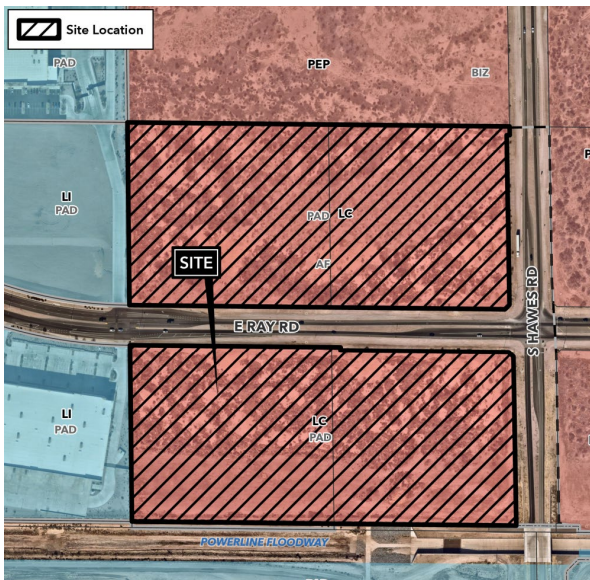




DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

Planning & Zoning Board Staff Report

July 9, 2025

Case No.	ZON22-00890		
Project Name	Gateway Park		
Request	<ul style="list-style-type: none">• Rezone 15.6± acres from Limited Commercial with a Planned Area Development Overlay (LC-PAD) to Limited Commercial (LC)• Rezone 17.7± acres from LC-PAD to Light Industrial with a Planned Area Development Overlay (LI-PAD)• Site Plan Review for an approximately 235,600± square foot industrial development		
Project Location	Located at the northwest and southwest corners of East Ray Road and South Hawes Road		
Parcel No(s)	304-30-022F 304-30-022G 304-30-022H 304-30-022J		
Project Area	33.3± acres		
Council District	District 6		
Existing Zoning	Limited Commercial with a Planned Area Development Overlay (LC-PAD)		
General Plan Designation	Mixed Use Activity District/Employment		
Applicant	Wendy Riddell, Berry Riddell, LLC		
Owner	Mesa Airport Growth Properties, LLC		
Staff Planner	Cassidy Welch, Principal Planner		

Recommendation

Staff finds that the Proposed Project is consistent with the Mesa 2040 General Plan, the purpose for a Planned Area Development Overlay outlined in MZO Section 11-22-1 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 a rezone from Limited Commercial with a Planned Area Development Overlay (LC-PAD) to Light Industrial with a Planned Area Development Overlay (LI-PAD) and Site Plan Review for 17.7± acres to allow for an approximately 235,600± square-foot industrial development. The subject request also includes a rezone from LC-PAD to LC to allow for future commercial development (Proposed Project). The subject site is currently zoned LC-PAD and the existing PAD overlay was established in 2010. The request includes a removal of the existing PAD overlay over the entirety of the site and subsequent new PAD overlay over 17.7± acres to accommodate the proposed industrial development. The remaining LC parcels will receive future Site Plan Review as required by the 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 (Case No. DRB24-01101).
- **Development Agreement:** A Development Agreement for the prohibition of certain land uses and phasing of infrastructure is proposed as a part of the Proposed Project (Case No. DA23-00014).

Site Context

General Plan:

- The Proposed Project was reviewed under the 2040 General Plan.
- The Character Area for the project site is Mixed Use Activity District – Regional-Scale/Employment – Business Parks.
- Commercial are primary land uses within the Mixed Use Activity District – Regional Scale subtype and industrial uses are primary land uses within the Employment – Business Parks subtype.
- The Proposed Project is consistent with the Mixed Use Activity District/Employment Character Area and is consistent with the Mesa 2040 General Plan.

