



mesa·az

Planning and Zoning Board

Case Information

CASE NUMBER: Z16-005 (PLN2015-00492)
LOCATION/ADDRESS: 1200 Block of Southern Crismon Road.
GENERAL VICINITY: Located on the east side of Crismon Road and South of Southern Avenue.

REQUEST: Site Plan Modification and Rezoning a portion of the development area from PEP to LC.
PURPOSE: This request will allow for the development of a restaurant with drive-thru.

COUNCIL DISTRICT: District 6
OWNER: V J Crismon, LLC
APPLICANT: Lance Meinhold, Larson Associates.
STAFF PLANNER: Wahid Alam, AICP

SITE DATA

PARCEL NUMBER(S): 220-81-745
DEVELOPMENT AREA: 1.47 ± acres
EXISTING ZONING: Planned Employment Park (PEP) and Limited Commercial (LC)
GENERAL PLAN DESIGNATION: Mixed Use Activity District, Community Scale
CURRENT LAND USE: Vacant.

ZONING HISTORY/RELATED CASES:

August 3, 1987: Annexed into the City of Mesa (ordinance 2249)
October 5, 1987: Established City of Mesa zoning SR and R1-9 (Z87-066).
July 16, 1998: Grocery shopping center approved by Z98-051.
January 22, 2007: Site Plan Modification for two commercial buildings (Z06-095).

STAFF RECOMMENDATION: Approval with conditions.

PROPOSITION 207 WAIVER SIGNED: Yes No

STAFF RECOMMENDATION: Approval with conditions

P&Z BOARD RECOMMENDATION: Approval with conditions. Denial

SITE CONTEXT

NORTH: Vacant parcel – zoned LC
EAST: Existing parking lot in front of Mountain Vista Medical Center – zoned NC BIZ
SOUTH: (across driveway access) open space and retention basin- zoned NC BIZ.
WEST: (across Crismon Road) Existing Church and vacant parcel - zoned RS-43 and LC

PROJECT DESCRIPTION/REQUEST

The applicant is requesting rezoning from PEP to LC and Site Plan Modification for a restaurant

with drive-thru. The 1.47 acres site is zoned PEP and LC is located in the 1200 block of South Crismon Road, south of the southeast corner of Southern Avenue and Crismon Road. The location is a pad site in front of the existing Mountain Vista Medical Center. The proposed building consists of 4,268 square-feet of restaurant space.

NEIGHBORHOOD PARTICIPATION

The site is within an employment area and there are no adjacent residential developments. The applicant contacted all property owners within 1000 feet and homeowners associations within half a mile. Specifically the applicant has contacted Mountain Vista Medical Center to the east and Christ's Church of the Valley to the west across Crismon Road. To date, staff has not received any comments or concerns from neighboring property owners regarding this request.

CONFORMANCE WITH THE GENERAL PLAN

Summary: The proposed rezoning and site plan modification is consistent with the intent of the Mesa 2040 General Plan and will help to develop and maintain a mixed use activity district in this area. The proposed site plan is also consistent with the PEP and LC zoning on the site and is compatible with the overall site plan for the Mountain Vista Medical Center.

The goal of Mesa 2040 General Plan is to establish and maintain neighborhoods and to build a sense of place in neighborhoods and in commercial/employment areas of activity. 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.

Criteria for review of development

The zoning ordinance requires that all site plans be consistent with the adopted General Plan. Determining consistency with the General Plan requires a review of the proposal against the character area requirements and the other goals and policies of the Plan and any adopted sub-area plans. 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.

This proposal will transform an under-utilized outparcel in front of an existing Medical Center along an arterial street by developing the southern end of the parcel. The previously approved site plan for this parcel was a strip, multi-tenant retail building. The property owner is now proposing to subdivide the property into two or three lots. Applicable General Plan goals and policies are to create inter-connected places that build strong neighborhoods. In order to achieve this goal the continued development of the larger parcel will need to provide vehicular and pedestrian connections and continue build on the sense of place established by the medical center.

The proposed contemporary building architecture with pedestrian connectivity from Crismon Road and the neighboring Medical facility will significantly improve the appearance of the southeast corner of Crismon Road and Southern Avenue with landscaping and outdoor seating under shade will enhance visual interest to the area. The proposed use of this

property is consistent with the guiding principles of the General Plan.

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 building architecture, Urban Design and Place-Making are acknowledged through the quality and orientation of the building and the provision of sidewalk connections to the surrounding development.

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

This location is not within any specific Sub-Area Plan, however the location is in front of existing Mountain Vista Medical Center and surrounding facilities. This area is a regional attraction within the Superstition Freeway East Economic Activity District.

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

Figure 7-1 of the Mesa 2040 General Plan shows this area designated as a Mixed Use Activity District character type. The Mixed Use Activity Districts are large-scale (typically over 25 acres) community and regional activity areas characterized by 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.

The character sub-type is Community-scale, 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 proposal for a restaurant with drive-thru is an appropriate use for the character type given its location on Crismon Road less than one-quarter of a mile from the ramps to US Highway 60. The contemporary architecture and design of outdoor seating area with permanent shade with pedestrian connectivity just south of the intersection will facilitate visual interest in the development from passing traffic along Crismon Road and visitors to Mountain Vista Medical Center with positive implementation of the General Plan's intent.

