



PLANNING DIVISION
STAFF REPORT

City Council Meeting

July 10, 2023

CASE No.: ZON23-00092 PROJECT NAME: Gateway 202 Site Plan Amendment

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| Owner's Name: | Scannell Properties |
| Applicant's Name: | Sean Lake on behalf of Pew & Lake PLC |
| Location of Request: | Within the 4400 to 4800 block of South Ellsworth Road (west side) and within the 8700 to 9200 blocks of East Warner Road (south side). Located south of Warner Road and west of Ellsworth Road. |
| Parcel No(s): | 304-31-009Z, 304-31-012D, 304-31-012J, 304-31-012L, 304-31-012M, 304-31-013G, 304-31-013F |
| Request: | Site Plan Modification and amending the conditions of approval on Case No. ZON21-00595. This request will allow for an accessory minor automobile repair facility. |
| Existing Zoning District: | Light Industrial with a Planned Area Development Overlay (LI-PAD) and Limited Commercial with a Planned Area Development Overlay (LC-PAD) |
| Council District: | 6 |
| Site Size: | 165± acres |
| Proposed Use(s): | Industrial, office, and commercial uses |
| Existing Use(s): | Vacant |
| Hearing Date(s): | June 14, 2023 / 4:00 p.m. |
| Staff Planner: | Josh Grandlienard, AICP Planner II |
| Staff Recommendation: | APPROVAL with Conditions |
| Planning and Zoning Board Recommendation: | APPROVAL with Conditions (Vote: 7-0) |
| Proposition 207 Waiver Signed: | Yes |

HISTORY

On **October 16, 2000**, the City Council annexed 1,571± acres of land, including the project site, into the City of Mesa and established Agricultural District (AG) zoning on the property (Case No. Z00-087, Ordinance No. 3815, and Ordinance No. 3885).

On **May 7, 2001**, the City Council approved a rezoning on 233± acres, including the project site, from Agricultural (AG) to M-1 AF (where M-1 is the equivalent to the current Light Industrial (LI) zoning), and AG AF (Case No. Z01-015, Ordinance No. 3887).

On **September 17, 2007**, the City Council approved the Entrada Development Master Plan consisting of 216± acres, including the project site, from M-1 AF to M-1 BIZ DMP, M-1-DMP, C-2-DMP, and C-2 (the equivalent to the current Limited Commercial (LC) zoning). The BIZ overlay was approved conceptually and was required per the conditions approved for Case No. Z07-057. (Case No. Z07-057, Ordinance No. 4759).

On **February 28, 2022**, the City Council approved a rezoning of 165+ acres, including the project site, from Light Industrial with a Planned Area Development Overlay (LI-PAD) and Limited Commercial with a Planned Area Development Overlay (LC-PAD) to Light Industrial with a Planned Area Development Overlay (LI-PAD) and Limited Commercial with a Planned Area Development Overlay (LC-PAD) and an Initial Site Plan for a mixed-use development, including commercial, office and industrial uses.

On **June 14, 2023**, Planning and Zoning Board recommended approval for this Initial Site Plan (Case No. ZON21-00595, Ordinance No. 5677) approved a Preliminary Plat for the project.

PROJECT DESCRIPTION

Background:

The applicant is requesting approval of a Major Site Plan Modification to modify the previously approved site plan for the project property to allow for the development of truck fuel and service facility (Proposed Project) within the Gateway 202 Industrial Park.

The Proposed Project modifies approximately 5.3± acres of the approved site plan (ZON21-00595) to construct an 13,777 square foot truck fuel and service facility west of Building 3.

Per Section 11-69-7(C) of the Mesa Zoning Ordinance (MZO), the Proposed Project is considered a Major Site Plan Modification and required to go through the public hearing review and approval process. Because the existing zoning requires compliance with the originally approved site plan, the requested site plan modification requires modification of Condition of Approval Number 1 for Zoning Case ZON21-00595 (Ordinance No. 5677) and review and approval by City Council.

General Plan Character Area Designation and Goals:

The Mesa 2040 General Plan Character Area designation on the property is Employment and Mixed Use Activity Districts. Per Chapter 7 of the General Plan, Employment Districts typically have minimal connection to the surrounding area and are used for employment-type uses such as manufacturing facilities, warehousing, and business parks. Per the Plan, one of the goals for Employment Districts is to provide for a wide range of employment opportunities in high-quality settings. The Mixed Use Activity District is a large-scale (typically over 25 acres) community and regional activity area that usually has a significant retail commercial component including shopping areas such as malls, power centers, or lifestyle centers that are designed and developed

to attract customers from a large radius. These districts often include other uses such as office, entertainment, and residential.

The Proposed Project would allow for a mixed-use development consistent with the goals of the Employment and Mixed Use Activity District Character Areas.

Gateway Strategic Development Plan:

The project site is 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. The District contains 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. This District will also include walkable mixed-use “urban core” areas to provide focus and identity. The proposed development meets the goals and intent of the Mesa Gateway Strategic Development Plan.

