



Planning and Zoning Board

Case Information

CASE NUMBER: Z16-031 (PLN2016-00395)
LOCATION: 1919 W Main Street
GENERAL VICINITY: Located at the southeast corner of Dobson Road and Main Street
REQUEST: Council Use Permit for a large format retail use in LI district
PURPOSE: This request will allow re-use of a vacant grocery store
COUNCIL DISTRICT: District 3
OWNER: Ilyeon Kwon
APPLICANT: David Kim, Corbel Architects, Inc.
STAFF PLANNER: Lisa Davis, Planner II

SITE DATA

PARCEL NO.: 134-32-028B
EXISTING ZONING: LI - Light Industrial
GENERAL PLAN DESIGNATION: Mixed Use Activity District
GROSS FLOOR AREA: 5.6 ± acres

SITE CONTEXT

NORTH: (across Main Street) Existing commercial center – zoned GC
EAST: Existing industrial/office – zoned LI
SOUTH: Existing retail and industrial development – zoned LI
WEST: (across Dobson Road) Existing commercial center – zoned GC

ZONING HISTORY

1967: Annexed into the City of Mesa (ord. 538) as part of the original University of Arizona Experimental Farm total of 400 acres.
1976: Rezoning of 149 acres to AG to establish City of Mesa Zoning. (Z76-039)
April 16, 1984: Rezone 50 acres from AG to M-1 to allow the development of an industrial subdivision (Z82-061).
June 20, 1988: City Council approval of a site plan for development of a 104,436 SF neighborhood shopping center (SPR88-002).

STAFF RECOMMENDATION: Approval with Conditions

P&Z BOARD RECOMMENDATION: ☒ Approval with conditions ☐ Denial

PROP 207 WAIVER: ☒ Signed ☐ Not Signed

PROJECT DESCRIPTION

The applicant is requesting a Council Use Permit to allow a large format retail sales use, HMart, to locate in an LI zoning district. The site is located at the southeast corner of Dobson Road and Main Street. It was originally developed as a neighborhood shopping center with an Albertson's grocery store. HMart is intending to re-use the 68,066 SF building and site for an Asian-American supermarket specializing in Asian and Western Groceries (brochure attached). Improvements will be primarily focused on the interior of the building with exterior re-paint.

CITIZEN PARTICIPATION

The applicant has notified all surrounding property owners within 500-feet of the subject site. They provided a Citizen Participation Plan that outlines their outreach effort. To date staff has not received any communication in regard to the request.

CONFORMANCE WITH THE GENERAL PLAN

The goal of the 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.

This is a proposal for a large format retail use in the LI zoning district. The submittal is consistent with the General Plan.

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.

Staff Comment: Four major employment activity areas contain locations for the majority of Mesa’s employment. This site is within the West Mesa Economic Activity area and within Broadway Corridor Economic Activity District. This proposal will re-use a previously approved but currently vacant retail development and is consistent with furthering the intent and direction contained in the General Plan.

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

Staff Comment: This site is located within the West Main Street Area Plan. The plan focuses on the history and diversity that has developed including retail establishments. The area has a highly diverse social base. The cultural expression is evident in the façade and architecture of buildings in the area. The proposed large format retail use, HMart, meets the vision for redevelopment in the West Main Street Area Plan. Establishing another Asian market will further the Plan’s goal to encourage the further diversity of this area.

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

The Character Area map of the Mesa 2040 General Plan defines this location as a *Mixed Use Activity District with a transit corridor* which is defined as follows:

Mixed Use Activity District

Focus:

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. The goal is to help these districts be strong and viable centers of commercial activity that attract people to unique shopping and entertainment experiences.

Staff Comment: The existing commercial shopping center including the large format retail space proposed to be used for HMart is consistent within the Mixed Use Activity District. Over time, the goal is to redevelop with a more pedestrian oriented building form. Given that this proposed use can move into the existing facility without any modifications to the site, there is no opportunity with this case to further implement the goals of the General Plan or West Main Plan.

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

- **Providing appropriate infill development;**

Staff Comment: the HMart is proposed to re-use an existing vacant retail building and is an appropriate use for the area.

