



## Planning and Zoning Board

---

### *Staff Report*

**CASE NUMBER:** ZON18-00212  
**LOCATION/ADDRESS:** The 4700 to 4800 block of East Indigo Street (north side), the 1600 to 1800 block of North 48<sup>th</sup> Street (east side) and the 4800 block of East Ingram Street (south side).  
**GENERAL VICINITY:** Located west of Higley Road and south of McKellips Road  
**REQUEST:** Site Plan Review; also consider the preliminary plat for "Piper Plastics".  
**PURPOSE:** This request will allow for the development of a manufacturing facility.

**COUNCIL DISTRICT:** District 5  
**OWNER:** Kratos Development Corporation  
**APPLICANT:** Jeff McCall, McCall and Associates Architects, Inc.  
**STAFF PLANNER:** Ryan McCann, Planner I

#### **SITE DATA**

**PARCEL NO.:** 141-34-318, 141-34-319, 141-34-320, 141-34-321  
**PARCEL SIZE:** 5.8+/- acres  
**EXISTING ZONING:** LI  
**GENERAL PLAN CHARACTER:** Employment  
**CURRENT LAND USE:** Vacant

#### **SITE CONTEXT**

**NORTH:** Vacant, zoned LI  
**EAST:** Existing office, zoned LI  
**SOUTH:** Existing office/warehouse, zoned LI  
**WEST:** Existing warehouse, zoned LI

#### **HISTORY/RELATED CASES**

**June 26, 1979:** Annexed into the City of Mesa (Ord. No. 1250)  
**December 17, 1979:** Approved rezone from County R-43, R1-35, R1-10, R-3, C-2, IND-1 & IND-2 to AG, SR, R1-35, R1-9, R-3, C-1, C-2, M-1 & M-2 (Z79-118)  
**April 19, 1982:** Approved rezone from AG to M-1 (Z82-009)  
**September 19, 1983:** Approved rezone from C-1 to R-2 (Z83-071)  
**April 15, 1985:** Rezone from M-1 & AG (conceptual M-1) to hard M-1 & Site Plan Modification for industrial subdivision (Z85-034 & SPM85-007; Ord. No. 1938)  
**December 23, 1985:** Approval (Recording) of the Final Plat for the Mesa Commerce Center (S50-85)

**STAFF RECOMMENDATION:** Approval with conditions

### **PROJECT DESCRIPTION / REQUEST**

This is a request for Site Plan Review to allow the development of an 86,508 square-foot manufacturing facility. The site is located south of McKellips Road and west of Higley Road within an existing industrial subdivision.

### **NEIGHBORHOOD PARTICIPATION:**

The applicant has completed a Citizen Participation Process, which included a mailed letter to property owners within 1,000-feet of the site, as well as HOAs within one-half mile and registered neighborhoods within one mile. The applicant received one phone call from a neighboring property owner who was in support of the project. At the time that this report was written staff had not been contacted by any residents or property owners in the area. The applicant will be providing an updated Citizen Participation Report prior to the June 19, 2018 Study Session. An update will be provided by staff at that Planning and Zoning Board Study Session.

### **STAFF ANALYSIS**

#### **MESA 2040 GENERAL PLAN:**

Staff has reviewed the proposal and found that it is consistent with the criteria for review as outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan and has determined that the proposed use is in conformance with the General Plan.

The Mesa 2040 General Plan Character area designation is Employment Industrial. The primary focus of the employment character type is to provide for a wide range of employment opportunities in high quality settings. The proposed project is consistent with the General Plan by providing a well-designed building that provides quality jobs while minimizing impact to the surrounding area.

The site is located within the Falcon Field Sub-Area Plan and the Falcon Field Economic Activity Area. The proposed development meets the requirements within the Falcon Field Sub-Area Plan for contemporary or progressive style design with clean lines and articulated forms, innovative design, and quality materials.

#### **ZONING:**

The proposed manufacturing facility is a permitted use within the LI District. The site is surrounded by LI zoning on all sides, with a vacant property to the north, an existing office to the east, an existing office/warehouse to the south, and an existing warehouse to the west.

#### **SITE PLAN - MZO Section 11-69-5:**

| <b>Development Standards – MZO Table 11-7-3</b>   | <b>Required</b> | <b>Proposed</b> |
|---------------------------------------------------|-----------------|-----------------|
| Maximum Building Height                           | 40'             | 40'             |
| Setbacks:                                         |                 |                 |
| North                                             | 20'             | 90'             |
| South                                             | 20'             | 78'             |
| East                                              | 0'              | 60'-4"          |
| West                                              | 20'             | 66'-6"          |
| <b>Development Standard – MZO Table 11-32-3.A</b> | <b>Required</b> | <b>Proposed</b> |
| Parking                                           | 149             | 149             |

Access to the site is proposed from Ingram Street, 48<sup>th</sup> Street, and Indigo Street. A pedestrian connection has been provided connecting the sidewalk at 48<sup>th</sup> Street to the main building entrance. The proposed site plan meets the review criteria of MZO Section 11-69-5 of the Zoning Ordinance.

#### Design Review

The Design Review Board reviewed the project at the May 8, 2018 Work Session. Suggestions provided by the Board included additional undulation of the building's façade along the east elevation and additional building articulation on the west elevation. The applicant will work with staff for review of these revisions to obtain approval of DRB18-00211.

#### **PRELIMINARY PLAT:**

This request includes a preliminary plat titled "Piper Plastics". All approved preliminary plats are subject to potential modification through the Subdivision Technical Review process to meet all City codes and requirements, including but not limited to, all ADA requirements. This sometimes results in changing lot sizes and configuration.

The proposed plat is consistent with the development standards and meets Subdivision Regulation requirements.

#### **CONCLUSION:**

The proposed project complies with the General Plan and Falcon Field Sub-Area Plan, meets the review criteria for Site Plan Review from MZO, Chapter 69 Section 11-69-5, for a manufacturing facility. Staff recommends approval with the following conditions:

#### **CONDITIONS OF APPROVAL:**

1. Compliance with the basic development as described in the project narrative, the site plan, landscape plan, preliminary elevations, and preliminary plat.
2. Compliance with all requirements of Z85-034.
3. Compliance with all City development codes and regulations.
4. Compliance with all requirements of Design Review approval.
5. Due to the proximity to Falcon Field Airport, any proposed structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77.9, (form 7460), to determine any effect to navigable airspace, air navigation facilities. A completed form with response by the FAA must accompany building permit application for structures on this property.
6. Noise attenuation measures shall be incorporated into the design and construction of the building where people work, or are otherwise received to achieve an outdoor-to-indoor noise level reduction (NLR) as required by 11-19-5.D of the Zoning Ordinance.