



Requesting Department:
Development Services

TO: PLANNING AND ZONING COMMISSION

FROM: BRETT BURNINGHAM, INTERIM DEVELOPMENT SERVICES DIRECTOR; CHRISTINE SHEEHY, PRINCIPAL PLANNER

RE: Public hearing and possible action on P18-0034 “Complete Fire Protection”, a request from Les Partch, Functional Formation Architecture, to rezone from R1-43 (Rural Estate District) to EMP-A (Office/Industrial Park) for office and warehouse uses on a 5.0-acre (approx.) site located on the south side of Germann Road, 1,315 feet (approx.) east of Sossaman Road.

DATE: October 10, 2018

STAFF RECOMMENDATION

Staff recommends approval of Case P18-0034 (Rezone) “Complete Fire Protection”, subject to the Conditions of Approval outlined in this report.

PROPOSED MOTION

Move to recommend approval of Case P18-0034 (Rezone) “Complete Fire Protection”, subject to the Conditions of Approval outlined in this report.

RELEVANT COUNCIL GOALS



Secure Future



Effective Government

SUMMARY

Les Partch, Functional Formation Architecture, is requesting to rezone the subject site from R1-43 (Rural Estate District) to EMP-A (Office/Industrial Park) for office and warehouse uses on a 5.0-acre (approx.) site located on the south side of Germann Road, 1,315 feet (approx.) east of Sossaman Road. This zoning request is consistent with the recently adopted 2018 General Plan Update that designates the subject site for Industrial uses.

HISTORY

May 31, 1990: This parcel was included in Town Council Ordinance 7-90 that incorporated the Town. At the same time, the parcel was zoned R1-43, which was equivalent to the Maricopa County RU-43 zoning district.

PROJECT INFORMATION

Complete Fire Protection	
Project Name	Complete Fire Protection Rezone
Site Location	This project is generally located on the south side of Germann Road, 1,315 feet (approx.) east of Sossaman Road.
Current Zoning	R1-43 (Rural Estate District)
Proposed Zoning	EMP-A (Office/Industrial Park)
General Plan Designation	Industrial
Surrounding Zoning Designations:	
North	LI (Light Industrial—City of Mesa)
South	EMP-A (All State Utility Construction—Industrial use)
East	EMP-A (Vacant Land)
West	EMP-A (PGM Tire & Axle—Industrial use)
Gross Acreage	5.0 Acres

DISCUSSION

Les Partch, Functional Formation Architecture, is requesting to rezone the subject site from R1-43 (Rural Estate District) to EMP-A (Office/Industrial Park) for office and warehouse uses on a 5.0-acre (approx.) site located on the south side of Germann Road, west of Heritage Academy Gateway campus. This zoning request is consistent with the recently adopted 2018 General Plan Update that designates the subject site for Industrial uses.

The Applicant is proposing to rezone the 5.0-acre vacant site as industrial for a new office and warehouse building that will be occupied by Complete Fire Protection. Their current facility is located at Inverness Industrial Park at 22230 S. Scotland Court in Queen Creek. The proposed new building includes a two-story office area for administration and design services, and a one-story warehouse for storage of pipe, fittings, tools, and equipment. The Applicant will be processing a site plan with building elevations and landscaping for administrative approval.

Approximately 1.95 acres of the southern portion of the site will be improved for storm water retention and will be available for future expansion. The property owner anticipates that the future development of the balance of the site will be accomplished in about three (3) years.

GENERAL ANALYSIS

General Plan Review: The current General Plan Land Use Map designates the subject property as Industrial. The adjacent properties are also designated Industrial on the General Plan. See attached exhibit. The proposed industrial zoning is consistent with the Industrial uses as described in the General Plan.

