



**PLANNING DIVISION  
STAFF REPORT**

**Planning and Zoning Board**

**September 22, 2021**

CASE No.: <b>ZON21-00408</b>	PROJECT NAME: <b>Project Tailwinds</b>
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Owner's Name:	Germann Road Investments, LP
Applicant's Name:	Larry Talbott, Hunter Engineering
Location of Request:	Within the 8000 to 8100 blocks of East Pecos Road (south side) and within the 7200 to 7300 blocks of South 80 <sup>th</sup> Street (east side). Located east of Sossaman Road on the south side of Pecos Road.
Parcel No(s):	304-61-013C
Request:	Preliminary Plat. This request will allow for a condominium plat.
Existing Zoning District:	Employment Opportunity Zone (EO)
Council District:	6
Site Size:	15.9± acres
Proposed Use(s):	Industrial
Existing Use(s):	Vacant
P&Z Hearing Date(s):	<b>September 22, 2021 / 4:00 p.m.</b>
Staff Planner:	Cassidy Welch, Planner II
Staff Recommendation:	APPROVAL with Conditions

**HISTORY**

On **January 18, 1990**, the City Council annexed 3,346± acres into the City of Mesa, including the 15.9± acre subject site (Case No. A89-003; Ordinance No. 2473).

On **March 5, 1990**, the City Council approved a rezone of recently annexed property, including the subject site, from County Rural 43 to Agricultural (AG) (Case No. Z90-007; Ordinance No. 2496).

On **March 20, 2006**, the City Council approved a rezone of 289± acres, including the subject site, from AG to Light Industrial (LI) to allow for employment uses on the site (Case No. Z06-016; Ordinance No. 4530).

On **June 5, 2017**, the City Council approved a floating zoning of Employment Opportunity Zone (EO) for 1,101± acres, including the subject site, to create the Pecos Road Employment Opportunity Zone to allow future development of employment and industrial uses (Case No. Z17-013; Ordinance No. 5386).

## **PROJECT DESCRIPTION**

### **Background:**

The subject request is for the approval of a preliminary plat titled “Project Tailwinds.” Currently, the site is vacant. The proposed preliminary plat would allow for the creation of a condominium plat for 10 buildings and the associated drive aisles and parking fields.

### **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 goal of the Employment character area is to provide for a wide range of employment opportunities in high-quality settings. Employment character areas typically have minimal connection to the surrounding area and are used for employment-type uses such as manufacturing facilities, warehousing, and business parks.

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 subject site is currently zoned Employment Opportunity (EO). The property was recently opted into the Pecos Road Employment Opportunity Zone (PREOZ) with an underlying base zone of General Industrial. Per Section 11-7-2 of the MZO, offices and warehousing and similar industrial-type land uses are permitted in the GI zoning district. The proposed Preliminary Plat complies with the development standards, including lot size and dimensions permitted in the PREOZ and Section 11-7-3 of the Mesa Zoning Ordinance (MZO).

### **Mesa Gateway Strategic Development Plan:**

The subject property is also located within the Logistics & Commerce District of the Mesa Gateway Strategic Development Plan (MGSDP). Per the Plan, this district is envisioned to provide a high-quality employment environment that is compatible with increasing over-flight activities associated with Phoenix-Mesa Gateway Airport. The proposed preliminary plat conforms to the goals of the Logistics & Commerce District of the Mesa Gateway Strategic Development Plan.

**Airport Compatibility:**

The subject site is located approximately one mile south of the Phoenix-Mesa Gateway Airport and within the Airport Overflight Area 3 (AOA 3). Phoenix-Mesa Gateway Airport staff reviewed the subject request and did not express opposition to the proposed Preliminary Plat.

**Preliminary Plat:**

Section 9-6-2 of the Mesa Subdivision standards requires approval of all subdivision plats located in the City to be processed through four progressive stages. Review and approval of a Preliminary Plat is the second stage in the series of the progressive stages. This review includes the evaluation of the overall design of the subdivision and details, such as utilities layout, ADA compliance, and retention requirements. The Preliminary Plat is reviewed and approved by the Planning & Zoning Board. Per Section 9-6-2 of the City’s subdivision regulations, all plats are subject to Final Plat approval through the City Council.

The proposed Preliminary Plat would allow for the creation of a condominium plat for 10 buildings and the associated drive aisles and parking fields. The proposed request meets the review criteria for approval of a Preliminary Plat outlined in Section 9-6-2 of the Mesa Subdivision Regulations.

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

<b>Northwest</b> (Across Pecos Road) AG Vacant	<b>North</b> (Across Pecos Road) AG Vacant	<b>Northeast</b> (Across Pecos Road) AG Vacant
<b>West</b> (Across 80 <sup>th</sup> Street) LI Industrial	<b>Subject Property</b>  EO Vacant	<b>East</b>  LI Vacant
<b>Southwest</b> LI Industrial	<b>South</b> LI Vacant	<b>Southeast</b> LI Vacant

**Compatibility with Surrounding Land Uses:**

The subject site is currently zone EO with an underlying base zone of General Industrial (GI). The property to the west is currently developed as an industrial park. Adjacent properties to the south, east, and west are currently zoned Light Industrial (LI) and are anticipated to develop for similar employment-type land uses and will not be out of character with the surrounding areas and uses.

**Staff Recommendation:**

The subject request is consistent with the General Plan and meets the review criteria for approval of a Preliminary Plat outlined in Section 9-6-2 of the Mesa Subdivision Regulations; therefore, staff recommends approval with the following conditions:

**Conditions of Approval:**

1. Compliance with the Preliminary Plat submitted.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Subdivision Regulations.

**Exhibits:**

**Exhibit 1-Staff Report**

**Exhibit 2-Vicinity Map**

**Exhibit 3-Application Information**

3.1 Project Narrative

3.2 Preliminary Plat