



## Memorandum

**Date:** April 18, 2016  
**To:** Mayor and City Council  
**Through:** Karolyn Kent, Assistant City Manager  
**From:** Christine Zielonka, Development and Sustainability Director  
John D. Wesley, AICP, Planning Director  
**Subject:** Modifications to Planning and Zoning Board staff report for the rezoning and site plan at 60 S Country Club Drive, Case Z16-012

The zoning case for the northwest corner of Country Club Drive and West First Avenue is a rezoning and site plan to permit an automobile sales and leasing facility and redevelopment of the site consistent with the T-4 Neighborhood Flex transect. Between the time of posting of the Planning & Zoning Board agenda with the accompanying staff report and the time of the Planning & Zoning Board hearing additional discussions occurred between the staff and the applicant to clarify proposed conditions of approval relative to improvements necessary to occupy the existing building and future improvements that will be necessary with future redevelopment into the T-4 NF transect. The intent of the conditions was to establish improvements to the existing site and to establish future conditions at the time of redevelopment of the property through an owner-initiated site plan process. The applicant and staff are in agreement on these conditions and the Planning & Zoning Board recommended approval of the case with these modified conditions. The list of conditions below reflect what is recommended by both staff and the Planning and Zoning Board and what is contained in the ordinance attached to this case.

### **CONDITIONS OF APPROVAL:**

1. Compliance with the basic development as described in the project narrative and as shown on the site plan dated February 29, 2016.
2. Compliance with all City development codes and regulations.
3. Vehicle access to the property shall be limited to one driveway on to each street frontage.
4. Implementation of the following prior to occupancy of the building:
  - a. Removal of barbed wire from the fence along the West First Avenue frontage and within the side street yard of the building and provide a kneel wall of 18 inches height along the remainder of the

- frontage not used for the driveway or landscape area as indicated on the site plan.
- b. Removal of the existing non-conforming pole sign and any additional prohibited signs. A new illuminated sign shall require a permit and shall not to exceed 5 feet in height and 32 square feet in message area on a monument type fixture separated from parking, vehicle display and drive aisles by raised curbing approved to City of Mesa engineering design standards.
  - c. Provide and maintain a minimum of 1,131 square-feet of landscape area consisting of right of way landscaping, foundation base landscaping and a new landscape bed around the new sign (#6 above) as shown on the site plan; replace any dead or dying existing landscape materials. An irrigation plan shall be approved by the City.
  - d. Execute an encroachment agreement to maintain existing landscaping within the public right of way.
  - e. Provision of 9 parking spaces for the use of customers and employees.
  - f. Install pedestrian connections from both the Country Club Drive and First Avenue sidewalks to the primary building entrance as shown on the site plan. At the time of future redevelopment upgrade existing sidewalks, pedestrian connections and ramps for ADA compliance as necessary.
  - g. Unscreened equipment and building systems shall be painted to match the building.
5. Solid Waste collection shall be provided in accordance with City of Mesa specifications.
  6. The use of outdoor speakers, amplification and paging systems shall be prohibited.
  7. The use of vehicle display platforms is prohibited.
  8. All vehicle loading/unloading shall occur on site.
  9. At the time the property owner chooses to redevelop the property, the property owner shall file a site plan application with the City of Mesa and approved by the Planning & Zoning Board for the property to facilitate the building form, type and frontage standards established by Chapters 58, 59 and 60 of the Zoning Ordinance for the T-4NF transect as adopted on June 12, 2012 as part of the Downtown Neighborhoods Regulating Plan.