



**PLANNING DIVISION
STAFF REPORT**

Planning and Zoning Board

January 8, 2025

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| CASE No.: ZON24-00784 | PROJECT NAME: SA Recycling - 2 |
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| Owner's Name: | SA Recycling LLC |
| Applicant's Name: | Alex Hayes, Withey Morris Baugh, PLC |
| Location of Request: | Approximately 215 feet north of the northwest corner of West Southern Avenue and South Center Street |
| Parcel No(s): | 139-32-019 & 139-32-018 |
| Request: | Site Plan Review and a Special Use Permit for a Large Collection Facility. |
| Existing Zoning District: | General Industrial (GI) |
| Council District: | 4 |
| Site Size: | 1± acre |
| Proposed Use(s): | Large Collection Facility |
| Existing Use(s): | Storage Building, Store Building, Storage Yards |
| P&Z Hearing Date(s): | January 8, 2025 / 4:00 p.m. |
| Staff Planner: | Jennifer Merrill, Senior Planner |
| Staff Recommendation: | APPROVAL with conditions |

HISTORY

On **February 2, 1963**, the City Council annexed 398.5± acres into the City of Mesa including the project site (Ordinance No. 447).

PROJECT DESCRIPTION

Background:

The applicant is requesting approval of an Initial Site Plan and a Special Use Permit to develop a Large Collection Facility on an approximate one-acre site in the General Industrial (GI) District.

The project site is comprised of two parcels that are being combined into one. Both parcels currently contain one-story industrial buildings and outdoor storage areas. If approved, this request would allow SA Recycling, which is currently located approximately 200 feet to the south, to relocate to this larger site.

General Plan Character Area Designation and Goals:

Per the Mesa 2040 General Plan, the Project Site is located within the Employment Character area with an Industrial Sub-type. The goal of Employment Districts is to provide for a wide range of employment opportunities in high-quality settings, and the Industrial Sub-type signifies locations appropriate for manufacturing, warehousing, and other industrial operations. These areas typically have larger lots and require provision of access and circulation by large vehicles.

The Proposed Project is located on a one-acre site, and a circulation plan was provided to demonstrate how large trucks will navigate the facility. General Industrial is a primary zoning district, and industrial operations including outdoor storage are primary land uses in the Industrial Sub-type. The request is in conformance with the Mesa 2040 General Plan.

Zoning District Designations:

The project site is zoned GI. The purpose of the GI District is to provide areas for manufacturing, processing, assembly, research, wholesale, and storage, and similar activities that require separation from residential uses due to noise, vibration, use of hazardous materials, or other characteristics. These activities principally take place indoors but may also include some outdoor activities. This district also permits a full range of commercial activities.

Per Table 11-7-2, Large Collection Facilities, a type of recycling facility, are permitted in the GI District with approval of a Special Use Permit in compliance with Section 11-31-23 of the Mesa Zoning Ordinance (MZO).

Surrounding Zoning Designations and Existing Use Activity:

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| <p>Northwest (Across Center St. Alley and UPRR) RS-6 Single Residence</p> | <p>North GI Industrial</p> | <p>Northeast (Across Center St.) GI Warehouse</p> |
| <p>West (Across Center St. Alley and UPRR) RS-6 Single Residence</p> | <p>Project Site GI Storage Building, Store Building, Storage Yards</p> | <p>East (Across Center St.) GI Industrial & Automotive Repair</p> |
| <p>Southwest (Across Center St. Alley and UPRR) RS-6 Single Residence</p> | <p>South GI Automotive Repair</p> | <p>Southeast (Across Center St.) GI Industrial</p> |

Compatibility with Surrounding Land Uses:

The adjacent properties to the north and south, as well as the properties across Center Street to the east, contain existing industrial uses including warehousing, automotive and other industrial uses. To the west is a 100-foot-wide right-of-way used for Center Street Alley and the Union Pacific Railroad tracks, and beyond that to the west is a single residential neighborhood. The proposed Large Collection Facility improvements include paving the alley, which will reduce the amount of dust and noise the neighborhood to the west.

Site Plan and General Site Development Standards:

The site plan shows two existing buildings and parking areas located on the eastern side of the project site, two vehicle scales at the northern end for weighing, and circulation and collection areas in the central portion of the site. The western portion of the site is primarily dedicated to vehicular circulation, as shown on the accompanying circulation plan.

Public access to the site will be from Center Street, with two driveways: the northern driveway for ferrous (steel) materials and the southern driveway for non-ferrous (e.g. copper) materials.

Commercial vehicles transporting materials to the off-site processing facility will enter the site from the Center Street Alley. A new seven-foot four-inch gate along the west property line will remain closed except when allowing entry for these trucks. Once loaded, the trucks will proceed east through the site and exit onto Center Street.

