



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

August 25, 2021

CASE No.: **ZON20-00800**

PROJECT NAME: **202 and Val Vista**

Owner's Name:	Thomas Val Vista, LLC
Applicant's Name:	Jeff McCall, McCall and Associates, Inc.
Location of Request:	Within the 3300 through 3500 blocks of East Thomas Road (north side) and within the 3600 block of North Val Vista Drive (west side). Located on the northwest corner of Thomas Road and Val Vista Drive.
Parcel No(s):	141-21-004F and 141-21-004J
Request:	Site Plan Review. This request will allow for an industrial development. Also consider a preliminary plat for "202/Val Vista".
Existing Zoning District:	General Industrial (GI)
Council District:	1
Site Size:	13.1± acres
Proposed Use(s):	Industrial
Existing Use(s):	Vacant
P&Z Hearing Date(s):	August 25, 2021 / 4:00 p.m.
Staff Planner:	Evan Balmer, Senior Planner
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **February 17, 1981**, the City Council annexed 438.1± acres of land, including the 13.1± acre subject property, into the City of Mesa (Ordinance No. 1465).

On **August 17, 1981**, the City Council approved a rezoning of the property from Maricopa County Rural 43 to City of Mesa General Industrial (GI) (Case No. Z81-058, Ordinance 1509).

PROJECT DESCRIPTION

Background:

The subject request is for Site Plan Review to allow for the development of an industrial building in the GI zoning district. The proposed site plan shows the development of a 108,000 square foot building on the subject site. According to the applicant, specific user(s) has not been identified, but future uses could include general industrial, manufacturing, or 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 GI zoning district.

General Plan Character Area Designation and Goals:

The Mesa 2040 General Plan Character Area designations on the property are Neighborhood Village and Neighborhood. Per Chapter 7 of the General Plan, Neighborhood Village Centers are typically shopping areas that serve the neighborhood population within less than a two-mile radius. These shopping areas are generally between 15 and 25 acres in size and are typically located at arterial intersections. Also, per Chapter 7 of the General Plan, the Neighborhood character area can contain a wide range of housing options and often have associated nonresidential uses such as schools, parks, places of worship, and local serving businesses. As part of a total neighborhood area, this character type may also contain areas of duplexes and other multi-residence properties and commercial uses along arterial frontages and at major street intersections.

Per Chapter 16 of the General Plan, the zoning ordinance describes the permitted development on each parcel of property. The ordinance establishes permitted land uses and the appropriate location, size, and height of structures, among other factors. The subject property was annexed into the City of Mesa and zoned General Industrial in 1981 when the area was envisioned for industrial uses. Although the industrial use of the property is permitted by the underlying GI zoning designation, the applicant has taken steps to mitigate any potential impacts to the existing residential development including an increased setback along the west property line and enhanced landscaping along Thomas Road and Val Vista Drive.

Falcon Field Sub-Area Plan:

The subject property is located within the Falcon Field Sub-area of the General Plan. This Plan was adopted by the City Council in 2007 to recognize the unique characteristics of the area as a result of the Falcon Field airport operations and its influence on surrounding employment and business operations. One of the goals of the Falcon Field Sub-area Plan is to create an oasis of abundant, high-quality employment for professionals, technical experts, and highly skilled labor. The proposed development of a large industrial building will provide opportunities to attract high-quality employment to the area and is consistent with the goals of the Falcon Field Sub-area Plan.

Zoning District Designations:

The subject property is zoned General Industrial (GI). Per Section 11-7-2 of the MZO, the GI zoning district allows for a wide range of industrial uses including manufacturing and warehousing.

Site Plan and General Site Development Standards:

The proposed site plan shows development of a 108,000 square foot industrial building and an approximately 2-acre outdoor storage yard located on the western portion of the site. The outdoor storage yard will be located on the east side of the proposed building and will be screened by an 8-foot-high decorative masonry wall as required by Section 11-30-7 of the MZO.

The proposed building will be oriented towards Thomas Road with parking along the east, west, and south sides of the building. Loading area will be located north of the building and screened from public view.

Access to the site will be provided via two driveways along Thomas Road. A total of 234 parking spaces are required for the proposed development; 235 spaces will be provided in accordance with Section 11-32-3 of the MZO.

Per the submitted site plan, area east of building and storage area is reserved for future development. Any such future development will require Site Plan Review, in accordance with Section 11-69 of the MZO, and Design Review in accordance with Section 11-71 of the MZO.

Overall, the proposed site plan 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.

Design Review:

The Design Review Board is scheduled to review the subject request on August 10, 2021. Staff will be working with the applicant to address any comments and recommendations from the Design Review Board.

Preliminary Plat:

The applicant is requesting approval of a preliminary plat titled 202/Val Vista to create one lot. 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 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 then subject to final plat approval through City Council. The 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 Red Mountain Freeway	North Loop 202 Red Mountain Freeway	Northeast Loop 202 Red Mountain Freeway
West RM-2-PAD Vacant	Subject Property GI Vacant	East (Across Val Vista Drive) Vacant ADOT Parcel
Southwest	South	Southeast

(Across Thomas Road) RS-9-PAD Single Residence	(Across Thomas Road) RM-2-PAD Multiple Residence	(Across Thomas Road) RS-43 Agriculture
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Compatibility with Surrounding Land Uses:

The subject site is currently vacant. To the north of the site is the 202 Red Mountain Freeway. Adjacent to the west of the subject property is an attached single residence subdivision zoned RM-2-PAD that is currently under construction. Across Thomas Road to the south of the subject property is a multiple residence development zoned RM-2-PAD and a single residence subdivision zoned RS-9-PAD.

In an effort to mitigate any potential negative impacts to the residential development, the applicant is proposing an increased building setback along the west property line. Per Section 11-7-3 of the MZO, a 50-foot building setback is required adjacent to properties zoned RM. Per the site plan submitted with this application, a setback of 137-feet is proposed along the west property line. Per Section 11-7-3 of the MZO, the minimum front building setback along arterial roadways is 15-feet. The site plan submitted shows the building setback 101-feet from Thomas Road. Per Section 11-33-3 of the MZO, a 15-foot landscaping setback is required along Thomas Road. The applicant is providing the required landscaping along Thomas Road and is also providing a 1,080 square foot common open space area with bench seating, enhanced pavement and a shade element along Thomas Road. The combination of increased building setbacks and enhanced landscape features will make this development more compatible with the existing residential uses in the area.

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, HOAs within ½ mile and registered neighborhoods within one mile of the site. The applicant conducted a neighborhood meeting on December 17, 2020. A total of 16 residents attended the virtual meeting and two residents emailed the applicant questions pertaining to the project. Questions raised at the meeting pertained to traffic on Thomas Road, screening of lighting, building height, hours of operation, and water and sewer connections to the site. Details of the citizen outreach conducted are included in the applicant's Citizen Participation Report (Exhibit 5). Staff will provide the Board with any new information during the scheduled Study Session on August 25, 2021.

Staff Recommendation:

Based on the application received and the proceeding analysis, staff finds the subject request is consistent with the General Plan, the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO, 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 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.

Exhibits:

Exhibit 1-Staff Report

Exhibit 2-Vicinity Map

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