



PLANNING DIVISION
STAFF REPORT

City Council Meeting

September 19, 2022

CASE No.: ZON22-00593

PROJECT NAME: Bigelow Building

Owner's Name:	Bigelow, Bradley/Jamie
Applicant's Name:	Paul Almond, Almond ADG Architects
Location of Request:	Within the 4100 block of East Valley Auto Drive (west side). Located west of Greenfield Road and north of Baseline Road.
Parcel No(s):	104-67-009E
Request:	Site Plan Review. This request will allow for an industrial warehouse and office development with contractors' yards.
Existing Zoning District:	Light Industrial
Council District:	2
Site Size:	2.5± acres
Proposed Use(s):	Industrial Warehouse
Existing Use(s):	Vacant
Hearing Date(s):	August 24, 2022 / 4:00 p.m.
Staff Planner:	Lesley Davis
Staff Recommendation:	APPROVAL with Conditions
Planning and Zoning Board Recommendation:	APPROVAL with Conditions (Vote: 5-0)

HISTORY

On **June 18, 1973**, the subject property was annexed into the City of Mesa as part of a larger 4,119.78± acre annexation (Ordinance No. 812).

On **January 21, 1980**, the City Council rezoned 169.28± acres of the 4,119.78± acre annexation from Maricopa County Rural 43 to City of Mesa Agricultural (AG) zoning designation (Case No. Z79-165; Ordinance No. 1308).

On **November 21, 1983**, the City Council rezoned 104.45± acres, including the subject property, from AG, R-3, RS, and C-2 to C-2 and conceptual R-2, R-3, M-1 to allow for the development of a mixed-use project (Case No. Z83-120; Ordinance No. 1763).

On **March 19, 1984**, the City Council rezoned 37.87± acres of the 104.45± acre rezone, including the subject property, from AG (conceptual R-S) to R-2-PAD allow for a site plan modification and update to “The Landmark” (Case No. Z84-024; Ordinance No. 1810).

On **September 22, 1986**, the City Council rezoned 48.18± acres, including the subject property, from R-3, R-2-PAD, RS, AG (Conceptual R-3) to AG (Conceptual M-1), RS, R-3 (Conceptual M-1) to allow for future employment opportunities (Case No. Z86-092; Ordinance No. 2120).

On **September 8, 1987**, the City Council rezoned 84.46± acres, including the subject property, from AG (Conceptual M-1), RS, R-3 (Conceptual M-1) to M-1 allow for a future auto mall development (Case No. Z87-054; Ordinance No. 2261).

On **October 19, 1998**, the City Council approved a Site Plan Modification on 46± acres, including the subject property, to remove the automotive stipulation for a portion of the “East Valley Auto Mall” to allow development of an office building, including a condition of approval for Review and approval by the Planning and Zoning Board, Design Review Board and City Council of all parcels in the development (Case No. Z98-045, Ordinance 3539).

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 three tenants in the LI district. The 2.5± acre site is currently vacant and is located west of Greenfield Road and north of Baseline Road on Valley Auto Drive. The applicant is proposing to construct a one-story, 31,106± square foot building consisting of 7,120 square feet of office space and 23,986 square feet of warehouse. The site plan also shows three contractors’ yards at the rear of the property.

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, 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 subject requests would allow for industrial development which is consistent with the goals of the Employment Character Area.

Zoning District Designations:

The subject property is zoned Light Industrial (LI). 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. Contractors’ yards are also allowed if screened by a minimum 7-foot-high masonry wall composed of masonry blocks utilizing varying colors and textures arranged in an attractive design. 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 31,106± square foot building consisting of 7,120 square feet of office space and 23,986 square feet of warehouse with three contractors’

yards on a 2.5± acre lot. According to the site plan, the one-story building, approximately 36 feet tall, will front on to Valley Auto Drive. There will be offices on the east side of the building with the warehouse portion located in the rear of the building facing away from the street. The contractors’ yards are located at the west side of the property and are screened by a 7-foot-high masonry wall in accordance with MZO Section 11-7-2. Access to the site will be provided by two access driveways off Valley Auto Drive.

Per Section 11-32-3 of the MZO, the total number of parking spaces required for the use is 46 spaces. The site plan shows 56 parking spaces located along the north, south and east sides of the building. The site plan also shows pedestrian connectivity from the site to Valley Auto Drive. 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 will review the proposed elevations and landscape plan on September 13, 2022.

Surrounding Zoning Designations and Existing Use Activity:

Northwest AG Vacant	North LI Office	Northeast (Across Valley Auto Drive) LI Office
West AG Vacant	Subject Property LI Undeveloped	East (Across Valley Auto Drive) LI & LI-PAD Office
Southwest AG Parking lot	South LI Office	Southeast (Across Valley Auto Drive) LI-PAD Office

Compatibility with Surrounding Land Uses:

The subject site is currently vacant. To the north there is an existing Cox Communications facility. East and south of the site are existing office developments. West of the site is vacant property owned by the federal government. The use proposed in this development is supported by the General Plan. The proposed office warehouse use is a primary land uses in the Employment character area.

Neighborhood Participation Plan and Public Comments:

The applicant has completed a Citizen Participation Process, which included letters mailed to property owners within 1,000 feet of the site, as well as HOAs within ½ mile and registered neighborhoods within one mile of the site, inviting them to provide comments about the proposed project. As of the writing of 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 August 24, 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, 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. (DRB22-00721).

Exhibits:

Exhibit 1-Staff Report

Exhibit 2-Vicinity Map

Exhibit 3-Application Information

3.1 Project Narrative

3.2 Site Plan

3.3 Grading and Drainage Plan

3.4 Landscape Plan

3.5 Elevations

3.6 Citizen Participation Plan

Exhibit 4-Citizen Participation Report