



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

August 28, 2024

CASE No.: ZON22-01052	PROJECT	NAME:	RWC	Building
Supplies				

Owner's Name:	NM Management LLC
Applicant's Name:	James Elson
Location of Request:	Within the 10600 block of East Pecos Road (north side) and within the 6600 to 6700 blocks of South 222nd Street (east side)
Parcel No(s):	304-34-931 & 304-34-016Z
Request:	Major Site Plan Modification and amending Conditions of Approval for Case No. ZON20-004447.
Existing Zoning District:	Light Industrial (LI)
Council District:	6
Site Size:	5± acres
Proposed Use(s):	Industrial
Existing Use(s):	Vacant
P&Z Hearing Date(s):	August 28, 2024 / 4:00 p.m.
Staff Planner:	Jennifer Merrill, Senior Planner
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **January 20, 2004**, the City Council annexed 36.4± acres, including the project site, into the City of Mesa (Ordinance No. 4148) and subsequently zoned to Single Residence 43 (R1-43) [equivalent to RS-43] (Case No. Z04-018, Ordinance No. 4178).

On **December 6, 2004**, the City Council approved a rezoning of 37.7± acres, including the project site, from R1-43 to Light Industrial (M-1) [equivalent to LI]. The purpose of this zoning change was to bring the property into conformance with the Mesa 2025 General Plan Employment character land use designation (Case No. Z04-098, Ordinance No. 4324). Subject

to review and approval by the Planning and Zoning Board, Design Review Board and City Council of all future development plans.

On **June 25, 2007**, the City Council approved a request for Site Plan Review for the development of two wholesale distribution buildings on the project site (Case No. Z07-045, Ordinance No. 4718). The proposed development was never constructed.

On **July 8, 2021**, the City Council approved a request for Site Plan Review for the development of an RV storage facility on the project site, subject to compliance with the final site plan submitted (Case No. ZON20-00447, Resolution No. 11712). The proposed development was never constructed.

PROJECT DESCRIPTION

Background:

The applicant is requesting a Major Site Plan Modification to allow for an industrial development in the Light Industrial (LI) zoning district (Proposed Project).

The subject site is approximately 5± acres in size and is currently vacant. On July 8, 2021, the City Council approved a site plan for an RV storage facility on the project site (Case No. ZON20-00447, Resolution No. 11712). Condition of approval No. 1 for Resolution 11712 requires compliance with the basic development as shown on the site plan. The applicant is therefore requesting a Major Site Plan Modification and to amend conditions of approval to enable the development of an approximately 42,400 square foot wholesale showroom/office on the project site.

General Plan Character Area Designation and Goals:

The 2040 Mesa General Plan Character area designation on the property is Employment, with an Industrial Sub-type. Per Chapter 7 of the General Plan, the goal of the Employment character designation is to provide for a wide range of employment opportunities in high quality settings. 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 LI zoning district is a primary zoning district, and warehousing is listed as a primary land use in the Industrial Sub-type.

Per Chapter 5 of the City of Mesa 2040 General Plan, the subject site is located within the Gateway Economic Activity Area. Specifically, the subject site is located within the Logistics and Commerce District of the Mesa Gateway Strategic Development Plan. Per the Gateway Strategic Development Plan, heavy industrial, light industrial, business park, and commercial uses are planned to be predominant within this district. The desired uses are intended to be manufacturing facilities, large warehouses, distribution facilities, planned employment parks, and similar uses. Development in the Logistics and Commerce district should provide a high-quality employment environment that is compatible with increasing over flight activities associated with Phoenix Mesa Gateway Airport.

Based on purposes and policies of the General Plan, the Sub-area Plan, and the criteria for development review, the proposed showroom/warehouse industrial use complies with goals of the General Plan.

Zoning District Designations:

The current zoning on the property is Light Industrial (LI). Per Section 11-7-1 of the Mesa Zoning Ordinance (MZO), the purpose of the LI zoning district is to provide areas for limited manufacturing and processing, wholesaling, research, warehousing, and distribution activities take place within enclosed buildings, with restricted accessory outdoor storage as needed to support the primary uses. Light Industrial areas can be used to buffer General Industrial uses from other less intense uses. This district also provides for a full range of commercial activities, generally on a limited scale, including high-impact commercial uses, outdoor display and outdoor sale. Individual developments include well-designed buildings on sites that may or may not have campus-like settings, and areas visible to the general public include well-designed landscape areas.

The proposed wholesale use is permitted in the LI zoning district. Wholesale is defined in Chapter 86 as: “establishments engaged in the distribution and sale of items for resale by retail stores, or bulk sale of goods to other professional business, industrial, or institutional users. Such activities are characterized through sales of items in large or gross quantities and not as individual items, and such establishments are typically not open to the general public for the purpose of offering items for individual sale or consumption of goods.”

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 Three (AOA 3). The location of the property within the AOA 3 is due to its proximity to the Phoenix-Mesa Gateway Airport. Per Section 11-19-4 of the MZO, there are no additional land use limitations beyond the base zoning.

Site Plan and General Site Development Standards:

The site plan shows a 40,000 square foot warehouse building with an attached 2,400 square foot office/showroom fronting onto Pecos Road. The front of the site includes one drive aisle with angled parking on both sides. The parking spaces on the north side of the drive aisle east of the entrance are longer spaces designed for customers pulling trailers. Additional parking is located along the east property line. Two driveways are provided, one from Pecos Road and the other from 222nd Street along the west property line.

The north half of the property is screened behind an eight-foot-tall wall and rolling gates. The screened storage area also includes six of the required parking spaces, and a steel shade canopy.

The site plan complies with the development standards set forth in Section 11-7-3.

Design Review:

The Design Review Board discussed the request at their October 17, 2023 Work Session and provided several comments. Staff is working with the applicant to address those comments and recommendations from the Design Review Board.

Surrounding Zoning Designations and Existing Use Activity:

Northwest (Across 222 nd St.) LI Vacant	North LI Vacant	Northeast LI Vacant
West (Across 222 nd St.) LI Vacant	Subject Property LI Industrial Showroom/Office & Warehouse	East LI Industrial Office & Construction Yard
Southwest (Across Pecos Rd.) GI Vacant	South (Across Pecos Rd.) GI Vacant	Southeast (Across Pecos Rd.) GI Vacant

Compatibility with Surrounding Land Uses:

The project site is surrounded by other properties zoned Light or General Industrial. Most of those properties are vacant or are in development for industrial uses; the adjacent property to the east is the only developed property, with an established industrial office and construction yard.

Neighborhood Participation Plan and Public Comments:

The applicant notified surrounding property owners within 1,000 feet as part of the Citizen Participation process. City staff and the applicant have not received any response from that notification.

Staff Recommendation:

Staff find that the requested Major Site Plan Modification complies with the Mesa 2040 General Plan and with MZO Section 11-69-5 for Site Plan Review.

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. DRB22-01054.
3. Compliance with all City development codes and regulations.
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. All off-site improvements and street frontage landscaping must be installed in the first phase of construction.
6. 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 two miles of Phoenix-Mesa Gateway Airport

Exhibits:

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