



**PLANNING DIVISION
STAFF REPORT**

Planning and Zoning Board

March 26, 2025

CASE No.: ZON24-01079	PROJECT NAME: Get Air Sports Mesa
Owner’s Name:	Elliot & Ellsworth Investment Properties LLC
Applicant's Name:	John Holman, EPS Group Inc., Applicant
Location of Request:	Northeast corner of South Ellsworth Road and East Elliot Road
Parcel No(s):	304-12-991, 304-12-992, 304-12-993, 304-12-994
Request:	Major Site Plan Modification and Special Use Permit. Also consider the Preliminary Plat for “Get Air Sports Mesa”.
Existing Zoning District:	Limited Commercial with a Planned Area Development Overlay (LC-PAD)
Council District:	6
Site Size:	3.5± acres
Proposed Use(s):	Small Scale Commercial Recreation facility and attached commercial uses
Existing Use(s):	Vacant
P&Z Hearing Date(s):	March 26, 2025 / 4:00 p.m.
Staff Planner:	Mallory Ress, Senior Planner
Staff Recommendation:	Approval with Conditions

HISTORY

On **February 22, 1990**, the City Council annexed 1,228± acres of property, including the subject property, into the City of Mesa (Case No. A88-014; Ord. No. 2483).

On **April 2, 1990**, the City Council established Agriculture (AG) and Suburban Ranch (SR) (equivalent to current Single Residence-43) zoning on the recently annexed 1,228± acres (Case No. Z90-010 and Ord. No. 2512).

On **June 5, 2006**, the City Council approved a City-initiated rezone of 75± acres, including the subject property, from Single Residence 43 (R1-43) to Limited Commercial (LC, previously C-2) and Limited Industrial (LI, previously M-1) zoning designation (Case No. Z06-027 and Ord. No. 4556).

On **January 22, 2008**, the City Council approved a rezone of 278± acres, including the subject property, from Agriculture (AG), Limited Commercial (LC, previously C-2) and Limited Industrial (LI, previously M-1) to C-2 with a Development Concept Master Plan (DMP), Planned employment Park (PEP-DMP), and M-1-DMP for the development of an Industrial/Employment Park (Case No. Z07-114; Ord. No. 4803).

On **November 3, 2014**, the City Council approved a rezone of 1,054± acres, including the subject property, to create the Elliot Road Technology Corridor Planned Area Development Overlay (Case No. Z14-045; Ord. No. 5255).

On **January 26, 2022**, the Planning and Zoning Board approved a Site Plan and Preliminary Plat for Elliot and Ellsworth Commercial Center (Case No. ZON21-00061).

On **March 22, 2023**, the Planning and Zoning Board approved a Site Plan modification, Special Use Permit, and Preliminary Plat for the Elliot and Ellsworth Commercial Center (Case No. ZON22-01174).

PROJECT DESCRIPTION

Background:

The applicant is requesting approval of a Major Site Plan Modification and Special Use Permit (SUP) to allow for the development of a Small-Scale Commercial Recreation facility with attached Veterinary Services and General Retail Sales (Proposed Project). The project site is 3.5± acres in size and is located in the northeastern portion of the Elliot and Ellsworth Commercial Center.

On January 26, 2022, the Planning and Zoning Board approved an Initial Site Plan encompassing 15± acres, including the subject property, to allow for the development of a commercial center. The approved site plan included eight medical office buildings, five multi-tenant buildings with drive-thru facilities, and two restaurants with drive-thru facilities.

On March 22, 2023, the Planning and Zoning Board approved a Major Site Plan Modification and SUP, adding an additional 2± acres at the corner of Elliot Road and Ellsworth Road to the total development and allowing a height increase for a hotel up to 65 feet tall. The approval included a multi-tenant building and a restaurant with drive-thru facilities at the additional 2± acres, together with removal of the medical office buildings at lots 11, 12 and 13 and replacement of such with an approximately 70,000 square foot hotel. Additionally, the concurrent Preliminary Plat approval positioned the hotel at current lot 10 and six medical office buildings at current lots 11, 12, 13 and 14.

The subject request modifies the existing site plan for lots 11, 12, 13 and 14 and replaces approximately 32,400 square feet of proposed medical office space across six buildings with an approximately 54,400 square foot building comprised of a small-scale commercial recreation facility, veterinary services, and general retail sales. The existing approvals for the Elliot and Ellsworth Commercial Center allow for three multi-tenant buildings with drive-thru facilities, four restaurants with drive-thru facilities, three multi-tenant buildings, a Discount Tire and a Cambria Hotel. As of the writing of this report, several buildings are currently under

construction including the multi-tenant buildings with drive-thru facilities, three restaurant buildings with drive-thru facilities and two multi-tenant buildings. Additionally, the Discount Tire and Cambria Hotel are currently in the construction permitting process.

