



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

May 11, 2022

CASE No.: **ZON22-00155**

PROJECT NAME: **Power Road Logistics**

Owner's Name:	Garage Town USA LLC
Applicant's Name:	Alex Hayes, Withey Morris
Location of Request:	Within the 3300 block of South Power Road (east side). Located on the east side of Power Road and north of Elliot Road.
Parcel No(s):	304-05-017H
Request:	Site Plan Review. This request will allow for the development of an industrial warehouse.
Existing Zoning District:	Light Industrial with a Planned Area Development Overlay (LI-PAD)
Council District:	6
Site Size:	9± acres
Proposed Use(s):	Industrial Warehouse
Existing Use(s):	Vacant
Hearing Date(s):	May 11, 2022 / 4:00 p.m.
Staff Planner:	Robert Mansolillo
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **March 25, 1994**, the subject property was annexed into the City of Mesa (Ord. #2873). Specifically, the property was annexed as part of a 106± acre property into the City.

On **April 18, 1994**, the City Council approved to rezone 93± acres that was previously annexed into the City from Maricopa County's Rural-43 zoning designation to City of Mesa R1-43 (RS-43) zoning designation (Case # Z94-020; Ord. #2895).

On **April 16, 2007**, the City Council approved to rezone from RS-43 to M-1-PAD (equivalent to LI-PAD) and Site Plan Review to allow for the development of a self-storage facility (Case # Z07-020; Ord. #4684)

PROJECT DESCRIPTION

Background:

The subject request is for the approval of an Initial Site Plan to allow the development of an industrial warehouse building with two offices in the LI-PAD district. The 9± acre site is currently vacant and is located on the east side of Power Road, north of Elliot Road. The applicant is proposing to construct a one-story, 158,180± square foot building consisting of 7,000 square feet of office space and 151,180 square feet of warehouse.

General Plan Character Area Designation and Goals:

The Mesa 2040 General Plan Character Area designation on the property is Employment and Mixed-Use Activity District. Per Chapter 7 of the General Plan, Employment Districts typically have minimal connection to the surrounding area and are used for employment-type uses such as manufacturing facilities, warehousing, and business parks. Per the Plan, one of the goals for Employment District is to provide for a wide range of employment opportunities in high-quality settings. The Mixed-Use Activity District is a large-scale (typically over 25 acres) community and regional activity area that usually has a significant retail commercial component including shopping areas such as malls, power centers, or lifestyle centers that are designed and developed to attract customers from a large radius. This district often includes other uses such as office, entertainment, and residential. The subject requests would allow for industrial development which is consistent with the goals of the Employment Character Area

Mesa Gateway Strategic Development Plan:

The subject property is also located in the Inner Loop Land Use District of the Mesa Gateway Strategic Development Plan. Per the Strategic Plan, the main goals of the Inner Loop District are to contribute to the City of Mesa economy and community, help to achieve the job to housing balance identified in the City's General Plan, and to not negatively impact the operations and economic benefits to Mesa of the Phoenix Mesa Gateway Airport.

Zoning District Designations:

The subject property is zoned Light Industrial with a Planned Area Development Overlay (LI-PAD). Per Section 11-7-2 of the City of Mesa Zoning Ordinance (MZO), office and warehouse uses 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 158,180± square foot building consisting of 7,000 square feet of office space and 151,180 square feet of warehouse on a 9± acre lot. According to the information shown on the site plan, the one-story building, approximately 32 feet tall, will front on to Power Road. There will be offices in the northwest and southwest corners of the building with the warehouse portion located in the rear of the building facing away from the street. Access to the site will be provided by two access driveways off Power Road.

Per Section 11-32-3 of the MZO, the total number of parking spaces required for the use is 187 spaces. The site plan shows 189 parking spaces located along the north, west and south sides of the building. The site plan also shows pedestrian connectivity from the site to Power Road. This

request is consistent with the review criteria for Site Plan Review outlined in Section 11-69-5 of the City of MZO.

Design Review:

The City's Design Review Board reviewed the proposed elevations and landscape plan on April 13, 2022. Staff is working with the applicant to address minor comments provided by the Board.

Surrounding Zoning Designations and Existing Use Activity:

Northwest (Across Power Rd) City of Gilbert San Tan Charter School	North LI PAD Self-storage	Northeast LI PAD Self-storage
West (Across Power Rd) Town of Gilbert San Tan Charter School/Undeveloped	Subject Property LI PAD Undeveloped	East LI PAD Self-storage
Southwest (Across Power Rd) City of Gilbert Undeveloped	South LC Undeveloped	Southeast LI PAD Self-storage/Undeveloped

Compatibility with Surrounding Land Uses:

The subject site is currently vacant. To the north and east of the site is an existing storage use. South of the site is vacant property zoned Limited Commercial (LC); and to the west of the site is under the Town of Gilbert jurisdiction containing a charter school and agricultural land. The use proposed in this development is supported by the General Plan as well as the Gateway Strategic Development Plan. The proposed office/warehouse use is a primary land uses in the Employment and Mixed-Use Activity Districts character areas.

Neighborhood Participation Plan and Public Comments:

The applicant has completed a Citizen Participation Process, which included letters mailed to property owners within 500-feet of the site, as well as HOAs within ½ mile and registered neighborhoods within 1 mile of the site, inviting them to provide comments about the proposed project. As of writing this report, neither the applicant nor staff has received any comments or concerns from surrounding property owners. Staff will provide the Board with any new information during the scheduled Study Session on May 11, 2022.

Staff Recommendations:

Based on the application received and the preceding analysis, staff finds that the subject request is consistent with the Mesa 2040 General Plan, the Mesa Gateway Strategic Development Plan, and the review criteria for Site Plan Review approval 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.
2. Compliance with all City of Mesa development codes and regulations.
3. Compliance with all requirements of Design Review Case No. (DRB22-00156).
4. Prior to the issuance of any building permit, receive approval from the City's Transportation Department for the design of a deceleration lane to the south entrance of the site from Power Road.

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