



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

December 11, 2019

CASE No.: **ZON19-00684**

PROJECT NAME: **Denny's – Recker & Longbow**

Owner's Name:	Longbow CAS, LLC
Applicant's Name:	Jeff Looker, Looker & Capello Architects, Inc.
Location of Request:	Within the 5800 through 5900 blocks of East Longbow Parkway (north side). Located north of McDowell Road and west of Recker Road.
Parcel No(s):	141-41-031
Request:	Site Plan Review. This request will allow for the development of a restaurant.
Existing Zoning District:	Limited Commercial (LC-PAD-CUP)
Council District:	5
Site Size:	1.9 ± acres
Proposed Use(s):	Restaurant
Existing Use(s):	Vacant
Hearing Date(s):	December 11, 2019 / 4:00 p.m.
Staff Planner:	Cassidy Welch
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **June 1, 1987**, the City Council approved to rezone the property from Agriculture (AG) to Light Industrial (M-1) to allow for the development of industrial uses.

On **March 4, 2002**, the City Council approved a Development Master Plan (DMP) to allow development of a business park (the Longbow Business Park), a golf course and club, and other commercial uses on the property.

On **November 17, 2008**, the City Council approved a Minor General Plan Amendment and rezone to align the land uses approved within the DMP with the City's Falcon Field Sub-Area plan, and also align with an approved subdivision plat for development of the property.

On **October 19, 2016**, the Planning and Zoning Board approved a site plan for development of the Longbow Marketplace shopping center.

PROJECT DESCRIPTION

Background:

The subject site plan review request is to allow for the development of a 4,152 square foot Denny's restaurant with associated parking on a vacant pad within the Longbow Marketplace Shopping Center. The site is located south of the Loop 202 Red Mountain Freeway and west of Recker Road, on Longbow Parkway.

General Plan Character Area Designation and Goals:

The Mesa 2040 General Plan character area designation on the property is Mixed-Use Activity District. Per Chapter 7 of the General Plan, the primary focus of the Mixed-Use Activity District is for the development of large-scale community and regional activity areas that usually have a significant retail commercial component including shopping areas such as malls, power centers, or lifestyle centers that are designed and developed to attract customers from a large radius. The goal of the district is to help create strong and viable centers of commercial activity that attract people to unique shopping and entertainment experiences. The proposed use is consistent with the Mixed-Use Activity District character area designation by providing a restaurant use to serve the neighborhood and surrounding community.

Falcon Field Sub-Area:

The property is also located within the Falcon Field Sub-Area. One of the primary goals of the sub-area plan is to create a vibrant and progressive urban center that serves aviation related business, attracts distant visitors, local employees, and area residents. The proposed use of the property is consistent with the goals of the Falcon Field Sub-Area Plan and will strengthen the Sub-Area by adding to the mixture of uses available to support the planned businesses, employees and adjacent residential neighborhoods.

Zoning District Designations:

The subject property is zoned Limited Commercial with a Planned Area Development overlay and Council Use Permit (LC-PAD-CUP). Per Section 11-6-2 of the City of Mesa Zoning Ordinance (MZO), the proposed use of the property for a full-service restaurant is permitted in the LC zoning district.

Airfield Overlay – Mesa Zoning Ordinance (MZO) Article 3, Section 11-19:

Per Section 11-19 of the MZO, the property is located within the Airfield (AF) Overlay District of the Falcon Field Area. Specifically, within the Airport Overflight Area Three (AOA 3). The location of the property within the AOA 3 is due to its proximity to the Falcon Field Airport. Per Section 11-19 of the MZO, the AOA 3 area has no limitations for a restaurant use.

Site Plan and General Site Development Standards:

The property is currently vacant. The proposed site plan shows the proposed 4,152 square foot restaurant building and associated parking and landscape areas. From the site plan, the building entrance will be located on the south side of the site, adjacent to Longbow Parkway. The site will be accessed internally, through the existing access driveway from Longbow Parkway on the east side of the building. Parking for the site will be located to the north and west of the building. The proposed site plan shows 98 parking spaces, which exceeds the City's parking requirements. Per Section 11-32-3 of the MZO, 56 spaces are required for the proposed use, and a maximum of 70 spaces are allowed without the approval of an Administrative Use Permit (AUP). The additional parking will not only serve the needs of the proposed restaurant but also the recently approved indoor recreation facility (i.e. Fat Cats to the north) and the greater commercial center of the Longbow Business park. Section 11-32-2.C of the MZO requires an Administrative Use Permit (AUP) approval to allow the required number of parking spaces to exceed the maximum standard. Staff has included a condition of approval to require an AUP approval for the additional parking spaces (See Condition #4). The request conforms to the review criteria for site plan review outlined in Section 11-69-5 of the City of Mesa Zoning Ordinance as well as all applicable development standards.

Design Review:

On October 8, 2019, the Design Review Board reviewed elevations for the development and had no major concerns with the proposed elevations. One neighbor attended the Design Review Work Session with concerns about the proposed use on the site.

Surrounding Zoning Designations and Existing Use Activity:

Northwest LC-PAD-CUP Indoor Commercial Recreation Facility (under construction)	North LC-PAD-CUP Indoor Commercial Recreation Facility (under construction)	Northeast LC-PAD-CUP Commercial
West LC-PAD-CUP Vacant	Subject Property LC-PAD-CUP Vacant	East LC-PAD-CUP Drive-thru Restaurant (under construction)
Southwest LI-PAD Vacant	South LI-PAD Vacant	Southeast LI-PAD Vacant

Compatibility with Surrounding Land Uses:

The subject site is part of the Longbow Business Park and Golf Club and is located within an existing commercial center. The proposed use is compatible with the adjacent commercial uses.

Neighborhood Participation Plan and Public Comments

As part of the application, the applicant has completed a Citizen Participation Process that included a neighborhood meeting as well as mailed letters to property owners within 1,000-feet of the site, as

well as HOAs within ½ mile and registered neighborhoods within 1 mile of the site. As of writing this report, neither staff nor the applicant has received any comments/concerns from surrounding property owners. One neighbor attended the Design Review Work Session with specific concerns about the use of the property for a Denny's restaurant. The applicant will be providing an updated Citizen Participation Report to staff prior to the December 11, 2019 Study Session. Staff will provide the Board with any new information during the scheduled Study Session.

Staff Recommendations:

The subject request is consistent with the General Plan and the Falcon Field Sub-Area Plan and meets the review criteria for Site Plan Review approval outlined in Section 11-69-5 of the MZO; therefore, staff recommends approval with the following conditions:

Conditions of Approval:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations.
4. Prior to application for a Building Permit, apply for and receive approval of an Administrative Use Permit to allow the number of parking spaces to exceed 125% of the maximum required parking spaces or comply with Zoning Ordinance requirements for parking.
5. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Owner shall execute and record the City's standard Avigation Easement and Release for Falcon Field Airport prior to the issuance of a building permit.
 - b. Any proposed permanent or temporary structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. An FAA determination notice of no hazard to air navigation shall accompany any building permit application for the property.
 - c. Prior to the issuance of a building permit, provide documentation that a registered professional engineer or registered professional architect has certified that noise attenuation measures have been incorporated into the design and construction of the buildings to achieve a noise level reduction to 45 decibels as specified in Section 11-69-5 of the Mesa Zoning Ordinance.
 - d. Provide written notice to future property owners that the project is within 1 mile of Falcon Field Airport.