

EXHIBIT H EXISTING PLANS

To the extent Applicant is able to determine, state the existing plans of the state, local government, and private entities for other developments at or in the vicinity of the proposed site or route.

Planned Area Developments

Information regarding each existing Planned Area Development (PAD) near the Project Red Hawk (Project) Site was gathered from the City of Mesa, the Town of Gilbert, and Maricopa County. There are currently no permitted or planned PADs within 1,000 feet of the Project Site.

As described in **Exhibit A**, Project Location and Land Use, the Project Site has recently been rezoned to create the Red Hawk Employment Opportunity District and the City of Mesa approved the development plan for the data center associated with the proposed Project. The development plan and associated City of Mesa staff report is included in **Exhibit H-1**.

There are two additional PADs outside the 1,000 foot buffer. These are depicted on **Figure H-1**. The Hayes Crossing PAD is a large mixed use PAD that is located southeast of the Project Site. There is another small construction company located to the east of the Project Site.

Though not within 1,000 feet of the Project Site, the Elliot Road Technology Corridor is a large planned development area with more than 1,000 acres available for development (See **Figure H-1**). The Elliot Road Technology Corridor was created in 2014 to expedite the entitlements process to attract high technology industries to Mesa and to establish site planning design guidelines to ensure compliance with the City of Mesa General Plan and Mesa Gateway Strategic Development Plan. The City of Mesa has expressed a preference for generally non-residential zoning, due to increasing over-flight activities associated with Phoenix-Mesa Gateway Airport operations. The Elliot Road Technology Corridor stretches along Elliot Road from Signal Butte Road to Hawes Road. Projects that might have taken up to six months to go through the entitlement process, can get approval in as little as a few weeks (City of Mesa, 2019). The Elliot Road Technology Corridor, as well as Arizona's data center tax incentives have made the location very desirable for companies to move into the Planned Area Development Zone.

Planned Road Improvements

Road improvements planned by the Arizona Department of Transportation (ADOT), Maricopa County Department of Transportation (MCDOT), City of Mesa, and Town of Gilbert within the vicinity of the Project are described below.

ADOT, in conjunction with the Federal Highway Administration (FHWA), is in the process of designing the interim Phase II section of State Route 24 (SR-24). There will be approximately

five miles of new freeway extending from Ellsworth Road in Maricopa County to Ironwood Drive in Pinal County, approximately two miles from the Project Site. The project is currently in the final design phase with construction anticipated to begin Fall 2020. Phase II includes improvements to connect Ellsworth Road to Ironwood Road with two paved lanes in each direction separated by a graded median within the footprint of the future SR-24. This interim project would help to serve the transportation needs of the southeast valley until funding is available for the ultimate build-out of the SR-24 freeway, which is anticipated between 2027 and 2035.

Maricopa County is partnering with the City of Mesa to improve Elliot Road between the State Route Loop 202 and Signal Butte Road, approximately 1.5 miles from the Project Site. Roadway improvements are anticipated to begin in 2020.

Potential Effects

There are no PADs or developments within 1,000 feet of the Project Site and therefore no developments that would be directly impacted by the Project. The Project Site is consistent with the City of Mesa's vision for future development as demonstrated with its recent approval of the Project Site and the Elliott Road Technology Corridor.

