



PLANNING DIVISION  
STAFF REPORT

Planning and Zoning Board

April 24, 2024

CASE No.: <b>ZON23-00796</b>	PROJECT NAME: <b>Mountain &amp; Pecos</b>
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Owner's Name:	High Voltage Holdings, LLC
Applicant's Name:	Ian Mulich, Pinnacle Design, Inc.
Location of Request:	Within the 11200 block of East Pecos Road (north side). Located west of Meridian Road and north of Pecos Road.
Parcel No(s):	304-34-929B
Request:	Major Site Plan Modification, amending the conditions of approval for Case No. Z14-057; and Special Use Permit (SUP). This request will allow for an industrial development.
Existing Zoning District:	General Industrial (GI)
Council District:	6
Site Size:	2± acres
Proposed Use(s):	Industrial
Existing Use(s):	Vacant
P&Z Hearing Date(s):	April 24, 2024 / 4:00 p.m.
Staff Planner:	Kwasi Abebrese, Planner II
Staff Recommendation:	APPROVAL with Conditions

**HISTORY**

On **April 16, 1990**, the City Council annexed 626± acres, including the project site, into the City of Mesa (Case No. A90-001; Ordinance No. 2514).

On **June 4, 1990**, the City Council established a comparable zoning of Agriculture (AG) on the project site (Case No. Z90-025; Ordinance No. 2529).

On **January 26, 2015**, the City Council approved a rezone of 8± acres, including the project site, from AG to General Industrial (GI) and a site plan review to allow for an industrial development (Case No. Z14-057; Ordinance No. 5269).

On **August 12, 2020**, the Planning and Zoning Board approved a site plan to allow for an industrial development on the project site (Case No. ZON19-00879). Per Section 11-69-9 of the Mesa Zoning Ordinance (MZO), the approved site plan expired on August 12, 2022.

## **PROJECT DESCRIPTION**

### **Background:**

The applicant is requesting a Major Site Plan Modification to allow for an industrial development in the General Industrial (GI) zoning district (Proposed Project).

The project site is approximately 2± acres in size. The site is currently vacant and is located north of Pecos Road on the east side of Signal Butte Road. On January 26, 2015, the City Council approved a rezone and a site plan to allow for the development of an approximately 63,757± square foot industrial building on the project site (Case No. Z14-057; Ordinance No. 5269). On August 12, 2020, the Planning and Zoning Board approved a modification of the existing site plan to allow for the development of a 22,500 square foot industrial building on the project site (Case No. ZON19-00879). The site plan was not executed within two years of the approval and therefore expired.

Condition of approval No. 1 for Ordinance 5269 requires compliance with the basic development as described in the project narrative and as shown on the site plan and building elevations submitted. The applicant is therefore requesting a Major Site Plan Modification and a rezone to amend conditions of approval to enable the development of an approximately 23,800 square foot industrial warehouse and office building on the project site.

### **General Plan Character Area Designation and Goals:**

The Mesa 2040 General Plan Character Area designation on the property is Employment with an Industrial Sub-type. Per Chapter 7 of the General Plan, the primary focus of the Employment character area designation is to provide for a wide range of employment opportunities in high-quality settings. Examples of employment-type land uses in Industrial Sub-type areas include areas for large manufacturing facilities, warehousing, and other industrial operational land uses. The primary land uses in Industrial Sub-type areas include warehousing, such as planned industrial development. The proposed industrial development conforms to the intent and purpose of the Employment character area designation.

Overall, the request is consistent with the review criteria outlined in Chapter 15 (pg. 15-1&2) of the Mesa 2040 General Plan.

### **Mesa Gateway Strategic Development Plan:**

The subject property is also located within the Logistics and Commerce District of the Mesa Gateway Strategic Development Plan. This designation applies to areas south of the Airport/Campus District and the Williams Gateway Freeway. Heavy industrial, light industrial,

business parks, and commercial uses should be the predominant uses within this district. The proposed development meets the goals and intent of the Mesa Gateway Strategic Development Plan.

**Zoning District Designations:**

The project site is zoned General Industrial (GI). Per Section 11-7-2 of the MZO, an indoor warehouse and office facility are permitted in the GI zoning district.

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

Per Section 11-19 of the MZO, the property is located within the Airfield (AF) Overlay District. Specifically, within the Airport Overflight Area Three (AOA 3), in proximity to the Phoenix-Mesa Gateway Airport. Per Section 11-19-4 (C) of the MZO, there are no use limitations beyond those in the GI district. However, proposed developments within an AOA 3 overlay area are subject to the supplementary provisions of Section 11-19-5 of the MZO. These supplementary provisions are included as conditions of approval for this request.

**Surrounding Zoning Designations and Existing Use Activity:**

<b>Northwest</b> GI Existing Industrial Site	<b>North</b> GI Existing Industrial Site	<b>Northeast</b> GI Existing Industrial Site
<b>West</b> GI Vacant	<b>Project Site</b> GI Vacant	<b>East</b> GI-PAD Existing Industrial Site
<b>Southwest</b> GI (Across Pecos Road) Vacant	<b>South</b> GI (Across Pecos Road) Vacant	<b>Southeast</b> GI-BIZ (Across Pecos Road) Existing Industrial Site

**Compatibility with Surrounding Land Uses:**

The surrounding properties are all zoned GI and are either vacant or have existing industrial uses. Overall, the proposed development of the property will not be out of character with the surrounding area or use.

