



**PLANNING DIVISION
STAFF REPORT**

Planning and Zoning Board

December 16, 2020

CASE No.: **ZON20-00490**

PROJECT NAME: **Woodspring Suites**

Owner's Name:	Sundown Equipment LLC
Applicant's Name:	Jack Gilmore, Gilmore Planning & Landscape Architecture
Location of Request:	Within the 300 to 400 blocks of East Baseline Road (north side) and within the 1800 to 2000 blocks of South Mesa Drive (east side). Located east of Mesa Drive on the north side of Baseline Road.
Parcel No(s):	139-49-027C
Requests:	Site Plan Review. This request will allow for the development of a hotel.
Existing Zoning District:	Light Industrial (LI)
Council District:	3
Site Size:	5± acres
Proposed Use(s):	Hotel
Existing Use(s):	Vacant
Hearing Date(s):	December 16, 2020 / 4:00 p.m.
Staff Planner:	Ryan McCann
Staff Recommendation:	Approval with Conditions

HISTORY

On **May 19, 1973**, the subject property was annexed into the City of Mesa as part of a 4,120± acre annexation area (Ordinance No. 812), and thereafter zoned to Agriculture (AG) with Ordinance No. 812.

On **January 19, 1976**, the City Council approved a rezoning of 75± acres of land from previously zoned AG designation to Light Industrial and General Industrial) to allow the development of an industrial park (Ordinance No. 976; Case No. Z75-083) on the property. The subject 5-acre site was part of the area of land rezoned to Light Industrial.

PROJECT DESCRIPTION

Background:

The applicant is requesting approval of a Site Plan to allow the development of a 4-story hotel with 122 bedrooms and 132 vehicular parking spaces on the subject site. The property is zoned Light Industrial. Per Section 11-7-2 of the Mesa Zoning Ordinance (MZO), a hotel use is allowed in the LI zoning district. The submitted site plan shows there will be two vehicular accesses onto the site; one access from Mesa drive located east of the site and the other access from Baseline road located south of the site. There are two developed parcels to the west and two to the east of the site. Specifically, the parcels to the east are developed as an industrial development and a commercial development and the parcels to the west are developed as convenience market with fuel station and an automobile sales lot. The submitted application shows an existing cross access agreement between the propose development and those two existing developments to the west. Overall, approval of the subject site will complete the overall development of that area of anticipated industrial park.

General Plan Character Area Designation and Goals:

The General Plan Character area designation on the property is Employment with a Business Park sub type. Per chapter seven of the General Plan, the Employment character designation is primary for employment-type land uses that may include supporting retail and office areas but rarely include residential uses. Examples of employment districts include areas for large manufacturing facilities, warehousing, and business parks. The Business Park character type is for areas that contain a number of separate businesses, offices, light industrial facilities, accessory and supporting uses that are also typically low intensity developments comprised mainly of office, office/warehouse, research and development, and similar uses. Per the Plan, light industrial zoning is one of the listed primary zoning districts within the Business park. The proposed development of a hotel on the property will provide temporary accommodation in support of the business activities in the area and within the industrial park. 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.

Zoning:

The subject property is zoned Light Industrial (LI). Per Section 11-6-2 of the Mesa Zoning Ordinance (MZO), the proposed hotel is an allowed use in the LI zoning district.

Site Plan and General Site Development Standards:

The site plan shows development of a 4-story containing 122-rooms with 131 parking spaces. Access to the site will be on Baselines road to the south and Mesa Drive to the west. Per Section 11-32-3 of the Mesa Zoning Ordinance, 122 parking spaces are required. The proposed number of parking spaces conforms to the requirement of the MZO. 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 one percent (1%) per building gross floor area. Based on this requirement 462 square feet of open space is required and 465 square feet is provided. The site plan shows there will be an outdoor seating area on the east site of the hotel building (see Exhibit 3.2). There will also pedestrian walkways from the site to Baseline Road to

the south of the site and to the commercial developments to the west of the site, specifically along Mesa Drive. The proposed site plan shows an area designated as “future development”. Per Section 11-69-2 of the MZO, a site plan review and approval shall be required for any proposed use within the area identified as “future development” (See condition number 4).

Design Review:

On November 10, 2020, the Design Review Board reviewed the building elevations and landscape plan for the development and recommended certain minor modifications. The modifications included incorporation of vents and internal downspouts into the building, and changing the roof material to a standing seam roof. Staff will work with the applicant to include the recommended changes to the final design.

Surrounding Zoning Designations and Existing Use Activity:

Northwest LI Auto Sales	North LI Vacant	Northeast LI Industrial
West LI Service Station / Convenience Market	Subject Property LI Vacant	East LI Industrial
Southwest (Across Baseline Road) Town of Gilbert Industrial	South (Across Baseline Road) Town of Gilbert Industrial	Southeast (Across Baseline Road) Town of Gilbert Industrial

Compatibility with Surrounding Land Uses:

There are existing industrial uses to the east of the subject property, as well across Baseline road to the south. The area to the south across Baseline road is located within the Town of Gilbert and zoned general industrial. The proposed site plan will allow the continued development of the group commercial approved on the site and its immediate surrounding parcels and will not be out of character to the surrounding area..

Neighborhood Participation Plan and Public Comments:

As part of the completed Citizen Participation Process, the applicant mailed notification letters to property owners within 1,000 feet of the site, Homeowner Associations (HOAs) within ½ mile of the site, and registered neighborhoods within one mile of the site. As of writing this report, the applicant has not received any comments/concerns from surrounding property owners. Staff will provide the Board with any new information during the scheduled Study Session on December 16, 2020.

Staff Recommendations:

Based on the application received and the proceeding analysis, staff finds that the subject request is consistent with the General Plan and meets the review criteria for Site Plan Review outlined in Section 11-69-5 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 City development codes and regulations.
3. Compliance with all requirements of Design Review.
4. Site Plan Review shall be required prior to development on the northern half of the property noted on the final site plan identified as "Future Development".
5. All limits of construction shall have temporary landscaping, extruded curbs, and screen walls where parking and loading/service areas are visible from Rights of Way and public areas.

Exhibits:

Exhibit 1- Vicinity Map

Exhibit 2- Staff Report

Exhibit 3- Application Information

- 3.1 Project Narrative
- 3.2 Site Plan
- 3.3 Landscape Plan
- 3.4 Elevations

Exhibit 4- Citizen Participation Plan

Exhibit 5- Citizen Participation Report