



Planning and Zoning Board

Staff Report

CASE NUMBER: ZON18-00102
LOCATION/ADDRESS: The 1200 block of South Crismon Road (east side).
GENERAL VICINITY: Located south of Southern Avenue on the east side of Crismon Road.
REQUEST: Site Plan Modification
PURPOSE: This request will allow for the development of a multi-tenant commercial building with an associated drive-thru.
COUNCIL DISTRICT: District 6
OWNER: Litchfield Exchange and Holdings, LLC
APPLICANT: Chris Cooper, Arizado
STAFF PLANNER: Evan Balmer, AICP, Planner 1

SITE DATA

PARCEL NO.: 220-81-745B
PARCEL SIZE: 0.7± acres
EXISTING ZONING: LC
GENERAL PLAN CHARACTER: Mixed Use Activity District
CURRENT LAND USE: Vacant

SITE CONTEXT

NORTH: Existing commercial development, zoned LC
EAST: Existing hospital, zoned NC
SOUTH: Existing commercial development, zoned LC
WEST: Existing assisted living, zoned LC

STAFF RECOMMENDATION: Approval with conditions

HISTORY/RELATED CASES

- September 2, 1987:** Annexed into the City of Mesa and subsequently zoned SR and R1-9 (Ord. No. 2249; Z87-066).
- August 31, 1998:** Rezone from R1-43 to C-2 to allow for development of a grocery shopping center (Z98-051).
- January 22, 2007:** Site Plan Modification to allow the development of two commercial buildings. (Z06-095)

PROJECT DESCRIPTION / REQUEST

This is a request for a Site Plan Modification for the development of a retail building with a drive-thru. The building is approximately 5,500 square feet and will accommodate three tenants, one of which will have 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 a ½ mile and registered neighborhoods within 1 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 May 15, 2018 Study Session. An update will be provided by staff at that Planning and Zoning Board Study Session.

STAFF ANALYSIS

MESA 2040 GENERAL PLAN:

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 and has determined that the proposed use is in conformance with the General Plan.

The Mesa 2040 General Plan Character area designation is Mixed Use Activity District. The primary focus of the Mixed Use Activity District designation is community and regional activity areas that have a significant retail commercial component while maintaining a mix of uses. This project will provide additional retail opportunities and will complement the existing uses in the area.

ZONING:

This property is currently zoned as LC – Limited Commercial. Retail and drive-thrus are both permitted and appropriate uses in the LC zoning district.

SITE PLAN - MZO Section 11-69-5:

This proposal is for a 5,500 square-foot retail building on a 0.7± acre parcel located on the east side of Crismon Road approximately 500 feet south of Southern Avenue. The subject property is situated between an existing restaurant with a drive-thru to the south and an existing express carwash facility to the north. The building will accommodate three tenants and include a drive-thru for the tenant on the west side of the building. The drive-thru will be situated on the north side of the building facing the car wash. Access to the site will be along the western portion of the parcel through the adjacent restaurant and car wash properties.

This project will add a pedestrian connection from the existing sidewalk along Crismon Road to the building and add landscaping to the Crismon Road frontage. The proposed site plan meets the review criteria for site plan review as found in MZO Section 11-69-5 of the Zoning Ordinance.

CONCLUSION:

The proposed project complies with the General Plan and meets the review criteria for Site Plan Review from MZO, Chapter 69 (Section 11-69-5). Staff recommends approval with the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the basic development as described in the project narrative, as shown on the site plan submitted, and preliminary elevations, (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations.