

Requesting Department:
Development Services



TO: Planning and Zoning Commission

THRU: Brett Burningham, Development Services Director

FROM: Erik Swanson, Planning Administrator
Mallory Ress, Planner I

RE: **Public Hearing and Possible Action on P21-0162 Strategic Industrial Properties Rezone**, a request by Daryl Mechem (Strategic Industrial Properties) to rezone a 10 acre (approx.) site from R1-43 to EMP-A, located at the southwest corner of Germann Road and 196th Street.

DATE: September 8, 2021

STAFF RECOMMENDATION

Staff recommends approval of P21-0162 Strategic Industrial Properties Rezone, subject to the Conditions of Approval outlined in this report.

PROPOSED MOTION

Move to recommend approval of P21-0162 Strategic Industrial Properties Rezone, subject to the Conditions of Approval outlined in this report.

RELEVANT COUNCIL GOALS



Secure Future



Effective Government

SUMMARY

This proposal consists of a request by Daryl Mechem (Strategic Industrial Properties) to rezone a 10 acre (approx.) site from R1-43 (Rural Estate District) to EMP-A (Office/Industrial Park). The project site is located at the southwest corner of Germann Road and 196th Street.

HISTORY

- Sept. 4, 1989: The Town of Queen Creek incorporated with an effective date of October 4, 1989.
- May 31, 1990: The Town Council approved Ordinance No. 7-90, adopting the Zoning Code and Zoning Map with a designation of R1-43 for the subject parcel.

PROJECT INFORMATION

Project Name:	Strategic Industrial Properties Rezone
Site Location:	Southwest corner of Germann Road and 196 th Street
Current Zoning:	R1-43 (Rural Estate District)
Proposed Zoning:	EMP-A (Office/Industrial Park)
General Plan Designation:	Industrial
Surrounding Zoning:	
North	LI (City of Mesa-Light Industrial)
South	EMP-A (Vacant – approved for self-storage)
East	R1-43 (Heritage Academy) PRC/R1-18/R1-43 (La Jara Farms)
West	EMP-A (Vacant)
Gross Acreage:	10.04 acres
Net Acreage:	9.54 acres

DISCUSSION

The request is to rezone approximately 10 acres located at the southwest corner of Germann Road and 196th Street from R1-43 (Rural Estate District) to EMP-A (Office/industrial Park). The request is in conformance with the Town’s 2018 General Plan.

The property is bordered by Germann Road to the north, 196th Street to the east, and vacant EMP-A land to the west and the south. The vacant land to the south has been approved for self-storage. Further to the north of the site is the City of Mesa with a LI (Light Industrial) zoning designation. Further to the east of the subject parcel is the Heritage Academy Charter School zoned R1-43 and the La Jara Farms subdivision with PRC (Parks, Recreation and Conservation), R1-18 (Residential Suburban Residential Type B), and R1-43 zoning designations. In terms of surrounding General Plan designations the subject site and the properties to the south and west are designated Industrial. The properties to the east across 196th Street are designated Neighborhood.

As part of this request, the applicant prepared a conceptual site plan exhibit depicting the proposed construction of two (2) 49,900SF light industrial/office buildings. During the pre-application review the applicant provided a conceptual site plan depicting a configuration of eight (8) 10,000SF light industrial/office buildings. Both of these conceptual site plans are included as an attachment to this report. These site plans are purely conceptual in nature and used to demonstrate the proposed configuration of the site. The site plans are not being approved as part of this application and will require separate review and approval as part of a formal submittal.

ANALYSIS

General Plan Review: The current 2018 General Plan designation for this property is Industrial. This rezoning request is consistent with the General Plan.

Zoning Review: The current zoning designation of the property is R1-43. The applicant is requesting EMP-A zoning, as set forth in the Town of Queen Creek Zoning Ordinance.

Adequate Public Facilities: In accordance with Article 5.1 (Adequate Public Facilities) provision of the Zoning Ordinance, the subject property is within the Town's water and wastewater service areas.

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

PUBLIC PARTICIPATION

A neighborhood meeting was held on August 23, 2021. No members of the public were in attendance and staff has not received any questions, comments, or input from the public regarding the request.

