



PLANNING DIVISION
STAFF REPORT

Design Review Board

August 13, 2024

CASE No.: DRB24-00483	PROJECT NAME: City of Mesa Station 223
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Owner's Name:	City of Mesa
Applicant's Name:	Bill Johns, City of Mesa
Location of Request:	Within the 3200 to 3300 blocks of East McDowell Road (north side). Located north of McDowell Road and west of Val Vista Drive.
Parcel No(s):	141-17-002G
Request:	Design Review for the development of a Public Safety Facility.
Existing Zoning District:	RS-35
Council District:	1
Site Size:	14± acres
Proposed Use(s):	Public Safety Facility
Existing Use(s):	Vacant
Hearing Date(s):	August 13, 2024 / 4:00 p.m.
Staff Planner:	Josh Grandlienard, AICP, Senior Planner
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **October 20, 1984**, City Council annexed 280± acres, including the project site, into the City of Mesa (Ordinance No. 1890).

On **February 19, 1985**, City Council approved a rezoning of 105± acres, including the project site, from Maricopa County Rural 43 and Rural 35 to R1-35 (equivalent to current RS-35) (Case No. Z85-004, Ord. No. 1918).

PROJECT DESCRIPTION

Background:

The applicant is requesting Design Review approval for a new proposed Public Safety Facility (Proposed Project). The applicant is also concurrently requesting to rezone 14± acres of property from Single Residence 35 (RS-35) to Public and Semi-Public (PS) and approval of an Initial Site Plan to allow for a Public Safety Facility. The project site is located on the north side of McDowell Road and west of Val Vista Drive.

The Proposed Project is to develop a new fire and medical station, known as Fire and Medical Station 223, and is considered a Public Safety Facility which is a permitted use in the PS District.

General Plan Character Area Designation and Goals:

The Mesa 2040 General Plan Character Area designation on the property is Neighborhood with a Large Lot/Rural Subtype and Specialty District with an Airport Sub-type.

Per Chapter 7 of the General Plan, the goal of the Neighborhood Character Area is to provide safe places for people to live where they can feel secure and enjoy their surrounding community. The Public and Semi-Public zoning district is a secondary zoning district in the Neighborhood-Large Lot/Rural Character Area. A majority (more than 55%) of the character area has been developed with primary zoning districts and primary uses, therefore the use of a secondary zoning district is appropriate.

Per Chapter 7 of the General Plan, the goal of the Specialty Airport district is to support and assist the operations of the Falcon Field and Phoenix-Mesa Gateway Airports. The Public and Semi-Public zoning district is a primary zoning district in the Specialty-Airport Character Area.

Overall, the request conforms to the goals of the Mesa 2040 General Plan and meets the development review criteria outlined in Chapter 15 (pg. 15-1).

Zoning District Designations:

The subject site is currently zoned Single Residence 35 (RS-35). A request to rezone the subject property from RS-35 to Public and Semi-Public (PS) is scheduled for the August 14, 2024 Planning and Zoning Board hearing (Case No. ZON24-00571).

Airfield Overlay – MZO Article 3, Section 11-19:

Per Section 11-19 of the Mesa Zoning Ordinance (MZO), the site is located within the Airfield Overlay District, specifically within the Airport Overflight Area Three (AOA 3). The location of the property within the Airfield Overlay is due to its proximity to the Falcon Field Airport. Per Sections 11-19-4(B) and 11-7-2 of the MZO, Public Safety Facility uses are permitted in the PS zoning district in locations within the AOA 3.

Surrounding Zoning Designations and Existing Use Activity:

Northwest PS Water Treatment Plant	North PS Water Treatment Plant	Northeast PS Water Treatment Plant
West PS	Project Site RS-35	East RS-35

Water Treatment Plant	Vacant	Church
Southwest (Across McDowell Road) RS-15 Single Residence	South (Across McDowell Road) RS-35 Single Residence/Church	Southeast (Across McDowell Road) RS-35 Single Residence

Compatibility with Surrounding Land Uses:

The subject site is consistent with the surrounding single residence uses to the south, existing Public Utility Facility to the west and north, as well as the Church to the east. The proposed City Public Safety Facility on the property will not be out of character with the surrounding development.

Site Plan and General Site Development Standards:

The Proposed Project will occupy 3 ± acres of the larger 14± acre project site. The proposed Public Safety Facility will be located on the east side of the project site and consists of a 13,100 square foot, 27-foot-tall building with four truck bays for fire and emergency medical vehicles.

Design Review:

The Proposed Project is required to be reviewed and approved by the Design Review Board per Section 11-71-2(A)(7) of the MZO. The proposed elevations and landscape plan meet the review criteria for design review approval outlined in Section 11-71-6 of the MZO.

Neighborhood Participation Plan and Public Comments:

As part of the completed Citizen Participation Process, the applicant mailed notification letters to property owners within 1,000 feet of the site, Homeowner Associations (HOAs) within ½ mile of the site, and registered neighborhoods within one mile of the site.

As of the writing of this report, staff has not received any comments or concerns from surrounding property owners. Staff will provide the Board with any new information during the scheduled Public Meeting on August 13, 2024.

Staff Recommendations:

Staff finds the Proposed Project is consistent with the Mesa 2040 General Plan and the review criteria for Site Plan Review outlined in Section 11-71-6 of the MZO.

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

1. Compliance with the final elevations and landscape plan submitted.
2. Compliance with all requirements of Planning and Zoning Case No. ZON24-00571.
3. Compliance with all City development codes and regulations.

Exhibits:

Exhibit 1 – Staff Report

- Exhibit 2 – Vicinity Map
- Exhibit 3 – Project Narrative
- Exhibit 4 – Site Plan
- Exhibit 5 – Landscape Plan
- Exhibit 6 - Elevations