



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

November 16, 2022

CASE No.: ZON22-00731	PROJECT NAME: Greenfield Industrial
Owner's Name:	AZ Greenfield Industrial LP
Applicant's Name:	Tim Thielke, DLR Group
Location of Request:	Within the 4300 Block of East McDowell Road (south side) and the 2500 to 2800 blocks of North Greenfield Road (west side). Located on the south side of McDowell Road and the west side of Greenfield Road.
Parcel No(s):	141-26-006E
Request:	Rezone to revise the conditions of approval on the property imposed by Zoning Case Number Z80-047, Site Plan Review; and Special Use Permit. This request will allow for the development of three industrial buildings.
Existing Zoning District:	Light Industrial
Council District:	1
Site Size:	17.72± acres
Proposed Use(s):	Industrial Development
Existing Use(s):	Citrus Grove
Hearing Date(s):	November 16, 2022 / 4:00 p.m.
Staff Planner:	Chloe Durfee Daniel
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **December 4, 1978**, the subject property was annexed into the City of Mesa as part of a larger 1,633.11± acre annexation (Ord. #1193).

On **August 13, 1979**, the City Council established Agriculture (AG) zoning, comparable to Maricopa County Rural 43, on 56.34± acres of the 1,633.11± acre annexation (Ord. #1193), which included the subject site (Case # Z79-074; Ord. #1261).

On **June 16, 1980**, the City Council rezoned the subject property, from AG to M-1, now known as Light Industrial (LI), to accommodate the development of an industrial park (Case No. Z80-047; Ord #1390).

PROJECT DESCRIPTION

Background:

The applicant is requesting a rezone to remove conditions of approval from Zoning Case Z80-047. The rezone would also add new conditions of approval. The LI zoning on the property would remain. Additionally, the applicant is requesting Site Plan Review approval of an initial site plan and approval of a Special Use Permit (SUP) to allow for an industrial development.

The applicant is proposing to construct three industrial buildings totaling 278,080± square feet on a 17.72± acre property located south side of McDowell Road and west of Greenfield Road. The requested SUP is to allow for a height increase within the airport overflight area from 40 feet to 45 feet.

General Plan Character Area Designation and Goals:

Per the City of Mesa 2040 General Plan, the site is designated as being within the Employment character area. Per Chapter 7 of the Plan, the primary focus of the Employment character area designation is to provide for a wide range of employment opportunities in high-quality settings. The property is also located within the Falcon Field Sub-Area. The unique characteristics of the Falcon Field Sub-Area include, but are not limited to, the Falcon Field Airport, airport operations, and the strong business linkages to the airport. This area also includes an abundance of high-quality employment for professionals, technical experts, and highly skilled labor. The proposed project conforms with the intent of the Employment character area and the intent of the Falcon Field Sub-Area by providing a wide range of opportunities for the employment of professionals, technical experts, and high-skilled labor in a high-quality setting.

Zoning District Designations:

The subject property is zoned Light Industrial (LI). Per Section 11-7-2 of the City of Mesa Zoning Ordinance (MZO), industrial uses are allowed in the LI zoning district.

In June 1980, the City of Mesa's City Council approved a rezone of the subject site from AG to M-1, equivalent to current LI zoning (Case No. Z80-047). The rezone was approved subject to the following conditions: 1) Additional right-of-way requirements; 2) All access to be from Greenfield Road; and 3) That two rows of citrus trees and a wall be maintained along the western boundary of the property as a buffer. The case documentation associated with the 1980's zoning request is limited. However, it appears that the Council added the above stipulations in response to neighbor concerns. At the time of the rezone the surrounding properties were zoned AG. Since that time the surrounding properties have been rezoned to Light Industrial or Planned Employment Park. The applicant is asking to remove the conditions of approval imposed on the property by zoning case Z80-047 as they feel they are no longer applicable to the area. Staff is recommending approval with the conditions stated in this report.

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 11-19-

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 development of three industrial buildings on the 17.72± subject site. Building 1 will be 81,280± square feet, Building 2 will be 98,400± square feet, and Building 3 will be 98,400± square feet. According to site plan, Buildings 1 and 2 will have their loading and service areas facing internally towards one another. The loading and service area for Building 3 will face the south and be screened by an eight-foot opaque wall in accordance with Section 11-30-13.

Access to the site will be provided from McDowell Road, Greenfield Road, and from Norcroft Road. Per Section 11-32-3 of the MZO, the total number of parking spaces required for the use is 463 spaces. The site plan shows 466 parking spaces located along the front, sides, and rear of the buildings. The site plan also shows pedestrian connectivity from the site to both Greenfield Road and McDowell Road. This request is consistent with the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO.

