

Zoning Administrator Hearing **Minutes**



Mizner Conference Room
Mesa City Plaza Building, Suite 130
20 East Main Street
Mesa, Arizona, 85201

John S. Gendron
Hearing Officer

DATE March 13, 2007

TIME 1:30 P.M.

Staff Present

Jeff McVay
Jim Hash
Lena Butterfield

Others Present

John Reddell
Paul Mullins
Brian Agersea
Martha Taylor

CASES

Case No.: ZA07-018

Location: 824 West Broadway Road

Subject: Requesting a Development Incentive Permit to allow the development of an industrial complex in the M-1 zoning district.

Decision: Approved with conditions

Summary: Mr. Riddell explained that the site will be used for a group industrial complex. He is currently over parked, but has designated the building to allow easy expansion of the complex in the future and he is unsure as to what type of users will utilize the complex after it is built so additional parking spaces may be needed. Mr. McVay requested that a condition be added that any future expansion may be reviewed administratively as long as it does not affect parking requirement ok for the site. Ms. Butterfield explained that the site meets the definition of infill and meets the requirements for a DIP. The project will exceed what is currently developed in the area. Mr. Gendron approved the case with the following conditions:
1. Compliance with the site plan and landscape plan as submitted, except as modified by the conditions listed below.
2. Compliance with current Zoning Code requirements unless modified by the conditions listed below.

City of Mesa
Zoning Administrator Minutes
March 13, 2007

- 3. Building expansions may be reviewed on an administrative basis provided on-site parking requirements continue to be met.*
- 4. Compliance with all requirements of the Design Review Board.*
- 5. Compliance with all requirements of the Building Safety Division with regard to the issuance of a building permit*

Finding of Fact:

- 1.1** The applicant is proposing four (4) one-story buildings on 2.2 acres. The site meets the area and age of development requirements to be eligible for review of a Development Incentive Permit.
- 1.2** Given the size and shape of the parcel, as well as the higher design quality of the proposed developments, the requested deviations from current Code requirements are reasonable.
- 1.3** An industrial office complex is consistent with the General Plan designation of General Industrial and will be compatible with and not detrimental to the surrounding neighborhood.
- 1.4** The surrounding neighborhood would benefit from reinvestment and redevelopment.
- 1.5** The proposed site plan, including staff recommended stipulations, will bring this site into a degree of conformance with current Code that is comparable to, or exceeds similar industrial developments in the vicinity of this site.

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City of Mesa
Zoning Administrator Minutes
March 13, 2007

Case No.: ZA07-019

Location: 2158 North Gilbert Road

Subject: Requesting a Special Use Permit for a comprehensive sign plan in the O-S-PAD zoning district.

Decision: Approved with conditions

Summary: Mr. Agersea, applicant, explained the request and state that two detached signs are sufficient for the development. Additionally, he agrees with staff recommended conditions of approval. Ms. Taylor, 2112 N Ashbrook, expressed concern that the location of the larger sign will attract traffic to make an illegal left turn. Mr. Gendron suggested that the sign with the name of the development be raised in order to provide improved visibility. Mr. McVay explained that the development is more consistent with those found in a C-1 or a C-2 zoning district. While the number of signs requested is consistent with that allowed in a C-1 or C-2 zoning district, the applicant's proposed sign sized and lighting is consistent with the intent of the O-S zoning district. Additionally, the proposal will be compatible with and not detrimental to surrounding properties.

Mr. Gendron approved the case with the following conditions:

- 1. Compliance with the sign plan submitted, except as modified by the conditions listed below.*
- 2. Tenants shall be allowed a maximum of two (2) attached signs with a maximum aggregate sign area of sixty-four (64) square feet. No single sign shall exceed thirty-two (32) square feet.*
- 3. Sign B shall be sufficiently increased in height to provide visibility form Gilbert Road. Such increase shall be reviewed and approved by staff prior to the issuance of sign permits.*
- 4. Compliance with all requirements of the Building Safety Division with regard to the issuance of sign permits.*

Finding of Fact:

- 1.1** Red Mountain Professional Plaza is a condominium office complex consisting of 3 buildings, totaling 29,654 square feet in the OS district. Office developments of this size are more typically found in the C-1 or C-2 district. Current Sign Ordinance maximums do not allow sufficient signage to identify both the center and individual tenants

City of Mesa
Zoning Administrator Minutes
March 13, 2007

- 1.2** The purpose of the CSP is to provide appropriate tenant signage within the plaza while maintaining a balance, and not overwhelming to the surrounding neighborhoods with too many signs allows the transitional project to blend into the surrounding community.
- 1.3** The complex has proposed two detached signs that will sum 70 square feet, which is far below that allotted square footage allowed by City of Mesa Code for the frontage of the building in relation to N. Gilbert Rd.
- 1.4** No attached signs will be allowed on building elevations facing residential properties. Attached signs will utilize halo illumination only.
- 1.5** All signs will have to be approved by the property management company by written formal request and the use of animation and exposed neon light will prohibited.

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City of Mesa
Zoning Administrator Minutes
March 13, 2007

Case No.: ZA07-020

Location: 2745 North Greenfield Road

Subject: Requesting a variance to eliminate the required foundation base and foundation base landscaping around the buildings for an airport hanger in the M-1 zoning district.

Decision: Approved with conditions

Summary: Mr. Mullins, applicant, presented the variance request and explained that a 5-foot concrete foundation base would only encourage outdoor storage in the hangar area. Mr. Hash explained that the 5-foot, at-grade foundation base would separate the buildings from the asphalt, as well as provide an area for pedestrians. Mr. McVay explained that a recent Board of Adjustment in the past has reduced the foundation base from 5 feet to 2 feet. Mr. Gendron approved the case with the following conditions:
1. Compliance with all requirements of the site plan submitted.
2. Compliance with all requirements of the Building Safety Division with regard to the issuance of building permits.
3. Revise plans to reflect deletion of Building 6 and Building 7 of Area B (Phase II).
4. Foundation base features along all buildings sides will be a minimum of 2' in width and constructed of a durable surface such as concrete or concrete pavers.

Finding of Fact:

- 1.1** As justification for the requested variance to foundation base requirements, the applicant has noted: 1) the unique condition of an office/hanger development that use aisle for use by airplanes, automobiles, and pedestrians; 2) Incompatibility of plants, type of development, and airplanes; and 3) the reduction would be behind a screen wall and within a secured area.
- 1.2** The elimination of foundation base plantings within the Airport secured area has been justified by the unique conditions related to the type of development, including the incompatibility of airplanes with plantings.

City of Mesa
Zoning Administrator Minutes
March 13, 2007

- 1.3** The reduction or elimination of some foundation base within the Airport secured area has been justified by the unique conditions related to the type of development and the use of a screen wall around the Airport secured area. Total elimination of foundation base has not been justified. The interior of the site would benefit from a five-foot wide, at-grade, hardscape style foundation base that will facilitate safer pedestrian circulation within an area shared by airplanes, cars, and pedestrians.
- 1.4** The variance would also allow 8 outdoor parking spaces to encroach into the foundation base along the east and south elevation of the office building.

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There being no further business to come before the Zoning Administrator, the hearing adjourned at **1:45 p.m.**

The cases for this hearing were recorded on Zoning Administrator Flash Card **2**, Track **40**.

Respectfully submitted,

John S. Gendron
Hearing Officer

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G:ZA/Minutes/ZAM