



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

June 8, 2022

CASE No.: **ZON22-00257**
Butte

PROJECT NAME: **Park Signal**

Owner's Name:	DMB Mesa Proving Grounds, LLC.
Applicant's Name:	Dustin Chisum, Deutsch Architecture Group
Location of Request:	Within the 3900 to 4100 blocks of South Signal Butte Road (west side) and within the 3900 to 4100 blocks of the South Binary alignment (east side). Located south of Elliot Road on the west side of Signal Butte Road.
Parcel No(s):	304-34-977H
Request:	Major Site Plan Review. This request will allow for an industrial development within the Eastmark Planned Community.
Existing Zoning District:	Planned Community (PC)
Council District:	6
Site Size:	65.3± acres
Proposed Use(s):	Industrial
Existing Use(s):	Vacant
P&Z Hearing Date(s):	June 8, 2022 / 4:00 p.m.
Staff Planner:	Lesley Davis, Senior Planner
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **September 22, 2008**, the City Council approved a Major General Plan Amendment changing the land use designation on the property from Medium Density Residential, Community Commercial, Regional Commercial, Mixed Use Residential, Mixed Use Employment, Business Park, and Office to Mixed Use Community (Ord. No. 9353).

On **November 3, 2008**, the City Council approved an annexation of 3,136.58± acres (Case No. A08-008 and Ord. No. 4891), including the subject site, into the City of Mesa and established

City of Mesa R1-43 zoning (Case No. Z08-55 and Ord. No. 4892). The City Council also approved a rezoning of the property from R1-43 to Planned Community District (PCD) and established the Mesa Proving Grounds Community Plan (Eastmark Planned Community) (Case No. Z08-56 and Ord. No. 4893).

On **April 28, 2011**, the Planning and Zoning Board approved a Development Unit Plan for Development Unit 6 North of the Mesa Proving Grounds Community Plan (Eastmark Planned Community) (Case No. Z11-010).

On **October 23, 2017**, the Planning Director approved a minor site plan through the Planning Director Hearing process, for the development of a data center campus (Case No. ZON17-00279).

PROJECT DESCRIPTION

Background:

The subject site consists of 65.3± acres of undeveloped property within the Eastmark Planned Community District (PCD). The applicant is requesting approval of a Major Site Plan to allow for the development of an industrial park that will consist of six buildings with 962,474 square feet of building area combined. The possible uses identified by the applicant are limited to manufacturing, warehouse, and accessory office, which are uses consistent with light industrial development. The request is considered a Major Site Plan, as it meets the criteria within Section 6.1(E) of the Eastmark Community Plan (CP) with over 50,000 square feet of non-residential area proposed.

General Plan Character Area Designation and Goals:

The property is located in a Mixed Use Community character area designation of the City's General Plan. Mixed Use Community character areas are expected to develop with one or more villages and/or urban core(s) and contain a mix of employment, office, retail, medical, educational, community service, tourism, entertainment, open space, recreational, and residential uses. Per Chapter 7 of the General Plan, Mixed Use Communities must contain a significant commercial component (minimum 40%). However, the PCD zoning district, Eastmark Community Plan, and land use allocations were approved prior to the 2020 general plan amendment which adopted the minimum commercial component requirement for the Mixed Use Community character area. Therefore, the proposed development with employment generating uses complies with the Eastmark Community Plan and the intent of the character area by adding employment and office space to the mix of uses envisioned in the character area and helping to create a complete and identifiable community.

Gateway Strategic Development Plan:

The site is also within the Mixed-Use Community District of the Mesa Gateway Strategic Development Plan. This district is envisioned to be the area that solidifies the goal to balance land uses and provide sustainability through the creation of a live/work/play community. It will contain the widest variety of land uses within the planning area, with ultimate development including low- to high-density residential, commercial, employment, civic, and recreational uses to provide a complete community experience. Business parks, light industrial, and other

higher-intensity employment uses, as well as regional community commercial uses are compatible with this designation. The proposed industrial development complies with the vision of the Mixed-Use Community District of the Mesa Gateway Strategic development plan.

Zoning District Designations:

The subject property is zoned Planned Community (PC) district and is located within Development Unit 6 North (DU 6N) of the Eastmark (Mesa Proving Grounds) Community Plan. The Development Unit Plan (DUP) for DU 6N includes a land use allocation plan that requires specific identification and location of land use types during the review and approval of a site plan. Land Use Group C (LUG-C), Regional Center/Campus, has been specified for this development and the proposed light industrial uses such as limited manufacturing, warehouses and accessory office space are permitted uses within LUG-C.

The property is also located within the Airport Overflight Area Three (AOA 3), due of its proximity to the Phoenix-Mesa Gateway Airport. Per Section 11-19 of the MZO, there are no restrictions for industrial uses in the AOA 3. Phoenix-Mesa Gateway Airport staff reviewed the subject request and had no concerns with the proposed development.

