

**60 South Country Club Drive  
NWC Country Club and First Avenue  
Mesa, Arizona  
Rezoning Project Narrative  
February 29, 2016**

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**Project Summary and Request**

Pew & Lake, PLC, on behalf of Mr. Steve Chucri, hereby submits this project narrative and justification statement in support of a zoning change request for the approximately 0.66 acres located at 60 North Country Club Drive. The property is located on the northwest corner of Country Club and First Avenue, as shown on **Exhibit A** of this narrative. We are requesting 1) a rezone from Downtown Business (DB-1) to General Commercial (GC) with a Bonus Intensity Zone (BIZ) Overlay. If approved, these requests will allow the continued sales and leasing of automobiles on this site as an interim use and zoning would be in place to allow a future site plan that could be reviewed based on the existing development standards for the downtown district at the time of the re-development.

**Site Description**

This site is the former location of Enterprise Rent-A-Car, an automotive use focused 100% on car leasing. Accessory uses included vehicle detailing and make-ready. This use has been located on this property for many decades. However, in the late 1990's it appears that the City of Mesa expanded the downtown district and rezoned the property, without the written permission of the property owner, to a downtown district creating a legal non-conforming use for the operating car leasing facility on the property. Since Enterprise terminated their lease and vacated the premises, the property owner has had an extremely difficult time finding a tenant interested in using the property in a use consistent with the DB-1 zoning classification. Moreover, the vacant property has become a refuge for transients who make their way from downtown to the nearby shelter, and has become an attractive nuisance. For these reasons, it is critical that the previous allowed uses for the property be restored so that the property can be occupied and utilized for a productive business purpose. The property owner is requesting a rezone of the property to GC BIZ to allow for continued Auto Sales and Leasing as an interim land use until market conditions support the extension of redevelopment to this western edge of downtown Mesa. The auto sales and leasing use is a logical transitional land use due to the existing improvements and property configuration due to his historical operation for this type of land use.

Presently, there is a single story, 2,400 square foot building on site (see **Exhibit B**). The building was constructed in approximately 1960 and is surrounded by a parking lot with 44 spaces, 2 of which are ADA compliant. There are two driveways on the site—one on Country Club and one on 1<sup>st</sup> Avenue.

**Adjacent Zoning Districts and Existing Uses**

The property owner believes a rezoning of this property to allow the proposed use is consistent with the historical use of this property and is compatible with the surrounding uses in the area. Shown below is a graphic indicating the surrounding zoning designations and existing uses.

Direction	Current Zoning	Current Use
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North	DB-1	Legal non-conforming Auto Service Repair and Painting
South	DB-2	Legal non-conforming Budget Inn Motel
East	DC	Legal non-conforming Pet Food Warehouse
West	RS-6	Legal non-conforming Auto Service
Subject Site	DB-1	Vacant/ Formerly an Enterprise Rent-a-Car

### **Impact on Surrounding Properties**

The requested zoning change will have little to no impact on surrounding properties. Historically, this property has been used for an automotive use, the only change being proposed for this property is the nature of the transaction which will take place on the premises. The operational characteristics of a rental car facility are nearly identical to the operations of an automobile sale facility.

### **Conformance with General Plan and Zoning Code**

The proposed use is consistent with the Downtown land use designation in the City of Mesa 2040 General Plan. The Downtown designation acknowledges the diversity of uses in this area, the infrastructure conditions and underutilized land. The Downtown designation anticipates a full array of land uses within this designation with potential for redevelopment with generous allowances for building height, lot coverage and the highest densities and intensities in the City.

The existing DB-1 zoning designation provides for general retailing, office and entertainment uses. The property owner, after extensive consultation with the City of Mesa, has decided to rezone the property to GC with a BIZ Overlay which will allow the property to be utilized for its historical use on an interim basis until such time as redevelopment of Main Street and Country Club has progressed to a point that other land uses envisioned in the downtown core are viable two blocks south of Main Street. A BIZ Overlay is appropriate at this time for this proposed use because the site meets several of the environmental performance criteria outlined in the City of Mesa Zoning Ordinance:

- i. This project proposes the redevelopment and rehabilitation of an economically distressed property.
- ii. This site exists in an area with existing utility, transportation on community services.
- iii. This site is within ½ mile of a light rail line.