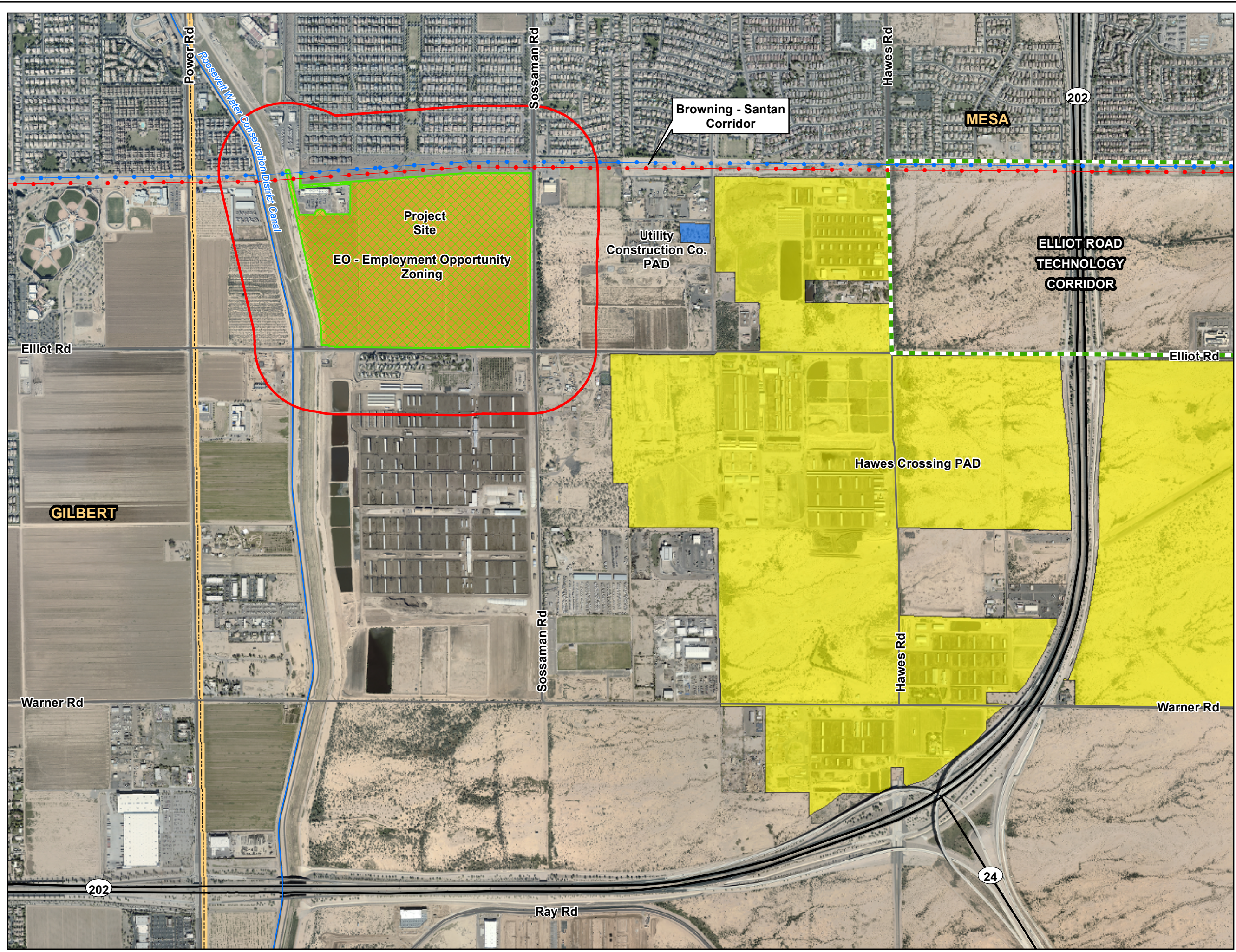
References

Arizona Department of Transportation, 2019. State Route 24: Ellsworth Road to Ironwood Drive Interim Phase II accessed 8/15/2019. [Online] Located at:
<https://azdot.gov/projects/central-district-projects/sr-24-ellsworth-rd-to-ironwood-dr-interim-phase-ii>

Arizona Department of Transportation, 2018. Reevaluation of the Final Environmental Assessment accessed 8/15/2019. [Online] Located at:
<https://www.azdot.gov/docs/default-source/planning/sr24-reevaluation-final-ea.pdf?sfvrsn=2>

City of Mesa, 2014. The Mesa 2040 General Plan accessed 5/3/2018. [Online] Located at:
<http://www.mesaaz.gov/home/showdocument?id=12298>

Maricopa County Department of Transportation, 2019. 8/15/19 [Online] Located at:
<http://apps.mcdot.maricopa.gov/projects/Project.aspx?ID=2272>



Legend

- Existing 500 kV Transmission Line
- Existing 230 kV Transmission Line
- State Highway
- Major Road
- Canal
- Municipal Boundary
- Elliot Road Technology Corridor

Project Components

- Project Site
- 1,000-Foot Buffer of Project Site

Planned Area Developments

- Hawes Crossing PAD
- Utility Construction Company PAD

City of Mesa Zoning

- EO - Employment Opportunity

0 0.1 0.2 0.3 0.4 0.5
Miles

SPCS NAD 83, AZ Central, US Ft.
Data Sources: BLM, City of Mesa, ESRI, Maricopa Co., Pinal Co., SRP, Town of Gilbert, USGS.

PROJECT RED HAWK
EXHIBIT H-1
PLANNED AREA DEVELOPMENTS

Map Extent: Maricopa County, AZ

Date: 9.17.19	Author: sjw
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EXHIBIT H-1
RED HAWK DEVELOPMENT PLAN AND STAFF REPORT

Project Red Hawk

Employment Opportunity District Development Plan

Submitted by:
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Pew & Lake, PLC
1744 South Val Vista Drive, Suite 217
Mesa, AZ 85204

Submitted to:

