mesa·az

Planning and Zoning Board

Case Information

CASE NUMBER:	ZON18-00604 - Preliminary Plat for **"Mesa Fiesta"**
LOCATION/ADDRESS:	1337 through 1361 South Alma School Road (east side)
GENERAL VICINITY:	Located south of Southern Avenue on the east side of Alma School Road
REQUEST:	Preliminary Plat for "Mesa Fiesta"
PURPOSE:	This request will allow the subdivision of two existing commercial buildings for private ownership of 8 units
COUNCIL DISTRICT:	District 3
OWNER:	HV & Canal, LLC
APPLICANT:	Nick Johnson, Sunrise Engineering
STAFF PLANNER:	Cassidy Welch

SITE DATA

PARCEL NUMBER(S):	134-23-028B and 134-23-029B
PARCEL SIZE:	16.51± acres
EXISTING ZONING:	LC (Limited Commercial) PAD (Planned Area Development)
GENERAL PLAN DESIGNATION:	Mixed Use Activity District
CURRENT LAND USE:	Commercial

ZONING HISTORY/RELATED CASES:

August 17, 1970:	Annexed to City (Ord.# 156)
September 19, 1988:	Rezone from C-2 (LC) to conceptual C-2-BIZ (LC-BIZ) (BIZ88-004)
May 15, 1989:	Establish the Fiesta Center Development Master Plan (Z89-013)
November 19, 1990:	Modifications to the previously approved DMP (Z90-048)
March 15, 1993:	Modifications to the previously approved DMP and Site Plan Review for the development of a retail center (Z93-004, Z93-005)

SITE CONTEXT

NORTH:	(Across Grove Ave.) Existing police station - Zoned PS-PAD-CUP-BIZ
EAST:	(Across Westwood) Existing hotel– Zoned LC-BIZ
SOUTH:	(Across Holmes Ave.) Existing hotel and retail – Zoned LC-BIZ
WEST:	(Along Alma School Rd.) Existing commercial – Zoned LC-BIZ

STAFF RECOMMENDATION: Approval with Conditions

PROJECT DESCRIPTION/REQUEST

This request is for approval of a preliminary plat titled "Mesa Fiesta", which is located south of Southern Avenue on the east side of Alma School Road, more specifically on the southeast corner of Westwood and Alma School Road. The proposed preliminary plat will accommodate the division of an existing commercial center consisting of 2 buildings that were constructed in the mid-1990's. It will allow private ownership of 8 units, through the creation of a condominium plat. The creation of the condominium plat for ownership will not have an impact on the existing function of the site or the parking. The applicant has not proposed any exterior changes to the property.

CONFORMANCE WITH THE GENERAL PLAN

The goal of Mesa 2040 General Plan is to establish and maintain neighborhoods and to build a sense of place in neighborhoods and commercial/entertainment districts. One of the methods to achieve this goal is to focus the "land use" discussion on the creation and/or maintenance of recognizable places throughout the city. This request is within the Character Type of Mixed Use Activity District as identified on the Character Area map in the Mesa 2040 General Plan. The General Plan identifies Mixed Use Activity District as areas for a wide range of non-residential uses and high-intensity residential.

The internal division of the existing building for ownership does not impact the General Plan, but the use of the existing buildings does support the Plan.

STAFF ANALYSIS

Staff has reviewed the proposed preliminary plat titled "Mesa Fiesta" and has determined that the plat is consistent with the previously approved site plans and the Mesa 2040 General Plan.

PRELIMINARY PLAT

This request includes a preliminary plat titled "Mesa Fiesta". All approved preliminary plats are subject to potential modification through the Subdivision Technical Review process to meet City codes and requirements, including but not limited to, all ADA requirements. Subdivision Technical Review sometimes results in changing lot sizes and configuration, and could result in a reduction of lots.

CONCLUSION:

Staff recommends approval with the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the basic development as described in the project narrative and preliminary plat submitted (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Subdivision Regulations.