It is anticipated that this project will be used, developed and redeveloped in multiple phases over a period of time as market conditions transition from the existing highway commercial uses to uses consistent with the transit oriented development along Main Street. The site is only 0.66 acres therefore its redevelopment potential may be better realized at such time that additional properties can be consolidated as discussed in the Central Main Sub-Area Plan. The City of Mesa has recently pursued land assembly at the northwest corner of Main and Country Club to facilitate redevelopment and it is that type of public-private partnership that will be necessary to bridge the gap between existing conditions and the type of development described in the Central Main Sub-Area Plan. As the property

is redeveloped the site will be phased into conformance with the General Plan, Downtown Plan and the City Code. The initial phase will be to allow the site to re-open as an auto sales and leasing operation under the existing conditions and locations of buildings, landscaping, parking and operations. As the market conditions progress and the site is ripe for redevelopment, the property owner will work with the City of Mesa to phase in compliance with the then existing City Code and bring the land uses into conformance with the current vision for redevelopment in that area.

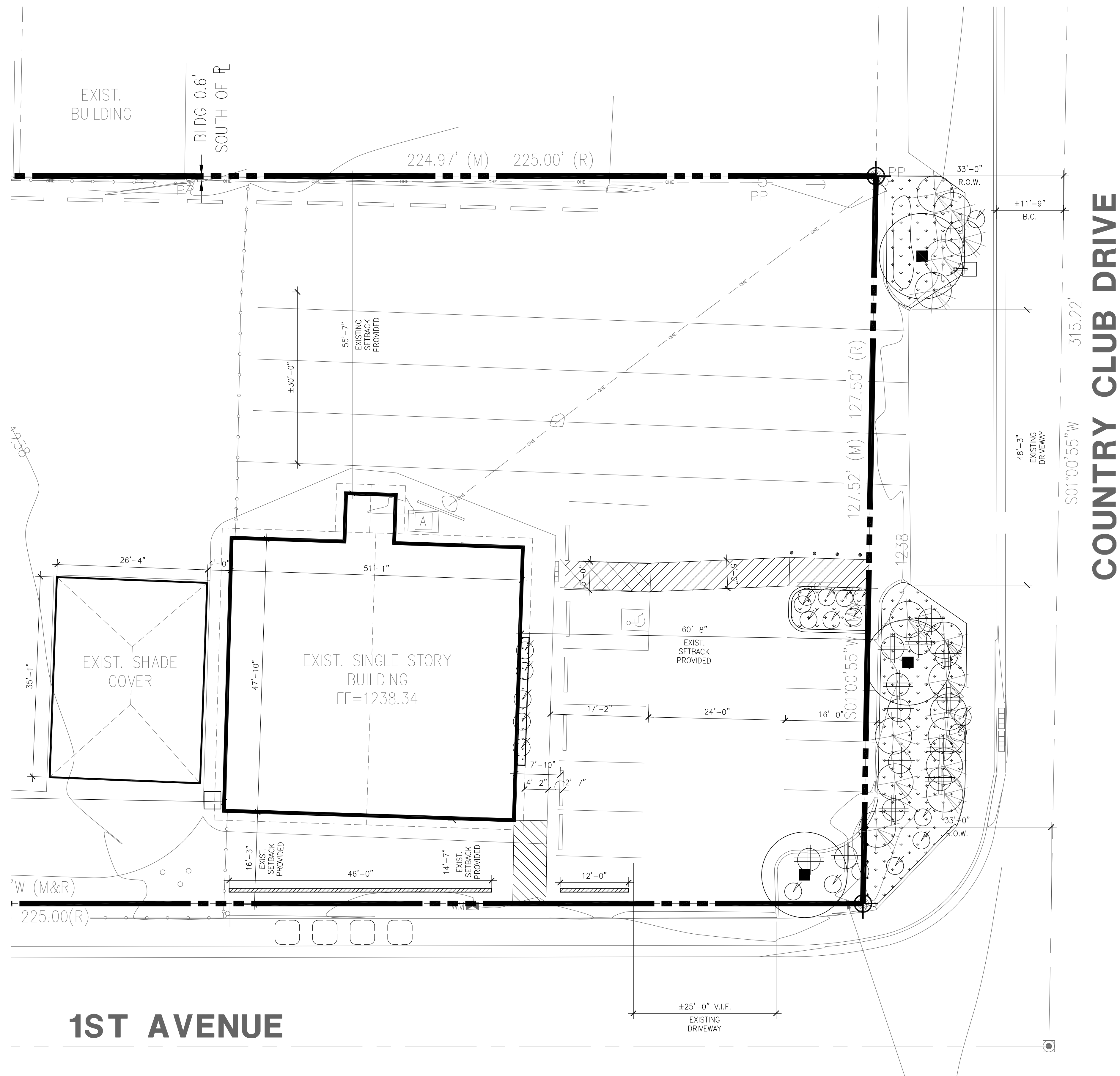
Finally, a BIZ overlay is being used because we believe in the future, this particular development tool will be helpful in the ultimate redevelopment of the property consistent with the vision of the City of Mesa General Plan. While the interim use of the property does not necessarily exemplify the BIZ, we believe that as the market conditions change and other redevelopment projects occur up and down Main Street along the light rail corridor, redevelopment along Main Street will eventually “carry over” to the subject property two blocks south of Main Street and make other redevelopment projects more financially viable. The BIZ goals will be advanced with the ultimate redevelopment of the property as market conditions allow. Eventually the property owner and the City will also be able to apply the City of Mesa Zoning Ordinance, General Plan and possible sub area plans, including provisions from the Form Based Code, to transition the property from the proposed interim use to a land use that is more consistent with the long term vision for this corridor. Specifically, the T4 Neighborhood Flex (T4NF) standards adopted by City Council or other land use development tool or ordinance contained in the City of Mesa Code, may be used to encourage a creative development plan that is compatible with existing and future development in the area and which will be consistent with other planning documents and the General Plan.

