mesa·az

Planning and Zoning Board

Case Information

CASE NUMBER:	**Z17-013 (PLN2015-00350)**
LOCATION/ADDRESS:	The 6800 to 9200 blocks of East Pecos Road (north and south sides).
GENERAL VICINITY:	Located east of Power Road and west of Ellsworth Road on the north and south sides. The southern boundary is defined by the current city limit line which runs along the rail road alignment from Power Road to Sossaman Road and then follows Germann Road to the Hawes Road alignment then north to Pecos Road and east to Ellsworth Road. The northern boundary follows the quarter section that is adjacent to the north right of way line of Pecos Road from Power Road to Sossaman Road than north to the southern boundary of Phoenix-Mesa Gateway Airport east to Ellsworth Road.
REQUEST:	Rezoning from LC, LI, AG, PS and GI to EO to create the Pecos Road Employment Opportunity Zone.
PURPOSE:	This request will establish zoning to guide future development of employment and industrial uses.
COUNCIL DISTRICT:	District 6
OWNER:	Various owners.
APPLICANT:	City of Mesa
STAFF PLANNER:	Tom Ellsworth

SITE DATA

PARCEL NUMBER(S):	Multiple parcels
PARCEL SIZE:	1,030± acres
EXISTING ZONING:	LC, LI, AG, PS and GI
GENERAL PLAN DESIGNATION:	Employment

SITE CONTEXT

NORTH:	Phoenix-Mesa Gateway Airport and ASU Polytechnic – zoned LI-PAD and PS
EAST:	(across Ellsworth Rd) Undeveloped – zoned LI and LC
SOUTH:	(west of Hawes Road across Germann Road) Residential – Town of Queen Creek
SOUTH:	(east of Hawes Road across Pecos Rd) Undeveloped and Industrial – zoned AG and LI PAD
WEST:	(across Union Pacific Railroad ROW) Industrial – Town of Queen Creek

STAFF RECOMMENDATION:	Approval with conditions
PLANNING & ZONING BOARD DECISION:	☒ Approval with conditions. ☐ Denial

HISTORY/RELATED CASES

December 18, 1989:	Annexed into the City (Ord. 2473)
March 5, 1990:	Establishment of city zoning on annexed property AG, RS-43, and GI (Z90-007)
May 28, 2002:	Rezoning from AG to LI and LC and the Development of the Williams-Gateway Sub-Area Plan, zoning case Z01-029 (Ord. #7838)
March 20, 2006:	Rezone from AG to LI, Z06-016 (Ord. #4530)
November 06, 2006:	Rezone from AG to LI and LC, Z06-069 (Ord. #4614)

PROJECT DESCRIPTION/REQUEST

The City of Mesa, through the Office of Economic Development, is requesting the establishment of an Employment Opportunity (EO) Zoning District within the Gateway Area, to be deemed the Pecos Road Employment Opportunity Zone (PREOZ). This area is comprised of 51 parcels which total approximately 1,030 acres of land.

The purpose of the creation of the Pecos Road Employment Opportunity Zone includes the following:

1. To facilitate and expedite the entitlement process for the development of employment-driven projects, which align with City Council adopted plans and policies, particularly those that increase and foster the growth of advanced manufacturing industries.
2. To encourage and promote innovative and sustainable land uses for the area, while maintaining compliance with the Mesa General Plan.
3. To establish the proposed area as a Floating Zone, allowing a property owner to opt-in to the EO Zoning District.
4. To establish site planning standards and design guidelines to ensure compliance with the City of Mesa General Plan and the Mesa Gateway Strategic Development Plan.
5. To promote additional development density in the area by providing guidelines that refer to the General Industrial (GI) Zoning District.
6. To establish the maximum height limitations within the corridor as follows:
    a. The maximum building height shall follow all FAA regulations for parcels near the Phoenix Mesa Gateway Airport runway. Please refer to the attached FAA Height Allowance Map for further clarification.
    b. The maximum building height shall be 150’ in all other areas.

The proposed EO Zone includes the adoption of design guidelines, a list of prohibited uses, as well as an additional building height allowance to create the desired employment and advanced manufacturing corridor.

There are multiple parcels under separate ownership within the corridor. The intent of the EO zoning is to provide an “opt-in” zoning district for these owners in an effort to attract development. Each owner that chooses to participate will need to formally “opt in” to the zoning district. Property owners not wishing to take advantage of this zoning district may develop under the provisions of their existing zoning or request to rezone the property.

