



PLANNING DIVISION  
STAFF REPORT

Design Review Board

July 9, 2024

CASE No.: <b>DRB24-00276</b>	PROJECT NAME: <b>Atwood and Winnston</b>
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Owner's Name:	Tyco Metal Works LLC
Applicant's Name:	Alex Hayes, Withey Morris Baugh PLC
Location of Request:	Within the 7400 block of South 89th Place (west side), within the 8900 block of East Winnston Avenue (north side), and within the 7400 block of South Atwood (east side). Located west of Ellsworth Road and north of Germann Road.
Parcel No(s):	304-62-164, 304-62-165, 304-62-180 & 304-62-181
Request:	Design Review. This request will allow for an industrial development.
Existing Zoning District:	Light Industrial with Planned Area Development and Bonus Intensity Zone overlays (LI-PAD-BIZ)
Council District:	6
Site Size:	2± acres
Proposed Use(s):	Industrial Development
Existing Use(s):	Vacant
DRB Meeting Date(s):	<b>July 9, 2024 / 4:30 p.m.</b>
Staff Planner:	Emily Johnson, Planner I
Staff Recommendation:	APPROVAL with Conditions

**HISTORY**

On **December 18, 1989**, City Council approved the annexation of approximately 3,346± acres of land, including the project site (Case No. A89-003; Ord. No. 2473).

On **March 5, 1990**, City Council established Suburban Ranch (SR) zoning, (equivalent to current Single Residence-43 [RS-43]) on the project site (Case No. Z90-007; Ord. No. 2496).

On **June 21, 2004**, City Council approved a rezoning for 315± acres, including the project site, from R1-43 to Manufacturing District (M-1) (equivalent to Light Industrial [LI]) (Case No. Z04-001; Ord. No.4208).

On **October 24, 2005**, City Council approved a rezone for 49± acres, including the project site, from M-1 to M-1-PAD and Site Plan Review to allow for a light industrial complex known as Gateway Airport Commerce Park (Case No. Z05-090; Ord. No. 4470). This approval included condition #2: “Review and approval by the Planning and Zoning Board, Design Review Board, and City Council of future development plans.”

On **December 18, 2006**, City Council approved an amendment to Ordinance #4470, modifying the previous condition to “Review and approval by the Design Review Board of all future development plans” (Case No. Z06-093; Ord. No. 4654).

On **June 6, 2023**, the Design Review Board approved the development of an industrial use on the project site (Case No. DRB22-01109).

On **July 26, 2023**, the Planning and Zoning Board approved a rezone from LI-PAD to LI-PAD-BIZ and Site Plan Review to allow for an industrial development (Case No. ZON23-00338).

## **PROJECT DESCRIPTION**

### **Background:**

The applicant is requesting Design Review for an industrial development. The project site is currently vacant and located west of Ellsworth Road and north of Germann Road, and occupies four parcels within the Gateway Airport Commerce Park. The submitted site plan shows development of an industrial building totaling 37,296 square feet.

The existing site is zoned Light Industrial with Planned Area Development and Bonus Intensity Zone overlays (LI-PAD-BIZ); the PAD overlay was approved in 2005 for the Gateway Airport Commerce Park industrial subdivision and the BIZ overlay was approved in 2023. The applicant is retaining the existing PAD overlay, which applies to the entire subdivision, and requesting a new BIZ for additional modifications to development standards that would apply just to the project site.

### **General Plan Character Area Designation and Goals:**

The Mesa 2040 General Plan Character Area designation on the project site is Employment. Per Chapter 7 of the General Plan, the focus of the Employment District is large areas devoted primarily to industrial, office, warehousing, and related uses. It may also include associated commercial uses. The goal of Employment Districts is to provide for a wide range of employment opportunities in high-quality settings. The proposed industrial development meets the goals and intent of the Mesa 2040 General Plan.

### **Mesa Gateway Strategic Development Plan:**

The project site is also located within the Logistics and Commerce District of the Mesa Gateway Strategic Development Plan. Heavy industrial, light industrial and business park uses will be predominant within this district. This district should provide a high-quality employment environment that is compatible with increasing over-flight activities associated with Phoenix-

Mesa Gateway Airport. The proposed industrial development is consistent with the intent of the Mesa Gateway Strategic Development Plan.

Staff reviewed the request and determined that the proposed use of the property is consistent with the criteria for review of development outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan as it furthers the intent and direction contained in the General Plan, is consistent with adopted sub-area plans, and is consistent with the standards and guidelines established for the character type.

