



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

January 13, 2021

CASE No.: **ZON20-00705**

PROJECT NAME: **Mesa Ray View 202**

Owner's Name:	Sunbelt Land Holdings LP
Applicant's Name:	Glenn Hurd, Butler Design Group
Location of Request:	Within the 4800 to 5000 blocks of South Ellsworth Road (west side). Located north of Ray Road and west of Ellsworth Road.
Parcel No(s):	304-31-008J, 304-31-010F and 304-31-010G
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:	46.5± acres
Proposed Use(s):	Industrial development
Existing Use(s):	Vacant
Hearing Date(s):	January 13, 2021 / 4:00 p.m.
Staff Planner:	Evan Balmer
Staff Recommendation:	Approval with Conditions

HISTORY

On **October 6, 2000**, the City Council approved an ordinance annexing 1,571.41± acres, including the 46.5± acre subject property, into the City of Mesa (Ordinance No. 3815) and zoning the property to Agriculture (Case No. Z00-087, Ordinance No. 3885).

On **October 20, 2008**, the City Council approved a rezoning of 9.1± acres of the property from AG to LI (Case No. Z08-061, Ordinance No. 4888).

On **December 7, 2009**, the City Council approved a rezoning of 15.4± acres of the property from AG to PEP-BIZ-PAD. This rezoning was part of the Gateway 202 Airpark Development Master Plan (Case No. Z09-017, Ordinance No. 4958) which was approved for 230± acres of property.

On **June 1, 2020**, the City Council approved a rezoning of 74± acres, which included the 46.5± acre subject property, from Agriculture (AG), Light Industrial (LI), and Planned Employment Park

with a Bonus Intensity Zone and Planned Area Development Overlay (PEP-BIZ-PAD) to LI-PAD, Limited Commercial (LC)-PAD and Multiple Residence 4 (RM-4)-PAD (Case No. ZON18-00483, Ordinance No. 5575).

PROJECT DESCRIPTION

Background:

The applicant is requesting approval of a site plan to allow the development of five industrial buildings, totaling approximately 629,000 square feet, on the subject site. According to the applicant, the buildings will be used for general manufacturing and warehousing. Per Section 11-7-2 of the Mesa Zoning Ordinance (MZO), general manufacturing and warehousing uses are allowed in the LI zoning district. The submitted site plan shows there will be two vehicular accesses onto the site; one access from Starfire Avenue located on the north side of the site and the second access from Point Twenty-Two Boulevard located on south side of the site.

The proposed industrial development is the first phase of the Planned Area Development (Mesa Ray Development) approved by the City Council on June 1, 2020. The PAD consists of industrial development, multi residence and general commercial development on 74± acres of land. Future development for the multi residence and commercial will require a site plan review and approval.

General Plan Character Area Designation and Goals:

The General Plan character area designation on the property is Mixed Use Activity /Employment District. Per Chapter 7 of the General Plan, Mixed Use Activity Districts are large scale (typically over 25 acres) community and regional activity areas that usually have a significant retail commercial component and often include other uses such as office and residential uses. Per the Plan, the focus of the Employment District is a character area that is primarily used for employment-type land uses of at least 20 acres and typically have minimal connection to the surrounding area. Example of employment district uses include large manufacturing facilities, warehousing, business parks, etc.

The proposed development of the site for general manufacturing and warehousing uses is consistent with the goals of the Employment character area and the Mixed Use Activity District as the use will create opportunities for various employment types and contribute to the General Plan's goals of creating employment within the City, especially with the Employment character area designations. Staff reviewed the request and determined it is consistent with the criteria for review of development outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan.

Gateway Strategic Development Plan:

The subject property is also located within the Mixed Use Community district of the Mesa Gateway Strategic Development Plan (MGSDP). Per the plan, this district is envisioned to provide a variety of uses including low to high density residential, commercial and employment uses. The MGSDP also identifies freeway corridors as locations to encourage development of business parks, light industrial and other employment related uses. The proposed location of the industrial park near the 202 Freeway, as shown on the site plan, conforms to the goals of the of the MGSDP that encourages location of such industrial parks and uses.

