



PLANNING DIVISION
STAFF REPORT

City Council Hearing

May 2, 2022

CASE No.: **ZON21-01126**

PROJECT NAME: **Pursuit Park**

Owner's Name:	Signal Butte Mesa Holdings, LLC
Applicant's Name:	Noel Griemsmann, Snell & Wilmer, LLP
Location of Request:	Within the 3200 to 3400 blocks of South Signal Butte Road (west side). Located north of Elliot Road on the west side of Signal Butte Road.
Parcel No(s):	304-01-012F
Request:	Rezone from Agricultural (AG) to Light Industrial with a Planned Area Development overlay (LI-PAD), and Site Plan Review. This request will allow for an industrial development.
Existing Zoning District:	Agricultural (AG)
Council District:	6
Site Size:	65.8± acres
Proposed Use(s):	Industrial
Existing Use(s):	Vacant
P&Z Hearing Date(s):	February 23, 2022 / 4:00 p.m.
Staff Planner:	Cassidy Welch, Senior Planner
Staff Recommendation:	APPROVAL with Conditions
Planning and Zoning Board Recommendation:	APPROVAL with Conditions (Vote: 5-0)
Proposition 207 Waiver Signed:	Yes

HISTORY

On **January 22, 1990**, the City Council annexed 1,228± acres of land that included the subject 65.8± acre site into the City of Mesa (Case No. A88-014; Ordinance No. 2438).

On **March 15, 1990**, the City Council approved a rezoning of the subject site from Maricopa County Rural 43 (RU-43) to City of Mesa comparable zoning of Agricultural (AG) (Case No. Z90-010; Ordinance No. 2512).

PROJECT DESCRIPTION

Background:

The subject request is for a rezone of a 65.8± acre site from Agricultural (AG) to Light Industrial with a Planned Area Development overlay (LI-PAD) and Site Plan Review of an Initial Site Plan. The subject requests will allow for the development of four (4) large-scale industrial buildings to be used for warehousing, industrial, and office uses. The subject property is currently vacant and located north of Elliot Road on the west side of Signal Butte Road.

As part of the rezoning request, the applicant is requesting a PAD overlay to allow modifications to certain development standards on the property. Specifically, the proposed modifications include an increase in building height, as well as reductions to the number of required vehicular and bicycle parking spaces, and a reduction to landscaping. Per Section 11-22 of the Mesa Zoning Ordinance (MZO), the purpose of a PAD overlay is to permit flexibility in the application of zoning standards and requirements and demonstrate that the proposed development provides equivalent or superior standards in a creative way to meet the intent of the City's Zoning Ordinance and General Plan. The subject request meets the criteria for a PAD outlined in the MZO and the review criteria for Site Plan Review.

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 industrial park for industrial land uses conforms to the intent and purpose of the Employment character area designation. 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 subject property is also located within the Mixed Use Community District of the Mesa Gateway Strategic Development Plan (MGSDP). The Mixed Use Community District is envisioned to provide a variety of uses including low- to high-density residential, commercial, and employment uses. Significant job centers are also envisioned within the Mixed Use Community District. The proposed rezoning is consistent with the goals of the MGSDP by providing commercial and employment opportunities within the Mixed Use Community District.

Zoning District Designations:

The subject property is zoned Agricultural (AG). The applicant is requesting to rezone the subject property to 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 rezoning and intended development of the site for industrial uses 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 site is located within the Airfield Overlay District, specifically within the Airport Overflight Area Three (AOA 3). 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 3 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 did not express opposition to the proposed development of the site.

PAD Overlay Modification – MZO Article 3, Chapter 22:

The subject request includes a Planned Area Development overlay (PAD) to allow for modifications to certain required development standards of the MZO on the property. Per Section 11-22 of the MZO, the purpose of the PAD overlay is to allow innovative design and flexibility that creates high-quality development for the site. Table 1 below shows the MZO required standards and the applicant's proposed PAD standards.

Table 1: Development Standards

Development Standards	MZO Required	PAD Proposed	Staff Recommendation
<u>Maximum Building Height</u> – MZO Section 11-7-3	40 feet	55 feet	As proposed
<u>Required Parking Spaces by Use</u> – MZO Table 11-32-3 - <i>Group Industrial</i>	75% at 1 space per 500 square feet plus 25% at 1 space per 375 square feet	1 space per 900 square feet of gross floor area	As proposed
<u>Required Landscape Yards</u> – MZO Section 11-33-3 - <i>Non-single residence uses adjacent to non-residential districts and/or uses</i>	15 feet	11 feet along the northern property line only, as shown on site plan	As proposed
<u>Bicycle Parking</u> – MZO Section 11-32-8	1 bicycle space per 10 on-site vehicle parking spaces provided. After the first 50 bicycle parking spaces are provided, 1 space per 20 vehicle parking	10 bicycle spaces per building	As proposed

	spaces is required.		
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Maximum Building Height:

Per Section 11-7-3 of the MZO, the maximum height in the LI zoning district is 40 feet. The applicant is proposing an increase to the maximum building height to 55 feet. According to the applicant, this requested height increase is to accommodate anticipated users within the industrial park.

