



Planning and Zoning Board

Case Information

CASE NUMBER: Z14-044 (PLN2014-00358)
LOCATION/ADDRESS: 5404 E. Southern Ave.
GENERAL VICINITY: Located east of Higley Road on the north side of Southern Avenue
REQUEST: Site Plan Review and Rezone from OC-BIZ to OC.
PURPOSE: This request will allow for the development of a veterinary office.
COUNCIL DISTRICT: District 2
OWNER: Randy Spencer
APPLICANT: BDA Architecture
STAFF PLANNER: Kaelee Wilson

SITE DATA

PARCEL NUMBER(S): 141-83-712M
PARCEL SIZE: 1.15± acres
EXISTING ZONING: OC BIZ (Office Commercial with a Bonus Intensity Zone Overlay)
GENERAL PLAN DESIGNATION: O (Office)
CURRENT LAND USE: Vacant

SITE CONTEXT

NORTH: Existing residential subdivision- zoned RS-7
EAST: Offices- zoned OC
SOUTH: (Across Southern Ave) Existing residential subdivision- zoned RS-9PAD
WEST: (Across 54th Street) Existing residential subdivision – zoned RS-6PAD

STAFF RECOMMENDATION: Approval with conditions
P&Z BOARD RECOMMENDATION: ☒ Approval with conditions. ☐ Denial
PROPOSITION 207 WAIVER SIGNED: ☒ Yes ☐ No

HISTORY/RELATED CASES

November 6, 1978: Annexed into the City of Mesa (Ord. # 1186)
June 2, 1986: Rezone from AG to R1-7, C-2 and Conceptual R-3 and R-S for a Development Master plan. (Z86-063)
May 21, 1990: Rezone from R1-7 (Conceptual O-S) to C-1 and O-S for the development of a commercial retail center and office building. The applicant tabled this case. (Z89-023)
September 22, 2003: Rezone from R1-7 to O-S PAD for the development of an office building. (Z03-030)

December 20, 2007: Rezone from O-S PAD to O-S BIZ and Site Plan Modification for a hospice facility.
(Z07-121)

PROJECT DESCRIPTION/REQUEST

This is a request for Site Plan Review, and rezoning of a 1.15 acre site from Office Commercial with a Bonus Intensity Zone (OC-BIZ) to Office Commercial (OC) to accommodate a veterinary office building. The building will be approximately 8,740 square feet and will be constructed at the fifteen foot setback line along Southern Avenue. The veterinary office offers a 24 hour Emergency care, general practice services, physical therapy and surgery. There is also an outdoor yard on the south elevation for the animals that are under the care of the veterinary center. The outdoor yard will be a substantial distance from any residential use so dogs that are outdoors should not negatively impact any neighbors.

This Bonus Intensity Zone (BIZ) overlay was added to the property in 2007 as part of case Z07-121 to accommodate deviations from code. The majority of the deviations were related to foundation base and landscaping requirements. As proposed, the veterinary office meets all of the code requirements; thus, the BIZ overlay is no longer needed.

Elevations and landscaping were discussed by the Design Review Board at their June, 4th 2014 work session. Overall the Board was supportive of the design of the building and only had several comments concerning the sign and internalizing the downspouts. The Board's comments will not impact the site plan.

NEIGHBORHOOD PARTICIPATION

The applicant has completed a Citizen Participation Plan in order to inform neighboring property owners of the project, solicit feedback, and address any comments or concerns that may arise. The Citizen Participation Plan included a contact list of all property owners within 1,000 feet of the site and HOA's and neighborhood contacts within a mile. Each person or entity on the contact list was sent a letter providing general information on the request with contact information and the Planning & Zoning Board Hearing date.

The applicant has received one response to the letters of notification. The neighbor informed the applicant there was a spelling error on the site plan and did not mention a concern for the project.

CONFORMANCE WITH THE GENERAL PLAN

The adopted Mesa 2025 General Plan designates this site as Office (O). The intent is to encourage office developments to serve as a buffer between arterial roadways and residential uses. The veterinary office serves as a transitional buffer between Southern Avenue and adjacent residential homes.

Goal LU-4: *Provide for an adequate supply of commercial acreage and space that provides increasing levels of annual sales tax to the City.*

Objective LU-4.2 *Encourage the development of commercial type uses that support a fiscally sound community.*

STAFF ANALYSIS:

Staff has concerns about the size of the trees the applicant is proposing to plant along all property lines. Per 11-33-3-6, a minimum of twenty-five percent of the trees shall be 36 inch box, fifty percent shall be 24 inch box and no trees shall be smaller than fifteen inch box when adjacent to roadways. Per 11-33-3-B, all of the trees adjacent to the residential uses to the north shall be 24 inch box. Per 11-33-3-B-2, fifty percent of all of the trees along the east property line should be 24 inch box. The applicant is proposing all fifteen inch box trees. Staff is adding a condition of approval to address this concern which will require all the trees to comply with code requirements.

The project is well designed and will transform a lot that has been vacant for many years. Staff recommends approval of the case with the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the development as described in the project narrative and as shown on the plans and elevations submitted.
2. Compliance with all conditions of the Design Review approval, DR14-018.
3. Compliance with all City development codes and regulations.
4. All landscape material sizes shall be in conformance with Section 11-33-3 of the Zoning Ordinance.