



## MEMORANDUM

**To:** Chair DiBella and the Planning and Zoning Board  
**From:** John Wesley, Planning Director  
**Date:** May 20, 2015  
**Subject:** Case# Z15-012 for Corner Store at 809 North Dobson Road.

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At the last P&Z hearing this case was continued to May 20, 2015 hearing to give the applicant the opportunity to meet the Citizen Participation Plan requirement and revise the site plan addressing the orientation and location of the C-Store and the canopy. Since then the applicant has submitted, on April 13, 2015, a revised site plan with the following revisions:

1. Eliminated parking spaces adjacent to the driveway access off of Mesa Riverview Drive.
2. Moved the trash enclosure to the west closer to the building.
3. Narrowed the width of the driveway access for the carwash.
4. Revised the Citizen Participation Plan and submitted a Citizen Participation Report.
5. Revised the seating area at the intersection of Dobson Road and Riverview Drive to be closer to the intersection.
6. Provided a direct pedestrian link along Mesa Riverview Drive without forcing everybody to walk through the seating area.

Staff recognizes the effort made by the applicant in producing a site plan that provides for an increased pedestrian experience. However, staff still has concerns regarding the orientation of the site providing the much needed synergy between the park and the retail center. The proposed site plan would definitely add to the sense of place on a typical suburban corner. However, the design of this site needs to appeal to a sense of place that is set within a high activity, high quality, and regionally significant environment. As such the location of the buildings, gas canopy, and pedestrian amenities come under different scrutiny.

Following the last P&Z hearing, staff recommended that the applicant contact the Mesa Grande Community Alliance (MGCA) as part of the Citizen Participation Plan. Staff understands that the MGCA received the exhibits to review and provide comments. MGCA reviewed the case, requested more information and submitted a letter of opposition dated May 5, 2015. The Mesa Grande Community Alliance is requesting that the P&Z Board not approve the proposed site plan and deny the Special Use Permit.

The site plan submitted with this request has not yet demonstrated the needed strong connections and high expectations of the community. Staff is not opposed to the proposed use in this area and believes it should be possible to redesign the site in a way that is appropriate for this location. Staff is recommending a continuance to the June 17, 2015 P&Z Board meeting to provide the applicant the opportunity to make the recommended revisions to the site plan. If the applicant is not agreeable to the recommended revisions to the site plan, staff's recommendation would be for denial of the request due to incompatibility with the goals and intentions of the General Plan and safety concerns for pedestrians along Mesa Riverview Drive.