



PLANNING DIVISION
STAFF REPORT

City Council Hearing

January 10, 2022

CASE No.: **ZON21-00588**
Hotel

PROJECT NAME: **Wingate-Hawthorn**

Owner's Name:	Phoenix Mesa Gateway Airport Authority
Applicant's Name:	Will Moseley, Mesa Skybridge, LLC
Location of Request:	Within the 6600 block of South Sossaman Road (east side). Located north of Pecos Road on the east side of Sossaman Road.
Parcel No(s):	304-36-002G
Request:	Rezone from Light Industrial with a Planned Area Development Overlay (LI-PAD) to Light Industrial with a Planned Area Development Overlay, Bonus Intensity Zone Overlay, and Council Use Permit (LI-PAD-BIZ-CUP); and Site Plan Review.
Existing Zoning District:	Light Industrial with Planned Area Development overlay (LI-PAD)
Council District:	6
Site Size:	4.5± acres
Proposed Use(s):	Hotel
Existing Use(s):	Vacant
P&Z Hearing Date(s):	December 15, 2021 / 4:00 p.m
Staff Planner:	Sean Pesek
Staff Recommendation:	APPROVAL with Conditions
Planning and Zoning Board Recommendation:	APPROVAL with Conditions (Vote: 5-0)
Proposition 207 Waiver Signed:	Yes

HISTORY

On **January 7, 1985**, City Council annexed 4,106± acres of land, including the 4.5± acre subject property into the City of Mesa (Ordinance No. 1907).

On **June 2, 1986**, City Council approved a rezoning on the 4.5± subject property from Maricopa County industrial (IND-2) to City of Mesa comparable zoning district of Public Facilities (PF) (Case No. Z86-058; Ordinance No. 2095).

On **May 20, 1996**, City Council approved a rezoning on the 4.5± subject property from Public Facilities (PF) to Limited Industrial with a Development Master Plan (M-1-DMP) (equivalent to LI-PAD) to allow for the development of airport-related uses in conjunction with the growth of Phoenix Mesa Gateway Airport (Case No. Z96-023; Ordinance No. 3181).

On **May 7, 2007**, City Council approved modifications to the conditions of approval for Ordinance No. 3181 and updated the Williams Gateway Airport Development Master Plan map (Case No. Z07-14; Ordinance No. 4691).

PROJECT DESCRIPTION

Background:

The subject request is for Site Plan Review and rezone of a 4.5± acre site from Light Industrial with a Planned Area Development overlay (LI-PAD) to Light Industrial with Planned Area Development Overlay, Bonus Intensity Zone Overlay, and Conditional Use Permit (LI-PAD-BIZ-CUP) to allow for the development of a four-story hotel. The subject property is currently vacant and located south of Phoenix Mesa Gateway Airport, on the east side of S. Sossaman Road and within the Airport Overflight Area 2 (AOA-2). Per Section 11-7-2 of the Mesa Zoning Ordinance (MZO), the proposed use for a hotel is permitted with approval of a CUP when a property is subject to the AOA-2.

Approval of the requested Bonus Intensity Zone (BIZ) overlay will allow: (1) an increase to the maximum allowable height for new structures from 40 feet to 55 feet and 6 inches and (2) no landscaping within the proposed retention basin, which is required per Section 11-33-6(G) of the MZO.

General Plan Character Area Designation and Goals:

The Mesa General Plan character area designation on the property is Specialty with an Airport sub-type. Per the General Plan, Specialty areas are large in scale (typically over 20 acres) with a single use such as an airport. The character of these areas can have significant impact on surrounding development either through the amount of traffic they generate, or the noise associated with their activities. Per Chapter 7 of the General Plan, the primary focus of this character area designation is to maintain a campus feel and connection between buildings by having consistency in landscaping and signage, and a high quality of building design. Hotels are listed as a secondary use in the Airport sub-type. The subject request for a hotel conforms to the purpose and intent of the Specialty character area designation.