The City of Mesa Planning Division
Mesa, Arizona

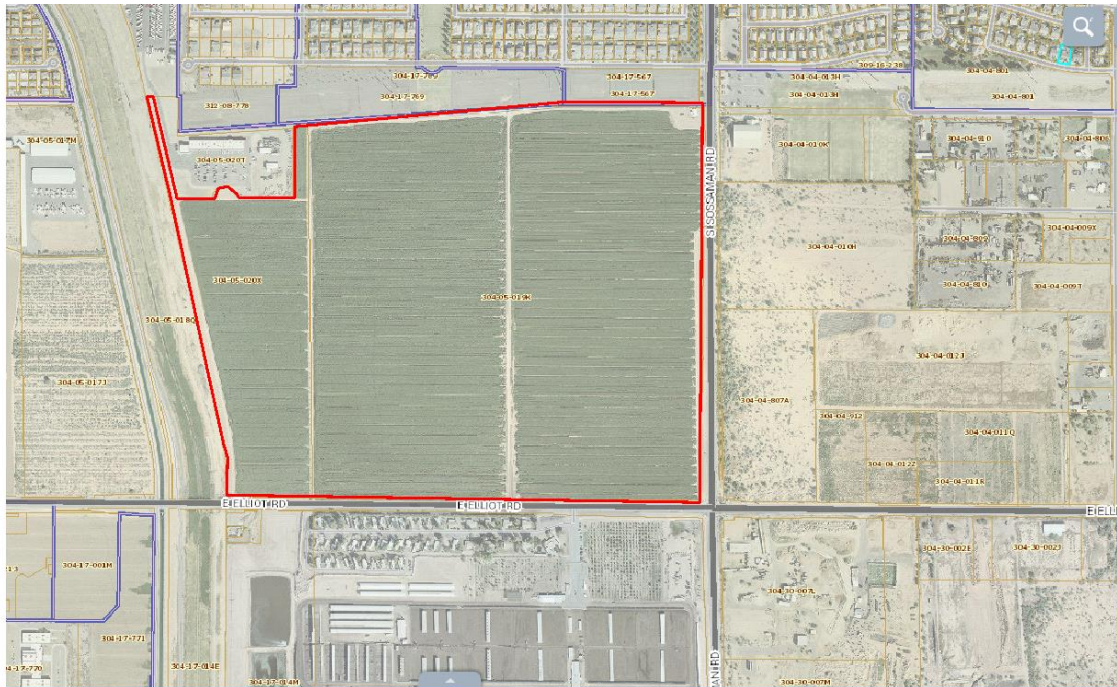
REVISED March 12, 2019

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A. Project Location/Development Plan Map

The area covered by the Red Hawk Employment Opportunity District (RHEOD) is bound on the east by Sossaman Road, on the South by Elliott Road, on the west by the RWCD canal and on the north by a 250-foot wide electrical transmission line easement corridor, including multiple 69 kV, 230 kV and 500 kV SRP transmission lines. The 187-acre property is identified by Maricopa County Assessor's Parcel numbers: 304-05-018K, 304-05-018L, 304-05-019F, 304-05-019G, 304-05-019K, 304-05-020X, 304-05-022G and 304-05-022K, and is shown in the graphic below, and on the Project Red Hawk Development Plan Map provided as **Exhibit A**.



B. Development Goals

The purpose of the RHEOD is to provide an area where an office park, research and development facility, light manufacturing, data and information processing centers, limited manufacturing and processing, wholesaling, research, and/or warehousing and distributions activities may take place in enclosed buildings with outdoor storage as needed to support the primary uses. The buildings may have a campus-like setting, and areas visible to the public will generally include landscape areas as described herein.

Consistent with the current Industrial and Mixed Use Activity/Employment uses designated in the City of Mesa General Plan, the applicant aims to create an Employment Opportunity District that will allow potential users that seek a campus-like environment with sophisticated security and enhanced utility needs, to move quickly through the entitlement processes in order to establish development that is not only consistent with the City of Mesa's goals for this location, but that enables a nimble response to market and technological factors driving development decisions. This site is envisioned to be developed in phases-- with a range of building square footages and maximum flexibility for the ultimate site plan configuration.

C. Land Use Regulations

The RHEOD is based on the uses allowed in the Light Industrial (LI) zoning District. Accordingly, the allowed uses in the RHEOD are as follows:

Proposed Use	
Public and Semi-Public Use Classifications	
Colleges and Trade Schools, Public or Private	P
Colleges and Universities	P
Commercial Trade Schools	P
Industrial Trade Schools	P
Day Care Center (as an accessory use)	P
Government Offices	P
Hospitals and Clinics	
Hospitals	P (1, 2)
Clinics (as an accessory use)	SUP (1, 2)
	MZO §11-31-15, Hospitals and Clinics
Hospitals	P
Public Safety Facilities	P
Public Maintenance Facilities	P
Commercial Use Classifications	
Conference Centers (as an accessory use)	SUP
Business Services (including data centers)	P
Eating and Drinking Establishments; as a service to on-site business or industry	
Bars/Clubs/Lounges	P
Coffee Shops/Cafes	P
Restaurants, Bar and Grill	P
Restaurants, Full-Service	P
Restaurants, Limited Service	P
With Drive-Thru Facilities	P
With Outdoor Seating Areas	P
	MZO §11-31-19, Outdoor Eating Areas
Hotels and Motels	P
Laboratories	P
Offices	
Business and Professional	P
Medical and Dental (as an accessory use)	P
Personal Services (as an accessory use)	P
Employment and Industrial Use Classifications	
	P
Handicraft/Custom Manufacturing	P

Light Assembly/Cabinetry	P	
Manufacturing/Limited	P	
Research and Development	P	
Warehousing and Storage		
Indoor Warehousing and Storage (as an accessory use)	P	
Transportation, Communication and Utilities Use Classifications		
Heliport (as an accessory use)	SUP	
Communication Facilities (as an accessory use)		
Antenna and Transmission Towers (as an accessory use)	P	
Utility Classifications		
Solar Farms (as an accessory use)	SUP	MZO §11-30-15, Solar Panels and Other Energy Production Facilities
Utilities, Major	CUP	
Utilities, Minor (as an accessory use)	P	
Specific Accessory Uses and Facilities		
Outdoor Storage (as an accessory use)	P (3)	
Caretaker’s Residences (as an accessory use)	P (1, 2)	
Portable Storage Containers (as an accessory use)	P/SUP	MZO §11-30-16 Portable Storage Containers

