



**PLANNING DIVISION
STAFF REPORT**

City Council

May 20, 2024

CASE No.: ZON23-00796	PROJECT NAME: Mountain & Pecos
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Owner's Name:	High Voltage Holdings, LLC
Applicant's Name:	Ian Mulich, Pinnacle Design, Inc.
Location of Request:	Within the 11200 block of East Pecos Road (north side). Located west of Meridian Road and north of Pecos Road.
Parcel No(s):	304-34-929B
Request:	Major Site Plan Modification and amending the conditions of approval for Case No. Z14-057. This request will allow for an industrial development.
Existing Zoning District:	General Industrial (GI)
Council District:	6
Site Size:	2± acres
Proposed Use(s):	Industrial
Existing Use(s):	Vacant
P&Z Hearing Date(s):	April 24, 2024 / 4:00 p.m.
Staff Planner:	Kwasi Abebrese, Planner II
Staff Recommendation:	APPROVAL with Conditions
Planning and Zoning Board Recommendation:	APPROVAL with Conditions (7-0)
Proposition 207 Waiver Signed:	Yes

HISTORY

On **April 16, 1990**, the City Council annexed 626± acres, including the project site, into the City of Mesa (Case No. A90-001; Ordinance No. 2514).

On **June 4, 1990**, the City Council established a comparable zoning of Agriculture (AG) on the project site (Case No. Z90-025; Ordinance No. 2529).

On **January 26, 2015**, the City Council approved a rezone of 8± acres, including the project site, from AG to General Industrial (GI) and a site plan review to allow for an industrial development (Case No. Z14-057; Ordinance No. 5269).

On **August 12, 2020**, the Planning and Zoning Board approved a site plan to allow for an industrial development on the project site (Case No. ZON19-00879). Per Section 11-69-9 of the Mesa Zoning Ordinance (MZO), the approved site plan expired on August 12, 2022.

On **April 24, 2024**, the Planning and Zoning Board approved a Special Use Permit to allow for a parking reduction for the development of an industrial development (Proposed Project).

PROJECT DESCRIPTION

Background:

The applicant is requesting a Major Site Plan Modification to allow for an industrial development in the General Industrial (GI) zoning district (Proposed Project).

The project site is approximately 2± acres in size. The site is currently vacant and is located north of Pecos Road on the east side of Signal Butte Road. On January 26, 2015, the City Council approved a rezone and a site plan to allow for the development of an approximately 63,757± square foot industrial building on the project site (Case No. Z14-057; Ordinance No. 5269). On August 12, 2020, the Planning and Zoning Board approved a modification of the existing site plan to allow for the development of a 22,500 square foot industrial building on the project site (Case No. ZON19-00879). The site plan was not executed within two years of the approval and therefore expired.

Condition of approval No. 1 for Ordinance 5269 requires compliance with the basic development as described in the project narrative and as shown on the site plan and building elevations submitted. The applicant is therefore requesting a Major Site Plan Modification and a rezone to amend conditions of approval to enable the development of an approximately 23,800 square foot industrial warehouse and office building on the project site.

General Plan Character Area Designation and Goals:

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 area designation is to provide for a wide range of employment opportunities in high-quality settings. Examples of employment-type land uses in Industrial Sub-type areas include areas for large manufacturing facilities, warehousing, and other industrial operational land uses. The primary land uses in Industrial Sub-type areas include warehousing, such as planned industrial development. The proposed industrial development conforms to the intent and purpose of the Employment character area designation.

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

Mesa Gateway Strategic Development Plan:

The subject property 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.

Zoning District Designations:

The project site is zoned General Industrial (GI). Per Section 11-7-2 of the MZO, an indoor warehouse and office facility are permitted in the GI 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 Phoenix-Mesa Gateway Airport. Per Section 11-19-4 (C) of the MZO, there are no use limitations beyond those in the GI 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 GI Existing Industrial Site	North GI Existing Industrial Site	Northeast GI Existing Industrial Site
West GI Vacant	Project Site GI Vacant	East GI-PAD Existing Industrial Site
Southwest GI (Across Pecos Road) Vacant	South GI (Across Pecos Road) Vacant	Southeast GI-BIZ (Across Pecos Road) Existing Industrial Site

Compatibility with Surrounding Land Uses:

The surrounding properties are all zoned GI 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 23,800 square foot industrial warehouse and office building. The building will include a truck dock and loading area on the north 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.

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

A total number of 22 parking spaces will be provided on the south side of the proposed building, which is the subject of the Special Use Permit. 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.

Design Review:

The Design Review Board reviewed the proposed request at their April 9, 2024, work session. Staff is working 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.

Staff Recommendation:

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

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

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review, Case No. DRB23-00795.
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. 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 two miles of Phoenix-Mesa Gateway Airport.
4. Compliance with all City development codes and regulations.

Exhibits:

- Exhibit 1 – Presentation
- Exhibit 2 – Staff Report
- Exhibit 3 – Ordinance
- Exhibit 4 – Ordinance Map
- Exhibit 5 – Vicinity Map
- Exhibit 6 – Site Plan
- Exhibit 7 – Minutes
- Exhibit 8 – Submittal Documents