



Planning and Zoning Board

Case Information

CASE NUMBER: Z12-018
LOCATION/ADDRESS: 1840 and 1910 South Stapley Drive
GENERAL VICINITY: North of Northwest corner of Stapley Dr. and Baseline Road
REQUEST: Rezone from LC to PEP
PURPOSE: To authorize indoor light assembly and light fabrication activities as permitted primary activities within an existing development
COUNCIL DISTRICT: 3
OWNER: DAZ3-Stapley LLC
APPLICANT: Case initiated by City Planning Division Staff
STAFF PLANNER: Gordon Sheffield, AICP

SITE DATA

PARCEL NUMBER(S): 139-11-096 and 139-11-097
PARCEL SIZE: 14.08 ac +/-, aggregate of both parcels
EXISTING ZONING: LC, Limited Commercial
GENERAL PLAN DESIGNATION: BP, Business Park
CURRENT LAND USE: Office Complex
GROSS FLOOR AREA: 184,187 sqft Office

SITE CONTEXT

NORTH: (Across Inverness Ave) Existing Office Facility, and commercial restaurant pads, zoned LI
EAST: (Across Stapley Dr) Mesa Grand group commercial center (AMC Theatre, Wal-mart and assorted other commercial shops and restaurants), zoned LI-CUP
SOUTH: Two banks and a car wash, zoned LI and LC
WEST: (across South Solomon) Industrial Park sites, zoned LI

STAFF RECOMMENDATION: Approval of PEP Zoning District, with Conditions

P&Z BOARD RECOMMENDATION: Approval with conditions. Denial

PROPOSITION 207 WAIVER SIGNED: Yes No

ZONING HISTORY/RELATED CASES:

July 18, 1973 Annexed into Mesa and subsequently zoned M-1 (Ord. 812).
Nov 1, 2004 Rezoned from M-1 to C-2 and Site Plan Review (Case Z04-070, Ord 4307).
Sept 3, 2011 All M-1 districts in Mesa are re-designated as LI, Limited Industrial, and all C-2 districts in Mesa are re-designated as LC, Limited Commercial, both as part of the Zoning Ord. Update project.

PROJECT DESCRIPTION/REQUEST

In 2004, the applicant for case Z04-070 petitioned the Planning and Zoning Board and City Council for consideration of development of a 17-acre site at the northwest corner of Baseline and Stapley. This request included site plan review for 14 acres for construction of two large office buildings and rezoning from M-1 to C-2 for 3 acres near the Stapley and Baseline intersection for pad development. The case vicinity map for this application included the entire 17 acres. Unfortunately, when the zoning map was prepared for the adoption of the C-2, this vicinity map was used and, therefore, the entire property was inadvertently rezoned to C-2 (now LC). This error in rezoning was recently discovered and has prompted this staff initiated rezoning.

The owner of the 14-acre site developed and marketed the property for use as general and medical offices, both these activities are permitted in the C-2 district. Recently, a local Mesa company became interested in using space at this site for expanding and consolidating their corporate offices and associated local activities. While the vast majority of this company's interest in this building is for administrative and engineering design functions, the ability to utilize this facility for research and development (R&D), product assembly and distribution activities is also important.

The Zoning Administrator authorized the use of the building for the R&D, product assembly and distribution activities as "accessory uses" in the LC district given a very limited set of circumstances. These circumstances included the context of this site being surrounded by the LI zoning district; and that these employment-oriented activities combined were described as occupying about 8% of a total 38,000 sqft space being sought. However, the interested company would like the ability to expand these activities in the future, including the possibility that the scale of these activities could no longer be described as "accessory", but primary uses in their own right.

This rezoning case, from the present LC to the proposed PEP district, has been initiated by City staff as a means to restore employment and limited industrial activities as allowed primary land uses on this site in a manner consistent with the building types on the existing campus. It is recommended that approval of this case continue to be conditioned upon compliance with the site plan and elevations approved as part of the initial 2004 zoning and Design Review cases.

NEIGHBORHOOD PARTICIPATION

The owner of this site has been notified verbally, by e-mail, and by first-class mail. Notice has been posted on the site in two locations, and mailed notice has been sent to property owners within 500-feet of the 14-acre site. These notice requirements are consistent with the requirements for State law and the Mesa Zoning Ordinance for staff initiated zoning cases.

CONFORMANCE WITH THE GENERAL PLAN

The adopted Mesa 2025 General Plan designates this site for BP, Business Park. The request for PEP zoning complies with the General Plan (GP) table of compatible zoning districts and GP land use designations.

The BP General Plan designation "Identifies areas where professional and medical office parks, research and development opportunities, light manufacturing, data and information processing centers are integrated in a campus setting with ancillary restaurants, retail and other supportive establishments. Appropriate locations offer direct principal arterial and arterial road access, connections to potable water and sanitary sewer, and proximity to public safety services. Business Park areas should extensively buffer light Industrial uses from other less intense

employment or high density residential uses. Business Park areas are located on, and with direct access to principal arterial and arterial streets, rail facilities, and airports.

STAFF ANALYSIS

SUMMARY:

The reason this 14-acre site is presently zoned LC is a miscommunication between City staff members during the review of the case in 2004. The development of the ordinance map for case Z04-070 that was introduced as part of the "map amendment ordinance" (a technical term, as approval of a rezoning case technically amends or revises the official City of Mesa zoning map) should have limited the C-2 rezoning to two smaller portions totaling 3 acres of the overall 17-acre development site. However, the entire 17-acre site did involve a site plan review case.

The initial map used to describe the case showed the entire 17-acre site (the 'Vicinity map'). The staff person who drew the ordinance map was not made aware of the smaller 3-acre area to be used for the C-2 rezoning, and used the 17-acre vicinity map as the basis for drawing the ordinance map. This ordinance map showed the entire 17-acre site as being rezoned to C-2. This ordinance map showing a 17-acre rezoning to C-2 was then used for the ordinance that was passed by City Council to approve the request.

Until the current request to use a portion of the building for light assembly uses, no need had been identified to add non-office employment type activities to the list of permitted uses for this site because office uses are also permitted in the LC (formerly C-2) district. This staff initiated case now being considered would add a limited number of employment/industrial-oriented primary land uses to the list of permitted activities that take place on this campus. The use of the PEP district would limit these uses to enclosed buildings.

The need for the full range of uses permitted in the LI (formerly M-1) district is not needed. The way the site has developed would not permit the range of outdoor activities that would typically be allowed in LI without significant revision. Rezoning to PEP will allow a range of indoor, employment/industrial type of activities that work in concert with how the project site exists in its present state.

CONCERNS:

None are identified at this time. The additional land uses proposed to be permitted with this rezoning to PEP are similar to those allowed in surrounding development. The representatives of the property owner have indicated agreement with the staff-initiated request to rezone to PEP.

CONCLUSIONS:

Case Z12-018 is recommended for approval, subject to compliance with the four conditions listed below

CONDITIONS OF APPROVAL:

1. Compliance with the basic development as described in the project narrative and the approved site plan for zoning case Z04-070.
2. Site Plan Review through the public hearing process of future development plans
3. Continued compliance with all requirements of the Design Review Board, and conditions of approval for case DR04-055.
4. Compliance with all City development codes and regulations.