Site Plan and General Site Development Standards:

The site plan shows a six-building industrial park located west of Signal Butte Road with Building F facing Signal Butte Road. Primary access is to Signal Butte Road through two drive entrances. Additional secondary access is provided at the west side of the site along the South Binary alignment that will connect to Everton Terrace.

Per the plan, there will be several outdoor amenity areas around each building. Many of the amenity areas are located in places that will help break up large parking areas around the buildings and will provide outdoor areas for employees to take a break. All amenity areas include benches and lighting which will help activate these spaces as usable open space.

Per the DUP for DU 6N, developments within LUG-C are permitted up to 50 feet in height and limited to 40-feet within 150-feet of Signal Butte Road. The easternmost building is located 152-feet from Signal Butte Road. Section 17.6 of the Community Plan (CP) allows architectural embellishment to extend a maximum of twenty percent above the height limit specified in the LUG. The proposed buildings range from 46-feet, 2-inches for the easternmost building (Building F) along Signal Butte Road to 52-feet, 2-inches for the westernmost building (Building A) along the Binary Alignment. The additional height for Building A is for architectural embellishments in accordance with the CP. The proposed buildings will also meet or exceed minimum setbacks permitted in LUG-C. Overall, the proposed industrial park meets or exceeds the requirements of the CP and DUP for DU 6N.

Design Review:

The Eastmark Design Review Committee had reviewed the elevations and landscape plan for the proposed industrial park and provided comments. Final approval by the Eastmark Design Review Committee is required prior to permitting.

Surrounding Zoning Designations and Existing Use Activity:

Northwest (Across Binary Alignment) PC Approved Employment Use	North PC Existing Employment Use	Northeast (Across Signal Butte Road) RS-6-PAD Residential
West (Across Binary Alignment) PC Approved Employment Use	Subject Property PC Vacant	East (Across Signal Butte Road) RS-7-PAD Residential
Southwest (Across Binary Alignment) PC Disc Golf Course (South of Disc Golf Course) PC Residential	South PC Vacant	Southeast (Across Signal Butte Road) RS-7-PAD Residential

Compatibility with Surrounding Land Uses:

The site is located within the Eastmark Planned Community. North of the proposed site, along Elliot Road, is an existing industrial development. To the east, across Signal Butte Road is an existing residential community. To the south is a vacant parcel. To the southwest is the Eastmark disc golf course, with residential homes south of that, and lastly, to the west, across the Binary alignment, is the site for the recently approved Indicap industrial development. The area has been developing as industrial for several years and, per exhibit 3.3 of the CP, the proposed site lies partially within an area identified as the Technology Enterprise Core. The proposed office and warehouse use complies with this area and is compatible with the existing and approved uses north and west of the site. The overall vision of the Eastmark community, per Section 3 of the CP, is to support the growth of the Phoenix-Mesa Gateway Airport and provide dynamic and synergistic development that includes great neighborhoods, parks, schools, neighborhood and regional commercial offices, retail, and employment uses. The proposed development is consistent with the Community Plan, the DU Plan for DU 6N of the CP, and it is compatible with the surrounding land uses.

Neighborhood Participation Plan and Public Comments:

The applicant submitted a Citizen Participation Plan that conforms to the requirements of the Community Plan and Mesa Zoning Ordinance (MZO) Chapter 11. The submitted Citizen Participation Plan included sending notifications to all HOAs and registered neighborhood associations within one (1) mile of the property boundary and all property owners within 1000-foot of the property boundary. All persons included in the forementioned notice area were also invited to a virtual neighborhood meeting through Zoom on May 9, 2022. Staff has not received any letters of opposition to the project. At the neighborhood meeting, the main concerns expressed by neighbors was traffic on Signal Butte, as well as noise concerns. The applicant will provide staff with a Citizen Participation Report detailing how neighborhood concerns were addressed. Staff will provide the board with an update on the Citizen Participation efforts made by the applicant at the June 8, 2022 study session.

Staff Recommendation:

The subject request is consistent with the Mesa 2040 General Plan, Eastmark Community Plan, the Development Unit Plan for Development Unit 6N and meets the review criteria for Site Plan Review approval outlined in Section 6.1 of the Eastmark Community Plan; therefore, staff is recommending approval of the request with the following conditions:

Conditions of Approval:

1. Compliance with the final site plan submitted.
2. Final Eastmark Design Review approval is required prior to the issuance of any building permit.
3. Compliance with Ordinance Number 4893 and the adopted Eastmark (Mesa Proving Grounds) Community Plan.
4. Compliance with the Eastmark Development Unit Plan for DU 6N approved April 28, 2011.
5. Compliance with all City development codes and regulations.
6. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. 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.
 - b. 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.
 - c. Provide written notice to future property owners that the project is within 1 mile of Phoenix, Mesa Gateway Airport
 - d. All final subdivision plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which must state in part: "This property, due to its proximity to Phoenix-Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."

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

