



## Planning and Zoning Board

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### *Staff Report*

**CASE NUMBER:** ZON18-000351  
**LOCATION/ADDRESS:** 1150 West Southern Avenue.  
**GENERAL VICINITY:** Located north of Southern Avenue on the east side of Alma School Road.  
**REQUEST:** This request will allow for the remodeling of an existing building.  
**PURPOSE:** Site Plan Modification.  
**COUNCIL DISTRICT:** District 3  
**OWNER:** HH POCA FIESTA LLC  
**APPLICANT:** RKA Architects  
**STAFF PLANNER:** Wahid Alam, AICP; Planner II

#### **SITE DATA**

**PARCEL NO.:** 134-19-007F (a portion)  
**PARCEL SIZE:** (1.0 ± acres).  
**EXISTING ZONING:** LC- Limited Commercial  
**GENERAL PLAN CHARACTER:** Mixed Use Activity District, Community Scale; Transit Corridor  
**CURRENT LAND USE:** Vacant building in an existing shopping center.

#### **SITE CONTEXT**

**NORTH:** Existing residential subdivision – zoned RS-6  
**EAST:** Existing shopping center – zoned LC  
**SOUTH:** Existing shopping center – zoned LC  
**WEST:** (across Alma School) vacant shopping center – zoned LC

#### **HISTORY/RELATED CASES**

**October 5, 1968:** Annexed into the City of Mesa (ordinance 602)  
**May 17, 1976:** Rezoned to C-2 for commercial uses (ordinance 998, Z76-013)  
**April 23, 1979:** Site Plan modification for a shopping center (Z79-001)

**STAFF RECOMMENDATION:** Approval with conditions

### **PROJECT DESCRIPTION / REQUEST**

This request is to reuse the existing vacant building at 1150 West Southern Avenue for a Big O Tire shop with 8 bays/ roll-up doors. The existing building sits on a pad site just west of the main shopping center along Alma School Road. The proposed tire shop will share the existing driveways and parking lot with the rest of the shopping center.

### **NEIGHBORHOOD PARTICIPATION:**

As part of the Citizen Participation Plan submitted, the applicant has mailed letters to property owners within 1,000' of the site including registered neighborhoods within one (1) mile of the site and HOA's within a ½ mile radius of the site. In addition, the applicant mailed letters with exhibits to all property owners within 500' radius.

At the time that this report was written staff had not been contacted by any residents or property owners in the area. The Citizen Participation Report submitted by applicant do not indicate any inquiry from neighboring property owners or residents. Staff will provide an update at the Planning and Zoning Board Study Session on July 18, 2018 regarding any contact by neighbors.

### **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 Mixed-Use Activity District and Transit Corridor. Community-scale districts (primarily serving up to a 4-mile radius) typically contain one or two big box buildings and associated shops and pad sites. These character types are typically at the intersection of two arterial streets and are typically auto-dominant unless part of a Transit District. As part of redeveloping older community commercial areas, this character type may transition into providing a greater mix of uses including office and residential activities and should take on a more pedestrian-friendly environment.

The proposed redevelopment uses an existing vacant building for a new use adding life and activity to an existing shopping center. The site plan and building modifications include removing three parking spaces along Alma School, refacing the building with a new look, and refreshing the landscaping. These modifications further the implementation of the General Plan goals to improve the streetscape in this district.

#### **ZONING:**

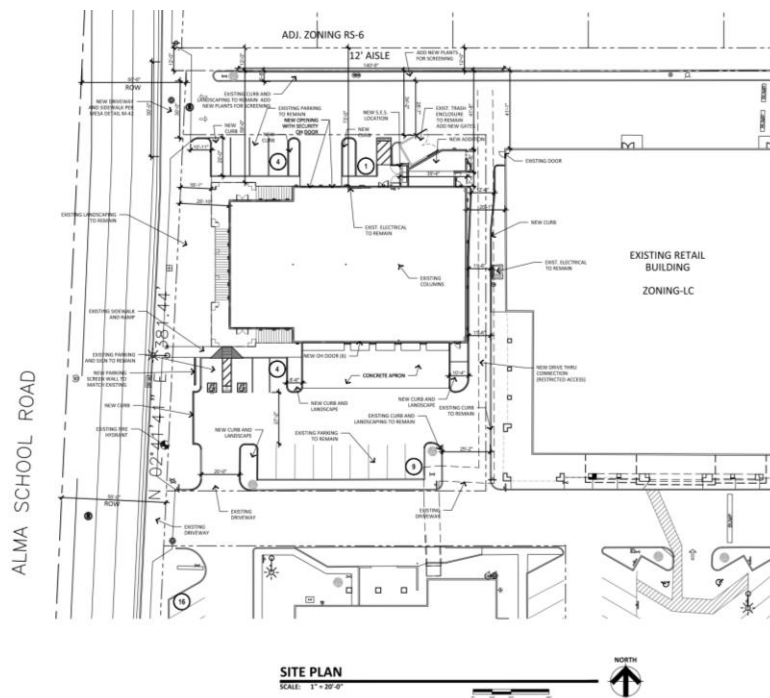
The existing building is within a group commercial center that is currently zoned Limited Commercial (LC). The proposed Big O Tire shop is considered as a minor automobile repair service and is an allowed use within the LC zoning district subject to the provisions of Section 11-31-6 of the MZO. The applicant is aware of these requirements and is redeveloping the site in a manner consistent with these standards. One of the requirements is to comply with Section 11-30-9 F for the screening of Auto Service Bays. Section 11-30-9 F does not allow service bay doors within 100' of a residential development to be oriented to the residential use. The north wall of the existing building is 73' from the south wall of the residential development to the north. To meet the ordinance requirement, the applicant has moved the

service bay further into the building is providing a bay door at the ordinance required 100' separation distance. When bay doors are between 100' and 200' of a residential development, the code also requires an 8' screen wall. The site plan provided include the addition of the required screen wall along the north property line of the commercial area.

