

Board of Adjustment

Staff Report

CASE NUMBER: BA17-016 (PLN2016-00937)
LOCATION/ADDRESS: 1300 S Country Club Drive
COUNCIL DISTRICT: District 3
STAFF PLANNER: Lisa Davis, Planner II
OWNER: 1250 Country Club Drive LP-Jim Rudnick
APPLICANT: Stewart & Reindersma Architecture, PLLC- Sake Reindersma

REQUEST: *Requesting a Substantial Conformance Improvement Permit (SCIP) for the redevelopment of an existing retail center in the LC zoning district.*

SUMMARY OF APPLICANT'S REQUEST

Requesting a Substantial Conformance Improvement Permit (SCIP) to allow the redevelopment of an existing retail center at 1300 S Country Club Drive. The SCIP request is to reduce the required landscape development standards. The requested modifications through the SCIP would allow for the redevelopment of an existing retail center to allow for a more intense call center use. 24/7 In Touch is currently located in the retail center but will be expanding further into the existing retail space. The proposed improvements will bring the site into substantial conformance without bringing the entire site into conformance with current standards.

STAFF RECOMMENDATION

Staff recommends **approval** of the SCIP, case **BA17-016**, *conditioned upon following:*

1. Compliance with the site and landscape plan submitted, except as modified by the conditions below;
2. Compliance with all requirements of the Development Services Division with regard to the issuance of building permits.
3. **As per MZO Section 11-30-9 screening of roof mounted mechanical equipment shall be required.**
4. **Screening shall be provided to meet the requirements of Mesa Zoning Ordinance (MZO), Section 11-30-9.H, for parking spaces adjacent to Country Club Drive and Southern Avenue. Screening of the parking and circulation areas adjacent to Country Club Drive shall be addressed at phase 1.**
5. **Screening of the truck docks shall be required as per MZO section 11-30-13 shall include a minimum of 8' high masonry wall. If the truck docks are no longer required they shall be removed and replaced with appropriate landscape area. Review and approval shall be required with the Design review of this project.**
6. **There shall be a minimum of 20 bicycle parking spaces provided throughout the site as per MZO Section 11-32-8.**
7. **Design Review and approval of the proposed elevations, placement screening of generators, screening of parking and circulation and truck docks, and landscape plan.**
8. **Add an additional three trees at the foundation base of the center similar to the 7 trees proposed within the foundation base.**
9. **Add a minimum 5' wide landscape area with appropriate landscape material at the west side of the employee patios. Review and approval required thorough Design Review.**
10. **All missing and dead landscape material shall be replaced adjacent to Vineyard that is consistent with the 1987 Zoning Ordinance. 1 tree, minimum 15-gallon size, and three shrubs per 25' of street frontage. This can be phased with the project and is required to have approval through Design Review.**
11. **The proposed new 29 parking spaces at the west side of the site shall include the required landscape islands at 1 per 8 parking spaces per MZO 11-30-4.**

CASE SITE: Existing commercial center – zoned LC
NORTH: (Across Southern Avenue) Existing commercial center – zoned LC
EAST: (Across Country Club Drive) Existing commercial center- zoned GC
SOUTH: Existing office and hotel – zoned LC
WEST: (Across Vineyard) Existing office and multi-residence – zoned OC and RM-4

PROJECT DESCRIPTION

	Overall Commercial site
Site area	15± acre
Building area	199,727 SF
Code required minimum parking	659 spaces
Parking provided	767 Spaces (adding a total of 29 spaces)