Zoning Review: The current zoning designation of the property is R1-43 (Rural Estate District). See attached Exhibit. The property was previously zoned RU-43 in Maricopa County. When the Town incorporated, as required by State Statute, the equivalent zoning district R1-43 was applied. To accommodate the proposed office and warehouse, industrial zoning is required. The proposed EMP-A (Office/Industrial Park) is appropriate for the proposed uses and is compatible with the surrounding industrial uses. No deviations from the EMP-A zoning standards are being requested with this application.

Adequate Public Facilities: In accordance with Article 5.1 (Adequate Public Facilities) provision of the Zoning Ordinance, the Applicant has provided information regarding the project's potential impact on public facilities. Staff's review of those reports indicates that adequate public facilities will be provided by the project. The Town of Queen Creek will be the potable water and waste water service provider for the property.

Engineering Review: The project has been reviewed by the Engineering and Transportation Divisions. Conditions of Approval have been added to address Engineering requirements for this project.

Public Notification/Participation: One Neighborhood Meeting was held on June 21, 2018 in the Community Chambers Building. Notification of the meeting was sent to property owners within 1,200 feet of the project. No neighbors attended the Neighborhood Meeting.

CONDITIONS OF APPROVAL

1. 70' half street of Right-of-Way on Germann Road is required to be dedicated prior to any permits being issued. The 55' immediately south of the Section Line is Maricopa County's Jurisdiction and the 15' south of the 55' is the Town of Queen Creek's Jurisdiction. The applicant shall work directly with Maricopa County to process the 55' of Right-of-Way Dedication, and the applicant shall provide a Map of Dedication to the Town of Queen Creek to process the 15' of Dedication within the Town's Jurisdiction. An 8' Public Utility Easement shall also be included on the Map of Dedication.

2. A drainage channel and driveway culvert crossing shall be designed and constructed south of the 70' Germann Road Right-of-Way line. The drainage channel and driveway culvert crossing shall be sized to handle the 100-year, 2-hour storm water flow as outlined in the projects drainage report. A Private Drainage Easement shall be recorded prior to any permits being issued.
3. The irrigation tail water that currently runs east to west along the property frontage shall be re-routed to south of the future 70' of Right-of-Way. The final design of the new tail water ditch or pipe shall be reviewed and approved by the Town of Queen Creek during the construction document phase of the project.

ATTACHMENTS

1. Aerial Photo Exhibit
2. General Plan Exhibit
3. Zoning Map Exhibit
4. Proposed Zoning Map
5. Complete Fire Protection Narrative

Project Name: Complete Fire Rezone

Case Number: P18-0034

Hearing Date: October 10, 2018 (Planning Commission)