To keep the area under the building roof, but outside of the bay area secure during non-business hours, the applicant's site plan also includes the use of a roll-up security door at the location of the existing building wall. The area between the security door and the bay door cannot be used for storage or automobile repair activities (conditions # 5).

### SITE PLAN - MZO Section 11-69-5:

The applicant is proposing very minor changes to the site plan as it relates to the building footprint on the site. The existing building footprint is 9,913 square feet and an additional 502 square feet of storage area is being proposed for a total of 10,415 square feet for the new Big O Tire shop.



## Bay Doors

The major change that affects the site plan is the addition of bay doors on the north and south sides of the building. On both sides of the building the existing foundation base and parking area is being replaced with access drives to the service bays. As stated above, the bay doors on the north side of the building are being screened by an 8' tall wall to be built along the north property line. Staff requested that the elevations be modified to include shade structures over the bay doors on the south side of the building and the applicant has modified the elevations accordingly. Staff has also requested that the six south facing bay doors and the two north facing security doors be glass roll-up doors to improve the visual appearance of the building (condition #7a).

### Parking

The required parking for the new use is 28 spaces ( $10,415/375=27.77$ ), 21 spaces are shown on the site plan. Three of these spaces faces Alma School, are only 2'-10" away from the ROW, and they are only 8'x14'-3" (ordinance requirement is 9'x18'). These three parking stalls do not qualify as compact parking stalls, because the minimum basic dimension for compact parking stalls shall be 8 feet by 16 feet per zoning code Table 11-32-2(H)2. Also, there is no space to install screen wall without encroaching into the ROW. Staff is recommending that these three non-conforming parking spaces be removed as part of this redevelopment. This will bring the onsite parking spaces to 18; the applicant has agreed to this modification and those spaces are no longer shown on the site plan (condition # 7b). Since the tire shop is within a group commercial center under one ownership and the amount of parking available within the overall center exceeds the parking requirements, the ordinance is being met. Should the property ever be subdivided, a cross parking an access agreement would be needed.

### On-site Circulation

There is a 20' separation between this pad building and the retail building to the east. Today, the ground between the buildings is covered with rocks and provides for storm water drainage; there is no vehicular circulation in this area. Big O Tire wants employees to use this area as drive aisle for moving vehicles from the rear of the store to the front without having to go out onto Alma School Road. The site plan includes paving this area to allow for this access. In order to maintain existing equipment in this area, a portion of the drive aisle will be only 12' wide. Because this drive aisle is narrow, the applicant has agreed to post this drive aisle for employee use only.

### Solid Waste

There is a single bin trash enclosure existing on the north side of the store. Typically, the City requires double bin trash enclosures, but will often allow single enclosures to remain with reuse of an existing building. The applicant, however, is proposing the addition of a storage room next to the existing trash enclosure. The Solid Waste Division expressed concern about the proximity of the storage room. Staff has included a condition of approval to revise the site plan for proposed storage room addition and the trash enclosure to meet Solid Waste Division requirements (condition # 7c).

### Substantial Conformance Improvement Permit (SCIP)

The proposed site is part of an existing group commercial center. There are existing non-conformities on the site (such as reduced foundation base around the building and building separation) that will need the approval of a SCIP through the Board of Adjustment. (condition #3). Staff is supportive of the SCIP request because this proposal to facilitate redeveloping a vacant building in a group commercial center.

### **CONCLUSION:**

The proposed project complies with the General Plan, the development standards of the Fiesta District Design Guidelines, and meets all review criteria for Site Plan Review from Chapter 69 of the Zoning Ordinance (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, except as modified by the conditions below.

2. Compliance with all requirements of Design Review process.
3. Approval of a Substantial Conformance Improvement Permit (SCIP) by the Board of Adjustment.
4. Compliance with all City development codes and regulations.
5. The area between the two north facing bay doors and the two external security doors shall not be used for automobile related activities or storage.
6. The two external security doors shall remain open during business hours.
7. Prior to submittal for a building permit, submit a modified site plan and elevations for review and acceptance by the Planning Director that includes the following:
  - a) Provide glass roll-up doors for the six south facing bay doors and the two external security doors.
  - b) Remove the three existing parking stalls facing Alma School Road and replace them with landscaping and plant materials.
  - c) Revise the proposed storage room and existing trash enclosure to comply with Solid Waste requirements.
  - d) Scree the exterior wall mounted equipment including the Service Entry Section (SES) per zoning code Section 11-30-9A 3.