CONDITIONS OF APPROVAL

1. This project shall be developed in accordance with the plans and exhibits attached to this case, as outlined in the staff report, and all the provisions of the zoning ordinance applicable to this case.
2. A Site Plan Application is required to be submitted for approval prior to the issuance of a building permit. The Site Plan will demonstrate compliance with the EMP-A Office/Industrial Park zoning regulations and all applicable provisions of the Town's Zoning Ordinance and Design Standards.
3. 70' of half street of Right-of-Way on Germann Road is required to be dedicated by a Map of Dedication prior to any permits being issued. An 8' Public Utility Easement shall also be included on the Map of Dedication.
4. 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. A Private Drainage Easement shall be recorded prior to any permits being issued.
5. 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.
6. Full half street improvements for Germann Road and 196th Street shall be designed and constructed as part of this project. Germann Road is a principal arterial and 196th Street is a major collector.

7. The developer shall pay 1/4 cost share (\$100,000) for the future traffic signal contribution at the intersection of Germann Road & 196th Street.
8. 25' of half street of Right-of-Way on 196th Street is required to be dedicated by a Map of Dedication prior to any permits being issued. An 8' Public Utility Easement shall also be included on the Map of Dedication.

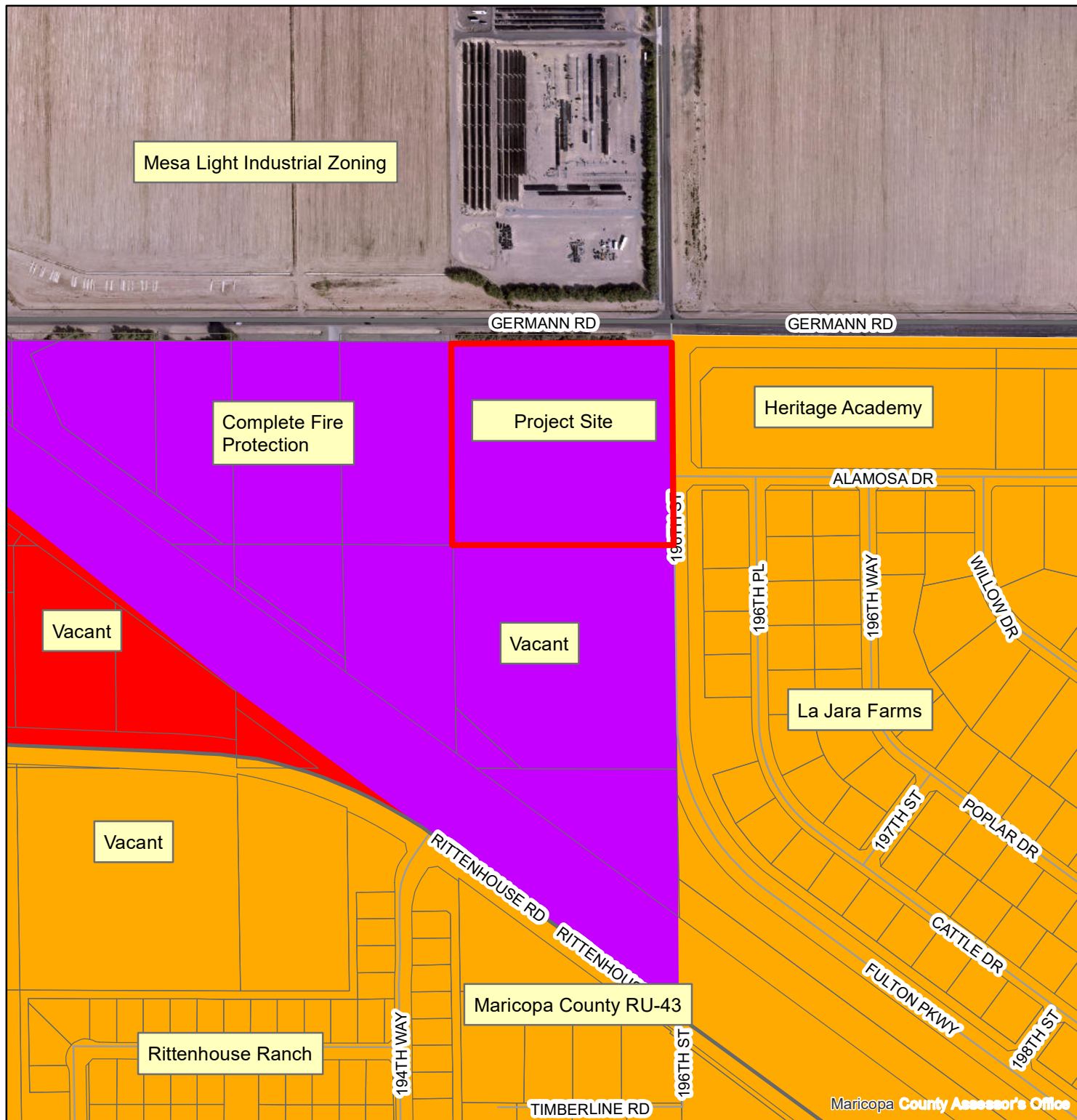
ATTACHMENTS

1. Aerial Exhibit
2. General Plan Exhibit
3. Existing Zoning Map Exhibit
4. Proposed Zoning Map Exhibit
5. Project Narrative
6. Conceptual Site Plans

Project Name: Strategic Industrial Properties Aerial Exhibit
Case Number: P21-0162
Hearing Date: September 8, 2021 (Planning Commission)
October 20, 2021 (Town Council)



Project Name: Strategic Industrial Properties General Plan Exhibit
Case Number: P21-0162
Hearing Date: September 8, 2021 (Planning Commission)
October 20, 2021 (Town Council)



General Plan Land Use

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

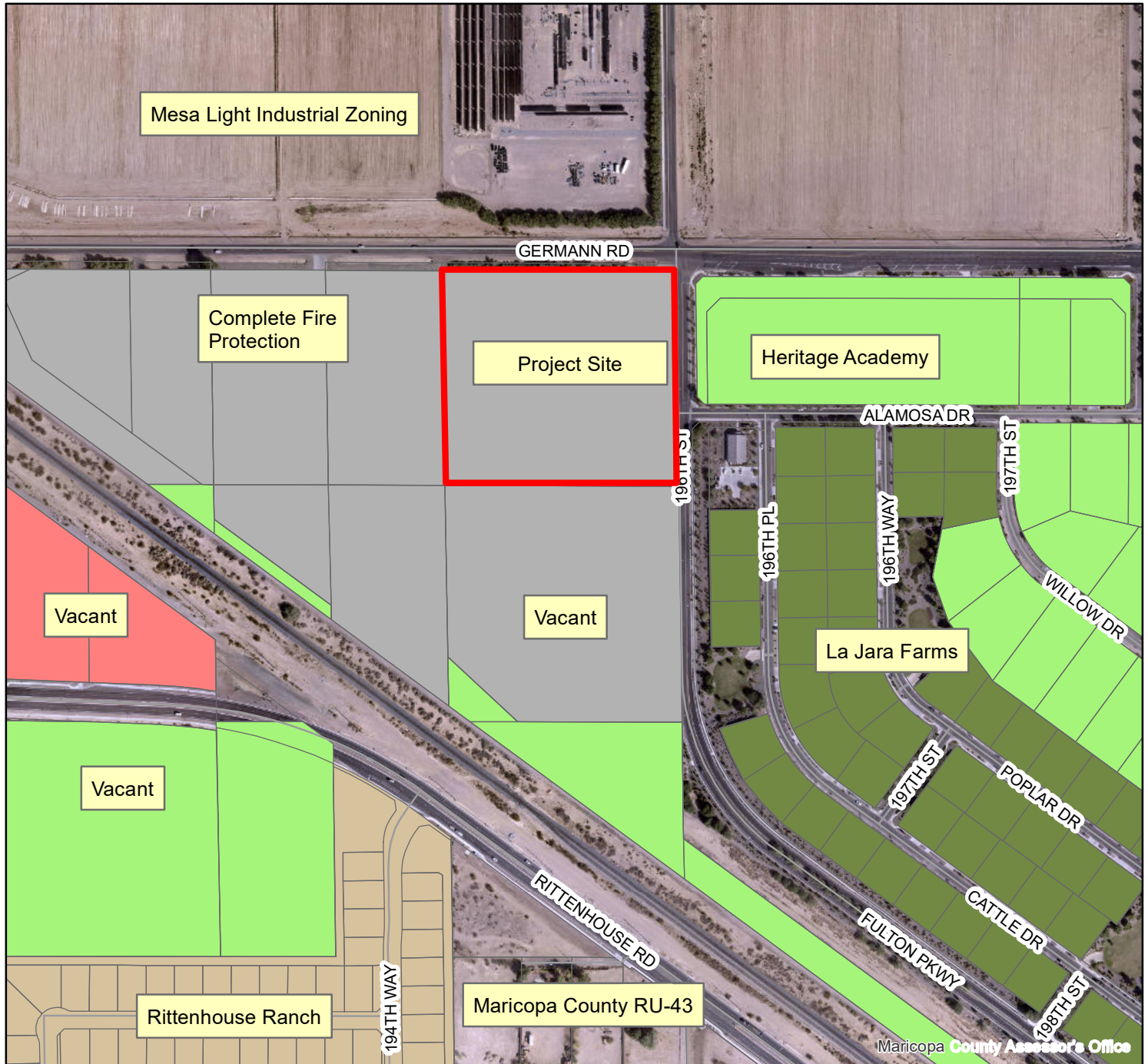
Project Name: Strategic Industrial Properties Existing Zoning Exhibit
Case Number: P21-0162
Hearing Date: September 8, 2021 (Planning Commission)
October 20, 2021 (Town Council)



