



## Planning and Zoning Board

### Case Information

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**CASE NUMBER:** Z16-048 (PLN2016-00476)  
**LOCATION/ADDRESS:** 4425 South Mountain Road  
**GENERAL VICINITY:** Located at the SEC of Warner Rd and Mountain Rd  
**REQUEST:** Site Plan Review  
**PURPOSE:** Development of a shell commercial building  
**COUNCIL DISTRICT:** District 6  
**OWNER:** Mountain Warner LLC  
**APPLICANT:** Lesley L. Partch  
**STAFF PLANNER:** Mia L. Lozano

### SITE DATA

**PARCEL NUMBER:** 304-33-990A  
**PARCEL SIZE:** 3.9 acres  
**EXISTING ZONING:** Neighborhood Commercial (NC)  
**GENERAL PLAN DESIGNATION:** Neighborhoods  
**CURRENT LAND USE:** Undeveloped Land  
**BUILDING QUARE FOOTAGE:** 18,037 S.F.  
**PARKING REQUIRED:** 66 spaces  
**PARKING PROVIDED:** 83 spaces

### SITE CONTEXT

**NORTH:** Single Family Residential – Zoned RS-7  
**EAST:** Single Family Residential – Zoned RS-6-PAD  
**SOUTH:** Charter School K-6 – Zoned RS-6-PAD  
**WEST:** Across Mountain Rd, Single Family Residential –Zoned RS-6-PAD

### ZONING HISTORY/RELATED CASES:

**January 18, 2001:** City annexation Ord. # 3843  
**August 6, 2001:** Comparable zoning from Maricopa County Rural to City of Mesa R1-35-PAD, R1-15-PAD, R1-9-PAD (Z01-031 Ord. #3915)  
**December 18, 2006** Rezone to C-2 and Site Plan Review (Z06-89 expired)  
**August 1, 2007:** Design Review Board approval of a 29,648 sq. ft. retail building (DR07-097 expired)

**STAFF RECOMMENDATION:** Approval with Conditions  
**P&Z BOARD DECISION:** ☒ Approval with conditions. ☐ Denial  
**PROP 207 WAIVER:** ☒ Signed ☐ Not Signed

### **PROJECT DESCRIPTION/REQUEST**

This site is located at the southeast corner of Warner Rd. and Mountain Rd. The applicant is requesting site plan review of a 3.93± site currently zoned Limited Commercial (LC). The project identifies the site as proposed parcel 'A' and proposed parcel 'B'. The applicant intends to complete a lot split to create two separate parcels. Future parcel 'B' will be developed at a later date. The applicant is proposing a 18,037 S.F. shell commercial building that will accommodate up to 14 tenant spaces. The narrative indicates the commercial center will include retail stores, restaurants, beauty salon, office uses etc. as authorized by the LC zoning district.

Access to the site is from Mountain Rd. at the south end of the development and from Warner Rd. on the north side. The Warner Rd. driveway will be a shared drive entrance with the future parcel 'B'.

The project was discussed at a Design Review Board work session on August 9, 2016. The overall color, materials and design of the building were well received. Some concern was expressed by the Board members in regards to the use of a specific building material. The Board members gave the designer suggestions for alternate materials and the applicant will work with Planning staff to select an appropriate substitute material.

### **NEIGHBORHOOD PARTICIPATION**

The applicant has completed a Citizen Participation Plan which included mailing letters to all property owners within 1000 feet of the site, homeowner's associations within one-half mile and registered neighborhoods within one mile of the site. The applicant posted the property per requirements and mailed notification letters for the public hearing to the same radius. A neighborhood meeting was not held.

Feedback from the letters included one contact to the applicant from a neighbor who had general questions regarding the location. Planning staff has received no contact from the surrounding property owners to date.

### **CONFORMANCE WITH THE GENERAL PLAN**

*Summary: The General Plan designates this area "Neighborhoods Suburban" featuring a development pattern consisting of primarily single-residence uses but which includes some commercial uses along arterial street frontages and major intersections. This request is within the Character Type of Neighborhood as identified on the Character Area map in the Mesa 2040 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 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 following criteria of the Mesa 2040 General Plan have been developed for use during the review process to determine whether the proposed development is achieving the vision and goals established in the General 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.