Staff reviewed the request and determined it is consistent with the development review criteria outlined in Chapter 15 (page 15-1) of the Mesa 2040 General Plan. The Proposed Project is consistent with the goals of the Employment Character Area designation, the goals of the Mixed Use Activity District and the intentions of the Mixed-Use Community District of the Gateway Strategic Development Plan.

Zoning District Designations:

The project site is currently zoned LI-PAD and LC-PAD. The proposed accessory truck maintenance facility use conforms to the goals of the LI District.

Airfield Overlay – MZO Article 3 Section 11-19:

Per Section 11-19 of the MZO, the site is located within the City of Mesa Airfield (AF) Overlay District in Airport Overflight Area Three (AOA 3). The location of the property within the AOA 3 is because of its proximity to the Phoenix-Mesa Gateway Airport. Per Section 11-19-4 of the MZO, there are no additional land use limitations beyond the base zoning.

Site Plan and General Site Development Standards:

The applicant is proposing to modify a portion of the previously approved site plan to allow for the development of a truck maintenance facility to the west of Building 3. The only other modification to the overall layout of the previously approved site plan is the addition of another access to the proposed structure from the internal access drive.

The site plan meets all requirements of the MZO except as modified by the LI-PAD of ZON21-00595. The approved PAD (ZON21-00595) allowed an exception to the interior parking lot landscaping requirement in Section 11-33-4(A) of the MZO to not require the interior parking lot landscaping requirement to storage lots, vehicle, and equipment storage lots, truck loading areas, or parking in front of truck loading areas. The applicant proposes to use the existing PAD deviation in the area behind the proposed truck storage area.

The site plan shows the truck maintenance facility and storage areas will be screened by an eight-foot wall which conforms to the screening requirements outlined in Section 11-30-17 of the MZO. The site plan shows the overall access to the site will be from Warner Road to the north of the site, Ellsworth Road to the east, and Starfire Avenue to the south.

Perimeter landscaping along Warner Road and Ellsworth Road will be installed with Phase I of construction as modified with the Proposed Project. Each Phase will provide for adequate access and circulation, drainage, retention, and ample landscaping required for that Phase. Prior to building permits being issued for each Phase, a Phasing Design will be submitted, to accommodate for the development of efficient infrastructure facilities between phases. Per Section 11-69-2 of the MZO and the existing zoning on the site (ZON21-00595), a specific site plan shall be required prior to development of Phases II and III.

Design Review:

The Design Review Board reviewed the Proposed Project on June 13, 2023. The Design Review Board reviewed the subject request on June 13, 2023. The Design Review Board’s Comments generally included:

- Change the blue trim from the overall outline of the building and just use it to highlight awnings;
- Contrast the color of the roof top equipment – consider using the gauntlet grey/darker roof color from the primary buildings;
- Add more trees and fewer scrubs in the retention area; and
- There is an over reliance on the Chilean mesquite – consider a change

Staff will work with the applicant to address the comments and recommendations from the Design Review Board.

Surrounding Zoning Designations and Existing Use Activity:

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| Northwest (Across Santan 202 Freeway) GC-PAD Dairy - Hawes Crossing | North (Across Warner Road) LI-PAD Vacant | Northeast (Across Warner Road) LI-PAD Vacant - Eastmark |
| West (Across Santan 202 Freeway) GC-PAD Dairy - Hawes Crossing | Project Site LI-PAD and LC-PAD Vacant | East (Across Ellsworth Road) PC Vacant - Eastmark |
| Southwest LI-PAD Vacant | South LI-PAD and RM-4-PAD Vacant | Southeast (Across Ellsworth Road) PC Vacant - Eastmark |

Compatibility with Surrounding Land Uses:

The project site is currently vacant. To the north is vacant industrial zoned land. To the east is a vacant property within the Eastmark Community Plan. South is vacant property zoned LI- PAD and RM-4-PAD. Directly west is the Santan 202 Freeway. Further west of the Santan 202 Freeway

is GC zoned property within the Hawes Crossing Planned Development. The Proposed Project is compatible with the surrounding development and land uses.

Neighborhood Participation Plan and Public Comments:

The applicant completed a Citizen Participation Process which included mailing letters to property owners within 500 feet of the site as well as HOAs within ½ mile or registered neighborhoods within one mile of the site.

As of the date of this report, staff has not been contacted by any resident or property owner to express support or opposition to this request.

Staff Recommendations:

Staff finds 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.

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

1. Compliance with all requirements of ZON21-00595 (Ordinance No. 5677), except compliance with the final site plan and preliminary plat submitted with this case (ZON23-00092).
2. Compliance with all requirements of Design Review Case No. DRB21-00883 and DRB23-00093.

Exhibits:

Exhibit 1-Staff Report

Exhibit 2-Vicinity Map

Exhibit 3-Application Information

3.1 Project Narrative

3.2 Site Plan

3.3 Landscape Plan

3.4 Elevations

3.5 Citizen Participation Plan

Exhibit 4-Citizen Participation Report