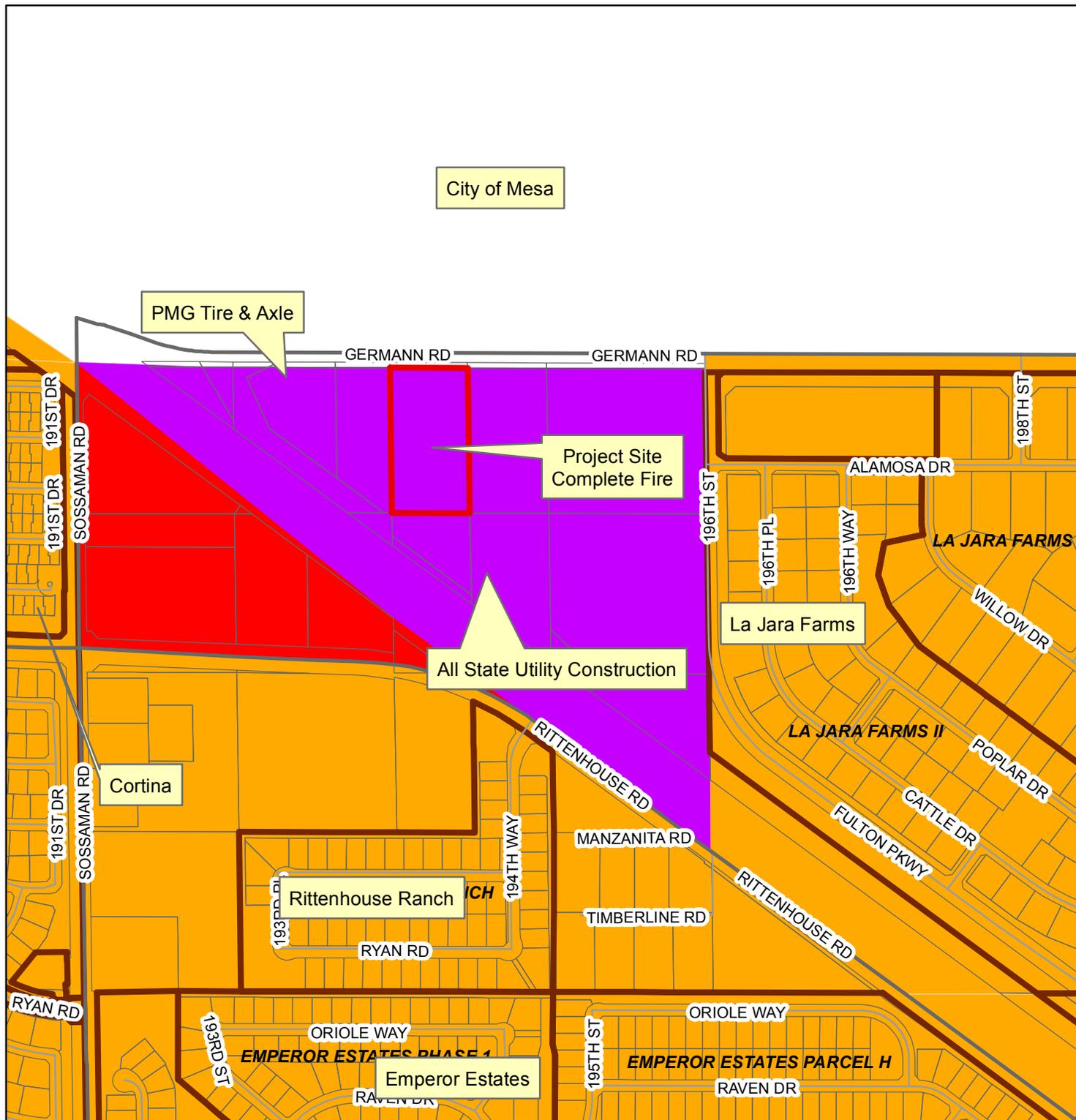


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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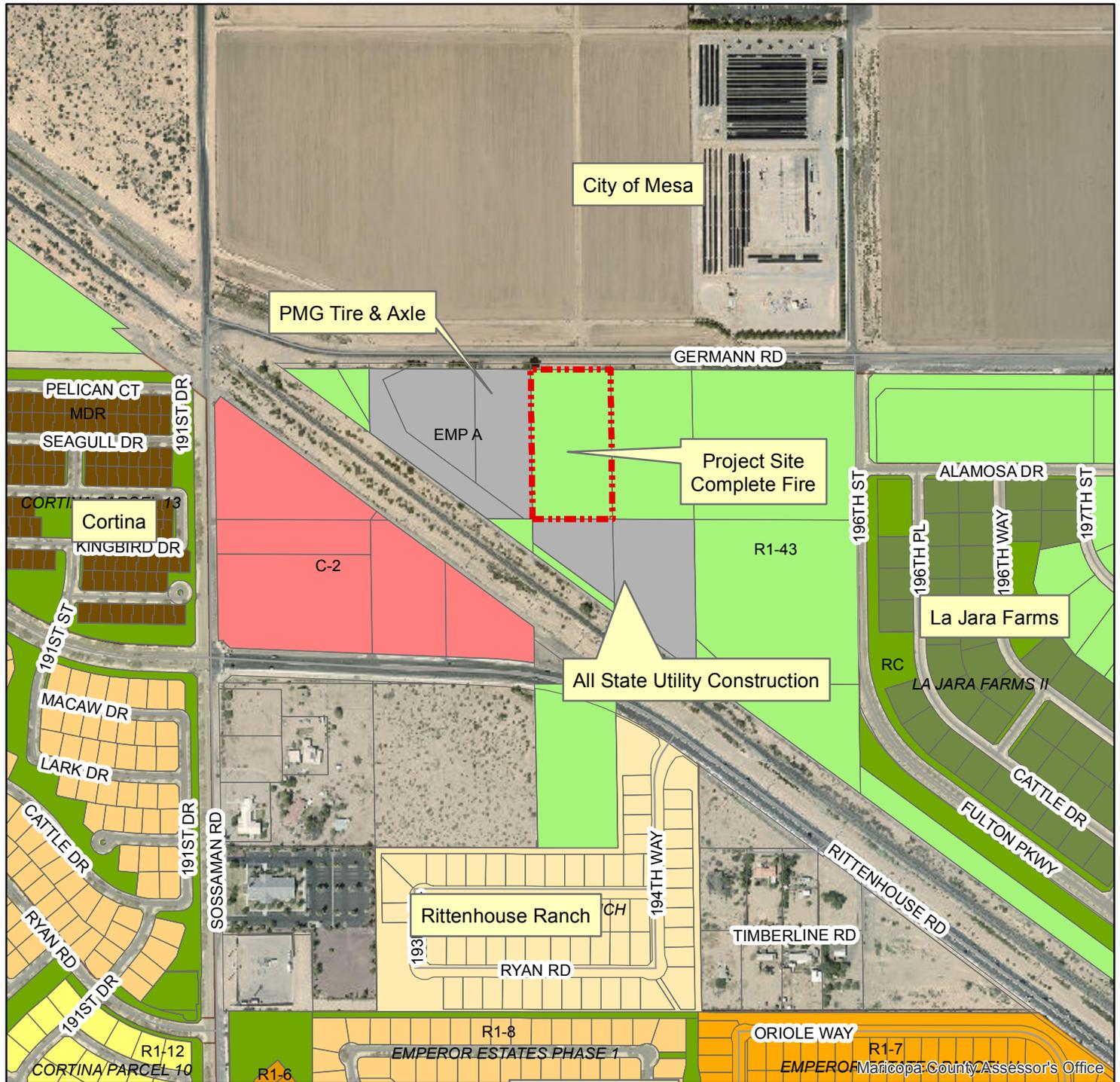
General Plan Land Use

- | | | | |
|--------------|------------|--------------------|--------------------|
| Rural | Commercial | Special District 1 | Special District 4 |
| Neighborhood | Industrial | Special District 2 | |
| Urban | Open Space | Special District 3 | |

Project Name: Complete Fire Rezone (Current Zoning Exhibit

Case Numbers: P18-0034

Hearing Date: October 10, 2018 (Planning Commission)



Zoning Districts

C-1, Commercial	RC, Recreation/Conservation	R1-7, Residential	R1-18, Residential
C-2, Commercial	PCD, Planned Community Development	R1-8, Residential	R1-35, Residential
TC, Commercial	MDR, Multi-Family	R1-9, Residential	R1-43, Residential
EMP A, Heavy Industrial	R1-4, Residential	R1-10, Residential	R1-54, Residential
EMP B, Light Industrial	R1-5, Residential	R1-12, Residential	R1-190, Residential
PQP, Public/Quasi-Public	R1-6, Residential	R1-15, Residential	

