

CITY OF MESA
APPLICATION TO THE PLANNING & ZONING BOARD

Applicant is requesting: ☒ Rezoning ☐ Site Plan Review ☐ Site Plan Modification \$715 fee 190.00

Block location or address: Southwest corner of Greenfield and McDowell Roads

Size of parcel (nearest 10th acre): 18.8 acres

Legal description:

See Exhibit "A" attached hereto and incorporated herein

Tax parcel number: 141-26-6C

Existing zoning: Agricultural

Requested action: Rezone to M-1

Justification and/or reasons for request (Attach sheet if necessary):

Please see attached sheet

I hereby certify that all of the above statements and the information contained in all the exhibits transmitted herewith are true and correct to the best of my knowledge.

Property Owner: (Please Print)

Name: Donald R. Ottosen

Address: 6826 North 24th Place
Phoenix, Arizona

Phone: 955-1058



(Signature)

3-14-80

(Date)

Applicant (Please Print) Attorney representing Applicant

Name: Donald O. Fuller

Address: 20 East Main Street, Suite 600
Mesa, Arizona 85201

Phone: 833-0709



(Signature)

3-24-80

(Date)

AREA BELOW FOR DEPARTMENT USE ONLY

Preapp. Conf. By WAYNE Date 4-21-80

Fee paid 3-25-80

Amount of fee \$ 190.00

P & Z Hearing 5-15-80

Legal Adv. 4-26-80

Cost 5-9-80

Action motion for approval failed 5-3

Case No. 280-47

Petition 3-27-80

Filed 4-21-80

Council Hearing 6-16-80

Legal Adv. 5-31-80

Action Approval subject to: 1) add

BoFW requirements, 2) access

from Greenfield only, 3) 2 rows of fence

Ord. No. #1390

Map Pub. 7-2-80

block wall on west

ORDINANCE NO. 1390

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MESA, MARICOPA COUNTY, ARIZONA, AMENDING SECTION 11-2-2 OF THE MESA CITY CODE; CHANGING THE ZONING OF CERTAIN PROPERTY IN THE CITY OF MESA; AND PROVIDING PENALTIES FOR THE VIOLATION THEREOF.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

Section 1: That Section 11-2-2 of the Mesa City Code is amended to read as follows:

"11-2-2. MAP:

(A) Locations and Boundaries of Districts.

1. The locations and boundaries of the use districts and figures, expressing distances in feet and otherwise on a map entitled 'Zoning Map of the City of Mesa', dated June 16, 1980, and signed this day by the Mayor and City Clerk, which map accompanies and is hereby declared to be part of this ordinance, are hereby approved and adopted.


2. The indicated district boundary lines are intended to follow street, alley, lot or property lines as the same exist at the time of the passage of this Code, except where such district boundary lines are fixed by dimensions shown on said map, in which case such dimensions shall govern.

(B) Any person, firm or corporation who shall violate any of the provisions of said Mesa City Code as hereby amended, shall be guilty of a misdemeanor and upon conviction shall be punished by a fine not to exceed \$300.00, or by imprisonment in the City Jail for a period not to

exceed three (3) months, or by both such fine and imprisonment, and each day of violation continued shall be a separate offense, punishable as hereinabove described."

PASSED AND ADOPTED by the City Council of the City of Mesa, Maricopa County, Arizona, this 16th day of June, 1980.