The requested Special Use Permit is to allow for a height increase within an Airfield Overflight Area (AOA), for the development of the 36-foot-tall indoor trampoline park use. The applicant is also requesting a new Preliminary Plat for the project site to combine four lots (lots 11-14) into one lot, Lot 1, to accommodate the revised site plan.

General Plan Character Area Designation and Goals:

The Mesa 2050 General Plan placetype for the subject property is Urban Center with an Evolve growth strategy. Urban Center placetypes are generally mixed-use areas where many people live, work and play and are typically located adjacent to transit or major arterials. Urban Centers contain retail, personal services, medical facilities, eating and drinking establishments, entertainment, and recreation facilities. LC zoning is listed as a primary zoning designation for this Placetype, and entertainment and recreation, retail, and personal services are listed as principal land uses.

The current LC zoning and the proposed small scale commercial recreation facility (indoor trampoline park), veterinary services and general retail space are supported by the General Plan placetype for the subject site. The Proposed Project meets the consistency review criteria outlined in Chapter 4 of the 2050 General Plan (pgs. 103-104).

Mesa Gateway Strategic Development Plan:

The subject property is also located in the Mixed Use Community District of the Mesa Gateway Strategic Development Plan. Per the Strategic Development Plan, the main goals of the Mixed Use Community District are to maximize the value of Phoenix Mesa Gateway Airport and job creation. Development is intended to be intense, of high quality, and provide for pedestrian orientation with unique and attractive public spaces and building and site design that supports a pedestrian orientation.

The Proposed Project provides enhanced building design, a public plaza space and covered walkways at building entrances along the west and south building facades. The Proposed Project is consistent with the intentions of the Mixed Use Community District of the Mesa Gateway Strategic Development Plan.

Staff reviewed the request and determined it meets the consistency review criteria outlined in Chapter 4 (pgs. 103-104) of the 2050 General Plan and the intentions of the Mixed Use Community District of the Mesa Gateway Strategic Development Plan.

Zoning District Designations:

The project site is zoned LC-PAD. Per Section 11-6-1 of the Mesa Zoning Ordinance (MZO), the purpose of the LC zoning district is to provide areas for indoor retail, entertainment, and service-oriented businesses that serve the surrounding residential trade area within a one to ten-mile radius. The proposed small-scale commercial recreation facility, veterinary services and general retail sales are permitted in the LC zoning district.

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

Per Section 11-19 of the MZO, the site is located within the Airfield Overlay District, specifically within the Airport Overflight Area Three (AOA 3). The location of the property within the Airfield Overlay is due to its proximity to the Mesa Gateway Airport. Per Section 11-19-4 of the MZO, there are no use limitations within AOA 3 areas beyond those listed in the base zone.

Surrounding Zoning Designations and Existing Use Activity:

Northwest (Across Ellsworth Road) LI Hospital	North PEP-PAD Vacant	Northeast LI-PAD Vacant
West (Across Ellsworth Road) LC Vacant	Project Site LC-PAD Vacant	East LI-PAD Vacant
Southwest (Across Elliot Road) MX-PAD Vacant	South (Across Elliot Road) PC Data Center	Southeast (Across Elliot Road) PC Data Center

Compatibility with Surrounding Land Uses:

The uses of the Proposed Project are supported by the 2050 General Plan and the Gateway Strategic Development Plan. The Elliot and Ellsworth Commercial Center that the Proposed Project is a part of, has approvals for drive-thru restaurants, shops buildings and a four-story hotel. The Proposed Project provides an indoor small-scale commercial recreation facility, veterinary services and additional general retail uses that are compatible with the surrounding area.

Site Plan and General Site Development Standards:

The Proposed Project consists of an approximately 54,400 sq. ft. building comprised of an approximately 28,000 sq. ft. indoor trampoline park, an approximately 6,400 sq. ft. veterinary clinic, and approximately 20,000 sq. ft. of general retail space. The building provides covered entrances along the west and south facades. An outdoor public plaza space with seating is provided adjacent to the northwest portion of the building. Primary vehicular access is provided from a shared driveway along Peterson Avenue. A secondary access point is provided at the east side of the building along Peterson Avenue. The Proposed Project may also be accessed by internal drive aisles that are a part of the commercial center.

Per Table 11-32-3.A of the MZO, 161 parking spaces are required to support the Proposed Project. The submitted site plan shows 179 parking spaces, six of which are accessible parking spaces. Landscaped yards are provided along the north and east property lines and will be planted according to the requirements set forth in Section 11-33-3(B) of the MZO. Per Section 11-33-3(B)(2)(a)(ii), landscaped yards are not required along the west and south property lines as a cross-access drive aisle for the commercial center is present.

