



**PLANNING DIVISION  
STAFF REPORT**

**City Council Hearing**

**August 23, 2021**

CASE No.: **ZON20-00792**

PROJECT NAME: **Sonoran Sales Company**

Owner's Name:	Sonoran Desert Property Holdings, LLC
Applicant's Name:	Shaine Alleman, Tiffany & Bosco, P.A.
Location of Request:	Within the 6600 block of South Mountain Road (east side). Located west of Meridian Road and north of Pecos Road.
Parcel No(s):	304-34-036D
Request:	Rezone from Agricultural (AG) to General Industrial (GI). This request will allow industrial uses on the property.
Existing Zoning District:	Agricultural (AG)
Council District:	6
Site Size:	5.17 ± acres
Proposed Use(s):	Industrial
Existing Use(s):	Vacant
P&Z Hearing Date(s):	<b>July 28, 2021 / 4:00 p.m.</b>
Staff Planner:	Cassidy Welch, Planner II
Staff Recommendation:	APPROVAL with Conditions
Planning and Zoning Board Recommendation:	Approval with conditions
Proposition 207 Waiver Signed:	Yes

**HISTORY**

On **May 17, 1990**, the property was annexed as part of a 627± acre property from Maricopa County into the City of Mesa (Case No. A90-001; Ordinance No. 2514) and subsequently zoned to Agricultural (AG) (Case Z90-025; Ordinance No. 2529).

## PROJECT DESCRIPTION

### **Background:**

The request is to rezone the subject property from Agricultural (AG) to General Industrial (GI) to allow industrial uses on the property. The property is currently vacant and adjacent to existing industrial developments to the north and south of the property.

### **General Plan Character Area Designation and Goals:**

The Mesa 2040 General Plan character area designation on the property is Employment. 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 park-type land uses. The subject request is consistent with the goals of the Employment character area by providing additional industrial land area to accommodate industrial development and uses that are also consistent with the surrounding area.

Staff has reviewed the request and determined it is consistent with the criteria for review of development outlined in Chapter 15 (pg. 15-1) of the 2040 Mesa General Plan.

### **Zoning District Designations:**

The request is to rezone the site from AG to GI to allow industrial uses on the property. Per Section 11-7-1 of the Mesa Zoning Ordinance (MZO), the purpose of the GI district is to provide areas for manufacturing, processing, assembly, research, wholesale, and storage and similar activities that require separation from residential uses. Per Section 11-7-3 of the MZO, industrial land uses, including manufacturing and storage, are permitted in the GI zoning district.

### **Airfield Overlay – Mesa Zoning Ordinance (MZO) Article 3, Section 11-19:**

Per Section 11-19 of the MZO, a portion of the property is located within the Airport Overflight Area Three (AOA 3) of the Airfield (AF) Overlay District. This designation is due to proximity of the property to the Falcon Field Airport. Per Section 11-19 of the MZO, there are no industrial use restrictions within the AOA 3. Falcon Field Airport staff reviewed the subject request and had no comments on the proposed rezoning to allow industrial uses on the property.

### **Surrounding Zoning Designations and Existing Use Activity:**

<b>Northwest</b> (Across Mountain Road) HI-PAD Industrial	<b>North</b>  GI-BIZ Industrial	<b>Northeast</b>  GI Industrial
<b>West</b> (Across Mountain Road) HI-PAD Industrial	<b>Subject Property</b>  AG Vacant	<b>East</b>  GI Industrial
<b>Southwest</b> (Across Mountain Road) HI-PAD Industrial	<b>South</b>  GI-CUP Industrial	<b>Southeast</b>  GI-CUP Industrial

**Compatibility with Surrounding Land Uses:**

The subject site is surrounded by existing industrial uses to the north, south and west. These surrounding properties are either zoned General Industrial or Heavy Industrial. Specifically, the property to the north, south, and east are zoned General Industrial. The property to the west is zoned Heavy Industrial. The proposed rezoning will not be out of character with the surrounding developments.

**Neighborhood Participation Plan and Public Comments:**

The applicant has completed a Citizen Participation Process, which included mailed letters to property owners within 500 feet of the site, as well as HOAs within ½ mile and registered neighborhoods within 1 mile of the site.

As of writing this report, staff has not received any comments from surrounding property owners. The applicant will be providing an updated Citizen Participation Report to staff prior to the July 28, 2021 Study Session. Staff will provide the Board with any new information during the scheduled Study Session.

**Staff Recommendation:**

The subject request is consistent with the Mesa 2040 General Plan, and meets the purpose of the GI zoning district outlined in Section 11-7-1 of the MZO; therefore, staff recommends approval with the following conditions:

**Conditions of Approval:**

1. Compliance with all City development codes and regulations.
2. In accordance with Section 11-69-4 of the Mesa Zoning Ordinance, a Site Plan Review is required for development of the site.
3. In accordance with Section 11-71-2 of the Mesa Zoning Ordinance, Design Review is required for development of the site.
4. Owner granting an Avigation Easement and Release to the City, pertaining to Phoenix Mesa Gateway Airport which will be prepared and recorded by the City (concurrent with the recordation of the final subdivision map or prior to the issuance of a building permit).
5. 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.
6. Prior to the issuance of a building permit, provide documentation that a registered Professional Engineer or registered Professional Architect has certified that Noise attenuation measures have been incorporated into the design and construction of the buildings to achieve a noise level reduction to 45 db as specified in Section 11-19-5 of the Zoning Ordinance.

**Exhibits:**

**Exhibit 1-Staff Report**

**Exhibit 2-Vicinity Map**

**Exhibit 3-Application Information**

3.1 Project Narrative

3.2 Zoning Exhibit

3.3 Citizen Participation Plan

**Exhibit 4-Citizen Participation Report**