



Planning and Zoning Board

Case Information

CASE NUMBER: Z15-011 (PLN2015-00046)
LOCATION: 4418 E. University Drive
GENERAL VICINITY: Located east of the northeast corner of University Drive and Greenfield Road
REQUEST: Site Plan Review in the LC zoning district.
PURPOSE: This request will allow for the development of a two-tenant retail building.
COUNCIL DISTRICT: District 2
APPLICANT: Associated Architects Inc. – Nicole Posten-Thompson
STAFF PLANNER: Kim Steadman

SITE DATA

PARCEL NO.: 140-15-282 – Subject Parcel -11,204 square feet
140-15-281 – to the east and north (partial) ±5,198 sq. ft.
140-15-279 – to the west (partial) ±473 sq. ft.
EXISTING ZONING: Limited Commercial (LC)
GENERAL PLAN DESIGNATION: Neighborhood Village Center
CURRENT LAND USE: Vacant (Lot 4 of Fry's Greenfield Plaza AMD)
LOT SIZE: 11,204 SF parcel - 0.26± acres, plus surrounding areas to total ± 0.38 acres.

SITE CONTEXT

NORTH: Existing commercial center – zoned LC
EAST: Existing commercial center – zoned LC
SOUTH: (Across University Dr.) existing multi-residential – zoned RM-4
WEST: Former gas station (vacant land) – zoned LC

STAFF RECOMMENDATION:
PROP-207 WAIVER:

Approval with Conditions

☐ Signed. ☒ Not Signed

ZONING HISTORY

September 18, 1972: Annexed into the City of Mesa (Ord. #767)
December 5, 1984: Rezone to LC & Site Plan Review (Z84-165; SPR84-020)

PROJECT DESCRIPTION

The request is for Site Plan Review for a proposed two-tenant retail infill building on an undeveloped pad site within an existing commercial center. The 3,000 square-foot building will include an 1,800 square-foot Bosa Donut shop with drive-thru and a 1,200 square-foot shell tenant space.

CITIZEN PARTICIPATION

The applicant's Citizen Participation efforts included a mailing to surrounding property owners within 500-feet of the subject site, and registered neighborhoods and Homeowners' Associations within 1,000 feet of the site. Recipients were invited to a neighborhood meeting on March 12, 2015. Nobody attended the meeting. The applicant has not received any calls, and Staff has not received any requests for information about this project.

CONFORMANCE WITH THE MESA 2040 GENERAL PLAN

Criteria for review of development

The following criteria have been developed for use during the review process to determine whether the proposed development is achieving the vision and goals established in this Plan and thus meeting the statute requirements.

1. Is the proposed development consistent with furthering the intent and direction contained in the General Plan?

The General Plan focuses on creating land development patterns that emphasize the character of place and focusing on those principles that build neighborhoods, stabilize the job base, and improve the sense of place.

The existing zoning and proposed use of this property are consistent with the guiding principles of the General Plan. The site design provides shaded outdoor patios adjacent to the street while placing the drive-thru away from the street. The building design provides transparency near the street and the patio area that encourages active use of the space.

The Plan also describes 5 fundamentals to be considered with development to help move the City toward the goal of becoming a more complete, recognizable City. The five elements include:

1. High Quality Development
2. Changing Demographics
3. Public Health
4. Urban Design and Place-Making
5. Desert Environment

The Design Review process is being used to encourage High Quality Development. This project was discussed at the March 10, 2015 work session. (See DR15-011.) Desert Environment is acknowledged through the use of desert-appropriate plant material.

2. Is the proposed development consistent with adopted sub-area or neighborhood plans?

There is not an established neighborhood or sub-area plan in this area.

3. Is the proposed development consistent with the standards and guidelines established for the applicable character type(s)?

The Character Area map of the Mesa 2040 General Plan defines this location as *Neighborhood Village Center* which is defined as follows:

Neighborhood Village Center

Focus: Neighborhood Village Centers are typically shopping areas that serve the population within less than a two-mile radius. In aggregate, these shopping areas are generally between 15 and 25 acres in size. These centers may also include a mix of uses including residential and office...The goal for these areas, over time, is to provide for the regular shopping and service needs of the nearby population while also becoming a center or focal point to the surrounding neighborhoods; to become a gathering place for local residents.

