



PLANNING DIVISION
STAFF REPORT

City Council Meeting

September 19, 2022

CASE No.: **ZON22-00437**
Park

PROJECT NAME: **CV-Germann Industrial**

Owner's Name:	CV AZ INDUSTRIAL PROPERTY OWNER LLC
Applicant's Name:	Andrews Design Group, Inc.
Location of Request:	Within the 9300 to 9600 blocks of East Germann Road (north side). Located east of Ellsworth Road on the north side of Germann Road.
Parcel No(s):	304-62-004T and 304-62-004U
Request:	Site Plan Review. This request will allow for an industrial warehouse and office development.
Existing Zoning District:	Light Industrial (LI)
Council District:	6
Site Size:	38± acres
Proposed Use(s):	Industrial
Existing Use(s):	Vacant
P&Z Hearing Date(s):	August 24, 2022 / 4:00 p.m.
Staff Planner:	Evan Balmer
Staff Recommendation:	APPROVAL with Conditions
Planning and Zoning Board Recommendation: APPROVAL with Conditions (Vote: 5-0)	

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 subject request is for Site Plan Review of an Initial Site Plan to allow the development of six industrial buildings to be used for warehousing, industrial, and office uses. The subject property is currently vacant and located north of Germann Road east of Ellsworth Road. A condition of approval in Ordinance No. 4208, which established the LI zoning, requires all future development of the site to go to Planning & Zoning Board and City Council for review and approval.

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 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 industrial 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), industrial uses, such as warehousing, storage, and offices, are permitted in the LI 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 (AOA 2). The location of the property within the AOA 2 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.

Site Plan and General Site Development Standards:

The proposed site plan shows development of six industrial buildings totaling approximately 663,992 square feet. As shown on the site plan, the buildings range from 44,787 to 111,993 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.

Per Section 11-32-3 of the MZO, a total of 842 parking spaces are required for this project. The provided site plan shows 870 parking spaces provided.

Vehicular access to the site will be from Germann Road on the southern side of the subject site. On-site walkways will connect the primary entrances of each industrial building to each other and provide pedestrian access to Germann Road. 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 August 9, 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-PAD Vacant	Northeast AG Vacant
West LI Vacant	Subject Property LI Vacant	East AG Vacant
Southwest (Across Germann Road) R1-5 Residential (Town of Queen Creek)	South (Across Germann Road) R1-5 Residential (Town of Queen Creek)	Southeast (Across Germann Road) R1-5 Vacant (Town of Queen Creek)

Compatibility with Surrounding Land Uses:

The subject property is currently vacant. The adjacent property to the north of the subject property was recently approved for an industrial development. Surrounding properties to the east and west are currently zoned Agricultural (AG) and LI and are anticipated to develop for industrial uses consistent with the subject request.

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 August 24, 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, 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 final site plan submitted.
2. Compliance with all requirements of Design Review (Case No. DRB22-00433).
3. Compliance with all City development codes and regulations.
4. Prior to the issuance of any building permit, record a lot combination with Maricopa County.
5. All off-site improvements and street frontage landscaping must be installed in the first phase of construction.
6. 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 the 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.
 - e. 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 – Staff Report

Exhibit 2 – Vicinity Map

Exhibit 3 – Application Information

3.1 Project Narrative

3.2 Site Plan/Preliminary Plat

3.3 Landscape Plan

3.4 Elevations

3.5 Grading and Drainage Plan

3.6 Citizen Participation Plan

Exhibit 4 – Citizen Participation Report

Exhibit 5 – Avigation Easement

