



**PLANNING DIVISION
STAFF REPORT**

Planning and Zoning Board

May 24, 2023

CASE No.: ZON22-01003	PROJECT NAME: Western Semi Solutions
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Owner's Name:	Stephen M Javinett Living Trust
Applicant's Name:	Glenn Klipfel, ADM Group Inc.
Location of Request:	Within the 2800 to 2900 blocks of North Greenfield Road (west side), within the 4300 block of East McDowell Road (north side), and within the 4300 block of East Oasis Street (south side). Located west of Greenfield Road and north of McDowell Road.
Parcel No(s):	141-25-192 and 141-25-193
Request:	Rezone from Light Industrial (LI) to Light Industrial with a Planned Area Development overlay (LI-PAD) and Site Plan Review. This request will allow for an industrial development.
Existing Zoning District:	Light Industrial (LI)
Council District:	1
Site Size:	5.7± acres
Proposed Use(s):	Industrial
Existing Use(s):	Vacant
P&Z Hearing Date(s):	May 24, 2023 / 4:00 p.m.
Staff Planner:	Kwasi Abebrese, Planner I
Staff Recommendation:	APPROVAL with conditions

HISTORY

On **February 5, 1979**, the City Council approved the annexation of 543± acres of land, including the project site (Ordinance No. 1208).

On **August 15, 1979**, the City established comparable zoning of Agriculture (AG) on the project site (Case No. Z79-072; Ordinance No. 1254).

On **October 21, 1981**, the City Council approved a rezone of a 68± acre parcel, including the project site, from Agriculture (AG) to Conceptual Light Industrial (M-1) (equivalent to current Light Industrial ([LI]) to allow for the development of a 55-lot industrial park (Case No. Z81-065; Ordinance No. 1521).

On **May 19, 1982**, the City Council approved a rezone of a 73± acre parcel, including the project site, from Agriculture (conceptually approved for M-1) to Light Industrial (M-1) (equivalent to current Light Industrial [LI]). The request included Phase One as well as a preliminary plat of the Falcon Field Industrial Park to allow for the development of an Industrial Park containing 44 lots (Case No. Z82-010; Ordinance No. 1593).

On **January 19, 1983**, the City Council approved a rezone of the project site as part of a larger 43± acre parcel from Agriculture (conceptually approved for M-1) to Light Industrial (M-1) (equivalent to current Light Industrial [LI]). The request included a preliminary plat of Dover Industrial Park Unit Two to allow for the development of an industrial park (Case No. Z82-108; Ordinance No. 1667).

On **December 21, 1983**, the City Council approved a rezone of a 17± acre parcel, including the project site, from Agriculture (conceptually approved for M-1) to Light Industrial (M-1) (equivalent to current Light Industrial [LI]). The request included a preliminary plat of Dover Industrial Park Unit Three to accommodate phase three of the development of an industrial park (Case No. Z83-141; Ordinance No. 1673).

On **November 16, 2022**, the Planning Director approved an affidavit of change to the final plat of the Dover Industrial Park Unit Three on the combination of lot 35 (Parcel No. 141-25-192) and lot 36 (Parcel No. 141-25-193) (Case No. ADM22-00854).

PROJECT DESCRIPTION

Background:

The applicant is requesting a rezone of a 5.7± acre site from Light Industrial (LI) to Light Industrial with a Planned Area Development overlay (LI-PAD) and approval of an Initial Site Plan. The request will allow for the development of an industrial building to be used for warehousing, industrial and office uses (Proposed Project). The project site is currently vacant and located west of Greenfield Road and north of McDowell Road.

General Plan Character Area Designation and Goals:

The Mesa 2040 General Plan Character Area designation on the property is Employment. Per Chapter 7 of the General Plan, the primary focus of the Employment character area designation is to provide for a wide range of employment opportunities in high-quality settings. Examples of employment-type land uses include areas for large manufacturing facilities, warehousing, and business park-type land uses. The proposed industrial development conforms to the intent and purpose of the Employment character area designation. Overall, the request is consistent with the review criteria outlined in Chapter 15 (pg. 15-1&2) of the Mesa 2040 General Plan.

Zoning District Designations:

The Proposed Project is zoned Light Industrial (LI). The applicant is requesting to rezone the subject site to establish a Planned Area Development overlay. Per Section 11-7-2 of the Mesa Zoning Ordinance (MZO), industrial uses such as warehousing, storage, and offices are permitted in the LI District. 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 property is located within the Airfield (AF) Overlay District. Specifically, within the Airport Overflight Area Three (AOA 3), due to its proximity to the Falcon Field Airport. Per Section 11-19-4(C) of the MZO, there are no use limitations beyond those in the LI district.

