



Planning and Zoning Board

Case Information

CASE NUMBER: Z14-058 (PLN2014-00544)
LOCATION: 2333 S. Power Road
GENERAL VICINITY: Located south of Baseline Road on the east side of Power Road.
REQUEST: Rezone from LC PAD to LC BIZ PAD and Site Plan Modification.
PURPOSE: This request will allow for the building expansion of a veterinary services business.
COUNCIL DISTRICT: District 6
APPLICANT: Pew & Lake, PLC, Reese Anderson
STAFF PLANNER: Lisa Davis

SITE DATA

PARCEL NO.: 304-05-045N
EXISTING ZONING: Limited Commercial (LC) PAD
GENERAL PLAN DESIGNATION: Mixed Use Activity District Character Area
CURRENT LAND USE: Veterinary Services
LOT SIZE: 47,926 SF (1.1± acres)

SITE CONTEXT

NORTH: Existing retail – zoned LC PAD
EAST: Existing landscaped open space – zoned RS-6 PAD
SOUTH: Existing day care facility – zoned LC
WEST: (across Power Rd.) Existing golf course in the Town of Gilbert

STAFF RECOMMENDATION: Approval with conditions
PLANNING & ZONING BOARD DECISION: ☒ Approval with conditions. ☐ Denial
PROP-207 WAIVER: ☒ Signed ☐ Not Signed

ZONING HISTORY

May 4, 1992: Approval of the 1158 acre Superstitions Springs Development Master Plan. (Z92-014, ord. 2693)

November 17, 1997: Site Plan approved for development of a veterinary clinic on 1.1 acres. (Z97-92, ord. # 3408)

PROJECT DESCRIPTION

Existing Building:	3,370 SF
Proposed Addition:	2,639 SF
Landscape Area:	17,793 SF or 37%
Parking:	24 spaces required, 28 spaces proposed

The applicant is requesting rezoning and site plan modification of a 1.1± acre site to amend the existing Limited Commercial (LC) PAD to LC PAD with a Bonus Intensity Zone (BIZ) overlay. This will allow for a proposed 2,639 square-foot addition to the existing 3,370 square-foot existing building to expand the veterinary services business, Power Road Animal Hospital. The site is located south of Baseline Road on the East side of Power Road. The addition, as well as the minor interior remodel of the existing building, will accommodate new exam rooms, doctors' offices, treatment rooms, a dental suite and other ancillary uses.

Access to the site occurs from Power Road with shared access to the retail center to the north and to the day care center to the south. The design of the new building addition is intended to complement the architectural style of the existing building. A new color scheme for the existing building and addition is proposed with the metal roof color remaining.

The BIZ overlay is requested to allow for variation in the development standards to allow for greater intensity of development and encourage unique, innovative development of superior quality. Variations specifically requested of this project include three items. The first is a reduction of the required 15' landscape setback to 12' at the west property line adjacent to Power Road. The second is to allow a landscape island to be placed at one per ten parking spaces instead of the required one per eight contiguous parking spaces. The third is also a reduction of the required 15' landscape setback at the south property line, adjacent to La Petite Academy, to 9'-10" at the narrowest point.

CITIZEN PARTICIPATION

The applicant provided a Citizen Participation report dated December 2, 2014. As noted in the report, the applicant held a neighborhood meeting on November 1st at the Power Road Animal Hospital and had no attendance. As required for the public meeting, the applicant also provided letters of notification to all surrounding property owners within 500-feet of the subject site. Neither the applicant nor Staff has been contacted regarding this proposal.

CONFORMANCE WITH THE MESA 2040 GENERAL PLAN

The goal of Mesa 2040 General Plan is to establish and maintain neighborhoods and to build a sense of place in neighborhoods and commercial/entertainment districts. Rather than focusing on individual land uses, the Plan focuses on the "character of development in different areas." Character types combine concepts of land use with building form and intensity to describe the type of area being created through the development that occurs.

This request is within the Character Type of *Mixed Use Activity District* as identified on the Character Area map in the Mesa 2040 General Plan.

Mixed Use Activity Districts are large-scale (typically over 25 acres) community and regional activity areas that usually have a significant retail commercial component including shopping areas such as malls, power centers, or lifestyle centers that are designed and developed to

attract customers from a large radius. Sub type: Community-scale districts (primarily serving up to a 4-mile radius) typically contain one or two big box buildings and associated shops and pad sites.

The General Plan identifies key elements to community development that are important elements of continuing to grow and develop a healthy, sustainable City. The five elements include High quality development, Changing demographics, Public health, Urban design and place-making, and Desert environment. These key elements have been considered in the development of the vision statements, guiding principles, goals, policies and strategies contained in the General Plan., have been reviewed and appear to have the potential to promote the following goals, policies, and strategies:

Goal: Grow and maintain diverse and stable jobs.

Economic Development P1: Preserve designated commercial and industrial areas for future job growth.

Goal: Foster a development pattern that creates and maintains a variety of great neighborhoods, grows a diverse and stable economy, and develops rich public spaces.

