



Planning and Zoning Board

Case Information

GENERAL PLAN CASE #: GPMInor14-004
ZONING CASE#: Z14-012 PLN2013-00618
LOCATION/ADDRESS: 6350 East Main Street
GENERAL VICINITY: Located east of Recker Road on the north side of Main Street
GENERAL PLAN REQUEST: Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use designations from CC to MUR (.63± acres)
ZONING REQUEST: Rezone from LC to LI PAD
PURPOSE: This request will allow for the redevelopment of a commercial building
COUNCIL DISTRICT: District 2
OWNER: Granite Reef, Inc.
APPLICANT: Lindsay Schube / Withey Morris PLC
STAFF PLANNER: Jason Sanks

SITE DATA

PARCEL NUMBER(S): 141-60-001/3/5
PARCEL SIZE: .63 acres
EXISTING ZONING: LC
GEN. PLAN DESIGNATION: CC
CURRENT LAND USE: Commercial building

SITE CONTEXT

NORTH: Apartments zoned Maricopa County R-4
EAST: Strip retail zoned LC
SOUTH: Main Street, then strip retail zoned LC
WEST: 64th Street, then commercial zoned LC

STAFF RECOMMENDATION:

GENERAL PLAN AMENDMENT: Adoption
ZONING CASE: Approval with Conditions

P&Z BOARD RECOMMENDATION:

GENERAL PLAN AMENDMENT: ☒ Adoption of Resolution. ☐ Denial
ZONING CASE: ☒ Approval with conditions. ☐ Denial

PROP 207 WAIVER: ☒ Signed. ☐ Not Signed

GENERAL PLAN HISTORY

Mesa 1988 General Plan: Neighborhood Commercial
Mesa 1996 General Plan: Neighborhood Commercial
Mesa 2025 General Plan: Community Commercial

GENERAL PLAN PROJECT DESCRIPTION

This proposal includes a Minor General Plan amendment to change the land use designation for the .63± acres at 6350 E. Main Street. The existing General Plan land use designation for the site is Community Commercial. The applicant is requesting an amendment to Mixed Use Residential (MUR) to accommodate the redevelopment of an existing commercial building and site.

PROJECT DESCRIPTION/ ZONING REQUEST

The request also includes a rezoning from LC to LI PAD with an associated Site Plan that depicts Phase 1 property improvements. The PAD overlay allows the inclusion of the site plan exhibit that depicts the existing building's non-conforming setbacks, parking area landscaping, and other development standards. No new buildings are proposed with this application, rather minor site enhancements with intent to bring forward development of additional buildings and parking area improvements through a future PAD amendment application. The tenant intended for the existing building is a medical marijuana dispensary, although there are other permitted uses within the LI district. A Development Agreement is being developed that will outline use restrictions to ensure the more intense LI permitted uses will not be allowed due to compatibility issues with nearby residential.

PLANNED AREA DEVELOPMENT (PAD)

Applications for a PAD overlay may specify the project is proposed for conceptual and/or specific approval. For this request, the applicant is requesting specific approval of Phase I improvements on a portion of the .63± acres. The PAD overlay is requested to illustrate the limits of Phase I improvements and to ensure the non-conforming development standards of the existing building are preserved with Phase I. A future PAD amendment may require the property to be brought into closer conformance with current development standards.

NEIGHBORHOOD PARTICIPATION

The applicant has completed their Citizen Participation Plan, which included mailing written notifications to property owners within 1000-feet of the subject property and registered neighborhoods within 1-mile of the property. Three neighborhood meetings were held for this property. The first meeting was held on January 8, 2013 and two neighbors attended. The neighbors expressed concerns regarding security associated with the intended marijuana dispensary tenant and cited the need for redevelopment in the area.

GENERAL PLAN

The purpose of the Land Use Element of the Mesa 2025 General Plan is to guide future growth and development in the City. The basic vision of the Mesa 2025 General Plan is "to provide for a prosperous and economically balanced community, to address the need for future housing and employment opportunities, and to support Mesa as a sustainable community in the 21st century."

Chapter 6 of the General Plan speaks directly to revitalization of mature areas of the City to promote economic viability. The proposal to rezone this property to LI PAD expands the available uses permitted for the property in an effort to drive its redevelopment.