Zoning Districts

C-1 - Commercial	PQP - Public/Quasi-Public	R1-7 - Residential	R1-35 - Residential
C-2 - Commercial	RC - Recreation/Conservation	R1-8 - Residential	R1-43 - Residential
C-3 - Commercial	MDR - Residential	R1-9 - Residential	R1-54 - Residential
TC - Commercial	R1-4 - Residential	R1-12 - Residential	R1-190 - Residential
EMP A - Office/Industrial Park	R1-5 - Residential	R1-15 - Residential	PCD - Planned Community
EMP B - General Industrial	R1-6 - Residential	R1-18 - Residential	AT - Agritainment

Project Name: Strategic Industrial Properties Proposed Zoning Exhibit
Case Number: P21-0162
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September 1, 2021

Rezoning Application
Project: **Strategic Industrial Properties**
19511 E Germann RD
Queen Creek, AZ

PROJECT NARRATIVE (Zoning Review)

Strategic Industrial Properties is excited to propose a new conceptual light industrial complex to be located at the Southwest Corner of East Germann and 196th Street on a 415,625 s.f. (9.54 net acre) site. The property is currently zoned R1-43 and would be proposed to be rezoned to EMP-A. The assessors parcel number is **304-61-032Y** and total site area is (10.0396 gross Acres). The conceptual plan provides for (2) buildings of approximately 99,800 s.f. of building coverage, composed of (2) 49,800 s.f. light industrial / office buildings and the final design of building count and configuration will be refined when the project proceeds with site planning. The future development will comply with all Town requirement as the project proceeds through site planning. There is an existing Meter Site structure located at the northeast corner of the site.

Project Description:

Conceptual parking will be design to accommodate and comply with all Town standards for sizing and spacing as required. Each building to include box truck docks to be adequately screened with shared truck bays. Proposed drive access provided with (1) drive access to be located on East Germann Road and (1) drive access to be provided along 196th Street.

Refuse enclosures will be provided for each building and contained within the screened truck yard respectively. Screen walls will be provided for all parking adjacent to south property line.

Landscaping would be provided along all rights-of-ways, property boundaries, foundation planting and buffer landscape to be provided at each building accordingly. The proposed landscaping would be native and complimentary plantings requiring low-water usage, per local ordinances. Site screening would be provided as required, per city ordinance. Site walls will provide parking screening as required by city ordinance.

