



**PLANNING DIVISION
STAFF REPORT**

Planning and Zoning Board

March 12, 2025

CASE No.: ZON24-00962	PROJECT NAME: Longbow 202 Shell Building
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Owner’s Name:	J & R Repair Service of Arizona, LLC
Applicant’s Name:	Karen Ohmann, Deutsch Architecture Group
Location of Request:	Located approximately 840± feet west of the northwest corner of North Recker Road and East McDowell Road.
Parcel No(s):	141-41-017A
Request:	Site Plan Review and a Special Use Permit (SUP)
Existing Zoning District:	Light Industrial with a Planned Area Development overlay (LI-PAD)
Council District:	5
Site Size:	7± acres
Proposed Use(s):	Industrial
Existing Use(s):	Vacant
P&Z Hearing Date(s):	March 12, 2025 / 4:00 p.m.
Staff Planner:	Kwasi Abebrese, Planner II
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **May 14, 1979**, the City Council annexed 263± acres, including the project site, into the City of Mesa (Ordinance No. 1234).

On **December 17, 1979**, the City Council established a zoning designation of Single Residence 35 (R1-35, equivalent to current RS-35) for 78.3± acres, including the project site (Case No. Z79-111; Ordinance No. 1299).

On **April 16, 1984**, the City Council approved a rezone of 152± acres, including the project site, from R1-35 to Restricted Industrial (M-1) [equivalent to current Light Industrial (LI)] for a conceptual mixed-use development (Case No. Z84-045; Ordinance No. 1822).

On **March 4, 2002**, the City Council approved a Development Master Plan (DMP) for 322± acres, including the project site, to allow for the development of a business park (Longbow Business Park) with industrial, office, and commercial uses, as well as a golf course (Case No. Z02-001; Ordinance No. 3972).

On **November 17, 2008**, the City Council approved a rezone of 319± acres, from Limited Industrial with a Development Master Plan overlay (M-1-DMP [equivalent to current Light Industrial, LI] and M-1-DMP (with a Conceptual Bonus Intensity Zone (BIZ) overlay) to Limited Commercial (C-2-DMP [equivalent to current LC] (with a Conceptual BIZ overlay)), including the project site, which was zoned M-1-DMP, to align the land uses approved within the DMP with the City's Falcon Field Sub-Area Plan, and align with an approved subdivision (Case No. Z08-063; Ordinance No. 4897).

On **November 17, 2021**, the Planning and Zoning Board approved a site plan to allow for an industrial development on the project site (Case No. ZON21-00811). Per Section 11-69-9 of the Mesa Zoning Ordinance (MZO), the approved site plan expired on November 17, 2023.

PROJECT DESCRIPTION

Background:

The applicant is requesting approval of an Initial Site Plan to allow for an industrial development (Proposed Project) and a Special Use Permit (SUP) for a parking reduction. The project site is located west of Recker Road and north of McDowell Road and is currently vacant.

On November 17, 2008, the City Council approved a rezone of 319± acres of land, including the project site, to allow for future commercial and employment uses on the site (Case No. Z08-063; Ordinance No. 4897). Condition of approval No. 2 for Ordinance 4897 states that all future developments on the project site require site plan approval through the public hearing process by the Planning and Zoning Board. The applicant is therefore requesting a Site Plan approval to enable the development of an approximately 98,296 square-foot shell industrial building comprised of a warehouse, distribution and manufacturing facilities on the project site.

General Plan Character Area Designation and Goals:

The Mesa 2040 General Plan character area of the project site is Employment with an Industrial Sub-type. Per Chapter 7 of the General Plan, the Employment Districts are a character type that is primarily used for employment-type land uses of at least 20 acres. However, in certain circumstances individual employment-type developments on sites less than 20 acres may be appropriate. Employment Districts typically have minimal connection to the surrounding area. Examples of Employment Districts include areas for large manufacturing facilities, warehousing, and business parks. The primary land uses in Industrial Sub-type areas include warehousing, such as planned industrial development. The proposed development conforms to the intent and purpose of the Employment character area designation.

