



**PLANNING DIVISION
STAFF REPORT**

City Council Meeting

November 4, 2024

CASE No.: ZON24-00346	PROJECT NAME: The Landing at Falcon Field
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Owner’s Name:	EVERGREEN-GREENFIELD AND MCKELLIPS LAND LLC
Applicant’s Name:	Jazzmine Clifton, Evergreen Dev Co
Location of Request:	Within the 4600 to 4800 blocks of East McKellips Road (south side), within the 1700 to 2000 blocks of North 48th Street (west side), and within the 1700 to 2000 blocks of North 46th Street (east side). Located east of Greenfield Road on the south side of McKellips Road.
Parcel No(s):	141-34-002H
Request:	This request will change the General Plan Character Area Designation from Mixed Use Activity to Employment.
Existing Zoning District:	Light Industrial
Council District:	2
Site Size:	34± acre
Proposed Use(s):	Restaurants with drive-thru facilities and Industrial
Existing Use(s):	Vacant
P&Z Hearing Date(s):	May 22, 2024 / 4:00 p.m.
Staff Planner:	Josh Grandlienard, AICP, Senior Planner
Staff Recommendation:	ADOPTION
Planning and Zoning Board Recommendation:	ADOPTION (6-0)
Proposition 207 Waiver Signed:	Yes

HISTORY

On **December 17, 1979**, the City Council annexed 577± acres, including 34± acres of the project site located east of Greenfield Road, and established M-1 (equivalent to the current Light Industrial) zoning on the property (Case Nos. Z79-118; Ordinance No. 1302).

On **September 06, 2005**, the City Council approved a Council Use Permit and Site Plan to allow for a Sam's Club which was never built (Case No. Z05-073; Ordinance No. 4458).

On **May 22, 2024**, the Planning and Zoning Board approved a Preliminary Plat titled, The Landing at Falcon Field, recommended that City Council approve the Proposed Project (Case ZON23-00653) and adopt the companion Minor General Plan Amendment (ZON24-00346).

PROJECT DESCRIPTION

Background:

The applicant is requesting a Minor General Plan Amendment to change the Character Area Designation of the 62± acre project site from Mixed Use Activity to Employment with an Industrial sub-type (Proposed Project). The applicant is seeking a concurrent rezone from Light Industrial (LI) to LI with a Planned Area Development (LI-PAD), Site Plan Review, and revocation of a Council Use Permit (CUP) (ZON23-00653).

The current General Plan designation of Mixed Use Activity does not list Industrial uses as a primary or secondary use, nor does it include the Light Industrial district as a primary or secondary zoning district. The applicant is seeking to change the character type designation to Employment with an Industrial Sub-type, which lists Light Industrial as a primary zoning district and industrial uses as a primary use.

Because the proposed project site is less than 160-acres, the Proposed Project is considered a Minor General Plan Amendment per Chapter 16 of the Mesa 2040 General Plan.

General Plan Character Area Designation and Goals:

The Mesa 2040 General Plan Character Area designation on the property is Mixed Use Activity. The applicant is requesting to rezone the project site to Light Industrial with a Planned Area Development overlay (LI-PAD). The LI zoning is not identified as either a primary or secondary zoning district and industrial uses are not identified as either a primary or secondary land use in the Mixed Use Activity Character Area. To accommodate the request, the applicant is requesting a Minor General Plan Amendment from Mixed Use Activity to Employment with an Industrial Sub-type.

Per Chapter 7 of the General Plan, Employment Districts are a character type that is primarily used for employment-type land uses of at least 20 acres. The Industrial sub-type is intended for locations that focus on manufacturing, warehousing and other industrial operations. The goal of Employment Districts is to provide for a wide range of employment opportunities in high-quality settings.

In a concurrent rezoning case, the applicant is requesting to rezone the property within the proposed Employment District to LI-PAD. LI is identified as a primary zoning district in the Employment Character Area and the Industrial sub-type.

Chapter 16 (pg. 16-26) of the Mesa 2040 General Plan provides criteria that City Council may consider when evaluating a Minor or Major General Plan Amendment. Factors to consider

include the degree of impact to the surrounding community, existing land use patterns in the area, the extent to which the benefits of the amendment outweigh any impacts, and whether the proposed amendment will result in the loss of land for other planned uses.

The Proposed Project is consistent with the existing and anticipated development pattern of the area. Properties to the north of McKellips Road are zoned LI and are a part of the Falcon Field Airport. Properties to the south and east of the project site are existing and proposed industrial developments. These properties are zones LI and are within an Employment Character Area. The property to the west of the subject site is within the LC zoning district and is a shopping center which includes a Walmart.

The Proposed Project is consistent with development patterns in the area.

Zoning District Designations:

In a concurrent rezoning case, the applicant is requesting to rezone the subject property from Light Industrial (LI) to Light Industrial with a Planned Area Development overlay (LI-PAD). Per Section 11-7-1 the purpose of the LI districts 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 to support the primary uses.

The Proposed Project 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 Two and Three (AOA 2 and 3). The location of the property within AOA 2 and 3 is due to its proximity to the Falcon Field Airport. Per Section 11-19-4 of the MZO, there are no additional land use limitations beyond the base zoning.

Surrounding Zoning Designations and Existing Use Activity:

<p>Northwest (Across E McKellips) LI-PAD Falcon Field Airport</p>	<p>North (Across E McKellips) LI-PAD Falcon Field Airport</p>	<p>Northeast (Across E McKellips) LI-PAD Falcon Field Airport</p>
<p>West (Across 46th St) LC Large Commercial Center</p>	<p>Project Site LI Vacant</p>	<p>East LI Industrial</p>
<p>Southwest (Across 46th St) LI Industrial</p>	<p>South LI Industrial</p>	<p>Southeast (Across 48th Street) LI Industrial</p>

Compatibility with Surrounding Land Uses:

The proposed project site is currently vacant and is currently zoned LI. Properties to the north are within Falcon Field Airport and are Zoned LI-PAD. Properties to the east and south are zoned

LI and are currently being utilized by various industrial users. Properties to the west are zoned Limited Commercial and within a large commercial center.

The Proposed project is compatible with the surrounding development and land uses.

Neighborhood Participation Plan and Public Comments:

The applicant completed a Citizen Participation Process which included mailing letters to property owners within 1,000 feet of the site as well as HOAs within ½ 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 Recommendation:

The Proposed Projects is consistent with the goals and intent of the Mesa 2040 General Plan, including the General Plan amendment criteria outlined in Chapter 15.

Staff recommends **Adoption**.

Exhibits:

- Exhibit 1 - Presentation
- Exhibit 2 - Resolution
- Exhibit 3 - Resolution Map
- Exhibit 4 - Vicinity Map
- Exhibit 5 - Site Plan
- Exhibit 6 - Minutes
- Exhibit 7 - Submittal Documents