



PLANNING DIVISION
STAFF REPORT

City Council Meeting

September 19, 2022

CASE No.: **ZON22-00535**

PROJECT NAME: **Office/Warehouse Building**

Owner's Name:	JBN Holdings
Applicant's Name:	Greg Hitchens
Location of Request:	Within the 3900 block of East Oasis Circle (north side), and within the 2800 to 2900 blocks of North Norwalk (west side). Located north of McDowell Road and west of Greenfield Road.
Parcel No(s):	141-25-235
Request:	Site Plan Modification. This request will allow for an industrial development.
Existing Zoning District:	Light Industrial with a Planned Area Development Overlay (LI-PAD)
Council District:	1
Site Size:	0.5± acres
Proposed Use(s):	Industrial
Existing Use(s):	Vacant
Hearing Date(s):	August 24, 2022 / 4:00 p.m.
Staff Planner:	Josh Grandlienard, Planner II
Staff Recommendation:	APPROVAL with Conditions
Planning and Zoning Board Recommendation: APPROVAL with Conditions (Vote: 5-0)	

HISTORY

On **January 6, 1979**, the City of Mesa's City Council approved a 542± acre annexation and rezoned the property from Maricopa County zoning of RU-43 to comparable zoning of Agriculture (AG) (Ord. No. 1208).

On **February 21, 1984**, the property was platted as a part of an 89-lot industrial park and rezoned to M-1 (equivalent to Light Industrial [LI]) as a part of the Citrus East Industrial Park (later renamed to the Commons Industrial Park) (Case No. ZON84-007; Ord. No.1997).

On **February 22, 2000**, the City of Mesa's City Council approved a City initiated rezone of the greater Commons Industrial Park from M-1 to M-1-PAD due to concerns from the public and to establish regulations for enforcement of the CC&Rs on the property (Case No. Z99-099; Ord. No. 3748).

On **March 7, 2005**, the City of Mesa's City Council approved an eight-lot subdivision and rezone from M-1 with a Planned Area Development (M1-PAD) to M-1 with a Planned Area Development Overlay (M1-PAD) to allow for the future development of industrial buildings within the greater industrial subdivision and approved a site plan for the subject lot that included the approval of a 2,888 square foot building on this site (Case No. Z05-002; Ord. No. 4347).

On **July 15, 2019**, the Planning Director approved a lot combination, site plan modifications, and design review modifications to allow for the construction of an office warehouse building on the subject site (Case No. ADM19-00144).

PROJECT DESCRIPTION

Background:

The subject property is currently vacant and located west of Norwalk and north of Oasis Circle, within the Commons Industrial Park. The applicant is requesting a Site Plan Modification to increase the square footage of a proposed two-story office/warehouse building on the subject site. Currently there is an approved site plan which allows for the development of a 6,557 square foot building. The applicant would like to increase the square footage to 8,239 square feet. Per Section 11-69-7 of the Mesa Zoning Ordinance (MZO), a change in total building footprint that is greater than 10% is considered a major modification and requires review and approval from the original hearing body. The previous case on this site, Z05-002, was approved by City Council through Ordinance No. 4347 with the condition of compliance with the previous case (Z99-099) and with the basic development as shown on the site plan, preliminary plat and elevations and as described in the submitted project narrative.

General Plan Character Area Designation and Goals:

The 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 development for office and warehouse uses will be consistent with the intent 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.

Zoning District Designations:

The subject site is currently zoned Light Industrial with a Planned Area Development Overlay (LI-PAD). Per Section 11-7-2 of the MZO, office and warehousing land uses are permitted in the LI zoning district.

Airfield Overlay – MZO Article 3 Section 11-19:

Per Section 11-19 of the MZO, the site is located within the City of Mesa Airfield (AF) Overlay District; specifically, within the Airport Overflight Area three (AOA 3). The location of the property within the AOA 3 is due to its proximity to the Falcon Field Airport. Per Section 11-7-2 of the MZO, the AOA 3 allows for industrial, manufacturing, and warehouse uses.

Site Plan and General Site Development Standards:

The proposed site plan shows development of one industrial building totaling approximately 8,239 square feet. Two access points will be provided to the site one from Norwalk and a second from Oasis Circle. Parking will be located south of the building in a lot accessible from Oasis Circle. The building will include truck doors and an enclosed parking area on the north side of the building. The truck doors and storage areas will be located interior to the site screened by each building and an eight-foot opaque wall in conformance with Section 11-30-17 of the MZO.

Design Review:

The Design Review Board reviewed the subject request at their August 9, 2022 meeting. Staff is working with the applicant to address minor aesthetic comments and recommendations from the Design Review Board that do not impact the site plan.

Surrounding Zoning Designations and Existing Use Activity:

Northwest LI-PAD Office	North LI-PAD Office	Northeast (Across N. Norwalk) LI-PAD Industrial
West LI-PAD Warehouse	Subject Property LI-PAD Vacant	East (Across N. Norwalk) LI-PAD Industrial
Southwest (Across E. Oasis Circle) LI-PAD Vacant	South (Across E. Oasis Circle) LI-PAD Vacant	Southeast (Across E. Oasis Circle & N. Norwalk) LI-PAD Industrial

Compatibility with Surrounding Land Uses:

The subject site is currently vacant. To the north, east, and west are existing office and industrial uses. South of the property is vacant property with an approved site plan that will support industrial uses. The proposed industrial development is compatible with the Commons Industrial Park and the surrounding developments.

Neighborhood Participation Plan and Public Comments:

The applicant completed a Citizen Participation Process which included mailing letters to property owners within 500 feet of the site as well as HOAs within ½ mile or registered neighborhoods within one mile of the site. As of the date of this report, staff has not been contacted by any resident or property owner to express support or opposition to this request.

Staff will provide the Board with any new information during the scheduled Study Session on August 24, 2022.

Staff Recommendations:

Based on the application received and the preceding analysis, staff finds the subject request is consistent with the Mesa 2040 General Plan and the review criteria for Site Plan Review 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 submitted.
2. Compliance with all requirements of DRB22-00534.
3. Compliance with the Landscape Plan submitted.
4. Compliance with all City development codes and regulations.
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 Falcon Field 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 Falcon Field 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. Provide written notice to future property owners that the project is within two miles 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 Elevations
- 3.7 Citizen Participation Plan

Exhibit 4-Citizen Participation Report