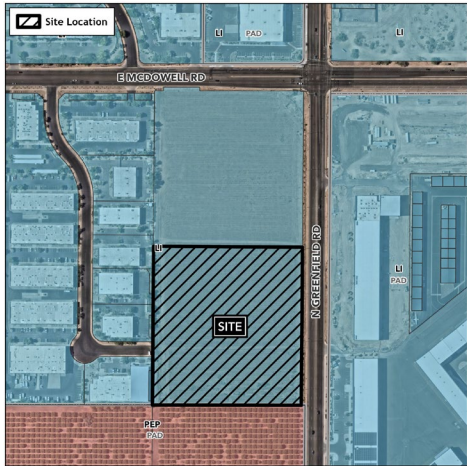




Planning and Zoning Report

Date	August 26, 2026		
Case No.	ZON26-00411		
Project Name	ER2		
Request	• Development Plan Review to allow for an industrial development • Special Use Permit to reduce the minimum number of required parking spaces		
Project Location	Approximately 630± feet south of the southwest corner of Greenfield and McDowell Roads.		
Parcel No(s)	141-26-006E		
Project Area	8.7± acres		
Council District	District 1		
Existing Zoning	Light Industrial (LI)		
General Plan Designation	Regional Employment Center		
Applicant	Sean Lake, Pew & Lake, P.L.C.		
Owner	AZ Greenfield Industrial LP		
Staff Planner	Charlotte Bridges, Planner II		

Recommendation

Staff finds that the Proposed Project is consistent with the Mesa 2050 General Plan and the Falcon Field Sub Area Plan, the review criteria for Development Plan Review outlined in MZO Section 11-69-6 of the Mesa Zoning Ordinance (MZO), as well as the review criteria for a Special Use Permit outlined in Section 11-7-5(E) of the MZO.

Staff recommends approval with conditions.

Project Overview

Request:

The applicant is requesting approval for a Development Plan Review and Special Use Permit (SUP) for a 155,597 square foot light industrial building and associated site improvements.

Concurrent Applications:

- Design Review: An Alternative Compliance request for the proposed elevations is scheduled to be reviewed by the Design Review Board on August 11, 2026 (Case No. ZON26-00411).

Site Context

General Plan:

- The Placetype for the project site is Regional Employment Center with a Growth Strategy of Evolve.
- Regional Employment Center areas are intended to accommodate large employers, such as hospitals and medical centers, airports, universities, corporate headquarters, high-tech companies and research parks. These areas should have excellent access to major arterial roadway and freeways that can accommodate high traffic volumes and moderate truck traffic, exhibit high-quality design, cohesive architecture, ample landscape and amenities areas to support employees.
- Light Industrial is a principal land use in the Regional Employment Center Placetype.
- The Proposed Project is consistent with the Regional Employment Center Placetype and furthers the implementation of, and is not contrary to, the Vision, Guiding Principles, Strategies, and applicable elements of the Mesa 2050 General Plan.
- Supporting General Plan Strategies:
 - LU1. Promote a balance of land uses to enhance the quality of life for current and future generations.
 - LU2. Create opportunities for placemaking in neighborhoods that reinforce their unique character and sense of place.
 - ED1. Attract businesses and employers that create jobs with wages at or above the regional average.
 - ED2. Invest in Mesa's workforce development.
 - ED4. Protect and promote Mesa's airports as global connections for tourism and business development.

Sub-Area Plan:

- The Proposed Project is located within the General Industrial land use area of the Falcon Field Sub-Area Plan. The intent of the Falcon Field Sub-Area is to create a vibrant and progressive urban center that serves as an oasis of aviation related businesses, abundant high-quality employment, and regional entertainment.
- The Proposed Project is consistent with the General Industrial land use area of the Falcon Field Sub-Area Plan and furthers the implementation of and is not contrary to its Vision and Land Use Strategies.

Zoning:

- The project site is zoned Light Industrial (LI) District and is in the Falcon Field Airport Airfield Overlay District, specifically, Airport Overflight Area Three (AOA3).
- Office, limited manufacturing and warehouse uses are permitted in the LI District.