P= Permitted, CUP= Council Use Permit, SUP= Special Use Permit

1. Use not permitted when the property is subject to the AOA 1 overflight area, See Section 11-19-2, Runway Protection Zones and Airport Overflight Area.
2. Use not permitted when the property is subject to the AOA 2 overflight area, See Section 11-19-2, Runway Protection Zones and Airport Overflight Areas.
3. Permitted only if all activities pertaining to the manufacturing or processing of the products are conducted entirely within an enclosed building. Accessory outdoor storage permitted only if confined to the rear one-half of the lot

Use classifications describe one or more uses of land having similar characteristics, but do not list every use or activity that may appropriately be within the RHEOD. The Zoning Administrator shall determine whether a specific use shall be deemed to be within one or more use classifications or not within any classification in this District. The Zoning Administrator may determine that a specific use shall not be deemed to be within a classification, whether or not named within the classification, if its characteristics are substantially incompatible with those typical of uses named within the classification.

Uses shown above as requiring a SUP or CUP will be processed per the procedures outlined for Council Use Permits and Special Use Permits in the City of Mesa Zoning Ordinance (MZO).

Pursuant to Section 11-14-4 of the MZO, land uses not listed in this development plan are considered prohibited.

D. Red Hawk Development Standards

Base Zoning District

The default base zoning district for the RHEOD shall be the Light Industrial (LI) zoning district. Any development standard not specified herein will default to the development standard of the Light Industrial (LI) zoning district within the MZO. Bulk and dimensional standards are shown below. Attached to this Development Plan as **Exhibit B** of this Development Plan is a table reflecting general development standards in the RHEOD.

Height

The allowed height of buildings and mechanical equipment within the RHEOD will range from a maximum of 50' to a maximum of 150', as shown in those areas identified on the Red Hawk Height Restriction Map provided as **Exhibit C** of this Development Plan.

Building Setbacks

Building Setbacks		
Front Yard	Sossaman Road	15 feet
Street-facing Side Yard	Elliot Road	15 feet
Interior Side Yard	Northern Boundary	20 feet
Rear Yard	RWCD Canal	15 feet
Interior Side Yard Step back	Northern Boundary	1 foot of setback for each foot of building height with a minimum of 20-feet
Minimum separation between buildings on same lot		Per City of Mesa Fire Code

Landscape Requirements: setbacks and planting requirements

Street-facing setbacks will be landscaped in accordance with Sec. 11-33-3.B.

Parking Requirements; sizes and number of spaces

Parking that is available to the public will meet the standards set forth in Chapter 32 of the City of Mesa Zoning Ordinance. Parking that is internal to a secure portion of the site and not accessible to the public will have no limitations and will be based on the applicant's parking needs based on applicant's similar facilities and/or findings of a traffic/parking study conducted by the applicant and approved by the City of Mesa Planning Director.

Parking lots shall be asphalt paved with concrete curbing unless there are site specific circumstances that require a different pavement type. Landscape islands will be provided and the end of each row of parking spaces.

Loading Spaces

Access to the loading dock areas shall be through a driveway from the site's internal, looped road. Buildings that require loading docks shall use service berths that are concrete curbed/paved.

Trash and recycling areas shall be included in the loading dock area in addition to the loading docks for material delivery. Site wall and landscape design shall screen any dock areas from adjacent properties.

Vehicular Access

The site will have at least one primary entrance and may have one or more secondary site entrances for vehicular access and egress from the site, as deemed necessary by the applicant based on the applicant's access needs based on applicant's similar facilities and/or findings of a traffic study conducted by the applicant and approved by the City of Mesa Planning Director.

E. Architectural Design Guidelines

The provisions of this section seek to create a foundation for design that will ensure the development of industrial style buildings with compatible uses of materials and colors on all elevations.

Architectural design elements for these buildings shall include:

- Building facade modulation.
- Building entrances that are readily identifiable for public safety purposes.

Building Massing

The industrial style building massing will be softened using one or more of the following techniques:

- Provision of a site fence or wall that is setback from property line.
- Setback of building structures from property line.
- Use of landscaping elements to create a sense of scale.
- Modulation of the building wall plane.
- Compliance with the heights established in the Red Hawk Height Restriction Map.

Roofs

Roof parapets may be stepped in concert with the roof slope and will extend a minimum of 42" above the level of the roof surface behind.

Screening

When possible, and when visible from public roads and/or neighboring properties, roof-mounted equipment screening shall be constructed as an encompassing monolithic element, rather than as several individual units and screening elements will be provided. However, due to the size of the RHEOD and proposed building heights, screening of the mechanical and electrical equipment from public view is not always possible. Screening of roof-mounted equipment will not be required for any equipment that cannot be seen from the surrounding public roads and/or neighboring landowners. The height of the perimeter wall(s) and accompanying landscaping will be deemed as appropriate screening elements for roof and ground-mounted mechanical and electrical equipment.

