



PLANNING DIVISION
STAFF REPORT

City Council Meeting

May 1, 2023

CASE No.: ZON22-01278	PROJECT NAME: Brickyards on Ellsworth
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Owner's Name:	NEC E&G, LLC and ELLSWORTH 92, LLC
Applicant's Name:	Dale Couture, Ware Malcomb
Location of Request:	Within the 9200 to 9600 blocks of East Willis Road (south side). Located north of Germann Road and east of Ellsworth Road.
Parcel No(s):	304-62-004V & 304-62-004X
Request:	Major Site Plan Modification. This request will allow for an industrial park.
Existing Zoning District:	Light Industrial with a Planned Area Development Overlay (LI-PAD)
Council District:	6
Site Size:	63± acres
Proposed Use(s):	Industrial
Existing Use(s):	Vacant
P&Z Hearing Date(s):	March 22, 2023 / 4:00 p.m.
Staff Planner:	Cassidy Welch, Senior Planner
Staff Recommendation:	APPROVAL with Conditions
Planning and Zoning Board Recommendation:	APPROVAL with Conditions (Vote: 6-0)
Proposition 207 Waiver Signed:	Yes

HISTORY

On **January 18, 1989**, the City Council annexed approximately 3,346± acres of property, including the project site, into the City of Mesa (Ord. No. 2473); and subsequently zoned the property to Single Residence 43 (RS-43) (Case No. 90-007, Ord. No. 2496).

On **June 21, 2004**, the City Council approved a rezone of 315± acres of land, including the project site from RS-43 to Light Industrial (LI) to allow for future development of industrial uses (Case No. Z04-001, Ord. No. 4208).

On **March 21, 2022**, the City Council approved a rezone of the project site from Light Industrial (LI) to Light Industrial with a Planned Area Development Overlay (LI-PAD) to allow development of an industrial park (Case No. ZON21-00644, Ord. No. 5691).

On **March 22, 2023**, the Planning and Zoning Board approved a Preliminary Plat titled, “The Brickyards on Ellsworth” (Case No. ZON22-01278).

PROJECT DESCRIPTION

Background:

The applicant is requesting a Major Site Plan Modification to allow for the development of eight industrial buildings to be used for warehousing, industrial and office uses (Proposed Project). The project site is currently vacant and located south of the Willis Road alignment and east of Ellsworth Road.

An initial site plan was approved by City Council on March 21, 2022, for the project site. Per Section 11-69-7(D) of the Mesa Zoning Ordinance (MZO), Major Site Plan Modifications must go through the same hearing process as originally approved.

General Plan Character Area Designation and Goals:

The Mesa 2040 General Plan Character Area designation on the property is Employment. 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 include areas for large manufacturing facilities, warehousing, and business park-type land uses.

The Proposed Project conforms to the intent and purpose of the Employment character area designation. The Proposed Project is consistent with the review criteria outlined in Chapter 15 (pg. 15-1&2) of the Mesa 2040 General Plan.

Gateway Strategic Development Plan:

The project site is also located within the Logistics and Commerce District of the Mesa Gateway Strategic Development Plan. Per the Plan, the Logistics and Commerce District should provide a high-quality employment environment that is compatible with increasing over-flight activities. Light industrial and commercial uses will be the predominant uses in this district.

The Proposed Project conforms to the purpose and intent of the Mesa Gateway Strategic Development Plan.

Zoning District Designations:

The project site is currently zoned Light Industrial with a Planned Area Development Overlay (LI-PAD). Per Section 11-7-2 of the Mesa Zoning Ordinance (MZO), industrial uses, such as warehousing, storage, and offices, are permitted in the LI district.

The Proposed Project conforms to the goals of the LI district.

Airfield Overlay – Mesa Zoning Ordinance (MZO) Article 3, Section 11-19:

Per Section 11-19 of the MZO, the project site is located within the Airfield (AF) Overlay District; specifically, the project site within the Airport Overflight Areas One and Two (AOA 1 & AOA 2) due to its proximity to the Phoenix-Mesa Gateway Airport.

Per Section 11-7-2 of the MZO, the uses in the Proposed Project are permitted in the AOA 1 and AOA 2.

Site Plan and General Site Development Standards:

The Proposed Project includes development of eight industrial buildings totaling approximately 909,553 square feet. As shown on the site plan, the buildings range in size from 35,938 to 306,094 square feet. Each building will include truck docks and service areas that are screened by an eight-foot-tall wall per the screening requirements outlined in Section 11-30-13 of the MZO.

Consistent with the PAD overlay, the Proposed Project is providing parking at a ratio of 1 space per 700 square feet for a total of 1,299 parking spaces required. The site plan shows 1,635 parking spaces provided.

Primary vehicular access will be from Willis Road on the northern end of the project site. Secondary vehicular access will be from the adjacent commercial development, west of the project site, from Ellsworth Road. On-site, walkways will connect the primary entrances of each industrial building to each other and to the adjacent commercial development to the west. Overall, the Proposed Project conforms to the requirements of the MZO including the review criteria for Site Plan Review in Section 11-69-5.

Design Review:

The Design Review Board is scheduled to review the Proposed Project on March 14, 2023. Staff will work with the applicant to address any comments and recommendations from the Design Review Board.

Surrounding Zoning Designations and Existing Use Activity:

Northwest (Across Willis Road) LC Vacant	North (Across Willis Road) LC & LI Vacant	Northeast (Across Willis Road) LI Vacant
West LI Commercial	Project Site LI-PAD Vacant	East AG Vacant
Southwest LI Commercial	South LI Vacant	Southeast AG Vacant

Compatibility with Surrounding Land Uses:

The project site is currently vacant. The adjacent property to the west of the project site was approved for a self-storage and commercial uses. Surrounding properties to the north, south and east are currently zoned LI and Agricultural (AG) and are anticipated to develop for industrial uses consistent with the Proposed Project.

Neighborhood Participation Plan and Public Comments:

As part of the completed Citizen Participation Process, the applicant mailed notice letters to property owners within 1,000 feet of the site as well as nearby HOAs and neighborhood associations.

As of writing this report, neither the applicant nor staff have 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 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 the Preliminary Plat submitted.
3. Compliance with all requirements of Design Review Case No. DRB22-01277.
4. Compliance with all City development codes and regulations.
5. Compliance with all conditions of approval of Ordinance No. 5691, except compliance with the final site plan submitted with this request.
6. Compliance with the Subdivision Regulations.
7. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. All final subdivision plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which states 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."

Exhibits:

Exhibit 1 – Staff Report

Exhibit 2 – Vicinity Map

Exhibit 3 – Application Information

3.1 Project Narrative

3.2 Site Plan

3.3 Preliminary Plat

3.4 Landscape Plan

3.5 Elevations

3.6 Grading and Drainage Report

3.7 Citizen Participation Plan

Exhibit 4 – Citizen Participation Report

Exhibit 5 – Avigation Easement