



Planning and Zoning Board

Case Information

CASE NUMBER: ZON18-00929
LOCATION/ADDRESS: Within the 2800 and 2900 block of South Signal Butte Road (west side) and within the 10600 to 10800 block of East Guadalupe Road (south side).
GENERAL VICINITY: Located on the south side of Guadalupe Road and the west side of Signal Butte Road.
REQUEST: Site Plan Modification and Preliminary Plat titled "Commercial Site SWC E. Guadalupe Rd & S. Signal Butte Rd Mesa, Arizona".
PURPOSE: This request will allow the development of a group commercial center.
COUNCIL DISTRICT: District 6
OWNER: Walgreen Arizona Drug Co.
APPLICANT: Tina Heinbach, Garrett Development Corporation Inc.
STAFF PLANNER: Wahid Alam, AICP-Planner II

SITE DATA

PARCEL NUMBER: 304-01-022A
DEVELOPMENT AREA: 4.5± acres
EXISTING ZONING: Limited Commercial - LC
GENERAL PLAN DESIGNATION: Neighborhood: Suburban
CURRENT LAND USE: Vacant undeveloped land.

SITE CONTEXT

NORTH: (across Guadalupe Road) Existing shopping center – zoned LC-PAD.
SOUTH: Existing residential subdivision – zoned RS-6 PAD.
EAST: (across Signal Butte Road) Existing residential subdivision – zoned RS-6 PAD.
WEST: Legacy Traditional Academy school (under construction) – zoned AG.

HISTORY/RELATED CASES:

January 22, 1990: Annexed (Ordinance # 2483) and subsequently zoned AG & SR (Z90-010, Ordinance# 2512)
April 2, 1990: Establish city zoning AG & SR (Z90-010 (Ordinance# 1512)
October 1, 2018: Rezoned from AG to LC and Site Plan Review to allow the development of a group commercial center (ZON17-00384, Ord.# 5469).

STAFF RECOMMENDATION: Approval with conditions

PROJECT DESCRIPTION/REQUEST

This request is to allow modifications to a previously approved site plan (ZON17-00384). The site is approximately 4.5± acres and currently undeveloped. The proposed site plan shows four pad sites/lots to be developed. Lot 1/Pad A is for an 8,500 square-foot building (a 3,300 square feet restaurant with an associated drive-thru, another restaurant 1200 square feet and with a retail space for 4,000 square feet) with two 400 square-feet each of outdoor seating. Lot 2/Pad site B is for a 4,500 square feet building (a 3,000 square feet restaurant with an associated drive-thru and retail space for 1,500 square feet). Lot 3/Pad site C is for a 4,500 square feet building (a 3,000 square feet restaurant with an associated drive-thru and retail space for 1,500 square feet). Lot 4/Pad D consist of a 96,000 square-foot, two-story above ground self-storage facility.

The previous approved site plan (case# ZON17-00384) showed three pad sites. Pad site A included a 9,300 square feet building for retail and restaurant with a drive-thru. Pad site B showed a 4,500 square feet building for restaurant with a drive-thru and retail space. Pad site C showed a self-storage facility for 103,476 square feet. The proposed site plan associate with this request (ZON18-00929) included an additional lot/pad site.

NEIGHBORHOOD PARTICIPATION

The applicant has completed a Citizen Participation process, which included mailed letters to property owners within 1,000' of the site, as well as Home Owners Associations (HOA) and registered neighborhoods within a mile radius of the site. According to the applicant, there has been no response from those notified expressing support or opposition to the request. However, below is the summary of concerns expressed by the surrounding residents during the review of the rezoning of the property in 2018 (case# ZON17-00384):

A substantial number of residents who also attended a neighborhood meeting to discuss the project on February 13, 2018 expressed opposition to development of a car wash and a self-storage facility on the property. The residents expressed the need to develop the property for restaurant uses. After the neighborhood meeting and discussions with the surrounding residents, the applicant decided to abandon the initial plan to develop a car wash facility on the property. According to the applicant, all property owners and HOAs within 1000 feet of the site were notified of the decision to abandon development of a car wash on the property and many of the residents had expressed appreciation for the collaboration. The applicant has also included a "good neighbor policy program as part of the subject request". This is a private agreement between the subject property owner and the neighboring property owners.

Staff have not received any phone calls or emails from surrounding property owners to express support or opposition to the request. The applicant will be providing an updated Citizen Participation Report prior to the April 16, 2019 Study Session. Staff will provide an update to the Board during the scheduled Study Session.

STAFF ANALYSIS

MESA 2040 GENERAL PLAN:

Staff reviewed the request and determined it is consistent with the criteria for review as outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan. The uses also conform to the General Plan character area designation on the property. The property is located within the Neighborhood Suburban character type designation. Per Chapter 7 of General Plan, the proposed uses are listed as typical uses within the neighborhood suburban sub-type character designation.

ZONING:

The proposed site is zoned Limited Commercial (LC). Per Section 11-6-2 of the City of Mesa Zoning Ordinance, the proposed uses are permitted in the LC zoning district.

SITE PLAN-MZO Section 11-69-5:

The site plan shows four buildings proposed on the property. Three of the buildings include associated drive thru service. The site plan shows the drive-thru service lanes will wrap around the proposed buildings as outlined in Section 11-31-18 of the City of Mesa Zoning Ordinance. Overall, there are three proposed vehicular access to the site. One of the access will be on Guadalupe Road located north of the site. The remaining two access will be on Signal Butte located west of the site. The site plan also shows pedestrian connectivity between the proposed buildings and street sidewalks along Guadalupe and Signal Butte road. All parking requirements shown on the site plan conform to the minimum parking standards required. Per Section 11-32-3 of the MOZ, the minimum parking required is 136 spaces. The site plan shows 137 parking spaces. Overall, the proposed site plan is an improvement to the previously approved site plan associated with case# ZON17-00384.

Design Review:

On March 19, 2019, the Design Review Board (DRB) reviewed design and landscape plans for the proposed self-storage facility on the property and recommended minor modifications to the plans. The applicant is working with staff to include the suggested revisions to the plans.

PRELIMINARY PLAT

Section 9-6-2 of the Mesa Subdivision standards requires approval of all subdivision plats located in the City to be processed through six progressive review stages. The first review stage is Pre-Submittal Conference. Review and approval of a preliminary plat is the second stage in the series of the review stages. Per Section 11-66-2 of the MZO, the preliminary plat is reviewed and approved by the Planning and Zoning Board. All approved preliminary plats are subject to potential modification through the City's Subdivision Technical Review process, which is the third stage after the P&Z's approval of the preliminary plat. The Subdivision Technical Review process considers the overall design of the subdivision and details, such as utilities layout, ADA compliance, detention requirements, etc. This Technical Review process can sometimes result in modification to lot sizes and configuration, as well as reduction in the number of lots.

CONCLUSIONS:

The request is consistent with the General Plan and the site plan review criteria outlined in Section 11-69-5 of the MZO. 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. Compliance with all requirements of ZON17-00384, except as modified by this request.
5. Compliance with all requirements of the Subdivision Regulations.