Elevations/Walls

A cohesive design shall be carried through and applied to all sides of buildings. Building elevations shall be designed to be compatible with each other and reflect a consistent design approach throughout the site. The exterior building envelope shall be designed to optimize the building's energy performance

Building Form Standards

Allowable building materials within the RHEOD include, but are not limited to, precast concrete wall and architectural metal wall panels.

Building designs shall not mix architectural elements or ornamentation from different styles. Buildings shall be required to employ the same materials on all elevations.

Homogeneous wall facades shall be prohibited to the extent that they are visible from a public right-of-way. Design variation on long exterior walls shall be employed in order to create visual interest. Examples of such design variations include, but are not limited to, the use of offsets, recesses and/or projections; banding; reveals; scoring of building facades; color changes; texture or material changes. Design elements and features that are faux in nature and have no operational functionality or relevance to the floor plan or utility of the building for its intended purpose will not be required architectural aesthetic elements.

Primary entrances to buildings shall be made sufficiently prominent that they can easily be identified from a distance for public safety purposes. Canopies at primary employee entrances shall be provided.

Accessory or ancillary buildings, whether attached or detached, shall be of similar design, with compatible materials and construction to the nearest primary structure.

Color Palette

All exterior walls shall be painted, stained, or integrally colored in neutral desert earth tones. Accent colors found in the native desert palette will be encouraged to provide design interest and diversity.

Fencing- materials and location

A property line fence of a maximum 4 feet in height will be allowed along the perimeter of the property and will delineate the site boundary.

A secure perimeter fence 10 feet in height, made of anti-climb material will be allowed along the perimeter of the property between the property line and the building setback line.

Both of the fences described above shall be allowed along the same site boundary. If only one fence is used, the fence must be at least 6 feet in height.

Fence materials may include:

- Opaque wall (i.e. masonry unit)
- Steel anti-climb security fencing
- Iron or Wrought Iron
- Wire mesh
- Pipe-rail or post-and-rail fencing

Temporary chain link fencing may be used until permanent fencing is installed prior to the issuance of the Certificate of Occupancy. In the event the site is developed in phases, chain link fencing or other temporary fencing may be used on interior portions of the site that are not directly visible from public roads or neighbors until the balance of the site is developed and/or permanent fences are installed upon the completion of later phases.

F. Landscaping Design Standards

These landscape guidelines are intended to provide the framework for the development of the overall landscape character of the project. The guidelines shall apply to all external-facing areas of the site including edge treatments, gateways, and any external-facing vehicular circulation routes, pedestrian paths, open spaces and/or parking areas. The objective of these guidelines is to unify the external-facing views of the project.

Edge Treatments

The perimeter of the site shall incorporate the use of flowering desert shrubs and groundcovers. The edge treatments shall incorporate landscaping that will be sensitive to species selection that is compatible with the environmental conditions of the area. Drought tolerant shade trees, architecturally themed perimeter screen walls and landscape mounds and contours shall be incorporated along all site edges. Although the northern boundary of the property is adjacent to land that is zoned residential, this land is subject to a power line easement that is owned by the Desert Place at Morrison Ranch Homeowners Association. The edge treatment on this northern boundary will be sensitive to the residential properties located north of the easement and will incorporate enhanced landscaping to create a buffer.

The proposed land uses in the RHEOD are compatible with the land use designations of the properties to the east, south and west of the development site, therefore no enhanced buffering is necessary on these boundaries.

Main Site Entrance

The main entrance to the site shall be clearly identified with a monument sign and enhanced landscaping. The landscaping shall offer a formal, year-round color of the foliage selected and formal planting patterns will be used. These landscapes typically use color planted in mass or in hedgerows usually as shrubs or groundcover. Plants shall provide height and a sense of enclosure, and can include tall palms and/or desert appropriate pines, complemented by indigenous desert trees. Additional garden landscape accents will include sculptural forms such as agave, prickly pear or other succulents planted in mass, in rows or as clustered accents.

Open Space

The applicant may use open space on the site to help define pedestrian circulation routes, provide stormwater retention, or for general site design or aesthetic purposes at applicant's discretion. Interior open spaces between perimeter screening and development structures with little pedestrian activity shall be desert shrub landscaping using low water use vegetation. Native seed mixes and plants may be used in these areas to provide visual openness and low maintenance. The open spaces shall be bound by defined planting edges to provide a cohesive landscape character for the development.

Plant Palette

The plant palette shall be water conscious and will include species that promote sensitivity to the environment. The palette shall relate and complement the surrounding areas with similar species and layout. Most of the plant material will be low water use and drought tolerant. Lawns shall only be proposed for athletic fields which may be used on an interim basis.

G. Permanent Sign Regulations

The standards set forth in MZO Section 11-41-6(E) regarding signage in the LI Zoning District shall be used for all permanent signage in the RHEOD.

