



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

March 22, 2023

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| CASE No.: ZON22-01278 | PROJECT NAME: Brickyards on Ellsworth |
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| Owner's Name: | NEC E&G, LLC and ELLWORTH 92, LLC |
| Applicant's Name: | Dale Couture, Ware Malcomb |
| Location of Request: | Within the 9200 to 9600 blocks of East Willis Road (south side). Located north of Germann Road and east of Ellsworth Road. |
| Parcel No(s): | 304-62-004V & 304-62-004X |
| Request: | Site Plan Review. This request will allow for an industrial park. Also consider a preliminary plat for "The Brickyards on Ellsworth". |
| Existing Zoning District: | Light Industrial with a Planned Area Development Overlay (LI-PAD) |
| Council District: | 6 |
| Site Size: | 63± acres |
| Proposed Use(s): | Industrial |
| Existing Use(s): | Vacant |
| P&Z Hearing Date(s): | March 22, 2023 / 4:00 p.m. |
| Staff Planner: | Cassidy Welch, Senior Planner |
| Staff Recommendation: | APPROVAL with Conditions |

HISTORY

On **January 18, 1989**, the City Council annexed approximately 3,346± acres of property, including the subject site, into the City of Mesa (Ord. No. 2473); and subsequently zoned the property to Single Residence 43 (RS-43) (Case No. 90-007, Ord. No. 2496).

On **June 21, 2004**, the City Council approved a rezone of 315± acres of land, including the subject site from RS-43 to Light Industrial (LI) to allow for future development of industrial uses (Case No. Z04-001, Ord. No. 4208).

On **March 21, 2022**, the City Council approved a rezone of the subject site from Light Industrial (LI) to Light Industrial with a Planned Area Development Overlay (LI-PAD) to allow development of an industrial park (Case No. ZON21-00644, Ord. No. 5691).

PROJECT DESCRIPTION

Background:

The subject request is for Site Plan Review of an Initial Site Plan and Preliminary Plat approval. The subject request will allow development of eight (8) industrial buildings to be used for warehousing, industrial and office uses. The subject property is currently vacant and located south of the Willis Road alignment and east of Ellsworth Road.

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, the primary focus of the Employment character area designation is to provide for a wide range of employment opportunities in high-quality settings. Examples of employment-type land uses include areas for large manufacturing facilities, warehousing, and business park-type land uses. The proposed industrial park for industrial land uses conforms to the intent and purpose of the Employment character area designation. Overall, the request is consistent with the review criteria outlined in Chapter 15 (pg. 15-1&2) of the Mesa 2040 General Plan.

Gateway Strategic Development Plan:

The site is also located within the Logistics and Commerce District of the Mesa Gateway Strategic Development Plan. Per the Plan, the Logistics and Commerce District should provide a high-quality employment environment that is compatible with increasing over-flight activities. Light industrial and commercial uses will be the predominant uses in this district. The subject request for industrial uses conforms to the purpose and intent of the Mesa Gateway Strategic Development Plan.

Zoning District Designations:

The subject property is currently zoned Light Industrial with a Planned Area Development Overlay (LI-PAD). Per Section 11-7-2 of the Mesa Zoning Ordinance (MZO), industrial uses, such as warehousing, storage, and offices, are permitted in the LI district. The proposed development of the site for industrial uses conforms to the goals of the LI district.

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

Per Section 11-19 of the MZO, the property is located within the Airfield (AF) Overlay District. Specifically, within the Airport Overflight Areas One and Two (AOA 1 & AOA 2). The location of the property within the AOA 1 and AOA 2 is due to its proximity to the Phoenix-Mesa Gateway Airport. Per Section 11-7-2 of the MZO, the proposed uses are permitted in the AOA 1 and AOA 2.

Site Plan and General Site Development Standards:

The proposed site plan shows development of eight industrial buildings totaling approximately 909,553 square feet. As shown on the site plan, the buildings range in size from 35,938 to 306,094 square feet. Per the submitted site plan, each building will include truck dock and service areas that are screened by an eight-foot-tall wall per the screening requirements outlined in Section 11-30-13 of the MZO. Consistent with the PAD overlay, the proposed development is providing parking at a ratio of 1 space per 700 square feet for a total of 1,299 parking spaces required. The provided site plan shows 1,635 parking spaces provided.

Primary vehicular access will be from Willis Road on the northern end of the subject site. Secondary vehicular access will be from the adjacent commercial development, west of the subject site, from Ellsworth Road. On-site walkways will connect the primary entrances of each industrial building to each other and to the adjacent commercial development to the west. Overall, the proposed site plan conforms to the requirements of the MZO including the review criteria for Site Plan Review in Section 11-69-5.

Design Review:

The Design Review Board is scheduled to review the subject request on March 14, 2023. Staff will be working with the applicant to address any comments and recommendations from the Design Review Board.

Surrounding Zoning Designations and Existing Use Activity:

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| Northwest (Across Willis Road) LC Vacant | North (Across Willis Road) LC & LI Vacant | Northeast (Across Willis Road) LI Vacant |
| West LI Commercial | Subject Property LI-PAD Vacant | East AG Vacant |
| Southwest LI Commercial | South LI Vacant | Southeast AG Vacant |

Compatibility with Surrounding Land Uses:

The subject property is currently vacant. The adjacent property to the west of the subject property was approved for a self-storage and commercial uses. Surrounding properties to the north, south and east are currently zoned LI and Agricultural (AG) and are anticipated to develop for industrial uses consistent with the subject request.

Preliminary Plat:

Section 9-6-2 of the Mesa Subdivision standards requires approval of all subdivision plats located in the City to be processed through four progressive stages. Review and approval of a Preliminary Plat is the second stage in the series of the progressive stages. This review includes the evaluation of the overall design of the subdivision and details, such as utilities layout, ADA compliance, and retention requirements. The Preliminary Plat is reviewed and approved by the

Planning & Zoning Board. Per Section 9-6-2 of the City's subdivision regulations, all plats are subject to Final Plat approval through the City Council.

Neighborhood Participation Plan and Public Comments:

As part of the completed Citizen Participation Process, the applicant mailed notice letters to property owners within 1,000 feet of the site as well as nearby HOAs and neighborhood associations. As of writing this report, neither the applicant nor staff have received any comments or concerns from surrounding property owners. Staff will provide the Board with any new information during the March 22, 2023 Study Session.

Staff Recommendation:

Based upon the application received and preceding analysis, staff finds that the subject requests are consistent with the Mesa 2040 General Plan, the Mesa Gateway Strategic Development Plan, the review criteria for Site Plan Review approval outlined in Section 11-69-5 of the MZO and meets the review criteria for approval of a Preliminary Plat outlined in Section 9-6-2 of the Mesa Subdivision Regulations; therefore, staff recommends approval of the request with the following conditions.

Conditions of Approval:

1. Compliance with the final site plan submitted.
2. Compliance with the Preliminary Plat submitted.
3. Compliance with all requirements of Design Review Case No. DRB22-01277.
4. Compliance with all City development codes and regulations.
5. Compliance with all conditions of approval of Ordinance No. 5691, except compliance with the final site plan submitted with this request.
6. Compliance with the Subdivision Regulations.
7. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. All final subdivision plats 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 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 – Staff Report

Exhibit 2 – Vicinity Map

Exhibit 3 – Application Information

3.1 Project Narrative

3.2 Site Plan

3.3 Preliminary Plat

3.4 Landscape Plan

3.5 Elevations

3.6 Grading and Drainage Report

3.7 Citizen Participation Plan

Exhibit 4 – Citizen Participation Report

Exhibit 5 – Avigation Easement