NEIGHBORHOOD PARTICIPATION

The City has completed a Citizen Participation Plan to inform neighboring property owners of the

project, solicit feedback, and address any comments or concerns that may arise. The Citizen Participation Plan included a contact list consisting of all registered neighborhoods within one-mile and all property owners within 1,000 feet of the overlay area. Each person or entity on the contact list was sent a letter providing general information on the request with contact information and notice of the community meeting and Planning and Zoning Board Hearing date.

The City hosted a community open house meeting on April 4, 2017 at the Phoenix-Mesa Gateway Airport Authority Offices - 5835 S. Sossaman Rd. Representatives from the Office of Economic Development and Planning Division were on-hand to provide information and answer questions. There were 9 property owners and interested citizens in attendance at the meeting. The following concerns and comments were received at the meeting:

- Support of the EO District
- Concern regarding the need for an improved land division process was expressed.

Staff has received a couple of phone calls of general inquiry regarding the request. To date there is no formal opposition to the request.

CONFORMANCE WITH THE GENERAL PLAN

Summary: The area proposed for the application of this zoning designation has an Employment character type designation in the Mesa General Plan and is part of the Logistics and Commerce District of the Mesa Gateway Strategic Development Plan. The proposed zoning designation is designed to facilitate development along Pecos Road consistent with the Plan designations.

Mesa 2040 General Plan

Per the Mesa 2040 General Plan, Mesa will have sustainable economic centers located at various “hubs” throughout the City. These hubs will emphasize quality, high-paying jobs. The employment sector will offer higher than average wage scales and excellent employment security. The intent is to develop a healthy economy that will operate at the cutting edge of technology.

One of these economic hubs is planned for the southeast portion of the planning area near Phoenix-Mesa Gateway Airport. Originally, this location was referred to as the Gateway Sub- Area or the San Tan Urban Economic Hub. The area is well situated to provide a large international trade center supported by the Phoenix-Mesa Gateway Airport. In addition to the airport, the Gateway Sub-Area is also supported by other unique educational assets such as Arizona State University’s Polytechnic Campus, Chandler-Gilbert Community College’s Williams Campus and the East Valley Institute of Technology. The Gateway Sub-Area is envisioned to become a second urban center of the City, with a mixture of residential, commercial, employment, recreational, and public uses. The Pecos Road Industrial Corridor is located within this sub area.

The intent of this sub area is to provide an employment center that maximizes the benefit of the nearby airport while providing jobs for the large amount of residential development that is forecasted in the surrounding areas, both in Mesa and the growing neighboring communities of Gilbert and Queen Creek. The purpose of the Land Use Element of the Mesa 2040 General Plan is to guide future growth and development in the City.

Within the General Plan, there are several goals, objectives and policies established to help achieve the vision of the Mesa 2040 General Plan. The goals and related policies and strategies applicable to this

request to establish the Pecos Road EO Zoning District are as follows:

Goal: Grow and maintain diverse and stable jobs.

Economic Development P1: Preserve designated commercial and industrial areas for future job growth. In the Economic Activity Areas, requests for changes from non- residential to residential will include review and comment by the Economic Development Office and could be referred to the Economic Development Board for recommendation.

Goal: Foster a development pattern that creates and maintains a variety of great neighborhoods, grows a diverse and stable economy, and develops rich public spaces.

Character Areas P6: In areas with the Employment District character, development will be reviewed for the opportunity to maintain and enhance employment options within the City of Mesa; areas with this character type are important to the long-term vitality of the community and need to be protected from incompatible development types. Review shall also consider compliance with any approved sub-area or neighborhood plan for the specific area.

The current character type for the property is Employment. This is described as:

> "…locations appropriate for manufacturing, warehousing, and other industrial operations. These areas typically have larger lots and require provision of access and circulation by large vehicles. These industries typically provide quality jobs and require protection from encroachment of non-compatible uses."

The PREOZ conforms to the Employment Character Type and is proposed to be a campus-like setting of advanced manufacturing companies with an integrated platform of ancillary land uses that support the primary employment related land uses.

