



PLANNING DIVISION
STAFF REPORT

Design Review Board

August 13, 2024

CASE No.: DRB24-00484	PROJECT NAME: City of Mesa Fire Station 224
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Owner's Name:	City of Mesa
Applicant's Name:	Bill Johns, City of Mesa
Location of Request:	Within the 3400 block of South 80th Street (east side). Located west of Hawes Road and north of Elliot Road.
Parcel No(s):	304-04-026D
Request:	Design Review for a Public Safety Facility.
Existing Zoning District:	LI
Council District:	6
Site Size:	2± acres
Proposed Use(s):	Public Safety Facility
Existing Use(s):	Vacant
Hearing Date(s):	August 13, 2024 / 4:00 p.m.
Staff Planner:	Josh Grandlienard, AICP, Senior Planner
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **January 22, 1990**, City Council annexed 1722± acres, including the project site, into the City of Mesa (Case No. A88-013, Ordinance No. 2482).

On **April 2, 1990**, City Council approved a rezoning of 1776± acres, including the project site, from Maricopa County Rural 43 to R1-43 (equivalent to current RS-43) (Case No. Z90-009, Ord. No. 2511).

On **February 2, 2004**, City Council approved a rezoning of 91± acres, including the project site, from R1-43 (equivalent to current RS-43) to M-1 (equivalent to current LI) (Case No. Z03-049, Ord. No. 4156).

PROJECT DESCRIPTION

Background:

The applicant is requesting Design Review approval for a new proposed Public Safety Facility. The applicant is also concurrently seeking approval of an Initial Site Plan to allow for a Public Safety Facility (Proposed Project). The project site is located on the east side of South 80th Street and north of East Elliot Road.

The Proposed Project is to develop a new fire and medical station to serve the area, known as Fire and Medical Station 224, and is considered a Public Safety Facility which is a permitted use in the LI District.

General Plan Character Area Designation and Goals:

The Mesa 2040 General Plan Character Area designation on the property is Mixed Use Activity and Employment.

Per Chapter 7 of the General Plan, 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 goal of Employment Districts is to provide for a wide range of employment opportunities in high-quality settings. The Light Industrial zoning district is a primary zoning district in the Employment Character Area.

Overall, the request conforms to the goals of the Mesa 2040 General Plan and meets the development review criteria outlined in Chapter 15 (pg. 15-1).

Zoning District Designations:

The subject property is currently zoned LI. Per Section 11-7-1 of the City of Mesa Zoning Ordinance (MZO), the purpose of the LI District is to provide appropriate buffers between employment and residential uses to preserve both employment feasibility and residential quality. Per Table 11-7-2 of the MZO, the proposed public safety facility is a permitted use within 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 Three (AOA 3). 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, Public Safety Facility uses are permitted in the LI zoning district in locations within the AOA 3.

Surrounding Zoning Designations and Existing Use Activity:

<p style="text-align: center;">Northwest (Across 80th Street) LI-PAD Permitted Industrial</p>	<p style="text-align: center;">North LI Vacant</p>	<p style="text-align: center;">Northeast RM-5 Multiple Residence</p>
<p style="text-align: center;">West (Across 80th Street) LI-PAD Permitted Industrial</p>	<p style="text-align: center;">Project Site LI Vacant</p>	<p style="text-align: center;">East RM-5 Multiple Residence</p>
<p style="text-align: center;">Southwest (Across 80th Street) LI-PAD Permitted Industrial</p>	<p style="text-align: center;">South LI Vacant</p>	<p style="text-align: center;">Southeast LI Vacant</p>

Compatibility with Surrounding Land Uses:

The subject site is consistent with the surrounding industrial uses to the south, west, and north, as well as the proposed Multiple Residence to the east. The proposed City Public Safety Facility on the property is not out of character with the surrounding development.

Site Plan and General Site Development Standards:

The Proposed Project will occupy a 2± acre project site. The proposed Public Safety Facility will be located on the east side of 80th Street and consists of a 11,800 square foot, 27-foot-tall building with three truck bays for fire and emergency medical vehicles.

Design Review:

The Proposed Project is required to be reviewed and approved by the Design Review Board per Section 11-71-2(A)(7) of the MZO. The proposed elevations and landscape plan meet the review criteria for design review approval outlined in Section 11-71-6 of the MZO.

Neighborhood Participation Plan and Public Comments:

As part of the completed Citizen Participation Process, the applicant mailed notification letters to property owners within 1,000 feet of the site, Homeowner Associations (HOAs) within ½ mile of the site, and registered neighborhoods within one mile of the site.

As of the writing of this report, staff has not received any comments or concerns from surrounding property owners. Staff will provide the Board with any new information during the scheduled Public Meeting on August 13, 2024.

Staff Recommendations:

Staff finds the Proposed Project is consistent with the Mesa 2040 General Plan and the review criteria for Design Review outlined in Section 11-71-6 of the MZO.

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

1. Compliance with the final elevations and landscape plan submitted.
2. Compliance with all requirements of Planning and Zoning Case No. ZON24-00572.
3. 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 - Elevations