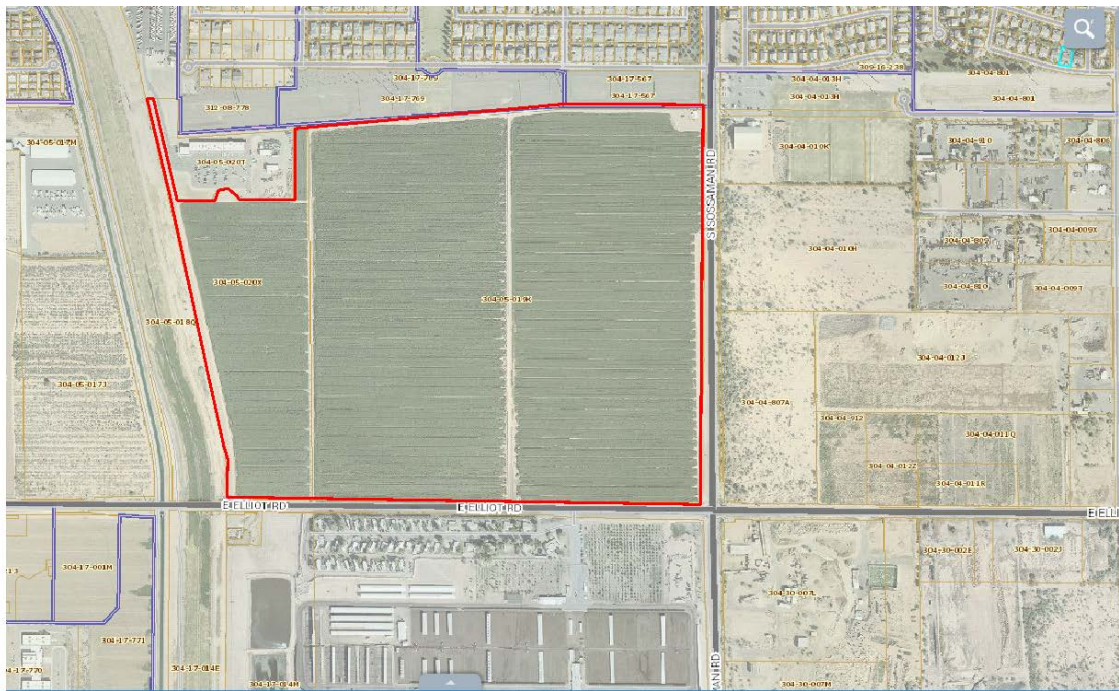
H. Development Processing

Site Plan, Elevations and Landscape Plan must be approved by the Planning Director prior to issuance of a building permit, pursuant to the procedures outlined in Sections 11-14-7 and 11-14-10 of the City of Mesa Zoning Ordinance. When possible, the Planning Director will consider Site Plans and building design concurrently.

I. Definitions

Terms used within this Development Plan are consistent with those found in Chapters 86 and 87 of the MZO with the addition of the following:

Data Center: A facility whose primary service is data processing and is used to house computer systems and associated components, such as telecommunications and storage systems, including but not limited to web hosting organizations and internet service organizations. A server farm, telecom hotel, Telehouse co-location center or any other term applicable to facilities which are used for these specified purposes shall be deemed to be a data center.



Project Red Hawk Ownership Table		
MBR Land I, an Arizona General Partnership	304-05-019K	6,561,278
	304-05-019F	26,996
	304-05-019G	17,324
MBR Land I, LLP	304-05-020X	1,523,527
	304-05-018K	4,326
	304-05-018L	6,098
B&K Land Investment Co., et al	304-05-02K	17,539
Morrison Ranch Inc.	304-05-022G	435
Total		8,139,549
Acres		186.85

Mechanical and Electrical Equipment: Cooling towers, water tanks, substations, transformers, generators, future cell areas, antennae, equipment cabinets and other electrical, structural, mechanical and electrical appurtenances whether roof or ground mounted.

J. Administrative Procedures

Procedural matters regarding the RHEOD will follow those outlined in Chapter 14 of the MZO, specifically those contained in Sections 11-14-9 and 11-14-10 relating to amendments, administrative actions and appeals.

Exhibit B: General Development Standards

Standard	Proposed
Building Height	Height identified in "RHEOD Height Restriction Map"; ranges from a maximum of 50 feet to a maximum of 150 feet
Setbacks	West boundary: 15 feet; north boundary: 20 feet.
Fences/Walls	4' and 10' around entire site; Materials may include CMU's, steel anti-climb fencing; iron and may include wire mesh where not visible to the public (unless wire mesh is temporary during construction)
Parking	Parking per site plan review
Landscape Islands	Parking per site plan review
Screening:	
- of Mechanical Equipment	The height of the perimeter wall(s) and accompanying landscaping will be deemed as appropriate screening elements for roof and ground-mounted mechanical and electrical equipment. Definition created to define equipment.
- of loading docks	Site wall and landscape design shall screen any dock areas from adjacent properties.
- of trash and recycling areas	Trash and recycling areas shall be included in the loading dock area in addition to the loading docks for material delivery.
- on common property line with residential district	4' and 10' wall around entire site per description in the Project Narrative; Materials may include CMU's, steel anti-climb fencing; iron and wire mesh not visible from public view.