### **Parking**

As indicated in *Table 11-32-3.A Required Spaces by Use*, in the City of Mesa Zoning Ordinance, the required parking for this use is seven spaces, based on a ratio of 1 space per 375 square feet of the sales and service building. Additional areas of the property will be used for vehicle display.

### **Summary**

The applicant and property owner believe that rezoning to GC-BIZ to allow automotive sales at this location is not only appropriate, but is the best interim use of this property at this time . This use can be accomplished while respecting the historic use of the property with no negative impacts to surrounding property owners or the neighborhood. With the GC BIZ zoning in place, a future site plan process can be used to develop in accordance with standards similar to the T4NF when market conditions support such transition. We look forward to working with the City of Mesa staff to implementing this use on this underutilized parcel in Mesa and continuing to explore future potential for this parcel and its relationship to the light rail station on Main Street.



**LANDSCAPE LEGEND**

1 LARGE SHRUB

11 SMALL SHRUB

15 MEDIUM SHRUB

3 TREE

PERENNIAL GROUND COVER

91 S.F. + 727 S.F. + 35 S.F.  
278 S.F. = 1,131 S.F.

LANDSCAPE REQUIRED: 10% (2,868 S.F.)  
LANDSCAPE PROVIDED: 4% (1,131 S.F.)

**VICINITY MAP:**

UNIVERSITY DR  
ALMA SCHOOL RD  
SEC. 21 T.1N, R.5E  
EXTENSION RD  
MAIN ST  
1ST AVE  
2ND AVE  
COUNTRY CLUB DR  
PROJECT SITE  
BROADWAY RD  
NORTH

**LEGAL DESCRIPTION:**

LOT 5, BLOCK 3, OF VINEYARD PLACE AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 4 OF MAPS, PAGE 21, EXCEPT THE SOUTH 25 FEET THEREOF, AND EXCEPT THE WEST 60 FEET THEREOF.  
(NOTE: A PLAT OF MESA RECORDED IN BOOK 23 OF MAPS, PAGE 18 THEREOF, RECORDS OF MARICOPA COUNTY, ARIZONA, PURPORTS TO SHOW SAID PROPERTY AS LOT 5, BLOCK 73, OF MESA, EXCEPT THE SOUTH 25 FEET THEREOF AND EXCEPT THE WEST 60 FEET THEREOF.)