Airport Compatibility:

The proposed development is located approximately one-mile northeast of the Phoenix-Mesa Gateway Airport and within the Airport Overflight Area (AOA) 3. The development is not in the direct flight path of the airport runways; however, it is in close proximity and will likely experience noise from the airport. The Phoenix-Mesa Gateway Airport staff reviewed the subject request and did not express opposition to the proposed development of the site.

Zoning:

The subject property is zoned Light Industrial (LI). Per Section 11-7-2 of the Mesa Zoning Ordinance (MZO), the proposed development of the property for general manufacturing and warehousing uses are allowed in the LI zoning district.

Site Plan and General Site Development Standards:

The site plan shows development of five industrial buildings on the property. Specifically, two of the buildings will be constructed on the southern section of the property, with two on the northern section and one the eastern section of the property. The building on the eastern section of the property is proposed to serve as a buffer and demarcation of the industrial area from the commercial area located east of the Planned Area Development. From the proposed site plan, access to the site will be from Starfire Avenue located to the north of the site and Point Twenty-Two Boulevard located to the south of the site. Per Section 11-32-3 of the MZO, 994 parking spaces are required for the proposed development. The site plan shows 1,180 parking spaces will be provided on the property. Per Section 11-32-3-C of the MZO, the maximum number of surface parking spaces for a development shall not exceed 125% of the minimum required parking spaces. Based on the minimum parking requirement of 994 spaces, the maximum number of parking spaces is 1,243 spaces. The proposed number of parking spaces conforms to the requirement of the MZO. Section 11-7-3 of the Zoning Ordinance requires common open space and amenities to be provided for the useful enjoyment of employees and visitors to the site. Specifically, the MZO requires one percent (1%) of the 629,300 square feet of gross building floor area to be utilized for common open space. Based on this requirement, 6,293 square feet of open space is required for development of the site. The site plan shows 22,743 square feet of common open space will be provided. The site plan also shows a trail system with amenity nodes surrounding the property.

Design Review:

On December 15, 2020, the Design Review Board reviewed the building elevations and landscape plan for the development and recommended certain minor modifications. The modifications included incorporating accent colors and additional building wall articulation on the rear sides of the buildings. Staff will work with the applicant to include the recommended changes to the final building design and elevation.

Surrounding Zoning Designations and Existing Use Activity:

Northwest LI Auto Sales	North LI-PAD Vacant	Northeast LI-PAD Vacant
West AZ State Route 24 Freeway	Subject Property LI-PAD	East RM-4-PAD

	Vacant	Vacant
Southwest AZ State Route 24 Freeway	South LI Vacant	Southeast LI-PAD Vacant

Compatibility with Surrounding Land Uses:

The properties adjacent to the north and south side of the subject site are zoned LI-PAD and currently vacant. With the current zoning designations, future development on the adjacent parcels should be consistent with the subject property. The property to the parcels adjacent to the east side of the site is zoned RM-4-PAD and part of the PAD approved on the subject property. The PAD was approved with certain landscaping and architecture theme to ensure development on the subject property will be compatible with the planned multi residence and commercial development. Overall, the proposed development of the property will not be out of character with the surrounding area or uses.

Neighborhood Participation Plan and Public Comments:

As part of the completed Citizen Participation Process, the applicant mailed notification letters to property owners within 1,000 feet of the site, Homeowner Associations (HOAs) within ½ mile of the site, and registered neighborhoods within one mile of the site. As of writing this report, the applicant has not received any comments or concerns from surrounding property owners. Staff will provide the Board with any new information during the scheduled Study Session on January 13, 2021.

Staff Recommendations:

Based on the application received and the proceeding analysis, staff finds that the subject request is consistent with the General Plan and meets 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 all conditions of approval for case ZON18-00483.
2. Compliance with the final site plan submitted.
3. Compliance with all City development codes and regulations.
4. Compliance with all requirements of Design Review.

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

Exhibit 4- Citizen Participation Plan

Exhibit 5- Citizen Participation Report