Red Hawk Employment Opportunity District: Height Restriction Map



* Maximum height
Distances are provided for illustrative purposes and not to exact scale.



Planning and Zoning Board

Staff Report

CASE NUMBER: ZON19-00016
LOCATION/ADDRESS: Within the 7100 to 7600 blocks of East Elliot Road (north side) and the 3100 to 3500 blocks of South Sossaman Road (west side).
GENERAL VICINITY: Located north of Elliot Road and west of Sossaman Road
REQUEST: Rezone from Limited Industrial- Planned Area Development-Planned Area Development and Planned Employment Park- Planned Area Development – Planned Area Development (LI-PAD-PAD and PEP-PAD-PAD) to Employment Opportunity (EO) to create the Red Hawk Employment Opportunity District.
PURPOSE: This request will establish zoning to guide future development of employment and industrial uses on the property.
COUNCIL DISTRICT: District 6
OWNER(S): MBR Land I, an Arizona General Partnership,
MBR Land I, LLP
B&K Land Investment Co., et al
Morrison Ranch, Inc.
APPLICANT: W. Ralph Pew, Pew & Lake, PLC
STAFF PLANNER: Lesley Davis, Senior Planner

SITE DATA

PARCEL NO.: 304-05-018K, 304-05-018L, 304-05-019F, 304-05-019G, 304-05-019K, 304-05-020X, 304-05-022G, and 304-05-022K
PARCEL SIZE: 187± acres
EXISTING ZONING: PEP-PAD-PAD and LI-PAD-PAD
GENERAL PLAN CHARACTER: Mixed Use Activity/Employment
CURRENT LAND USE: Vacant

SITE CONTEXT

NORTH: Existing residential – zoned RS-9-PAD-PAD and an existing Gilbert Public Schools Maintenance and Operations yard – zoned PEP-PAD-PAD
EAST: (across Sossaman Road) Existing Church with sports fields, zoned AG and vacant land – zoned LI and LC
SOUTH: (across Elliot Road) Existing dairy farm, zoned in Maricopa County
WEST: (across East Maricopa Floodway and RWCD Canal) Vacant – zoned RS-43 and existing self-storage facility, zoned LI

STAFF RECOMMENDATION: Approval with conditions

P&Z BOARD RECOMMENDATION: ☒ Approval with conditions. ☐ Denial

PROPOSITION 207 WAIVER SIGNED: ☒ Yes ☐ No

HISTORY/RELATED CASES

- February 22, 1990:** Annexed to City of Mesa (Ord. #2842)
April 2, 1990: Rezoned from County Rural-43 to City AG (Case #Z90-009, Ord. #2511)
October 16, 2006: (adjacent to the north) City Council approval of a rezoning from AG to R1-6-PAD-DMP, R1-7-PAD-DMP, R1-9-PAD-DMP and C-1-PAD-DMP and the establishment of the Desert Place at Morrison Ranch (Residential) Development Master Plan. (Case #Z06-066, Ord. #4602)
November 20, 2006: City Council approval of a rezoning from AG to PEP-PAD-DMP and LI-PAD-DMP and the establishment of the Desert Place at Morrison Ranch (Industrial) Development Master Plan. (Case #Z06-083, Ord. #4633)

PROJECT DESCRIPTION / REQUEST

Project Red Hawk is a request for the establishment of an Employment Opportunity (EO) Zoning District within the Gateway Area, to be deemed the Red Hawk Employment Opportunity Zone (RHEOD). This area is comprised of 8 parcels, which total approximately 187 contiguous acres of land. The parcels are bounded by Elliot Road on the south, Sossaman Road on the east, the East Maricopa Floodway and RWCD Canal on the west and the existing Desert Place at Morrison Ranch residential development to the north, which is separated by a 250-foot SRP Transmission easement. This transmission easement is owned and maintained by the Desert Place at Morrison Ranch homeowner's association. Additionally, there is a Gilbert Public Schools Operations and Maintenance yard located adjacent to the northwest corner of the site.

Per Section 11-14-1 of the MZO, the purpose of the EO district is to provide an opportunity for large scale, unified and planned employment development that encourage and promote innovative and sustainable land uses.

NEIGHBORHOOD PARTICIPATION:

The applicant has completed a Citizen Participation Process, which included mailed letters to property owners within 1,000' of the site, as well as HOAs and registered neighborhoods within a mile of the site. The applicant also held a neighborhood meeting on February 27, 2019 at Paloma Community Church located adjacent (east) to the site and across Sossaman Road.

As of writing this report, staff has not been contacted by any residents or property owners in the area to express support or opposition to the request. The applicant will be providing an updated Citizen Participation Report prior to the March 19, 2019 Study Session. Staff will provide an update of the citizen participation plan during the scheduled study session.