Overall, the Proposed Project conforms to the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO.

Special Use Permit (Building Height) Section 11-70-5:

Per Table 11-6-3.A of the MZO, the maximum height allowed in the LC zoning district is 30 feet. Section 11-30-3(B) states that there are no exceptions to height limitations in the Zoning Ordinance, unless a Special Use Permit is approved in accordance with Chapter 70. The applicant is requesting a SUP to exceed the maximum building height in the Airport Overflight Area (AOA) for the proposed maximum 38-foot-high indoor trampoline park. As represented by the applicant, the request for additional height is to allow for interior clear space up to 24-foot tall to accommodate the play equipment and the additional height accounts for the roof structure and rooftop mechanical equipment.

Per Section 11-66-2(C) of the MZO, the Planning and Zoning Board may consider a SUP for an increase in the maximum building height when reviewed in conjunction with another request requiring action or recommendation by the Planning and Zoning Board.

The criteria for granting an SUP per Section 11-70-5 of the MZO and staff review of such criteria is listed below.

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 addition of the indoor trampoline park (Small-Scale Recreation facility) and additional commercial uses is consistent with the Urban Center Placetype of the General Plan and other applicable policies. The building is architecturally consistent with the design of prior approved buildings within the commercial center.

The proposal complies with 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 complies with the purpose of the LC district and the 2050 Mesa General Plan. The proposed building is centrally located on the site, meets all required setback and landscape requirements, and is consistent with the approved architectural theme of the development.

The proposal complies with 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 project, including the height of the structure, will not be injurious or detrimental to the Mesa Gateway Airport, surrounding properties, neighborhoods or the general welfare of the City. The adjacent hotel at the commercial center was approved at a top height of 65 feet and the applicant's request for a maximum 38-foot-tall building is consistent with the surrounding uses and characteristics of the immediate vicinity.

The proposal complies with this criterion.

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

As the proposed project is part of a planned commercial center, adequate public services, facilities, and infrastructure are planned and in place to serve the project.

The proposal complies with this criterion.

Design Review:

The Design Review Board reviewed the subject request at their March 11, 2025, meeting. Staff is working with the applicant to address minor aesthetic comments and recommendations from the Design Review Board that do not impact the site plan.

Preliminary Plat:

Section 9-6-2 of the Mesa Subdivision standards requires approval of all subdivision plats located in the City to be processed through four progressive stages. Review and approval of a Preliminary Plat is the second stage in the series of the progressive stages. This review includes the evaluation of the overall design of the subdivision and details, such as utilities layout, ADA compliance, and retention requirements. The Preliminary Plat is reviewed and approved by the Planning & Zoning Board. Per Section 9-6-2 of the City's subdivision regulations, all plats are subject to Final Plat approval through the City Council.

The proposed Preliminary Plat would allow for combination of four lots (lots 11-14) into one lot, Lot 1.

The proposed changes to the plat are consistent with Section 9-6-2 and are compatible with the General Plan and surrounding area.

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, HOAs within ½ mile of the site and registered neighborhoods within one mile of the site.

As of the writing of this report, neither the applicant nor staff have received any comments/concerns from surrounding property owners. Staff will provide the Board with any new information during the scheduled Study Session on March 26, 2025.

Staff Recommendation:

Staff finds the Proposed Project is consistent with the Mesa 2050 General Plan, the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO, the SUP review criteria outline in Section 11-70-5 of the MZO, and the preliminary plat criteria in Section 9-6-2.

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

1. Compliance with final site plan submitted.
2. Compliance with the Preliminary Plat submitted.
3. Compliance with all requirements of the Subdivision Regulations.
4. Compliance with all City development codes and regulations.
5. Compliance with all the requirements of the Design Review Board case DRB24-01077.
6. Prior to the issuance of a building permit, record a cross-access easement with parcels 304-12-981, 304-12-982, 304-12-983, 304-12-984, 304-12-985, 304-12-986, 304-12-987, 304-12-988 and 304-12-989.
7. 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 subdivision map 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 3 miles of Mesa Gateway Airport
 - e. All final subdivision plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which states 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 – Staff Report
- Exhibit 2 – Vicinity Map
- Exhibit 3 – Narrative
- Exhibit 4 – Overall Site Plan
- Exhibit 5 – Site Plan
- Exhibit 6 – Overall Landscape Plan
- Exhibit 7 – Landscape Plan
- Exhibit 8 – Grading and Drainage Plans
- Exhibit 9 – Elevations
- Exhibit 10 – Preliminary Plat

Exhibit 11 – Citizen Participation Plan
Exhibit 12 – Citizen Participation Report
Exhibit 13 – Power Point Presentation