Emperor Estates

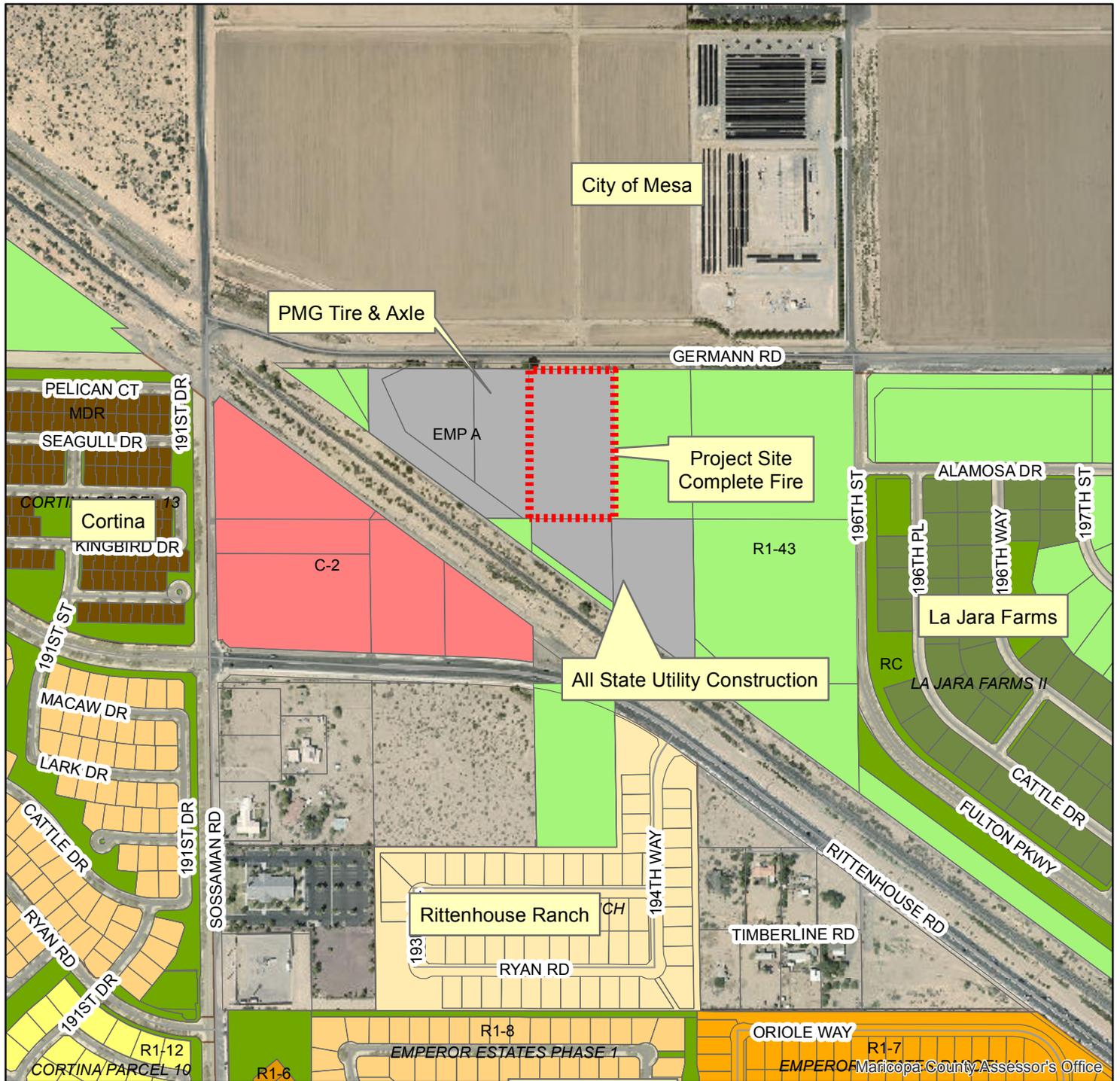
Maricopa County Assessor's Office

Project Name: Complete Fire Rezone (Proposed Zoning Exhibit)



Case Numbers: P18-0034

Hearing Date: October 10, 2018 (Planning Commission)

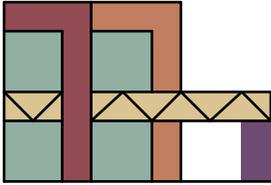


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Emperor Estates

Maricopa County Assessor's Office



480-726-0595 / 3545 East Menlo Circle / Mesa, AZ 85213

Functional Formation Architecture, pllc

June 17, 2018

Project Narrative (Rezoning and Site Plan)

Complete Fire Protection – South side of Germann Road, East of Sossaman Road.