Design Review:

The City's Design Review Board reviewed the proposed elevations and landscape plan on the October 11, 2022 Work Session and had only minor comments.

Surrounding Zoning Designations and Existing Use Activity:

Northwest (Across McDowell Road) LI Warehousing	North (Across McDowell Road) LI Warehousing & Vacant	Northeast (Across McDowell & Greenfield Road) LI Vacant
West LI Industrial/Warehousing	Subject Property LI Citrus Grove	East (Across Greenfield Road) LI-PAD Falcon Field Airport
Southwest PEP-PAD Citrus Grove	South PEP-PAD Citrus Grove	Southeast (Across Greenfield Road) LI-PAD Falcon Field Airport

Compatibility with Surrounding Land Uses:

The subject property is currently part of a larger orchard located on the west side of Greenfield Road and south of McDowell Road. The properties to the west and north of the subject site are part of larger industrial/warehousing developments while the property across E McDowell Road from the subject property to the north is vacant. To the east of the site, across N Greenfield Road is Falcon Field Airport and then along the southern edge are more orchards. The proposed industrial use will be compatible with the surrounding area, the Employment Character Area, and within the Falcon Field Sub-Area Plan.

Zoning Ordinance, Section 11-70-5 – Special Use Permit

Per Section 11-30-3 of the MZO, requests for height exception within Airport Airfield Overlay Districts require approval of a Special Use Permit. The applicant is requesting an increased building height from 40 feet to 45 feet. Per Section 11-70-5 of the MZO, the Planning and Zoning Board shall find upon sufficient evidence when making a decision on a SUP that:

1. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies;

The proposal complies with the Employment Character Area designation of the Mesa 2040 General Plan by developing the site for employment type uses in a high-quality setting. The proposal also complies with the Falcon Field Sub Area Plan by providing employment opportunity for professionals, technical experts, and high-skilled labor that may support the airport and airport related operations.

The proposal complies with this criteria.

2. The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and any other applicable City plan or policies;

The location, size, design, and operating characteristics of the proposed warehousing buildings being proposing align with the type of development outlined within the definition of the Light Industrial zone within the Mesa Zoning Ordinance and comply with the Mesa 2040 General Plan, the Falcon Field Sub Area Plan, and the Employment Character Area.

The proposal complies with this criteria.

3. The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, nor will the proposed project or improvements be injurious or detrimental to the neighborhood or to the general welfare of the City; and

The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, which include other warehouses, properties zoned Light Industrial (LI) and Planned Employment Park (PEP), and Falcon Field Airport nor will the site be injurious or detrimental to the surrounding neighborhoods or the general welfare of the City.

The proposal complies with this criteria.

4. Adequate public services, public facilities and public infrastructure are available to serve the proposed project.

The addition of the site does not add any additional burden to the existing public services, public facilities, nor public infrastructure. The public infrastructure is already on-site and will adequately serve the site and proposed use.

The request complies with this criterion.

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 and inviting them to provide comments on the proposed project. Staff was contacted by surrounding property owners with questions and concerns on potential truck traffic entering and exiting the development to the west from Norcroft Road. There was concern that truck traffic generated by this site would be overwhelming for the smaller industrial uses neighboring the subject site. Staff referred the neighbor to reach out to the applicant. Staff will provide the Board with any new information during the scheduled Study Session on November 16, 2022.

Staff Recommendations:

Based on the application received and preceding analysis, staff finds that the request for a rezone to remove conditions of approval of Zoning Case Number Z80-047 and to add new conditions of approval, Site Plan Review, and Special Use Permit for the development of an industrial development in the LI District is consistent with the Mesa 2040 General Plan, meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO, and Special Use Permit approval criteria per Section 11-70-5 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 Design Review Case No. DRB22-00730.
3. Compliance with all City development codes and regulations.
4. Relocation of the existing flood irrigation structure requires approval from the Water Resources Department or applicable governmental subdivision responsible for the ownership or maintenance of the flood irrigation facility prior to the issuance of any building permit.
5. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first.
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 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.

- c. Provide written notice to future property owners that the project is within one mile of Falcon Field Airport.
- d. Prior to 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.
- 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 the Falcon Field 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

3.3 Landscape Plan

3.4 Elevations

3.5 Grading and Drainage Plan

Exhibit 4-Citizen Participation Plan

Exhibit 5-Citizen Participation Report

Exhibit 6-Zoning Case No. Z80-047