**PROJECT TEAM:**

OWNER: CARMEN CORY TRUST/RECKER, LEONILLE  
60 S COUNTRY CLUB DR  
MESA, AZ 85210

ARCHITECT: ANDREWS DESIGN GROUP, INC.  
1095 W. RIO SALADO PKWY.  
SUITE 103  
TEMPE, ARIZONA 85261  
PHONE: (480) 894-3478  
FAX: (480) 894-4013  
CONTACT: DONALD A. ANDREWS

**PROJECT DATA:**

ADG JOB NO.: A2915  
PROJECT NAME: AUTOMOBILE/VEHICLE SALES AND LEASING

APN: 134-01-047  
ADDRESS: 60 S COUNTRY CLUB DR  
MESA, AZ 85210  
ZONING: DB-1 TO DB-2 S.U.P.  
LOT AREA: 28,684 S.F. (0.658 AC.)

PROJECT DESCRIPTION:  
EXISTING SITE AND BUILDING TO REMAIN  
THIS REQUEST RE-ZONE FROM DB1 TO DB-2 S.U.P.  
AUTOMOBILE/VEHICLE SALES AND LEASING

USE OCCUPANCY:  
AUTOMOBILE/VEHICLE SALES AND LEASING

BUILDING AREA:  
EXISTING BUILDING 2,512 S.F.  
EXISTING SHADE COVER 926 S.F.  
TOTAL 3,438 S.F.

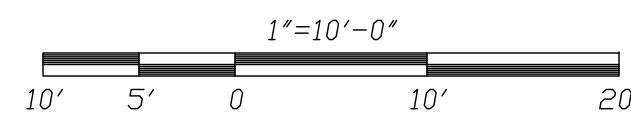
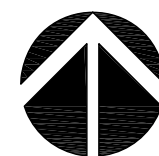
MAXIMUM BUILDING HEIGHT: 40 FEET

BUILDING SETBACK REQUIRED:  
FRONT 15'  
INTERIOR SIDE 0'  
REAR (NON-RESIDENTIAL) 0'

LOT COVERAGE: 11.9%

PARKING:  
PARKING REQUIRED 1 PER 375  
2,512 / 375 = 7 P.S.  
PARKING PROVIDED: 9 P.S. (INCLUDING ONE ACCESSIBLE PARKING SPACE)

ENLARGE SITE PLAN / LANDSCAPE EXHIBIT  
SCALE: 1"=10'-0"



Andrews Design Group, Inc.

