



PLANNING DIVISION
STAFF REPORT

Design Review Board

June 13, 2023

CASE No.: DRB22-01109	PROJECT NAME: TMW Offroad
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Owner's Name:	Tyco Metal Works LLC
Applicant's Name:	Tim Nielsen, Farnsworth Construction Co.
Location of Request:	Within the 7400 block of South 89th Place (west side), within the 8900 block of East Winnston Avenue (north side), and within the 7400 block of South Atwood (east side). Located west of Ellsworth Road and north of Germann Road.
Parcel No(s):	304-62-164, -165, -180 & 181
Request:	Site Plan and Design Review Approval. This request will allow for an industrial development.
Existing Zoning District:	Light Industrial with a Planned Area Development overlay (LI-PAD)
Council District:	6
Site Size:	2± acres
Proposed Use(s):	Industrial Development
Existing Use(s):	Vacant
DRB Meeting Date(s):	June 13, 2023 / 4:30 p.m.
Staff Planner:	Jennifer Merrill, Senior Planner
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **December 18, 1989**, City Council approved the annexation of approximately 3,346± acres of land, including the subject site (Case No. A89-003; Ord. No. 2473).

On **March 5, 1990**, City Council assigned SR-AF zoning to the recently annexed, 3,331± acre property, including the subject site (Case No. Z90-007; Ord. No. 2496).

On **May 6, 2002**, City Council approved the 1,282± acre area land use plan for the area south of Williams Gateway Airport to ensure that future development would be complementary to the airport (Case No. Z01-029; Resolution No. 7838).

On **June 21, 2004**, City Council approved a rezoning for 315± acres, including the subject site, from R1-43 to M-1 (Case No. Z04-001; Ord. No.4208).

On **October 24, 2005**, City Council approved a rezone from M-1 to M-1-PAD and Site Plan Review to allow for a light industrial complex (Case No. Z05-090; Ord. No. 4470). This approval included condition #2: “Review and approval by the Planning and Zoning Board, Design Review Board and City Council of future development plans”.

On **December 18, 2006**, City Council approved an amendment to Ordinance #4470, modifying the previous condition to “Review and approval by the Design Review Board of all future development plans” (Case No. Z06-093; Ord. No. 4654).

PROJECT DESCRIPTION

Background:

The applicant is requesting Design Review and Site Plan Review for an industrial development. The project site is currently vacant and located west of Ellsworth Road and north of Germann Road, and occupies four parcels within the Gateway Airport Commerce Park. The submitted site plan shows development of an industrial building totaling 29,937 square feet.

The existing site is zoned LI-PAD; the PAD overlay was approved in 2005 to allow reduced interior side yard setbacks within the Gateway Airport Commerce Park industrial subdivision. The project site is comprised of four lots in this subdivision totaling 2± acres.

General Plan Character Area Designation and Goals:

The project site is located within the Employment character area of the Mesa 2040 General Plan. Per Chapter 7 of the General Plan, the goal for these districts is to provide for a wide range of employment opportunities. The proposed uses for the site, indoor warehouse, manufacturing and office/showroom, comply with the overall intent of the character area designation. Staff reviewed the request and determined the site plan and use of the property is consistent with the criteria for review of development outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan.

Mesa Gateway Strategic Development Plan:

The subject site is also located within the Logistics and Commerce District of the Mesa Gateway Strategic Development Plan. Heavy industrial, light industrial and business park uses will be predominant within this district. This district should provide a high-quality employment environment that is compatible with increasing over-flight activities associated with Phoenix-Mesa Gateway Airport. The proposed warehouse and office uses are consistent with the intent of the Mesa Gateway Strategic Development Plan.

Zoning District Designations:

The zoning for the project site is LI-PAD. Per Section 11-7-2 of the MZO, industrial uses are permitted in the LI zoning district. Per Section 11-7-1 of the MZO, the purpose of the LI zoning district is to provide areas for limited manufacturing and processing, wholesaling, research, warehousing, and distribution activities within enclosed buildings, with restricted accessory

outdoor storage as needed to support the primary uses. The proposed development of the site for warehouse, fabrication, and office/showroom uses conforms to the goals of the LI district.

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

Per Section 11-19 of the Mesa Zoning Ordinance (MZO), the site is located within the Airfield Overlay District, specifically within the Airport Overflight Area Two (AOA 2). The location of the property within the Airfield Overlay is due to its proximity to the Phoenix-Mesa Gateway Airport. Per Sections 11-19-4(B) and 11-7-2 of the MZO, office and warehouse uses are permitted in the LI zoning district in locations within the AOA 2.

Site Plan and General Site Development Standards:

The proposed site plan shows a 29,937 square foot industrial building (See Exhibit 3.2), with a screened yard in the rear one-half of the property. The primary access into the site is proposed via South Atwood, with secondary gated access to the yard from Winston and from 89th Place. The main entry is at the west end of the north elevation, and required parking spaces are located along the west and north sides of the building.

Overall, the proposed site plan conforms to the criteria and requirements of a Site Plan Review outlined in Section 11-69-5 of the MZO.

Design Review:

This request is required to be reviewed and approved by the Design Review Board per Case Number Z06-093, Ordinance Number 4654. The proposed design is consistent with the goals, objectives, and policies of the General Plan and the Mesa Gateway Strategic Development Plan. The proposed elevations and landscape plan meet the review criteria for design review approval outlined in Section 11-71-6 of the MZO. The proposed industrial development will provide a high-quality setting for this businesses in southeast Mesa.

Surrounding Zoning Designations and Existing Use Activity:

<p>Northwest (Across Atwood) LI-PAD Vacant</p>	<p>North LI-PAD Approved industrial use</p>	<p>Northeast (Across 89th Place) LI-PAD Approved industrial use</p>
<p>West (Across Atwood) LI-PAD Vacant</p>	<p>Subject Property LI-PAD Vacant</p>	<p>East (Across 89th Place) LI-PAD Vacant</p>
<p>Southwest (Across Atwood) LI-PAD Vacant</p>	<p>South (Across Winston Avenue) LI-PAD Existing industrial use</p>	<p>Southeast (Across 89th Place) LI-CUP Trampoline park</p>

Compatibility with Surrounding Land Uses:

The site is located near the south entrance to Gateway Airport Commerce Park, an industrial subdivision. To the north of the project site is vacant land approved for industrial use. Across the streets to the east and west are vacant industrial properties, and across Winston to the south

are existing industrial uses and a trampoline park. The proposed industrial development is compatible with the zoning and anticipated land uses in the area.

Neighborhood Participation Plan and Public Comments:

The applicant completed a Citizen Participation Process which included mailing letters to property owners within 500 feet of the site. As of the writing of this report, staff has not received any response from neighboring property owners.

Staff Recommendation:

Based on the application received and the preceding analysis, staff finds that the requested Design Review and Site Plan Review is consistent with the Mesa 2040 General Plan and the Gateway Strategic Development Plan, and the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO; therefore, staff recommends approval with the following conditions.

Conditions of Approval:

1. Compliance with the final DRB site plan, elevations, and landscape plan submitted.
2. Compliance with all City development codes and regulations.
3. Compliance with all conditions of approval for Z06-093.
4. Approval of Case No. ZON21-00995.
5. Due to the proximity to the 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.
6. Any lighting placement or systems that direct lighting upward or toward the approach paths of aircraft, or that could be confused with airport identification or navigational lighting are not permitted.