



PLANNING DIVISION
STAFF REPORT

City Council Meeting

August 28, 2023

CASE No.: ZON23-00282	PROJECT NAME: Mountain America Credit Union
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Owner's Name:	POWER 202 MIXED USE, LLC
Applicant's Name:	Michael Sanders, Sanders Associates Architects
Location of Request:	Within the 4900 block of South Power Road (east side). Located north of Ray Road on the east side of Power Road.
Parcel No(s):	30430075E
Request:	Major Site Plan Modification and amending the conditions of approval on Case No. ZON21-00069. This request will allow for a financial institution with drive-thru.
Existing Zoning District:	Limited Commercial with a Planned Area Development Overlay (LC-PAD)
Council District:	6
Site Size:	1± acre
Proposed Use(s):	Commercial
Existing Use(s):	Vacant
Hearing Date(s):	July 26, 2023 / 4:00 p.m.
Staff Planner:	Sean Pesek, Planner II
Staff Recommendation:	APPROVAL with Conditions
Planning and Zoning Board Recommendation: APPROVAL with Conditions (Vote: 7-0)	
Proposition 207 Waiver Signed: Yes	

HISTORY

On **May 20, 2019**, the City Council annexed 69± acres of land, including the proposed project site, into the City of Mesa and established Agricultural (AG) zoning on the property (Case No. ANX18-00502, Ordinance No. 5508).

On **May 20, 2019**, the City Council approved the rezoning of 40± acres, including the proposed project site, from AG to Limited Commercial with a Planned Area Development overlay (LC-PAD) to allow for a Mixed Use Development (i.e. Gallery Park); and approved a Council Use Permit to

allow multi-residential, commercial entertainment, hotel, and college and commercial trade school uses in the Airflight Overlay Area 1 (AOA1), AOA2, and LC District (Case No. ZON18-00775, Ordinance No. 5509).

On **July 8, 2021**, the City Council approved modifications to the approved Gallery Park PAD, rezoned 1± acre from Agriculture (AG) to Limited Commercial with a Planned Area Development overlay (LC-PAD); and Site Plan Modification on a 41± acre property (Case No. ZON21-00069, Ordinance No. 5634).

PROJECT DESCRIPTION

Background:

The applicant is requesting approval of a Major Site Plan Modification to amend the previously approved site plan, which will allow for the development of a financial institution with drive-thru (Proposed Project) within Gallery Park. The Proposed Project modifies approximately 1± acres of the approved site plan (ZON21-00069), specifically Building 3, to construct a 4,754 square foot financial institution with drive-thru.

Per Section 11-69-7(C) of the Mesa Zoning Ordinance (MZO), the Proposed Project is considered a Major Site Plan Modification and required to go through the public hearing review and approval process. Because the existing zoning requires compliance with the originally approved site plan, the requested site plan modification requires modification of Condition of Approval # 1 of zoning case (ZON21-0069) (Ordinance No. 5634) and review and approval by City Council.

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 Mixed Use Activity District is a large-scale (typically over 25 acres) community and regional activity area that usually has 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. These districts often include other uses such as office, entertainment, and residential. The Proposed Project will allow for a mixed-use development that is consistent with the goals of the Mixed Use Activity District Character Area.

Gateway Strategic Development Plan:

The site is located within the Mesa Gateway Strategic Development Plan (MGSDP), specifically the Inner Loop District. Per the MGSDP, the focus of the Inner Loop District is to provide a high-quality, mixed-use environment that is compatible with increasing over-flight activities associated with the Phoenix-Mesa Gateway Airport operations. The Proposed Project will fulfill these goals.

Staff reviewed the Proposed Project and determined it is consistent with the development review criteria outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan.

The Proposed Project is consistent with the goals of the Mixed Use Activity District as well as the intentions of the Inner Loop District of the MGSDP.

Zoning District Designations:

The proposed project site is currently zoned LC-PAD. The purpose of the LC District is to provide areas for indoor retail, entertainment and service-oriented businesses that serve the surrounding residential trade area within a one to ten-mile radius. The Proposed Project conforms to the intent of the LC District.

Airfield Overlay – MZO Article 3 Section 11-19:

Per Section 11-19 of the MZO, the proposed project site is located within the City of Mesa Airfield (AF) Overlay District; specifically, within the Airport Overflight Area Three (AOA 2). The location of the property within the AOA 2 is due to its proximity to the Phoenix-Mesa Gateway Airport.

Per Table 11-6-2 of the MZO, there are no additional land use limitations for banks and financial institutions with the AOA 2.

Site Plan and General Site Development Standards:

The applicant is proposing to modify a portion of the previously approved site plan, specifically, Building 3 within Gallery Park, to allow for the development of a credit union with drive-thru. Building 3 was approved as a 5,400 square foot restaurant with drive-thru lane. The Proposed Project maintains the original building orientation, parking layout, and vehicular access points and reduces the building footprint by 646 square feet (11% decrease).

Per Section 11-32-3 of the MZO, 13 parking spaces are required. The applicant is proposing 32 spaces which complies with code.

Perimeter landscaping is proposed along the west and south property lines with the minimum number of required plantings.

Access to the site is from a central spine road constructed by the master developer.

The Proposed Project conforms to the requirements of the MZO and existing PAD, including the review criteria for Site Plan Review in Section 11-69-5.

Design Review:

Staff reviewed the proposed elevations and landscape plan against the approved Gallery Park Design Guidelines and determined the request meet the review criteria from Section 11-71-6 of the MZO.

The Design Review application was approved by the Planning Director on June 7, 2023.

Surrounding Zoning Designations and Existing Use Activity:

Northwest Loop 202 Freeway	North Loop 202 Freeway	Northeast Loop 202 Freeway
West (Across Power Road) Town of Gilbert Large Commercial Center	Proposed Project Site LC-PAD Vacant	East (Across RWCD Canal) LI-PAD Light Industrial
Southwest (Across Power Road) Town of Gilbert Large Commercial Center	South (Across Ray Road) LC Commercial	Southeast (Across Ray Road) LC-BIZ Hotel

Compatibility with Surrounding Land Uses:

The proposed project site is within the partially constructed Gallery Park development. The property to the west, across Power Road, is a developed shopping center within the Town of Gilbert. The Roosevelt Water Conservation District (RWCD) canal abuts the property to the east. The 202 Freeway abuts the property to the north. Overall, the Proposed Project is consistent with surrounding 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 as well as HOAs within ½ mile or registered neighborhoods within one mile of the site.

As of the date of this report, staff has not been contacted by any resident or property owner to express support or opposition to this request.

Staff Recommendations:

Staff finds the Proposed Project is consistent with the Mesa 2040 General Plan, the Gateway Strategic Development Plan, and the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO.

Staff recommends approval with the following **Conditions of Approval:**

1. Compliance with all conditions of approval for ZON21-00069 (Ordinance No. 5634), except compliance with the final site plan submitted with this case (ZON23-00282), instead of the final site plan approved with case ZON21-00069.
2. Compliance with all requirements of Design Review Case No. ADM23-00191.

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
3.5 Citizen Participation Plan
Exhibit 4-Citizen Participation Report