



PLANNING DIVISION
STAFF REPORT

City Council Hearing

January 10, 2022

CASE No.: **ZON21-00796**

PROJECT NAME: **Inland Mesa**

Owner's Name:	Inland Kenworth Inc.
Applicant's Name:	Chase Woosley with Cotton Architecture + Design
Location of Request:	Within the 4100 block of East Valley Auto Drive (north side). Located west of Greenfield Road and north of Baseline Road.
Parcel No(s):	140-67-049
Request:	Major Modification to an Approved Site Plan. This request will allow for an industrial development.
Existing Zoning District:	Light Industrial (LI)
Council District:	2
Site Size:	5.8± acres
Proposed Use(s):	Large Vehicle and Equipment Sales, Services, and Rental
Existing Use(s):	Vacant
P&Z Hearing Date(s):	November 17, 2021 / 4:30 p.m.
Staff Planner:	Chloe Durfee-Sherman
Staff Recommendation:	APPROVAL with Conditions
Planning and Zoning Board Recommendation:	APPROVAL with Conditions (Vote: 6-0)
Prop 207 Wavier:	Yes

HISTORY

On **June 18, 1973**, the subject property was annexed into the City of Mesa as part of a larger 4,119.78± acre annexation (Ordinance No. #812).

On **January 21, 1980**, the City Council rezoned 169.28± acres of the 4,119.78± acre annexation from Maricopa County Rural 43 to City of Mesa Agricultural (AG) zoning designation (Case No. Z79-165; Ordinance No. #1308).

On **November 21, 1983**, the City Council rezoned 104.45± acres, including the subject property, from AG, R-3, RS, and C-2 to C-2 and conceptual R-2, R-3, M-1 to allow for the development of a mixed-use project (Case No. Z83-120; Ordinance No. 1763).

On **March 19, 1984**, the City Council rezoned 37.87± acres of the 104.45± acre rezone, including the subject property, from AG (conceptual R-s) to R-2-PAD allow for a site plan modification and update to “The Landmark” (Case No. Z84-024; Ordinance No.1810).

On **September 22, 1986**, the City Council rezoned 48.18± acres, including the subject property, from R-3, R-2-PAD, RS, AG (Conceptual R-3) to AG (Conceptual M-1), RS, R-3 (Conceptual M-1) to allow for future employment opportunities (Case No. Z86-092; Ordinance No. 2120).

On **September 8, 1987**, the City Council rezoned 84.46± acres, including the subject property, from AG (Conceptual M-1), RS, R-3 (Conceptual M-1) to M-1 allow for a future auto mall development (Case No. Z87-054; Ordinance No.2261).

On **January 9, 2006**, the City Council rezoned the subject property from M-1 to M-1 PAD to allow for the development of an office and warehouse condominium (Case No. Z05-097; Ordinance No. 4499).

On **September 23, 2013**, the City Council rezoned the subject property from LI-PAD to LI and approved a site plan to allow for the development of a self-storage facility (Case No. Z13-041; Ordinance No.5184).

PROJECT DESCRIPTION

Background:

The applicant is requesting a site plan review modification to allow for the development of a large vehicle and equipment sales, services, and rental building in the LI District. The 5.86± acre site is currently vacant and is located at the northern end of East Valley Auto Drive, just south of the US 60 Superstition Freeway. The applicant is proposing to construct a 26,370± square foot building with an additional 2,205 square foot wash bay and a 13,245 square foot covered canopy area over the truck docks. The Zoning Administrator has determined that this is a major modification to the approved site plan as the requested modification does not qualify as a minor modification per Section 11-69-7(A) of the MZO and the modification of the site plan modifies Condition #1 of zoning case Z13-041 which required compliance with the site plan approved with case Z13-041.

General Plan Character Area Designation and Goals:

Per the City of Mesa 2040 General Plan, the site is designated as being within the Employment Character Area. Per the Plan, the primary focus of the Employment Character Area designation is to provide for a wide range of employment opportunities in high-quality settings. The proposed project conforms with the intent of the Employment Character Area by providing a wide range of opportunities for the employment of professionals, technical experts, and high-skilled labor in a high-quality setting.

Zoning District Designations:

The subject property is zoned Light Industrial (LI). Per Section 11-7-2 of the City of Mesa Zoning Ordinance (MZO), office and industrial are allowed uses in the LI zoning district. The subject property is also located within the Airport Overflight Area Three (AOA 3). Per Section 11-19-4(C) of the MZO, there are no use restrictions in the AOA 3 beyond those applicable to the base zoning district.

Site Plan and General Site Development Standards:

The proposed site plan shows the development of a 26,370± square foot large vehicle and equipment sales, services, and rental building with an additional 2,205 square foot wash bay and a 13,245 square foot covered canopy area over the truck docks on a 5.86± acre lot.

According to the information shown on the site plan, the building, approximately 35-feet tall, will front Valley Auto Drive. There will be offices in the front part of the building facing Valley Auto Drive with truck docks on the east and west side of the building and the wash bay located in the rear of the building facing the freeway. Access to the site will be provided Valley Auto Drive.

Per Section 11-32-3 of the Mesa Zoning Ordinance, the total number of parking spaces required for the use is 62 spaces. The site plan shows 62 parking spaces located along the front of the building and along the eastern and southern property line. The site plan also shows pedestrian connectivity from the site onto Valley Auto Drive. This request is consistent with the review criteria for Site Plan Review outlined in Section 11-69-5 of the City of Mesa Zoning Ordinance.

Design Review:

The City's Design Review Board reviewed the proposed elevations and landscape plan on November 9, 2021. Staff will update the Planning and Zoning Board of the Design Review Board's recommendations during the scheduled study session on November 17th, 2021.

Surrounding Zoning Designations and Existing Use Activity:

Northwest (Across US 60) RS-9 Single Residence	North (Across US 60) RS-7 Single Residence	Northeast (Across US 60) RS-7 Single Residence
West RS-6 PAD Single Residence	Subject Property LI Undeveloped	East LI-CUP-CUP and LI-CUP Commercial
Southwest RS-6 PAD Single Residence	South LI Auto Shop	Southeast LI-CUP Commercial

Compatibility with Surrounding Land Uses:

The subject property is a vacant parcel located at the top of Valley Auto Drive to the north. Properties east and south of the subject site are a mix of commercial developments. To the west and north (across US 60) are single residence neighborhoods. The proposed industrial use will be compatible with the employment/light industrial uses that are already present in 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, as well as HOAs within ½ mile and registered neighborhoods within one mile of the site, inviting them to provide comments on the proposed project. As of the writing of this report, the applicant held a neighborhood meeting and heard from two citizens who asked questions to clarify they intended use of the property as well as to see a larger version of the site plan which the applicant helped with. Both the applicant and Staff heard from the neighboring property for several questions including proposed use, traffic impacts, and the overall site plan, which were answered by Staff and the applicant. Staff will provide the Board with any new information during the scheduled Study Session on November 17, 2021.

Staff Recommendations:

Based on the application received and preceding analysis, staff finds that the request for site plan review modification for the development of an office/warehouse building in the LI District is consistent with the General Plan and meets the review criteria for site plan review outlined in Section 11-69-5 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 requirements of Z13-041, except as modified by this request.
4. Compliance with all City development codes and regulations.

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 Elevations

3.5 Floor Plan

3.6 Grading and Drainage Plan

Exhibit 4-Citizen Participation Plan

Exhibit 5-Citizen Participation Report