Falcon Field Sub-Area:

The project site is also located within the Falcon Field Sub-Area. One of the primary goals of the sub-area plan is to create a vibrant and progressive urban center that serves aviation related business, and also serves as an oasis of abundant, high-quality employment for professionals, technical experts, and highly skilled labor. The proposed use of the property is consistent with the goals of the Falcon Field Sub-Area Plan and will strengthen the Sub-Area by adding to the mixture of uses available to enable the creation of strong economic centers or hubs in the area.

Overall, the request is consistent with the review criteria outlined in Chapter 15 (pg. 15-1&2) of the Mesa 2040 General Plan.

Zoning District Designations:

The project site is zoned Light Industrial with a Planned Area Development overlay (LI-PAD). Per Section 11-7-2 of the Mesa Zoning Ordinance (MZO), warehouse, distribution and manufacturing facilities are permitted in the Light Industrial (LI) zoning district.

Airfield Overlay – MZO Article 3 Section 11-19:

Per Section 11-19 of the MZO, the property is located within the Airfield (AF) Overlay District. Specifically, within the Airport Overflight Area Three (AOA 3), in proximity to the Falcon Field Airport. Per Section 11-19-4 (C) of the MZO, there are no use limitations beyond those in the LI district. However, proposed developments within an AOA 3 overlay area are subject to the supplementary provisions of Section 11-19-5 of the MZO. These supplementary provisions are included as conditions of approval for this request.

Surrounding Zoning Designations and Existing Use Activity:

Northwest LI-PAD Golf Course	North LI-PAD Golf Course	Northeast LI-PAD Golf Course
West LI-PAD Industrial Development	Project Site LI-PAD Vacant	East GC-PAD Self-Storage Facility
Southwest (Across McDowell Road) RM-2-PAD Residential	South (Across McDowell Road) RM-2-PAD Residential	Southeast (Across McDowell Road) RM-2-PAD Residential

Compatibility with Surrounding Land Uses:

The project site is currently vacant. The site is bordered on the north by the Longbow Golf Course. The property to the west is an existing industrial development. To the east of the site is a self-storage facility and the properties to the south across McDowell Road are residential developments.

Overall, the proposed development of the property will not be out of character with the surrounding area or use.

Site Plan and General Site Development Standards:

The proposed site plan shows the development of an approximately 98,296 square-foot shell industrial building. The building will include a truck dock and loading area on the east side that will be screened by an eight-foot-tall CMU wall and gate per the screening requirements outlined in Section 11-30-13(C) of the MZO. Per a condition of approval of Ordinance 4897, the required minimum building setbacks for developments on the project site include a front setback of 30 feet, a side setback of 15 feet and a rear setback of 10 feet, where the rear is adjacent to the golf course. The proposed project complies with all the setback requirements outlined per Ordinance 4897.

Vehicular access to the site is provided from McDowell Road and North 58th Circle, specifically at the southeast corner and west side of the project site. On-site walkways will connect the primary and secondary entrances of the proposed building to the public sidewalks on McDowell Road and North 58th Circle respectively.

Per Section 11-32-3(A) of the MZO, a total number of 213 parking spaces are required for the proposed development. The applicant is requesting a Special Use Permit for a reduction in the number of required parking spaces from 213 spaces to 143 total spaces. Overall, the proposed site plan conforms to the requirements of the MZO including the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO.

Special Use Permit:

Section 11-66-2(C)(2) of the MZO allows the Planning and Zoning Board to hear and take action on a SUP when requested in conjunction with another request requiring action or recommendation by the Planning and Zoning Board, such as a Site Plan Review.

