



## Planning and Zoning Board

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### *Case Information*

**CASE NUMBER:** Z15-030 (PLN2015-00249)  
**LOCATION/ADDRESS:** 6350 East Main Street  
**GENERAL VICINITY:** Located east of Recker Road on the north side of Main Street.  
**REQUEST:** Rezone from LC to ID-1 and site plan review. (.6± acres)  
**PURPOSE:** This request will allow for infill development on East Main Street.  
**COUNCIL DISTRICT:** District 2  
**OWNER:** Granite Reef, Inc.  
**APPLICANT:** Gammage and Burnham-Lindsay Schube, Esq.  
**STAFF PLANNER:** Lisa Davis

### **SITE DATA**

**PARCEL NUMBER(S):** 141-60-001; 003 and 005  
**PARCEL SIZE:** .6± acres  
**EXISTING ZONING:** LC  
**GENERAL PLAN Character area:** Mixed Use Activity District with Transit Corridor  
**CURRENT LAND USE:** Existing retail building with parking

**STAFF RECOMMENDATION:** Approval of the ID-1 zoning and Phase 1 conceptual Site Plan Review with conditions

**PLANNING & ZONING BOARD DECISION:** ☒ Approval with conditions ☐ Denial ☐ Continuance  
**CONSENT & WAIVER:** ☒ Signed ☐ Not Signed

### **HISTORY/RELATED CASES**

**1974:** Annexed into City of Mesa (Ord. 907)  
**October 3, 1988:** Through the appeal process, City Council upheld the denial decision of the Board of Adjustment for case BA88-073. The request was for variances to a number of development standards and sign regulations to allow for a 3,200 SF expansion to the existing 10,800 SF existing retail building on an .8± acre site (240' x 150').  
**May 5, 2014:** Request for a rezone from LC to LI-PAD to allow for redevelopment of a commercial building (Z14-012) for a medical marijuana dispensary failed with a vote of 4-3 for lack of majority vote. A supermajority vote was required for approval because of a filed legal protest.

### **SITE CONTEXT**

**NORTH:** Apartments zoned Maricopa County R-4  
**EAST:** Existing retail zoned LC  
**SOUTH:** (across Main Street) Existing retail zoned LC  
**WEST:** (across 64<sup>th</sup> Street) Existing commercial zoned LC

### **PROJECT DESCRIPTION**

<b>Existing Retail Building:</b>	1,800 SF
<b>Existing Parking:</b>	35± spaces
<b>Proposed Parking:</b>	32 spaces

This request is to rezone .6± acres from Limited Commercial (LC) to Infill Development District-1 (ID-1) and conceptual site plan review to allow for infill development at 6350 E Main Street. This application is specifically for the ID-1 district because it is a small site, less than 5 acres. The base zoning district referenced for this project is General Commercial (GC). This will allow for uses that are not currently allowed in the LC zoning district. The proposed Infill Incentive Plan (IIP) dated October 13, 2015 provides a Statement of Need and outlines Development Goals, Regulations and Standards to include all proposed uses and requested deviations from Commercial Development Standards.

The existing property includes an 1,800 square foot (SF) building constructed in the 1970's with approximately 21 parking spaces at the west side and an additional 14 spaces located perpendicular to N. 64<sup>th</sup> Street, for a total of 35 spaces. There are two driveway access points adjacent to Main Street. Also adjacent to Main Street is an existing non-conforming 30'± pole sign. The site was originally developed in the 1970's with 10,100 square feet of in-line commercial center. In 2012, a fire destroyed most of the building leaving only the 1,800 SF building. The remnant concrete pad remains at the north side of the site. Over the years, the existing building has been leased to various users that have utilized the existing non-conforming pole sign.

### **NEIGHBORHOOD PARTICIPATION**

The applicant has completed a Citizen Participation Plan. The Citizen Participation Plan included a contact list consisting of all property owners within 1,000 feet of the property as well as registered neighborhoods, HOA's and other interested parties.

