



Planning and Zoning Board

Staff Report

CASE NUMBER: ZON17-00170
LOCATION/ADDRESS: The 1300 block of South Power Road (east side).
GENERAL VICINITY: Located south of Southern Avenue on the east side of Power Road.
REQUEST: Site Plan Review
PURPOSE: This request will allow the development of a retail pad building with a drive-thru in the LC-PAD District.
COUNCIL DISTRICT: District 6
OWNER: Winco Foods, LLC
APPLICANT: Merchant Design Group
STAFF PLANNER: Veronica Gonzalez

SITE DATA

PARCEL NO.: 218-56-700
PARCEL SIZE: 1.33 ± acres
EXISTING ZONING: Limited Commercial Planned Area Development – LC PAD
GENERAL PLAN CHARACTER: Mixed Use Activity/Transit Corridor
CURRENT LAND USE: Parking lot

SITE CONTEXT

NORTH: Existing commercial – Zoned LC PAD
EAST: Existing commercial – Zoned LC PAD
SOUTH: Existing commercial – Zoned LC PAD
WEST: (Across Power Road) Existing church – Zoned RS-43

STAFF RECOMMENDATION: Approval with conditions

HISTORY/RELATED CASES

June 26, 1979: Annexed to City (Ord. #1249)
October 22, 1979: Rezoned from County Rural-43 to City GC with a 2-year time limit (Z79-114)
February 1, 1982: Rezoned to RS-43 after 2-year time limit on GC zoning expired (Z81-102)
May 4, 1992: Establishment of Superstition Springs PAD overlay zone (92-14)
July 19, 1993: Rezoned from RS-6 PAD (Conceptual LC), AG PAD (Conceptual LC) and GC to LC PAD; and modification of the Superstition Springs PAD (Z93-023)

PROJECT DESCRIPTION / REQUEST

This is a request for Site Plan Review to construct a 6,500 square-foot pad building on a lot consisting of 1.33 ± acres within an existing shopping center located near the southeast corner of Power Road and Southern Avenue. The building will accommodate two tenants and includes a drive-thru.

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 within one half mile and registered neighborhoods within a mile. 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. An update will be provided by staff at the Planning and Zoning Board Study Session.

STAFF ANALYSIS

MESA 2040 GENERAL PLAN:

The General Plan character area for this site is Mixed Use Activity with a Transit Corridor overlay. Staff has reviewed the proposal and found that it is consistent with the criteria for review as outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan. The proposed development is consistent with the intent of the Mixed Use Activity District by providing an opportunity for new restaurant and office space that will serve nearby neighborhoods. As noted earlier, the site is also located within a Transit Corridor where development should maintain a pedestrian orientation. Staff worked with the applicant on alternative site plan layouts in an attempt to orient the drive-thru aisle away from the street frontage. Due to extreme grade changes and significant existing retention areas on the lot, the proposed layout proved to be the most practical. However, it is important to note that the subject site is located within an underutilized portion of an existing parking lot and presents an opportunity for neighborhood-appropriate, infill development that will strengthen the character of the area. The proposed development will improve the streetscape along Power Road by replacing the unused parking field with a well-designed, modern building that exceeds the quality of the surrounding area. Although pedestrian connectivity, while provided, could be stronger given the Transit Corridor designation. As such, staff recommends as a condition of approval that stronger pedestrian connections between the proposed building and the existing buildings within the center be provided (Condition #7a).

ZONING:

The subject site is currently zoned LC PAD. The proposed restaurant and office uses are permitted within this zoning category.

SITE PLAN - MZO Section 11-69-5:

Development Standards – MZO Table 11-6-3.A	Required	Proposed
Maximum Building Height	30'	30'*
Street-side Setbacks		
West – Power Road	15'	Exceeds
Interior Lot Line Setback		
North, East and South, adjacent to LC (within the same group center)	0'	Varies
Parking Standards – MZO Table 11-32-3.A	Required	Proposed
Dental Office 4,500 SF (1/200 SF)	23 spaces	-
Drive-Thru Restaurant 2,000 SF (1/100 SF)	20 spaces	-
Total Parking Required:	43 spaces	55 spaces**

*A 32'-8" decorative tower element exceeds the 30' maximum as permitted in MZO Table 11-30-3.

**Includes 12 shared parking spaces from adjacent Winco parking lot.

This 6,500 square-foot pad building will be constructed on a new 1.33 ± acre lot within an existing retail center. The building will accommodate a new dental office and drive-thru restaurant. The main access routes through the center will remain unchanged as this development does not impact the overall circulation. The building is oriented such that the entrances are on the east side of the building creating a relationship to the rest of the center. The visual impact of unused parking spaces within this retail center will be replaced with a well-designed building that will not only improve the pedestrian experience, but also the overall streetscape along Power Road.

While the proposed site plan meets the review criteria of MZO Section 11-69-5 of the Zoning Ordinance, staff does have concerns. Staff is concerned with the lack of pedestrian connections from this building to other buildings within the center. A pedestrian connection has been provided to the Winco site, but not to the existing building to the south. As such, site plan approval will be conditioned upon stronger pedestrian connections to the south (Condition #6a). Staff is also concerned that the parking lot landscape island dimensions do not meet the code requirements. Therefore, a condition of approval will require all new parking lot landscape islands be at least 8' x 15' in size per MZO Section 11-33-4B (Condition #7b).

The Design Review Board had the opportunity to evaluate the building design at their September 12th meeting. The modern architecture, varying wall planes and roof heights and use of materials was very well received by the Board. However, the Board did express concerns relating to screening the electrical Service Entrance Section (SES) and the attached signage. As a result, the applicant will continue to work with staff to provide a screening mechanism for the SES that incorporates elements of the building design (Condition #2). With regard to the attached signage, the Board expressed a desire to see attached signage similar to that shown on the elevations as it contributes to the architecture of the

building. This site has an approved Comprehensive Sign Plan that would need to be modified to accommodate the amount of attached signage. Modification of the Comprehensive Sign Plan requires approval by the Board of Adjustment.

CONCLUSION:

The proposed project complies with the General Plan and with the conditions outlined below meets the review criteria for Site Plan Review. The concerns identified in this report regarding pedestrian connections and parking lot landscape islands can be resolved with staff and have been included as conditions of approval. 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, and preliminary elevations as approved by the Design Review Board.
2. Compliance with all requirements of Design Review case DRB17-00157, which includes properly screening the SES and approval of the increased height of the architectural embellishment.
3. Compliance with all City development codes and regulations.
4. Compliance with all requirements of the Subdivision Regulations for a land split application.
5. Recordation of cross-access agreements with adjacent property owners at the north and south driveways on Power Road.
6. Recordation of reciprocal parking easements for the shared parking area east of the site.
7. Prior to issuance of a building permit, a modified site plan shall be submitted for acceptance by the Planning Director that includes the following items:
 - a. Internal pedestrian connections to the existing development to the south.
 - b. Parking lot landscape islands to meet the minimum size requirements as outlined in the Mesa Zoning Ordinance.