



**PLANNING DIVISION**  
**STAFF REPORT**

**Planning and Zoning Board**

**January 12, 2022**

CASE No.: **ZON20-00139**  
**Ellsworth**

PROJECT NAME: **Tech Center at**

Owner's Name:	NEC E&G, LLC and ELLSWORTH 92, LLC
Applicant's Name:	Jesse Macias, M3 Design, LLC
Location of Request:	Within the 7200 to 7400 blocks of South Ellsworth Road (east side). Located south of Pecos Road on the east side of Ellsworth Road.
Parcel No(s):	304-62-004V & 304-62--004Q
Request:	Site Plan Review. This request will allow for a commercial retail development and self-storage facility.
Existing Zoning District:	Light Industrial (LI)
Council District:	6
Site Size:	6± acres
Proposed Use(s):	General Retail, Restaurant with a drive-thru facility, and Self-Storage Facility and Boat & RV Storage
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, 1989**, the City Council annexed approximately 3,346± acres of property, including the subject site, into the City of Mesa (Ordinance No. 2473); and subsequently zoned the property to Single Residence 43 (RS-43) (Case No. Z90-007, Ordinance No. 2496).

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

## **PROJECT DESCRIPTION**

### **Background:**

The applicant is requesting Site Plan Review of an initial site plan to allow for the development of two (2) multi-tenant commercial buildings and a self-storage facility on two vacant parcels in the Light Industrial (LI) zoning district. The subject site is currently vacant and is located south of Pecos Road on the east side of Ellsworth Road. The existing zoning of Light Industrial (LI) on the subject site was established in 2004 (Case No. Z04-001, Ordinance No. 4208). A condition of approval for Ordinance No. 4208 required review and approval by both the Planning and Zoning Board and City Council of the development plans for uses proposed on the property.

The application was submitted in March 2020, prior to the current Mesa Zoning Ordinance. Per Table 11-7-2 of the Mesa Zoning Ordinance (MZO), general retail, restaurants, and self-storage facilities were permitted uses in the LI zoning district at the time of submittal.

### **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. Supportive commercial may also be considered consistent with the intent of the Employment character area. The proposed commercial and self-storage will be supportive to future industrial uses in the area. Overall, the request 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 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 subject request for commercial uses conforms to the purpose and intent of the Mesa Gateway Strategic Development Plan.

### **Zoning District Designations:**

The subject property is zoned Light Industrial (LI). Per Section 11-7-2 of the Mesa Zoning Ordinance (MZO), a commercial building containing retail and restaurant uses are permitted in the LI District. The subject application was submitted in March 2020, prior to the adoption of Ordinance #5593 which changed the requirements for self-storage facilities. As such, the proposed development was reviewed in accordance with the zoning ordinance effective at the time of application. Per the previous Mesa Zoning Ordinance (MZO), self-storage facilities were permitted uses in the LI zoning district.

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

Per Section 11-19 of the MZO, the property is located within the Airfield (AF) Overlay District. Specifically, within the Airport Overflight Areas Two and Three (AOA 2 & AOA 3). The location of the property within the AOA 2 and AOA 3 is due to its proximity to the Phoenix-Mesa Gateway Airport. Per Section 11-7-2 of the MZO, the proposed uses are permitted in the AOA 2 and AOA 3.

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

The proposed site plan shows development of two 9,000± square foot multi-tenant buildings with a drive-thru referred to as Shops A and B. Per the submitted site plan, the multi-tenant buildings will be located on the northern end of the subject site. Vehicular access will be directly from Ellsworth Road on the west side of the site. The proposed site plan includes cross-access with adjacent developments to the north, south, and east. The buildings are oriented towards Ellsworth Road with parking adjacent to the street and pedestrian connections to both Ellsworth Road and adjacent future developments.

The proposed site plan also shows development of a self-storage facility on the southeast corner of the subject site. A two-story, 67,000± square foot self-storage building is proposed along the western boundary with five accessory storage buildings and covered Boat & RV parking to the east. The office for the self-storage facility will be located in the southwest corner of the two-story building facing Ellsworth Road. Access will be provided by two shared drive aisles from Ellsworth Road. Per the submitted site plan, the facility will be gated with the gates located to the rear of the two-story building.

Overall, the proposed site plan conforms to the requirements of the MZO including the review criteria for Site Plan Review in Section 11-69-5.

**Design Review:**

On November 9, 2021, the Design Review Board discussed the proposed elevations and landscape plan for the development. They recommended minor modifications to the building design. Staff is working with the applicant to address those comments.

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

<p><b>Northwest</b> (Across Ellsworth Road) LI Convenience Store with an associated Fuel Station</p>	<p><b>North</b>  LI Convenience Store with an associated Fuel Station and Car Wash</p>	<p><b>Northeast</b>  LI Vacant</p>
<p><b>West</b> (Across Ellsworth Road) LI Convenience Store with an associated Fuel Station, Car Wash &amp; Restaurant with Drive-Thru</p>	<p><b>Subject Property</b>  LI Vacant</p>	<p><b>East</b>  LI Vacant</p>

<p style="text-align: center;"><b>Southwest</b> (Across Ellsworth Road) LI Vacant</p>	<p style="text-align: center;"><b>South</b>  LI Vacant</p>	<p style="text-align: center;"><b>Southeast</b>  LI Vacant</p>
---	--	--

**Compatibility with Surrounding Land Uses:**

The subject site is located south of a Convenience Store with an associated fuel station and car wash that is currently under construction to the north. The proposed commercial and self-storage facility are located adjacent to Ellsworth Road. It is anticipated that the remaining property to the east will be developed for large-scale industrial uses. Across Ellsworth Road, there are existing commercial uses including a convenience store with an associated fuel station, car wash, and restaurant with drive-thru facility. The proposed development will provide supportive commercial uses for the future adjacent industrial development and is compatible with surrounding area.

**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 the writing of this report, neither the applicant nor staff have received any comments or concerns from surrounding property owners. Staff will provide the Board with any new information during the January 12, 2022 Study Session.

**Staff Recommendation:**

Based on the application received and the preceding analysis, staff finds that the subject request is consistent with the Mesa 2040 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 final site plan submitted.
2. Compliance with all requirements of DRB20-00140.
3. Compliance with requirement of Z04-001, 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 Citizen Participation Plan

Exhibit 4-Citizen Participation Report