



Planning and Zoning Board

Staff Report

CASE NUMBER: ZON18-00442
LOCATION/ADDRESS: The 10700 block of East Southern Avenue (south side) and the 1200 block of South Signal Butte Road (west side).
GENERAL VICINITY: Located on the southwest corner of Southern Avenue and Signal Butte Road
REQUEST: Site Plan Review
PURPOSE: This request will allow for the development of a medical office.
COUNCIL DISTRICT: District 6
OWNER: Kitchell Development Company
APPLICANT: Violet Thornton, Kitchell Development Company
STAFF PLANNER: Cassidy Welch, Planner I

SITE DATA

PARCEL NO.: 220-81-787B (a portion of)
PARCEL SIZE: 1± acres
EXISTING ZONING: LC-PAD
GENERAL PLAN CHARACTER: Mixed Use Activity District (MUAD)
CURRENT LAND USE: Vacant

SITE CONTEXT

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

HISTORY/RELATED CASES

September 2, 1987: Annexed into the City of Mesa (Ord. #2250)
October 5, 1987: Comparable zoning from County Rural-43 to Suburban Ranch (SR). (Z87-067)
August 1, 1988: Rezone from SR to SR-DMP with conceptual RS, C-2, and M-1. (Z88-040)
April 16, 2007: Rezone to C-2-PAD and Site Plan Review for commercial center. (Z07-022)
September 20, 2017: Site Plan Review to allow for development of a commercial center. (ZON17-00045)

STAFF RECOMMENDATION: Approval with conditions

PROJECT DESCRIPTION / REQUEST

This is a request for site plan approval for the development of a medical office building in the LC-PAD zoning district. The site is located at the southwest corner of Southern Avenue and Signal Butte Road. The proposed development is a pad site within a greater commercial center known as Mountain Vista Marketplace.

NEIGHBORHOOD PARTICIPATION

The applicant has completed a Citizen Participation Process, which included a mailed letter to property owners within 500' 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 August 14, 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 adopted Mesa 2040 General Plan designates this site as Mixed Use Activity District. The proposal is consistent with the concepts of the Mixed-Use Activity District and will support adjacent residential neighborhoods, improving access to commercial uses. The proposed buildings and site provide a quality environment with varied building materials, integrated landscaping design, and pedestrian circulation within the site.

ZONING:

The site is currently zoned as LC-PAD. The proposed medical office is a permitted use within the existing LC-PAD zoning district.

SITE PLAN - MZO Section 11-69-5:

The proposed site plan meets all the review criteria per section 11-69-5 of the Zoning Ordinance. This proposal is for a medical office building that is approximately 4,200 square feet. The development site is a pad site within a recently approved commercial complex (ZON17-00045), located at the southwest corner of Southern Avenue and Signal Butte Road. The proposed building is located on the center of the pad site and is surrounded by parking. A patient drop-off is located at the northeast corner of the building. Pedestrian connections have been provided to both Southern Avenue and Signal Butte Road as well as to the larger commercial site. The building has a contemporary design with building materials and architectural features consistent with the Mountain Vista Design Guidelines. The applicant attended a Design Review work session on July 10, 2018 and the Design Review Board found no significant issues with the design.

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 preliminary elevations and site plan submitted except as modified below.
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations.
4. Compliance with all conditions of approval for case ZON17-00045.