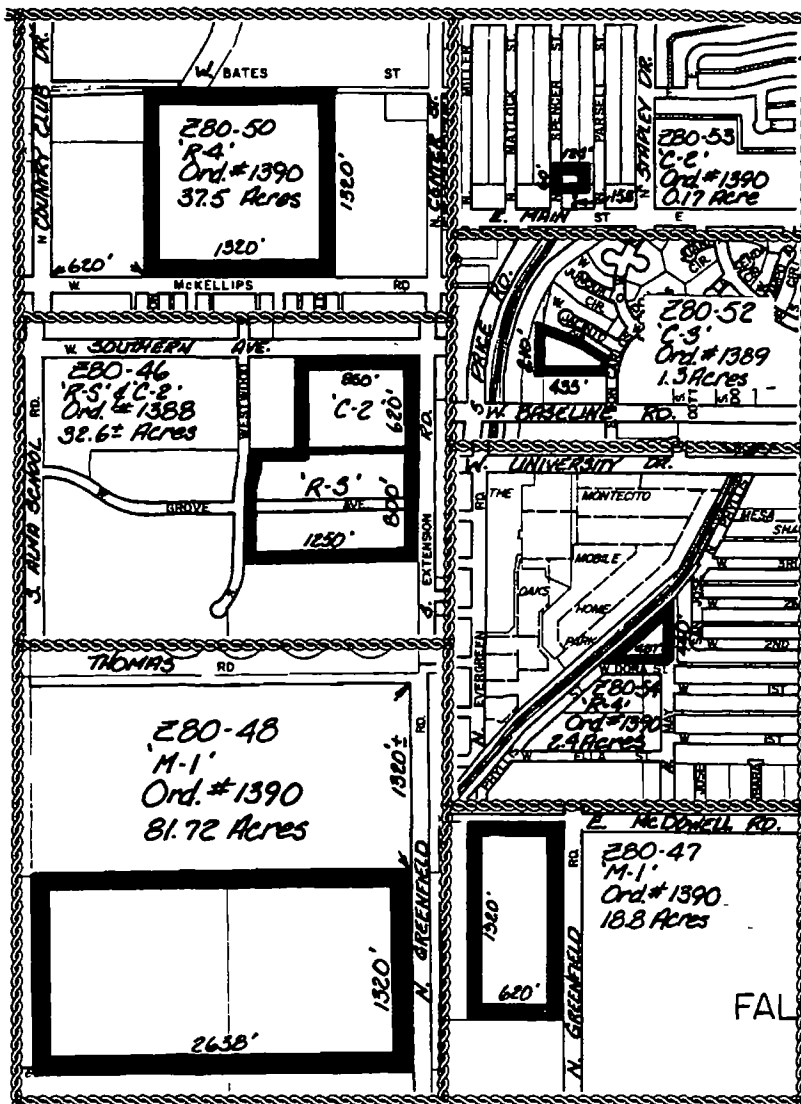
APPROVED:


Mayor

ATTEST:


City Clerk

EFFECTIVE DATE: July 16, 1980



CITY OF MESA

The attached zoning changes were approved on June 16, 1980, by Ordinances #1388, #1389 and #1390. If you have any questions concerning these changes, please contact the Mesa Planning Department at 834-2185.

Don W. Thame
MAYOR

ATTEST: *Linda Lann*
CITY CLERK

DATE: 6-30-80

MINUTES OF THE CITY COUNCIL MEETING
OF JUNE 16, 1980

5. Z80-47 The 2600 and 2700 blocks of North Greenfield Road (west side) from AG to M-1 (18.8 acres). Donald Ottosen, owner; Donald Fuller, applicant.

Recommendation: Denial by failure of a motion to approve subject to: (1) additional right-of-way requirements; (2) all access to be from Greenfield Road; and (3) that existing citrus shall be retained along the western boundary for buffering. VOTE: 3-3.

This case involves a proposal to develop a garden industrial park adjacent to Falcon Field.

Mr. Donald Fuller, attorney, 20 East Main Street, addressed the Council on behalf of the owner, Mr. Donald Ottosen, stating that the light industrial use of the property proposed by Mr. Ottosen is the most advantageous use because of the large frontages on both Greenfield and McDowell. Mr. Fuller also suggested that this use is compatible with the City's Falcon Field plan.

Mr. Dale R. Shumway, attorney, 30 West First Street, spoke on behalf of property owners adjacent to this parcel and brought to the attention of the Council letters of protest presented earlier. These property owners oppose industrial, rather than low density residential use of this property, and the extending of the industrial boundary across Greenfield Road.

Councilmember Steffey, Chairman of the Airport Committee, stated that he and the Airport Director have studied this matter extensively and have solicited Staff recommendations in this regard. It was noted that the applicant's property is a narrow strip on Greenfield Road facing the airport, and Councilmember Steffey stated that it was his feeling that, with the close proximity of this property to the proposed runway, it would be difficult to develop this area in housing. Councilmember Steffey expressed concern for the difficulties being faced by property owners in this area, but stated that the best use of the property appears to be light industrial.

MINUTES OF THE CITY COUNCIL MEETING
OF JUNE 16, 1980

ZCC-17 Continued

For the reasons stated, it was moved by Councilmember Steffey, seconded by Councilmember Riggs, that this zoning change from AG to M-1 be approved subject to the following stipulations:

- (1) additional right-of-way requirements;
- (2) all access to be from Greenfield Road;
- (3) that two rows of citrus trees and a wall
be maintained along the western boundary
of the property as a buffer..

Carried unanimously.

