



**PLANNING DIVISION  
STAFF REPORT**

**Planning and Zoning Board**

**May 10, 2023**

CASE No.: <b>ZON23-00221</b>	PROJECT NAME: <b>Mesa Mercado Medical Office</b>
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Owner's Name:	BPC Larkspur Mercado, LLC
Applicant's Name:	Heather Roberts, Kimley Horn
Location of Request:	Within the 1200 block of South Longmore (east side) and within the 1400 block of West Southern Avenue (south side). Located west of Alma School Road on the south side of Southern Avenue.
Parcel No(s):	134-26-815
Request:	Site Plan Review. This request will allow for a medical office development.
Existing Zoning District:	Limited Commercial (LC)
Council District:	3
Site Size:	1± acres
Proposed Use(s):	Medical Office
Existing Use(s):	Vacant
P&Z Hearing Date(s):	May 10, 2023 / 4:00 p.m.
Staff Planner:	Cassidy Welch, Senior Planner
Staff Recommendation:	APPROVAL with Conditions

**HISTORY**

On **August 17, 1970**, the property was annexed into the City of Mesa and zoned C-2 (Limited Commercial) (Ord. No. 675).

On **November 17, 1980**, the City Council approved a site plan on 7± acres, including the subject site, to allow a group commercial center development on the property (Case No. SPM80-017).

On **January 22, 2020**, the Planning and Zoning Board approved a site plan modification on 7± acres, including the subject site, to allow redevelopment of a group commercial center on the property (Case No. ZON19-00802). The site plan expired in January 2022.

## **PROJECT DESCRIPTION**

### **Background:**

The applicant is requesting approval of a Major Site Plan Modification to modify the previously approved site plan from 1980 (SPM80-017) for the subject property to allow for the development of a medical office (Proposed Project) at the southeast corner of Southern Avenue and Longmore. The subject site is currently used as a parking lot serving the adjacent commercial buildings.

In 1980, City Council approved a site plan for the development of a 7± acre group commercial center, including the subject site, which was approved as additional parking for the group commercial center. Per Section 11-69-7(D)(1) of the Mesa Zoning Ordinance (MZO), the requested Major Site Plan Modification must be reviewed and approved by City Council.

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

Per the Mesa 2040 General Plan, the property is within a Mixed Use Activity District as well as in a Transit Corridor area designation. Per Chapter 7 of the Mesa 2040 General Plan, the goal of the Mixed Use Activity District is to help these districts be strong and viable centers of commercial activity that attract people to unique shopping and entertainment experiences. Retail, professional and medical offices, and restaurants, as proposed on the site, are typical primary uses allowed within the Mixed Use Activity District.

The Transit Corridor designation applies to development of corridors between stations and stops. It is intended to create urban patterns such as a pedestrian-oriented urban environment that results in development within walking distance to and from transit stops.

Per Chapter 5 of the Mesa 2040 General Plan, the site is also located within the Fiesta Economic Activity District. The Fiesta District is primed to revitalize and re-energize over the next decade. Development efforts should focus on the redevelopment and revitalization of retail, healthcare, education and entertainment uses to a regional mixed-use activity hub.

Development of a medical office use on the property will provide services to residents within the area, as well as contribute to the economic vitality of the district. Staff reviewed the request and determined it is consistent with the criteria for review outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan.

### **Zoning District Designations:**

The subject site is zoned Limited Commercial (LC). Per Section 11-6-2 of the MZO, medical offices are permitted in the LC zoning district.

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

The 1± acre site is currently used as a parking lot to serve the commercial buildings at the southeast corner of Southern Avenue and Longmore. The proposed site plan shows the development of a 5,429 square foot building with associated parking.

Access to the site is provided by an existing shared access drive to the east, along Southern Avenue. Per Section 11-32-2 of the MZO, 27 parking spaces are required for the proposed facility. The submitted site plan shows 28 parking spaces to the south and west of the proposed building. Additional parking spaces are available to the facility through a shared access and parking agreement with the existing commercial center. The existing shopping center is required to provide 234 parking spaces and 241 parking spaces are provided within the existing center adjacent to the subject site.

**Design Review:**

The Design Review Board is scheduled to review the subject request on May 9, 2023. Staff will be working with the applicant to address any comments and recommendations from the Design Review Board.

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

<b>Northwest</b> (Across Southern Avenue & Longmore) LC Restaurant	<b>North</b> (Across Southern Avenue) LC Restaurant	<b>Northeast</b> (Across Southern Avenue) LC Restaurant
<b>West</b> (Across Longmore) LC-BIZ Retail	<b>Subject Property</b>  LC Parking Lot	<b>East</b>  LC Commercial
<b>Southwest</b> (Across Longmore) LC-BIZ Retail	<b>South</b>  LC Commercial	<b>Southeast</b>  LC Commercial

**Compatibility with Surrounding Land Uses:**

The subject property is surrounded by field parking and commercial and medical uses within the existing commercial center to the south and east. Existing commercial developments exist to the north and west of the subject property. The proposed medical office use will be compatible with the surrounding land uses.

**Neighborhood Participation Plan and Public Comments:**

The applicant completed a Citizen Participation Process, which included mailing letters to property owners within 500 feet of the site as well as registered neighborhoods, and HOAs within one mile of the site. As of writing this report, neither the applicant nor staff has received any comments from surrounding property owners. The applicant will be providing an updated Citizen Participation Report to staff prior to the May 10, 2023 Study Session. Staff will provide the Board with any new information during the scheduled Study Session.

**Staff Recommendation:**

Staff finds that the subject request is consistent with the Mesa 2040 General Plan and the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO.

Staff recommends approval of the request with the following conditions:

**Conditions of Approval:**

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review Case No. DRB23-00220.
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

3.5 Grading and Drainage Report

3.6 Citizen Participation Plan

Exhibit 4 – Citizen Participation Report