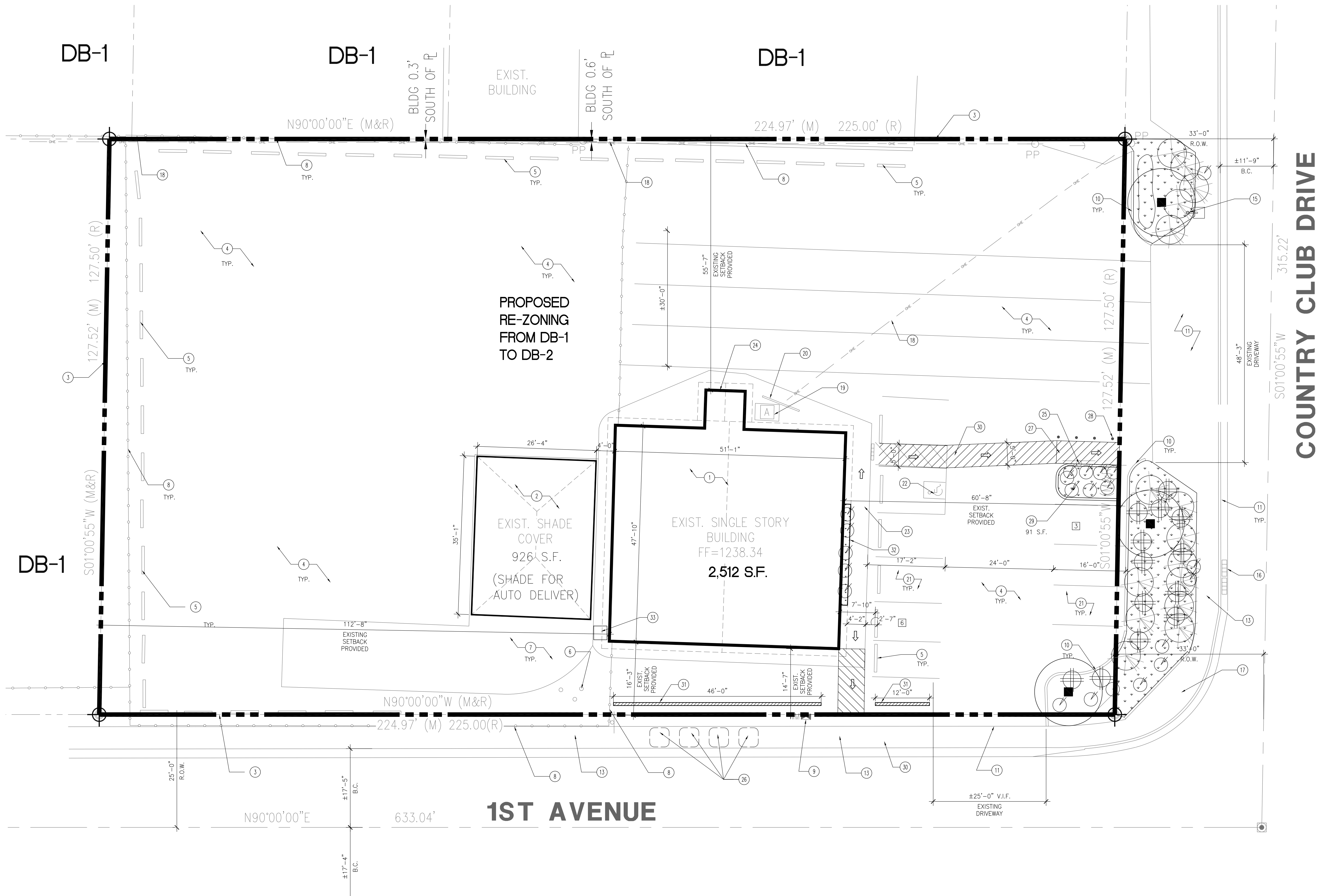
ENLARGE SITE / LANDSCAPE - EXHIBIT

AUTOMOBILE / VEHICLE SALES AND LEASING  
60 S. COUNTRY CLUB DRIVE  
MESA, ARIZONA 85210

ADG A2915

No.	DATE	REVISIONS
1		
2		
3		

LA



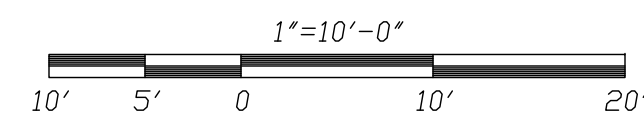
KEY NOTES:

