



Planning and Zoning Board

Staff Report

CASE NUMBER: ZON18-00225
LOCATION/ADDRESS: The 1700 Block of North Rosemont (east side)
GENERAL VICINITY: Located south of McKellips Road and west of Higley Road.
REQUEST: Site Plan Review
PURPOSE: This request will allow for the development of two industrial buildings.
COUNCIL DISTRICT: District 5
OWNER: West Coast Commercial
APPLICANT: C.E.W. Associates
STAFF PLANNER: Lisa Davis, AICP Planner II

SITE DATA

PARCEL NO.: 141-35-060 & 141-35-061
PARCEL SIZE: 2 +/- acres
EXISTING ZONING: Light Industrial (LI)
GENERAL PLAN CHARACTER: Employment: Industrial
CURRENT LAND USE: Vacant

SITE CONTEXT

NORTH: Vacant – zoned LI
EAST: Existing office/warehouse – zoned LI
SOUTH: Existing office/warehouse – zoned LI
WEST: (Across Rosemont) Existing office/warehouse – zoned LI

HISTORY/RELATED CASES

June 26, 1979: Annexed into the City of Mesa (Ord. # 1250)
December 17, 1979: Rezoned from County RS-43 to AG. (Z79-118; Ord. # 1302)
March 19, 1982: Request to rezone to conceptual M-1 (LI) (Z82-009; Ord. # 1593)
May 20, 1985: Rezoned to a conceptual DMP and M-1 (LI) zoning (Z85-049).
November 3, 1986: Rezoned from AG to M-1 (LI) to allow the development of an industrial park (Z86-104; Ord. #2142)

STAFF RECOMMENDATION: Approval with conditions.

PROJECT DESCRIPTION / REQUEST

The applicant is requesting approval of Site Plan Review for the proposed development of two office and warehouse buildings. The two lots, lots 9 and 10 of Falcon Commerce Park, are located on the east side of Rosemont, which is located south of McKellips Road and west of Higley Road. The proposed development is for two 14,706 square feet (SF) buildings. The buildings will abut one another at the shared property line. The entry and parking are located at the west side or front of each building with loading docks at the rear (east side).

NEIGHBORHOOD PARTICIPATION:

The applicant submitted a Citizen Participation Plan and includes a mailed letter to property owners within 1,000' of the site, all HOAs within a ½ mile and registered neighborhoods within a 1 mile. A Citizen Participation Report was provided by the applicant. Feedback given to the applicant includes concern for increased traffic in the adjacent neighborhood and a need for a stoplight at Ingram and Higley (copy of post card in the packet). Staff has reviewed the street system adjacent to the proposed project and there is not a direct route to the closest residential neighborhood to the south. Sabine Ellis, P.E. City of Mesa Traffic Engineer responded to the request for a traffic signal with the following statement:

We (the City) will conduct a traffic signal warrant analysis for the intersection of Higley and Ingram. If the criteria (which include traffic volumes, delay, and crashes) are met, the City will install a traffic signal once funding is available.

STAFF ANALYSIS

MESA 2040 GENERAL PLAN:

The Mesa 2040 General Plan Character area designation is Employment – Industrial. The primary focus of the employment character type is to provide for a wide range of employment opportunities in high quality settings. The proposed project is consistent with the General Plan by providing a well-designed building that provides quality jobs while minimizing impact to the surrounding area.

The site falls within the Falcon Field Economic Activity Area and District. The proposed project is located within the Falcon Field Sub-Area Plan and is required to meet the design for contemporary or progressive style with clean lines and articulated forms, innovative design, and quality materials. Staff has reviewed the proposal and found that it is consistent with the Mesa 2040 General Plan, including the criteria for review as outlined in Chapter 15 (pg. 15-1).

ZONING:

This property is currently zoned as LI – Light Industrial. Warehouse with supporting offices are permitted and appropriate uses in the LI zoning district. The use and facility are consistent with the industrial warehouse development pattern of the surrounding area. The site plan is also in conformance with review criteria of site plans within an employment district as described in Mesa Zoning Ordinance (MZO) Section 11-69-5.B.

SITE PLAN - MZO Section 11-69-5:

The two industrial buildings are proposed to be constructed at the shared property line and creates the appearance of one large building. The use of each building is primarily warehouse, 14,090 SF, with a small area, 616 SF, dedicated for office. The buildings are identical in size. There are two driveways proposed, one on each lot. Parking is located at the west side or front of both buildings. Vehicle circulation is provided encircling the attached buildings. Loading docks are at the rear (east side) and are accessed through gates at the north and south sides of the buildings. A shared parking and vehicle

circulation agreement should be recorded for the sites to ensure access and circulation to occur across both properties (condition 4).

The table below shows the required development standards and those proposed by the applicant:

Development Standards – MZO Table 11-7-3	Required	Proposed
Maximum Building Height	40'	27' at the highest point
Setbacks-building		
North	15'	33'-5"
East	15'	45'
South	15'	33'-5"
West adjacent to Rosemont	20' building and landscape	20'
Development Standard – MZO Table 11-32-3.A	Required	Proposed
Parking	18 spaces each building-total of 36 spaces	40 Spaces

Foundation base is required at the public entrance including creating a plaza of 900 square feet at the shared main entrance of the buildings. This is provided at the east side of the main entrance to both office spaces. It creates that required foundation base plaza. No foundation base is required adjacent to the roll up doors. The site design meets the review criteria of MZO Chapter 11-69-5 for layout and functionality.

According to the Falcon Field sub-area plan the Design Review Board is charged with review of development proposals for consistency with architectural character policies of the document. On June 12, 2018 the Design Review Board will review the proposed facility and provide comments. These comments will need to be addressed by the applicant to obtain approval of the project. Staff will update the Board on the discussion of the Design Review Board and the Tuesday morning Study Session. MZO Section 11-30-9.A requires the roof mounted mechanical units to be fully screened. This will require a revision of the east elevation of the buildings (condition 5).

CONCLUSION:

The proposed project complies with the General Plan and meets all review criteria for Site Plan Review from Chapter 69 of the Zoning Ordinance (Section 11-69-5). Staff recommends approval with the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan.
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations.
4. **Recordation of a cross access and reciprocal parking easement between lots 9 and 10.**
5. **Prior to the issuance of a building permit submit a revised building elevation for review and acceptance by the Planning Director showing fully screened roof mounted mechanical equipment as required by MZO Section 11-30-9.A.**
6. Noise attenuation measures be incorporated into the design and construction of the buildings to achieve a noise level reduction of 25 db.
7. Due to the proximity to Falcon Field Airport, any proposed structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77.9, (form 7460), to determine any effect to navigable airspace, air navigation facilities. A completed form with response by the FAA must accompany building permit application for structures on this property.