Gateway Strategic Development Plan:

The site is also located in the Mesa Gateway Strategic Development Plan Area, specifically, within the Airport District. This area is envisioned as a mixed-use district centered around educational opportunities, research and development functions, and airport related uses that

support the traveling public. The subject request for a hotel conforms to the purpose and intent of the Mesa Gateway Strategic Development Area Plan and the Airport District by supporting Phoenix Mesa Gateway Airport functions and the traveling public with lodging.

Zoning District Designations:

The subject property is zoned Light Industrial with a Planned Area Development Overlay (LI-PAD). Per the PAD, proposed uses within the airport's boundary shall comply with the table of allowed uses in Section 11-7-2 of the MZO. Per Section 11-7-2 of the MZO, hotels and motels are permitted uses (by right) in the LI zoning district unless the property is subject to the Airport Overflight Area 2 (AOA-2). For properties subject to the AOA-2, hotels and motels require approval of a Conditional Use Permit (CUP).

Planned Area Development Overlay:

The PAD overlay is associated with a previously approved Development Master Plan (DMP) for the Phoenix Mesa Gateway Airport (Case No. Z96-023; Ordinance No. 3181 and amended through Case No. Z07-14; Ordinance No. 4691). According to the case file, the existing PAD/DMP is needed because the Zoning Ordinance does not specifically address airport design standards. No modifications to the approved Williams Gateway Airport Development Master Plan are being requested or needed.

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; specifically, within AOA 2. The location of the property within AOA 2 is due to its proximity to the Phoenix-Mesa Gateway Airport. The AOA 2 designation limits certain use designations, requires an aviation easement to be recorded with Maricopa County, and necessitates noise attenuation in construction. Additionally, the FAA will review the building and accessory uses on the property to determine if there will any features that could result in a flight safety hazard.

Conditional Use Permit – MZO Article 7, Section 11-70:

Per Section 11-7-2 of the MZO, a CUP is required for the development of a hotel in the AOA 2 district. Section 11-70-6 of the MZO outlines review criteria for approval of a CUP. The subject request adheres to the criteria outlined in Section 11-70-6(D) of the MZO.

Bonus Intensity Zone (BIZ) Overlay – MZO Article 3, Section 11-21-1:

The request includes a Bonus Intensity Zone (BIZ) overlay in accordance with Section 11-21-1 of the MZO. The purpose of the BIZ overlay is to approve modifications to certain development standards to accommodate the proposed use. The overlay is also to allow innovative design and flexibility that creates high-quality development on the site. After review, the proposal meets the review criteria as outlined in Section 11-21-3(B) of the MZO. Superior Design is achieved through creative building form and massing, upgraded exterior finishes, sustainable building and landscape design, and the creation of usable public spaces. The applicant also addressed several environmental performance standards such as energy efficiency and low-emission vehicle and carpool parking. Overall, the requested deviations are commensurate with the BIZ approval criteria.

Table 1 on the following page shows the MZO required standards, the applicant's proposed BIZ modifications, and staff recommendations:

Table 1

Development Standards	Required	Proposed	Staff Recommendation
Maximum Building Height – <i>MZO Section 11-7-3</i>	40'	55'6"	As proposed
Landscaping within proposed retention basins – <i>MZO Section 11-33-6</i>	Landscaping shall be provided in all areas of retention basins	No landscaping required in retention basins	As proposed

Per Table 1, the applicant is requesting to increase the maximum height for new buildings and provide no landscaping for proposed retention basins. The proposed height will provide greater use and intensity to the area while maintaining a moderate height that is compatible with the surrounding development. The applicant requested no required landscaping within the proposed retention basin due to future development plans for a restaurant at that location. No modifications to the approved Williams Gateway Airport Development Master Plan are being requested or needed.

Site Plan and General Site Development Standards:

The proposed site plan shows the development of a four-story hotel, approximately 18,320 square feet in size. Primary access to the site is provided along S. Sossaman Road, with secondary ingress/egress generally located in the northeast and southeast corners of the subject property to provide future access. Per the Williams Gateway Airport Development Master Plan, 129 on-site parking space are required; 149 parking stalls are proposed and are proportionally distributed throughout the development.

