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Planning and Zoning Board

Case Information

CASE NUMBER:	Preliminary Plat for "Tri-City Pavillions II"
LOCATION/ADDRESS:	Located on the northeast corner of Main Street and Dobson Road 1870, 1932, 1960, 1982 and 1984 West Main Street and 67 North Dobson Road
GENERAL VICINITY:	Located on the northeast corner of Main Street and Dobson Road
REQUEST:	Preliminary Plat for "Tri-City Pavillions II"
PURPOSE:	This request will allow the subdivision of property approved for an existing retail development.
COUNCIL DISTRICT:	District 3
OWNER:	Tri-City Retail, LLC
APPLICANT:	Gary B. Fox, Superior Surveying Services, Inc.
STAFF PLANNER:	Lesley Davis

SITE DATA

PARCEL NUMBER(S):	145-48-003, 145-48-003J, 145-48-003K
PARCEL SIZE:	12.63± acres
EXISTING ZONING:	LC (Limited Commercial and GC (General Commercial)
GENERAL PLAN DESIGNATION:	Mixed Use Activity District
CURRENT LAND USE:	Retail development

ZONING HISTORY/RELATED CASES:

July 21, 1958:	Annexed to City (Ord.# 353)
June 19, 2963:	Rezone from R-1 to C-2 (Z63-038)
June 2, 1999:	Design Review approval for retail and office (DR99-060)
June 7, 1999:	Site Plan Modification for the former Tri-City Mall site (36 acres) to allow for a new retail center and office reuse of former JC Penny (Z99-21)

STAFF RECOMMENDATION: Approval with Conditions
P&Z BOARD DECISION: ☐ Approval with conditions ☐ Denial

SITE CONTEXT

NORTH:	Parking lot – Zoned LC
EAST:	Bus transfer station and light rail park-n-ride lot – Zoned LC and GC
SOUTH:	(Across Main) Commercial retail development – Zoned LI
WEST:	Retail and Automotive developments – Zoned GC and LC

PROJECT DESCRIPTION/REQUEST

This request is for approval of a preliminary plat titled "Tri-City Pavillions II", which is located on the northeast corner of Main Street and Dobson Road. The proposed preliminary plat will accommodate the reconfiguration of two parcels and the creation of one additional parcel within an existing retail development. The new lot line will be created for the existing Krispy Kreme Donuts, which is the proposed Lot 2. The reconfiguration of parcels adjusts the lot line for an existing vacant restaurant building along Main Street, identified as proposed Lot 4. The existing Safeway and retail shops building as well as the bulk of the parking for the center will be on the proposed Lot 1. The lot currently at 1982 West Main Street will be included in the plat as Lot 3, but no changes are proposed. The most recent site plan approval for this development was in 1999. (Z99-060) The applicant has not proposed any changes to the site plan.

CONFORMANCE WITH THE GENERAL PLAN

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. One of the methods to achieve this goal is to focus the "land use" discussion on the creation and/or maintenance of recognizable places throughout the city. This request is within the Character Type of Mixed Use Activity District as identified on the Character Area map in the Mesa 2040 General Plan. The General Plan identifies Mixed Use Activity Districts as areas that serve the larger community, primarily with retail areas and entertainment centers, but may also include offices, multi-residential and other supporting uses.

Utilizing the tools of the Mesa 2040 General Plan in review of the proposed project, this request would further implement and enhance the planned retail and office character of the given area and will help to create a greater sense of place, and make the place more economically viable into the future.

STAFF ANALYSIS

Staff has reviewed the proposed preliminary plat titled "Tri-City Pavillions II" and has determined that the plat is consistent with the previously approved site plans and the Mesa 2040 General Plan.

CONCLUSION:

Staff recommends approval with the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the basic development as described in the project narrative, and as shown on the previously approved site plan, (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all City development codes and regulations.
3. Dedicate any right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first.
4. Recordation of a reciprocal parking and cross-access easements with individual lot owners of the development.

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