



Planning and Zoning Board

Staff Report

CASE NUMBER: ZON18-01014
LOCATION/ADDRESS: Within the 800 block of North Country Club Drive (east side)
GENERAL VICINITY: Located south of Brown Road on the east side of Country Club Drive
REQUEST: Site Plan Modification
PURPOSE: This request will allow for the expansion of an existing Child Crisis Arizona facility
COUNCIL DISTRICT: District 1
OWNER: Child Crisis Arizona and First Christian Church Inc of Mesa
APPLICANT: Brent Henderson, Henderson Engineering Group, LLC
STAFF PLANNER: Veronica Gonzalez

SITE DATA

PARCEL NO.: 137-23-090, 137-23-121B, 137-23-121A, 137-23-122
PARCEL SIZE: 4.5± acres
EXISTING ZONING: Limited Commercial – LC and Office Commercial – OC
GENERAL PLAN CHARACTER: Neighborhood: Traditional
CURRENT LAND USE: Church and Child Crisis Family Resource Center

SITE CONTEXT

NORTH: Existing residential – Zone RM-3 and RS-6
EAST: Existing residential – Zoned RS-6
SOUTH: Existing commercial – Zoned GC
WEST: (Across Country Club Drive) Existing commercial and vacant land – Zoned LC

HISTORY/RELATED CASES

January 5, 1949: Annexed into the City of Mesa (Ord. #228)
July 5, 2005: Rezoned from RS-6 and LC to OC and Site Plan Review to accommodate the development of a Child Crisis Arizona facility (Z05-055; Ord. #4430)

STAFF RECOMMENDATION: Approval with conditions

PROJECT DESCRIPTION / REQUEST

This is a request for a Site Plan Modification to allow the expansion of an existing development on the property. Currently, there are two uses on the development site. The uses consist of a church and an office that operate as a group commercial development. The proposed expansion consists of incorporating a ±0.39-acre parcel into the overall development to allow additional parking and a playground area.

NEIGHBORHOOD PARTICIPATION:

The property owner has completed a citizen participation process, which included mailed letters to property owners within 1,000' of the site, as well as HOAs within one-half mile and registered neighborhoods within a mile of the site. The property owner also held a neighborhood meeting on January 31, 2019 on the subject property and no residents attended the meeting. However, the property owner received a phone call from one of the residents notified of the request expressing certain concerns. According to the Citizen Participation Report, the neighbor's concern pertained to the potential impact on her ability to access her property through the office property once the new playground is constructed. The neighbor was also concerned with potential impacts on utility maintenance crews to access their facilities on the property.

As of writing this report, staff has not been contacted by any residents or property owners in the area expressing support or opposition to the project. The applicant will be providing an updated Citizen Participation Report prior to the March 19th, 2019 Study Session. Staff will provide an update of the citizen participation 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 development review outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan.

The General Plan character area designation on the property is Neighborhood Traditional. Per Chapter 7 of the General Plan, the Neighborhood Traditional character type includes uses such as churches, small-scale offices and services. The proposed expansion of the existing church and office conforms with the goals of the Neighborhood Traditional character type

ZONING:

The subject site is currently zoned Limited Commercial (LC) and Office Commercial (OC). Per Table 11-6-2 of the MZO, places of worship and offices are permitted in the LC and OC zoning districts.

SITE PLAN - MZO Section 11-69-5:

The site plan modification to the existing use is a result of construction of an additional playground space on the northeast section of the subject property. As a result of the construction of the playground, sixteen of the existing parking spaces on the property would have to be removed to allow for the construction of the playground. To replace these sixteen parking spaces, the applicant has purchased a ±0.39-acre adjacent to the property, specifically at the northwest corner of the site and is requesting to include the parcel of land into the overall development to provide additional parking spaces to support uses on the property. Overall, 122 parking spaces are required for the uses on the

property. At final build out, the site plan shows 150 parking spaces will be provided on the property. The redevelopment and incorporation of the ±0.39-acre parcel into the overall development site conforms to the criteria for site layout and functionality as outlined in Section 11-69-5 of the MZO.

Substantial Conformance Improvement Permit

As part of the development of the site, the Board of Adjustment approved a Substantial Conformance Improvement Permit (SCIP) in 2005. The SCIP was approved to allow deviation from setbacks, foundation base and parking lot landscape island requirements. Per Section 11-73-5 of the MZO, the applicant is required to amend the existing SCIP. The applicant has submitted the request to modify the SCIP and the request is scheduled to be considered by the Board of Adjustment on March 6, 2019. Table 1 below outlines the non-conformities (in **bold face type**) covered by the SCIP request:

TABLE 1

Development Standards – MZO Table 11-6-3A	Required	Proposed
<i>Setbacks (overall site)</i> North Property Line South Property Line	<i>(landscape/building)</i> 25' 15'	<i>(landscape/building)</i> 20' 10'
<i>Required Parking Landscape Islands</i> Church parking	Maximum 1 per 8 spaces	Maximum 1 per 12 spaces

CONCLUSION:

The request is consistent with the Mesa 2040 General Plan and meets all review criteria for site plan review 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 the conditions of case BOA18-00768.