



**PLANNING DIVISION  
STAFF REPORT**

**Planning and Zoning Board**

**September 25, 2024**

CASE No.: <b>ZON24-00474</b>	PROJECT NAME: <b>Komatsu Sales &amp; Service Facility</b>
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Owner's Name:	Sunbelt Mesa Ellsworth LP
Applicant's Name:	Jeff Ducay, Cawley Architects
Location of Request:	Within the 9900 block of East Pecos Road (south side) and within the 6800 to 7200 blocks of South Crismon Road (east side). Located west of Crismon Road and south of Pecos Road.
Parcel No(s):	304-62-001C
Request:	Rezone from Light Industrial (LI) to Light Industrial with a Planned Area Development overlay (LI-PAD), Site Plan Review; and a Preliminary Plat. This request will allow for an industrial development.
Existing Zoning District:	Light Industrial (LI)
Council District:	6
Site Size:	22.4± acres
Proposed Use(s):	Industrial
Existing Use(s):	Vacant
P&Z Hearing Date(s):	September 25, 2024 / 4:00 p.m.
Staff Planner:	Kwasi Abebrese, Planner II
Staff Recommendation:	APPROVAL with Conditions

**HISTORY**

On **January 18, 1990**, the City Council annexed 3,346.5± acres, including the project site, into the City of Mesa (Case No. A89-003; Ordinance No. 2473).

On **March 5, 1990**, the City Council established City zoning designations of Agricultural (AG), Single Residence (equivalent to Single Residence 43 [RS-43]), and General Industrial (M-2, equivalent to current GI) for 3,331± acres, including the project site (Case No. Z90-007; Ordinance No. 2496).

On **November 6, 2006**, the City Council approved a rezone of 619± acres, including the project site from AG to Light Industrial (M-1, equivalent to current LI) and Limited Commercial (C-2, equivalent to current LC) to allow for light industrial and commercial uses (Case No. Z06-069; Ordinance No. 4614).

## **PROJECT DESCRIPTION**

### **Background:**

The applicant is requesting to rezone a 22.4± acre parcel from Light Industrial (LI) to Light Industrial with a Planned Area Development overlay (LI-PAD), approval of an Initial Site Plan and a Preliminary Plat to allow for an industrial development (Proposed Project).

The project site is located south of Pecos Road and west of Crismon Road. The site is approximately 22.4 acres in size and is currently vacant with an existing irrigation wellhead, a pump and an electrical sub panel located at the northeast corner of the site. The site is part of a larger 143± acre parcel located on the south side of Pecos Road and between Ellsworth and Crismon Roads that was rezoned as part of a larger 619± acre parcel from Agricultural to Light Industrial by the City Council in 2006 to allow for industrial developments (Ordinance No. 4614).

The proposed project encompasses the development of one industrial building totaling approximately 237,860 square feet. Per the submitted site plan, 200,000 square feet is comprised of a warehouse, welding and a machine shop. The remaining 37,600 square feet is reserved for administrative, employee amenity and office use.

The Preliminary Plat will create two lots. This includes a larger parcel comprised of approximately 22.35 acres for the proposed industrial development and a 0.02-acre parcel to accommodate the existing irrigation wellhead at the northeast corner of the site. The parcel designated for the well site will be dedicated in the future as right-of-way to the City of Mesa when the wellhead is decommissioned.

The requested Planned Area Development (PAD) overlay would allow for modifications to the development standards in the Light Industrial district including the required minimum lot area, minimum lot width and depth, building and landscape setbacks as well as the maximum building height required in the LI zoning district.

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

The Mesa 2040 General Plan Character Area designation on the property is Employment with an Industrial Sub-type. 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 in Industrial Sub-type areas include areas for large manufacturing facilities, warehousing, and other industrial operational land uses. The primary land uses in Industrial Sub-type areas include manufacturing, warehousing,

and other planned industrial developments. 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.

**Mesa Gateway Strategic Development Plan:**

The subject property is also located within the Logistics and Commerce District of the Mesa Gateway Strategic Development Plan. This designation applies to areas south of the Airport/Campus District and the Williams Gateway Freeway. Heavy industrial, light industrial, business parks, and commercial uses should be the predominant uses within this district. The proposed development meets the goals and intent of the Mesa Gateway Strategic Development Plan.

**Zoning District Designations:**

The project site is zoned Light Industrial (LI). Per Section 11-7-2 of the Mesa Zoning Ordinance (MZO), general manufacturing, warehousing and an office facility are permitted in the LI zoning district.

**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 Two (AOA 2). The location of the property within the AOA 2 is due to its proximity to the Phoenix-Mesa Gateway Airport. Per Sections 11-19-4(C) and 11-7-2 of the MZO, there are no additional land use limitations beyond the base zoning.

