



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

September 23, 2020

CASE No.: **ZON20-00376**

PROJECT NAME: **Power 202**

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| Owner's Name: | Power 17 LLC |
| Applicant's Name: | Jeff McCall, McCall & Associates |
| Location of Request: | Within the 4600 block of South Power Road (east side). Located south of Warner Road on the east side of Power Road. |
| Parcel No(s): | 304-30-009U |
| Requests: | Site Plan Review. This request will allow for an industrial development. |
| Existing Zoning District: | Light Industrial with a Planned Area Development Overlay (LI-PAD) |
| Council District: | 6 |
| Site Size: | 18.9± acres |
| Proposed Use(s): | Industrial (shell buildings) |
| Existing Use(s): | Vacant |
| Hearing Date(s): | September 23, 2020 / 4:00 p.m. |
| Staff Planner: | Ryan McCann, Planner II |
| Staff Recommendation: | Approval with Conditions |

HISTORY

On **May 18, 2000**, the property was annexed into the City of Mesa (Case No. A00-002; Ordinance 3762) and subsequently zoned Agricultural (AG) (Case No. Z00-045; Ordinance No. 3794).

On September 21, 2020, the City Council is scheduled to review a rezoning of the subject property from Agriculture to Light Industrial with a Planned Area Development Overlay (LI-PAD) with a conceptual site plan showing industrial buildings on the property. The request is part of a 59± acre development with a Planned Area Overlay. The proposed 59± acre site consists of a group commercial, a large-scale commercial recreation and an industrial development. The subject property consists of 18.9± acres of the overall PAD.

PROJECT DESCRIPTION

Background:

The request is for a site plan approval to allow approximately 330,500 square feet industrial development on the property. The site plan shows proposed three industrial buildings consisting of; Building A (70,148 Square feet), Building B (145,999 square feet) and; Building C (114,349 square feet).

As of writing this report, the City Council is scheduled on September 21 to consider rezoning of the property from Agriculture to Light Industrial with a Planned Area Development Overlay with a conceptual plan on the property. Per Section 11-22-5 of the MZO, a specific plan is required prior to development on the property.

General Plan Character Area Designation and Goals:

The General Plan character area designation on the property is Mixed-Use Activity and Employment character type designations. 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 parks type uses. Per the Plan, Mixed Use Activity areas are large in scale (typically over 25 acres) community and regional activity areas that usually have a significant retail and commercial component, including shopping areas such as mall, power centers or lifestyle centers designed to attract people from a large radius.

As shown on the site plan, the request is to allow development of three large industrial buildings on the property. The buildings are planned to be occupied by various industrial operating businesses and users. Such uses will likely general employment opportunities for City residents and fulfil the goals of the character area designation on the property.

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.

Mesa Gateway Strategic Development Plan:

The site is also located within the Mesa Gateway Strategic Development Plan and specifically located within the Inner Loop District of the Plan. Per the Strategic Plan, the focus of the Inner Loop District is to provide a high-quality, mixed-use environment that is compatible with increasing over-flight activities associated with the Phoenix-Mesa Gateway Airport operations. The proposed development to allow three industrial buildings is consistent with the goals of the Mesa Gateway Strategic Development Plan.

As a recommendation of the Mesa Gateway Strategic Development plan, the City of Mesa conducted a specific land use study in 2018 (i.e. the 2018 Inner Loop Land Use Study) for the Inner Loop Area of the Plan. The intent of the study was to ensure appropriate allocation of land uses and distribution that aligns with the goals of the Mesa Gateway Strategic Development Plan. The study designated the subject property as appropriate for Employment/Business Park type uses. The proposed development conforms with the recommendations of the land use study.

Airfield Overlay – MZO Article 3 Section 11-19:

Per Section 11-19 of the MZO, the site is located within the Airfield Overlay District, specifically within the Airport Overflight Area Two (AOA 2). The location of the property within the Airfield Overlay is due to its proximity to the Phoenix-Mesa Gateway Airport. Per section 11-7-2 of the MZO, the AOA 2 allows industrial and warehouses uses.

Zoning District Designations:

As stated earlier, the City Council is scheduled to review approval of rezoning of the subject site from Agriculture to Light Industrial with a Planned Area Development Overlay (LI-PAD). Per Section 11-7-2 of the MZO, industrial and warehouses uses are allowed in the LI zoning district.

The subject request will be required to be withdrawn or continued if the City Council decision is delayed or the request is denied.

Site Plan and General Site Development Standards:

The proposed site plan shows the buildings are planned to be facing outward toward the perimeter of the site. The intent of this layout is to screen loading areas within the development. Such orientation of the buildings is also to showcase the landscaping and building architecture closer to the street and direct public view to create a high-quality industrial development. From the site plan, there will be two vehicular access to the site; one access will on Power road to the west of the property, and the other access will be through a shared driveway access located north of the site. As part of the PAD overlay request, the required parking ratio for the property is one parking space for every 900 square feet for 85% of the building area and one parking space for 375 square feet for the remaining 15% of the building, all for a total of 466 required parking space on the property. The site plan shows the required 466 parking spaces on the property. Overall, the proposed site plan meets the site plan review criteria as outlined in Section 11-69-5 of the MZO.

Design Review:

On August 11, 2020, the Design Review Board reviewed the proposed building elevations and landscape plan and recommended minor revisions to the landscape plan palette, the proposed lighting for the building, and the form liner texture of the building. The applicant modified the proposed building elevations and landscape palette to include the recommended changes by the Design Review Board.

Surrounding Zoning Designations and Existing Use Activity:

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| Northwest (Across Power Rd) Town of Gilbert Commercial | North LI-PAD-CUP Undeveloped (Approved commercial and industrial, 'Cannon Beach') | Northeast (Across RWCD Canal and East Maricopa Floodway) LI Undeveloped |
| West (Across Power Road) Town of Gilbert Commercial | Subject Property LI-PAD Undeveloped | East (Across RWCD Canal and East Maricopa Floodway) LI |

| | | |
|--|---|--|
| | | Undeveloped |
| Southwest (Across Power Road) Town of Gilbert Commercial | South LI Automobile Repair | Southeast (Across RWCD Canal and East Maricopa Floodway) LI Undeveloped |

Compatibility with Surrounding Land Uses:

The subject site is currently undeveloped. As discussed, there is a proposed development to allow large commercial recreation facility and industrial uses north of the property. There is also an existing auto repair facility to the immediate south of the property. The property to the east is currently zoned industrial and undeveloped. The property to the west, across Power Road, is in the Town of Gilbert and developed as commercial. From the surrounding uses and proposed developments, approval to allow industrial development on the property will not be out of character with the surrounding area.

Neighborhood Participation Plan and Public Comments:

The applicant has completed a Citizen Participation Process which included mailed 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. As of writing this report, the applicant and staff have not received any comments/concerns from surrounding property owners. The applicant will be providing an updated Citizen Participation Report to staff prior to the September 23, 2020 Study Session.

Staff Recommendation:

The subject request is consistent with the General Plan, the Gateway Strategic Development Plan, and the review criteria for Site Plan Review outlined in Section 11-69-5 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.
3. Compliance with requirements of case ZON20-00253 and all associated conditions of approval.

Exhibits:

Exhibit 1- Vicinity Map

Exhibit 2- Staff Report

Exhibit 3- Application Information

- 3.1 Project Narrative
- 3.2 Site Plan
- 3.3 Landscape Plan
- 3.4 Elevations
- 3.5 Cannon Beach Site Plan

Exhibit 4- Citizen Participation Plan

Exhibit 5- Citizen Participation Report