Sub-Area Plan:

- **Airfield Overlay Area 2 (AOA 2):** The project site is located within the Airfield Overlay Area 2 (AOA 2). The location of the property within the AOA 2 is due to its proximity to the Mesa Gateway Airport.
- **Mesa Gateway Strategic Development Plan:** The site is also located within the Airport Campus District of the Mesa Gateway Strategic Development Plan. The Proposed Project is consistent with the Mesa Gateway Strategic Development Plan.

Zoning:

- The project site is currently zoned Limited Commercial with a Planned Area Development Overlay (LC-PAD).
- Industrial uses, including Manufacturing and Indoor Warehousing and Storage, are permitted uses within the LI District.

Surrounding Zoning & Use Activity:

The proposed Industrial development and future commercial development is compatible with surrounding land uses, which includes industrial, the Airport, and vacant land.

Northwest LI-PAD Industrial	North PEP-BIZ Vacant	Northeast (Across Hawes Road) PEP-BIZ Vacant
West LI-PAD Industrial	Project Site LC-PAD Vacant	East (Across Hawes Road) PEP-BIZ Vacant
Southwest LI-PAD Mesa Gateway Airport	South LI-PAD Mesa Gateway Airport	Southeast LI-PAD-CUP Vacant

Site History:

- **November 16, 2000:** City Council annexed 1,571.1± acres, including the project site, into the City of Mesa (Case No. A99-004; Ordinance No. 3815) and established comparable zoning of Agricultural (AG)(Case No. Z00-087; Ordinance No. 3885).
- **July 8, 2010:** City Council approved a rezoning for 17.5± acres, including a portion of the project site, from Agricultural (AG) to C-2 with a PAD overlay (equivalent to current Limited Commercial [LC-PAD]) for the Gateway Park PAD (Case No. Z10-018; Ordinance No. 4997).
- **January 26, 2014:** City Council approved a rezoning for 33.6± from AG to LC-PAD to allow for an expansion of the Gateway Park PAD (Case No. Z14-053; Ordinance No. 5265).

Project/Request Details

Site Plan:

- The proposed site plan is for the western parcels on the north and south sides of East Ray Road.
- **Building Design:** Each building consists of 117,800 square feet and will be limited to a maximum height of 50 feet. Each building is located in the center of the site with parking in the front and loading docks in the rear.
- **Access:** Each site is accessed from a primary drive on Ray Road. A secondary shared access drive is located on the east side of each site from Ray Road.
- **Parking:** Per Table 11-32-3.A of the Mesa Zoning Ordinance (MZO), 147 parking spaces are required. Per the submitted site plans, 180 parking spaces are provided.
- **Open Spaces:** Per Section 11-7-3(B) of the MZO, a minimum of 1,178 square feet of common open space is required for each building. Per the submitted plans, a total of 2,360 square feet of common open space has been provided on the east and west sides of each building.

Planned Area Development Overlay:

Per Section 11-22 of the MZO, the purpose of a PAD overlay is to permit flexibility in the application of zoning standards and requirements where it can be demonstrated that the proposed development provides equivalent or superior standards in a creative way to meet the intent of the underlying zoning district and General Plan.

Development Standards	MZO Required	PAD Proposed
<u>Maximum Building Height</u> – <i>MZO Section 11-7-3</i>	40 feet	50 feet
<u>Minimum Setback</u> – <i>MZO Table 11-7-3</i> - Interior Side, Adjacent to Commercial Districts	1 foot of setback for each foot of building height, 50 feet total	0 feet
<u>Foundation Base</u> – <i>MZO Section 11-33-5(A)(1)</i> - Exterior Walls with Public Entrance	A minimum 15-foot-wide foundation base	A minimum 12-foot-wide foundation base