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

<b>Northwest</b> LI-PAD (Across Pecos Road) Vacant	<b>North</b> LI-PAD (Across Pecos Road) Vacant	<b>Northeast</b> LI-PAD (Across Pecos Road) Vacant
<b>West</b> LI Vacant	<b>Project Site</b> LI Vacant	<b>East</b> GI (Across Crismon Road) Existing Industrial Site
<b>Southwest</b> LI Vacant	<b>South</b> LI Vacant	<b>Southeast</b> GI (Across Crismon Road) Existing Industrial Site

**Compatibility with Surrounding Land Uses:**

The project site is currently vacant and zoned LI. The property to the north is vacant with proposed LI-PAD zoning for a data center campus. The properties to the south and west are zoned LI and are currently vacant. Lastly, to the east is property zoned GI with existing industrial uses.

Overall, the proposed development of the property will not be out of character with the surrounding area or use.

**PAD Overlay – MZO Article 3, Chapter 22:**

The subject request includes a Planned Area Development overlay (PAD) to allow for modifications to certain required MZO development standards. Per Section 11-22 of the MZO, the purpose of the PAD overlay is to allow flexibility in the application of zoning standards and requirements where it can be demonstrated that the proposed development provides equivalent or superior standards in a creative way to meet the intent of the underlying zoning district and general plan by using 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 for Parcel One, which is the Komatsu site, and Parcel Two, which is .02 acre well head site.

Table 1: Development Standards

<b>Development Standards</b>	<b>MZO Required</b>	<b>PAD Proposed</b>	<b>Staff Recommendation</b>
<b>Parcel One</b>			
<u>Maximum Building Height</u> – MZO Table 11-7-3(A)	40 feet	<b>65 feet</b>	As proposed
<b>Parcel Two</b>			
<u>Minimum Site Area</u> – MZO Table 11-7-3(A)	1 acre	<b>0.02 acres</b>	As proposed
<u>Minimum Lot Width</u> – MZO Table 11-7-3(A)	100 feet	<b>3.5 feet (minimum)</b>	As proposed
<u>Minimum Lot Depth</u> – MZO Table 11-7-3(A)	100 feet	<b>1.5 feet (minimum)</b>	As proposed
<u>Required Minimum Setback along Property Lines or Building and Parking Areas</u> – MZO Table 11-7-3(A)  Front and Street – Facing Side  Arterial Street	15 feet	<b>0 feet</b>	As proposed

<u>Minimum Setbacks from Intersections –</u> MZO Table 11-30-10  Arterial (110-130' R.O.W) with Arterial	Minimum 50 feet radius	<b>0 feet</b>	As proposed
<u>Perimeter Landscaping –</u> MZO Table 11-33-3(A)(4)  Arterial Streets (110 – 130')	1 tree and 6 shrubs per 25 linear feet of street frontage	<b>Zero trees and shrubs</b>	As proposed

Maximum Building Height:

Per Section 11-7-3 of the MZO, the maximum building height in the LI zoning district is 40 feet. The applicant is requesting a maximum height of 65 feet for Parcel One at the south side of the proposed building which will serve as a welding and machine shop. According to the applicant, the requested increase to the maximum height requirement is needed to support the operation of internal mechanical equipment as well as screen the rooftop equipment.

Minimum Lot Area:

Per Section 11-7-3 of the MZO, the minimum lot area in the LI zoning district is 1 acre. The applicant is requesting a minimum lot area of 0.02 acres for Parcel Two. The requested decrease to the minimum lot area requirement will allow for a smaller lot size to accommodate the existing irrigation wellhead at the northeast corner of the site.

Minimum Lot Width:

Per Section 11-7-3 of the MZO, the minimum lot width in the LI zoning district is 100 feet. The applicant is requesting a minimum lot width of 3.5 feet for Parcel Two.

Minimum Lot Depth:

Per Section 11-7-3 of the MZO, the required minimum lot depth in the LI zoning district is 100 feet. The applicant is requesting a minimum lot depth of 1.5 feet for Parcel Two.

Required Minimum Setback along Property Lines or Building and Parking Areas:

Per Section 11-7-3 of the MZO, a minimum of 15 feet building and landscape setback is required on the side of the property adjacent to arterial streets. The applicant is requesting a zero-foot setback on Parcel Two. This deviation will allow for the existing wellhead to remain in its current location on the existing site.

**Minimum Setback from Intersections:**

Per Section 11-30-10 of the MZO, a 50-foot minimum setback is required at intersections between two arterial streets. The applicant is requesting a zero-foot setback on Parcel Two. This deviation will allow for the existing wellhead to remain in its current location on the existing site.

**Perimeter Landscaping:**

Per Section 11-33-3(A) of the MZO, a minimum of one tree and six shrubs are required per 25 linear feet of street frontage along arterial streets. No trees are proposed along the north and east property lines with frontage on an arterial street on Parcel Two.

**PAD Justification:**

The proposed project meets the standard for high quality development by providing enhanced entry and exit ways to and from the site with enhanced landscaping, as well as pedestrian connections and quality building elevations.