<u>Mesa Gateway Strategic Development Plan (MGSDP)</u>
The intent of the MGSDP is to recognize the opportunities related to the Phoenix-Mesa Gateway Airport and the implementation of a vision that capitalizes on this asset. The plan's primary goals are to create a solid employment base for the City of Mesa while allowing for a mix of land uses in close proximity to one another for the purpose of long-term economic stability. The plan further defines specific districts and outlines their "Focus", desired "Form", "Goals, Standards, Block Character, and Design".

The Pecos Road Industrial Corridor is located within the Logistics and Commerce District of the MGSDP. Given the proximity to Gateway Airport and the designated flight corridor for planes leaving the airport, this corridor has been envisioned to be developed with a variety of general/heavy industrial, light industrial, business-park, and commercial uses.

The MGSDP identifies several goals that support its ultimate vision. The proposed EO Floating Zone complies with and facilitates these goals by providing the underlying entitlement for the employment uses. The most relevant goal to this request is Goal 2 related to job creation:

GOAL 2: Create a regional employment center with a mix of jobs, emphasizing the attraction of at least 100,000 high-wage, high value jobs

STAFF ANALYSIS

SUMMARY:

The area included in the Pecos Road Economic Opportunity Zone (PREOZ) has been planned for employment and industrial related uses for more than 20 years. Over the past several years, the City of Mesa has seen an increase in the number of "Mega Projects" interested in large assemblies of land (100 acres or greater) for manufacturing operations that would employ large quantities of highly-skilled individuals at above-average wage levels.

Chapter 14 of the Zoning Ordinance establishes this zoning designation and the process and criteria for establishment of these district. Each district will be unique allowing for development regulations tailored to the specific economic development objectives of a given area. As with other specific, base zoning districts, each EO district will establish the allowed uses, lots sizes, setbacks, height limits, and other development standards.

In the case of the PREOZ, the district being created has been based on the GI zoning district. The required development Plan for this district includes the following items:

1. Development Plan Map. This establishes the area covered by this zoning designation and which properties can opt in to this zoning designation.
2. Development Goals. This section establishes the broad objectives of this district.
3. Land Use Regulations. This section provides the list of uses allowed in this district. Compared to the GI District, the list of uses allowed is greatly restricted to only those truly desired in this area.
4. Development Standards. The development standards are the same as the GI district except for a requirement for a minimum lot size of at least 5-acres and the allowance of heights up to 150' provided requirements of the FAA are also met.
5. Permanent Sign Regulations. These are the same in the GI district.
6. Architectural Guidelines. This section goes beyond the standards contained in the Zoning Ordinance for the industrial buildings and provides guidelines for architectural design, building massing, roofs, walls, entrances, materials, color palette, prohibited materials and colors, miscellaneous items, signage, and sustainable practices.
7. Landscape Design Standards. This section provides detailed design expectations on edge treatments, gateways and major site entrances, hardscape, streetscape and vehicular circulation, open space, use of a Southwest plant palette.
8. Additional Design Examples. This section includes pictures of the types of buildings anticipated for this area in terms of the use of quality architectural design and materials.

The city's initiation of this case is aimed to create an EO District to allow property owners and prospective employers the ability to move quickly through the entitlement process and to establish development consistent with the City's goals for this area. The PREOZ furthers the employment concept and is proposed to be developed with a campus-like setting of advanced manufacturing companies with an integrated platform of ancillary land uses that support the primary employment related land uses. This will bring high quality jobs to Mesa and support the goals of the Mesa 2040 General Plan as well as the Mesa Gateway Strategic Development Plan.

CONCLUSIONS:

The proposed PREOZ conforms to the Mesa 2040 General Plan, the Mesa Gateway Strategic Development Plan, and meets all the evaluation requirements from Chapter 14 of the zoning ordinance (§11-14-5-C).

Therefore, Staff is recommending approval of the PREOZ subject to the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the development and design standards as described in the project narrative and PREOZ EO Development Plan.
2. Compliance with all City development codes and regulations, to include but not limited to dedication of rights-of-way and easements and platting, as applicable.
3. The existing zoning on the property will remain in place until such time as the individual property owners complete the following:
    a. Sign the Employment Opportunity Development Plan Opt-In form; and
    b. Sign a "Consent to Conditions & Waivers of Land Use Law Claims" form.

\\isrc01\plcommon\Employment Opportunity District\Pecos Road District\Z17-013.docx