
Narrative

Mercado Fiesta Center

1457 West Southern Avenue

MESA ARIZONA



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FIGURE 1: AERIAL



Section I – Project Request

The purpose of this request is for Planning and Zoning approval for an approximate 7-acre redevelopment site located at 1457 W Southern Ave in Mesa, AZ 85202 (the “Site”), which is just north of the Fiesta Mall. The Site is located within APN #134-26-810. The parcel is bound by S Longmore Road to the west, W Southern Avenue to the north, and W Fiesta Mall Loop to the south.

The proposed redevelopment consists of the following:

- Demolish the southern 8,000 SF of Building D and replace with parking
- Combine Buildings A and B into one building
 - Potential to increase square footage of Building B to square off the single combined building
- Demolish the southern 7,000 SF of Building C and replace with parking
- Create a drive-up lane around the remainder of Building C
- Add a driveway to Southern Avenue at the Building C frontage
- Split the existing lot into three separate lots via a Lot Split process
- At this time there is no request to increase the height of the existing buildings

The overall site is 6.9464 acres. The current zoning is LC (Limited Commercial). Rezoning is not requested or required. The Site is located within a commercial / mixed use area with existing complementary uses in all directions.

Section II – Existing Conditions

The site is currently bank-owned and consists of underutilized developed commercial property. There are currently no access points to S Longmore Road, one access point to W Southern Ave, and three access points to W Fiesta Mall Loop. There are 4 existing buildings:

- Building A – one-story stucco, 21,131 SF
- Building B – one-story stucco, 16,481 SF
- Building C – one-story stucco, 11,744 SF
- Building D – one-story stucco, 22,747 SF

Section III – Demolition

The redevelopment will involve partial demolition of several buildings and their appurtenances.

Section IV – Off-site Areas

The redevelopment proposes a 2nd driveway along W Southern Avenue.

Section V – Floodplain

The project lies outside of the 100-year floodplain, or in Zone X as found in the FEMA Flood Zone map, #04013C2265M, dated November 4, 2015.

Section VI – Utilities

The redevelopment proposes utility improvements, as deemed necessary, to support the new buildings and their uses.

Section VII – List of Questions

We have the following questions which we hope to have answered at or shortly after the Pre-Submittal Meeting.

1. What is the Planning process required?
2. Can we run any processes concurrently?
3. Can the subdivision of the parcel be done via a Lot Split?
4. Does the City support the additional driveway on Southern Ave?
5. Does the City support the addition of a drive-up lane to Building C?
6. Current stormwater design shows draining offsite to existing storm drains within the Fiesta Mall Loop roadway, can we maintain this pattern (i.e. no onsite stormwater storage)?
7. Is there any required ROW dedication?
8. If building signage has to be moved and refurbished, is the previous allowed sign area grandfathered in?