Required Parking Spaces by Use:

Per Section 11-32-3 of the MZO, the required parking ratio for group industrial buildings with no specified users is 75% of the gross floor area at one space per 500 square feet and the remaining 25% at one space per 375 square feet. The applicant is requesting a parking ratio of one space per 900 square feet. According to the applicant, the requested parking ratio is more consistent with the needs of anticipated users as well as consistent with similar industrial development within the city.

Required Landscape Yards:

Per Section 11-33-3 of the MZO, non-single residence uses adjacent to non-residential districts and/or uses shall provide a 15-foot landscape yard. Per the site plan submitted, the applicant is proposing a private drive along the north property line to the proposed development. The applicant is requesting a reduction in the required perimeter landscape yard along the northeastern boundary to 11 feet. However, the applicant is proposing to increase the landscape median adjacent to the northwestern boundary to a maximum of 85 feet to allow for enhanced landscaping in this area.

Required Bicycle Parking:

Per Section 11-32-8 of the MZO, the proposed development shall include bicycle parking at a ratio of one space per 10 on-site vehicle parking space and one space per 20 on-site vehicle parking spaces after the first 50 bicycle parking spaces are provided. The applicant is requesting a bicycle parking ratio of 10 spaces per building. According to the applicant, the proposed industrial development is not anticipated to have a large degree of bicycle users due to its location and overall hours of operation.

PAD Justification:

The proposed request meets the standard for high-quality development by providing on-site amenities such as increased landscaping and employee break areas, and superior quality elevations.

Site Plan and General Site Development Standards:

The proposed site plan shows development of four industrial buildings totaling approximately 896,281 square feet. As shown on the site plan, the buildings range from 163,277 to 270,378 square feet. Per the submitted site plan, each building will include truck dock 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. The applicant is requesting a parking ratio of one space per 900 square feet and will provide 1,197 parking spaces.

Primary and secondary vehicular access will be from Signal Butte Road on the eastern end of the subject site. On-site walkways will connect the primary entrances of each industrial building to each other and to the adjacent Signal Butte Road to the east. 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:

The Design Review Board is scheduled to review the subject request on February 8, 2022. 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 LI-PAD Vacant	North LI Vacant	Northeast (Across Signal Butte Road) RS-6-PAD Utilities/Retention
West LI-PAD Vacant	Subject Property AG Vacant	East (Across Signal Butte Road) LI & PS Vacant & Utilities
Southwest LI-PAD Vacant	South AG Vacant	Southeast AG Vacant

Compatibility with Surrounding Land Uses:

The subject site is currently vacant. The property south of the subject property is currently zoned AG and west of the subject site is currently zoned LI. Development of these areas is expected to conform to the goals of the Employment character area. The property to the east of the subject site, adjacent to Signal Butte Road, is currently zoned LI and expected to develop for industrial uses. The subject request for an industrial development on the property will not be out of character with the 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 February 23, 2022 Study Session.

Staff Recommendation:

Based upon the application received and preceding analysis, staff finds that the subject requests are consistent with the Mesa 2040 General Plan, the Mesa Gateway Strategic Development Plan, the review criteria for Site Plan Review approval outlined in Section 11-69-5 of the MZO, and the purpose for a Planned Area Development overlay outlined in Section 11-

22-1 of the MZO; therefore, staff recommends approval of the request with the following conditions.

Conditions of Approval:

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Design Review case no. DRB21-01125.
3. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with the PAD overlay and shown in the following table:

Development Standards	Approved
<u>Maximum Building Height</u> – MZO Section 11-7-3	55 feet
<u>Required Parking Spaces by Use</u> – MZO Table 11-32-3 - <i>Group Industrial</i>	1 space per 900 square feet of gross floor area
<u>Required Landscape Yards</u> – MZO Section 11-33-3 - <i>Non-single residence uses adjacent to non-residential districts and/or uses</i>	11 feet along the northern property line only, as shown on site plan
<u>Bicycle Parking</u> – MZO Section 11-32-8	10 bicycle spaces per building

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.
5. All off-site improvements and street frontage landscaping to be installed in the first phase of construction.
6. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Owner shall execute the City's standard Avigation Easement and Release for Phoenix Mesa Gateway Airport prior to or concurrently with the recordation of the final subdivision map or the issuance of a building permit, whichever occurs first.
 - b. Due to the proximity to Phoenix Mesa Gateway Airport, any proposed permanent or temporary structure, as required by the FAA, 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. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
 - c. Prior to the issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect demonstrating compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.
 - d. Provide written notice to future property owners that the project is within three miles of Phoenix-Mesa Gateway Airport

Exhibits:

Exhibit 1 – Vicinity Map

Exhibit 2 – Staff Report

Exhibit 3 – Application Information

3.1 Project Narrative

3.2 Site Plan

3.3 Landscape Plan

3.4 Elevations

3.5 Grading and Drainage Plan

Exhibit 4 – Citizen Participation Plan

Exhibit 5 – Citizen Participation Report

Exhibit 6 – Prop 207 Waiver

Exhibit 7 – Avigation Easement