PAD Overlay Modification – MZO Article 3, Chapter 22:

The Proposed Project 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>Required Landscape Yards</u> – <i>MZO Section 11-33-3(B)(2)</i> -Non-single residence uses adjacent to other non-single residence (west of property line)	15 feet wide	4 feet wide	As Proposed
<u>Required Parking Spaces by Use</u> – <i>MZO Table 11-32-3(A)</i> - Group Industrial	75% of gross floor area at 1 space per 500 square feet and 25% of gross floor area at 1 space per 375 square feet	1 space per 513 square feet of gross floor area	As Proposed

Required Landscape Yard:

Per Section 11-33-3(B)(2) of the MZO, a 15-foot landscaped yard is required at the property line for non-single residence uses adjacent to non-single residence uses. The applicant is requesting a four-foot landscape yard along the west property line.

According to the applicant, this requested landscape setback reduction is to provide enough space at the proposed truck dock and loading area for truck traffic and parking at the west side of the proposed building.

Required Parking Spaces:

Per Section 11-32-3(A) of the MZO, the required parking ratio for group industrial buildings with no specified users is 75% of the gross floor area at one space per 500 square feet and the remaining 25% at one space per 375 square feet. In all, a total number of 166 parking spaces are required for the proposed development. The applicant is requesting a parking reduction of 13 parking spaces.

According to the applicant, the requested parking reduction is consistent with the needs of anticipated users as well as consistent with similar industrial developments within the city.

PAD Justification:

The Proposed Project meets the standard for high-quality development by providing on-site amenities such as increased landscaping and employee break areas, enhanced site design through the use of an enhanced entry and exit ways as well as pedestrian connections, and quality elevations.

Site Plan and General Site Development Standards:

The proposed site plan shows the development of an approximate 78,449 square foot industrial building. Per the submitted site plan, the building will include a truck dock and loading area on the west side of the building that will be screened by an eight-foot-tall wall per the screening requirements outlined in Section 11-30-13(C) of the MZO.

A total number of 153 parking spaces will be provided along the north, east, south, and west sides of the building. Primary vehicular access will be provided to the site from McDowell Road at the southwest corner of the project site. On-site walkways will connect the primary entrance as well as the other entrances of the industrial building to the public sidewalks on Greenfield Road, McDowell Road, and Oasis Street and to the adjacent industrial developments.

Overall, the proposed site plan conforms to the requirements of the MZO including the review criteria for Site Plan Review in Section 11-69-5.

Design Review:

The Design Review Board reviewed the proposed building elevations and landscape plan at their April 11, 2023, work session. Staff is working with the applicant to address minor aesthetic comments and recommendations from the Design Review Board that do not impact the site plan.

Surrounding Zoning Designations and Existing Use Activity:

Northwest	North	Northeast
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(Across Oasis Street) LI Existing Industrial Development	(Across Oasis Street) LI-PAD Existing Office and Industrial Development	(Across Greenfield Road) LI Existing Industrial Development
West LI Existing Industrial and Warehouse Development	Project Site LI Undeveloped	East (Across Greenfield Road) LI Existing Industrial Development
Southwest (Across McDowell Road) LI Existing Industrial Development	South (Across McDowell Road) LI Undeveloped	Southeast (Across Greenfield and McDowell Roads) LI-PAD Undeveloped

Compatibility with Surrounding Land Uses:

The subject site is currently vacant. The adjacent properties to the north, east, and west of the subject property are existing industrial developments. The property to the south across McDowell Road is an undeveloped property currently zoned LI and is anticipated to develop for industrial use consistent with the subject request.

Neighborhood Participation Plan and Public Comments:

As part of the completed Citizen Participation Process, the applicant mailed notice letters to property owners within 1,000 feet of the site, as well as nearby HOAs and neighborhood associations.

As of the writing of this report, neither the applicant nor staff have received any comments or concerns from surrounding property owners. Staff will provide the Board with any new information during the May 10, 2023, Study Session.

Staff Recommendation:

Staff finds that the Proposed Project is consistent with the Mesa 2040 General Plan, the review criteria for Site Plan Review approval outlined in Section 11-69-5 of the MZO and meets the review criteria and purpose for a Planned Area Development overlay outlined in Section 11-22-1 of the MZO.

Staff recommends approval of the request with the following conditions.

Conditions of Approval:

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Design Review Case No. DRB22-01002.
3. All off-site improvements and street frontage landscaping must be installed in the first phase of construction.
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. 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 Falcon Field 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 Falcon Field 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 2 miles of Falcon Field Airport.
6. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with the PAD overlay and shown in the following table:

Development Standards	Approved
<u>Required Landscape Yards –</u> <i>MZO Section 11-33-3(B)(2)</i> -Non-single residence uses adjacent to other non-single residence	4 feet wide
<u>Required Parking Spaces by Use –</u> <i>MZO Table 11-32-3(A)</i> - Group Industrial	1 space per 513 square feet of gross floor area.

Exhibits:

- Exhibit 1-Vicinity Map
- Exhibit 2-Staff Report
- Exhibit 3-Application Information
 - 3.1 Site Plan
 - 3.2 Grading and Drainage Plan
 - 3.3 Landscape Plan
 - 3.4 Elevations
 - 3.5 Project Narrative
 - 3.6 Citizen Participation Plan
- Exhibit 4-Citizen Participation Report