



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

June 23, 2021

CASE No.: **ZON21-00125**

PROJECT NAME: **View 202**

Owner's Name:	Sunbelt Investment Holdings, LP
Applicant's Name:	Russell Schulte, Hunter Engineering
Location of Request:	Within the 4800 to 5000 blocks of South Ellsworth Road (west side). Located on the west side of Ellsworth Road north of Ray Road.
Parcel No(s):	304-31-008G, 304-31-010F, and 304-31-010J
Request:	Preliminary Plat. This request will allow for the creation of three lots within a proposed mixed-use development.
Existing Zoning District:	Light Industrial with a Planned Area Development Overlay (LI-PAD), Limited Commercial with a Planned Area Development Overlay (LC-PAD), and Multiple Residence 4 with a Planned Area Development Overlay (RM-4-PAD)
Council District:	6
Site Size:	73.6± acres
Proposed Use(s):	Mixed Use (i.e., Commercial, Industrial, Multiple Residential)
Existing Use(s):	Vacant
P&Z Hearing Date(s):	June 23, 2021 / 4:00 p.m.
Staff Planner:	Evan Balmer, Planner II
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **October 6, 2000**, the City Council annexed 1,571.41± acres, including the 73.6± acre subject property, into the City of Mesa and established Agriculture (AG) zoning on the property (Case No. Z00-087, Ordinance No. 3815, and Ordinance No. 3885).

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

On **December 7, 2009**, the City Council approved a rezoning of 15.4± acres of the property from AG to Planned Employment Park with a Bonus Intensity Zone and Planned Area Development

Overlay (PEP-BIZ-PAD). This rezoning was part of the Gateway 202 Airpark Development Master Plan which was approved for 230± acres of property (Case No. Z09-017 and Ordinance No. 4958).

On **June 1, 2020**, the City Council approved a rezoning of the subject property from AG, LI, and PEP-BIZ-PAD to LI-PAD, Limited Commercial (LC)-PAD, and Multiple Residence 4 (RM-4)-PAD (Case No. ZON18-00483 and Ordinance No. 5575).

On **January 13, 2021**, the Planning and Zoning Board approved a site plan to allow for an industrial development on 46.5± acres of the 73.6± acre property (Case No. ZON20-00705).

PROJECT DESCRIPTION

Background:

The subject request is for the approval of a Preliminary Plat, titled View 202, in the LI-PAD, LC-PAD, and RM-4-PAD zoning districts. The Preliminary Plat would allow for the creation of a three-lot subdivision. Lot 1 will be 45± acres, Lot 2 will be 21.6± acres, Lot 3 will be 2.1± acres, and 4.9± acres will be dedicated as right-of-way. The Preliminary Plat shows that each lot will have access to Point Twenty-Two Boulevard on the south and Starfire Avenue on the north, both of which connect to Ellsworth Road to the east. Currently, the property is vacant. There is a site plan for an industrial development on Lot 1 that was approved by case ZON20-00705. There are no current proposals for the development of Lot 2 or Lot 3. Any future development of Lot 2 or Lot 3 will require site plan review and approval.

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 City Council. The proposed Preliminary Plat conforms to the development standards for the LI, LC and RM-4 zoning districts and is consistent with the site plan approved for Lot 1.

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. Examples of employment districts uses include large manufacturing facilities, warehousing, business parks, etc.

Per Chapter 7 of the Plan, the Limited Commercial (LC) zoning district is listed as a primary zoning district and the Multiple Residence (RM-4) zoning district is listed as a secondary zoning district in the Mixed Use Activity Center character area. Light Industrial (LI) zoning is listed as a primary zoning district in the Employment character area designation.

The Preliminary Plat is consistent with the goals of the Mixed Use Activity/Employment character areas and the development review criteria 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, employment, civic and recreational uses to provide a complete community experience. The MGSDP identifies freeway corridors as locations to encourage development of business parks, light industrial developments, and other employment related uses. The proposed Preliminary Plat conforms to the goals of the Mixed-Use Community District and will contribute to creating a place where people can live, work, and enjoy retail activities.

Airport Compatibility:

The subject site is located approximately one mile northeast of the Phoenix-Mesa Gateway Airport and within the Airport Overflight Area (AOA) 3. Phoenix-Mesa Gateway Airport staff reviewed the subject request and did not express opposition to the proposed Preliminary Plat.

Zoning District Designations:

The subject property is zoned LI-PAD, LC-PAD, and RM-4-PAD. The proposed Preliminary Plat complies with the development standards, including lot size and dimensions, outlined in Sections 11-5-3, 11-6-3, and 11-7-3 of the MZO.

Preliminary Plat:

Section 9-6-2 of the Mesa Subdivision Regulations 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 design of the subdivision and details, such as utilities layout, ADA compliance, and retention requirements. The Preliminary Plat is reviewed and approved by the Planning and Zoning Board. Per Section 9-6-2 of the City's Subdivision Regulations, all plats are subject to Final Plat approval by 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 Loop 202 Freeway	North LI-PAD and LC-PAD Vacant	Northeast (Across Ellsworth Road) PC Eastmark
West Loop 202 Freeway	Subject Property LI-PAD, LC-PAD and RM-4-PAD Vacant	East (Across Ellsworth Road) PC Eastmark
Southwest Loop 202 Freeway	South LI-PAD Vacant	Southeast (Across Ellsworth Road) PC Eastmark

Compatibility with Surrounding Land Uses:

The subject property is zoned LI-PAD, LC-PAD, and RM-4-PAD and is currently vacant. The properties to the north and south of the property are currently vacant and are zoned LI-PAD and LC-PAD. The subject property is adjacent to the Loop 202 to the west and the Eastmark Community to the east, across Ellsworth Road. Approval of a Preliminary Plat to allow for the creation of three lots to be developed with industrial, commercial and multiple residence uses is not out of character with the surrounding area and uses.

Staff Recommendation:

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.

Exhibits:

Exhibit 1-Staff Report

Exhibit 2-Vicinity Map

Exhibit 3-Application Information

- 3.1 Project Narrative
- 3.2 Preliminary Plat