1. EXISTING BUILDING
2. EXISTING NON-COMBUSTIBLE SHADE COVER
3. PROPERTY LINE
4. EXISTING ASPHALT / VEHICLE LOADING AND UNLOADING
5. EXISTING CONCRETE WHEEL
6. EXISTING BOLLARDS
7. EXISTING CONCRETE
8. EXISTING FENCE TO BE REMOVE RAZOR WIRE FENCE
9. EXISTING WATER METER
10. EXISTING CONCRETE CURB
11. EXISTING CONCRETE DRIVEWAY
12. EXISTING VERTICAL CURB & GUTTER
13. EXISTING 5' SIDE WALK
14. EXISTING ROLLED CURB & GUTTER
15. EXISTING STREET LIGHT
16. EXISTING CATCH BASIN
17. EXISTING SIDEWALK RAMP
18. EXISTING OVERHEAD ELECTRIC LINE
19. EXISTING A/C UNIT TO BE SCREENED FROM STREET VIEW
20. EXISTING SCREEN WALL TO BE RISE TO SCREEN EQUIPMENT
21. EXISTING PARKING TO REMAIN
22. EXISTING ACCESSIBLE PARKING TO BE RE-STRIPE PER CITY OF MESA REQUIREMENTS STANDARD DETAIL M-23.0
23. EXISTING CONCRETE WALKWAY
24. PROJECTION LINE OF ROOF ABOVE
25. EXISTING SIGN TO BROUGHT INTO CONFORMANCE
26. REFUSE WILL BE COLLECTED IN BARRELS. BARRELS WILL BE COLLECTED ON THE PROPERTY CURBSIDE ON 1ST AVENUE DIRECTLY SOUTH OF EXISTING BUILDING.
27. ACCESSIBLE PATH REQUIRES FIELD VERIFICATION TO COMPLY WITH CODE REQUIREMENTS, 5 FEET MINIMUM CLEAR, 2 % MAXIMUM CROSS SLOPES.
28. 4' HIGH SAFETY BOLLARD, PAINT YELLOW
29. NEW LANDSCAPE AREA WITH 6" VERTICAL CURB
30. 4" WIDE YELLOW PAINT, STRIPE
31. KNELL WALL 18" HEIGHT
32. FOUNDATION BASE LANDSCAPING
33. EXISTING A/C UNIT PAINTED TO MATCH BUILDING

LANDSCAPE LEGEND

- 1 LARGE SHRUB
- 11 SMALL SHRUB
- 15 MEDIUM SHRUB
- 3 TREE
- PERENNIAL GROUND COVER
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ENLARGE SITE PLAN / LANDSCAPE EXHIBIT  
SCALE: 1"=10'-0"



ADG A2915



Andrews Design Group, Inc.

ENLARGE SITE / LANDSCAPE - EXHIBIT

AUTOMOBILE / VEHICLE SALES AND LEASING  
60 S. COUNTRY CLUB DRIVE  
MESA, ARIZONA 85210

No.	DATE	REVISIONS
1		
2		
3		

DR1.1



# 60 South Country Club

Site Photographs

North Elevation





South Elevation





East Elevation





West Elevation



**60 South Country Club Drive  
NWC Country Club and First Avenue  
Mesa, Arizona  
Citizen Participation Report  
February 2, 2016**

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**Purpose**

The purpose of the Citizen Participation Report is to provide the City of Mesa staff with information regarding the efforts made to inform citizens and property owners in the vicinity concerning the Applicant's request to the City of Mesa for the following:

- Rezoning the property from Downtown Business (DB)1 to Downtown Business (DB) 2; and
- Granting of a Special Use Permit to allow for the sales and leasing of automobiles at this location.

By providing opportunities for citizen participation, the applicant has ensured that those affected by this application have had an adequate opportunity to learn about and comment on the proposed plan.

**Contact Information**

Those coordinating the Citizen Participation activities are as follows:

Sean B. Lake  
Pew & Lake, PLC.  
1744 S. Val Vista Drive, Suite 217  
Mesa, AZ 85204  
(480)461-4670 (office)  
(480)461-4676 (fax)  
sean.lake@pewandlake.com

Vanessa MacDonald  
Pew & Lake, PLC.  
1744 S. Val Vista Drive, Suite 217  
Mesa, AZ 85204  
(480)461-4670 (office)  
(480)461-4676 (fax)  
vanessa.macdonald@pewandlake.com

**Actions**

In order to provide effective citizen participation in conjunction with these applications, the following actions have been taken to provide opportunities for feedback from surrounding property owners:

1. The property owner has sent a notification letter to neighboring property owners, informing them of the nature of the requests, the proposed use, and other details of the proposed project. The notification mailing list for the letter included all property owners within 100' of the subject property, registered neighborhood contacts within 1-mile of the property and HOA's within a half-mile of the project (registered neighborhood contacts will be obtained by the City of Mesa Neighborhood Outreach Division). A total of 195 property owners were notified. A copy of the letter is attached to this report along with the notification map and notification list.