Approved by Ordinance #1390

P & Z MINUTES OF THE MAY 15, 1980 MEETING

Case No. or Plat: Z80-47 APPROVAL WITH STIPULATIONS
Applicant: Donald O. Fuller
Subject or Request: Rezone from 'AG' to 'M-1'
Block Location: The 2600 and 2700 blocks of North Greenfield Road (west side)
Comments: Mr. Godfrey stated his 20 acre parcel of land is across from Falcon Field industrial land on the east side of Greenfield Road and that the proposal is for a light industrial use. Mr. Donald Fuller stated there is a need for private ownership of industrial land and that this project would allow individual ownership. Mr. Fuller also stated this was a desirable use for this parcel adjacent to the airport. Walter White expressed concern over what type of industrial uses would be located in this proposal. Dale Shumway, representing Milon Smith and others who own property to the north voiced opposition due to the fact the Falcon Field Plan recommends low density residential.

It was moved by Mr. Davis and seconded by Dr. Vance.

That: The Board recommend to the City Council APPROVAL OF ZONING CASE Z80-47 SUBJECT TO RIGHT-OF-WAY REQUIREMENTS AND ALL ACCESS TO BE FROM GREENFIELD AND THAT THERE BE RETENTION OF CITRUS ALONG THE WEST BORDER OF THE PROPERTY FOR BUFFERING.

Vote: Failed 3-3 (Mr. Sale, Mr. Passey and Mr. Essley voting nay)

STAFF REPORT FOR 5-15-80 MEETING

Agenda Item: B.6.

Zoning Case: Z80-47

Owner: Donald R. Ottosen

Applicant: Donald O. Fuller

Existing Zoning: 'AG', Agriculture

Requested Action: Rezone to 'M-1', Light Industrial

Purpose: To allow for development of a garden industrial park.

Location: The 2600 and 2700 blocks of North Greenfield Road (west side)

Size: 18.8 acres

Petition: 2 out of 3 for 66%

Existing Land Use: Citrus grove

Surrounding Land Use and Zoning:

North: Citrus grove, zoned 'AG'

South: Citrus grove, zoned 'AG'

East: Vacant & Falcon Field Airport, zoned 'M-1', Restricted Industrial

West: Citrus grove and proposed single family, zoned 'AG' and 'R1-35'

General Plan Recommendation: Agriculture and vacant

Falcon Field - East Mesa Area Recommendation: Low density residential.

Zoning History: Annexed to the City December 4, 1978, established City 'AG' zoning.
Prior zoning history under jurisdiction of Maricopa County.

Staff Recommendation: Careful Consideration.

Analysis: This 18.8 acre parcel was annexed to the City of Mesa, December 4, 1978 and rezoned 'AG'. The proposed request for rezoning of this tract is to allow for the development of a garden industrial park. The site itself falls within the Medium Adverse Impact Area of the "Falcon Field - East Mesa Development Plan" and with the area being in citrus is recommended for low density residential. The Board may recall that in October of 1979 a 14 acre tract at 4000 East McDowell one quarter mile west of this site was rezoned to 'R1-35' to allow for the development of "CITRUS VIEW ESTATES".

Greenfield

The staff feels that the proposed garden industrial park may be a good use of this tract because of its proximity to the industrial on the east side of ~~McDowell~~. The staff has concern over how the tracts of land between "CITRUS VIEW ESTATES" and this tract will be developed. The "CITRUS VIEW ESTATES" plat leaves a half street on the east side for access, which would commit the property to the east to a similar kind of residential development. The owner of the 40 acres between these two sites has expressed interest in

Staff Report for 5-15-80 Meeting
Agenda Item: B.6.
Page Two

developing his land as single family residential. This could present problems in the future with residential and industrial uses abutting each other. The staff is also concerned with how the property on the north side of McDowell will develop, there is already a request on half mile north of McDowell for industrial zoning, if that zoning is granted and industrial zoning is approved on the remainder of the vacant land north of the site "CITRUS VIEW ESTATES" may be the only residential development east of the canal. This staff is not concerned with the property south of the site as it is owned by the City and will remain in citrus until it is developed as a recreation area.

The staff feels that if the Board should approve this request that all access to the site should be from Greenfield Road orientating the project toward the airport. The staff would also request that some citrus be retained along the west border of the site to provide a buffer so that if the property to the west does develop residentially that this industrial site is adequately screened.

BP:sjl

Justification and/or Reasons for Request.

