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Planning Commission Staff Report
ADDENDUM

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: SALVATORE DISANTO, PLANNER I *SD*
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THROUGH: ASHLEE MACDONALD, AICP, PRINCIPAL PLANNER *Am*
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MEETING DATE: SEPTEMBER 7, 2022

SUBJECT: DR22-76 BLIZZARD BEER SYSTEMS

STRATEGIC INITIATIVE: N/A

RECOMMENDED MOTION

Make the Findings of Fact and approve DR22-76, Blizzard Beer Systems: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 2.21 acres, located at 1332 N Melba Ct, and zoned Light Industrial (LI) with a Planned Area Development (PAD) overlay.

APPLICANT

Company: LGE Design Group
Name: Daniel Macias
Address: 1200 N 52nd ST
Phoenix, AZ 85008
Phone: (480) 966-4001
Email: dannym@lgedesigngroup.com

OWNER

Company: Cleland Family Trust
Name: N/A
Address: 4200 Via Norte
Cypress, CA 90630
Phone: (562) 755-1021
Email: jimmy@blizzardbeersystems.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>July 8, 2003</i>	Town Council approved Z03-07 (Ord. No 1490), rezoning 9.73 acres from (AG) Agriculture to (C-2) General Commercial and 38.41 acres from (AG) Agriculture to (I-1) Garden Industry for property located South of the South West Corner of Cooper Road and Baseline Road.
<i>September 7, 2004</i>	Town Council approved Z04-20 (Ord. No 1593), rezoning approximately 37.32 Acres from (I-1) Garden industrial to (I-1) garden Industrial with a Planned Area Development Overlay located South of the South West Corner of Cooper Road and Baseline Road.
<i>August 17, 2005</i>	The approved Final Plat for Fuller Commerce Center was recorded with the Maricopa County Recorder’s office
<i>May 14, 2009</i>	Design Review Board approved DR08-61 for the development of a new 15,547 sq ft office/warehouse building located on lot 9, within the Fuller Commercial Center II located South of the Southwest Corner of Cooper Road and baseline Road.
<i>August 10, 2022</i>	Variance request V22-01 was approved by the Zoning Hearing Officer.

Overview

The proposal is an approximately 22,065 square foot office / warehouse located within the Fuller Commercial Center Subdivision. Blizzard Beer has decided to develop on both lots 9 & 10, which currently are vacant and totaling roughly 2.21 gross acres. The parcels are zoned Light Industrial (LI) with a Planned Area Development (PAD) overlay. Directly adjacent to the south, is a formerly owned SRP irrigation ditch that is roughly 38 feet wide and 1,978 feet on length. This irregular shaped lot led to a variance being granted to reduce the required Minimum Perimeter Building Setback, side (Residential) from 75 feet to 65 feet and to reduce the required Minimum Landscape Area, Side (Residential) from 25 feet to 10 feet.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use

North	Industrial	Light Industrial (LI) with PAD	Merrill Ave, then Warehouse/Office
South	Residential > 5-8 DU/AC	Single Family Detached (SF-D) with PAD	Single Family Residential (Cooper Ranch)
East	Industrial	Light Industrial (LI) with PAD	Warehouse/Office
West	Industrial	Light Industrial (LI) with PAD	Warehouse/Office
Site	Industrial	Light Industrial (LI) with PAD	Vacant

Project Data Table:

Site Development Regulations	Required per LDC LI	Proposed
Maximum Height (ft.)/Stories	55/3	32'
Minimum Building Setbacks (ft.)		
Front (Collector or Local)	25'	25'
Side (Street)	20'	20'
Side (Residential)	75'	56' – Per Variance approval
Rear (Employment)	0'	0'
Minimum Landscape Setbacks (ft.)		
Front (Collector or Local)	20'	20'
Side (Street)	20'	20'
Side (Residential)	25'	10' – Per Variance approval
Rear (Employment)	5'	5'
Landscaping (% of net area)	15%	22%
Off-Street Parking and Loading	1 space/1000 sf of warehouse, and 1 space/250 sf of office = 38	41 Spaces Provided (Office / Warehouse)

DISCUSSION

Site Plan:

The proposal consists of a new office / warehouse industrial building that is approximately 22,065 square feet (20,076 square feet of warehouse and 1,989 square feet of office space) with a future building expansion of 9,380 square feet, located at 1332 N Melba Ct.

The overall site is currently vacant land and consists of both lots 9 & 10 within the Fuller Commercial Center, totaling approximately 2.21 acres. Access to the site is provided at the southwest corner of Melba Court as well as access on the western side of Merrill Avenue. The building is to be centered on both lots 9 & 10, in order to create truck and vehicle circulation, while also creating a reasonable buffer between the industrial and residential subdivisions.