Currently, the property is zoned R1-43. We are proposing to modify the zoning to be EMP-A (Employment Type A), consistent with the General Plan Land Use designation, and the existing zoning designations of the adjacent parcels to the east and west of this site.

This site is currently undeveloped, and has an area of approximately 4.49 net acres. It is surrounded by PGM Tire & Axle, Inc. to the west (zoned EMP-A), Allstate Utility Construction to the south (zoned EMP-A), a vacant parcel to the east (zoned EMP-A), and a vacant parcel to the north of Germann Road that is located within the City of Mesa (zoned LI).

This project proposes immediate development of the north 1.7 acres adjacent to the Germann Road Right-of-way. The south 112 feet of the parcel will be improved as storm water retention and includes a required 40 foot landscape setback. This leaves approximately 1.95 acres of vacant land available for future development. The property owner anticipates that this future development will be accomplished in about 3 years.

The new building being proposed with this submittal will be occupied by Complete Fire Protection. Their current facility is located at 22230 S. Scotland Ct., Queen Creek, Az. The new building has office areas used for administration and design services, and warehouse areas, used for storage of pipe, fittings, tools, and equipment.

The number of vehicular parking spaces required is 30 spaces, based on $(60 \text{ employees} \times 0.3) + (10,000 \text{ S.F.}/1,000) + (11,753 \text{ S.F.}/10,000)$. The proposed site plan, provides 40 spaces, 27 of which are located within the enclosed rear yard. The rear yard is secured by a 6'-0" high c.m.u. wall and a 6'-0" high rolling gate. The rear yard will be used for loading and unloading of tools and materials, and for parking of company vehicles. Canopies to provide shade at parking spaces are proposed for 12 spaces in the rear yard and at 6 spaces in the front parking area.

Exterior lighting is proposed to be provided at the underside of the parking canopies, and the underside of the building roof overhangs where shown on the architectural site plan. Pole mounted light fixtures are not being utilized.

The building design proposes two distinguished volumes (one for the two-story office area and another for the warehouse) in juxtaposition to each other. Roofs are low sloping in one direction to the south. The exterior of the building incorporates both vertical and horizontal metal wall panels (see attached sheets for profiles). The north and east elevations of the office portion incorporate deep roof overhangs above the full glass

walls. The building structural system is exposed at these areas and accented in red. Also, at the north elevation, a cantilevered balcony with glass guardrails is provided for access from the 2nd floor office area. The north & west elevations of the warehouse portion utilizes a silver colored horizontal metal wall panel interrupted by numerous horizontal slot type windows. Sloping gabion site walls that incorporate locally available stone are utilized to join and frame the building volumes and to provide screening of the ground mounted air conditioning units. The south side of the building utilizes a textured metal wall panel, "AdobeTexture", that simulates the texture of stucco. The roof on the south side extends approximately 17' beyond the warehouse wall, and 9' beyond the office wall, providing significant shade for these areas. Also, deep roof overhangs have been incorporated along the east and north storefront walls at the office portion.

The building design incorporates energy & water conservation measures through the following features:

- 1) Deep roof overhangs to shade glass at east and south exposures.
- 2) Maximization of natural light through windows at the north exposure.
- 3) High solar reflectance roof panel.
- 4) Low water use landscape materials.
- 5) Low water use plumbing fixtures.

If you have any comments or questions, please feel free to contact me.

A handwritten signature in black ink, appearing to read "Lesley L. Partch". The signature is fluid and cursive, with a large initial "L" and "P".

Lesley L. Partch
Functional Formation Architecture, pllc (Architect)