



**PLANNING DIVISION
STAFF REPORT**

Planning and Zoning Board

December 14, 2022

CASE No.: ZON21-01305	PROJECT NAME: The Wall Company
Owner's Name:	TWC Properties LLC
Applicant's Name:	Tim Rasnake, Archicon
Location of Request:	Within the 6400 block of South Mountain Road (east side). Located south of the Gateway 24 Freeway on the east side of Mountain Road.
Parcel No(s):	304-34-928A
Requests:	Site Plan Review. This request will allow for an industrial development.
Existing Zoning District:	GI
Council District:	6
Site Size:	5± acres
Proposed Use(s):	Industrial (contractor's yard)
Existing Use(s):	Vacant
Hearing Date(s):	December 14, 2022 / 4:00 p.m.
Staff Planner:	Jennifer Merrill, Planner II
Staff Recommendation:	Approval with Conditions

HISTORY

On **May 17, 1990**, City Council annexed 626± acres of land, including the subject property (Case No. A90-001; Ordinance No. 2514).

On **May 17, 1990**, City Council established comparable zoning of AG for the subject property as part of a larger 614-acre rezoning request (Case No. Z90-025; Ordinance No. 2529).

On **November 20, 2006**, City Council approved a rezoning to M-2 for 15 acres including the subject site, and Site Plan Review for the area north of the subject site (Z06-068; Ordinance No. 4624).

On **October 19, 2007**, the Planning Director approved a land split for 24± acres including the subject property (Case No. LS07-021).

PROJECT DESCRIPTION

Background:

The request is for Site Plan Review to allow for a 5± acre industrial development fronting on Mountain Road. The proposed development is a contractor's yard, and includes buildings constructed out of shipping containers and PVC arches, and a screened storage yard for construction vehicles.

General Plan Character Area Designation and Goals:

The Mesa 2040 General Plan Character Area designation on the property is Employment. The goal of Employment Districts is to provide for a wide range of employment opportunities in high-quality settings. Per the Project Narrative, the proposed development is designed for outdoor storage of equipment, indoor storage, a maintenance facility and office space, and the use of previously used shipping containers in a sustainable manner will provide a contemporary, dynamic environment.

Staff reviewed the request and determined the proposed use of the property is consistent with the criteria for review outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan.

Mesa Gateway Strategic Development Plan:

The site is also located within the Mesa Gateway Strategic Development Plan and specifically located within the Logistics & Commerce District of the Plan. Per the Strategic Plan, the focus of the Logistics & Commerce District is to provide a high-quality employment environment that is compatible with increasing over-flight activities associated with Phoenix-Mesa Gateway Airport. Per the Plan, desired uses within the district include manufacturing facilities, large warehouses, distribution facilities, planned employment parks, and similar uses. The proposed industrial development is consistent with the goals of the Mesa Gateway Strategic Development Plan.

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

Per Section 11-19 of the MZO, the property is located within Airport Overflight Area Three (AOA 3) of the Airfield (AF) Overlay District due to its proximity to the Phoenix-Mesa Gateway Airport. Per Section 11-19 of the MZO, there are no commercial or industrial use restrictions within the AOA 3. Phoenix-Mesa Gateway Airport staff reviewed the proposal and requested the inclusion of Condition 5d of this report.

Zoning District Designations:

The existing zoning for the property and surrounding land is zoned GI. The purpose of the GI zoning district is to provide areas for manufacturing, processing, assembly, research, wholesale, and storage, and similar activities that require separation from residential uses due to noise, vibration, use of hazardous materials, or other characteristics. A contractor's yard is a permitted use in the GI zoning district.

Site Plan and General Site Development Standards:

The proposed site plan shows rectangular buildings made of shipping containers totaling 4,160 square feet, with shade canopies spanning the areas between the container buildings. According to the submitted building elevations, the buildings will be nine and a half feet tall, and the arched PVC shade canopies between them are 23-1/2 feet tall. The site plan also shows public parking at the front of the site, and a rear storage yard that will be screened from public view by an eight-foot-tall masonry wall and gates, conforming with the screening requirements outlined in Section 11-30-7 of the MZO.

The site plan shows a pedestrian connection from the Mountain Road right-of-way to the public entrance, and two driveways off Mountain Road. The required parking spaces will be in front of the building. The submitted landscape plan shows a 17-foot-wide landscape planter in front of the buildings, which exceeds the requirements for foundation base landscaping. In addition, the plan shows landscaping in the parking area and along the perimeter of the site, including in the large retention area at the east end of the site. Overall, the proposed site plan conforms to the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO.

Surrounding Zoning Designations and Existing Use Activity:

Northwest (Across Mountain Road) GI Industrial (Fujifilm)	North GI Undeveloped	Northeast GI Undeveloped
West (Across Mountain Road) HI Industrial (Fujifilm)	Subject Property GI Undeveloped	East GI Undeveloped
Southwest (Across Mountain Road) HI Industrial (Fujifilm)	South GI-BIZ Industrial (Bridgestone)	Southeast GI Undeveloped

Compatibility with Surrounding Land Uses:

The subject site is adjacent to another industrial use to the south, and across Mountain Road from Fujifilm. To the north and east is vacant industrially zoned land. Currently, the General Plan character designation on the property and surrounding areas is Employment. Overall, the proposed industrial development conforms to the goals of the General Plan and Mesa Gateway Strategic Development Plan and will provide an industrial development that is compatible with increasing airport overflight activity in the 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. Staff has not received any comments/concerns from surrounding property owners.

Staff Recommendation:

Based on the application received and the preceding analysis staff finds that the subject request for Site Plan Review approval is consistent with the Mesa 2040 General Plan and the Gateway Strategic Development Plan. Additionally, the request meets the review criteria for Site Plan Review outlined in Section 11-69-5. Therefore, Staff recommends approval with the following conditions:

Conditions of Approval:

1. Compliance with the final site plan submitted.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of Design Review Case No. DRB21-00998.
4. 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 three mile of Phoenix-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 must state in part: "This property, due to its proximity to Phoenix-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-Application Information

3.1 Project Narrative

3.2 Site Plan

3.3 Landscape Plan

3.4 Elevations

3.5 Citizen Participation Plan

Exhibit 4-Citizen Participation Report

Exhibit 5-Avigation Easement