STAFF SUMMARY AND ANALYSIS

Development Standard	Code Requirement	Applicant Proposed	Staff Recommended
<i>Setback (building/landscape)</i>			
Country Club Drive	15'	20' building & 1' landscape	As proposed
Southern Avenue	15'	20' building & 0' landscape	As proposed
Vineyard	20'	0'	As proposed
South Property Line	15'	0'	As proposed
<i>Landscape material perimeter</i>			
Country Club Drive-700'	28 trees & 168 shrubs	8 additional trees & unknown # shrubs	As proposed
Southern Avenue-370'	15 trees & 88 shrubs	9 additional trees & unknown # shrubs	As proposed
Vineyard-1,075'	43 trees & 172 shrubs	0 additional trees & unknown # shrubs	Per 1987 MZO
South Property line-730'	21 trees & 140 shrubs	0 trees & 0 shrubs	As proposed
<i>Foundation Base</i>			
Main entrances	15'	Between 10' and 22'	As proposed
All other elevations	5'	0'	As proposed
<i>Landscape material at Foundation Base</i>	29 trees total	7 trees	Addition of 3 trees

The 15 ± acre overall commercial corner at the southwest corner of Country Club Drive and Southern Avenue was developed in the early-1970's. A new non-retail type of user has moved into the center, 24/7 In Touch. 24/7 In Touch is a contact center with dedicated space in their facilities for their clients. This location includes training rooms, offices, production (call desk) areas, a mezzanine, food marketplace, server and UPS rooms, and exterior generators. The hours of operation are 24 hours a day, 7 days a week. The intent of this SCIP is to allow the non-conforming site to be redeveloped without bringing the entire site into complete conformance with current code. There are 5 proposed phases of the project. Phase 1 is specific to allow the 24/7 In Touch user to expand into the corner of the inline retail building. The remaining in line commercial center will be reviewed as they develop.

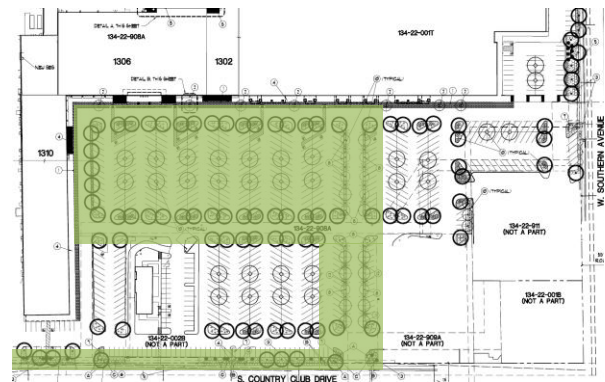
The applicant is requesting a Substantial Conformance Improvement Permit (SCIP) to allow modifications to landscape development standards to allow for repurposing of a the partially vacant 197,632 square feet (SF) in-line retail use building. A summary of the applicant's proposal and staff recommendation for the site is provided in the table above and in discussion below. Phase 1 is concentrated on the proposed building changes at the

corner of the in-line building including outdoor employee areas proposed at the west side of the building.

Landscape material is proposed to be added adjacent to the Country Club Drive at phase 2. Development standards require a 15' wide landscape setback measured from the future right of way. The future right of way for both Country Club Drive and Southern Avenue is 65'. The site plan is showing the current 55'. This would translate into elimination of all the parking adjacent to these streets in order to comply with current standards. Staff is recommending the landscape material shown adjacent to Country Club drive be included with phase 1 improvements. With this added condition of approval, staff believes this will improve the site and is consistent with the SCIP. The Mesa Zoning Ordinance (MZO) section 11-30-9H requires that a parking and circulation areas be screened by a minimum 32" wall with variation in height and placement. a combination of wall and landscape material can be utilized to screen the parking. At this time no wall is proposed to screen the parking or circulation area of the site. Staff does recommend that the screen wall for parking and circulation be incorporated in the design of the project. MZO allows for a combination of vegetation and masonry wall. This can be reviewed as part of the required Design Review approval.