Surrounding Zoning & Use Activity:

The proposed use is compatible with surrounding land uses, which include other industrial uses and vacant land.

Northwest LI Industrial Development	North LI Vacant	Northeast (Across Greenfield Road) LI-PAD Airport Industrial Development
West LI Industrial Development	Project Site LI Vacant	East (Across Greenfield Road) LI-PAD Airport Industrial Development
Southwest PEP-PAD Vacant	South PEP-PAD Vacant	Southeast (Across Greenfield Road) LI-PAD Airport Industrial Development

Site History:

- **December 4, 1978:** City Council annexed 1,633.11± acres, including the project site, into the City of Mesa (Ordinance No. 1193).
- **August 13, 1979:** City Council rezoned 56.34± acres of recently annexed property, including the project site, from Maricopa County Rural 43 to Agricultural (AG) (Ordinance No. 1261, Case No Z79-074).
- **June 16, 1980:** City Council rezoned 18.8± acres, including the project site, from AG to M-1 (equivalent to Light Industrial [LI]) to accommodate an industrial park development (Ordinance No. 1390, Case No. Z80-047).

- **December 1, 2022:** The City Council rezoned 17.7± acres, including the project site, to remove conditions of approval of Zoning Case No. Z80-047 and to add new conditions of approval and Site Plan Review to allow the development of three industrial buildings (Ordinance No. 5751, Case No. ZON22-00731).
- **December 12, 2022:** The Planning Director's designee approved a request for Design Review of the proposed building elevations and landscape plan for an industrial development that included the project site (Case No. DRB22-00730).
- **December 9, 2024:** The Planning Director's designee administratively approved a request to extend the Site Plan approval granted by the City Council on December 1, 2022, (Case No. ZON22-00731) and the Design Review approval granted on December 12, 2022, (Case No. DRB22-00730) for one year per the allowance of Section 11-67-9(B) of the Mesa Zoning Ordinance (MZO). Subsequently, the ZON22-0731 approved Site Plan expired on December 1, 2025, and the Design Review approval expired on December 12, 2025 (Case No. ADM24-00985).
- **March 9, 2026:** The City Council adopted a new administrative review process under which an expired site plan may be eligible to proceed through Initial Development Plan Review. MZO Section 11-69-4. Compliance with the previously approved, now expired, Site Plan was included as a condition of approval of the 2022 rezoning (Ordinance No. 5751, Case No. ZON22-00731). However, because the current proposed Development Plan does not change the use approved by the prior Site Plan, an Ordinance Condition Modification or rezoning is not required per Section 11-69-5 of the MZO. Accordingly, the proposed Development Plan does not require City Council approval and is within the Board's review authority.

Project/Request Details

Site Plan:

- **Building Design:** The proposed 40 feet in height building consists of a 132,544 square foot first floor area and a 23,043 square foot second floor area for a total industrial building area of 155,597 square feet. The main entrance is located at the northeast corner of the building and is marked by an approximately 1,200± square foot entry plaza and 2,400± covered amenity patio.
- **Access:** Two drives from Greenfield Road serve the site. The north drive will provide access to the parking field, while the southern drive provides access to the truck docks and loading area. A third point access is provided from Norcroft Street on the west side of the project site.
- **Parking:** Per Table 11-32-3.A of the MZO, the total number of parking spaces required for the project site is 280 spaces. The site plan shows a total of 238 space. Consequently, the applicant is requesting a Special Use Permit to reduce the minimum number of required parking spaces from 280 spaces to 238 spaces based on the Parking Analysis provided with this application. The Parking Analysis indicates that at least 25% of the employees

that work in the manufacturing and warehouse areas of the building will also have an office. The MZO parking requirements do not factor in these overlapping uses of the Proposed Project. The Institute of Transportation Engineers (ITE) Parking Generation Manual provides models for estimating the number of required parking spaces based on an hourly demand for the different percentages of uses occurring on-site. Based on the analysis provided, the peak parking demand for the Proposed Project is estimated to be at 2:00 p.m. with 231 parking spaces occupied, which allows for an excess of seven parking spaces.

