



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

November 13, 2019

CASE No.: **ZON19-00701**

PROJECT NAME: Condominium Plat

Owner's Name:	Ranchland Holdings, LLC
Applicant's Name:	Sean Lake, Pew & Lake, PLC
Location of Request:	Within the 9000 through 9100 block of East Southern Avenue (south side). Located south of Southern Avenue and west of Ellsworth Road. (1.75± acres)
Parcel No(s):	218-58-017B & 218-58-203
Request:	Preliminary Plat. This request will allow for a condominium plat on the property.
Existing Zoning District:	Limited Commercial (LC)
Council District:	6
Site Size:	1.75± acres
Proposed Use(s):	Commercial
Existing Use(s):	Commercial
Hearing Date(s):	November 13, 2019 / 4:00 p.m.
Staff Planner:	Ryan McCann
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **December 7, 1983**, the property was annexed into the City of Mesa (Ord#1752).

On **July 16, 1984**, the City Council approved to rezone approximately 300 acres from Maricopa County Rural-43 and County Rural-43-Special Use (Recreational Vehicle Park) and designated the City of Mesa's comparable zoning of Agriculture (AG) and Single Family Residential with a Planned Area Development Overlay (R-2 PAD) (Z84-093) on the property.

On **November 2, 1987**, the City Council approved a rezoning of approximately 27.5 acres of the property from AG to AG (Conceptual Limited Commercial (C-2) (Z86-059).

On **April 5, 2004**, the City Council approved to rezone 0.99 acres of the eastern section of the property (approximately 170 feet from the western boundary of property boundary of the current parcel from AG (Conceptual C-2) to C-2 and Site Plan to allow the development of two retail buildings (Z04-013) on the property.

On **July 2, 2007**, the City Council approved to rezone 0.85 acres of the western section of the property from AG (Conceptual C-2) to C-2 and approved a Site Plan Modification (1.8 acres) to allow construction of the current building on the property (Z07-053).

PROJECT DESCRIPTION

Background:

The subject request is for approval of a preliminary plat titled “Condominium Plat” to allow individual ownership for five (5) existing suites within the building.

General Plan Character Area Designation and Goals:

The General Plan Character area designation on the property is Neighborhood Suburban. Per Chapter 7 of the General Plan, the focus of the Neighborhoods designation is to provide a safe place for people to live where they can feel secure and enjoy their surrounding community. Within the suburban subtype, as part of a total neighborhood area, this character type may also contain areas of duplexes and other multi residence properties and commercial uses along arterial frontages and at major street intersections. The existing commercial uses on this site are consistent with the Neighborhood Character area designation by providing commercial uses to serve the neighborhood and surrounding community along an arterial frontage. Limited Commercial zoning is listed as a secondary use within the suburban subtype. The request is also consistent with the criteria for review outlined in Chapter 15 (pg. 15-1&2) of the Mesa 2040 General Plan.

Surrounding Zoning Designations and Existing Use Activity:

Northwest (Across Southern Avenue) LC Vacant	North (Across Southern Avenue) LC Vacant	Northeast (Across Southern Avenue) Maricopa County Office/Commercial
West RM-2 Residential	Subject Property LC Commercial	East LC Commercial
Southwest RM-2 Residential	South RM-2 Residential	Southeast RM-2 Residential

Compatibility with Surrounding Land Uses:

The building is existing and located immediately adjacent to other commercial developments. The site is surrounded by residential developments to the south and west. Approval of a

preliminary plat to allow individual ownership of suits in the building will not be out of character with the surrounding area.

Preliminary Plat:

This is a request for a preliminary plat titled “Condominium Plat”. Section 9-6-2 of the Mesa Subdivision standards requires approval of all subdivision plats located in the City to be processed through four progressive stages. Review and approval of a preliminary plat is the second stage in the series of the progressive stages. The preliminary plat is reviewed and approved by the Planning and Zoning Board. All approved preliminary plats are subject to potential modifications through the City’s Subdivision Technical Review process, which is the third stage after 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 process sometimes results in modification to lot sizes and configuration which may result in reduction of the number of approved lots.

Staff Recommendations:

The subject request is consistent with the General Plan, meets the review criteria for approval of a preliminary plat outlined in Section 9-6-2 of the Subdivision regulations. Therefore, staff recommends approval with the following conditions:

Conditions of Approval:

1. Compliance with the preliminary plat submitted.
2. Compliance with all requirements of Z07-053.
3. Compliance with all City development codes and regulations.
4. Compliance with all requirements of the Subdivision Regulations.