



PLANNING DIVISION

STAFF REPORT

Planning and Zoning Board

June 14, 2023

CASE No.: ZON23-00092	PROJECT NAME: Gateway 202 Site Plan Amendment
Owner's Name:	Scannell Properties
Applicant's Name:	Sean Lake on behalf of Pew & Lake PLC
Location of Request:	Within the 4400 to 4800 block of South Ellsworth Road (west side) and within the 8700 to 9200 blocks of East Warner Road (south side). Located south of Warner Road and west of Ellsworth Road.
Parcel No(s):	304-31-009Z, 304-31-012D, 304-31-012J, 304-31-012L, 304-31-012M, 304-31-013G, 304-31-013F
Request:	Site Plan Modification and amending the conditions of approval on Case No. ZON21-00595. This request will allow for an accessory minor automobile repair facility. Also consider the Preliminary Plat for "Mesa Gateway 202".
Existing Zoning District:	Light Industrial with a Planned Area Development Overlay (LI-PAD) and Limited Commercial with a Planned Area Development Overlay (LC-PAD)
Council District:	6
Site Size:	165± acres
Proposed Use(s):	Industrial, office, and commercial uses
Existing Use(s):	Vacant
Hearing Date(s):	June 14, 2023 / 4:00 p.m.
Staff Planner:	Josh Grandlienard, AICP Planner II
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **October 16, 2000**, the City Council annexed 1,571± acres of land, including the subject site, into the City of Mesa and established Agricultural District (AG) zoning on the property (Case No. Z00-087, Ordinance No. 3815, and Ordinance No. 3885).

On **May 7, 2001**, the City Council approved a rezoning on 233 \pm acres, including the subject site, from Agricultural (AG) to M-1 AF (where M-1 is the equivalent to the current Light Industrial (LI) zoning), and AG AF (Case No. Z01-015, Ordinance No. 3887).

On **September 17, 2007**, the City Council approved the Entrada Development Master Plan consisting of 216 \pm acres, including the subject site, from M-1 AF to M-1 BIZ DMP, M-1-DMP, C-2-DMP, and C-2 (the equivalent to the current Limited Commercial (LC) zoning). The BIZ overlay was approved conceptually and was required per the conditions approved for Case No. Z07-057. (Case No. Z07-057, Ordinance No. 4759).

On **February 28, 2022**, the City Council approved a rezoning of 165+ acres, including the subject site, from Light Industrial with a Planned Area Development Overlay (LI-PAD) and Limited Commercial with a Planned Area Development Overlay (LC-PAD) to Light Industrial with a Planned Area Development Overlay (LI-PAD) and Limited Commercial with a Planned Area Development Overlay (LC-PAD) and an Initial Site Plan for a mixed use development, including commercial, office and industrial uses. A Preliminary Plat was approved by the Planning and Zoning Board concurrently with their recommendation of approval for this Initial Site Plan. (Case No. ZON21-00595, Ordinance No. 5677).

PROJECT DESCRIPTION

Background:

The applicant is requesting approval of a Major Site Plan Modification to modify the previously approved site plan for the project property to allow for the development of truck fuel and service facility (Proposed Project) within the Gateway 202 Industrial Park. The applicant is also requesting approval of a Preliminary Plat titled “Mesa Gateway 202”.

The Proposed Project modifies approximately 5.3 \pm acres of the approved site plan (ZON21-00595) to construct an 13,777 square foot truck fuel and service facility west of Building 3.

Per Section 11-69-7(C) of the Mesa Zoning Ordinance (MZO), the Proposed Project is considered a Major Site Plan Modification and required to go through the public hearing review and approval process. Because the existing zoning (ZON21-00595) requires compliance with the originally approved site plan, the requested site plan modification requires modification of condition of approval number 1 of zoning case (ZON21-00595) (Ordinance No. 5677) and review and approval by City Council.

General Plan Character Area Designation and Goals:

The Mesa 2040 General Plan Character Area designation on the property is Employment and Mixed Use Activity Districts. Per Chapter 7 of the General Plan, Employment Districts typically have minimal connection to the surrounding area and are used for employment-type uses such as manufacturing facilities, warehousing, and business parks. Per the Plan, one of the goals for Employment Districts is to provide for a wide range of employment opportunities in high-quality settings. The Mixed Use Activity District is a large-scale (typically over 25 acres) community and regional activity area that usually has a significant retail commercial component including

shopping areas such as malls, power centers, or lifestyle centers that are designed and developed to attract customers from a large radius. These districts often include other uses such as office, entertainment, and residential. The subject requests would allow for a mixed-use development consistent with the goals of the Employment and Mixed Use Activity District Character Areas.

Gateway Strategic Development Plan:

The subject property is also located within the Mixed-Use Community District of the Mesa Gateway Strategic Development Plan (GSDP). Per the GSDP, this district is envisioned to be the area that solidifies the goal to balance land uses and provide sustainability through the creation of a live/work/play community. It will contain the widest variety of land uses within the planning area, with ultimate development including low to high density residential, commercial, employment, civic, and recreational use to provide a complete community experience. This district will also include walkable mixed-use “urban core” areas to provide focus and identity. The proposed development meets the goals and intent of the Mesa Gateway Strategic Development Plan.

