



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

May 12, 2021

CASE No.: **ZON21-00109**

PROJECT NAME: **Woodspring Suites**

Owner's Name:	Sundown Equipment LLC
Applicant's Name:	Jack Gilmore, Gilmore Planning & Landscape Architecture
Location of Request:	Within the 300 to 400 blocks of East Baseline Road (north side) and within the 1800 to 2000 blocks of South Mesa Drive (east side). Located east of Mesa Drive on the north side of Baseline Road.
Parcel No(s):	139-49-027C
Requests:	Preliminary Plat. This request will create a two (2) lot plat for a commercial development in a Limited Industrial (LI) zoned district.
Existing Zoning District:	Light Industrial (LI)
Council District:	3
Site Size:	5.5± acres
Proposed Use(s):	Hotel
Existing Use(s):	Vacant
Hearing Date(s):	May 12, 2021 / 4:00 p.m.
Staff Planner:	Lesley Davis
Staff Recommendation:	Approval with Conditions

HISTORY

On **May 19, 1973**, the subject property was annexed into the City of Mesa as part of a 4,120± acre annexation area (Ordinance No. 812), and thereafter zoned to Agriculture (AG) with Ordinance No. 812.

On **January 19, 1976**, the City Council approved a rezoning of 75± acres of land from previously zoned AG designation to Light Industrial and General Industrial to allow the development of an industrial park (Ordinance No. 976; Case No. Z75-083) on the property. The subject 5-acre site was part of the area of land rezoned to Light Industrial.

On **December 16, 2020**, the Planning and Zoning Board approved a site plan to allow development of a hotel on 2.54 acres of the 5± acre property (Case No. ZON20-00490).

PROJECT DESCRIPTION

Background:

The subject request is for approval of a preliminary plat titled “Woodspring Suites Baseline”, to create a two (2) lot plat in a Light Industrial (LI) zoning district. Currently, the property is vacant. The proposed plat shows lot 1 will be 2.54 acres and lot 2 as 2.39 acres. Each of the lots exceed the minimum lot sized required in the LI zoning district. The two lots will also share a common access drive, connecting the property onto Mesa drive. Per Section 9-6-2 of the Mesa Subdivision Regulations, a preliminary plat is required to be reviewed and approved by the Planning and Zoning Board prior to approval of a final plat by the City Council.

The proposed preliminary plat is consistent with the LI zoning district and the site plan approved by the Planning and Zoning Board. Per the approved site plan, Lot 1 will be developed as a hotel. There is no current proposed development on Lot 2. Any proposed development on Lot 2 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 Employment with a Business Park sub type. Per chapter seven of the General Plan, the Employment character designation is primary for employment-type land uses that may include supporting retail and office areas but rarely include residential uses. Examples of employment districts include areas for large manufacturing facilities, warehousing, and business parks. The Business Park character type is for areas that contain a number of separate businesses, offices, light industrial facilities, accessory and supporting uses that are also typically low intensity developments comprised mainly of office, office/warehouse, research and development, and similar uses. Per the Plan, light industrial zoning is one of the listed primary zoning districts within the Business park. The proposed development of a hotel on the property will provide temporary accommodation in support of the business activities in the area and within the industrial park. 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.

Zoning:

The subject property is zoned Light Industrial (LI). Per Section 11-7-2 of the Mesa Zoning Ordinance (MZO), a hotel is an allowed use in the LI zoning district. Also, the proposed preliminary plat meets the general design standards for lot size and dimensions outlines in Section 11-7-3 of the MZO.

Preliminary Plat:

Section 9-6-2 of the Mesa Subdivision standards requires approval of all subdivision plats located in the City to be processed through four progressive stages. Review and approval of a preliminary plat is the second stage in the series of the progressive stages. This review includes the evaluation of the overall site, including utilities layout, ADA compliance, and detention requirements. The preliminary plat is reviewed and approved by the Planning & Zoning Board. Per section 9-6-2 of the City’s subdivision regulations, all plats are subject to Final Plat approval

through the City Council. The proposed request meets the review criteria for approval of a preliminary plat outlined in Section 9-6-2 of the Mesa Subdivision Regulations.

Surrounding Zoning Designations and Existing Use Activity:

Northwest LI Auto Sales	North LI Vacant	Northeast LI Industrial
West LI Service Station / Convenience Market	Subject Property LI Vacant	East LI Industrial
Southwest (Across Baseline Road) Town of Gilbert Industrial	South (Across Baseline Road) Town of Gilbert Industrial	Southeast (Across Baseline Road) Town of Gilbert Industrial

Compatibility with Surrounding Land Uses:

There are existing industrial uses to the east of the subject property, as well as across Baseline Road to the south. The area to the south, across Baseline Road, is located within the Town of Gilbert and zoned general industrial. The adjacent uses to the west of the site are developed with commercial uses. Approval of the proposed preliminary plat to allow two lots on property for potential development of a hotel will not be out of character with the surrounding area.

Staff Recommendations:

The subject request is consistent with the General Plan and meets the review criteria for approval of a preliminary plat outlined in Section 9-6-2 of the Mesa Subdivision Regulations. Therefore, staff recommends approval of the request with the following conditions:

Conditions of Approval:

1. Compliance with the preliminary plat submitted.
2. Compliance with all requirements of the Subdivision Regulations.
3. Compliance with all City development codes and regulations.
4. Compliance with all requirements of case ZON20-00490.

Exhibits:

Exhibit 1- Vicinity Map

Exhibit 2- Staff Report

Exhibit 3- Application Information

- 3.1 Project Narrative
- 3.2 Preliminary Plat