All storage areas will be paved in accordance with Section 11-31-23(C) of the MZO, and the Center Street Alley will also be paved. In accordance with Section 11-31-23(A)(2) of the MZO, the proposed Large Collection Facility will be located more than 100 feet from the residential zoning district to the west. Additionally, the new gate along the alley will be kept closed to screen activities from neighboring properties.

Concurrent with this request, the applicant is seeking approval of a Substantial Conformance Improvement Permit (SCIP) through the Board of Adjustment to allow for certain non-conforming conditions on the site, such as setbacks, to remain. To bring the site further into conformance, the applicant is proposing several improvements, including the removal of existing unpermitted structures, painting the buildings, and adding new landscaping and screen walls that will match the buildings along Center Street.

Overall, the site plan meets the review criteria set forth in Sections 11-69-5 and 11-31-23.

Special Use Permit – MZO Article 7, Section 11-70-5:

Section 11-66-2(C)(2) of the MZO allows the Planning and Zoning Board to hear and take action on an SUP when requested in conjunction with another request requiring action or recommendation by the Planning and Zoning Board.

Per Section 11-70-5(E) of the MZO, an SUP shall only be granted if the approving body determines that the project as submitted or modified conforms to all of 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 plans and/or policies;

The Proposed Project is consistent with the property's General Plan Character Area Designation of Employment-Industrial, which supports industrial and related uses. It also aligns with the General Plan's strategic goal of promoting infill and redevelopment by utilizing existing resources in an area already designated for industrial uses. Additionally, the proposed use will enhance the City's resiliency and sustainability, key guiding principles of the General Plan, by collecting recyclable materials from the City's waste streams and returning them to productive use through its partnership with CMC Steel, a significant employer and economic driver within the City.

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 with any other applicable City plan or policies;

The Project Site is located within the GI District, which allows for a variety of industrial activities with adequate separation from residential uses. Per the narrative, the proposed use meets the zoning ordinance criteria for a Recycling Collection Facility with proper screening and separation from residential districts. There are no applicable planning overlays for the Property.

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;

The project site is located in an area primarily characterized by industrial uses and is surrounded by properties zoned GI. SA Recycling (Owner) is currently operating just 200 feet away at its existing facility, demonstrating compatibility of the Proposed Project with the surrounding area. The Proposed Project will be located on an already developed site, with many existing structures being reused. Incremental improvements will be made to accommodate the project's operations and bring the site into further conformance, ultimately improving conditions on the site.

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

The Property is located in an established industrial area that includes sufficient infrastructure to support the proposed use.

Neighborhood Participation Plan and Public Comments:

The applicant completed a Citizen Participation process including notifying surrounding property owners within 1,000 feet, registered neighborhoods and homeowners' associations and other interested parties of the Proposed Project.

Staff received one phone call on October 28, 2024, from Diana Camacho, who lives at 1113 South Drew Street, across the alley and railroad tracks from the project site. She explained that the trucks using the alley put a lot of dust into the air, which bothers her because she has asthma. Ms. Camacho was informed that the Center Street Alley would be paved as part of the development, and all areas of the yard open to vehicular passage would be paved with an asphalt surface or an oil and aggregate mixture to prevent emission of dust or tracking of mud onto public rights-of-way. Both of these improvements would reduce the amount of dust for the area. She also stated that the industrial uses create a lot of noise. She is opposed to the request.

Staff Recommendation:

Staff find the request is consistent with the Mesa 2040 General Plan, the criteria for Site Plan Review outlined in MZO Sections 11-69-5 and 11-31-23, and the approval criteria for a Special Use Permit outlined in Section 11-70-5.

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

1. Compliance with the final site plan, circulation exhibit, elevations, and landscape plan submitted.
2. Compliance with all requirements of Board of Adjustment Case No. BOA24-00810.
3. Prior to the issuance of any building permit, obtain approval of an Affidavit of Change and record a lot combination to combine APNs 139-32-019 and 139-32-018 (ADM24-01045).
4. Per MZO Section 11-31-23(C), related to recycling facilities, all areas of the yard open to vehicular passage shall be paved with an asphalt surfacing or an oil and aggregate mixture to prevent emission of dust or tracking of mud onto public rights-of-way.
5. Compliance with all City development codes and regulations.

Exhibits:

- Exhibit 1 – Vicinity Map
- Exhibit 2 – Project Narrative
- Exhibit 3 – Site Plan and Details
- Exhibit 4 – Circulation Exhibit
- Exhibit 5 – Landscape Plan
- Exhibit 6 – Preliminary Grading and Drainage Plan
- Exhibit 7 – Elevations
- Exhibit 8 – Citizen Participation Plan
- Exhibit 9 – Citizen Participation Report
- Exhibit 10 – Power Point Presentation