



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

July 10, 2019

CASE No.: **ZON17-00597**

PROJECT NAME: Multi-tenant commercial building

Owner's Name:	Leticia Martinez, Circle K Stores, Inc.
Applicant's Name:	Brad Williams, Thomas English Real Estate, LLC
Location of Request:	1961 South Val Vista Drive. Located on the northeast corner of Val Vista Drive and Baseline Road.
Parcel No(s):	140-66-461
Request:	Site Plan Modification. This request will allow for a multi-tenant commercial building with a drive-thru.
Existing Zoning District:	LC (Limited Commercial)
Council District:	2
Site Size:	1.00 ± acres
Proposed Use(s):	Retail and restaurant with drive-thru
Existing Use(s):	Circle K gas station with convenience store
Hearing Date(s):	July 10, 2019 / 4:00 p.m.
Staff Planner:	Wahid Alam, AICP
Staff Recommendation:	APPROVAL with 3 Conditions

HISTORY

On **May 19, 1973**, the property was annexed into the City of Mesa (Ordinance# 812).

On **August 19, 1974**, the City Council approved a rezoning of the property from Maricopa County Agriculture (AG) designation and established City of Mesa Agriculture (AG) designation (Case# Z74-050, Ordinance# 886).

On **August 13, 1979**, the City Council approved a rezoning of the property from Agriculture (AG) to Residential Single-Dwelling (R1-7), Residential Multiple-Dwelling (R-3) and Commercial (C-2) (Case# Z79-081, Ordinance# 1262).

On May 20, 1985, the City Council approved a rezoning of the property from Residential Single-Dwelling (R1-7) to Commercial C-2 (Case# Z85-058, Ordinance# 1950).

PROJECT DESCRIPTION

Background:

This request is to allow development of a multi-tenant commercial building with a drive-thru facility. The proposed development will replace an existing Circle-K gas station and convenience store currently developed on the property. The submitted site plan shows a proposed 5,311 square-foot building that consist of a 2,694 square feet of restaurant space and a 2617 retail space area.

General Plan Character Area Designation and Goals:

The subject property is in the City's Mixed-Use Activity Community Scale character area designation. Per Chapter 7 of the General Plan, the primary goal of this character type is to provide high quality opportunities for commercial and entertainment activities consistent with the needs of today's consumer. This character designation is typically found at the intersection of two arterial streets and are usually auto dominant oriented, unless it is part of a Transit District. As part of redeveloping older community commercial areas, the character type may transition into providing a greater mix of uses including office and residential activities and should take on a more pedestrian-friendly environment. The proposed redevelopment of the site for a multi-tenant commercial building with a drive-thru at an arterial intersection conform to the Mixed-Use Community Scale character area designation.

Staff reviewed the request and determined that it is consistent with the criteria for review outlined in Chapter 15 (page 15-1&2) of the Mesa 2040 General Plan.

Zoning District Designations:

The subject site is zoned Limited Commercial (LC). Per Section 11-6-2 of the Mesa Zoning Ordinance (MZO), restaurant with drive-thru and a retail shop are permitted uses in the LC zoning district.

Site Plan and General Site Development Standards:

The request conforms with the review criteria for site plan outlined in Section 11-69-5 of the City of Mesa Zoning Ordinance. The request also conforms to all applicable development standards including Section 11-31-18 for Drive-thru facilities. The 1.0 ± acre site is an existing Circle-K gas station and convenience store. The existing building and gas canopy will be removed and replaced with one building to be constructed at the northeast corner of the property. The drive-thru for the restaurant wraps around the building on the eastern and northern sides of the property. Per Section 11-32-3 of the MZO, 35 parking spaces are required for the proposed uses. The proposed site plan shows 35 parking spaces on the property to support the use. The site plan also shows installation of landscaping along the perimeter of the site as well as in the parking areas as required by Sections 11-33-3 and 11-33-4 of the MZO.

Design Review:

The project was reviewed by the Design Review Board on March 13, 2018. The Board had minor comments and were generally in support of the proposed building design.

Surrounding Zoning Designations and Existing Use Activity:

Northwest (Across Val Vista Drive) LC PAD-BIZ Existing Shopping Center	North LC Existing Retail stores	Northeast LC Existing Office Development
West (Across Val Vista Drive) LC PAD-BIZ Existing Shopping Center	Subject Property NC Existing Circle K gas station with convenience store	East LC Existing Restaurant with drive-thru
Southwest (Across Baseline Road) Town of Gilbert Existing Commercial Development	South (Across Baseline Road) Town of Gilbert Existing Commercial Development	Southeast (Across Baseline Road) Town of Gilbert Existing Commercial Development

Compatibility with Surrounding Land Uses:

The proposed site plan review is for the redevelopment of an existing site with a Circle K gas station and convenience store. The site is surrounded by retail and office uses. The proposed development will not be out of character with the surrounding area and uses.

Neighborhood Participation Plan and Public Comments:

The applicant has completed a Citizen Participation Process, which included mailed letters to property owners within 1000 feet of the site, as well as HOAs within ½ mile and registered neighborhoods within 1 mile of the site. The applicant also provided the required Citizen Participation Report and did not receive any contact regarding the proposal. Staff has not been contacted by residents or property owners in the area to express support or opposition to the request.

Staff will provide the Board with any new information during the scheduled Study Session on July 10, 2019.

Staff Recommendations:

The subject request is consistent with the General Plan and meets the review criteria for Site Plan and drive-thru outlined in Sections 11-69-5 and 11-31-18 of the MZO; therefore, staff recommends approval with the following conditions:

Conditions of Approval:

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations.