

Planning and Zoning Board

Case Information

CASE NUMBER: Preliminary Plat for "Metro East Valley Commerce Center II"

LOCATION/ADDRESS: The 1700 to 1800 blocks of South Horne (west side) and the 600

to 700 blocks of East Auto Center Drive (south side) and the

1700 to 1800 blocks of South Hobson (east side).

GENERAL VICINITY: Located north of Baseline Road and east of Mesa Drive **REQUEST**: Preliminary Plat for "Metro East Valley Commerce Center II"

This request will allow the combination of 5 lots into a single lot

COUNCIL DISTRICT: District 5

OWNER: Puppyfeathers Limited Partnership

APPLICANT: Jeff McCall, McCall & Associates Architects

STAFF PLANNER: Cassidy Welch

SITE DATA

PARCEL NUMBER(S): 139-12-027, 139-12-028, 139-12-002D, 139-12-001B and a

portion of 139-12-001A

PARCEL SIZE: 22.3± acres

EXISTING ZONING: Light Industrial-Planned Area Development (LI-PAD) & Light

Industrial (LI)

GENERAL PLAN DESIGNATION: Employment: Business Park

CURRENT LAND USE: Vacant

SITE CONTEXT

NORTH: (Across Auto Center Drive) Existing industrial – Zoned LI-PAD EAST: (Across Hobson) Existing warehouse & vacant – Zoned LI-PAD &

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SOUTH: Vacant – Zoned LI

WEST: (Across Horne) Existing industrial – Zoned LI

ZONING HISTORY/RELATED CASES:

December 16, 1974: Annexed into City (139-12-027 & 139-12-028) (Ord. #104) **June 18, 1973:** Annexed into City (139-12-002D & 139-12-001B) (Ord. #114) **April 21, 1975:** Rezoned from County R1-8 to AG (275-012; Ord. #926)

January 28, 1985: Rezoned from AG to M-1-PAD (LI-PAD) to allow for the development of a

planned commercial area specifically oriented to automobile dealerships (Z84-

187; Ord. #1912)

January 18, 1988: Establish Design Guidelines related to the previously approved PAD (Z87-083;

Ord. #2301)

STAFF RECOMMENDATION: Approval with Conditions

PROJECT DESCRIPTION/REQUEST

This request is for approval of a preliminary plat titled "Metro East Valley Commerce Center II", which is located south of the US-60 on the west side of Horne. The proposed preliminary plat will accommodate the combination of 4 parcels into 1 parcel. The plat will accommodate the development of an industrial complex.

CONFORMANCE WITH THE GENERAL PLAN

The General Plan character area for this site is "Employment". The design of the buildings is consistent with the criteria for review as outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan. The proposal is consistent with the concepts of the Employment District and is compatible with the surrounding uses. The proposed buildings and site provide a quality environment with varied building materials, integrated landscaping design, and pedestrian circulation within the site.

STAFF ANALYSIS

Staff has reviewed the proposed preliminary plat titled "Metro East Valley Commerce Center II" and has determined that the plat is consistent with the requirements of the LI-PAD zoning district and the Mesa 2040 General Plan.

PRELIMINARY PLAT

All approved preliminary plats are subject to potential modification through the Subdivision Technical Review process to meet City codes and requirements, including but not limited to, all ADA requirements. Subdivision Technical Review sometimes results in changing lot sizes and configuration, and could result in a reduction of lots.

CONCLUSION:

Staff recommends approval with the following conditions:

CONDITIONS OF APPROVAL:

- 1. Compliance with the basic development as described in the preliminary plat submitted (without guarantee of lot yield, building count, lot coverage).
- 2. Compliance with all City development codes and regulations.
- 3. Compliance with all requirements of the Subdivision Regulations.

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