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

Staff Comment: The proposed development blends with the intended character of the area.

STAFF ANALYSIS/ SUMMARY

The neighborhood shopping center was constructed in 1989 and in 2007 the Albertson's closed. Subsequent to the 1988 approval of the neighborhood shopping center the Mesa Zoning Ordinance was revised to require a Council Use Permit (CUP) for a large format retail use, identified as 25,000 square feet or more, in the LI zoning district. Because the store has not been used in more than one year the "grandfathered" use is no longer allowed and current codes must be followed requiring the need for a CUP for the proposed HMart.

A CUP is a discretionary authorization issued by the City Council upon findings through a public hearing that the proposed activity is in conformance with the intent of the Zoning Ordinance, the General Plan, and/or other specified plans or Council policies and will be compatible with, and not detrimental to, adjacent properties or the neighborhood in general.

As stated in the General Plan section, the proposed HMart retail use is consistent with the General Plan, and other City policies and Plans. The project will not be detrimental to adjacent properties and will be compatible with the surrounding uses. Infrastructure and adequate public services are available to service the site. Staff believes the use of the currently vacant building and site will infuse activity and will add value to the area that will attract people to a unique shopping experience.

Section 11-31-16 (D) of the Zoning Ordinance specifies criteria to be reviewed through the CUP for a large format retail use as follows:

1. The use is found to be in compliance with the General Plan and other recognized development plans or policies, and will be compatible with surrounding uses; and

Staff comment: As noted in the General Plan section of this report, the proposed use is in compliance with the General Plan.

2. A finding that a plan of operation has been submitted, which includes, but is not limited to, acceptable evidence of compliance with all zoning, building, and fire safety regulations; and

Staff comment: Plan of operation provided in narrative meets the criteria.

3. A finding that a "good neighbor policy" in narrative form has been submitted, which includes, but is not limited to, descriptions of acceptable measures to ensure ongoing compatibility with adjacent uses. Such policies shall include, but are not limited to, the name and telephone number of the manager or person responsible for the operation of the facility; complaint response procedures, including investigation, remedial action, and follow-up; and litter control measures; and

Staff comment: Good neighbor policy provided in narrative meets the criteria.

4. Evidence that acceptable documentation is present demonstrating that the building or site proposed for the use is in, or will be brought into, substantial conformance with all current City development standards, including, but not limited to, landscaping, parking, screen walls, signage, and design guidelines.

Staff comment: The project was built as a large grocery store and the proposed HMart is considered the same use. As a whole the shopping center does not meet current development standards but is in substantial conformance with current city development standards and meets the criteria.

5. Evidence that acceptable documentation is present demonstrating that the building or site proposed for the use shall adequately provide paved parking and on-site circulation in a manner that minimizes impacts on adjacent sites; and existing or proposed improvements to the site shall minimize dust, fugitive light, glare, noise, offensive smells and traffic impacts on neighboring residential sites.

Staff comment: Acceptable documentation for the existing center and Proposed HMart has been adequately provided and meets the criteria.

CONCLUSIONS:

A large format retail use, more than 25,000 square feet, is required to obtain the approval of a CUP in order to locate in the LI-Light Industrial zoning district. This requirement was not in place at the time the neighborhood shopping center developed with the Albertson's grocery store. Changes to the Mesa Zoning Ordinance now require the CUP. The site was developed as a grocery store shopping center and will adequately operate as one in the future. The addition of the HMart to the area will add to the cultural diversity and build on the character established by the Mekong Plaza at the southwest corner of Dobson Road and Main Street. Staff is supportive of the request for a Council Use Permit for a large format retail use at this location.

Staff recommends approval of the Council Use Permit 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.
2. Compliance with all City development codes and regulations.
3. **All dead, dying or missing landscape material adjacent to the store, along the street frontage and within the parking area of the site must be replaced at a minimum to the numbers and sizes as was approved in the construction documents associated with case SPR88-022.**
4. **Administrative Design Review approval by the Planning Director shall be required for the landscape plan and the exterior building paint color changes prior to issuance of Certificate of Occupancy.**