



Planning and Zoning Board

Case Information

CASE NUMBER: Preliminary Plat for "**Mountain Vista Marketplace Phase 1**"
LOCATION/ADDRESS: The 10700 to 10800 blocks of East Southern Avenue (south side) and the 1200 through 1300 blocks of South Signal Butte Road (west side).
GENERAL VICINITY: Located on the south side of Southern Avenue on the west side of Signal Butte Road.
REQUEST: Preliminary Plat for "Mountain Vista Marketplace Phase 1"
PURPOSE: This request will allow the subdivision of a parcel into 7 commercial lots.
COUNCIL DISTRICT: District 6
OWNER: Kitchell Development Company
APPLICANT: Patrick Lowry, Slater Hanifan Group
STAFF PLANNER: Ryan McCann

SITE DATA

PARCEL NUMBER(S): 220-81-787B
PARCEL SIZE: 9.5± acres
EXISTING ZONING: Limited Commercial-Planned Area Development (LC-PAD)
GENERAL PLAN DESIGNATION: Mixed Use Activity District (MUAD)
CURRENT LAND USE: Vacant

SITE CONTEXT

NORTH: (Across Southern Avenue) Existing commercial – Zoned LC-PAD
EAST: (Across Signal Butte Road) Vacant State Trust land – Zoned County RU-43
SOUTH: (Across Hampton Avenue) Vacant – Zoned LC-PAD
WEST: Vacant – Zoned LC-PAD

STAFF RECOMMENDATION: Approval with Conditions

ZONING HISTORY/RELATED CASES:

September 2, 1987: Annexed to City (Ord. # 2250)

October 5, 1987: Comparable zoning from County Rural-43 to Suburban Ranch (SR). (Z87-067)

August 1, 1988: SR to SR-DMP with conceptual RS, C-2, and M-1. (Z88-040)

April 16, 2007: Rezone to C2-PAD and Site Plan Review for commercial center (Z07-022)

September 20, 2017: Site Plan Review (ZON17-00045)

PROJECT DESCRIPTION/REQUEST

This request is for approval of a preliminary plat titled "Mountain Vista Marketplace Phase 1", which is located at the southwest corner of Southern Avenue and Signal Butte Road. The proposed preliminary plat will accommodate the division of an LC-PAD parcel into 7 lots. The plat will accommodate individual ownership within the commercial center.

CONFORMANCE WITH THE 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, and will support adjacent residential neighborhoods, improving access to retail. The proposed buildings and site provide a quality environment with varied building materials, integrated landscaping design, and pedestrian circulation within the site.

STAFF ANALYSIS

Staff has reviewed the proposed preliminary plat titled "Mountain Vista Marketplace Phase 1" and has determined that the plat is consistent with the requirements of the LC-PAD zoning district and the Mesa 2040 General 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.

CONCLUSION:

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, building count, lot coverage).
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Subdivision Regulations.
4. Compliance with all conditions of approval of Site Plan Review ZON17-00045.
5. Compliance with all conditions of Design Review approval for DRB17-00044.