Character Areas P4: In areas with the Mixed Use Activity District, character development will be reviewed for the opportunity to enhance the vitality of these districts by providing the right mix of uses to meet community and regional needs.

Utilizing the tools of the Mesa 2040 General Plan in review of the proposed project, this request would further implement and enhance the planned Mixed Use Activity District character of the given area, help to create a greater sense of place, and make the place more economically viable into the future.

STAFF ANALYSIS:

The larger area that contains this site was approved as the Superstition Springs Development Master Plan (DMP) in 1992. With the change to the new zoning ordinance in 2011 DMP's were consolidated under the Planned Area Development (PAD) overlay zoning designation, thus the current zoning designation as LC PAD. In 1997 the zoning and site plan were approved to allow the development of the veterinary services business currently on the site.

It is apparent, based on this proposed expansion that this veterinary service business provides needed and wanted services to the surrounding community. Expansion of an existing business in Mesa is always a good sign for everyone. Given that the existing building was constructed under the previous zoning ordinance and impact created by surrounding development some code modifications related to parking are requested to facilitate the expansion of this business. The preferred tool available in the zoning ordinance is the Bonus Intensity Zone Overlay (BIZ).

The purpose of the BIZ District is to encourage unique, innovative development of superior quality that utilizes sustainable development practices and promotes pedestrian activity. According to the zoning code, section 11-21-3, City Council may approve modifications provided that the project provides distinctive, superior quality designs. In addition the project must also address additional performance standards or provide documented evidence that the building will meet or exceed nationally recognized environmental performance standards. The project is not proposed to meet or exceed nationally recognized standards, therefore it should meet the additional performance standards outlined in the zoning code.

The proposal meets additional performance standards in regard to utilizing an area with existing utility and transportation infrastructure. The project narrative also lists energy efficient design elements that the new building addition will include. The amount of landscape area at 37% is impressive; however, the landscape material in the highly visible landscape planters is sparse. In addition, the number of parking spaces proposed exceeds the number of required parking spaces which is discouraged with the BIZ overlay. Staff does recommend including a landscape island at the parking area south of the existing building to meet minimum code requirements of one per eight contiguous parking spaces.

An aerial photograph from 2010 shows the property developed as approved in the 1997 site plan.

September-October 2010



In the 2013 aerial shown below, it depicts five existing parking spaces adjacent to Power Road. These were installed without or any City reviews, approvals or permits and were not approved as part of the original site plan.

September-November 2013



The applicant would like keep these parking spaces and install additional parking spaces that will encroach into the required 15' landscape setback by 3'.

Further, the existing landscape at the south property line is proposed to be reduced an additional 3'2" to allow the circulation aisle to meet the 24' minimum requirement. This will further reduce the 15' required landscape setback at the south property line to 9'6" at the narrowest point. The landscape planter does extend into the adjacent La Petite Academy and ranges in width from 5' to 9' on that side.

Staff is concerned that the project as proposed does not meet the BIZ standards. The aerial depicts a very sparsely landscaped area along Power Road. Staff recommends that landscape materials be added to meet current code requirements. This would also help to justify the BIZ overlay of superior design. Additional landscape material will need to be introduced at the west and south side of the existing and proposed structures. This should include shrubs and vegetative ground cover and be consistent with the established landscape material in the area. A small tree species such as the Texas Ebony or Chinese Pistache could be introduced in the large landscape area adjacent to the addition and adjacent to the front entrance at the southwest portion of the existing building. This will again support superior design. Staff also suggests that the landscape material at the south property line be brought up to meet current code requirements. A landscape plan showing the total number of existing and proposed landscape material is required to be submitted for review with the construction documents. This project was on the December 9, 2014 Design Review Board work session agenda. The Board supported Staff's comments in regard to the need for additional landscape material and minor comments in regard to the addition elevation. The applicant will work with staff to address these comments for Design Review Approval.

CONCLUSIONS:

Staff is in support of and recommends approval to rezone the site from LC PAD to LC BIZ PAD and site plan modification subject to the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan and preliminary elevations submitted except as modified by following stipulations.
2. Compliance with all conditions of Design Review approval: DR14-038.
3. Compliance with all City development codes and regulations, including Section 11-33-5: Foundation Base Landscaping.
4. Compliance with Section 11-33-4 that requires one landscape island for every eight contiguous parking spaces.
5. Compliance with section 11-33-3 to include the number and types of landscape material to be provided along the west and south property line. A minimum of one tree and 6 shrubs per 25 linear feet of street frontage adjacent to Power Road. A minimum of 3 trees and 20 shrubs per 100 linear feet of property along the southern property line. This shall be reviewed and approved through the building permit application.
6. Owner shall grant an Avigation Easement and Release to the City, pertaining to Phoenix-Mesa Gateway Airport which will be prepared and recorded by the City (prior to the issuance of a building permit).
7. **A minimum of two trees shall be added in the foundation base at the west/southwest corner of the building. One shall be installed at the west elevation of the building addition and one adjacent to the entrance or southwest portion of the existing building. Additional shrubs and ground cover shall be added to the foundation and along the 6' masonry wall north of the building addition, facing Power Road.**