



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

April 28, 2021

CASE No.: **ZON21-00133**

PROJECT NAME: **Project Edison**

Owner's Name:	Marwest Enterprises, LLC.
Applicant's Name:	Eric Zitny, Ware Malcomb
Location of Request:	Within the 8100 block of East Ray Road (south side). Located west of Hawes Road on the south side of Ray Road.
Parcel No(s):	304-30-071
Request:	Site Plan Review; and Special Use Permit. This request will allow for the development of an industrial building.
Existing Zoning District:	Light Industrial with a Planned Area Development (LI-PAD) overlay
Council District:	6
Site Size:	18.1± acres
Proposed Use(s):	Industrial
Existing Use(s):	Vacant
P&Z Hearing Date(s):	April 28, 2021 / 4:00 p.m.
Staff Planner:	Cassidy Welch, Planner II
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **November 16, 2000**, the City Council annexed 1,571± acres of land, including the 18.1± acre subject property, into the City of Mesa (Ordinance No. 3815).

On **May 7, 2001**, the City Council approved a rezoning of the property from Maricopa County Rural 43 to City of Mesa comparable zoning of Agriculture (AG) within the City of Mesa Airfield Overlay Area (Case No. Z00-087; Ordinance No. 3885).

On **January 12, 2015**, the City Council approved an ordinance rezoning the property from Agriculture (AG) to Light Industrial with a Planned Area Development overlay (LI-PAD) to allow for the development of an employment park (Case No. Z14-060; Ordinance No. 5263).

PROJECT DESCRIPTION

Background:

The subject request is for Site Plan Review and a Special Use Permit to allow for the development of an industrial building in the LI-PAD zoning district. Approval of the subject requests would allow for the fourth phase of “The Landing” development, an existing Planned Area Development (PAD) that was approved in 2015 for an employment park. The proposed site plan shows the development of a 235,094 square foot building on the subject site. According to the applicant, the buildings will be used for general industrial, manufacturing, and warehousing uses. Per Section 11-7-2 of the Mesa Zoning Ordinance (MZO), a variety of industrial uses including general manufacturing and warehousing are allowed in the LI zoning district.

Approval of the requested Special Use Permit (SUP) would allow: (1) A reduction in the number of required parking spaces from 510 to 355 spaces; and (2) A maximum building height of 49 feet where 40 feet is allowed in the LI-PAD district. Section 11-32-6 of the MZO allows reduction in the required number of parking spaces with the review and approval of a Special Use Permit. In addition, Section 11-30-3 of the MZO also allows the Planning and Zoning Board to approve increases in height for proposed development through a Special Use Permit when located in an Airfield Overlay District.

General Plan Character Area Designation and Goals:

The General Plan Character area designation on the property is Specialty District with an Airport Sub-type. Per Chapter 7 of the General Plan, the purpose of the Specialty District with an Airport Sub-type is to provide employment-type land uses that are compatible with and supportive of the adjacent airport. Examples of employment-type land uses include areas for large manufacturing facilities, warehousing, business parks, etc.

Per Chapter 5 of the City of Mesa 2040 General Plan, the subject site is located within the Gateway Economic Activity Area. This area provides the largest opportunity for new growth in the City of Mesa. Given the large size of the area, a wide range of employment activities are anticipated with an emphasis on education, aerospace/aviation, and technology industry clusters.

Gateway Strategic Development Plan:

The subject property is also located within the Airport Campus District of the Mesa Gateway Strategic Development Plan. This district refers to the area encompassing the ASU Polytechnic/Chandler Gilbert Community College Campus, the Phoenix-Mesa Gateway Airport, and the area immediately outside the airport’s future main terminal. The Airport Campus District is envisioned as a mixed-use district centered around research and development and airport related uses. The transitional area or boundary of this quadrant should be predominantly high-intensity employment uses that integrate well with the on-airport uses. The proposed development meets the goals and intent of the Mesa Gateway Strategic

Development Plan.