This particular parcel of property is a section line corner located at the Southwest corner of McDowell and Greenfield Roads, due west of Falcon Field Airport. In discussing this matter with numerous City representatives, it has become apparent that it is the intent and desire of the City of Mesa to develop the property lying West of the Airport in non-residential uses and where possible, in commercial and industrial type uses which would be compatible with Airport growth and flight patterns. One of the proposals we discussed was the development of garden industrial and this was suggested as a possible use of the property which would be across the street from the Airport's own leased industrial property. The Airport currently is under a vigorous expansion program and has plans for industrial development in the Northwest corner. On the Northeast corner of this intersection there is heavy industrial upon the property owned by the City, so we anticipate that our request for light industrial will work nicely with the proposed plans of the City. The owner of the property, Mr. Donald R. Ottosen, is also the owner of Ottosen Propeller and Accessories, Inc., currently located near Sky Harbor Airport, and thus, he is quite aware of these types of developments around airports. Our proposal would help set the trend for development in the area and fit within the City plan of not having residential or heavy use commercial near the Airport.

CITY OF MESA

FALCON FIELD AIRPORT

AGENDA
ITEM

6a(5)

DATE

6-16-80

M E M O

DATE: June 12, 1980

TO: Howard Godfrey

DEPARTMENT: Planning

FROM: Bob Bresnahan

SUBJECT: Zoning Case Z80-47

It is my understanding that the Planning and Zoning Board tied 3 to 3 on this case and therefore the motion for approval as recommended by the Planning staff failed. As a result the recommendation going to the City Council is for denial even though the Planning staff recommended approval.

The Airport Department has looked at this proposal and feels that it is an ideal use of land immediately adjacent to the airport. It is in a high noise area due to the close proximity of the current traffic pattern at Falcon Field. In the near future we anticipate the construction of our parallel runway and when that is completed this property will be between the two traffic patterns, and therefore noise will have an even greater effect on the use of the property.

It is totally undesirable to have residential development on this property and as long as it cannot remain agricultural, the proposed industrial use in our opinion does comply with the East Mesa Falcon Field Development Plan and will serve as a good buffer zone between the airport and the one-to-the-acre residential that will prevail further west.

Lastly I feel that the small industrial companies that locate on this 20 acre site may prove beneficial and complement the City in its efforts in developing the 450 acres north of McDowell as an industrial park.

For all of the above reasons, I would request that you make every attempt at the City Council meeting to seek approval for Z80-47.

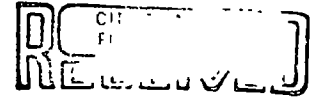
RJB:ml



2111 W UNIVERSITY DR • P O BOX 1029 • Phone 969-2201 • MESA, ARIZONA 85201

AGENDA
ITEM 6a(5)
DATE 6-16-80

June 11, 1980



JUN 11 1980

Mesa City Council
Post Office Box 1466
Mesa, Arizona 85201

Gentlemen:

This letter is in reference to the nineteen acre parcel of citrus on the south-west corner of Greenfield Road and McDowell Road referred to in the zoning application as Z 80-47. The present owner submitted an application to the Planning and Zoning Department for a rezone of this parcel to M-1. The zoning request was rejected by the Planning & Zoning Committee.

As an adjacent property owner of approximately forty acres to the west of the above-mentioned parcel, we are opposed to M-1 (Industrial) zoning in this area.

We would like to see this property developed as custom home subdivisions such as the subdivisions which have already been established in the northeast Mesa citrus belt.

We respectfully request that the City Council reject any requests for industrial zoning in the northeast Mesa citrus belt.

Very truly yours,

TIBSHRAENY DEVELOPMENT COMPANY

A large, stylized handwritten signature in dark ink, appearing to read 'Albert J. Tibshraeny'.

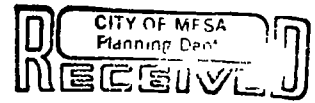
Albert J. Tibshraeny

Owner of Parcel 'E'

AJT/pc



STOUT-CANFIELD
COMPANY



5006 Maryland Parkway Suite 7 • Las Vegas, Nevada 89119 • (702) 739-9267 JUN 11 1980

AGENDA
ITEM 6a(5)
DATE 6-16-80

June 6, 1980

Howard Godfrey
Planning Director
Planning Dept.
P.O. Box 1466
Mesa, AR 85201

RE: Case #Z-8047

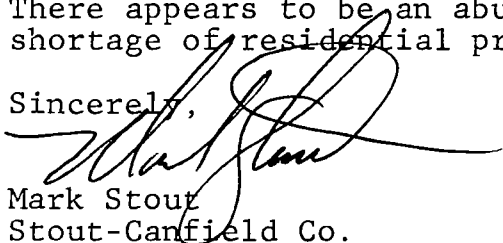
Dear Mr. Godfrey:

I would like to register objections to the proposed zone change to M-1 concerning the parcel located on the Southwest corner of McDowell and Greenfield.

