



Planning and Zoning Board

Staff Report

CASE NUMBER: ZON17-00376
LOCATION/ADDRESS: 1529 South Clearview Avenue
GENERAL VICINITY: Located east of the northeast corner of Power Road and US60 on the east side of Clearview Avenue
REQUEST: Preliminary Plat for "Clearview Business Park"
PURPOSE: This request will allow the subdivision of an existing industrial building for private ownership of 10 units.
COUNCIL DISTRICT: District 6
OWNER(S): FAE Holdings 416754R, LLC
APPLICANT: Anthony Zaugg, Allen Consulting Engineers
STAFF PLANNER: Lesley Davis

SITE DATA

PARCEL NUMBER: 218-56-448F
DEVELOPMENT AREA: 1.9 ± acres
EXISTING ZONING: LI-PAD
GENERAL PLAN DESIGNATION: Employment
CURRENT LAND USE: Multi-tenant industrial building

SITE CONTEXT

NORTH: Zoned LI - Existing industrial use
EAST: Zoned LI – Existing industrial use
SOUTH: Existing Freeway – US60
WEST: (across Clearview) Zoned LC – existing retail center

STAFF RECOMMENDATION: Approval with Conditions

ZONING HISTORY/RELATED CASES:

- December 3, 1996:** Annexed into The City of Mesa. (Ord. #2137)
February 17, 1987: Establishment of City zoning from County Rural-43 to City AG. (Z87-006)
April 5, 1988: Rezoned from AG to AG (Conceptual LI). (Z88-016)
February 3, 1992: Rezoned from AG (Conceptual LI) to LI to allow for the development of two office/manufacturing buildings over two phases. (Z92-033)
May 4, 1992: Establishment of the Superstition Springs Development Mast Plan (DMP overlay and modified the previously approved master plan for Superstition Springs. (Z92-014)
October 11, 2005: Variances to minimum code standards granted for a reduction in the required landscape setback along the north property line. (BA05-037)

PROJECT DESCRIPTION / REQUEST

This request is for approval of a preliminary plat titled "Clearview Business Park". The proposed plat will accommodate the division of an existing single-story, multi-tenant industrial building that was constructed in the early 2000's. It will allow the private ownership of 10 units within the building through the creation of a condominium plat. The creation of the condominium plat for ownership will not have an impact on the existing function of the site or the parking and the applicant has not proposed any exterior changes to the property. The parcel is located on the northeast corner of US60 and Clearview Avenue, which is east of Power Road.

STAFF ANALYSIS

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 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 Employment District as identified on the Character Area map in the Mesa 2040 General Plan. The General Plan identifies Employment as areas for industrial office, warehousing and related uses.

The internal division of the existing building for ownership does not impact the General Plan, but the use of the existing building does support the Plan.

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 "Clearview Business Park" 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 requirements of Design Review.
4. Compliance with all City development codes and regulations.
5. Compliance with all requirements of the Subdivision Regulations.
6. Creation of a Property Owner's Association for the maintenance of the building and common areas.
7. Prior to recordation of the subdivision plat, refurbish the existing landscape so that it is in conformance with the conditions of development approved as part of DR07-134.