



**PLANNING DIVISION
STAFF REPORT**

Design Review Board

March 11, 2025

CASE No.: DRB23-00144	PROJECT NAME: Glenscott
------------------------------	--------------------------------

Owner's Name:	Glenscott, LLC
Applicant's Name:	Ernesto Ramirez, Chavez and Associates
Location of Request:	1± acre located approximately 2,000 feet southwest of the southwest corner of Pecos Road and Ellsworth Road.
Parcel No(s):	304-62-145
Request:	Site Plan Review and Design Review for an industrial development.
Existing Zoning District:	Light Industrial with a Planned Area Development overlay (LI-PAD)
Council District:	6
Site Size:	1± acre
Proposed Use(s):	Indoor Warehouse and Storage facility
Existing Use(s):	Vacant
DRB Meeting Date(s):	March 11, 2025 / 4:30 p.m.
Staff Planner:	Kwasi Abebrese, Planner II
Staff Recommendation:	APPROVAL with Conditions

HISTORY

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

On **March 5, 1990**, the City Council established City zoning designations of Agricultural (AG), Suburban Ranch (SR, equivalent to current Single Residence 43 [RS 43]), and General Industrial (M-2, equivalent to current GI) for 3,331± acres, including the project site (Case No. Z90-007; Ordinance No. 2496).

On **May 6, 2002**, the City Council approved a land use plan for 1,282± acres, including the project site and the area south of Williams Gateway Airport to ensure that future development would be complementary to the airport (Case No. Z01-029; Resolution No. 7838).

On **June 21, 2004**, the City Council approved a rezone of 315± acres, including the project site, from Single Residence-43 (R1-43, equivalent to current RS-43) to Limited Industrial (M-1, equivalent to current Light Industrial [LI]) (Case No. Z04-001; Ordinance No. 4208).

On **October 24, 2005**, the City Council approved a rezone of 47± acres, including the project site from M-1 to M-1-PAD (equivalent to current LI-PAD) and a Site Plan to allow for the development of an industrial complex (Case No. Z05-090; Ordinance No. 4470). This approval included condition No. 2 that required review and approval by the Planning and Zoning Board, Design Review Board and the City Council of future developments on the project site.

On **December 18, 2006**, the City Council approved an amendment to Ordinance No. 4470, modifying the previous condition to allow the Design Review Board to review and approve all future developments on the project site (Case No. Z06-093; Ordinance No. 4654).

PROJECT DESCRIPTION

Background:

The applicant is requesting Design Review and Site Plan approval to allow for an industrial development. The project site is approximately 0.8± acres in size and is currently vacant. The site is located south of Pecos Road and west of Ellsworth Road and is within the Gateway Airport Commerce Park.

As a condition of approval of Ordinance No. 4654, the Design Review Board is required to review and approve all future development plans within the Gateway Airport Commerce Park. The applicant is therefore requesting a Site Plan approval and Design Review to enable the development of an approximately 9,984 square foot industrial office and warehouse facility 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.

Mesa Gateway Strategic Development Plan:

The project site is also located within the Logistics and Commerce District of the Mesa Gateway Strategic Development Plan. This designation applies to areas south of the Airport/Campus District and the Williams Gateway Freeway. Heavy industrial, light industrial, business parks, and commercial uses should be the predominant uses within this district. The proposed development meets the goals and intent of the Mesa Gateway Strategic Development Plan.

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), an industrial office and warehouse facility 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 site is located within the Airfield (AF) Overlay District. Specifically, within the Airport Overflight Area Two (AOA 2), in proximity to the Mesa Gateway Airport. Per Section 11-19-4 of the MZO, an industrial office and warehouse facility are allowed in the AOA 2 overlay area. However, proposed developments within an AOA 2 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 Industrial Development	North LI-PAD Industrial Development	Northeast (Across South Atwood) LI-PAD Industrial Development
West LI-PAD Industrial Development	Project Site LI-PAD Vacant	East (Across South Atwood) LI-PAD Industrial Development
Southwest LI-PAD Industrial Development	South LI-PAD Vacant	Southeast (Across South Atwood) LI-PAD Industrial Development

Compatibility with Surrounding Land Uses:

The surrounding properties are all zoned LI-PAD and are either vacant or have existing industrial uses. 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 9,984 square foot industrial building. The building will include a loading area on the west side that will be screened by an eight-foot-tall masonry wall from the adjacent properties to the north, west, and south sides of the project site per the screening requirements outlined in Section 11-30-13(C) of the MZO.

Vehicular access to the site is provided from South Atwood, specifically at the southeast corner of the project site. On-site walkways will connect the primary entrance of the proposed building to the public sidewalk on South Atwood.

Per Section 11-32-3(A) of the MZO, a total of 20 parking spaces are required for the proposed development. The submitted site plan shows a total of 20 spaces proposed on the west and south sides of the building. Overall, the proposed site plan conforms to the requirements of the MZO including the Site Plan Review criteria outlined in Section 11-69-5 of the MZO.

Design Review:

This request is required to be reviewed and approved by the Design Review Board per Case Number Z06-093, Ordinance Number 4654. The proposed project is consistent with the goals, objectives, and policies of the General Plan, the Mesa Gateway Strategic Development Plan and the LI zoning district. The proposed building elevations and landscape plan meet the Design Review criteria outlined in Section 11-71-6 of the MZO.

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 project site.

As of the writing of this report, neither the applicant nor staff has received any comments or concerns from surrounding property owners. Staff will provide the Board with any new information during the March 11, 2025 work session.

Staff Recommendation:

Staff finds that the Proposed Project is consistent with the Mesa 2040 General Plan and the Mesa Gateway Strategic Development Plan, and meets the review criteria for Design Review approval outlined in Section 11-71-6 of the MZO and the review criteria for Site Plan Review approval outlined in Section 11-69-5 of the MZO.

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

1. Compliance with the final site plan, building elevations, and landscape plan submitted with this request.
2. Compliance with all conditions of approval for Z06-093, except as modified through this request.
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 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 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. 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 Mesa Gateway Airport.

Exhibits:

Exhibit 1 – Staff Report

Exhibit 2 – Vicinity Map

Exhibit 3 – Site Plan

Exhibit 4 – Landscape Plan

Exhibit 5 – Grading and Drainage Plan

Exhibit 6 – Elevations

Exhibit 7 – Renderings

Exhibit 8 – Color and Material Board

Exhibit 9 – Floor Plan

Exhibit 10 – Lighting

Exhibit 11 – Project Narrative

Exhibit 12 – Power Point Presentation