According to the Citizen Participation Report dated September 1, 2015, a neighborhood meeting was held on June 9, 2015. Three participants signed in. The participants expressed support in redevelopment and revitalization of the property.

Concerns raised with the applicant's response include:

- The use of the site as a medical marijuana dispensary facility. The applicant responded that this would not be a permitted use in this zoning district.
- The site being used for trucking purposes. The applicant responded that it is highly unlikely given the small size of the site that it will develop for trucking purposes.

The report indicates that after the meeting there have been no calls or written correspondence received.

Staff received one phone call. The caller wanted to verify that the medical marijuana dispensary facility would not be allowed and wanted to know if there was a specific user for this application.

### **CONFORMANCE WITH THE MESA 2040 GENERAL PLAN**

Utilizing the tools of the Mesa 2040 General Plan in review of the proposed Granite Reef project, it was determined that 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. Phase I begins to bring the site into conformance with most of the weight being carried by Phase 2. Staff is in support of Phase 2 option 1, as it is consistent with the

General Plan. Final approval of the site plan for Phase 2 will be reviewed utilizing the following criteria.

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 within the Transit Corridor* as identified on the Character Area map in the Mesa 2040 General Plan.

The *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. These districts often include other uses such as office, entertainment and residential. The goal is to help these districts be strong and viable centers of commercial activity that attract people to unique shopping and entertainment experiences.

*Sub-type-Community-Scale Districts* (primarily serving up to a 4-mile radius). These character types are typically at the intersection of two arterial streets and are typically auto-dominant unless part of a Transit District. As part of redeveloping older community commercial areas, this character type may transition into providing a greater mix of uses including office and residential activities and should take on a more pedestrian-friendly environment. The primary goal of this character type is to provide high quality opportunities for commercial and entertainment activities consistent with the needs of today’s consumer.

The *Transit District* character type includes the light rail corridor, bus rapid transit corridors, and areas designated for a consistent high level of transit options. The focus in this character type is to develop a mixed-use, pedestrian-oriented, urban environment, particularly within walking distance of transit stops. This overall category is divided into corridors and station areas. Station areas will have more intense development. *The Transit Corridor* applies to development between stations and stops and will be less intense, but should still evolve into a more urban pattern with buildings brought close to the front property lines and parking behind or beside buildings. Streets should maintain a pedestrian orientation, but first floors of buildings may not contain active uses.

The GP indicates that this site is identified as being part of the *South Power Road Economic Activity District* and the *Superstition Springs/Power Road Corridor Economic Activity Area*.

*South Power Road Economic Activity District*: This corridor includes a mix of education, healthcare and retail industry clusters, is served by transit, and has direct access to the 202 and US 60 Freeways making it readily accessible from throughout the East Valley. The location around Main Street and Power Road has the opportunity to redevelop as an urban core serving East Mesa. The focus in this area will be on maintaining and expanding existing industry clusters with special emphasis on healthcare, education, and commercial redevelopment.

*The Superstition Springs /Power Road Corridor Economic Activity Area* is established around the opportunity to grow employment opportunities associated with the Loop 202 and US 60 Freeways and expand medical services.

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.

The General Plan establishes criteria to be used in evaluating development requests to measure compatibility with the Plan.

1. Is the proposed development consistent with furthering the intent and direction of the General Plan? Using the five key elements mentioned above redevelopment and infill is important in the growth and development of a healthy sustainable city. This request is within the Character Type of *Mixed Use Activity District* in the sub-type of *Community Scale District and the Transit Corridor* as identified on the Character Area map in the Mesa 2040 General Plan. Given the size of the site, Phase 1 on-site improvements and the proposed Phase 2 (option 1) site design it does begin to further the intent and direction of the General Plan.