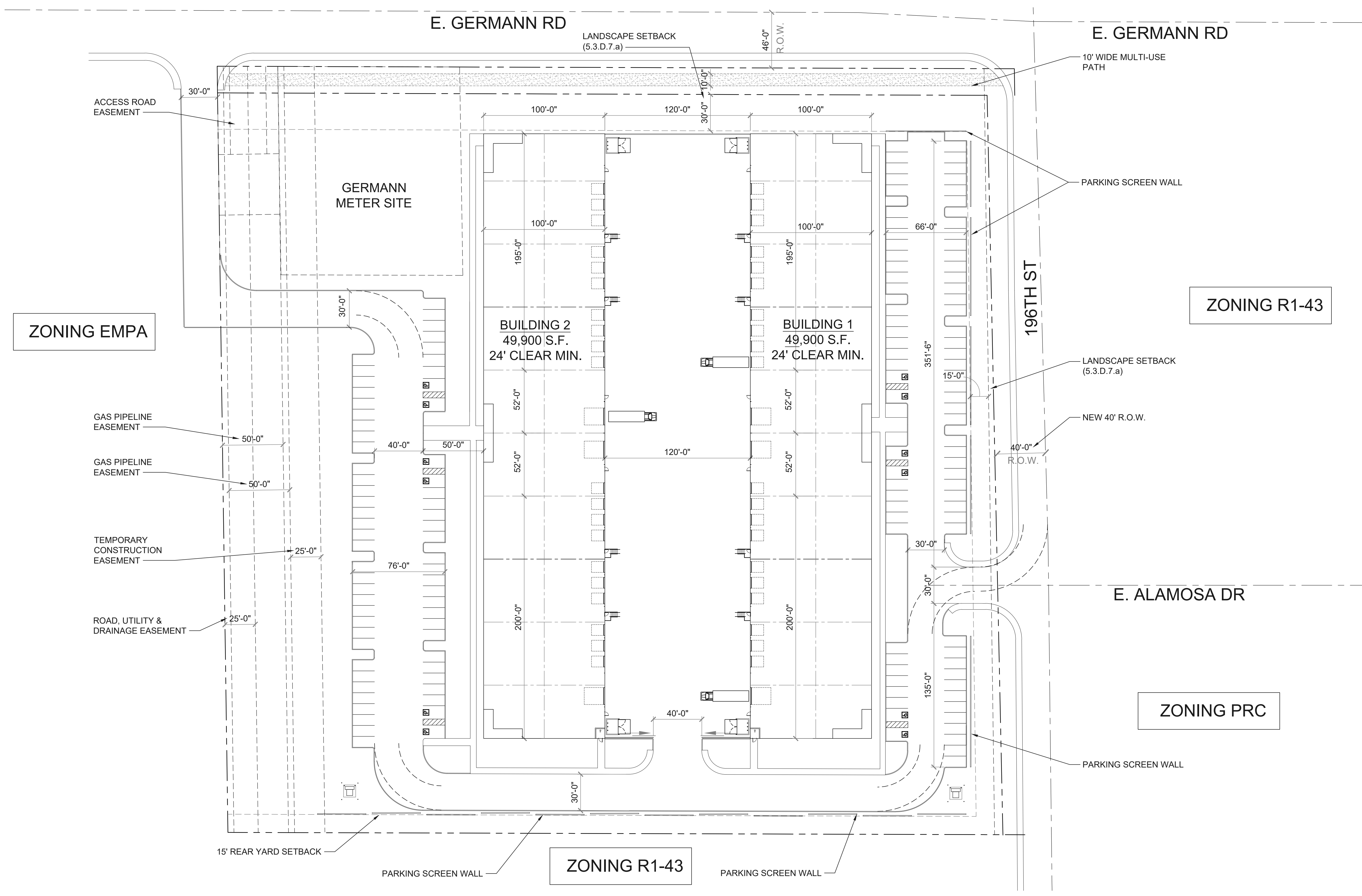
A clean, modern aesthetic is intended for the overall building design utilizing colors and materials that are common in the area. The building materials, site, parking, and landscaping are all to be in accordance with code requirements and standards. The



parapet heights will allow for roof top screening for all roof top equipment. These units will be access via roof access ladders and hatches internal to the building.