Overall, the proposed development complies with the requirements of a PAD outlined in Section 11-22 of the MZO by providing equivalent or superior features that meet the intent of the base zone development standards.

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

The proposed site plan shows the development of an approximately 237,860 square foot industrial building. The building is comprised of an office, employee amenity area, warehouse, welding as well as machine shop and will include a truck dock and loading area on the east side. It will also include an outdoor storage area that will be confined to the rear one-half of the lot. The loading and outdoor storage areas will be screened by an eight-foot-tall CMU wall and gate per the screening requirements outlined in Section 11-30-13(C) of the MZO.

Vehicular access to the site is provided from East Pecos Road and South Crismon Road, specifically at the northwest corner and at the east side of the project site respectively. On-site walkways will connect the primary entrance of the proposed building to the public sidewalks on East Pecos Road and South Crismon Road.

Per Section 11-32-3 of the MZO, a total number of 406 parking spaces are required for the proposed development. The submitted site plan shows a total number of 407 parking spaces proposed.

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

**Design Review:**

The Design Review Board will review the proposed request at their October 8, 2024, work session. Staff will be working with the applicant to address comments and recommendations from the Design Review Board.

**Preliminary Plat:**

The applicant is requesting approval of a Preliminary Plat to create two lots. This includes a larger parcel comprised of approximately 22.35 acres for the proposed industrial development and a 0.02-acre parcel to accommodate the existing irrigation wellhead at the northeast corner of the site.

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 three 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 and 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 request meets the review criteria for approval of a Preliminary Plat outlined in Section 9-6-2 of the Mesa Subdivision Regulations.

**Development Agreement:**

This request is associated with a Development Agreement (DA) (Record No. DA24-00028). The proposed site plan, landscape plan, elevations and preliminary plat are consistent with the DA, and final execution of the DA is a recommended condition of approval of the zoning case.

**Neighborhood Participation Plan and Public Comments:**

The applicant completed a Citizen Participation Process, which included mailing letters to property owners within 1,000-feet of the site, as well as HOAs within ½ mile and registered neighborhoods within one mile of the site. In addition, an in-person neighborhood meeting was held on September 10, 2024. There were no attendees.

As of writing this report, neither the applicant nor staff has received any comments or concerns from surrounding property owners. The applicant will be providing an updated Citizen Participation Report to staff prior to the September 25<sup>th</sup>, 2024, Study Session. Staff will provide the Board with any new information during the scheduled Study Session.

**Staff Recommendation:**

Staff finds that the Proposed Project is consistent with the Mesa 2040 General Plan, the Mesa Gateway Strategic Development Plan, the review criteria for a Planned Area Development overlay outlined in Section 11-22-1 of the MZO, the review criteria for Site Plan Review approval outlined in Section 11-69-5 of the MZO and the review criteria for approval of a Preliminary Plat outlined in Section 9-6-2 of the Mesa Subdivision Regulations.

Staff recommends approval of the request with the following **Conditions of Approval:**

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review, Case No. DRB24-00473.
3. Compliance with the Preliminary Plat submitted.
4. Compliance with the Subdivision Regulations.

5. Execute and comply with the development agreement, DA24-00028, and all future amendments to it.
6. Except as set forth in DA24-00028, 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. 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 Phoenix-Mesa Gateway 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 Phoenix-Mesa Gateway 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 1 miles of Phoenix-Mesa Gateway Airport.
8. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this PAD and shown in the following table:

<b>Development Standards</b>	<b>Approved</b>
<b>Parcel One</b>	
<u>Maximum Building Height</u> – MZO Table 11-7-3(A)	65 feet
<b>Parcel Two</b>	
<u>Minimum Site Area</u> – MZO Table 11-7-3(A)	0.02 acres
<u>Minimum Lot Width</u> – MZO Table 11-7-3(A)	3.5 feet (minimum)
<u>Minimum Lot Depth</u> – MZO Table 11-7-3(A)	1.5 feet (minimum)



<u>Required Minimum Setback along Property Lines or Building and Parking Areas</u> – MZO Table 11-7-3(A)  Front and Street – Facing Side  Arterial Street	0 feet
<u>Minimum Setbacks from Intersections</u> – MZO Table 11-30-10  Arterial (110-130' R.O.W) with Arterial	0 feet
<u>Perimeter Landscaping</u> – MZO Table 11-33-3(A)(4)  Arterial Streets	Zero trees and shrubs

**Exhibits:**

- Exhibit 1 – Staff Report
- Exhibit 2 – Vicinity Map
- Exhibit 3 – Project Narrative
- Exhibit 4 – Site Plan
- Exhibit 5 – Landscape Plan
- Exhibit 6 – Preliminary Grading and Drainage Plan
- Exhibit 7 – Elevations
- Exhibit 8 – Preliminary Plat
- Exhibit 9 – Application Information
- Exhibit 10 – Citizen Participation Plan
- Exhibit 11 – Citizen Participation Report
- Exhibit 12 – PowerPoint Presentation