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

- **Providing appropriate infill development;**

This site is a vacant commercial site in front of the existing Medical Center. The new site plan is designed to provide pedestrian access from Crismon Road and utilize the existing

drive way access to the south for Medical Center. The proposed development in front of the hospital will offer an opportunity to serve the large employee base at Mountain Vista Medical Center to the east.

Staff has some concern with the move away from the previously approved retail strip building to individual, auto-oriented pad sites. However, as long as the property owner continues to include pedestrian and vehicular connections and design themes that relate to the larger medical complex, staff can support the development as appropriate for the area.

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

The proposed development will occupy the vacant lot and will enhance the quality of the surrounding area with new investment and a stimulating street presence. The proposed building uses interesting contemporary architecture and quality materials which will contribute to the quality of the surrounding area.

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

The addition of a restaurant building in front of the Medical Center will enhance the intended character of the area by establishing new business that will serve this Superstition Freeway East Economic Activity District. Specifically, the Medical Center is a major employer however there are currently few off-site dining options in the area, a restaurant use at this location can serve employees and hospital visitors.

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

This request will enhance the existing streetscape appropriate to a "Mixed Use Activity" district based on the building's orientation, architecture, outdoor seating and use of landscaping.

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

The draft contemporary building design concepts are well designed. Staff believes the project will add to the development quality of the surrounding area. The Design Review process will be used to ensure this development meets or exceeds the quality of the surrounding area.

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;**

This is a suburban area being developed as a Mixed Use Activity Area. The site design provides connection to the adjacent uses. The goal in these developing areas, compared to early development styles, is to provide a balance between auto and pedestrian activities.

This development provides future connections to the balance of the parcel to the north and integrates with the established sidewalk system.

STAFF ANALYSIS

SUMMARY:

The proposal is to create a new pad site in front of the existing Mountain Vista Medical Center for a restaurant with drive-thru. The proposed facility will be accessed by the existing driveway from Crismon Road to the south. Pedestrian connectivity is provided to the sidewalk along Crismon Road to the west and east.

The building front and entry, including an outdoor seating area, face south towards the existing driveway access to Mountain Vista Medical Center to the east. The drive-thru lane wraps around the east and north elevations with the pick-up window facing north.

The proposed building will require the following parking spaces:

Restaurant building:	4,268 square feet (parking @ 100=43)
Additional outdoor seating area:	510 square feet (parking @ 200=3)
Total required:	46 spaces
Total provided for restaurant with drive-thru:	58 spaces

The proposed site plan with the drive-thru meets the required parking calculations per the current zoning code.

The proposed site plan exceeds setback requirements along Crismon Road as shown in the following table.

Street	Minimum Setback	Provided Setback
Crismon	15'	38'

The proposed site plan provides a 15-foot wide perimeter landscaping along south and east property line. However along north property line only 5 feet provided but the canopy over the pick-up window is located inside it. Since the property to the north is vacant and does not have an approved site plan, staff suggest providing minimum 5-foot wide clear landscape yard along the north property line (condition #5).

The 3-foot tall screen wall design along Crismon, including the 6-foot tall CMU trash enclosure design lack articulation and needs enhancement. Therefore, staff suggests designing screen wall and trash enclosure to be compatible to the building architecture (condition# 6).

The site plan indicates stamped concrete for pedestrian walks across parking lot and drive aisle except the one to the east. Therefore, staff suggest providing stamped concrete for all pedestrian walks (condition #7).

The SEC of Southern Avenue and Crismon is currently zoned Limited Commercial (LC) except a small remnant piece approximately 60-feet wide along south property line of the subject site currently zoned Planned Employment Park (PEP). Therefore, staff suggested to rezone the entire site to LC.

The proposed site is a portion of an existing parcel which requires either a land split or subdivision depending on how the balance of the parcel to the north is developed.

CONCLUSIONS:

Staff does not have any unresolved concerns with the proposal to build a brand new restaurant with drive-thru at this location in front of an existing hospital. The proposed site plan supports the existing traffic pattern and will enhance the Crismon Road corridor between the Superstition Freeway and Southern Avenue. Therefore, staff recommends approval of zoning case Z16-005 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, landscape plan and building elevations submitted.

2. Compliance with all City development codes and regulations.
3. Signs (detached and attached) need separate approval and permit for locations, size, and quantity.
4. **Compliance with all conditions of Design Review (DR15-046) approval for architectural and landscaping design.**
5. **Provide minimum 5-foot wide landscape yard free from encroachments along north property line.**
6. **Provide a screen wall to buffer the parking lot along Crismon Road and driveway access to the south. Design of the screen wall and trash enclosure shall be compatible with the building architecture in material, color and texture.**
7. **Provide stamped concrete in all pedestrian walks across parking lots and drive aisles.**

G:\P&Z Case folders\Z16\Z16-005 Culvers Crismon & Southern PLN2015-00492\Staff Report Z16-005 PLN2015-00492 Culver's.docx