



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

June 14, 2023

CASE No.: ZON23-00235	PROJECT NAME: Gateway Interchange – Phase III
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Owner's Name:	SUPERIOR STEEL AND RIGGING LLC
Applicant's Name:	Toby Rogers, Butler Design Group
Location of Request:	Within the 4500 block of South 80 th Street (east side). Located south of Warner Road, on the east side of the 80 th Street future alignment, and on the north side of the Sebring Avenue future alignment.
Parcel No(s):	304-30-015C and 304-30-015D
Request:	Rezone from Agriculture (AG) to Light Industrial with a Planned Area Development overlay (LI-PAD) and Site Plan Review. This request will allow for an industrial development.
Existing Zoning District:	AG
Council District:	6
Site Size:	9± acres
Proposed Use(s):	Industrial
Existing Use(s):	Storage Yard
P&Z Hearing Date(s):	June 14, 2023 / 4:00 p.m.
Staff Planner:	Sean Pesek, Planner II
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **October 16, 2000**, the City Council annexed approximately 1,571± acres of property, including the project site, into the City of Mesa (Ord. No. 3815; Case No. A99-004) and subsequently zoned the property to Agricultural (AG) (Ord. No. 3885; Case No. Z00-087).

PROJECT DESCRIPTION

Background:

The Proposed Project is located south of Warner Road and has direct frontage on Sebring Avenue and 80th Street (future alignments). The project site is approximately 9± acres in size and is being used as a storage yard.

The applicant has requested to rezone the project site from Agricultural (AG) to Light Industrial with a Planned Area Development overlay (LI-PAD). If approved, the requested PAD overlay will establish unique development standards for the Proposed Project.

The applicant is also requesting approval of an Initial Site Plan to allow the development of a 119,000 square foot industrial building which includes loading bays and adjacent trailer parking to the north side of the project site. The proposed building will be used for warehousing and ancillary office uses. The Proposed Project is Phase III of the Gateway Interchange project, Phases 1 and 2 of which will be located immediately south of the project site, across the future alignment of Sebring Avenue.

General Plan Character Area Designation and Goals:

The Mesa 2040 General Plan Character Area designation on the property is Employment. 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 include areas for large manufacturing facilities, warehousing, and business park-type land uses. LI is listed as a primary zoning district within the Employment character area and warehousing is listed as a primary land use.

The Proposed Project conforms to the intent and purpose of the Employment character area designation and is consistent with the review criteria outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan.

Gateway Strategic Development Plan:

The Proposed Project is also located within the Inner Loop District of the Mesa Gateway Strategic Development Plan (MGSDP), which is envisioned as a high-quality mixed-use environment that is compatible with over-flight activities associated with Phoenix Mesa Gateway Airport operations. Per the plan, freeway corridors should encourage development of business parks, light industrial, and other employment related uses.

The Proposed Project conforms to the goals identified in the MGSDP by providing industrial uses in the Loop 2002 Red Mountain Freeway corridor.

Zoning District Designations:

The applicant has requested to rezone the project site from AG to LI-PAD. Per Section 11-7-1 of the MZO, the LI zoning district is intended to provide areas for limited manufacturing and processing, wholesaling, research, warehousing, and distribution activities that take place within enclosed buildings., Accessory outdoor storage as needed to support the primary uses is

permitted within specific areas. The proposed use, warehouse, is permitted by right in the LI district.

Airfield Overlay – Mesa Zoning Ordinance (MZO) Article 3, Section 11-19:

Per Section 11-19 of the MZO, the property is located within the Airfield (AF) Overlay District; specifically, Airport Overflight Area Three (AOA 3). The location of the property within AOA 3 is due to its proximity to the Phoenix-Mesa Gateway Airport. Per Section 11-7-2 of the MZO, the proposed use is permitted in AOA 3.

Planned Area Development (PAD) Overlay – MZO Article 3, Chapter 22:

Per Chapter 11-22-1 of the MZO, the purpose of the Planned Area Development (PAD) Overlay District 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.

This request includes a new Planned Area Development overlay (PAD) to modify certain development standards on the subject property. Table 1 below shows the required MZO standards, the applicant's proposed PAD standards, and staff's recommendation.

Table 1: Development Standards

MZO Development Standards	Required	Proposed	Staff Recommendation
<u>Maximum Building Height – MZO Section 11-6-3(A)</u>	40 feet	50 feet	As Proposed
<u>Required Landscape Yard Width – MZO Section 11-33-3(B)(1)(a)</u> -Non-single residence uses adjacent to single residence zoning (east property line)	25 feet wide	15 feet wide	As Proposed
<u>Required Landscape Yard Number of Plants – MZO Section 11-33-3(B)(1)(c)</u> - Minimum 5 non-deciduous trees per 100 linear feet of adjacent property line (north east property line)	35 trees	0 trees	As proposed

Maximum Height:

Per Table 11-7-3 in the MZO, the maximum building height in the LI district is 40 feet. The applicant is requesting a maximum height of 50 feet to accommodate the Proposed Project.

