



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

May 22, 2024

CASE No.: ZON24-00127 4SC	PROJECT NAME: Mesa AZ Eastmark Granger 250-
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Owner's Name:	Church of Jesus Christ of Latter-Day Saints
Applicant's Name:	Sketch Architecture Company
Location of Request:	Within the 10600 block of East Williams Field Road (south side) and the 6000 block of South 222nd Street (east side). Located south of Williams Field Road and west of Signal Butte Road Parcel No(s): 312-07-961
Request:	Site Plan Review and a Special Use Permit (SUP).
Existing Zoning District:	Single Residence-9 with a Planned Area Development Overlay (RS-9-PAD)
Council District:	6
Site Size:	5.3± acres
Proposed Use(s):	Place of Worship
Existing Use(s):	Vacant
P&Z Hearing Date(s):	May 22, 2024 / 4:00 p.m.
Staff Planner:	Emily Johnson, Planner I
Staff Recommendation:	APPROVAL with conditions

HISTORY

On **June 18, 2018**, the City of Mesa's City Council annexed 27± acres of land, including the project site (Case No. ANX17-00253; Ordinance No. 5448).

On **June 18, 2018**, the City Council approved a Minor General Plan Amendment to change the land use designation on 243± acres of land, including the project site, from Employment to Neighborhood and rezoned the property from Agriculture (AG) and General Industrial (GI) to Multiple Residence-2 with a Planned Area Development overlay (RM-2-PAD), Small Lot Residential-4.5 with a Planned Area Development overlay (RSL-4.5-PAD), Single Residence-6 with a Planned Area Development overlay (RS-6-PAD), Single Residence-7 with a Planned Area

Development overlay (RS-7-PAD), and Single Residence-9 with a Planned Area Development overlay (RS-9-PAD), and General Commercial with a Planned Area Development overlay (GC-PAD) to allow for the development of a master planned community called Destination at Gateway. (Case No. ZON18-00142, Resolution No. 11171; Case No. ZON17-00247, Ord. No. 5450).

On **June 18, 2018**, the City of Mesa's City Council established comparable zoning of Agriculture (AG) on the property (Case No. ZON18-00143; Ordinance No. 5449).

PROJECT DESCRIPTION

Background:

The applicant is requesting Initial Site Plan Approval and a Special Use Permit (SUP) to allow for the development of a 5.3± acre place of worship.

The project site is generally located south of Williams Field Road and west of Signal Butte Road (the Project Site). It is currently vacant land and the submitted site plan shows a 18,114 square foot church building and 190 square foot storage building (Proposed Project).

General Plan Character Area Designation and Goals:

The Mesa 2040 General Plan Character Area designation on the property is Neighborhood with the Suburban Sub-type. Per Chapter 7 of the General Plan, Neighborhood character areas are intended to provide safe places for people to live where they can feel secure and enjoy their surrounding community. Neighborhoods can contain a wide range of housing options and often have associated nonresidential uses such as schools, parks, places of worship, and local serving businesses. The Suburban Sub-type may also contain areas of duplexes and other multi-residence properties and commercial uses along arterial frontages and at major street intersections. Schools, parks, and religious institutions are frequently found in these neighborhoods. The proposed development meets the goals and intent of the Mesa 2040 General Plan.

Gateway Strategic Development Plan:

The subject property is also located within the Mixed-Use Community District of the Mesa Gateway Strategic Development Plan (GSDP). Per the GSDP, this district is envisioned to be the area that solidifies the goal to balance land uses and provide sustainability through the creation of a live/work/play community. It will contain the widest variety of land uses within the planning area, with ultimate development including low- to high-density residential, commercial, employment, civic, and recreational use to provide a complete community experience. The proposed development meets the goals and intent of the Mesa Gateway Strategic Development Plan.

Zoning District Designation:

The property is zoned Single Residence-9 with a Planned Area Development overlay (RS-9-PAD). Per Section 11-5-1(B) of the MZO, the purpose of the RS-9 district is to provide areas for detached single residence housing at densities of up to seven units per net acre. This district also provides for community residences, assisted living homes, day care group homes, park and

recreation facilities, and civic and institutional uses such as churches and places for religious assemblies that are appropriate in a residential environment. A place of worship is a permitted use in the RS-9 district per Table 11-5-2 in the MZO.

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 Three (AOA 3). The location of the property within the Airfield Overlay is due to its proximity to the Mesa Gateway Airport. Per Sections 11-19-4(C) of the MZO, there are no use limitations beyond those in the base district.

