




DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

Planning & Zoning Board Staff Report

July 23, 2025

Case No.	ZON25-00221	
Project Name	Signal Butte & Germann	
Request	<ul style="list-style-type: none">Major Site Plan Modification for an approximately 45,000± square foot industrial development	
Project Location	Located approximately 815 feet north of the northeast corner of South Signal Butte Road and East Germann Road	
Parcel No(s)	304-63-996B	
Project Area	4.1± acres	
Council District	District 6	
Existing Zoning	General Industrial	
General Plan Designation	Industrial - Evolve	
Applicant	Steven Rice, Pinnacle Design Inc.	
Owner	Dale Cavan, Signal Butte Germann LLC	
Staff Planner	Chloe Durfee Daniel, Planner II	

Recommendation

Staff finds that the Proposed Project is consistent with the Mesa 2050 General Plan and the criteria for Site Plan Review outlined in MZO Section 11-69-5.

Staff recommends approval with conditions.

Project Overview

Request:

The applicant is requesting approval of a Major Site Plan Modification to develop three 15,000± square foot industrial buildings (Proposed Project). The project site was shown as a retention area on the site plan approved with case ZON24-00038. As the applicant is requesting to redevelop the site for industrial uses, a Major Site Plan Modification is required, per Section 11-69-7 of the Mesa Zoning Ordinance (MZO)

Concurrent Applications:

- **Design Review:** Design Review Board meeting is scheduled for July 15, 2025, to review the proposed elevations, landscape plan, and photometric plan.

Site Context

General Plan:

- The Placetype for the project site is Industrial and the Growth Strategy is Evolve.
- Warehousing uses with accessory office space are a principal land use, that help contribute to a variety of high-intensity industrial activities to support the City's employment base and economy.
- The Proposed Project is consistent with the Industrial Placetype and furthers the implementation of, and is not contrary to, the Vision, Guiding Principles, Strategies, and applicable elements of the Mesa 2050 General Plan.
- Supporting General Plan Strategies:
 - LU1. Promote a balance of land uses to enhance the quality of life for current and future generations.
 - ED1. Attract businesses and employers that create jobs with wages at or above the regional average.
 - ED2. Invest in Mesa's workforce development.
 - ED3. Sustain a business climate that fosters entrepreneurs and small businesses.
 - ED4. Protect and promote Mesa's airports as global connections for tourism and business development.

Zoning:

- The project site is zoned General Industrial (GI).
- Warehousing with accessory office uses are permitted within the GI District.

Surrounding Zoning & Use Activity:

The proposed industrial warehouses and office uses are compatible with surrounding land uses, which include agricultural land, vacant land, office/warehouse uses, as well as an SRP substation.

Northwest (Across Signal Butte Rd) GI Agricultural	North GI Vacant	Northeast GI Vacant
West (Across Signal Butte Rd) GI Agricultural	Project Site GI Vacant	East GI Office/warehouse
Southwest (Across Signal Butte Rd) GI Agricultural	South GI Vacant/SRP Substation	Southeast GI Vacant

Site History:

- **December 18, 1989:** The City Council voted to annex 3,346± acres into the City of Mesa, including the project site (Case No. A89-003; Ordinance No. 2473).
- **March 5, 1990:** The City Council approved a rezoning from County Rural-43, Rural-43-AD V, Rural-43-AD VI, IND-2, AD I, AD II and AD III to the City of Mesa district Suburban Ranch (SR), SR with an Airfield overlay (SR-AF), and General Industrial (M-2) for 3,360± acres, including the project site, which was zoned SR (Case No. Z90-007; Ordinance No. 2496).
- **March 19, 1990:** The City Council approved a rezoning from SR to General Industrial (M-2) and a Council Use Permit (CUP) for 640± acres, including the project site, to allow development of an automotive air bag facility. As part of this request, City Council also approved a conceptual site plan for a portion of the 640± acres; however, the project site was not included in the conceptual site plan (Case No. Z90-008; Ordinance No. 2502).
- **March 27, 2024:** The Planning and Zoning Board approved a Special Use Permit for a parking reduction and Site Plan Review for an industrial development (Case No. ZON24-00038).

Project/Request Details

Site Plan:

- **Building Design:** The three 15,000± square foot warehouse facilities with accessory office uses will be a maximum of 28 feet and eight inches tall and are situated to face Signal Butte Road with screened outdoor storage areas in the rear of each building. The primary entrance is located along the west side of each building and pedestrian path connects each building to the public sidewalk that will be installed along Signal Butte Road.

- **Access:** There are two access points for the Proposed Project, one directly into the Proposed Project from Signal Butte Road and a second shared access located to the south of the Proposed Project that provides access to the project site as well as the existing development to the east of the Proposed Project.
- **Parking:** Per Table 11-32-3.A of the Mesa Zoning Ordinance (MZO), 61 parking spaces are required and 68 parking spaces are provided on site, which will be located along Signal Butte Road in front of the buildings.
- **Landscaping:** The proposed project features landscaped foundation bases that include several tree species and a multitude of shrubs. Additional landscaped areas are located along the perimeter of the site as well as across the front of the building and within the parking area.

Citizen Participation

The applicant conducted a Citizen Participation process, notifying surrounding property owners, HOAs, and registered neighbors.

Required Notification:

- Property owners within 1,000 feet, HOAs within ½ mile, and registered neighborhoods within one mile of the subject site were notified of the public hearing.
- Staff has not received any questions on the Proposed Project.

Conditions of Approval

Staff recommends **approval** of the Major Site Plan Modification, subject to the following conditions:

1. Compliance with the final site plan as submitted.
2. Compliance with all requirements of Design Review Case No. DRB25-00222.
3. Compliance with all applicable City development codes and regulations.
4. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.
5. Prior to the issuance of any building permit, record a cross-access easement with the adjacent property to the south, APN 304-63-996A.
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 Mesa Gateway Airport prior to or concurrently with the recordation of the Final Plat or the issuance of a building permit, whichever occurs first.
 - b. Due to the proximity to 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 2.5 mile of Mesa Gateway Airport
 - e. All Final Plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which must state in part: "This property, due to its proximity to Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."

Exhibits

Exhibit 1 – Vicinity Map

Exhibit 2 – Project Narrative

Exhibit 3 – Site Plan

Exhibit 4 – Landscape Plan

Exhibit 5 – Grading and Drainage Report

Exhibit 6 – Elevations

Exhibit 7 – Citizen Participation Plan

Exhibit 8 – Citizen Participation Report

Exhibit 9 – Power Point Presentation