



Planning and Zoning Board

Staff Report

CASE NUMBER: ZON17-00163
LOCATION/ADDRESS: 6447 East Southern Avenue
GENERAL VICINITY: Located west of Power Road on the south side of Southern Avenue.
REQUEST: Site Plan Modification and Special Use Permit for Auto Rentals in the LC District.
PURPOSE: Auto Rental facility in the LC District
COUNCIL DISTRICT: District 6
OWNER: Timothy Fascetta
APPLICANT: Dustin Chisum, Deutsch Architecture Group
STAFF PLANNER: Lesley Davis

SITE DATA

PARCEL NO.: 141-54-034H
PARCEL SIZE: 2.17+/- acres
EXISTING ZONING: Limited Commercial (LC)
GENERAL PLAN CHARACTER: Mixed Use Activity District (MUAD)
CURRENT LAND USE: Vacant restaurant building

SITE CONTEXT

NORTH: (Across Southern Avenue) Leisure World residential development – Maricopa County Zoning
EAST: Restaurant – zoned LC
SOUTH: Superstition Springs Regional Mall – zoned LC PAD
WEST: Restaurant – zoned LC

HISTORY/RELATED CASES

August 18, 1988: Annexed to City (Ord.# 2358)
October 1988: Establish LC Zoning (Z88-57)
January 19, 1988: Approval of Superstition Springs Regional Mall (BIZ88-6 & SPR88-10)

STAFF RECOMMENDATION: Approval with conditions

PROJECT DESCRIPTION / REQUEST

This is a request for Site Plan Modification to allow the construction of a 2,990 square-foot Enterprise Rental Car facility in the LC zoning district. The site is located west of Power Road on the south side of Southern Avenue, along the north side of Superstition Springs Mall. There is an existing vacant restaurant building on this site that will be demolished to accommodate the construction of this new facility.

NEIGHBORHOOD PARTICIPATION:

The applicant has completed a Citizen Participation Process, which included a mailed letter to property owners within 1,000' of the site, as well as HOAs and registered neighborhoods within a mile. The applicant is holding a neighborhood meeting on September 27, 2017.

At the time that this report was written staff had not been contacted by any residents or property owners in the area. The applicant will be providing an updated Citizen Participation Report prior to the October 17, 2017 Study Session, which will include details from the meeting. An update will be provided by staff at that Planning and Zoning Board Study Session.

STAFF ANALYSIS

MESA 2040 GENERAL PLAN:

The General Plan character area for this site is "Mixed-Use Activity District". The design of the commercial center is consistent with the criteria for review as outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan. The proposal is consistent with the concepts of the Mixed-Use Activity District. The proposed buildings and site provide a quality environment with varied building materials, integrated landscaping design, and pedestrian circulation within the site.

SITE PLAN - [MZO Section 11-69-5](#):

This proposal for a 2,990 square-foot rental car facility on 2.17+/- acres is organized with access from Southern Avenue, the entry drive into the existing mall, and through existing internal cross-access with the parcel to the east. The building faces Southern Avenue and is sited at the east side of the parcel adjacent to the existing restaurant to the east. Display parking will be along the perimeter of the property with customer parking near the entrance on the north side of the building. The car rental return lanes are located on the west side of the building and are broken up with landscape islands to minimize the impact of the hard asphalt surface. A pedestrian connection to the existing restaurant on the east has been added to increase connectivity. The proposed site plan meets the review criteria of MZO Section 11-69-5 of the Zoning Ordinance.

AUTOMOBILE RENTALS – [MZO Section 11-31-5](#):

The applicant has complied with the standards established in MZO Section 11-31-5 for Automobile Rentals in the LC district, which identifies minimum standards for landscaping, vehicle display and vehicle loading and unloading. Vehicle display platforms have not been proposed for this site.

SPECIAL USE PERMIT – [MZO Section 11-70-5](#):

The proposed project is in an area that is surrounded by a variety of commercial uses, such as sit-down and drive-thru restaurants, various retail, a traditional shopping mall, hotels, etc. The proposed use is

consistent with the intensity of those uses. The applicant is providing improved pedestrian connectivity for the area and improving the aesthetics of the overall site by removing an unattractive vacant building and increasing the landscaping. The proposed use meets the review criteria of MZO Section 11-70-5 of the Zoning Ordinance.

CONCLUSION:

The proposed project complies with the General Plan and meets all review criteria for Site Plan Review from MZO, Chapter 69 (Section 11-69-5), development standards specific to this use from MZO, Chapter 31 (Section 11-31-5) and the Special Use Permit criteria from MZO Chapter 70 (11-70-5). 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 site plan submitted.
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations.
4. Prior to issuance of a Certificate of Occupancy, refurbish the existing landscape so that it is in conformance with the conditions of development approved as part of DR98-076.