaping along Warner Road to be installed with the adjacent phase of construction.
8. 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. 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. If required, an FAA determination notice of no hazard to air navigation shall be provided prior to building permit issuance.
 - c. Provide written notice to future property owners that the project is within one mile of Phoenix-Mesa Gateway Airport.
9. Compliance with all City development codes and regulations, except the modification to the development standards as approved with this PAD as shown in the following table:

Development Standards	Approved
<u>Maximum Building Height</u> – <i>MZO Section 11-7-3</i>	50 feet
<u>Required Parking Spaces by Use</u> – <i>MZO Table 11-32-3.A</i> <i>- Industrial</i>	1 space per 900 square feet of gross floor area
<u>Interior Parking Lot Landscaping</u> – <i>MZO Section 11-33-4(A)</i>	Interior parking lot landscaping requirement standards apply to all off-street parking lots containing 10 or more parking spaces.

	Exception: They do not apply to storage lots, vehicle and equipment storage lots, truck loading areas, or parking in truck loading areas.
<u>Foundation Base Along Exterior Walls</u> – <i>MZO Section 11-33-5(A)(1)(a(i))</i> <i>-Exterior walls with public entrances for buildings larger than 10,000 square feet</i>	Additional foundation base shall be provided at the entrance to create an entry plaza area. Where fire code requires it, the minimum depth may be reduced to 12 feet.
<u>Setback of Cross Drive Aisles –</u> <i>MZO Section 11-32-4(A)</i> (northern exit on Sossaman Road)	43 feet to property line for the southern side of the vehicular entry.

Exhibits:

Exhibit 1-Staff Report

Exhibit 2-Vicinity Map

Exhibit 3-Application Information

- a. Project Narrative
- b. Site Plan
- c. Landscape Plan
- d. Elevations

Exhibit 4-Citizen Participation Plan

Exhibit 5-Citizen Participation Report