The subject parcel is a street-front pad within an existing 11-acre commercial center. By creating building transparency and outdoor gathering areas the proposed site/building design help move this Neighborhood Village Center toward the goal of becoming a focal point or gathering place for the surrounding neighborhood.

The existing neighborhood surrounding this development fits the description of the subtypes: Suburban, and Manufactured Home, with a mix of multi-residential and single-residential housing types in the surrounding neighborhoods.

The General Plan includes the following “form and guidelines” items that apply to this request:

- Parking is often between the building and street, but in redevelopment and new development the building is encouraged to be closer to the street with parking to the side and rear.
- Site design includes creating spaces for pedestrian activity and creating direct connection to adjacent neighborhood.

The design places the building and outdoor use areas adjacent to the street and provides a direct pedestrian path from the public sidewalk to these pedestrian activity areas.

4. Will the proposed development serve to strengthen the character of the area by:

- **Providing appropriate infill development;**

This site qualifies as a bypassed parcel and is being treated as infill development. Application has been made to the Board of Adjustment for a Development Incentive Permit

(DIP) for relief from standards that would hamper the development of this small site. The subject parcel is approximately 0.26 acres with modifications affecting additional surrounding area for a total project area of approximately 0.38 acres. The DIP request will be considered after the P & Z Board acts on the subject request.

- **Removing development that is deteriorated and/or does not contribute to the quality of the surrounding area;**

N/A

- **Adding to the mix of uses to further enhance the intended character of the area;**

N/A

- **Improving the streetscape and connectivity within the area;**

The street front location and the pedestrian connection to the public sidewalk help improve connectivity and streetscape for this auto-oriented commercial center.

- **Meeting or exceeding the development quality of the surrounding area;**

The Design Review process is being used to ensure this development meets or exceeds the quality of the surrounding area. (See DR15-011.)

- 5. Does the proposed development provide appropriate transitions between uses? In more urban areas these transitions should generally be accomplished by design elements that allow adjacent buildings to be close to one another. In more suburban locations these transitions should be addressed through separation of uses and/or screening;**

N/A

STAFF ANALYSIS:

EXISTING NEIGHBORHOOD CENTER: The surrounding 11-acre Commercial center includes two undeveloped pad sites, Lots 4 & 5, as well as a vacant lot on the hard corner that was previously a gas station. Lot 4, the subject property, fronts University Dr., just east of the vacant gas station lot. This shopping center is a typical neighborhood center with a major tenant (previously a grocery store, now a Goodwill store) flanked by in-line shops, and with freestanding pad sites at the street frontage. The center was built in the mid-1980s, but two of the pad sites have remained undeveloped.

LOT #4 PAD SITE: This proposal develops Lot #4 with a two-tenant retail building. The north part of the building will have a drive-thru aisle and will be occupied by Bosa Donuts. Both tenant spaces open to a covered patio area on the east. Required parking integrates with the existing parking field, and a sidewalk is provided from the patio area to the public sidewalk.

INFILL DEVELOPMENT: Lot #4 was created in the 1980s and never developed. The small size of the lot, about ¼ of an acre, makes it difficult to meet current standards. The lot meets the definition of a “bypassed” parcel and thus can take advantage of the Development Incentive

Permit (DIP) process through the Board of Adjustment. The DIP request will be to reduce the street setback, and the stacking length at the drive-thru aisle.

DESIGN REVIEW APPROVAL: The project was reviewed at the March 4, 2015 Design Review Board work session. Staff is working with the applicant to establish compliance with the comments made by the DR Board.

CONCLUSIONS:

Staff is in support of this proposal and recommends approval of this case subject to the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the development as described in the project narrative and as shown on the site plan, and landscape plan.
2. Compliance with all conditions of Design Review approval: DR14-011.
3. Approval of a Development Incentive Permit through the Board of Adjustment.
4. Compliance with all City development codes and regulations
5. Owner granting an Avigation Easement and Release to the City, pertaining to Falcon Field Airport, which will be prepared and recorded by the City, prior to issuance of a building permit.
6. Noise attenuation measures be incorporated into the design and construction of the buildings to achieve a noise level reduction of 25 db.
7. Written notice be provided to future property owners, and acknowledgment received that the project is within 2.5 miles of Falcon Field Airport.