



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

March 8, 2023

CASE No.: **ZON22-00746**

PROJECT NAME: **Mesa Grandview**

Owner's Name:	Sunbelt Land Holdings LP
Applicant's Name:	Balmer Architectural Group
Location of Request:	Within the 3400 to 3500 blocks of North Greenfield Road (west side) and within the 4000 to 4400 blocks of East Virginia Street. Located north of McDowell Road on the west side of Greenfield Road.
Parcel No(s):	141-25-290
Request:	Site Plan Review and Special Use Permit. This request will allow for an industrial development.
Existing Zoning District:	Light Industrial (LI) and General Industrial (GI)
Council District:	1
Site Size:	54± acres
Proposed Use(s):	Industrial
Existing Use(s):	Vacant
Hearing Date(s):	March 8, 2023 / 4:00 p.m.
Staff Planner:	Josh Grandlienard, AICP, Planner II
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **February 17, 1981**, the subject property was annexed into the City of Mesa as part of a larger 438.14± acre annexation (Ord. #1465).

On **August 17, 1981**, the City Council established M-1 (equivalent to current Light Industrial) and M-2 (equivalent to current General Industrial zoning) on 54.2± acres of the 438.14± acre annexation (Case # Z81-060; Ord. #1509).

PROJECT DESCRIPTION

Background:

The applicant is requesting Site Plan Review of an Initial Site Plan and a Special Use Permit (SUP) to allow for an industrial development. The subject property is currently vacant and located on the south side of AZ Loop 202 and west side of Greenfield Road. The proposed site plan shows three buildings on the subject site to be developed for manufacturing and processing, wholesaling, research, warehousing, e-commerce, data center, and distribution activity space uses.

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, 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 District is to provide for a wide range of employment opportunities in high-quality settings.

The property is also located within the Falcon Field Sub-Area. The unique characteristics of the Falcon Field Sub-Area include, but are not limited to, the Falcon Field Airport, airport operations, and the strong business linkages to the airport. This area also includes an abundance of high-quality employment for professionals, technical experts, and highly skilled labor.

The proposed project conforms with the intent of the Employment character area and the intent of the Falcon Field Sub-Area by providing a wide range of opportunities for the employment of professionals, technical experts, and high-skilled labor in a high-quality setting.

Zoning District Designations:

The subject property is zoned Light Industrial (LI) and General Industrial (GI). Per Section 11-7-2 of the City of Mesa Zoning Ordinance (MZO), industrial uses are allowed in the LI and GI zoning districts.

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 Three (AOA 3). The location of the property within the AOA 3 is due to its proximity to the Falcon Field Airport. Per Section 11-19-4(C) of the MZO there are no additional land use regulations beyond those of the base district.

Site Plan and General Site Development Standards:

The proposed development is located along the western portion of the site. The site plan shows development of three industrial buildings totaling approximately 270,065 square feet. Building 4 will be 68,700 square feet, Building 5 will be 68,700 square feet, and Building 6 will be 132,665 square feet.

Each building will include truck docks and outdoor storage areas. The truck dock and storage areas for Buildings 4 and 5, will be located interior to the site and screened by each building. The

truck dock and storage areas for Building 6 will be screened by an eight-foot opaque wall in conformance with Section 11-30-17 of the MZO.

Two access points will be provided to the site from Virginia Street. The proposed project provides parking according to the shell industrial building parking ratio per Table 11-32-3.A of the MZO. According to the ratio 586 parking spaces are required; the site plan shows the provision of 587 parking spaces.

Any future development of the eastern portion of the site will require Site Plan Review and Design Review approval in accordance with Chapters 69 and 71 of the MZO.

Zoning Ordinance, Section 11-70-5 – Special Use Permit

The applicant is requesting to exceed the maximum building height in the LI District. Per Table 11-7-3 of the MZO, the maximum building height permitted in the LI District is 40 feet. However, per Section 11-30-3 of the MZO, height exception within Airport Airfield Overlay Districts may be allowed with the approval of a Special Use Permit. The applicant is requesting a maximum 55-foot building height for the proposed project.

