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Planning and Zoning Board

Case Information

CASE NUMBER:	ZON18-00705 - Preliminary Plat for **"Power Square"**
LOCATION/ADDRESS:	2055 South Power Road (east side)
GENERAL VICINITY:	Located south of Baseline Road on the east side of Power Road
REQUEST:	Preliminary Plat for "Power Square"
PURPOSE:	This request will allow for the subdivision of an existing commercial building
COUNCIL DISTRICT:	District 6
OWNER:	Infinity Mesa, LLC
APPLICANT:	Michael Mosharrafa, Mutual Development Company
STAFF PLANNER:	Lesley Davis

SITE DATA

PARCEL NUMBER(S):	304-05-642
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

SITE CONTEXT

NORTH:	(Across Baseline Rd.) Existing commercial center - Zoned LC-PAD
EAST:	(Across Roslyn) Existing residential – Zoned RM-2-PAD
SOUTH:	(Across Kiowa Ave.) Existing residential – Zoned RS-6-PAD
WEST:	(Along Power Rd.) Existing commercial – City of Gilbert

STAFF RECOMMENDATION: Approval with Conditions

ZONING HISTORY/RELATED CASES:

August 29, 1983:	Annexed to City (Ord.# 1731)
July 16, 1984:	Establish City of Mesa comparable zoning for recently annexed land (Z84-097; Ord. #1854)
February 19, 1985:	Rezone from AG to R1-7 (RS-7) to allow for the development of a single-family subdivision (Z84-194; Ord. #1919)
January 20, 1986:	Rezone from AG and R1-7 to C-2 (LC) to allow for the development of a factory outlet mall (Z85-152; Ord. #2029)
May 4, 1992:	Establishment of a Development Master Plan overlay for Superstition Springs (Z92-014; Ord. #2693)
December 20, 1993:	Modifications to a previously approved site plan for the expansion of an existing retail center (Z93-049; Ord. #2857)

PROJECT DESCRIPTION/REQUEST

This request is for approval of a preliminary plat titled "Power Square", which is located south of Baseline Road on the east side of Power Road. The proposed preliminary plat will accommodate the division of an existing commercial building. Through the creation of a condominium plat, the ownership of the building will be split into 2 units with a surrounding tract. In addition to the requested preliminary plat, the applicant is going through the Design Review process for significant modifications to the exterior of the building as well as an Administrative Site Plan Review process make some minor modifications to some of the parking and landscaping.

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 "Power Square" and has determined that the plat is consistent with the previously approved site plans and the Mesa 2040 General Plan. The applicant is in the process of updating the elevations and landscaping through the Design Review Board process with some additional improvements to the existing parking layout through an Administrative Site Plan Review process.

PRELIMINARY PLAT

This request includes a preliminary plat titled "Power Square". 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 shown on the 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.