Within the General Plan there are several goals, objectives and policies established to provide this basic vision. The goals and related objectives and policies applicable to this request are as follows:

Goal LU-1: Develop a land use pattern throughout the City that creates orderly municipal growth, achieves compatibility with surrounding communities and is consistent with the General Plan.

Objective LU-1.1: Create the most advantageous economic and environmental balance of build-out land uses based on community and regional characteristics.

Policy LU-1.1a: Continue to evaluate the appropriate mix of land uses to achieve the desired mix of residential, employment, and public uses.

Objective LU-1.2: Encourage urban growth in a planned, orderly manner with high quality development and sustainable urban development patterns.

Policy LU-1.2b Update the planning-related ordinances and programs to implement the General Plan and to encourage creative and innovative design in constructing subdivisions that promote both sustainability and a sense of community.

Goal RR-1: Maintain an orderly, compatible, and aesthetic land use pattern in mature areas of the City.

Policy RR-1.1e: Work with property owners to resolve physical constraints (such as land use conflicts and under-utilized structures) on major vacant or underutilized parcels to encourage redevelopment or infill development.

Policy RR-1.2a: Eliminate unsightly, unsafe, substandard and obsolescent uses and buildings that detract from the aesthetic appearance and economic welfare

Existing General Plan Designation:

Community Commercial, CC

Identifies retail and service-oriented businesses that serve the larger surrounding residential trade area within a one to two mile radius. Typical users include, but are not limited to, grocery store and additional large anchored tenant shopping centers with additional drug stores, fast food chains, smaller hardware/building materials stores, convenience/gas stations, and larger restaurants/cafes. Other compatible uses include larger administrative/professional offices including medical services, finance, insurance and real estate. No more than one Big Box retail user is permitted in a single location of Community Commercial designated areas. Community Commercial areas are located on, and with direct access to an arterial.

Proposed General Plan Designation:

Mixed Use/Residential, MU/R

Identifies areas where a mix of employment uses includes a High Density residential component (30 percent maximum of the entire MU/R parcel) that complements and supports Office, Community Commercial and Business Park uses. The residential component of this designation

is not site specific within the parcel. Appropriate locations offer direct arterial road access, connections to potable water and sanitary sewer, and proximity to public safety services. Mixed Use/Residential areas serve as buffers between principal and arterial roadways and medium density residential areas as well as transitions between other employment and residential designated areas. Mixed Use/Residential areas are located on, and with direct access to arterial streets.

STAFF ANALYSIS – GENERAL PLAN AMENDMENT

The applicant is proposing to change the General Plan land use designation from Community Commercial to Mixed Use/Residential. The intent is to provide a compatible land use designation for the requested zoning district while not designating the site wholly for industrial purposes, but rather something less intense. Mixed Use/Residential accomplishes this intent and supports redevelopment of the property.

STAFF ANALYSIS - REZONING

The rezoning request is accompanied by a Site Plan request which details property improvements that would be accomplished immediately following an approval of the application. The building was recently painted and is in good condition except for some broken windows that will be replaced. Site improvements include parking area resurfacing, landscape medians, and new landscaping on the east side of the building. Although not indicated on the site plan, the entire parking area will be resurfaced with fresh asphalt. In the area indicated for future phases, the remaining parking area will be improved with landscape islands to come in better conformance with current code requirements. The owner hopes a rezoning approval would assist in securing additional tenants in the existing building and generate the revenue needed to rebuild additional tenant space that was lost in a fire.

CONCLUSION:

The requested General Plan amendment, rezoning and site plan approval to allow the redevelopment of a commercial building and .63± acre LI PAD site. Staff finds the proposed land use and site improvements acceptable for the property and recommends approval of the request with the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the basic development as described in the project narrative and site plan provided.
2. Full compliance with all City development codes and regulations.
3. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit as part of the future phase(s) or at the time of recordation of the subdivision plat of the future phases(s), as depicted on the phasing plan, whichever comes first.
4. Landscaping and offsite street improvements will be completed in phase 1 as described in the project narrative. Offsite street improvements and additional street frontage landscaping to be installed in the future phase(s) as described in the project narrative and depicted on the site plan.