*The existing zoning and proposed use of this property are consistent with the guiding principles of the General Plan. The proposal was reviewed by the Design Review Board on August 9, 2016 who provided feedback to promote design quality. The site plan is designed in such a way that will minimize any potential adverse impacts to the surrounding neighborhoods. High quality materials are being proposed for the construction of the building and will contribute to the quality to the overall center. The addition of commercial retail development at this location breaks the continuous blocks of single residence development with a use that could serve the surrounding community, improve convenience and create a sense of place.*

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

*The proposed development is not located within an adopted sub-area or neighborhood plan.*

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

*The proposal for a commercial building is an appropriate use for the Neighborhoods character type given its location at the intersection of two arterial streets with the opportunity to serve the existing residential neighborhoods. The contemporary architecture with perimeter landscaping and pedestrian connectivity to the neighborhoods will facilitate visual interest in the development from traffic along Warner Rd and Mountain Rd. The future retail services will benefit the residents in the adjacent neighborhoods as the closest opportunities for these types of services are currently several miles away. Due to the existing established development and lot configurations, the commercial retail use will be limited to the subject property and will not establish a pattern that would allow future strip commercial development.*

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

*The addition of a retail building at this vacant intersection will enhance the intended character of the area by establishing new businesses that will serve the surrounding neighborhood. The applicant is proposing a well-designed building and generously landscaped site. By completing the street improvements for the property along Mountain and Warner, the proposed project will improve the streetscape and connectivity within the area and allow residents to safely access the site by walking or biking along Mountain Road.*

**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 suburban area is being developed as a neighborhood commercial center. The site design provides connections to the adjacent uses and will allow for a balance between auto and pedestrian activities. The transition from the adjacent residential and school use is accomplished very well through a good perimeter landscape design. The south and east property boundaries*

*are to an existing retention area and a parking lot and school playing field. No existing single family residences will be immediately adjacent to the proposed development.*

#### **STAFF ANALYSIS**

The applicant has requested a Site Plan Review for a commercial building at the intersection of Mountain Road and Warner Road. The proposed site will be accessed by driveways on Mountain and Warner Roads. A future lot split is proposed and the site plan indicates the creation of parcels 'A & B'. The development of this southeast corner is the final portion of this intersection to be completed.

A 18,037 S.F. contemporary building is proposed, constructed of EIFS and masonry with a metal roof. The site design provides good vehicular circulation and ample parking for a variety of future tenants. The landscape design is complimentary to the existing development in this area.

The surrounding area is not currently served by commercial businesses. Residents in surrounding subdivisions must travel approximately 3 miles to access basic neighborhood services. Introducing this small scale use at this location will provide an opportunity for residents to strengthen the neighborhood fabric with additional land uses, access to services and a potential destination for pedestrian or bicycle travel.

The proposed commercial development does not directly abut property occupied by single residence development. The residential lots in the subdivision to the east are separated by an open space tract, a school abuts the development to the south and subdivisions to the north and west are separated by rights of way for Warner Road and Mountain Road, respectively. These transitions will limit potential incompatible activities that sometimes occur when commercial uses abut residential uses.

#### **CONCLUSION:**

Staff is support of the proposal and recommends approval of the site plan subject to the following conditions:

#### **CONDITIONS OF APPROVAL:**

1. Compliance with the request as described in the project narrative and as shown on the site plan, landscape plan and preliminary elevations submitted except as otherwise conditioned.
2. Compliance with all conditions of Design Review approval: DR16-027
3. Future development of proposed parcel 'B' will require a Site Plan Review.
4. Provide a 5' temporary landscape area and extruded curbing along undeveloped parcel 'B'.
5. Compliance with all City development codes and regulations.
6. All street improvements along Warner Road and South Mountain Road shall be installed to the property limits with the first phase of development.
7. Compliance with all requirements of the Airfield Overlay District including the following:
  - A. Written notice be provided to future tenants, and acknowledgement received that the project is within 4 miles of Phoenix-Mesa Gateway Airport.
  - B. Owner shall grant an Avigation Easement and Release to the City, pertaining to Phoenix-Mesa Gateway Airport which will be prepared and recorded by the City (concurrently with the recordation of the final subdivision map or prior to the issuance of a building permit).
  - C. Noise attenuation measures are to be incorporated into the design and construction of the buildings to achieve a noise level reduction of 25 db.