



Planning and Zoning Board

Case Information

CASE NUMBER: Z15-041 (PLN2015-00388)
LOCATION/ADDRESS: 2600 E. Southern Avenue
GENERAL VICINITY: Located on the north side of Southern Avenue and west of Lindsay Road
ZONING REQUEST: Rezoning from RS-43 to OC and Site Plan Review
PURPOSE: This request will allow for the development of a banquet and conference center
COUNCIL DISTRICT: District 2
OWNER: Shelley & Michael McKown
APPLICANT: Pew & Lake, PLC – Reese L. Anderson
STAFF PLANNER: Kim Steadman, R.A.

SITE DATA

PARCEL NUMBER(S): 140-44-096A
PARCEL SIZE: 1.43± acres
EXISTING ZONING: Residential – Large Lot (RS-43)
GENERAL PLAN: Neighborhoods – Large Lot/Rural
CURRENT LAND USE: Residential

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

HISTORY/RELATED CASES

December 16, 1974: Annexed to City (Ord. # 907)
April 21, 1975: Comparative zoning from Maricopa County Rural-43 to SR (Z75-014)
October 4, 1982: Rezone from SR to Conceptual RS for possible office conversions at a later date: Denied (Z82-39)

RELATED CASES

September 10, 2001: Rezone 2640 E. Southern Ave. from R1-43 to OS to convert a single residence to a wedding reception center. (Z01-041)
April 5, 2004: Rezone 2530 E. Southern Ave from R1-43 to OS (Z03-066)

SITE CONTEXT

NORTH:	Existing single residence	– zoned RS-43
EAST:	Reception Hall/Church	- zoned OC
SOUTH:	(Across Southern Ave.) Existing multi-residential	- zoned RM-2-PAD
WEST:	Existing single residence	– zoned RS-43

PROJECT DESCRIPTION

This is a request to rezone a large residential lot from RS-43 to OC to allow the property to be used as a banquet and conference center. The existing residence and rear yard will be used for indoor/outdoor activity, with the front and side yards being revised to accommodate parking and auto circulation. In addition to this rezoning request the property needs a Special Use Permit for outdoor activity in the OC zoning district, and a Substantial Conformance Improvement Permit to establish that the property is being brought into substantial conformance with the development standards of the new OC zoning of the property. Application has been made to the Board of Adjustment for these two permits, and they will be processed once the zoning is in place.

NEIGHBORHOOD PARTICIPATION

The applicant has provided a Citizen Participation Report that summarizes outreach efforts. Informal discussions with adjacent property owners resulted in 28 formal letters of support (attached). Surrounding registered neighborhoods, Home Owners' Associations and property owners received a mailing with information about the project and an invitation to a September 22nd Neighborhood Meeting held on site. Nine property owners attended the meeting. One question was raised: that of increased traffic on Southern Ave.

Staff has been contacted by a neighbor concerned with establishing an easement to maintain access to an existing irrigation stand pipe in the northwest corner of the site. Staff has added a condition of approval to this effect.

GENERAL PLAN

The Mesa 2040 General Plan Character area map designates this area as "neighborhoods". The focus of the neighborhood character type is to provide safe places for people to live where they can feel secure and enjoy their surrounding community.

This specific neighborhood has developed to a character sub-type of agricultural/ large-lot suburban. This project complies with the following Guidelines of this sub-type in these ways:

- Building heights typically one and two story – Houses and out buildings will be limited to the standard RS-35 height of 30'. This is the standard for all Single Residential districts.
- In addition to single residences, typical uses include quasi-public and special uses. The Plan identifies these uses as "schools, places of worship, etc."

This use continues the physical character of the surrounding neighborhood, and the use pattern developing along this stretch of Southern Ave. The development is consistent with the 2040 General Plan.

STAFF ANALYSIS

This request for rezoning includes Site Plan Review. The existing residential site plan is being modified to add parking, and has been reviewed for substantial conformance with current Code. Proposed exceptions include reduced property line setbacks, and reduced landscape requirements in the south and east parking areas. These exceptions will be reviewed by the Board of Adjustment through the SCIP request. The request for a Special Use Permit for outdoor activities in the OC district will also be considered by that Board.

There are other details that should be resolved, and staff has added conditions of approval to address these. The landscaping plan needs to show shrubs, and additional trees. Also, the site plan indicates Decomposed Granite in the new parking areas, which needs to be a solid driving surface.

CONCLUSIONS:

Minor elements, such as landscaping, and pavement remain to be resolved through the SCIP case. These will not affect the layout or functionality of the site plan. Staff recommends approval of the rezoning and site plan review with the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the development as described in the project narrative and as shown on the site plan, landscape plan, and building elevations except as otherwise conditioned.
2. **Recordation of an easement for access to the existing irrigation stand pipe prior to issuance of a Certificate of Occupancy.**
3. **Board of Adjustment granting a Substantial Conformance Improvement Permit.**
4. **Board of Adjustment granting a Special Use Permit for outdoor activities in the OC zoning district.**
5. **Submission to the Planning Director for sign-off prior to building permit submittal of a revised site plan incorporating the following items as discussed in the report:**
 - a. **a final landscape plan that is consistent with the approval of the SCIP.**
 - b. **the paving material to be used to construct the parking areas.**