



**PLANNING DIVISION  
STAFF REPORT**

**City Council Meeting**

**December 1, 2022**

CASE No.: **ZON22-00773**

PROJECT NAME: **Signal Butte Water Treatment  
Plant Expansion**

Owner's Name:	City of Mesa
Applicant's Name:	Black & Veatch
Location of Request:	Within the 10900 to 11000 block of East Elliot Road (north side) and within the 3500 block of South Signal Butte Road (east side). Located north of Elliot Road and east of Signal Butte Road.
Parcel No(s):	304-01-968A
Request:	Site Plan Review. This request will allow the expansion of the existing capacity of the Signal Butte Water Treatment Plant.
Existing Zoning District:	Public-Semi Public (PS)
Council District:	6
Site Size:	84± acres
Existing Use(s):	City of Mesa Water Treatment Plant
Hearing Date(s):	October 26, 2022 / 4:00 p.m.
Staff Planner:	Josh Grandlienard, AICP, Planner II
Staff Recommendation:	APPROVAL with Conditions
Planning and Zoning Board Recommendation:	APPROVAL with Conditions (Vote: 7-0)
Proposition 207 Waiver Signed:	No

**HISTORY**

On **April 19, 1990**, the subject site was incorporated as the City of Mesa as part of a larger 1,260± acre area and given the comparable City of Mesa zoning of R1-43 (Ord. No. 2497)

On **August 15, 2005**, the City Council approved a rezoning request that established Public Facility (PF) zoning (equivalent to the current PS District) on the subject site and included Site Plan Review for the Signal Butte Water Treatment Plant (Case No. Z05-062, Ordinance No. 4437).

On **August 24, 2015**, the City Council approved a site plan modification for the expansion and development of the Water Treatment Plant (Case No. Z15-014, Resolution No. 10669).

## **PROJECT DESCRIPTION**

### **Background:**

The applicant is requesting approval of a Major Site Plan Modification to expand the capacity of the Signal Butte Water Treatment Plant located on Signal Butte Road, north of Elliot Road. The proposed structures will allow the plant to be expanded to its ultimate nominal capacity of 48 million-gallons-per day from 24 million-gallons-per day.

The existing Signal Butte Water Treatment Plant is located on approximately 80 acres and contains plant equipment and related accessory structures. The proposed expansion includes a 10,000 square foot building located in the southeast portion of the site which is adjacent to the currently developed Reservoir No. 2. A second 9,025 square foot building for the filter complex will be located on the east side of the plant. This site plan modification requires City Council review because a condition of approval on zoning case no. Z05-062 (Ordinance No. 4437) requires all future development plans to be reviewed by the Planning and Zoning Board, Design Review Board, and the City Council.

### **General Plan Character Area Designation and Goals:**

The General Plan Character area designation on the property is Neighborhood. Per Chapter 7 of the General Plan, the Neighborhood character type is to provide safe places for people to live where they can feel secure and enjoy their surrounding community.

The proposed expansion of the Signal Butte Water Treatment Plant will help to provide quality of life services in the area. Staff reviewed the request and determined it is consistent with the criteria for review outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan.

### **Zoning District Designations:**

The subject property is zoned PS. Per Section 10-10-1 of the MZO, the purpose of the Public and Semi-Public (PS) District is to accommodate large-scale governmental, public utility, recreational, and educational facilities. Per Section 11-10-2 of the Mesa Zoning Ordinance (MZO), the use of the property for a Utility Facility is allowed within the PS zoning district.

### **Site Plan and General Site Development Standards:**

The proposed site plan shows the development of two new buildings totaling approximately 19,025 square feet. The addition of these buildings will not necessitate a change in the existing access, or the existing landscaping, and ingress and egress will remain in its current configuration.

**Design Review:**

Design Review of the subject request is required per Section 11-71-2 of the MZO and a condition of approval on zoning case no. Z05-062 (Ordinance No. 4437). The Design Review Board reviewed and approved the subject request at their October 11, 2022, meeting. The proposed design is consistent with the goals, objectives, and policies of the General Plan.

**Surrounding Zoning Designations and Existing Use Activity:**

<b>Northwest</b> (Across Signal Butte Road) AG/LI Various Industrial uses	<b>North</b> PS/RS-6 SRP Sub-Station/Single Residence uses	<b>Northeast</b> RS-6-PAD Various Residential uses
<b>West</b> (Across Signal Butte Road) AG/LI Various Industrial uses	<b>Subject Property</b> PS Signal Butte Water Treatment Plant	<b>East</b> RS-6-PAD Various Residential uses
<b>Southwest</b> (Across Signal Butte Road) PC Apple	<b>South</b> (Across Elliot Road) RS-7-PAD Various Residential uses	<b>Southeast</b> (Across Elliot Road) RS-6-PAD Various Residential uses

**Compatibility with Surrounding Land Uses:**

The proposed expansion of the Signal Butte Water Treatment Plant is compatible with residential uses to the east and south, industrial uses to the west, as well as residential uses to the north and will not be out of character with the surrounding development.

**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 the writing of this report, staff has not received any comments or concerns from surrounding property owners. Staff will provide the Board with any new information during the study session on October 26, 2022.

**Staff Recommendations:**

Based on the application received and the preceding analysis, staff finds the subject request is consistent with the Mesa 2040 General Plan, and 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 the final landscape plan submitted.

3. Compliance with all requirements of DRB22-00685.
4. Compliance with all City development codes and regulations.

**Exhibits:**

Exhibit 1-Vicinity Map

Exhibit 2-Staff Report

Exhibit 3-Application Information

3.1 Site Plan

3.2 Landscape Plan

3.3 Elevations

3.4 Project Narrative

3.5 Lighting Plan

3.6 Citizen Participation Plan

Exhibit 4-Citizen Participation Report