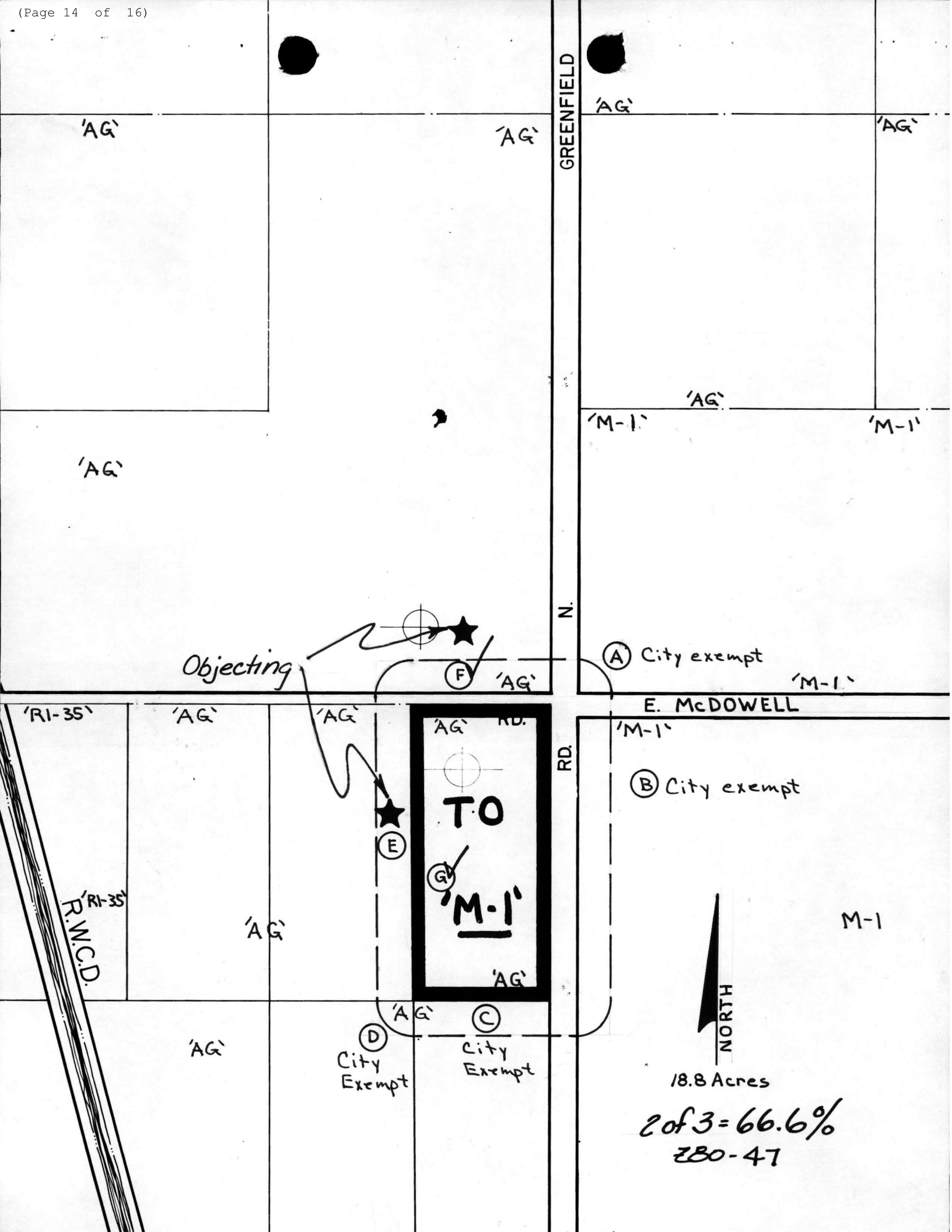
I represent, as a principal, parcel F, (Northwest corner of McDowell and Greenfield).

I feel the area East of Greenfield is suitable for M-1 zoning but the West side should remain as residential use. There appears to be an abundance of M-1 in the area and a shortage of residential properties.