Per Section 11-70-5 of the MZO, the Planning and Zoning Board, when making a decision on a SUP, shall find that the project conforms to the following criteria:

1. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies;

The proposal complies with the Employment Character Area designation of the Mesa 2040 General Plan by developing the site for employment type uses in a high-quality setting. The proposal also complies with the Falcon Field Sub Area Plan by providing employment opportunity for professionals, technical experts, and high-skilled labor that may support the airport and airport related operations.

The proposal complies with this criteria.

2. The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and any other applicable City plan or policies;

The location, size, design, and operating characteristics of the proposed warehousing buildings being proposed align with the type of development outlined within the definition of the Light Industrial and General Industrial zones within the Mesa Zoning Ordinance and comply with the Mesa 2040 General Plan, the Falcon Field Sub Area Plan, and the Employment Character Area.

The proposal complies with this criteria.

3. The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, nor will the proposed project or improvements be injurious or detrimental to the neighborhood or to the general welfare of the City; and

The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, which include other warehouses, properties zoned Light Industrial (LI) and Planned Employment Park (PEP), and Falcon Field Airport nor will the site be injurious or detrimental to the surrounding neighborhoods or the general welfare of the City. Falcon Field Airport staff reviewed the proposed project and did not have any concerns.

The proposal complies with this criteria.

4. Adequate public services, public facilities and public infrastructure are available to serve the proposed project.

The addition of the site does not add any additional burden to the existing public services, public facilities, nor public infrastructure. The public infrastructure is already on-site and will adequately serve the site and proposed use.

The request complies with this criterion.

Design Review:

The Design Review Board reviewed the subject request at their August 13, 2022 meeting. 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 AZ Loop 202	North AZ Loop 202	Northeast AZ Loop 202
West AG Vacant	Subject Property LI & GI Vacant	East (Across Greenfield Road) GI Industrial
Southwest AG City of Mesa Public Safety Training Facility	South (Across Virginia St.) LI & GI Industrial & City of Mesa Park	Southeast (Across Greenfield Road) LI Gas Station

Compatibility with Surrounding Land Uses:

The subject site is currently vacant. To the north of the site is the AZ Loop 202 Freeway. Properties east of the site are zoned Light Industrial and contain industrial uses. South of the subject site are industrial users and Qual Run Park. The property to the west of the site is vacant land owned by

the Roosevelt Water Conservation District. The proposed industrial development is compatible with the surrounding development and land uses.

Neighborhood Participation Plan and Public Comments:

The applicant completed a Citizen Participation Process which included mailing letters to property owners within 500 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. Staff will provide the Board with any new information during the scheduled Study Session on March 8, 2023.

Staff Recommendations:

Based on the application received and the preceding analysis, staff finds the subject request is consistent with the Mesa 2040 General Plan, the Falcon Field Sub-area Plan, the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO, the review criteria for Preliminary Plat approval outlined in Section 9-6-2 of the Mesa Subdivision Regulations, and meets the requirements for a Special Use Permit outlined in Section 11-70-5 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 requirements of the Subdivision Regulations.
3. Compliance with all requirements of Design Review Case No. DRB22-00763.
4. Any future development of the eastern portion of the site will require Site Plan Review and Design Review in accordance with Chapters 69 and 71 of the MZO.
5. Compliance with all City development codes and regulations.
6. 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.
7. Prior to the issuance of any building permit, dedicate a waterline easement along the southwest property line to serve the City of Mesa Public Safety Training Facility and submit a revised landscape plan which complies with Mesa City Code.
8. All off-site improvements and street frontage landscaping must be installed in the first phase of construction.
9. 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 one mile of Falcon Field Airport.
- e. All final subdivision plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which states in part: "This property, due to its proximity to Falcon Field Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."

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