STAFF ANALYSIS

MESA 2040 GENERAL PLAN:

Staff reviewed the request and determined it is consistent with the criteria for review as outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan. The request also conforms to the General Plan character area designation of Mixed Use Activity District/Employment. Per chapter seven of the General Plan, the purpose of the Employment character area designation is to provide for a wide range of employment opportunities and viable centers of commercial activity that attract people to unique shopping and employment experiences. Rezoning the subject property to allow large scale, unified and

planned employment opportunities conforms to the goals of the Mixed Use Activity/Employment character area type. According to the applicant, the intended development and users will consist of advanced manufacturing companies with an integrated platform of ancillary land uses that support the main and primary employment uses on the property.

Gateway Strategic Development Plan:

The property is also located in the Inner Loop District of the Gateway Strategic Development Plan. Per this plan, the focus of the Inner Loop District is to provide a wide variety of uses that are generally non-residential, due to the increasing over-flight activities associated with Phoenix-Mesa Gateway Airport operations. It is also a goal of the sub area plan to create a regional employment center with a variety of jobs. The subject request is consistent with the Gateway Strategic Development Plan.

ZONING:

Chapter 14 of the Mesa Zoning Ordinance (MZO) outlines the establishment of the EO zoning designation, as well as the process and criteria creating such a district. Per Section 11-14-1 of the MZO, each EO district is unique allowing for development regulations tailored to the specific economic development objectives of a given area. As part of the requirement for creating an EO district, the request must include an EO development plan with a development plan map, development goals, specified land uses and regulations and development standards. In addition, the proposed land uses, and regulations must be based in whole or in part on the City's zoning districts, or the land uses could be new categories expressly created by the proposed EO district's development plan. In the case of the subject request, the proposed land use district is selected to be similar to the City's LI zoning district. Below is a summary of required documents associated with the required development plan to create an EO district:

1. Development Plan Map. This establishes the area covered by the zoning designation and properties that can opt in to the EO zoning designation.
2. Development Goals. This section outlines the goals and objectives of the district, as well as explanation of the goals
3. Land Use Regulations. This section provides the specific list of land uses allowed in the district as compared to general land uses allowed in the LI District.
4. Development Standards. As part of the request, the applicant is establishing the development standard, specifically relating to height, setbacks, fencing/walls, parking and screening requirements. The table below shows those proposed standards:

Table 1

Standard	Proposed
Building Height	Height identified in "RHEOD Height Restriction Map"; ranges from a maximum of 50 feet to a maximum of 150 feet
Setbacks	West boundary: 15 feet; north boundary: 20 feet.
Fences/Walls	4' and 10' around entire site; Materials may include CMU's, steel anti-climb fencing; iron and may include wire mesh where not visible to the public (unless wire mesh is temporary during construction)
Parking	Parking per site plan review

Landscape Islands	Parking per site plan review
Screening:	
- of Mechanical Equipment	The height of the perimeter wall(s) and accompanying landscaping will be deemed as appropriate screening elements for roof and ground-mounted mechanical and electrical equipment. Definition created to define equipment.
- of loading docks	Site wall and landscape design shall screen any dock areas from adjacent properties.
- of trash and recycling areas	Trash and recycling areas shall be included in the loading dock area in addition to the loading docks for material delivery.
- on common property line with residential district	4' and 10' wall around entire site per description in the Project Narrative; Materials may include CMU's, steel anti-climb fencing; iron and wire mesh not visible from public view.

5. Architectural Design Guidelines. This section goes beyond the standards contained in the Zoning Ordinance for the industrial buildings and provides guidelines for architectural design, building massing, roofs, screening, elevations/walls, building form standards, color palette and fencing materials and location.
6. Landscape Design Standards. This section provides detailed design expectations on edge treatments, gateways and major site entrances, open space, and plant palette.
7. Permanent Sign Regulations. The proposed signage on the property are the same as in the LI district.
8. Development Processing. Site Plan, Elevations and Landscape Plan must be approved by the Planning Director prior to issuance of a building permit, pursuant to the procedures outlined in Sections 11-14-7 and 11-14-10 of the MZO.
9. Definitions. This section includes a definition for Data Center. Currently, there is no such definition in the MZO. Data Centers are an allowable use under Business Services within the LI Zoning District but are not defined in the code.
10. Administrative Procedures. This section establishes procedures for amendments, administrative actions and appeals in accordance with Chapter 14 of the MZO.

As discussed, the goal of the EO district is to offer the opportunity for property owners and prospective employers the flexibility in development standards that accommodate market changes while providing incentives for high quality development that is consistent with the goals of the City's General Plan and applicable sub area plans. The subject request and associated development plan and standards conform to the criteria for creating an EO district outlined in Chapter 14 of the MZO. The proposed request includes adoption of design guidelines, a list of prohibited uses, and building height allowance to create the desired employment and advanced manufacturing corridor.

CONCLUSION:

The subject request is consistent with the Mesa 2040 General Plan, the Mesa Gateway Strategic Development Plan, and conforms with the criteria outlined Chapter 14 of the Zoning Ordinance. Staff recommends approval with the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the EO development plan dated March 12, 2019.
2. Compliance with all City development codes and regulations, except as modified by the Development Plan.
3. Compliance with all requirements of the Subdivision Regulations.
4. Compliance with all requirements of the Design Review.
5. Due to the proximity to Phoenix-Mesa Gateway Airport, any proposed permanent or temporary structure 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.