



**PLANNING DIVISION**  
**STAFF REPORT**

**Planning and Zoning Board**

**May 13, 2020**

CASE No.: <b>ZON20-00102</b>	PROJECT NAME: <b>Apple Valley Dental</b>
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Owner's Name:	DCT Properties Mesa, LLC
Applicant's Name:	Finn Architect's LLC
Location of Request:	Within the 5200 block of East Southern Avenue (south side). Located east of Higley Road on the south side of Southern Avenue.
Parcel No(s):	141-53-884
Request:	Site plan review. This request will allow for the development of a medical/dental office.
Existing Zoning District:	Limited Commercial (LC)
Council District:	2
Site Size:	1 ± acre
Proposed Use(s):	Dental Office
Existing Use(s):	Vacant
Hearing Date(s):	<b>May 13, 2020 / 4:00 p.m</b>
Staff Planner:	Kellie Rorex
Staff Recommendation:	APPROVAL with conditions

**HISTORY**

On **October 7, 1978**, the subject site was annexed into the City of Mesa as part of a 590± acre property (Ord. #1186).

On **February 21, 1979**, City Council rezoned 160± acres, including the subject site, from County Rural-43 to Agricultural (AG)(Case #Z79-007, Ord.#1202).

On **November 16, 1998**, City Council rezoned 11± acres, including the subject site from Agricultural to Limited Commercial (C-2) to allow the development of a shopping center (Case #Z98-098, Ord. #3558).

On **April 5, 2004**, City council approved a site plan and preliminary plat for “Sprouts Shopping Center”, that included the subject property as a vacant pad site within the shopping center. (Case #Z04-015, Ord. #4175)

## **PROJECT DESCRIPTION**

### **Background:**

The subject request is a Site Plan Review to allow development of a 9,490± square foot (SF) dental office building with associated parking on the property. The site is located within the existing Sprouts Shopping Center at the southeast corner of Southern Avenue and Higley Road. The site is zoned Limited Commercial (LC). Per section 11-6-2 of the MZO, the use is permitted in the LC zoning district.

Currently, the property is vacant. However, it is surrounded by commercial buildings in the group commercial shopping center. The shopping center is fully developed, except the subject property. Per the submitted site plan, primary vehicular access to the site will be located on the east side of the property connecting with one of the main entrances to the shopping center from Southern Avenue.

### **General Plan Character Area Designation and Goals:**

The Mesa 2040 General Plan Character Area designation on the property is Mixed-Use Activity District with a Community Scale sub-type. Per chapter 7 of the General Plan, the focus of the Mixed-Use Activity District is 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 district often includes other uses such as office, entertainment and residential.

Per the General Plan, the Community Scale Sub-type district is to primarily serve the population within a 4-mile radius and typically contains one or two big box buildings and associated shops and pad sites. The character type is typically at the intersection of two arterial streets and is typically auto dominant unless part of a Transit District. The proposed development of the site as a dental office use conforms to the goals of the Character Area designation. The use will contribute to the goals of the Community Scale Sub-type character area by providing dental services for surrounding residents and those within the anticipated service radius of the character type. Providing such a use will also help foster making the area strong and viable center of commercial activity. Per Chapter Seven of the General Plan, retail and services are typical uses found within the Community Scale sub-type.

### **Zoning District Designations:**

The subject property is zoned Limited Commercial (LC). Per section 11-6-2 of the Mesa Zoning Ordinance (MZO), the proposed dental office is a permitted use in the LC zoning district.

### **Site Plan and General Site Development Standards:**

The proposed site plan shows construction of a 9,490 square foot dental office with a patient drop off area. Per Section of 11-33-5(A)(1)(b) of the Mesa Zoning Ordinance (MZO),

medical/dental office buildings less than 10,000 square feet are required to provide at least a thirteen-foot (13') patient drop off area. The proposed drop off area shown on the site plan conforms to the requirement of the MZO.

Per section 11-32-3 of the MZO, 47 parking spaces are required for the proposed use. The site plan shows 45 on site spaces with two (2) spaces shared through an existing parking agreement with the adjacent shopping center, which has excess parking. The site plan also shows pedestrian walkway connections to the adjacent uses. According to the application document, there will also be several bike racks on the property to support alternative transportation users. The landscape plan proposed with the application shows the trees to be planted are intended to be complementary to the existing shopping center landscaping. Overall, the proposed site plan meets the review criteria outlined in Section 11-69-5 of the MZO.

#### **Design Review:**

On April 14, 2020, the Design Review Board reviewed the proposed elevations and landscape plan for the development and recommended minor revisions, such as incorporating more design elements seen in the existing shopping center, as well as enhancing the corners and articulation of the building. The applicant is working with staff to incorporate the suggested changes by the Design Review Board.

#### **Surrounding Zoning Designations and Existing Use Activity:**

<b>Northwest</b> (Across Southern Ave) LC Existing Convenience store with fuel station	<b>North</b> (Across Southern Ave) LC Existing office building	<b>Northeast</b> (Across Southern Ave) LC Existing office building
<b>West</b> LC Existing Bank	<b>Subject Property</b> LC Vacant	<b>East</b> LC Existing car wash
<b>Southwest</b> LC Existing retail shops	<b>South</b> LC Existing Sprouts grocery store and retail shops	<b>Southeast</b> LC Existing retail shops

#### **Compatibility with Surrounding Land Uses:**

The subject site is within an existing shopping center and is surrounded by commercially zoned properties and uses, including a bank, car wash and grocery store. The proposed use for a dental office will be compatible with the surrounding development and land uses.

#### **Neighborhood Participation Plan and Public Comments:**

The applicant completed a Citizen Participation Process which included mailing letters to property owners within 1,000-feet of the site, Homeowner Associations (HOAs) within ½ mile of the site, and registered neighborhoods within one (1) mile of the site. As of writing this report, neither the applicant nor staff has received any comments/concerns from surrounding property owners. Staff will provide the Board with any new information during the scheduled Study Session on May 13, 2020.

**Staff Recommendations:**

The subject request is consistent with the General Plan and meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO; therefore, staff recommends approval of case ZON20-00102 with the following conditions:

**Conditions of Approval for ZON20-00102:**

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

**Exhibits:**

**Exhibit 1-Staff Report**

**Exhibit 2-Vicinity Map**

**Exhibit 3- Application Information**

- 3.1 Project Narrative
- 3.2 Site Plan
- 3.3 Landscape Plan
- 3.4 Elevations

**Exhibit 4- Citizen Participation Report**