



Planning and Zoning Board

Staff Report

CASE NUMBER: ZON17-00327
LOCATION/ADDRESS: The 5600 block of South Power Road (east side).
GENERAL VICINITY: Located south of Galveston Street on the east side of Power Road.
REQUEST: Preliminary Plat for "Thelander Acres"
PURPOSE: This request will allow the subdivision of property to create 2 commercial lots within the LC zoning District
COUNCIL DISTRICT: District 6
OWNER(S): Daniel Thelander and Douglas Zimmerman
APPLICANT: Ryan D. Gilbert, Gilbert Land Surveying, PLC
STAFF PLANNER: Lesley Davis

SITE DATA

PARCEL NUMBER: 304-37-003H
DEVELOPMENT AREA: 2.06 ± acres
EXISTING ZONING: Limited Commercial (LC)
GENERAL PLAN DESIGNATION: Mixed Use Activity District, Community Scale
SUB-AREA PLAN: Gateway Strategic Development Plan
CURRENT LAND USE: Vacant

SITE CONTEXT

NORTH: (Across Galveston Street) Existing fueling station, and vacant land.
– zoned LC and LI
EAST: (Across RWCD Canal, and East Maricopa Floodway) Existing golf course.
– zoned PS
SOUTH: Vacant – zoned LC
WEST: (across Power Road) Existing hospital. – zoned Town of Gilbert BP

STAFF RECOMMENDATION: Approval with Conditions

ZONING HISTORY/RELATED CASES:

June 16, 2005: Annexed 67± acres into The City of Mesa (A04-04, Ord. #4398)
May 21, 2005: City initiated rezone of 67± acres from Maricopa County Rural-43 PD, C-2 CUPD, C-2 PD, and IND-2 IUPD to RS-43, LC and LI (Z05-29, Ord. #4400)
August 16, 2017: Approval of a Site Plan and Special Use Permit to allow the development of a carwash. (Z17-040)

PROJECT DESCRIPTION / REQUEST

This request is for approval of a preliminary plat titled "Thelander Acres". The parcel to be divided is located at the southeast corner of Power Rd. and Galveston St. The land is zoned LC. A Site Plan Review and a Special Use Permit (SUP) were approved by the Planning and Zoning Board in August of 2017 for this property to allow a carwash on a 1.03-acre portion of a 2.06-acre site (Z17-040). The proposed plat is for 2 lots, dividing the northern 1.03-acre portion, which was approved for the carwash, to create an additional parcel that the owner can market and sell for future development.

STAFF ANALYSIS

MESA 2040 GENERAL PLAN:

The adopted Mesa 2040 General Plan designates this site as Mixed-Use Activity District – Community Scale. Mixed Use Activity Districts are large scale community and regional activity areas characterized by significant retail, which draw customers from a large radius. The character designation of Community Scale identifies areas that are smaller in scale and usually located at arterial intersections. The uses are typically auto-dominant. These areas include commercial, office and residential activities and should take on a more pedestrian-friendly environment.

The Gateway Strategic Development Plan also covers this area. This site is located in the "Inner Loop District" which comprises the area northwest of the airport. The focus of this area is a mix of uses that are compatible with the airport.

This site has an approved carwash facility that will occupy the northern lot that will be created by the proposed two lot plat (Z17-040). Utilizing the tools of the Mesa 2040 General Plan in review of the proposed division of lots through this subdivision plat will further implement and enhance the approved carwash development by creating an additional parcel for future development with options for additional pedestrian connectivity to the north and south along Power Road.

PRELIMINARY PLAT:

All approved preliminary plats are subject to potential modification through the Subdivision Technical Review process to meet City codes and requirements, including but not limited to, all ADA requirements. Subdivision Technical Review sometimes results in changing lot sizes and configuration, and could result in a reduction of lots.

The proposed plat meets all zoning and subdivision requirements.

CONCLUSION:

Staff has reviewed the proposed preliminary plat titled "Thelander Acres" and has determined that the plat is consistent with the previously approved site plans and the Mesa 2040 General Plan. Staff recommends approval with the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the basic development as described in the project narrative and preliminary plat submitted (without guarantee of lot yield).
2. Site Plan Review through the public hearing process of future development plans.
3. Compliance with all conditions of the Site Plan and Special Use Permit approvals for Z17-040.
4. Compliance with all conditions of Design Review approval for DR17-036 for architectural and landscaping design.
5. Prior to subdivision of the property, provide cross access and reciprocal parking agreement(s) between parcels.
6. Compliance with all City development codes and regulations.
7. Dedicate the 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.
8. Compliance with all requirements of the Subdivision Technical Review Committee.
9. Owner granting an Avigation Easement and Release to the City, pertaining to Phoenix Mesa Gateway Airport (which will be prepared and recorded by the City prior to the issuance of a building permit).
10. Due to the proximity to Phoenix Mesa Gateway Airport, any proposed structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77.9, (form 7460), to determine any effect to navigable airspace, air navigation facilities. A completed form with response by the FAA must accompany building permit application for structures on this property.