On-site walkways connect the primary entrance of the proposed hotel to the existing sidewalk along S. Sossaman Road and to future sidewalks adjacent to Skybridge Boulevard and Peak Air Circle. When intersecting drive aisles, walkways are raised a minimum of 3-inches above the vehicular lane and made distinct through use of textured paving and contrasting color. Overall, the proposed site plan conforms to the requirements of the Williams Gateway Airport DMP and MZO, including the review criteria for Site Plan Review in Section 11-69-5.

Design Review:

The Design Review Board reviewed the proposed building elevations and landscape plan on October 12, 2021 and recommended minor revisions. The applicant worked with staff to incorporate the suggested changes by the Design Review Board, and the associated case (DRB21-00591) was approved on November 16, 2021.

Surrounding Zoning Designations and Existing Use Activity:

Northwest (Across S. Sossaman Road) PS-AF Vacant	North LI-PAD-AF Vacant	Northeast LI-PAD-AF Vacant
West (Across S. Sossaman Road) PS-AF Vacant	Subject Property LI-PAD-AF Vacant	East LI-PAD-AF Vacant
Southwest (Across S. Sossaman Road) PS-AF Vacant	South LI-PAD-AF Vacant	Southeast LI-PAD-AF Vacant

Compatibility with Surrounding Land Uses:

The subject site is currently vacant and within the approved Skybridge Arizona Business Park. Adjacent parcels to the north, east, and south are zoned LI-PAD-AF and currently vacant. To the west, across S. Sossaman Road, is vacant land owned by the Arizona Board of Regents. The subject request for a hotel will not be out of character with the surrounding area.

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 and registered neighborhoods and HOAs within one mile of the site. The letter allowed interested parties to provide feedback on the proposed development. To date, staff has not been contacted by any interested parties. Staff will provide the Board with any new information during the scheduled Study Session on December 15, 2021.

Staff Recommendations:

After review of the submitted application and subsequent analysis, staff finds the subject request is consistent with the General Plan and the Mesa Gateway Strategic Development Plan and adheres to the review criteria for Site Plan Review approval outlined in Section 11-69-5 and for Bonus Intensity Zone overlay outlined in Section 11-21-3 of the MZO. The subject request also meets the review criteria for a Council Use Permit approval outlined in Section 11-70-5 of the MZO; therefore, staff recommends approval with the following conditions:

Conditions of Approval:

- 1) Compliance with the final site plan submitted.
- 2) Compliance with all requirements of Design Review.
- 3) Compliance with all City development codes and regulations, except the modifications to the development standards as approved with the BIZ overlay and shown in the following table:

Development Standards	Approved
Maximum Building Height – <i>MZO Section 11-7-3</i>	55 feet 6 inches
Landscaping within proposed retention basins – <i>MZO Section 11-33-6</i>	No Landscaping required in retention basins

- 4) Compliance with all conditions of approval associated with Case No. Z96-023.
- 5) Compliance with all conditions of approval associated with Case No. Z07-014.
- 6) Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a) Owner shall execute and record the City's standard Avigation Easement and Release for Phoenix Mesa Gateway Airport prior to the issuance of a building permit.
 - b) Any proposed permanent or temporary structure 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. An FAA determination notice of no hazard to air navigation shall accompany any building permit application for the property.
 - c) Prior to the issuance of a building permit, provide documentation that a registered professional engineer or registered professional architect has certified that noise attenuation measures have been incorporated into the design and construction of the building to achieve a noise level reduction to 45 decibels as specified in Section 11-19-5 of the Mesa Zoning Ordinance.
 - d) Provide written notice to future property owners that the project is within 1 mile of Phoenix-Mesa Gateway Airport

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 Building Elevations

Exhibit 4-Preliminary Grading and Drainage Plan

Exhibit 5-Citizen Participation Plan

Exhibit 6-Citizen Participation Report

Exhibit 7-Avigation Easement