The Community Scale character area includes taking on a pedestrian friendly environment. Phase 1 could have a more pedestrian friendly design with a correctly implemented landscape area adjacent to the building at Main Street. Installation of lighting, sidewalk, curb and gutter and other off-site improvements are required to be installed as part of street improvements. The applicant has requested that these requirements be put off until Phase 2 of the development. However, this is not part of the zoning application.

This site is subject to the requirements of the Transit Corridor forms and guidelines. The narrative incorrectly states that it is not. Staff believes the Building forms section of the T4 Main Street and Main Street Mixed Use Building Type Standards section of the code should be applied to Phase 2 of the project in absence of the Design Guidelines in the IIP. With this stipulation in the conditions of approval the project will further the intent and direction of the General Plan.

The proposal includes two options for Phase 2. Option 1 includes the new building adjacent to Main Street with parking behind. This layout is more consistent with the Transit Corridor character and the T4 Main Street Building form.

Redevelopment of this area is a priority to the City as noted in the General Plan under the South Power Road Economic Activity District that East Main should redevelop as an urban core serving East Mesa. The focus in this area will be on maintaining and expanding existing industry clusters with special emphasis on healthcare, education, and commercial development.

2. Is the proposed development consistent with adopted sub-area or neighborhood plans? Although the approved 2040 General Plan establishes that the sub area plans are needed to address specific needs of the community and city operations. There are no sub-area plans for this location.

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

The Mixed Use Activity District, Community Scale, anticipates retail, office and restaurants as a part of this character area. The proposed zoning would allow for these uses identified in the General Plan designation for this property.

4. Will the proposed development serve to strengthen the character of the area by:
- Providing appropriate infill development. Phase 2 Option 1 should help promote appropriate infill by following the building forms for T4 Main Street and the Main Street Mixed Use Building Type Standards.
  - Removing development that is deteriorated and/or does not contribute to the quality of the surrounding area. Phase 1 of the project will add some improvements to the site but the full redevelopment of the overall site will not occur until the market can support the change.
  - Adding to the mix of uses to further enhance the intended character of this area. The request for General Commercial (GC) zoning will expand the commercial type uses that will be allowed on this site.
  - Improving the streetscape and connectivity within the area. Phase 1 does include some amount of landscaping material along Main Street and 64<sup>th</sup> Street that does begin to establish a streetscape. The future Phase 2, should place the building close to the property line with overhangs at the pedestrian level. The entrance and building should be designed to invite and create the pedestrian level environment.
  - Improving safety within the area. By expanding the types of uses allowed at the site, the property owner believes it will bring in a single user to fill the site. Activity on the site will be safer than a vacant site. Currently there are issues with people dumping on the site.
  - Adding to the sense of place. Correct design of Phase 2 can add to the sense of place.
  - Meeting or exceeding the development quality of the surrounding area. East Main Street does need activity and redevelopment. By expanding the types of uses on the site, redevelopment could be sparked.

5. Does the proposed development provide appropriate transitions between uses?

Phase 1 includes the installation of a masonry wall at the north side of the property that will begin to screen the residential properties from the commercial use at Main Street. Transitioning between the residential use and Main Street, Phase 2 option 1 does provide the best site plan layout with the least amount of impact to the residential neighborhood.

**STAFF ANALYSIS:**

The purpose of the Infill Development (ID) District is to promote and facilitate the development and redevelopment of by-passed, underutilized or abandoned properties. The district is a tool that can be used when other tools of the Zoning Ordinance are difficult to apply. The intent is to encourage flexibility and the use of innovative approaches to development or redevelopment. Also to encourage a mix of uses in close proximity where urban form is anticipated and where infrastructure is in place.

*Applicability*

The narrative has sufficiently proven the applicability for this site including the definition of by-passed parcel and the three following requirements:

1. The high percentage of vacant older or dilapidated buildings or structures.
2. The high percentage of vacant or underused parcels of property, obsolete or inappropriate lot or parcel sizes, buildings designed for obsolete land uses or environmentally contaminated sites.
3. There is an absence of development and investment activity compared to other areas in the city.