The exterior lighting for both the building and parking area within the proposed project will be integrally designed as part of the building and outdoor pedestrian spaces. The intent is to provide adequate safety while avoiding glare, hot spots and will comply with the dark sky ordinance. All lighting will be LED lighting. Upon submission to site planning, site photometric plans and lighting information will be provided.

END OF NARRATIVE



PROJECT DATA:

PROJECT NAME: STRATEGIC - INDUSTRIAL / BUSINESS PARK
PROJECT ADDRESS: S.W.C. OF 196TH STREET AND GERMANN QUEEN CREEK, AZ
PROPERTY OWNER: STRATEGIC INDUSTRIAL PROPERTIES
 5 BROOKSIDE DRIVE
 GREENWOOD VILLAGE, CO 80121
 303.345.1367
 DARYL MECHEM
 dmechem@strategicindustrial.com
ARCHITECT: SMARCHITECTURE
 ATTN: SCOTT MARSHALL
 2308 NORTH KAREN DRIVE
 CHANDLER, AZ 85224
 PHONE: 602-369-8166
 E-MAIL: scottm@smarchitecture.net

PROJECT SCOPE: NEW INDUSTRIAL BUILDINGS ON VACANT LAND
ASSESSOR PARCEL NO.: 304-61-032Y
CURRENT ZONING: R1-43
PROPOSED ZONING: EMPA

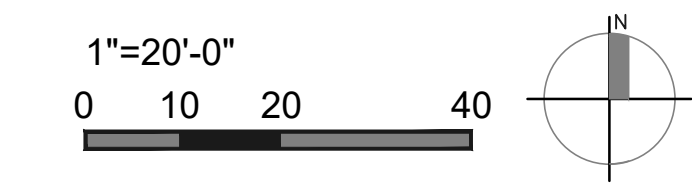
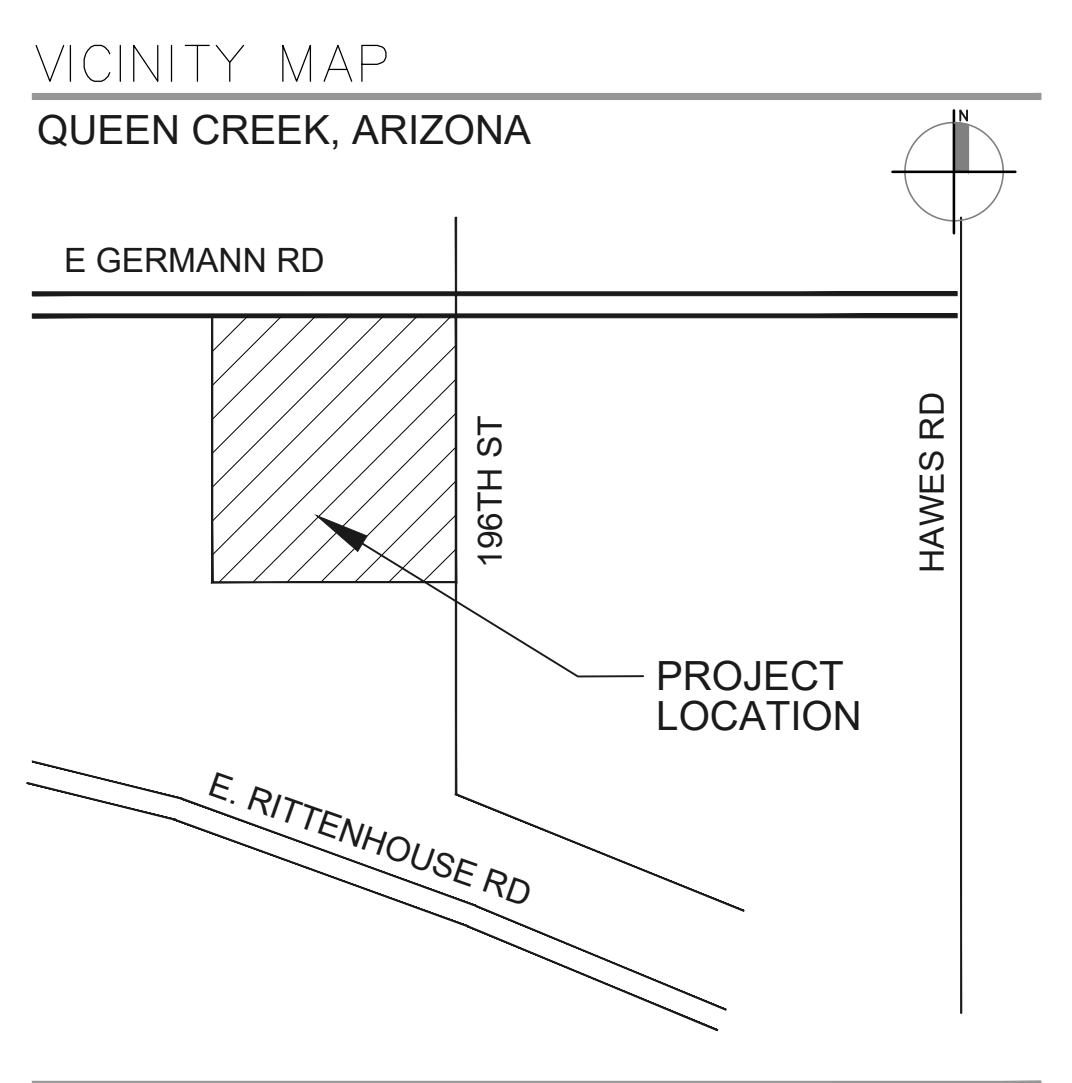
OVERALL SITE AREA: NET: +/- 415,625 S.F. (9.54 ACRES)
LOT COVERAGE: 80% (ALLOWED)
 24% (PROPOSED)
OPEN SPACE REQUIRED: 10% OF SITE AREA = 41,625 S.F.
OPEN SPACE PROVIDED: 31,582 S.F. (PROPOSED)
F.A.R.: 24%
STORIES: ONE STORY
BUILDING AREA: 99,800 S.F. TOTAL PROPOSED
OCCUPANCY: B / S-1
CONSTRUCTION TYPE: V-B WITH A.F.E.S.
SPRINKLERS: YES
BUILDING HEIGHT: +/- 30'-0"