**Zoning District Designations:**

The zoning for the project site is LI-PAD-BIZ. Per Section 11-7-1 of the Mesa Zoning Ordinance (MZO), the purpose of the LI zoning district is to provide areas for limited manufacturing and processing, wholesaling, research, warehousing, and distribution activities within enclosed buildings, with restricted accessory outdoor storage as needed to support the primary uses.

Per Section 11-7-2 of the MZO, industrial uses are permitted in the LI zoning district. Outdoor storage is permitted in the district only if all activities pertaining to the manufacturing or processing of the products are conducted entirely within an enclosed building. Accessory outdoor storage is permitted only if confined to the rear one-half of the lot. The proposed rezoning and intended development of the site for industrial flex spaces for small businesses conforms to the goals of 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 Two (AOA 2). 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, office and warehouse uses are permitted in the LI zoning district in locations within the AOA 2.

**Site Plan and General Site Development Standards:**

The Proposed Project consists of a 37,296 square foot building which includes a 1,005 square foot office and 36,291 square feet of industrial building space. The building will contain four tenant spaces each with an outdoor storage yard. The building will be centrally located on the project site fronting Winnston Avenue. The outdoor storage yards will be located on the rear one-half of the property and screened by an eight-foot wall in accordance with Section 11-30-7 of the MZO.

Primary access into the site is proposed via Winnston Avenue, with secondary gated accesses to the outdoor storage yards from Atwood and 89<sup>th</sup> Place. Required parking will be provided on the southern portion of the lot accessed from Winnston Avenue. The applicant is requesting to park the industrial spaces at one space per 700 square feet and will park the office space per Table 11-32-3.A of the MZO, at one space per every 375 square feet. Fifty-five total required parking spaces are proposed. The applicant is also providing four parking spaces in the rear storage yard, to service any potential operational needs, which are not counted towards the total required parking.

**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 proposal includes an alternative compliance request to all parapets having detailing such as cornices, moldings, trim, or variations in brick coursing per Section 11-7-3(B)(2)(c)(iii) of the MZO, facades incorporating at least three different materials per Section 11-7-3(B)(5)(a) of the MZO, and for a single material to be no more than fifty percent of the total façade being covered with a single material per Section 11-7-3(B)(5)(b) of the MZO.

In all, the proposed design is consistent with the goals, objectives, and policies of the General Plan and the Mesa Gateway Strategic Development Plan. The proposed elevations and landscape plan meet the review criteria for design review approval outlined in Section 11-71-6 of the MZO. The proposed industrial development will provide a high-quality setting for businesses in southeast Mesa.

**Surrounding Zoning Designations and Existing Use Activity:**

<b>Northwest</b> (Across Atwood) LI-PAD Vacant	<b>North</b> LI-PAD Industrial	<b>Northeast</b> (Across 89 <sup>th</sup> Place) LI-PAD Industrial
<b>West</b> (Across Atwood) LI-PAD Vacant	<b>Subject Property</b> LI-PAD Vacant	<b>East</b> (Across 89 <sup>th</sup> Place) LI-PAD Vacant
<b>Southwest</b> (Across Atwood) LI-PAD Vacant	<b>South</b> (Across Winston Avenue) LI-PAD Industrial	<b>Southeast</b> (Across 89 <sup>th</sup> Place) LI-CUP Commercial Recreation

**Compatibility with Surrounding Land Uses:**

The project site is located within the Gateway Airport Commerce Park, west of Ellsworth Road and north of Germann Road. Across the streets to the east and west are vacant industrial properties, and to the north and across Winston to the south there are existing industrial uses and a trampoline park. Overall, the proposed industrial use as shown on the site plan is compatible with the existing land uses.

**Neighborhood Participation Plan and Public Comments:**

On May 13, 2024, the applicants sent out letters to property owners within 1,000 feet of the Project Site to provide information on the proposal and to invite any feedback. No property owners reached out at that time.

The applicant sent the required notification letters to the surrounding property owners within 1,000 feet of the Project Site, as well as HOAs within ½ mile, and registered neighborhoods within one mile. As of the writing of this report, neither Staff nor the applicant have received any

comments from the public. Staff will provide the Board with any new information during the Study Session.

**Staff Recommendation:**

Based on the application received and the preceding analysis, staff finds that the requested Design Review is consistent with the Mesa 2040 General Plan and the Gateway Strategic Development Plan, and the review criteria for Design Review outlined in Section 11-70-5 of the MZO; therefore, staff recommends approval with the following **Conditions of Approval:**

1. Compliance with the final elevations and landscape plan submitted.
2. Compliance with all City development codes and regulations.
3. Compliance with all conditions of approval for Z06-093.
4. Compliance with all requirements of Case No. ZON24-00277.
5. 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 3 miles of Phoenix-Mesa Gateway Airport
  - 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 Phoenix-Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."