Parking on the site will be located on the western and southern boundaries (gated) as well as the southeastern boundary (not - gated) of the site. There is a sufficient number of parking spaces to support customer parking as well as employee parking. The off-street loading zone will be located at the rear of the site and will be completely screened by an 8' CMU block wall as well as a sloped bay to provide extra screening to the northern street (Merrill Ave.) and public view.

The 8' perimeter smooth face block wall will be utilized on the northern, eastern, and southern boundaries of the site, and a 14' smooth face block wall will be utilized on the southwest corner for screening purposes. Staff has recommended a wrought iron view fence be implemented along the western boundary of the site. The reason for the view fence is due to an existing drainage tract adjacent to the west. A view fence will help to eliminate an unseen corridor created by double solid walls.

Based on the parking ratios of office/warehouse, eight (8) parking spaces are required for the office and 30 spaces are required for the warehouse (38 total), and 42 spaces are provided. Four (4) bicycle parking spots will be provided on the north side of the building near the main entrance.

Landscape:

The landscape plan proposes an assorted range of trees and shrubs. The types of trees include Chinese Elm, Red Push Pistache, Texas Ebony, and Texas Mountain Laurel. Some of the shrubs and accent plants include Deer Grass, Red Yucca, Purple Heart, Lady Slipper, Mexican Fence Post, Purple Hop Bush, Valentine Emu Bush, Gold Mound, and Bush Morning Glory. All landscape materials will be evenly distributed along both sides of the site entrance and along the northern, eastern,

and southern boundaries. Landscaping will also be implemented within the parking areas and around the building foundation visible from the public. The western perimeter boundary will need not require landscaping as this portion of the site will be gated off to the public, thus no landscaping will be needed.

Grading and Drainage:

Town Engineering Staff has reviewed and approved all site grading and drainage. Runoff, as required by the Town of Gilbert, shall be routed to common retention basins located throughout the Fuller Commercial Center. No on-site retention is required.

Elevations, Floor Plan, Colors and Materials:

The proposed building will be 32 feet tall with flat rooflines and massing elements giving interest through variations of multiple building colors, materials, and articulation such as recessed walls. The main exterior wall material will be constructed of concrete tilt paneling with vertical deep reveals and concrete formliner will be used as an exterior accent material. The color palette is neutral/gray based and includes accent colors such as antique mauve, portobello mushroom, iron fixture and blue chip. The accent walls will be using the iron fixture color and the main exterior walls will be using a combination of lighthouse, portobello mushroom, and antique mauve as the colors. The perimeter and screen walls on site will be designed to incorporate the color pallet of the exterior walls, the perimeter wall will be constructed of smooth face block and the screen walls will be constructed of CMU block. The building entrance features a metal canopy supported by steel fascia beams, and a 4' masonry wall.

The office portion of the building will be located on the northeast corner of the building facing east and the warehouse will be on the rear of the building, facing west. Clerestory windows have been strategically placed on all sides of the building for design purposes, as well as creating adequate amounts of natural light for the building's interior. All mechanical equipment associated with the building will be screened from public view.

Lighting:

Lighting consists of parking lot and wall mounted lighting. All site lighting will be required to comply with Town codes.

Signage:

No monument signage is proposed for this development. Wall signage locations are on the proposed elevations and will require separate review and approval of a sign

permit prior to installation. If a monument sign is requested in the future, an Administrative Design Review will be required.

PUBLIC NOTIFICATION AND INPUT

An official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code (LDC) Section 6.2.6.

Staff has received no comment from the public.

STAFF RECOMMENDATION

Approve the Findings of Fact and approve DR22-76 BLIZZARD BEER SYSTEMS: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 2.21 acres, generally located at 1332 N Melba Ct, and zoned Light Industrial (LI)with a Planned Area Development (PAD) overlay.

1. Construction of the project shall conform to the exhibits approved by the Planning Commission/Design Review Board at the September 7, 2022, public hearing.
2. All signs will require a sign permit. Any monument signs will require an Administrative Design Review approval prior to sign permitting and construction.
3. An 8' Wrought Iron Fence shall be constructed along the western property line in place of the perimeter block wall.
4. Parking lot and pole mounted lighting directly adjacent to residential shall have a maximum lens mounting height of 14'.

Respectfully submitted,

Sal DiSanto

Salvatore DiSanto

Planner I

Attachments and Enclosures:

- 1) Findings of Fact
- 2) Notice of Public Hearing
- 3) Applicant's Narrative
- 4) Aerial Photo
- 5) Site Plan and Details
- 6) Landscape Plan
- 7) Grading and Drainage Plan
- 8) Colors and Materials / Colored Elevations
- 9) Photometric Plan

**FINDINGS OF FACT
DR22-76, BLIZZARD BEER SYSTEMS**

1. The project as conditioned is consistent with the applicable Design Guidelines;
2. The project conforms to the General Plan, and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project as conditioned is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby development; and
5. The project design provides for safe and efficient provisions of public services.