Surrounding Zoning Designations and Existing Use Activity:

Northwest (Across Williams Field Road) PC Single Residence	North (Across Williams Field Road) PC Single Residence	Northeast (Across Williams Field Road) PC Single Residence
West (Across 222 nd Street) PC Single Residence	Project Site RS-9-PAD Vacant	East GC-PAD Vacant
Southwest (Across 222 nd Street) PC Single Residence	South Maricopa County RU-43 Single Residence	Southeast Maricopa County RU-43 & GC Single Residence & Vacant

Compatibility with Surrounding Land Uses:

The Proposed Project is adjacent to single residence uses to the north, west, and south, and vacant land, part of the Destination at Gateway development, to the west. The proposed use is compatible with the surrounding developments.

Site Plan and General Site Development Standards:

The Proposed Project consists of an 18,114 square foot church building and 190 square foot storage building.

Pedestrian and vehicular access is provided from Williams Field Road and 222nd Street. Per Section 11-32-3 of the MZO, 207 parking spaces are required. The site plan shows a total of 230 parking spaces.

Per Section 11-31-22 of the MZO, Places of Worship located in a residence district shall locate buildings within the required setbacks for the building setbacks specified for that zoning district and comply with design standards for the Limited Commercial (LC) district. The Proposed Project is located in a residential district, RS-9-PAD, and meets the required setbacks of that district and the design standards for the LC district.

Overall, staff finds that the proposed site plan conforms to the review criteria for Places of Worship outlined in Section 11-31-22 and to the review criteria for Site Plan Review outlined in Section 11-69-5 of the City of Mesa Zoning Ordinance.

Zoning Ordinance, Section 11-70-5 - Special Use Permit (Building Height):

The applicant is requesting a Special Use Permit (SUP) to exceed the maximum building height in the Airport Overflight Area (AOA) for the proposed steeple that is 66 feet and 4 inches in height. Per Table 11-5-3.A.1 of the MZO, the maximum height allowed in the RS-9 zoning district is 30 feet. Per Section 11-30-3(B) of the MZO, there shall be no exceptions to the specified limits within the AF Airfield Overlay Districts, unless authorized by the approval of a Special Use Permit.

Per Section 11-66-2(C) of the MZO, the Planning and Zoning Board may consider an increase in the maximum building height when reviewed in conjunction with another request requiring action or recommendation by the Planning and Zoning Board. Per Section 11-70-5 of the MZO, a SUP 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 development of a place of worship is consistent with the General Plan and other applicable policies as it is designed to bring people together, enhancing the neighborhood where people live. It will establish a sense of place and feel connected to the larger community.

The proposal complies with 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 complies with all applicable requirements to the zoning district and General Plan. The type of use, size, and location are in harmony with the requirements. Per the applicant, the project is residential in scale with the ridge only 26 feet and 7 inches above the finish floor line of the building. This leaves only the steeple which tops out at 66 feet and 4 inches above the finish floor line. The steeple is an important philosophical, physical statement of The Church of Jesus Christ of Latter-Day Saints.

The proposal complies with 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 height of the steeple will not be injurious or detrimental as the Mesa Gateway Airport reviewer has stated that an FAA filing would not be needed as the height of the steeple does not penetrate the 1:100 slope based on the distance from the airport. Staff has confirmed with the airport that there is no concern with the height or location of this request.

The proposal complies with this criterion.

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

As shown on the submitted drawings, there are adequate public services, facilities, and infrastructure to serve the project. Water connection is within ¼ mile of the site, and all other utilities and infrastructure are adjacent or on the site.

The proposal complies with this criterion.

Design Review:

The Design Review Board is scheduled to review the subject request on May 14, 2024. Staff will work with the applicant to address any comments and recommendations from the Design Review Board.

Neighborhood Participation Plan and Public Comments:

The applicant completed a Citizen Participation Process, which included mailed letters to property owners within 1,000 feet of the site, as well as HOAs within ½ mile, and registered neighborhood within one mile of the site.

As of writing this report, staff has not received any comments from surrounding property owners. Staff will provide the Board with any new information during the scheduled Study Session.

Staff Recommendation:

Based upon the application received and preceding analysis, Staff finds that the Proposed Project is consistent with the Mesa 2040 General Plan, the Gateway Strategic Development Plan, the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO, and the review criteria for a SUP outlined in Section 11-70-5(E) of the MZO.

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

1. Compliance with final site plan, landscape plan, and elevations submitted.
2. Compliance with all requirements of DRB24-00037.
3. 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. Provide written notice to future property owners that the project is within two miles of Phoenix-Mesa Gateway Airport.
 - d. Prior to 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.
 - 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 the Phoenix-Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."
4. Compliance with all City development codes and regulations.

Exhibits:

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