Staff reviewed the request and determined it is consistent with the development review criteria outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan. The proposed development of an industrial building is consistent with the goals of the Employment Character Area designation, the proposed development of office and commercial buildings is consistent with the goals of the Mixed Use Activity District as well as the intentions of the Mixed-Use Community District of the Gateway Strategic Development Plan.

Zoning District Designations:

The subject site is currently zoned LI-PAD and LC-PAD. The proposed accessory truck maintenance facility use conforms to the goals of the LI 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 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 applicant is proposing to modify a portion of the previously approved site plan to allow for the development of a truck maintenance facility to the west of Building 3. The only other modification to the overall layout of the previously approved site plan is the addition of another access to the proposed structure from the internal access drive.

The site plan meets all requirements of the MZO except as modified by the LI-PAD of ZON21-00595. Specifically, the PAD approved with Case ZON21-00595 allowed an exception to the interior parking lot landscaping requirement of Section 11-33-4(A) of the MZO to not require the interior parking lot landscaping requirement to storage lots, vehicle and equipment storage lots, truck loading areas, or parking in front of truck loading areas. The applicant proposes to use this existing PAD deviation in the area behind the proposed truck storage area.

The site plan shows the truck maintenance facility and storage areas will be screened by an eight-foot wall which conforms to the screening requirements outlined in Section 11-30-17 of the MZO. The site plan shows the overall access to the site will be from Warner Road to the north of the site, Ellsworth Road to the east, and Starfire Avenue to the south.

Perimeter landscaping along Warner Road and Ellsworth Road will be installed with Phase I of construction as modified with this proposal. Each project phase will provide for adequate access and circulation, drainage, and retention, as well as ample landscaping required for that phase. Prior to building permits being issued for each phase, the proposed phasing design will be submitted, which will accommodate for the development of efficient infrastructure facilities between phases. Furthermore, per Section 11-69-2 of the MZO and the existing zoning on the site through case (ZON21-00595 (Ordinance No. 5677), a specific site plan shall be required prior to development of Phases II and III.

Design Review:

The Design Review Board is scheduled to review the subject request on June 13, 2023. Staff will work with the applicant to address any comments and recommendations from the Design Review Board and will provide the Board an update at the June 14th Study Session.

Surrounding Zoning Designations and Existing Use Activity:

Northwest (Across Santan 202 Freeway) GC-PAD Dairy - Hawes Crossing	North (Across Warner Road) LI-PAD Vacant	Northeast (Across Warner Road) LI-PAD Vacant - Eastmark
West (Across Santan 202 Freeway) GC-PAD Dairy - Hawes Crossing	Project Site LI-PAD and LC-PAD	East (Across Ellsworth Road) PC Vacant - Eastmark
Southwest LI-PAD Vacant	South LI-PAD and RM-4-PAD Vacant	Southeast (Across Ellsworth Road) PC Vacant - Eastmark

Compatibility with Surrounding Land Uses:

The subject site is currently vacant. To the north of the site is vacant industrial zoned land. To the east of the site is a vacant property within the Eastmark Community Plan. South of the site is vacant property zoned LI- PAD and RM-4-PAD. Directly west of the site is the Santan 202 Freeway. Further west of the Santan 202 Freeway is GC zoned property within the Hawes Crossing Planned Development. The proposed industrial development is compatible with the surrounding development and land uses.

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 applicant has proposed a modification to the original preliminary plat to include the area for the proposed truck maintenance facility as a part of the property for the specific end user of the facility. The proposed Preliminary Plat for Mesa Gateway 202 would allow for the creation of nine lots. The proposed request meets the review criteria for approval of a Preliminary Plat outlined in Section 9-6-2 of the Mesa Subdivision Regulations.

Neighborhood Participation Plan and Public Comments:

The applicant completed a Citizen Participation Process which included mailing letters to property owners within 500 feet of the site as well as HOAs within $\frac{1}{2}$ mile or registered neighborhoods within one mile of the site. As of the date of this report, staff has not been contacted by any resident or property owner to express support or opposition to this request. Staff will provide the Board with any new information during the scheduled Study Session on June 14, 2023.

Staff Recommendations:

Staff finds the Proposed Project is consistent with the Mesa 2040 General Plan, the Gateway Strategic Development Plan, the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO, and meets the review criteria for a Preliminary Plat Per Chapter 6 of Title 9. Therefore, staff recommends approval with the following conditions.

Conditions of Approval:

1. Compliance with all requirements of ZON21-00595 (Ordinance No. 5677), except compliance with the final site plan and preliminary plat submitted with this case (ZON23-00092).
2. Compliance with all requirements of Design Review Case No. DRB21-00883 and DRB23-00093.

Exhibits:

Exhibit 1-Staff Report

Exhibit 2-Vicinity Map

Exhibit 3-Application Information

 3.1 Project Narrative

 3.2 Site Plan

 3.3 Landscape Plan

 3.4 Elevations

 3.5 Citizen Participation Plan

Exhibit 4-Citizen Participation Report