The proposed site plan and landscape plan does show that they will be widening the foundation base along the entire main entrance of most of the in-line shops. A decorative concrete paver is proposed to be added at the main entrances and will increase the depth of the foundation base for most of the main entrances between 10' and 22' in width. An average of 15' is required by MZO section 11-33-5 at the main entrances. Staff believes that the addition of concrete pavers with the inclusion of trees within the foundation base does meet the intent of the ordinance. Staff recommends that the size of the planters and types of trees placed in the foundation base be reviewed and approved through the required Design Review.

All of the landscape to be replaced within the parking lot is proposed to be installed as part of phase 2. Staff recommends that the parking area, the main entrance from Country Club and the landscape along Country Club be installed with phase 1. (pictured to the right) This is consistent with requirements of similar projects. The required landscape islands are not existing on the site and staff is not asking that they add the additional landscape islands. Diamond landscape areas are proposed throughout the parking lot. This will help to mitigate the sea of asphalt currently on the site and bring the site into more significant conformance with code.



that the truck docks be required to be screened. Should the truck docks no longer be needed they should be removed or incorporated into the landscape site design of the project. This design can be reviewed as part of the Design Review approval required for this site.

There are a total of 5 phases proposed for the project. 1, 3 4 and 5 are proposed to revise the elevations of the building. The elevations proposed are only addressing the main entrances of the buildings and the employee area. The rear of the buildings should also be reviewed as part of the approval. Special attention should be paid to the south elevation of the phase 3 building that is highly visible from Country Club Drive. The elevations and materials should be reviewed and approved through the Design Review process. The proposed elevations include the addition of metal panels with additional glass. The proposed changes will make a significant impact to the site.

As justification for the SCIP, the applicant has noted:

1. The proposed façade upgrade;
2. The addition of landscape material and foundation base material; and
3. No reduction in parking spaces.

The intent of a SCIP is to recognize existing site constraints, and work with the applicant to proportionately improve the property based upon current development standards. The proposed improvements, and those recommended in listed conditions of approval, constitute the greatest degree of compliance with current development standards without requiring demolition of existing buildings or other significant improvements to the site. Deviations to current development standards are necessary to accommodate the continued viable use of this site. The deviations requested will allow the development of the site in a manner that is consistent with development at other similar sites. The deviations will result in a development compatible with and not detrimental to, adjacent properties or neighborhoods.

FINDINGS:

1. The 15± acre site was developed in the early 1970's. There is a total of 199,727 square feet of existing in-line retail shop space.
2. A portion of the retail space will house a call center use. The proposed call center use will be expanded into more of the retail spaces.
3. With the approved modifications, the improvements to the site will include installation of landscape material, appropriate screening for the parking and circulation areas adjacent to Country Club Drive and Southern Avenue, installation of landscape material adjacent to country Club Drive and Southern Avenue and within the existing landscape islands and the addition of new diamond landscape islands within the parking field; and increased foundation base at the main entrances of the building.
4. Full compliance with development standards would require demolition of the existing site improvements including removal of parking and circulation.
5. The deviations requested are consistent with the degree of change requested to improve the site.
6. The proposed improvements together with the recommended conditions of approval will help bring the site into a closer degree of partial conformance with current standards.
7. The proposed improvements will result in a development that is compatible with, and not detrimental to, adjacent properties or neighborhoods.

ORDINANCE REQUIREMENTS:

Section 11-73-3 Required Findings

A SCIP shall not be granted unless the Zoning Administrator, acting as a Hearing Officer, or Board of Adjustment shall find upon sufficient evidence that:

- A. The entire development site will be brought into substantial conformance. Substantial conformance shall mean physical improvements to the existing development site which constitute the greatest degree of compliance with this Ordinance that can be attained without causing or creating any of the following conditions:
 - 1. The demolition or reconstruction of existing buildings or other significant structures (except signs); or
 - 2. The cessation of the existing conforming use, or the preclusion of any other lawful, permitted use.
 - 3. The creation of new non-conforming conditions.
- B. The improvements authorized by the SCIP will result in a development that is compatible with, and not detrimental to, adjacent properties or neighborhoods.