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55 N. Center Street
Mesa, AZ 85201

RE: MPCA AZ4 Expansion
Mitsubishi Pure Chemicals America, Inc.
6560 S. Mountain Road
Mesa, Arizona 85212
Gray Project No. 2024045

Project Narrative

This project is an expansion to an existing chemical manufacturing facility at 6560 S. Mountain Rd owned and operated by MGC Pure Chemicals America, Inc. (MPCA) consisting of 16 structures totaling approximately 58,700 square feet. The structures house chemical processing equipment and various chemical storage tanks associated with the manufacturing process, which is to produce super-pure hydrogen peroxide and super-pure ammonium hydroxide. The structures vary in height, and are a mixture of pre-engineered metal buildings and conventional steel structures. The primary façade materials will include insulated metal wall panels, perforated metal screening panels, split-face masonry and metal wire mesh, specifically for the open-air structures sheltering the storage tanks. The project will also include an exterior steel pipe bridge carrying process piping between the new buildings, additional parking and truck/fire apparatus access roads, and additional outdoor ISO container storage on the southern side of the property. The property itself is zoned as Heavy Industrial as well as Heavy Industrial with a Planned Area Development Overlay (HI and HI PAD), and is approximately 20 acres.

Special Use Permit

The project will require a Special Use Permit due to exceeding the height limitation of 50'-0" specified in Table 11-7-3 of the Mesa Zoning Ordinance. The additional height for buildings B-14, B-15, B-17 and B-18 is due to two main factors. The first is to accommodate the required tanks, piping and other equipment that will be necessary for the chemical manufacturing process. The second factor is related to the roof articulation requirements found in MZO 11-7-3. In order to comply with these requirements, a certain degree of vertical modulation is required, which in turn has increased the overall height of the structures on the site. We believe that this SUP request satisfies the criteria listed in MZO 11-70-5.E for the reasons outlined below.

- MZO 11-70-5.E.1
 - The project should advance certain goals/objectives mentioned in the General Plan, including:
 - LU4: "Create design and development standards that improve the City's visual quality, urban form, and function to enhance the quality of life for current and future generations."
 - Through an elevated level of design along Mountain Road, the proposed project will help to elevate the local area
 - ED1: "Attract businesses and employers that provide jobs and wages at or above the regional average."
 - The proposed project is an expansion to an existing industrial facility, and will generate new jobs and encourage MPCA to continue operations in the area for the foreseeable future

- The principal activity that will occur on the site (chemical manufacturing) is consistent with the HI district in which the site is located
- The proposed buildings and site development are consistent with the City's "Evolve" goal for the area (Figure 5 on page 72 and "Urban Design Characteristics" section on page 100) due to the elevated design standards that the project will follow.
- MZO 11-70-5.E.2
 - The operating characteristics, size and overall design of the project are consistent with the zoning of the site (HI)
 - The design, size, location and operating characteristics of the project are consistent with the General Plan, as previously described in the justification of MZO 11-70-5.E.1 above.
- MZO 11-70-5.E.3
 - The proposed project is not injurious or detrimental to the adjacent and surrounding properties.
 - The manufacturing activities of the project are consistent with the industrial area that it is located in.
 - The proposed project will not be injurious or detrimental to the neighborhood or the City.
 - The proposed project has the potential to improve the design characteristics of the area, particularly on Mountain Road, and through that, contribute positively to the City and the goals/objectives of the General Plan, as already described above.
- MZO 11-70-5.E.4
 - There will be adequate public services, public facilities and public infrastructure available to serve the project.
 - Aerial fire apparatus access roads are being provided in the proposed design
 - Existing infrastructure, including water, natural gas, electricity, internet and sewer, are already present in the area
 - The proposed project is within 6 miles of a police station (Queen Creek Police Department), fire station (Fire Station 221) and hospital (Dignity Health - Arizona General Hospital Mesa).

The project team would also like to make an Alternative Compliance request as outlined in MZO 11-7-3-B.6. Refer to the included written request document for further information.

10/21/2024

