



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

March 8, 2023

CASE No.: **ZON22-01230**

PROJECT NAME: **Longbow Business Park Lot 7**

Owner's Name:	Dover Associates, LLC
Applicant's Name:	Chase Woosley, Cotton Architecture + Design, LLC
Location of Request:	Within the 5400 block of East McDowell (north side). Located east of Higley Road on the north side of McDowell Road.
Parcel No(s):	141-41-013
Request:	Site Plan Review. This request will allow for the development of an office warehouse buildings.
Existing Zoning District:	Light Industrial with a Planned Area Development overlay (LI-PAD)
Council District:	5
Site Size:	6± acres
Proposed Use(s):	Office/warehouse
Existing Use(s):	Vacant
Hearing Date(s):	March 8, 2023 / 4:00 p.m.
Staff Planner:	Charlotte Bridges
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **December 4, 1978**, the City Council approved the annexation of 1,633± acres of land which included the subject site (Ordinance No. 1193).

On **August 13, 1979**, the City Council approved a rezoning of 21± acres of recently annexed land, including the subject site, from Maricopa County Rural 43 to Agricultural (AG) (Case No. Z79-069; Ordinance No. 1261).

On **April 20, 1983**, the City Council rezoned 151± acres of land, including the subject site, from AG to M-1 (equivalent to Light Industrial [LI]) for the development of an industrial park (Case No. Z83-013; Ordinance No. 1688).

On **March 4, 2002**, the City Council rezoned the subject property from M1 to M1 with a Development Master Plan (DMP) (equivalent to Planned Area Development [PAD]) as part of a larger rezoning, which rezoned 322.47± acres of land from AG, M-1, and C-3 (equivalent to General Commercial [GC]), to LI-PAD, GC-PAD and Conceptual LI with a Bonus Intensity Zone (LI-BIZ) to allow for a business park with industrial, office, and commercial uses, and a golf course (Case No. Z02-001; Ordinance No. 3972).

On **November 2, 2005**, the Design Review Board approved the design guidelines and sign package proposal for Longbow Business Park and Golf Club (Case No. DR05-093).

On **November 17, 2008**, the City Council approved a modification of the Longbow Business Park and Golf Club PAD, 312.42± acres of land, including the subject site, to incorporate the conditions of approval from Ordinance No. 3972 (Z02-001) and reconfigure the zoning to align with the approved subdivision plat. The zoning district for the subject site remained LI-PAD with this approval. "Future Site Plan Review" by the Planning and Zoning Board of the subject site is stipulated as a condition of approval in the resulting ordinance (Case No. Z08-063; Ordinance No. 4897).

PROJECT DESCRIPTION

Background:

The applicant is requesting Site Plan Review of an Initial Site Plan for the development of an office warehouse building in the Light Industrial with Planned Area Development overlay (LI-PAD) District.

The 6± acre site is vacant and located east of Higley Road on the north side of McDowell Road within the Longbow Business Park and Golf Club PAD. The applicant is proposing to construct a 53,645 square foot, multi-tenant, office warehouse building, comprised of approximately 49,000 square feet of warehouse space and 4,645 office space, on the site.

Review and approval of the site plan for Lot 7 by the Planning and Zoning Board is a requirement of Ordinance No. 4897.

General Plan Character Area Designation and Goals:

Per the City of Mesa 2040 General Plan, the site is within the Employment character area. Per Chapter 7 of the Plan, the primary focus of the Employment character area is to provide for a wide range of employment opportunities in high-quality settings.

The subject site is also located within the Falcon Field Sub-Area Plan. The intent of the Falcon Field Sub-Area is to create a vibrant and progressive urban center that serves as an oasis of aviation related businesses, abundant high-quality employment, and regional entertainment.

The proposed project conforms with the intent of the Employment character area and Falcon Field Sub-Area by providing a wide range of opportunities for the employment of professionals, technical experts, and skilled labor in a high-quality setting. Staff reviewed the request and determined it is consistent with the development review criteria outlined in chapter 15 (pg. 15-

1) of the Mesa 2040 General Plan.

Zoning District Designations:

The subject property is zoned Light Industrial with a Planned Area Development overlay (LI-PAD). Per Section 11-7-2 of the City of Mesa Zoning Ordinance (MZO), office and warehouse 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 11-19-4(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 6± acre subject site is currently vacant and located east of Higley Road on the north side of McDowell Road within the Longbow Business Park and Golf Club PAD. The proposed site plan shows the development of a 40-foot tall, 53,645 square foot multi-tenant office warehouse building with the entrances located along the west elevations and truck dock and loading facilities along the east elevation. An eight-foot-tall masonry wall screens the truck docks and loading area located on the east side of the building from public view in accordance with Section 11-30-13 of the MZO.

The proposed site plan also shows two access drives from McDowell Road, which serve the internal vehicle parking, and truck docks and loading areas. Per Section 11-32-3 of the MZO, 117 parking spaces are required; 118 parking spaces will be provided along the south and west sides of the building.

A visitor/employee amenity area will be located near the northeast corner of the building and pedestrian connectivity will be provided to the site from McDowell Road. The proposed landscape plan shows trees, shrubs and ground cover in the required landscape yards along McDowell Road, the west and north property lines. Landscaping is not required in the screened loading area.

Design Review:

The City's Design Review Board reviewed the proposed elevations and landscape plan at its February 14, 2023, work session. Staff will work with the applicant to include any recommended changes from the Design Review Board as they pertain to the building elevations and landscape plan.

Surrounding Zoning Designations and Existing Use Activity:

Northwest LI-PAD Golf Course	North LI-PAD Golf Course	Northeast LI-PAD Golf Course
West LI-PAD Golf Course	Subject Property LI-PAD Undeveloped	East LI Office Warehouse
Southwest (Across McDowell) RS-7-PAD-AS Single Residences	South (Across McDowell) RS-7-PAD-AS Single Residences	Southeast (Across McDowell) RM-4 Manufactured Home Park

Compatibility with Surrounding Land Uses:

The subject property is currently undeveloped. The west and north side of the property are adjacent to the Longbow golf course. To the east is an existing office warehouse use. McDowell Road separates the subject site from the existing single residence and manufactured home neighborhoods to the south. The proposed office warehouse use will be compatible with the surrounding area to the west, north, and east.

Neighborhood Participation Plan and Public Comments:

The applicant completed a Citizen Participation Process which included providing notice to property owners within 1,000 feet of the site, as well as HOAs within ½ mile and registered neighborhoods to a virtual neighborhood meeting and to the scheduled public hearing. No invitees attended the virtual meeting held on December 8, 2022. As of writing this report, staff has not received any comments/concerns from surrounding property owners. Staff will provide the Board with any new information during the study session.

Staff Recommendations:

Staff finds the subject request meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO.

Staff recommends approval with the following conditions:

Conditions of Approval:

1. Compliance with final site plan and landscape plan submitted.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of Design Review Case No. DRB22-01229.
4. Compliance with all conditions of approval of Ordinance No. 4897 (Zoning Case No. Z08-063).
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, minor land division 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. All final subdivision plats or minor land divisions must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which states in part: "This property, due to its proximity to 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 Floor Plan

3.6 Citizen Participation Plan

Exhibit 4-Citizen Participation Report