**Site Plan and General Site Development Standards:**

The proposed site plan shows the development of an approximately 23,800 square foot industrial warehouse and office building. The building will include a truck dock and loading area on the north side that will be screened by an eight-foot-tall CMU wall and gate per the screening requirements outlined in Section 11-30-13(C) of the MZO.

Vehicular access to the site is provided from Pecos Road, specifically at the southwest corner of the project site. On-site walkways will connect the primary entrance of the proposed building to the public sidewalk on Pecos Road.

A total number of 22 parking spaces will be provided on the south side of the proposed building, which is the subject of the Special Use Permit discussed below. Overall, assuming the

Special Use Permit is granted, the proposed site plan conforms to the requirements of the MZO including the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO.

**Special Use Permit:**

Section 11-66-2(C)(2) of the MZO allows the Planning and Zoning Board to hear and take action on a SUP when requested in conjunction with another request requiring action or recommendation by the Planning and Zoning Board, such as a Major Site Plan Modification.

**Parking Reduction:**

Per Section 11-32-3 of the MZO, the required parking ratio is one space per 900 square feet of the gross floor area for the proposed warehouse facility and one space per 375 square feet for the proposed office use. In all, a total number of 30 parking spaces are required for the proposed development. The applicant is requesting to reduce the number of required parking spaces from 30 to 22, an 8-space reduction. Section 11-32-6 of the MZO establishes criteria for approval of a SUP to allow the reduction in the number of parking spaces. Below is a summary of the criteria for the SUP and findings:

Parking Reduction Required Findings (MZO Section 11-32-6)	Findings
1. Special conditions – including but not limited to the nature of the proposed operation; proximity to frequent transit service; transportation characteristics of persons residing, working, or visiting the site exist that will reduce the parking demand at the site.	The proposal includes a Parking Analysis which states that the anticipated operations will not require the parking spaces required by the Mesa Zoning Ordinance. Based on the Analysis provided, the proposed 22 parking spaces will provide enough parking for the proposed use.
2. The use will adequately be served by the proposed parking.	Per the Parking Analysis submitted, the proposed number of parking spaces will adequately serve the use. Also, the proposed parking ratio is consistent with similar developments in the area.
3. Parking demand generated by the project will not exceed the capacity of or have a detrimental impact on the supply of on street parking in the surrounding area.	Per the Parking Analysis submitted with this request, the parking demand is not anticipated to exceed the capacity provided or impact the supply of on- street parking in the area.

**Zoning Ordinance, Section 11-70-5 – Special Use Permit for a Parking Reduction**

Per Section 11-70-5 of the MZO, the Planning and Zoning Board shall find upon sufficient evidence when making a decision on a SUP that:

1. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies;

**The Mesa 2040 General Plan character area designation on the property is Employment with an Industrial Sub-type. Per Chapter 7 of the General Plan, the primary focus of the Employment character type is to provide for a wide range of employment-type opportunities. The proposed use as a warehouse and office facility complies with the intent of the character area by contributing to the number of high-quality employment uses in the area.**

***The proposal meets this criterion.***

2. The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and any other applicable City plan or policies;

**The project site is located in the GI zoning district. Per Section 11-7-1 of the MZO, the purpose of the GI zoning district is to provide areas for manufacturing and processing, as well as warehousing, and distribution activities that take place within enclosed buildings, with restricted accessory outdoor storage as needed to support the primary uses. The proposed parking reduction will allow for development of the site as an indoor warehouse and office facility and will be consistent with the intent of the GI zoning district by providing a high-quality employment use.**

***The proposal meets this criterion.***

3. The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, nor will the proposed project or improvements be injurious or detrimental to the neighborhood or to the general welfare of the City; and

**The proposed warehouse and office facility will be compatible with surrounding industrial developments and will not be injurious or detrimental to the neighborhood or general welfare of the City.**

***The proposal meets this criterion.***

4. Adequate public services, public facilities and public infrastructure are available to serve the proposed project.

**Adequate public services, public facilities and public infrastructure are in place to support the proposed use.**

***The proposal meets this criterion.***

**Design Review:**

The Design Review Board will review the proposed request at their April 9, 2024, work session. Staff will be working with the applicant to address comments and recommendations from the Design Review Board.

**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 and registered neighborhoods within one mile of the site.

As of writing this report, neither the applicant nor staff has received any comments or concerns from surrounding property owners. The applicant will be providing an updated Citizen Participation Report to staff prior to the April 24<sup>th</sup>, 2024, Study Session. Staff will provide the Board with any new information during the scheduled Study Session.

**Staff Recommendation:**

Staff finds that the Proposed Project is consistent with the Mesa 2040 General Plan, the Mesa Gateway Strategic Development Plan, meets the review criteria for Site Plan Review approval outlined in Section 11-69-5 of the MZO, and meets the Special Use Permit criteria per Sections 11-32-6 and 11-70-5 of the MZO.

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

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review, Case No. DRB23-00795.
3. 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 Phoenix-Mesa Gateway Airport prior to or concurrently with the recordation of the final subdivision map or the issuance of a building permit, whichever occurs first.
  - b. Due to the proximity to Phoenix-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 two miles of Phoenix-Mesa Gateway Airport.
4. Compliance with all City development codes and regulations.

**Exhibits:**

- Exhibit 1 – Vicinity Map
- Exhibit 2 – Staff Report
- Exhibit 3 – Application Information
- Exhibit 4 – Site Plan
- Exhibit 5 – Grading and Drainage Plan
- Exhibit 6 – Landscape Plan

Exhibit 7 – Elevations

Exhibit 8 – Project Narrative

Exhibit 9 – Citizen Participation Plan

Exhibit 10 – Citizen Participation Report