



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

May 11, 2022

CASE No.: **ZON22-00047**
109

PROJECT NAME: **SkyBridge Lots 108 and**

Owner's Name:	PHOENIX-MESA GATEWAY AIRPORT AUTHORITY
Applicant's Name:	Glenn Klipfel, ADM Group Inc.
Location of Request:	Within the 7700 to 7800 blocks of E. Velocity Way (south side). Located east of Sossaman Road and north of Pecos Road.
Parcel No(s):	304-36-002G
Request:	Site Plan Review. This request will allow for an industrial development.
Existing Zoning District:	Light Industrial with a Planned Area Development overlay (LI-PAD)
Council District:	6
Site Size:	28.1± acres
Proposed Use(s):	Industrial
Existing Use(s):	Vacant
P&Z Hearing Date(s):	May 11, 2022 / 4:00 p.m.
Staff Planner:	Sean Pesek, Planner II
Staff Recommendation:	APPROVAL with Conditions

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 review of an Initial Site Plan to allow for the development of two (2) industrial buildings to be used for warehousing, industrial, and office uses. The subject property is currently vacant and located east of S. Sossaman Road on the south side of E. Velocity Way and is within the Phoenix-Mesa Gateway Airport (PMGA). As such, new development shall comply with the applicable standards set forth in the approved Development Master Plan (DMP) for PMGA. Per Ordinance no. 4691, buildings that exceed 100,000 square feet in size shall be reviewed by Mesa's Planning and Zoning Board pursuant to the process identified in the Mesa Zoning Ordinance (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 high-quality building design. The Light Industrial (LI) District is listed as a primary zoning district in the Airport Sub-type. The subject request for an industrial development conforms to the purpose and intent of the Airport-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 an industrial development 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 with manufacturing, business operations, and warehousing.

Zoning District Designations:

The subject property is zoned Light Industrial with a Planned Area Development Overlay (LI-PAD). The PAD overlay is tied to the approved DMP for Phoenix-Mesa Gateway Airport. Per the DMP, 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, indoor warehousing and storage, light manufacturing, and office uses are allowed by right in 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 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 warehousing 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.

Site Plan and General Site Development Standards:

The proposed site plan shows development of two industrial buildings totaling approximately 500,300 square feet. Each building will have truck docks and service areas that are screened by an eight-foot decorative wall, per the screening requirements outlined in Section 11-30-13 of the MZO. The applicant is requesting to utilize several prescribed parking ratios to comply with the parking requirements outlined in Section 11-32-3 of the MZO including warehousing and storage, industrial, and office. Overall, 648 on-site parking spaces are required. Per the submitted site plan, the applicant will provide 670 spaces.

Primary access for employees and visitors is provided from E. Velocity Way, with secondary access along International Way and S. Downwind Circle. Dedicated driveways for truck deliveries are proposed along Peak Air Circle. On-site walkways will connect primary building entrances with parking areas, employee amenity spaces, and adjacent sidewalks. When intersecting drive aisles, walkways will be raised a minimum of three 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 is scheduled to review the subject request on May 10, 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 (Across E. Velocity Way) LI-PAD Aircraft Hangars	North (Across E. Velocity Way) LI-PAD Aircraft Hangars	Northeast (Across S. Downwind Circle) LI-PAD Aircraft Hangars
West	Subject Property	East (Across Signal Butte Road)

LI-PAD Industrial	LI-PAD Vacant	LI-PAD Aircraft Hangars
Southwest LI-PAD Vacant	South LI-PAD Vacant	Southeast LI-PAD Vacant

Compatibility with Surrounding Land Uses:

The subject site is currently vacant. Property to the south is zoned LI-PAD and is currently vacant. To the north and east, across E. Velocity Way and S. Downwind Circle, are aircraft hangars on properties zoned LI-PAD. Lastly, to the west, is existing industrial development on property zoned LI-PAD. Overall, the subject request for an industrial development 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 May 11, 2022 Study Session.

Staff Recommendation:

Based upon the application received and preceding analysis, staff finds that the subject request is 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 development standards set forth in the Williams Gateway Airport DMP; 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 conditions of approval associated with Case No. Z07-14 (Ordinance No. 4691).
3. Compliance with all requirements of Design Review Case no. DRB22-00046.
4. All off-site improvements and street frontage landscaping to be installed in the first phase of construction.
5. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Owner must 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 1 mile of Phoenix-Mesa Gateway Airport

Exhibits:

Exhibit 1 – Vicinity Map

Exhibit 2 – Staff Report

Exhibit 3 – Application Information

3.1 Site Plan

3.2 Grading and Drainage Plan

3.3 Landscape Plan

3.4 Elevations

3.5 Project Narrative

3.6 Citizen Participation Plan

Exhibit 4 – Citizen Participation Report

Exhibit 5 – Avigation Easement