2. Notices of Public Hearing will be provided to the planning department on February 2, 2016 so that the City may send out the notices to property owners within 500 feet of the project site.
3. In compliance with procedures outlined in the Zoning Ordinance, the property will be posted with signs for upcoming hearings at the Planning and Zoning Board, Board of Adjustment and the Mesa City Council. Signs will be posted at least two weeks prior to the first public hearing.

**Attached Exhibits:**

- A) Property owners within 1000' feet of the subject property and registered neighborhood contacts within 1 mile of the property and HOA's within one-half mile of the project.
- B) 1000' Notification Map of surrounding property owners.
- C) Notification letter.

**Schedule:**

Pre-Application Submittal- June 12, 2014

Pre-Submittal Conference- June 30, 2014

Formal Application- February 2, 2015

Planning and Zoning Board Hearing- February 17, 2016 (tentative)

City Council Introduction- TBA

City Council Final Action- TBA

Board of Adjustment Hearing- TBA



RAILmesa: Retail, Arts, Innovation & Livability  
[railcdc@gmail.com](mailto:railcdc@gmail.com)

Dear Planning and Zoning Board,

The RAILmesa Community Organization would like to express its collective concern over the proposal at 60 South Country Club to rezone the site to the General Commercial (GC) district with a Bonus Intensity Zone (BIZ) overlay that would allow for an auto-oriented use in a light rail station area.

- The subject property lies less than 200 yards from the light rail station platform. Central Main Plan Policy PFC 4.3 states "Auto-oriented uses will be discouraged in light rail station areas." Allowing a new, automotive use in our station area will weaken the Central Main Plan and future potential development in downtown.
- This area is a Transit Adjacent - Residential character area and part of downtown's Arts & Entertainment districts. It is important to respect the new universities, local businesses, residents purchasing homes, and investors looking to locate in an area that will have predictable development meant for Transit Oriented Design. Allowing a new, automotive use would be against the reason that all of these people choose to invest in this special area.
- This property is in the Form Based Code zoning overlay area (T4-NF), which encourages uses and building types more appropriate for station areas. Allowing a new automotive use goes against the community's initiative to have a form based code for the downtown area.
- T4NF requires a 12' or 20' maximum parking access drive width. The 48' existing driveway maintains a clear hazard to people walking. Landscape plan should reflect a narrowing of the drive width.
- We support the adaptive reuse of existing buildings, but only for such uses that are allowable in the Central Main Plan and Form Based Code. New automotive uses are not permitted in existing, adopted plans and zoning.
- This site is just a few hundred yards from the corner of Country Club and Main that is currently in negotiations for a new mixed-use development that follows the existing zoning. Shifting away from the existing citizen adopted plans may jeopardize existing and future investment in downtown.
- First Avenue is a well-known and often-used thoroughfare and downtown gateway to the square mile that includes views of the Mesa LDS Temple, access to the Mesa Arts Center, and will soon be redeveloped with streetscape enhancements. Allowing a new, automotive use as a bookend would detract from the area.

The Central Main Plan was adopted in 2012. The Downtown Vision Committee concluded their work less than 8 months ago. Light rail has been operating for less than 200 days. Now is not the time to change change policy and send the wrong message to the market, residents, and business owners who take pride and have invested in our downtown. By eroding the vision and direction of the Central Main Plan and the Downtown Vision Committee, we erode predictability for those interested in investing in our downtown and diminish the value of our downtown and community for future development.

We are at a tenuous moment where the development community is just now looking into investing in our downtown and are watching closely to see if we are committed to our vision of a prosperous, transformative downtown -- or if we'll change our plans and vision haphazardly. Going against established city policy, council-adopted plans and visions as well as the underlying zoning flies in the face of what the community has been working toward for more than ten years. Please do not allow the station areas and our citizen-developed, council-adopted plans to be eroded by such a substantial deviation from the intent of the community's vision and plan for the future of downtown Mesa.

Sincerely,  
RAILmesa Community Organization