The information provided in the narrative depict the underutilized, vacant and dilapidated buildings and that the properties within a 1200' radius were developed in the 1970's, more than 40 years ago.

### **Infill Incentive Plan**

*IIP Maps have been provided.*

### ***Statement of need***

As shown in the narrative, refer to picture on page 13, in 2000 the property was once a thriving commercial/retail center. The fire of 2012 destroyed more than 8,000 SF of the 10,100 SF in-line commercial center. As a result, the property owner has not had steady income. Improvements to the site have been difficult to make without the income and the site is now by-passed and underutilized.

### ***Development Goals***

The Goals listed are consistent with the General Plan for this area as noted in the General Plan analysis.

### ***Development Regulations***

The GC base zoning district was referenced in developing the table of permitted uses for this project. Table 1 depicts the similarities and differences for requirements of proposed uses. The proposed differences are in red.

Table 1-Land Use Regulations

<b>Proposed Use</b>	<b>Proposed</b>	<b>GC Ordinance</b>
<b><i>Residential Use Classifications</i></b>		
<b>Single Residence – Attached*</b>	-	<b>CUP</b>
Multiple Residence	P	CUP/P
<b>Correctional Transitional Housing Facility*</b>	-	<b>CUP</b>
<b>Group Housing*</b>	-	<b>P</b>
<b>Home Occupations*</b>	-	<b>P</b>
<b><i>Public and Semi-Public Use Classifications</i></b>		
Clubs and Lodges	P	P
<b><i>Colleges and Trade Schools, Public or Private</i></b>		
Colleges and Universities	P	P
Commercial Trade Schools	P	P
Community Center	P	P
Industrial Trade Schools	P	P
Community Gardens	P	P
Cultural Institutions	P	P
Day Care Center	P	P
Government Offices	P	P
<b><i>Hospitals and Clinics</i></b>		
Clinics	P	P
Hospitals	P	P
Nursing and Convalescent Homes	P	P
Parks and Recreation Facilities	P	P
Places of Worship	P	P
Public Safety Facilities	P	P
Schools, Public	P	P
<b>Schools, Private</b>	<b>P</b>	<b>CUP</b>
Social Service Facilities	CUP	CUP

Proposed Use	Proposed	Ordinance GC
<b>Commercial Use Classifications</b>		
<b>Animal Sales and Services</b>		
Small Animal Day Care	P	P
Kennels	P	P
Pet Stores	P	P
Veterinary Services	P	P
Artists' Studios	P	P
<b>Automobile/Vehicle Sales and Services</b>		
Accessory Automobile Rentals	P	P
Automobile Rentals	P	P
Automobile/Vehicles Sales and Leasing	P	P
Automobile/Vehicles Repair, Major	P	P
Automobile/Vehicle Services and Repair, Minor	P	P
<b>Automobile/Vehicle Washing</b>	<b>P</b>	<b>SUP</b>
Large Vehicle and Equipment Sales, Services, and	P	P
Service Stations	SUP	SUP
Banks and Financial Institutions	P	P
With Drive-Thru Facilities	P	P
Banquet and Conference Center	P	P
Building Materials and Services	P	P
Business Services	P	P
Commercial Entertainment	P	P
<b>Commercial Recreation</b>		
Small-Scale	P	P
Large-Scale	P	P
<b>Eating and Drinking Establishments</b>		
Bars/Clubs/Lounges	P	P
Coffee Shops/Cafes	P	P
Restaurants, Bar and Grill	P	P
Restaurants, Full-Services	P	P
Restaurants, Limited Service	P	P
With Drive-Thru Facilities	P	P
With Outdoor Seating Areas	P	P
With Live Entertainment	P	P
With Off-Track Betting	P	P
<b>Farmer's Market</b>	<b>P</b>	<b>TUP/SUP</b>
<b>Food and Beverage Sales</b>		
Convenience market	P	P/SUP
General Market	P	P
Funeral Parlors and Mortuaries	P	P