Required Landscape Yard Width:

Per Table 11-33-3(B)(1)(a) in the MZO, the minimum width of landscaping along the east property line is 25 feet due to neighboring single residence zoning. The applicant is requesting to reduce the required landscaping width from 25 feet to 15 feet east of the proposed building.

Required Landscape Yard Number of Plants:

Per Section 11-33-3(B)(1)(c) in the MZO, landscape yards not visible from public parking/drive aisles and adjacent to loading, service and unsightly areas shall have a minimum of five non-deciduous trees per 100 linear feet of adjacent property line. Based on the length of property line, 35 trees are required in the northeast portion of the lot. The applicant is requesting no tree plantings in this area.

PAD Justification:

The submitted documents show the proposed development will be unique by incorporating a high-quality building design as well as tree and shrub quantities that exceed MZO minimums along Sebring Avenue and 80th Street frontages. Overall, the proposed Code deviations are commensurate with the proposed building and landscape design features.

Site Plan and General Site Development Standards:

The proposed site plan shows development of one industrial warehouse building totaling approximately 119,000 square feet in size, with associated truck docks and service areas that are screened by an eight-foot-tall wall per the screening requirements outlined in Section 11-30-13 of the MZO.

Per Section 11-32-3(A) of the MZO, 178 parking spaces are required; the applicant proposed 179 parking spaces. Primary vehicular access will be from East Sebring Avenue, a future collector roadway that extends east-west from Hawes Road to the S. 80th Street alignment. Secondary vehicular access will be from South 80th Street, which extends north to connect with Warner Road. On-site walkways will connect primary pedestrian entrances to adjacent public sidewalks along Sebring and 80th Street.

Overall, the proposed site plan conforms to the requirements of the MZO including the review criteria for Site Plan Review in Section 11-69-5.

Design Review:

The Design Review Board reviewed the proposed building elevations and landscape plan on May 9, 2023, and recommended minor changes. The applicant is working with staff to incorporate the suggested changes by the Design Review Board.

Surrounding Zoning Designations and Existing Use Activity:

Northwest (Across 80 th Street) LI-PAD Industrial	North AG Warehouse	Northeast RSL-2.5-PAD Vacant
West (across 80 th Street)	Project Site AG	East RSL-2.5-PAD & GC-PAD

LI-PAD Industrial	Storage Yard	Vacant
Southwest (Across Sebring Avenue) LI-PAD Industrial	South (Across Sebring Avenue) LI-PAD Industrial	Southeast (Across Sebring Avenue) LI-PAD Industrial

Compatibility with Surrounding Land Uses:

The project site is currently developed as a storage yard. Property to the north is zoned AG and developed with a small warehouse. Vacant property to the east is zoned RSL-2.5-PAD and is part of Hawes Crossing Village 4. Property to the west is zoned LI-PAD with an approved site plan for industrial uses. Property to the south, across Sebring Avenue is zoned LI-PAD with an approved site plan for industrial uses.

Neighborhood Participation Plan and Public Comments:

As part of the completed Citizen Participation Process, the applicant mailed notice letters to property owners within 1,000 feet of the site as well as nearby HOAs and neighborhood associations.

As of writing this report, neither the applicant nor staff have received any comments or concerns from surrounding property owners. Staff will provide the Board with any new information during the June 14, 2023, Study Session.

Staff Recommendation:

Staff finds the subject request is consistent with the Mesa 2040 General Plan, the Mesa Gateway Strategic Development Plan, the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO, and the review criteria for a Planned Area Development Overlay outlined in Section 11-22-5 of the MZO.

Staff recommends approval with the following conditions of approval.

Conditions of Approval:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review Case No. DRB23-00178.
3. 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.
4. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this PAD and shown in the following table:

Development Standards	Approved
<u>Maximum Building Height –</u> <i>MZO Section 11-6-3(A)</i>	50 feet
<u>Required Landscape Yard Width –</u> <i>MZO Section 11-33-3(B)(1)(a)</i> -Non-single residence uses adjacent	15 feet wide

to single residence zoning (east property line)	
<u>Required Landscape Yard Number of Plants – MZO Section 11-33-3(B)(1)(c)</u> - Minimum 5 non-deciduous trees per 100 linear feet of adjacent property line (northeast property line)	0 trees

Exhibits:

Exhibit 1 – Staff Report

Exhibit 2 – Vicinity Map

Exhibit 3 – Application Information

3.1 Project Narrative

3.2 Site Plan

3.3 Landscape Plan

3.4 Elevations

3.5 Grading and Drainage Report

3.6 Citizen Participation Plan

Exhibit 4 – Citizen Participation Report

Exhibit 5 – Avigation Easement