



Planning and Zoning Board

Staff Report

CASE NUMBER: ZON18-00925
LOCATION/ADDRESS: Within the 4400 block of East University Drive (north side)
GENERAL VICINITY: Located east of Greenfield Road on the north side of University Drive
REQUEST: Site Plan Modification
PURPOSE: This request will allow for the development of a multi-tenant building
COUNCIL DISTRICT: District 2
OWNER: LFLP Greenfield, LLC
APPLICANT: Nicole Posten-Thompson, On Point Architecture, LLC
STAFF PLANNER: Cassidy Welch

SITE DATA

PARCEL NO.: 140-15-282
PARCEL SIZE: 1± acres
EXISTING ZONING: Limited Commercial - LC
GENERAL PLAN CHARACTER: Neighborhood Village
CURRENT LAND USE: Vacant

SITE CONTEXT

NORTH: Existing commercial center – Zoned LC
EAST: Existing commercial center – Zoned LC
SOUTH: (Across University Drive) Existing manufactured home park – Zoned RM-4
WEST: Vacant – Zoned LC

HISTORY/RELATED CASES

September 18, 1972: Annexed into the City of Mesa (Ord. #767)
January 5, 1987: Rezoned from R-4 and C-1 to C-2 (LC) to accommodate the development of a neighborhood shopping center (Z84-165; Ord. #2161)
January 5, 1987: Site Plan Review to accommodate the development of a neighborhood shopping center (SPR84-020; Ord. #2161)

STAFF RECOMMENDATION: Approval with conditions

PROJECT DESCRIPTION / REQUEST

The request is for a site plan modification to allow for the development of a 3,875 square foot multi-tenant building with associated drive-thru. The site is located north of University Drive east of Greenfield Road.

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 and registered neighborhoods within a mile radius of the site. The applicant held a neighborhood meeting on January 3, 2019 on the site. No neighbors attended the meeting. The applicant also attended a Design Review Board meeting on January 8, 2019. One neighbor attended the Design Review Board meeting and expressed concerns with the site plan. Specifically, the neighbor expressed concerns with site circulation and drive-thru locations. As of writing this report, staff has not been contacted by any property owner in the area to express concerns or support of the project.

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 General Plan character area designation for the site is Neighborhood Village. Per Chapter 7 of the General Plan, the Neighborhood Village designation is an area, typically consisting of commercial uses, that will support the surrounding community.

ZONING:

The subject site is currently zoned LC- Limited Commercial. Restaurants with associated drive-thru and retail are permitted uses within the LC zoning district.

SITE PLAN - MZO Section 11-69-5:

The proposed site plan conforms to the criteria for site layout and functionality as outlined in Section 11-69-5 of the MZO. According to the applicant, the building will be utilized by two tenants. The drive-thru is proposed to wrap around the west and south sides of the building. Access to the site will be through a drive aisle on University Drive. The drive-thru layout conforms with the minimum stacking distances as well as the required foundation base outlined in Section 11-31-18 of the MZO for drive-thru facilities.

Development Incentive Permit:

The applicant is requesting a Development Incentive Permit (DIP) through the Board of Adjustment to allow for modifications to building and landscape setbacks. Section 11-2-3.L of the City's Zoning Ordinance requires buildings to be setback from future right-of-way. The applicant is proposing buildings on the property to be setback from current right-of-way on University Drive, instead of future right-of-way. The current right-of-way setback on University Drive is 55 feet on center while the required setback based on future right-of-way is 65 feet from the center of the right-of-way. Measuring setbacks from

the future right-of-way would significantly decrease the useable space on the property and make any quality development on the site difficult.

Design Review:

On January 8, 2019, the Design Review Board reviewed elevations for the development and recommended minor modifications to the proposed elevations. The applicant is working on the revisions with staff, as directed by the DRB.

CONCLUSION:

The request complies with the Mesa 2040 General Plan and meets all review criteria for site plan review as outlined in Section 11-69-5 of the City of Mesa Zoning Ordinance. Staff recommends approval with the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the final site plan submitted.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of Design Review.
4. Apply for and receive approval through the Board of Adjustment of a Development Incentive Permit to address requested modifications relating to the right-of-way setbacks or bring the site plan into conformance with all requirements of current development standards.