Sincerely,


Mark Stout
Stout-Canfield Co.

MS/pw



GREENFIELD

N.

RD.

E. McDowell

NORTH

18.8 Acres

2 of 3 = 66.6%
ZBO-47

"A G"

"A G"



N.

E.

RD.

RD.

RNOD

Z80-47
'AG' to 'M-1'
Proposed Garden Industrial
18.8 acres

FALCON

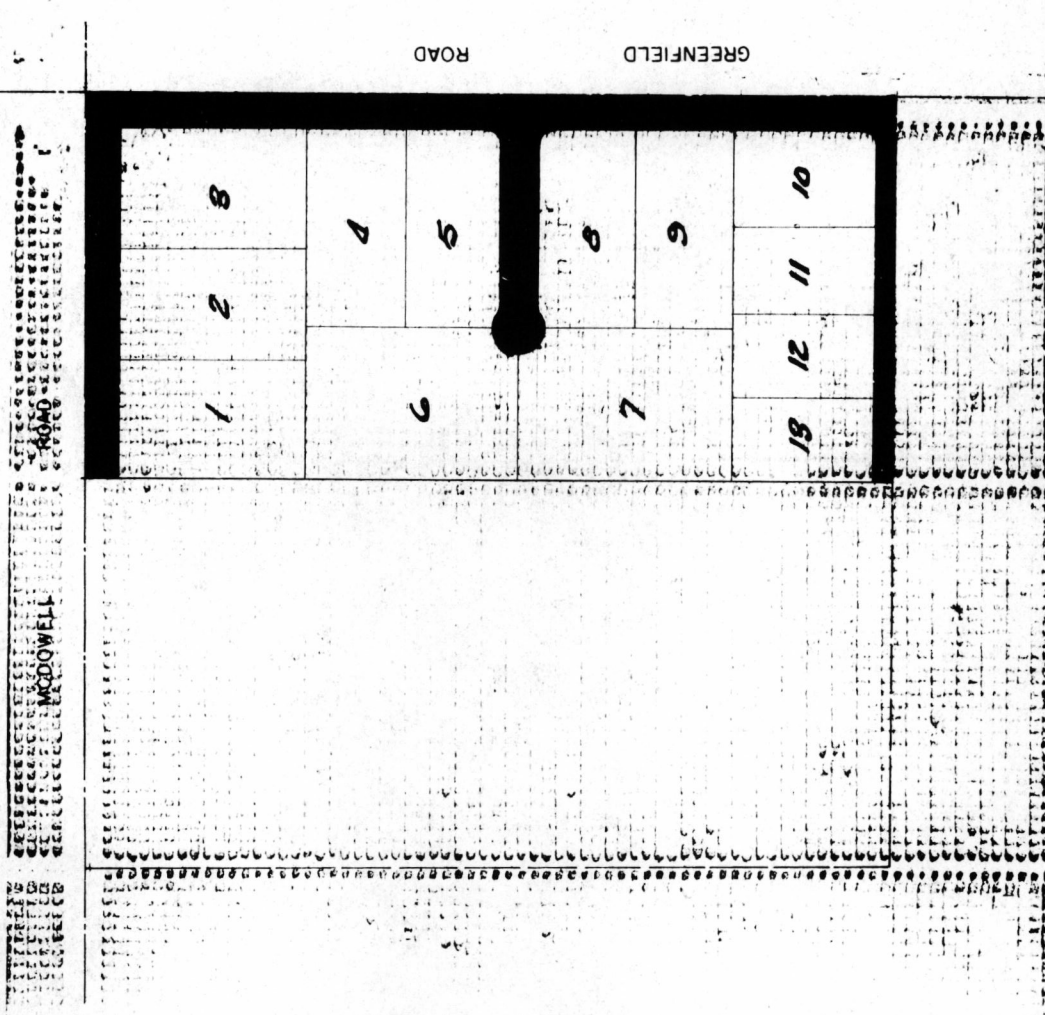


GREENFIELD

9

SITE PLAN

FOR REZONING
E 1/2 LOT 1, SEC. 4, T1N, R6E
G&SRB&M
MARICOPA COUNTY, ARIZONA



APPROVED-P & Z / **1ST SUBMITTAL**

DATE: 6-16-80 BY: City Council
Subject to Stipulations

ENGINEERING & SURVEYING OF ARIZONA, INC.
404 E 1ST AVE 969-3200 MESA, AZ

200-47

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