



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

September 14, 2022

CASE No.: ZON22-00247	PROJECT NAME: 8150 Germann
Owner's Name:	Republic Equity Funds LLC
Applicant's Name:	Robert Winton, Winton Architects, Inc.
Location of Request:	Within the 8100 to 8200 blocks of East Germann Road (north side). Located west of Hawes Road on the north side of Germann Road.
Parcel No(s):	304-61-011F
Requests:	Site Plan Review. This request will allow for an industrial development.
Existing Zoning District:	LI
Council District:	6
Site Size:	10± acres
Proposed Use(s):	Industrial
Existing Use(s):	Vacant
Hearing Date(s):	September 14 th , 2022 / 4:00 p.m.
Staff Planner:	Jennifer Merrill, Planner II
Staff Recommendation:	Approval with Conditions

HISTORY

On **December 18, 1989**, City Council annexed 3,346± acres of land, including the subject parcel (Case No. A89-003; Ordinance No. 2473).

On **March 5, 1990**, City Council voted to rezone the subject parcel Agricultural (AG) as part of a larger 3,360-acre rezoning request (Case No. Z90-007; Ordinance No. 2496).

On **May 6, 2002**, City Council adopted an area land use plan for the area south of Williams Gateway Airport to ensure that future development would be complementary to the airport (Case No. Z01-029; Resolution No. 7838).

On **March 20, 2006**, City Council approved a rezoning from AG to M-1 for 290 acres including the subject parcel (Case No. Z06-016; Ordinance No. 4530).

On **June 6, 2017**, City Council approved the Pecos Road Employment Opportunity Zone (PREOZ) for 1,102± acres including the subject site (Case No. Z17-013; Ordinance No. 5386). The property owner has chosen to not opt-in to the PREOZ.

PROJECT DESCRIPTION

Background:

The request is for Site Plan Review of an Initial Site Plan to allow for a 10± acre industrial development. The development will contain four industrial buildings totaling approximately 122,720 square feet.

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 intent of the Employment character area designation is to provide for a wide range of employment opportunities in high-quality settings. Employment districts include areas for large manufacturing, warehousing, and business parks. The proposed development of the property for industrial uses will provide the opportunity for employment generated uses, which conform to the goals of the employment character designation. Staff reviewed the request and determined the proposed use of the property is consistent with the criteria for review outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan.

Mesa Gateway Strategic Development Plan:

The site is also located within the Mesa Gateway Strategic Development Plan and specifically located within the Logistics & Commerce District of the Plan. Per the Strategic Plan, the focus of the Logistics & Commerce District is to provide a high-quality employment environment that is compatible with increasing over-flight activities associated with Phoenix-Mesa Gateway Airport. Per the Plan, desired uses within the district include manufacturing facilities, large warehouses, distribution facilities, planned employment parks, and similar uses. The proposed industrial development is consistent with the goals of the Mesa Gateway Strategic Development Plan.

Airfield Overlay – Mesa Zoning Ordinance (MZO) Article 3, Section 11-19:

Per Section 11-19 of the MZO, the property is located within Airport Overflight Area Three (AOA 3) of the Airfield (AF) Overlay District due to its proximity to the Phoenix-Mesa Gateway Airport. Per Section 11-19 of the MZO, there are no commercial or industrial use restrictions within the AOA 3. Phoenix-Mesa Gateway Airport staff reviewed the subject request and had no comments on the proposed development.

Zoning District Designations:

The property is currently zoned Light Industrial (LI). Per Section 11-7-1 of the MZO, the purpose of the LI zoning district is to provide areas for limited industrial and high-impact commercial uses. The proposed office and warehouse uses are permitted in the LI zoning district.

Site Plan and General Site Development Standards:

The proposed site plan shows four industrial shell buildings totaling 122,720 square feet. According to the submitted building elevations, the buildings will be single-story with a maximum height of 36 feet two inches. Per Section 11-7-3 of the MZO, the maximum height allowed in the LI zoning district is 40 feet. The site plan also shows truck loading areas between Buildings 1 and 2, and also between Buildings 3 and 4, that will be screened from public view by an eight-foot-tall masonry wall and gates, conforming with the screening requirements outlined in Section 11-30-13 of the MZO.

The site plan shows pedestrian connections from the Germann Road right-of-way to each of the building entrances, one new driveway off of Germann Road, and secondary vehicular access via a driveway shared with the neighboring property to the east. The required parking spaces are distributed evenly throughout the site in front of each building, and screened truck loading areas are located between Buildings 1 and 2 and Buildings 3 and 4. The submitted landscape plan shows a variety of materials throughout the development including along the perimeters of the property and within the parking and foundation base areas. A larger landscaped area is proposed east of Buildings 1 and 2, providing a softer appearance along Germann Road. Overall, the proposed site plan conforms to the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO.

Surrounding Zoning Designations and Existing Use Activity:

Northwest LI Undeveloped (proposed industrial warehouse)	North LI Undeveloped (proposed industrial warehouse)	Northeast LI Undeveloped
West LI School (under construction)	Subject Property LI Undeveloped	East LI U-Haul business
Southwest (Across Germann Road) Town of Queen Creek School	South (Across Germann Road) Town of Queen Creek Residential	Southeast (Across Germann Road) Town of Queen Creek Residential

Compatibility with Surrounding Land Uses:

The subject site is bordered by proposed industrial uses to the north and a self-storage facility to the east. To the west is a school campus that is currently under construction. To the south across Germann Road is single residential development in the Town of Queen Creek. The General Plan character designation on the property and surrounding areas is Employment. Overall, the proposed industrial development conforms to the goals of the General Plan and Mesa Gateway Strategic Development Plan and will provide an industrial development that is compatible with increasing airport overflight activity in the area.

Neighborhood Participation Plan and Public Comments:

The applicant completed a Citizen Participation Process which included mailing letters 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. The applicant received one inquiry from a neighbor who asked for clarification regarding the location of the proposed development. That correspondence is included in the packet materials. Staff has not received any comments/concerns from surrounding property owners.

Staff Recommendation:

Based on the application received and the preceding analysis, staff finds that the subject request for Site Plan Review approval is consistent with the Mesa 2040 General Plan and the Gateway Strategic Development Plan. Additionally, the request meets the review criteria for Site Plan Review outlined in Section 11-69-5. Therefore, Staff recommends approval with the following conditions:

Conditions of Approval:

1. Compliance with the final site plan submitted.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of Design Review Case No. DRB22-00248.
4. 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 any building permit, whichever occurs first.
 - b. 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.
 - 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- 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
Exhibit 5-Avigation Easement