Proposed use	Proposed	Ordinance GC
<b>Commercial Use Classifications</b>		
Accessory Crematorium	P	P
Hotels and Motels	P	P
Light Fleet-Based Services	P	P
Live-Work Units	SUP	SUP
Maintenance and Repair Services	P	P
<b>Non-chartered Financial Institutions</b>	<b>P</b>	<b>CUP</b>
<b>Offices</b>		
Business and Professional	P	P
Medical and Dental	P	P
Parking, Commercial	P	P
Personal Services	P	P
Plant Nurseries and Garden Centers	P	P
<b>Retails Sales</b>		
General	P	P
Large Format	P	P
Pawn Shops	CUP	CUP
Tattoo and Body Piercing Parlors	P	P
<b>Employment Use Classifications</b>		
Handicraft/Custom Manufacturing	P	P
Light Assembly/Cabinetry	P	P
Research and Development	P	P
<b>Recycling Facilities</b>		
Reverse Vending Machines	P	P
Small Indoor Collection Facilities	P	P
<b>Warehousing and Storage</b>		
Mini-Storage	P	P
<b>Wholesale</b>	<b>P</b>	<b>CUP</b>
<b>Transportation, Communication, Utilities Use Classifications</b>		
Antenna and Transmission Towers	See Chapter 35 See Chapter 35	See chapter 35
Facilities within Buildings		See chapter 35
<b>Transportation Passenger Terminals</b>	<b>-</b>	<b>P</b>
Utilities, Minor	P	P
<b>Heliports</b>	<b>-</b>	<b>CUP</b>
<b>Specific Accessory Uses</b>		
Caretakers' Residences	SUP	SUP
Garden Center	P	P
Outdoor entertainment or activities as an accessory use	P	SUP
Outdoor Display	P	SUP



Changes in the allowed uses for this site compared to the GC district include elimination of single residence, group housing, home occupations, transportation passenger terminals and heliports. Other changes include allowing as a permitted use as opposed to requiring a CUP, SUP or a TUP are multiple residence, private schools, automobile/vehicle washing, farmers market, convenience market, non-chartered financial institutions, wholesale warehouse and storage and accessory uses such as outdoor entertainment or activities, and outdoor display. As noted in the IIP, it is important to allow for these changes to promote the development goal of expanding the permitted uses on the property to attract long term users. Given the size of the site, the surrounding commercial users and the multi-residential to the north and the transit corridor designated area the proposed changes can be supported by staff. The Zoning Ordinance does provide standards for specific users, Section 11-31, such as the automobile/vehicle washing and the framers market that will required.

### ***Deviations from Development Standards***

The applicant is proposing changes to the additional use regulations that are standards for specific users shown in table 11-6-2 of the Zoning Ordinance. The standards are outlined in section 11-31.

Proposed deviations for *Section 11-31-5* standards for automobile rentals; automobile/vehicle sales and leasing:

1. Landscaping for the overall site shall be required at 5% of the site as opposed to the required 10% of the site in addition to perimeter and foundation base landscaping.
2. A minimum 5' wide planter strip shall separate vehicle displays from sidewalks along streets.

Proposed deviations for *Section 11-31-6* standards for automobile/vehicle repair, major and minor:

1. No minimum acreage required is proposed, a minimum 1 acre is required.

Through the IIP the applicant is requesting these deviations and justifying them based on the fact that the site has the Main Street frontage Road that limits visibility to the site. It also sites that the project is limited in size. Therefore deviations in development standards are required to adequately develop and use the site.

There are other requested deviations from code as outlined in the following tables.