Parking Reduction:

Per Section 11-32-3 of the MZO, the required parking ratio for a shell industrial building is one space per 375 square feet for 25% of the gross floor area of the proposed building and one space per 500 square feet for 75% of the gross floor area of the building. In all, a total number of 213 parking spaces are required for the proposed development. The applicant is requesting to reduce the number of required parking spaces from 213 to 143, a 70-space reduction. Section 11-32-6 of the MZO establishes criteria for approval of a SUP to allow the reduction in the number of parking spaces. Below is a summary of the criteria for the SUP and findings:

Parking Reduction Required Findings (MZO Section 11-32-6)	Findings
1. Special conditions – including but not limited to the nature of the proposed operation; proximity to frequent transit service; transportation characteristics of persons residing, working, or visiting the site exist that will reduce the parking demand at the site.	The proposal includes a Parking Analysis which states that the anticipated operations will not require the parking spaces required by the Mesa Zoning Ordinance. Based on the Analysis provided, the proposed 143 parking spaces will provide enough parking for the proposed use.
2. The use will adequately be served by the proposed parking.	Per the Parking Analysis submitted, the proposed number of parking spaces will adequately serve the proposed use. Also, the proposed parking ratio is consistent with similar developments in the area.
3. Parking demand generated by the project will not exceed the capacity of or have a detrimental impact on the supply of on street parking in the surrounding area.	According to the Parking Analysis submitted with this request, the parking demand is not anticipated to exceed the capacity provided or impact the supply of on- street parking in the area.

Zoning Ordinance, Section 11-70-5 – Special Use Permit for a Parking Reduction

Per Section 11-70-5 of the MZO, the Planning and Zoning Board shall find upon sufficient evidence when making a decision on a SUP that:

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 Mesa 2040 General Plan character area designation on the property is Employment with an Industrial Sub-type. Per Chapter 7 of the General Plan, the primary focus of the Employment character type is to provide for a wide range of employment-type opportunities. The proposed use as an industrial development complies with the intent of the character area by contributing to the number of high-quality employment uses in the area.

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 any other applicable City plan or policies;

The project site is located 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 manufacturing and processing, as well as warehousing, and distribution activities that take place within enclosed buildings, with restricted accessory outdoor storage as needed to support the primary uses. The proposed parking reduction will allow for the development of the site for a shell industrial development including warehousing, distribution, as well as manufacturing and will be consistent with the intent of the LI zoning district by providing a high-quality employment use.

The proposal meets this criterion.

3. The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, nor will the proposed project or improvements be injurious or detrimental to the neighborhood or to the general welfare of the City; and

The proposed industrial development will be compatible with surrounding industrial and commercial developments and will not be injurious or detrimental to the neighborhood or 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 public services, public facilities and public infrastructure are in place to support the proposed use.

The proposal meets this criterion.

Design Review:

The Design Review Board will review the proposed request at their March 11, 2025, work session. Staff will work with the applicant to address comments and recommendations from the Design Review Board.

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, as well as HOAs within ½ mile and registered neighborhoods within one mile of the site.

As of writing this report, neither the applicant nor staff has received any comments or concerns from surrounding property owners. The applicant will be providing an updated Citizen Participation Report to staff prior to the March 12, 2025, Study Session. Staff will provide the Board with any new information during the scheduled Study Session.

Staff Recommendation:

Staff finds that the Proposed Project is consistent with the Mesa 2040 General Plan, the Falcon Field Sub-area Plan, meets the review criteria for Site Plan Review approval outlined in Section 11-69-5 of the MZO, and meets the Special Use Permit Criteria per Sections 11-32-6 and 11-70-5 of the MZO.

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

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review, Case No. DRB24-00961.
3. Compliance with all City development codes and regulations.
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 Falcon Field 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 Falcon Field 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 2 miles of Falcon Field Airport.

Exhibits:

- Exhibit 1 – Staff Report
- Exhibit 2 – Vicinity Map
- Exhibit 3 – Project Narrative
- Exhibit 4 – Site Plan
- Exhibit 5 – Preliminary Grading and Drainage Report
- Exhibit 6 – Landscape Plan
- Exhibit 7 – Elevations
- Exhibit 8 – Parking Study
- Exhibit 9 – Citizen Participation Plan
- Exhibit 10 – Citizen Participation Report
- Exhibit 11 – Power Point Presentation