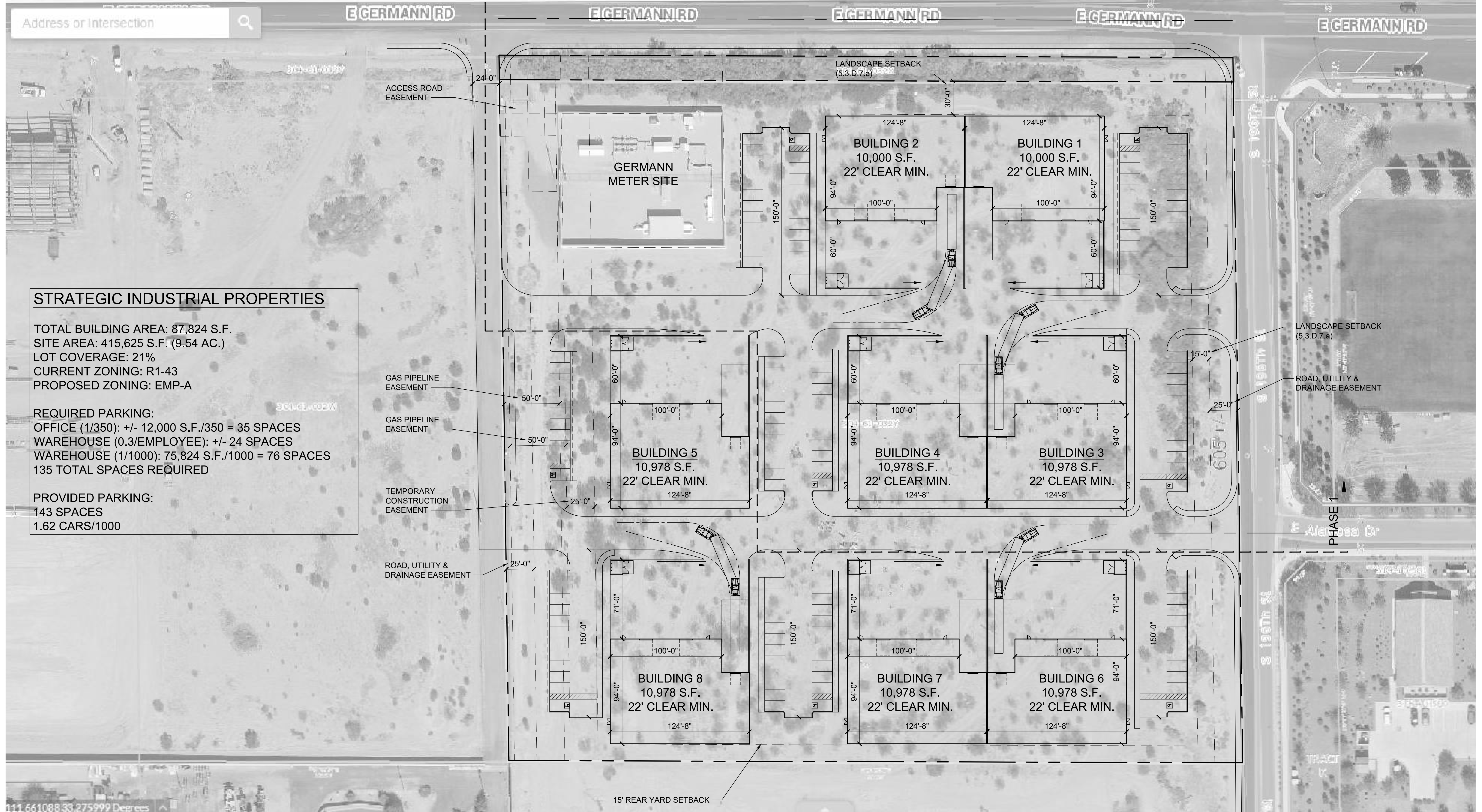
VEHICULAR PARKING CALCS:

USE	SQUARE FT.	FACTOR	TOTAL
OFFICE +/- 10,000 S.F. (COMBINED)	1 / 350 S.F.		35 SPACES
EMPLOYEE +/- 0.3%/EMPLOYEE	0.3/01 P.E.		24 SPACES
WAREHOUSE +/- 10,000 S.F. (FOR 1ST 10,000)	1 / 10000 S.F.		1 SPACES
WAREHOUSE +/- 79,800 S.F. (COMBINED)	1 / 1000 S.F.		80 SPACES
TOTAL PARKING REQUIRED:			140 SPACES

PARKING PROVIDED
 TOTAL ACCESSIBLE SPACES (13 REQUIRED) 12 SPACES
 TOTAL REGULAR SPACES 134 SPACES
 TOTAL SPACES PROVIDED 146 SPACES
 PARKING/BUILDING RATIO: 1.46 CARS PER 1,000 S.F.
 BICYCLE PARKING RATIO FOR OFFICE REQUIRED: 1.20 / 35 = 2 SPACES
 BICYCLE PARKING RATIO FOR INDUSTRIAL REQUIRED: 1.30 / 134 = 5 SPACES

PROJECT DESCRIPTION:
 THIS PROJECT COMPRISES TWO (2) 49,900 S.F. OFFICE/WAREHOUSE BUILDINGS ON EXISTING VACANT LOT.





STRATEGIC INDUSTRIAL PROPERTIES

TOTAL BUILDING AREA: 87,824 S.F.
 SITE AREA: 415,625 S.F. (9.54 AC.)
 LOT COVERAGE: 21%
 CURRENT ZONING: R1-43
 PROPOSED ZONING: EMP-A

REQUIRED PARKING:
 OFFICE (1/350): +/- 12,000 S.F./350 = 35 SPACES
 WAREHOUSE (0.3/EMPLOYEE): +/- 24 SPACES
 WAREHOUSE (1/1000): 75,824 S.F./1000 = 76 SPACES
 135 TOTAL SPACES REQUIRED

PROVIDED PARKING:
 143 SPACES
 1.62 CARS/1000

