



Planning and Zoning Board

Staff Report

CASE NUMBER: ZON18-00355
LOCATION/ADDRESS: The 4200 to 4400 blocks of South Signal Butte Road (west side) and 10600 to 10800 blocks of East Point Twenty-Two Boulevard (north side).
GENERAL VICINITY: Located at the northwest corner of Signal Butte Road and Point Twenty-Two Boulevard.
REQUEST: Site Plan Review
PURPOSE: This request will allow for development of a retail/commercial center.
COUNCIL DISTRICT: District 6
OWNER: Evergreen Devco; DMB Proving Grounds LLC
APPLICANT: Evergreen Devco
STAFF PLANNER: Lisa Davis, AICP Planner II

SITE DATA

PARCEL NO.: 304-34-984; -985; -986; -987; -988; -989; -990; -991
PARCEL SIZE: 15 +/- acres
EXISTING ZONING: PC- Planned Community-Eastmark Development Unit (DU) 5/6S
GENERAL PLAN CHARACTER: Mixed Use Activity District
CURRENT LAND USE: Vacant

SITE CONTEXT

NORTH: Vacant-zoned PC (DU6N)
EAST: (Across Signal Butte Road) Existing single residence -zoned RS-7-PAD
SOUTH: (Across Point Twenty-Two Blvd.) Existing single residence -zoned PC
WEST: Existing open space— zoned PC

HISTORY/RELATED CASES

September 22, 2008: Approval of a Major General Plan Amendment changing the land use designation to Mixed Use Community.
November 3, 2008: Annexed to City (Ord. #4891); Establish City of Mesa Zoning R1-43 (Z08-55); Rezone to PC to establish the Mesa Proving Grounds Community Plan (Z08-56).
April 20, 2011: Approval of the Development Unit Plan for Development Unit 6 North.
May 17, 2012: Approval of the Development Unit Plan for Development Unit 7.
June 20, 2012: Approval of the Great Park Phase 1 (Z12-25); Approval of the Eastmark Community Center (Z12-26).
March 23, 2016: Approval of Development Unit Plan for Development Unit 6 South (Z16-014).
September 21, 2016: Approval of an amendment to Eastmark DU6S to enlarge the commercial use at the northwest corner of Signal Butte and Point Twenty-Two Blvd. (Z16-047).
November 17, 2017: Approval of an amendment to combine DU5S and DU6S (Z17-019)

STAFF RECOMMENDATION: Approval with conditions.

PROJECT DESCRIPTION / REQUEST

The applicant is requesting approval of Site Plan Review for the proposed commercial/retail development at a 15-acre parcel within the Eastmark Community. The proposed commercial project is a typical layout and includes an anchor tenant, Safeway, with attached shops, two detached shops buildings, a mini-storage, fuel canopy with a convenience store, and five pads with four shown with a drive through. This site is identified within the DU 5/6S Development Unit Plan as having a neighborhood scale retail/grocery and office use that integrates into the neighborhood.

NEIGHBORHOOD PARTICIPATION:

The applicant submitted a Citizen Participation Plan that includes a mailed letter to property owners within 1,000' of the site, all HOAs within one-half mile and registered neighborhoods within a 1 mile. A Citizen Participation Report has been provided. It indicates that no feedback has been received. Staff has not been contacted with any questions/or concerns on the project.

STAFF ANALYSIS

MESA 2040 GENERAL PLAN:

This request is within an area designated as a Mixed-Use Community character type in the Mesa 2040 General Plan. The Mixed-Use Community designation identifies larger land areas where it is possible to develop a mixture of uses that will create a complete and identifiable community. Areas designated Mixed-Use Community are expected to develop with one or more village(s) and/or urban core(s) and contain an appropriate variety and mix of employment, industrial, office, retail, medical, educational, community service, tourism, entertainment, open space, recreational, and residential uses to provide a complete community atmosphere. As appropriate, uses should be integrated vertically and horizontally and provide for a variety of transportation options. The mixture of uses should create a synergy that provides for stability of the village(s) and/or urban core(s) and community and neighborhood uses defined within this designation.

Staff has reviewed the proposal and found that it is consistent with the Mesa 2040 General Plan, including the criteria for review as outlined in Chapter 15 (pg. 15-1).

ZONING:

This property is currently zoned as PC and is within the Eastmark DUP5/6S and a Land Use Group (LUG) identified as D-District. The proposed commercial/retail center is consistent with the Eastmark PC District. The proposed development is in conformance with review criteria of site plans as described in the Eastmark Community Plan Section 6.1.F.

SITE PLAN – Eastmark Community Plan Section 6.1.F

The site is proposed to be accessed by three driveways at Signal Butte Road and two driveways at Point Twenty-Two Blvd. Pedestrian and bicycle pathways have been thoughtfully designed and are depicted throughout and extending into the project from the adjacent open space to the west and the streets. They include trees, covered patios, decorative pavement and seating areas. The Anchor Safeway and most of the pad sites will front Signal Butte Road. Pad C addresses Point Twenty-Two Blvd as well as the adjacent open space to the west. The proposed parking, 661 spaces, exceeds the minimum required number, 479 spaces, by Eastmark Community Plan Section 14. The site design for the new commercial/retail development meets the review criteria of the Eastmark Community Plan Section 6.1.F for layout and functionality.

The proposed center was approved by the Eastmark Master Developer on April 30, 2018. This approval included a condition that the type of view fence utilized for the project is to match existing view fence design.

CONCLUSION:

The proposed project complies with the General Plan and meets all review criteria for Site Plan Review from the Eastmark Community Plan Section 6.1.F for the commercial/retail center. 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.
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations.