



PLANNING DIVISION

STAFF REPORT

Planning and Zoning Board

September 25, 2024

CASE No.: ZON24-00724	CASE NAME: JX Metals
Owner's Name:	JX NIPPON MINING & METALS USA INC
Applicant's Name:	Withey Morris Baugh, PLC
Location of Request:	Within the 10000 to 10200 blocks of East Germann Road (north side) and within the 7300 to 7600 blocks of South Crismon Road (east side). Located east of Crismon Road and north of Germann Road.
Parcel No:	304-63-979
Nature of Request:	Council Use Permit (CUP). This request will allow a metal refining, casting, and extrusion use in the General Industrial (GI) zoning district.
Existing Zoning District:	General Industrial (GI)
Council District:	6
Site size:	63.6± acres
Proposed Use(s):	Manufacturing; Office; and Metal Refining, Casting, and Extrusion
Existing Use(s):	Manufacturing and Office
P&Z Hearing Date(s):	September 25, 2024
Staff Planner:	Tulili Tuiteleapaga-Howard, Planner I
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **January 18, 1990**, the City Council annexed approximately 3,346± acres of land, including the project site, into the City of Mesa (Ord. 2473, Case No. A89-003).

On **March 5, 1990**, the City Council established comparable zoning (Agricultural District [AG], Agricultural District with an Airfield Overlay [AG AF], Suburban Ranch [SR] (equivalent to Single-Residence-43 [RS-43]), Suburban Ranch with an Airfield Overlay [SR AF], Multiple Residence-2

[M-2]) on approximately 3,331± acres of recently annexed land, including the project site (Ord. 2496, Case No. Z90-007).

On **October 21, 1996**, the City Council rezoned 313± acres, including the project site, from Suburban Ranch-43 (R1-43) (equivalent to Single Residence-43 [RS-43]), R1-43 with an Airfield Overlay District (AF) to General Industrial (M-2) (equivalent to General Industrial [GI]), M-2 AF to accommodate future industrial development (Ord. 3245, Case No. Z96-067).

On **January 12, 2022**, the Planning and Zoning Board approved a preliminary plat for 268± acres, including the project site, to establish five lots for an industrial subdivision (Case No. ZON21-00984).

On **February 28, 2022**, the Mayor and City Council approved and recorded the final plat for 268± acres, including the project site, to establish five lots for an industrial subdivision (Case No. SUB21-01307).

On **June 9, 2022**, the City Council approved a site plan on 63.6± acres, including the project site, for development of an industrial development (Ord. 11868, Case No. ZON22-00154).

PROJECT DESCRIPTION

Background:

The applicant is requesting a Council Use Permit (CUP) to allow Metal Refining, Casting, and Extrusion on the project site. In 2022, the City Council approved an Initial Site Plan for the development of an industrial development on approximately 63 acres in the General Industrial (GI) district. In addition to the semiconductor processing operations which will occur onsite, metal casting had been identified as an essential component of the manufacturing process. Per Section 11-7-2 of the Mesa Zoning Ordinance (MZO), Metal Refining, Casting, and Extrusion may be considered as a permitted use in the GI zoning district subject to approval of a CUP.

General Plan Character Area Designation and Goals:

The Mesa 2040 General Plan Character Area designation on the property is Employment with an Industrial Sub-type. Per Chapter 7 of the General Plan Employment Districts are intended to be large areas devoted primarily to industrial, office, warehousing, however, related uses may include associated commercial uses. Industrial Sub-Type locations are appropriate for manufacturing, warehousing, and other industrial operations.

The project site is also located within the Logistics and Commerce District as designated by the Mesa Gateway Strategic Development Plan. Per this Sub-area Plan, desired uses for the Logistics and Commerce District includes heavy industrial, business park, and manufacturing facilities.

The proposed manufacturing and metal casting uses are compatible with the vision and intent of the Mesa Gateway Strategic Development Plan and the purpose of the Employment-Industrial Character Type.

Zoning District Designations:

The project site is zoned General Industrial (GI). The intent of the GI district is to provide areas for manufacturing, processing, research, and similar activities that require ample separation from residential uses due to noise, vibration, and use of hazardous materials.

Per Mesa Zoning Ordinance (MZO) Section 11-6-2, Metal Refining, Casting, or Extrusion is a permitted use within this district subject to approval of a Council Use Permit.

Surrounding Zoning Designations and Existing Use Activity:

Northwest (Across Crismon Rd.) AG Vacant	North GI Vacant	Northeast GI Vacant
West (Across Crismon Rd.) AG Vacant	Project Site GI Industrial Office/Manufacturing	East GI Vacant
Southwest (Across Germann Rd.) Town of Queen Creek Vacant	South (Across Germann Rd.) Town of Queen Creek Nursery	Southeast (Across Germann Rd.) Town of Queen Creek Vacant

Compatibility with Surrounding Land Uses:

To the north, west, and east of the project site is vacant land that is zoned GI or AG and is anticipated to develop with industrial uses. South of the site across Germann Road is the Town of Queen Creek. A nursery is located directly south of the site and vacant land southwest and southeast of the project site is zoned for general industrial uses.

Site Plan and General Site Development Standards:

The 63.6± acre project site has an approved site plan for a 266,400 square foot industrial building. The request to add a Metal Casting, Refining, and Extrusion as a permitted use does not include proposed changes to the approved site plan.

Council Use Permit:

Per Table 11-7-2 of the MZO, a Council Use Permit (CUP) is required for Metal Casting, Refining, and Extrusion in the General Industrial (GI) zoning district, subject to compliance provisions outlined in the Mesa Zoning Ordinance (MZO). Per Section 11-70-6 of the MZO, a CUP shall only be granted if the approving body determines that the project as submitted or modified conforms to all of the following criteria:

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 proposed use is consistent with the underlying zoning, General Plan, and associated sub-area plan designations. The General Industrial (GI) zoning district encourages heavy and light industrial uses as well as office and manufacturing uses compatible with activities associated with the Mesa Gateway Airport.

The proposal meets 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 with any other applicable City plan or policies;

Per the project narrative, the proposed metal casting will occur entirely within the already approved building. No exterior modifications have been proposed for this project nor are necessary to allow this operation. The existing site plan and design review approvals received currently demonstrate the characteristics of the proposed project and are consistent with the purpose of the General Industrial (GI) district.

The proposal meets this criterion.

3. The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area of the proposed project or improvements in the neighborhood or to the general welfare of the City; and

Per the project narrative, the proposed metal casting shall occur entirely within the already approved building. There are no external impacts associated with the internal operations. Therefore, there shall not be external impacts on the adjacent or surrounding properties, or to the general welfare of the City.

The proposal meets this criterion.

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

Adequate infrastructure exists and have been previously approved to support the requested use.

The proposal meets this criterion.

Neighborhood Participation Plan and Public Comments:

The applicant completed the Citizen Participation Process which included mailing notice letters to property owners within 500 feet of the site as well as HOA's within ½ mile and registered neighborhoods within one mile.

As of writing this report, neither the applicant nor staff have received any comments or concerns from surrounding property owners.

Staff Recommendation:

Staff finds that the requested Council Use Permit is consistent with the Mesa 2040 General Plan and the review criteria outlined in Section 11-70-6 of the MZO.

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

1. Compliance with conditions of approval for Case No. ZON24-00154
2. Compliance with conditions of approval for Case No. DRB22-00148.
3. Compliance with all City development codes and regulations.

Exhibits:

Exhibit 1 – Vicinity Map

Exhibit 2 – Staff Report

Exhibit 3 – Narrative and Justification Statement

Exhibit 4 – Site Plan

Exhibit 5 – Citizen Participation Plan

Exhibit 6 – Citizen Participation Report