Development Standards	MZO Required	PAD Proposed
<u>Screening –</u> MZO Section 11-30-9(A)(2) - Ground-Mounted Equipment	Ground-mounted equipment facing a street or not otherwise separated from the street by intervening building(s) shall be screened to a height of at least 12 inches above the equipment. Screening devices shall consist of decorative walls and/or berms (2:1 maximum slope) with supplemental plant materials including trees, shrubs and groundcovers. For screen walls that are 3 feet in height or lower, vegetative materials may be substituted for 50 percent of the screening device.	Ground-mounted equipment facing a street or not otherwise separated from the street by intervening building(s) shall be screened through the use of an artistic wrap or mural.
<u>Setback of Cross Drive Aisles –</u> MZO Section 11-32-4(A)	Parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisles shall be set back at least 50 ft from the property line abutting the street.	Parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisles shall be set back at least 40 ft from the property line abutting the street.
<u>Size of Parking Spaces –</u> MZO Section 11-32-2(H)(1) - Standard Parking Spaces	The minimum basic dimension for standard parking spaces is 9 feet by 18 feet.	The minimum basic dimension of a parking stall is 9-feet by 18-feet. Where noted on the site plan, the 18- foot dimension is inclusive of a 2-foot overhang over the adjacent sidewalk or landscape area.

The Proposed Project offers creative, high-quality development for both residents and the surrounding area, providing:

- An enhanced primary entry drive, including alternative pavement and special landscaping.

- Shared connectivity to future commercial developments to the east.
- Enhanced building design that meets the Quality Development Design Guidelines.
- Common open space and employee amenities that exceed the requirements of the MZO.

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 responses to the Proposed Project.

Conditions of Approval

Staff recommends **approval** of the rezoning request and Site Plan Review, subject to the following conditions:

1. Compliance with the final site plan as submitted.
2. Compliance with all requirements of Design Review Case No. DRB24-01101.
3. Compliance with all applicable City development codes and regulations.
4. Execute and comply with all requirements of DA23-00014 and any future amendments thereto.
5. Installation of all off-site improvements and street frontage landscaping in conformance with DA23-00014.
6. Site Plan Review through the public hearing process is required for all development on the property.
7. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication, whichever comes first.
8. Prior to the issuance of any building permit, record a cross-access easement between APNs 304-30-022F and 304-30-022H and between APNs 304-30-022G and 304-30-022J.
9. 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 1 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."
10. Compliance with all City development codes and regulations, except the modification to the development standards as approved with this PAD/BIZ Overlay as shown in the following table:

Development Standards	PAD Approved
<u>Maximum Building Height</u> – <i>MZO Section 11-7-3</i>	50 feet
<u>Minimum Setback</u> – <i>MZO Table 11-7-3</i> - Interior Side, Adjacent to Commercial Districts	0 feet
<u>Foundation Base</u> – <i>MZO Section 11-33-5(A)(1)</i> - Exterior Walls with Public Entrance	A minimum 12-foot-wide foundation base
<u>Screening</u> – <i>MZO Section 11-30-9(A)(2)</i> - Ground-Mounted Equipment	Ground-mounted equipment facing a street or not otherwise separated from the street by intervening building(s) shall be screened through the use of an artistic wrap or mural.

Development Standards	PAD Approved
<u>Setback of Cross Drive Aisles –</u> <i>MZO Section 11-32-4(A)</i>	Parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisles shall be set back at least 40 ft from the property line abutting the street.
<u>Size of Parking Spaces –</u> <i>MZO Section 11-32-2(H)(1)</i> - Standard Parking Spaces	The minimum basic dimension of a parking stall is 9-feet by 18-feet. Where noted on the site plan, the 18- foot dimension is inclusive of a 2-foot overhang over the adjacent sidewalk or landscape area.

Exhibits

Exhibit 1 – Vicinity Map

Exhibit 2 – Project Narrative

Exhibit 3 – Site Plan

Exhibit 4 – Landscape Plan

Exhibit 5 – Preliminary Grading and Drainage Plan

Exhibit 6 – Elevations

Exhibit 7 – Citizen Participation Plan

Exhibit 8 – Citizen Participation Report

Exhibit 9 – Power Point Presentation