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. The proposed development for general industrial, manufacturing, and warehousing uses is consistent with the goals of the Specialty District with an Airport Sub-type as well as the Airport Campus District of the Mesa Gateway Strategic Development Plan.

Zoning District Designations:

The subject property is zoned Light Industrial with a Planned Area Development Overlay (LI-PAD). Per Section 11-7-2 of the MZO, the proposed use of the property for industrial, manufacturing, and warehouses are permitted within the LI zoning district. The existing PAD was approved for the development of an employment park. The proposed site plan is consistent with the approved PAD overlay.

Airfield Overlay – MZO Article 3 Section 11-19:

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

Site Plan and General Site Development Standards:

The proposed development is the fourth phase of a larger employment park within a Planned Area Development (PAD) overlay. The proposed development continues the development pattern established by the previous phases by providing quality landscape and building design. The proposed site plan shows development of a 235,094 square foot industrial building on the property. Based on the site plan submitted, the site will be accessed via two driveways along Ray Road and through two cross access drives shared with the property to the west. Employee and visitor parking will be located north of the building adjacent to Ray Road. Truck docks and trailer parking will be located behind the building, to the south, adjacent to the boundary of the Phoenix-Mesa Gateway Airport.

Overall, the proposed site plan with the accompanying Special Use Permits described below, conforms to the requirements of the Mesa Zoning Ordinance including the review criteria for Site Plan Review in Section 11-69-5 of the MZO.

Special Use Permit:

Section 11-66-2(C) of the MZO allows the Planning and Zoning Board to hear and take action on a SUP when requested in conjunction with another request requiring action or recommendation by the Planning and Zoning Board.

Building Height:

The applicant is requesting a Special Use Permit (SUP) to exceed the maximum building height in the LI-PAD-AF zoning district. Per Section 11-30-3(B), a Special Use Permit is required to exceed the maximum height of the base zoning district when within an Airfield Overlay District.

Per Table 11-7-3 of the MZO, the maximum height allowed in the LI zoning district is 40 feet. The applicant is requesting a 49-foot building height to the top of the parapet. According to the applicant, the increased building height is needed to accommodate the type of operations planned for the building.

Per Section 11-70-5 of the MZO, requirements for granting an SUP include: (1) Demonstrating that the proposed project will advance the goals and objectives of the General Plan and other applicable City plans and/or policies; (2) Demonstrating that the location, size, design, and operating characteristics of the project are consistent with the purpose of the zoning district designation on the property; (3) Ensuring the project will not be injurious or detrimental to adjacent properties or surrounding areas; and (4) Demonstrate there is adequate public services and infrastructure to support the development.

The proposed development size, shape, and characteristics conform to the goals and purposes of the LI zoning district designation on the property and the General Plan Specialty District character area designation. Allowing the increase in height of the proposed building to 49 feet will not be detrimental to the surrounding properties. Currently, a majority of the surrounding properties are developed with industrial uses; allowing such a height increase is compatible with and will not negatively impact any of the surrounding uses. In addition, the Phoenix-Mesa Gateway Airport staff reviewed the subject request and expressed no concerns with the proposed building height.

Parking Reduction:

Per Section 11-32-3 of the MZO, 510 parking spaces are required for the proposed use. The applicant is requesting to reduce the number of parking spaces from 510 to 355, a 155 space reduction. Section 11-32-6 of the MZO establishes criteria for approval of a Special Use Permit (SUP) to allow the reduction in the number of parking spaces. Below is a summary of the criteria for the SUP and findings:

Parking Reduction Required Findings (MZO Section 11-32-6)	Findings
1. Special conditions – including but not limited to the nature of the proposed operation; proximity to frequent transit service; transportation characteristics of persons residing, working or visiting the site exist that will reduce the parking demand at the site.	The proposed use on the property is industrial including manufacturing and warehousing. The three previous phases of The Landing were approved with a parking ratio of 1 space per 1,000 square feet. The proposed development would include a higher parking ratio at 1 space per 662 square feet. Based on the previous constructed phases, 355 parking spaces will provide enough parking for the proposed operations.
2. The use will adequately be served by the proposed parking.	The proposed reduction in the number of parking spaces is consistent with the number of parking spaces provided by similar industrial buildings and users within the vicinity of the site. Based on the previous phases of the PAD which have been

	developed, 1 space per 1,000 square feet has been adequate to meet the needs of the users.
3. Parking demand generated by the project will not exceed the capacity of or have a detrimental impact on the supply of on street parking in the surrounding area.	The parking demand is not anticipated to exceed the capacity provided or impact the supply of on-street parking in the area based on previous phases of the development.

Per Section 11-70-5 of the MZO, the granting of an SUP must also advance the goals and objectives of the General Plan and not be detrimental to the neighborhood or to the general welfare of the City. As previously stated, the proposed development for an industrial/warehouse building is consistent with the goals of the General Plan by providing high-intensity employment uses compatible with Phoenix-Mesa Gateway Airport. The proposed parking reduction is consistent with the parking reductions granted for the three previous phases of The Landing. According to the applicant, the parking provided in the constructed phases of the development have been sufficient to meets the needs of the industrial users. Therefore, staff does not anticipate an overflow of parking that will impact the surrounding developments.

Design Review:

On April 13, 2021, the Design Review Board reviewed the proposed building elevations and landscape plan for the development and recommended certain modifications. The modifications included increased articulation and architectural detailing. Staff will work with the applicant to include the recommended changes to the final design.

Surrounding Zoning Designations and Existing Use Activity:

Northwest (Across Ray Road) LI-PAD Industrial	North (Across Ray Road) LI-PAD Industrial	Northeast (Across Ray Road) LC-PAD Vacant
West LI-PAD Proposed Industrial	Subject Property LI-PAD Vacant	East LC-PAD Vacant
Southwest LI-PAD Airport	South LI-PAD Airport	Southeast LI-PAD Airport

Compatibility with Surrounding Land Uses:

The subject site is vacant and is surrounded by commercial and industrial zoning and industrial uses. The Phoenix Mesa Gateway Airport borders the property on the south. The proposed industrial development is the fourth phase of a Planned Area Development for an employment park and will be compatible with the surrounding development and land uses.

Neighborhood Participation Plan and Public Comments:

The applicant completed a Citizen Participation Process which included mailing letters to property owners within 1,000 feet of the site. There are no HOAs within ½ mile or registered neighborhoods within one mile of the site. As of writing this report, neither the applicant nor staff have received any comments/concerns from surrounding property owners. Staff will provide the Board with any new information during the scheduled Study Session on April 28, 2021.

Staff Recommendation:

Based on the application received and the proceeding analysis, staff finds the subject request is consistent with the General Plan, the Gateway Strategic Development Plan, the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO, and meets the review criteria for a Special Use Permit outlined in Section 11-32-6 and Section 11-70-5 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 all City development codes and regulations.
4. All off-site improvements and street frontage landscaping must be installed with the first phase of construction.
5. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Owner shall execute and record the City's standard Avigation Easement and Release for Phoenix-Mesa Gateway Airport prior to the issuance of a building permit.
 - b. Due to the proximity to Phoenix-Mesa Gateway Airport, any proposed permanent, or temporary structure, as required by the FAA, is subject to an FAA filing, for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. If required, an FAA determination notice of no hazard to air navigation shall be provided prior to building permit issuance.
 - c. Provide written notice to future property owners that the project is within 1 mile of Phoenix-Mesa Gateway Airport.

Exhibits: Exhibit 1-Staff Report**Exhibit 2-Vicinity Map****Exhibit 3-Application Information**

- 3.1 Project Narrative
- 3.2 Site Plan/Preliminary Plat
- 3.3 Landscape Plan
- 3.4 Elevations

Exhibit 4-Citizen Participation Plan**Exhibit 5-Citizen Participation Report****Exhibit 6-Avigation Easement**