- Landscaping: The landscape plan shows trees, shrubs and ground cover within the perimeter landscape areas along the east, south and west property lines. Along the north property line, an extruded curb with shrubs is shown as a temporary buffer along the undeveloped edge of the project site. Interior to the site, trees and shrubs are provided in the parking area islands and within the foundation base areas along the west, north and east sides of the building.

Special Use Permit:

This request includes a Special Use Permit (SUP) to reduce the minimum number of required parking spaces per Table 11-32-3.A of the MZO.

- Required:
 - 1 parking space per 375 square feet of office area: 122 spaces
 - 1 parking space per 600 square feet of industrial area: 108 spaces
 - 1 parking space per 900 square feet of warehouse and storage area: 50 spaces
 - Total number of required parking spaces: 280 spaces
- Proposed:
 - Total number of proposed parking spaces: 238 spaces

Approval Criteria - Section 11-32-6(A):

1. **Special Conditions Reducing Parking Demand:** The site plan indicates office, manufacturing and warehousing uses. Approximately 25% of the employees that work in the manufacturing and warehouse areas of the Proposed Project will also have an office. Because of this overlap in operational uses, approximately 25% of the offices will not be consistently occupied, which results in a lower overall parking demand for the Proposed Project.
2. **Adequate Parking Supply:** The provided parking analysis, based on ITE generation standards, indicates the proposed mix of operational uses requires 231 spaces during the 2:00 p.m. peak hour of operation. The Proposed Project provides 238 parking spaces, exceeding the anticipated demand by seven parking spaces. This surplus ensures sufficient parking availability to accommodate the Proposed Project.
3. **Impact on On-Street Parking:** Since the project site supplies an adequate number of parking spaces, it is not anticipated that the Proposed Project will impact on-street parking

in the industrial development to the west. Additionally, there is no on-street parking on Greenfield Road.

Approval Criteria - Section 11-70-5(E):

1. **Consistent with the General Plan and other Plan/Policies:** The Proposed Project complies with the 2050 General Plan and the Falcon Field Sub Area Plan by providing for skilled employees that will contribute to high-quality employment in the area.
2. **Zoning District Intent:** The Proposed Project aligns with the zoning district's intent and will help support and contribute to industrial employers within the Regional Employment Center Placetype.
3. **Project Impact:** The Proposed Project will not be injurious or detrimental to surrounding properties or the welfare of the City since the Proposed Project is providing a sufficient quantity of parking spaces to accommodate its mix of operational uses.
4. **Adequate Public Facilities:** The applicant will be required to install necessary offsite improvements and/or upgrades to support the Proposed Project.

Citizen Participation

The applicant conducted a Citizen Participation process, notifying surrounding property owners, HOAs, and registered neighbors.

Neighborhood Meeting:

A virtual neighborhood meeting was held on July 23, 2026. There were no residents or neighboring property owners in attendance.

Required Notification:

- Property owners within 1,000 feet, HOAs within ½ mile, and registered neighborhoods within one mile of the subject site were notified of the public hearing.
- Staff did not receive any communication about the Proposed Project.

Conditions of Approval

Staff recommends **approval** of the Development Plan and Special Use Permit subject to the following conditions:

1. Compliance with the final site plan and landscape plan as submitted.
2. Compliance with all applicable City development codes and regulations.
3. Relocation of the existing flood irrigation structure requires approval from the Water Resources Department or applicable governmental subdivision responsible for the ownership or maintenance of the flood irrigation facility prior to the issuance of any building permit.

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. Provide written notice to future property owners that the project is within one mile of Falcon Field Airport.
 - d. Prior to 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.
 - e. All final subdivision plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which must state in part: "This property, due to its proximity to the 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 – Project Narrative

Exhibit 3 – Site Plan

Exhibit 4 – Landscape Plan

Exhibit 5 – Grading and Drainage Report

Exhibit 6 – Elevations

Exhibit 7 – Citizen Participation Plan

Exhibit 8 – Citizen Participation Report

Exhibit 9 – Parking Analysis

Exhibit 10 – Power Point Presentation