



Planning and Zoning Board

Staff Report

CASE NUMBER: ZON18-00344
LOCATION/ADDRESS: The 7100 to 7300 blocks of East Ray Road (north side)
GENERAL VICINITY: Located east of Power Road on the north side of Ray Road.
REQUEST: Site Plan Review
PURPOSE: This request will allow for the development of an indoor commercial recreation facility with retail uses.
COUNCIL DISTRICT: District 6
OWNER: PHX-Mesa Gateway Airport 193, LLC.
APPLICANT: Dat Tran, SEVEN4 Studios, LLC.
STAFF PLANNER: Evan Balmer, AICP, Planner I

SITE DATA

PARCEL NO.: 304-30-041 (a portion of)
PARCEL SIZE: 3.2± acres
EXISTING ZONING: LI-PAD-AF
GENERAL PLAN CHARACTER: Mixed Use Activity/Employment
CURRENT LAND USE: The property is currently vacant

SITE CONTEXT

NORTH: Loop 202 San Tan Freeway
EAST: Vacant property zoned LI-PAD-AF
SOUTH: Vacant property zoned LI-PAD-AF
WEST: Vacant property zoned LI-PAD-AF

HISTORY/RELATED CASES

November 16, 2000: Annexed into the City of Mesa and subsequently zoned LI-AF and AG-AF (Ord. No. 3815 and Z00-087).
February 5, 2018: Rezone from LI-AF to LI-AF-PAD to allow for development of an industrial subdivision (ZON17-00283).

STAFF RECOMMENDATION: Approval with conditions

PROJECT DESCRIPTION / REQUEST

This is a request for Site Plan Review for the development of a 33,339 square feet indoor commercial recreation facility with retail uses in the LI-PAD-AF.

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.

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 adopted Mesa 2040 General Plan designates this site as Employment, with an overlay of Mixed Use Activity District. This project will add to the development pattern in this area next to the recently approved Contempo and Gateway Technology Center projects. The proposal can be seen as providing for additional jobs and recreational opportunities in the area. The proposed development follows a pattern of development and character that is consistent with the goals and objectives of the Plan and is also appropriate adjacent to Phoenix-Mesa Gateway.

ZONING:

The proposed commercial recreation facility is a permitted use within the existing LI-PAD-AF zoning district. The site has vacant LI-PAD-AF zoned property to the east, west and south and the Loop 202 San Tan Freeway to the north. The applicant's proposal is in conformance with both the zoning in place on the property as well as the recent approvals and development pattern of the area.

SITE PLAN - MZO Section 11-69-5:

This proposal is for a 33,339 square foot indoor recreational shooting range facility on a 3.2± acre parcel located north of Ray Road and east of Power Road and will be directly adjacent to the recently approved Potato Barn. The site will be accessed via a private road that will be established by the Ray Road Commerce Center North subdivision plat.

The building itself is three stories, with two above grade and one below grade. The below grade portion of the building features five concrete shooting tubes that are approximately 300' long. An enhanced entry and covered patio have been provided on the south side of the building and pedestrian connections have been provided from the street and around the building.

DESIGN REVIEW BOARD:

At the June 12, 2018 Design Review Board work session, the Board reviewed the proposed building, landscaping and lighting design. Overall, the Design Review Board was supportive of the applicant's proposed design. The Board appreciated the natural materials selected for the building as well as the unique and interesting building elevations. The Board was generally supportive of the landscape design;

however, they did request that the applicant add a berm or screen wall to the south property line to screen the parking lot from the road. The applicant has addressed that concern by adding a 3' high masonry wall to the south property line.

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, and as shown on the site plan submitted, and preliminary elevations.
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations.
4. Prior to the issuance of any building permits for the site, the property owner shall complete and record the Ray Road Commerce Center North final plat.