



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

January 12, 2022

CASE No.: ZON21-00984	PROJECT NAME: The Cubes at Mesa Gateway
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Owner's Name:	WILLIAMS GATEWAY LAND INV LP
Applicant's Name:	Jacob Buening, Stock & Associates
Location of Request:	Within the 10100 to 10200 blocks of East Pecos Road (south side) and within the 6800 to 7500 blocks of South Crismon Road (east side) and within the 10100 to 10300 blocks of East Germann Road (north side). Located south of Pecos Road and north of Germann Road on the east side of Crismon Road.
Parcel No(s):	304-63-006V
Request:	Preliminary Plat. This request will allow for an industrial subdivision.
Existing Zoning District:	General Industrial (GI)
Council District:	6
Site Size:	257± acres
Proposed Use(s):	Industrial
Existing Use(s):	Vacant
P&Z Hearing Date(s):	January 12, 2022 / 4:00 p.m.
Staff Planner:	Cassidy Welch, Senior Planner
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **January 18, 1990**, the City Council approved the annexation of approximately 3,346± acres of land, including the subject site (Ordinance No. 2473); and subsequently zoned the property to Single Residence 43 (RS-43) (Case No. Z90-007, Ordinance No. 2496).

On **October 21, 1996**, the City Council approved a rezone of a 313± acres of land, including the subject site, from RS-43 to General Industrial (GI) to allow for future development of industrial uses (Case No. Z96-067).

PROJECT DESCRIPTION

Background:

The subject request is for the approval of a Preliminary Plat titled “The Cubes at Mesa Gateway”. Currently, the site is vacant. The proposed preliminary plat would allow for the creation of a five-lot industrial subdivision.

General Plan Character Area Designation and Goals:

The 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 request for preliminary plat approval to create an industrial subdivision is consistent with the goals of the Employment character area.

Mesa Gateway Strategic Development Plan:

The subject property is also located within the Logistics and Commerce District of the Mesa Gateway Strategic Development Plan (MGSDP). The Logistics and Commerce District is envisioned to provide a high-quality employment environment that is compatible with increasing over-flight activities associated with the nearby Phoenix-Mesa Gateway Airport. The proposed Preliminary Plat conforms to the goals of the MGSDP to provide areas for high-quality employment uses.

Airfield Overlay – MZO Article 3, Section 11-19:

Per Section 11-19 of the 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 Section 11-7-2 of the MZO, the AOA 2 allows development of industrial and warehouse uses.

The proposed development is not in the direct flight path of the Phoenix-Mesa Gateway airport runways; however, the development will likely experience noise from the airport. Phoenix-Mesa Gateway Airport staff reviewed the subject request and had no concerns with the proposed development of the site for non-residential uses.

Zoning District Designations:

The subject site is currently zoned General Industrial (GI). Per Section 11-7-2 of the MZO, GI zoning district allows for a range of industrial uses. Per Section 11-7-1 of the MZO, the purpose of the GI zoning district is to provide areas for industrial and high-impact commercial uses that require separation from residential uses. The proposed Preliminary Plat complies with the development standards, including lot size and dimensions permitted in Section 11-7-3 of the Mesa Zoning Ordinance (MZO).

Preliminary Plat:

Section 9-6-2 of the Mesa Subdivision standards requires approval of all subdivision plats located in the City to be processed through four progressive stages. Review and approval of a Preliminary Plat is the second stage in the series of the progressive stages. This review includes the evaluation of the overall design of the subdivision and details, such as utilities layout, ADA compliance, and retention requirements. The Preliminary Plat is reviewed and approved by the Planning & Zoning Board. Per Section 9-6-2 of the City's subdivision regulations, all plats are subject to Final Plat approval through the City Council.

The proposed Preliminary Plat would allow for the creation of an industrial plat for five lots. The proposed request meets the review criteria for approval of a Preliminary Plat outlined in Section 9-6-2 of the Mesa Subdivision Regulations.

Surrounding Zoning Designations and Existing Use Activity:

Northwest (Across Pecos Road) Maricopa County Vacant	North (Across Pecos Road) Maricopa County Vacant	Northeast (Across Pecos Road) Maricopa County Vacant
West (Across Crismon Road) AG & LI Vacant	Subject Property GI Vacant	East GI Vacant
Southwest (Across Germann & Crismon Roads) Town of Queen Creek Employment/Industrial	South (Across Germann Road) Town of Queen Creek Employment/Industrial	Southeast (Across Germann Road) Town of Queen Creek Employment/Industrial

Compatibility with Surrounding Land Uses:

The subject property is surrounded primarily by vacant land. The property to the north of the subject site is located within Maricopa County and is anticipated to be developed with industrial uses. There is an agricultural use located to the west of the subject property. The property to the east of the site is vacant and zoned General Industrial and properties south of the site in the Town of Queen Creek are anticipated to be development with employment type uses. Overall, the proposed development for industrial use will not be out of character with the surrounding uses.

Staff Recommendation:

Based on the application received and the preceding analysis staff finds that the subject request for Preliminary Plat approval is consistent with the General Plan and meets the review criteria for a Preliminary Plat outlined in Section 9-6-2 of the Mesa Subdivision Regulations; therefore, staff recommends approval with the following conditions.

Conditions of Approval:

1. Compliance with the Preliminary Plat submitted.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Subdivision Regulations.
4. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first.

Exhibits:

Exhibit 1-Staff Report

Exhibit 2-Vicinity Map

Exhibit 3-Application Information

3.1 Project Narrative

3.2 Preliminary Plat