### ***Development standards***

	Proposed by applicant	Required by zoning ordinance	Staff recommendation
Minimum lot size	No minimum	5,000 SF	As proposed
Minimum lot width	No minimum	50'	As proposed
Minimum lot depth	No minimum	100'	As proposed
Maximum building height	30' 40' for mixed use development	30'	As proposed

*Landscape setback standards*

	Proposed by applicant	Required by Zoning Ordinance	Staff recommendation
Front-Main Street	5'	15' building and landscape	Consistent with private frontage and thoroughfare standards in the form based code Sections 11-60 & 61
Street Side-64 <sup>th</sup> St.	5' landscape	20' building and landscape	Consistent with private frontage and thoroughfare standards in the form based code Sections 11-60 & 61
Side (interior)	0'	15' landscape	As proposed
Rear	0'	20' for single story and 15' additional for each additional story	Landscape setback consistent with T4 Main Street Design

*Number of required plants by street type or setback*

	Proposed by applicant	Required by Zoning Ordinance	Staff recommendation
Main Street frontage	1 tree and 4 shrubs per 60 linear feet of street frontage	1 tree and 6 shrubs per 25 linear feet of street frontage	Consistent with private frontage and thoroughfare standards in the form based code Sections 11-60 & 61
64 <sup>th</sup> Street	1 tree and 4 shrubs per 50 linear feet of street frontage	1 tree and 6 shrubs per 25 linear feet of street frontage	Consistent with private frontage and thoroughfare standards in the form based code
Side (interior)	none	3 non-deciduous trees and 20 shrubs/ 100 linear feet	As proposed
Rear (adjacent to alley)	none	3 non-deciduous trees and 20 shrubs/ 100 linear feet	Consistent with the design for Phase 2

Based on the linear street frontage of Main Street and the proposed landscape material numbers, a total of 3 trees and 12 shrubs will be required to be installed adjacent to Main Street as opposed to the 7 trees and 43 shrubs that would be required by code. The first phase of the project would install one tree and 4 shrubs adjacent to Main Street and two trees adjacent to 64<sup>th</sup> street. The remaining landscape material is proposed to be installed with Phase 2 of the project. The landscape design for Phase 2 should also consistent with the T4 Main Street design and the private frontage and thoroughfare standards of the form based code. Interior parking lot landscaping is proposed to comply with section 11-33-4 of the zoning Ordinance for Phase 2. No parking lot landscaping is proposed for Phase 1.

*Parking standards*

	Proposed by applicant	Required by Zoning	Staff recommendation
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		Ordinance	
Residential uses	1/1,000 SF	1.4 spaces /unit	As Proposed
Retail and service uses	2/1,000 SF	1/375 SF	As Proposed
All other uses	Reference Table 11-32-3A	Reference Table 11-32-3A	As Proposed

### **Phasing**

Phasing of the project is significantly important to the applicant. Phase 1 on-site improvements include tenant improvements to the existing 1,800 square foot building, removal of unspecified parking spaces within sight visibility triangles, the planting of a total of one tree and four shrubs adjacent to Main Street and two trees adjacent to 64<sup>th</sup> Street and construction of an integral colored masonry wall at the north property line. The applicant would like to retain the chain link fence to secure the site until there is a user secured for Phase 1. Phase 2 is less specific but there have been two options provided. Staff is in support of Phase 2 option 1 because it is more consistent with the T4 Main Street Design that should be followed. The applicant has stated that Phase 2 will occur sometime in the future once the market warrants the development.

### **Site plan:**

The applicant is requesting that the concept of the Phase 1 and 2 site plans be approved with the ID-1 district. Staff is in support of the administrative approval for the final site plan of Phase 1 through the Planning Director. However, Phase 2 should receive final site plan through the Planning and Zoning Board. Looking at the site plan for Phase 1, one item of concern is the proposed tree adjacent to 64<sup>th</sup> Street closest to the building. One additional parking space will need to be eliminated just south of the placement of the tree to ensure maintenance of the sight visibility at the corner.

The IIP indicates a request for modification of development standards to include no street improvements to occur with Phase 1 and limited street improvements to occur at Phase 2. Although the applicant has requested that those off-site improvement requirements not be installed, at this time all off-site improvements will be required with Phase 1.

### **Lighting:**

Currently, there is no existing parking lot lighting. The required street improvements will required lights adjacent to the street frontages. If the phasing of the street improvements is approved staff would recommend installation of parking lot lighting consistent with section 11-30-5 of the Zoning Ordinance. Future development will want to include parking lot lighting and/or attached building lighting for safety. Lighting design should be consistent with the design of the building.

### **Elevations**

Phase 2 elevations should be required to receive Design Review approval along with the landscape and lighting. Design should be consistent with the T4 Main Street standards.

### **Landscaping**

The plan for Phase 1 includes planting or potting of trees. Staff has concern with potting of trees. Planting should meet requirements of the section 11-33 including installation of curbing between landscape areas and parking and circulation, installation of an automatic irrigation system, and installation of inert ground cover

### **SUMMARY:**

The Infill District section 11-12-6 requires specific criteria to review for the IIP. Staff has reviewed the IIP

against these requirements and believe the project meets the intent of the Ordinance. Staff is recommending approval of Z15-030 with the conceptual site plan for Phase 1. The final site plan approval for a specific user will need to occur through the Planning Director. Phase 2 will require site plan approval through the Planning and Zoning Board and Design Review approval.

**CONCLUSIONS:**

Staff recommends approval of Z15-030 to rezone the property to ID-1 with the conceptual site plan for Phase 1 subject to the following conditions:

**CONDITIONS OF APPROVAL:**

1. Compliance with the Infill Incentive Plan and site plans except as modified by the following stipulations.
2. Compliance with all City development codes and regulations.
3. **After City Council approval of the re-zoning, a revised Infill Incentive Plan with all conditions of approval incorporated shall submitted and accepted by the Planning Director. All phases of development shall comply with the approved Infill Incentive Plan.**
4. **The IIP plan shall be revised to include landscape and building setbacks and Design Guidelines that are consistent with the T4 Main Street Building Form Standards, Main Street Mixed Use Building Type Standards, private frontage and thoroughfare standards of the Mesa Zoning Ordinance Sections 11-58 through 61 and all following conditions:**
5. **A Substantial Conformance Improvement Permit (SCIP) cannot be approved administratively as listed on page 11 of the IIP, therefore this must be removed from the IIP.**
6. **Phase 1 and 2 proposed landscape material shall include automatic irrigation system, decomposed granite, and concrete curbing as required in section 11-33 of the Zoning Ordinance.**
7. **Phase I shall include:**
  - a. **Within 60 days of approval of the rezoning a final Phase 1 site plan consistent with the requirements established in the conceptual site plan incorporating needed revisions shall be submitted to the Planning Director for approval.**
  - b. **The final site plan shall be revised to include removal of 2 parking spaces adjacent to 64<sup>th</sup> street at the southeast corner of the site to allow for adequate planting area and site visibility.**
  - c. **The landscape plan shall include three shrubs and ground cover along with the proposed tree at the southeast corner of the site.**
  - d. **Within 180 days of approval of this rezoning all proposed site plan improvements approved through the Planning Director shall be completed.**
  - e. **Installation of all street improvements as required by all City development codes and regulations.**
8. **Phase 2 shall require:**
  - a. **Site Plan Review approval through the Planning and Zoning Board.**
  - b. **Removal of the non-conforming 30' high pole sign.**
  - c. **Development shall be consistent with the T4 Main Street Building Form Standards, Main Street Mixed Use Building Type Standards, private frontage and thoroughfare standards of the Mesa Zoning Ordinance Sections 11-58 through 61.**
  - d. **Compliance with all conditions of Design Review approval.**