



PLANNING DIVISION

STAFF REPORT

City Council Meeting

November 20, 2023

CASE No.: ZON23-00501	PROJECT NAME: Walmart 1646 Health Center/ OGP Expansions
Owner's Name:	RETAIL TRUST III (IMPS ONLY)
Applicant's Name:	Kristen Spillman, BRR Architecture, INC
Location of Request:	Within the 6000 to 6300 blocks of Southern Avenue (south side) and within the 6200 block of East Superstition Springs Boulevard. Located west of Power Road and south of Southern Avenue.
Parcel No(s):	141-54-059J and 141-54-561A
Request:	Major Site Plan Modification and amending the conditions of approval for Case No. Z99-043. This request will allow for the expansion of an existing Walmart.
Existing Zoning District:	Limited Commercial
Council District:	6
Site Size:	19± acres
Proposed Use(s):	Retail/Commercial
Existing Use(s):	Retail/Commercial/Medical Office
Hearing Date(s):	October 11, 2023 / 4:00 p.m.
Staff Planner:	Chloe Durfee Daniel
Staff Recommendation:	APPROVAL with Conditions
Planning and Zoning Board Recommendation:	APPROVAL with Conditions (7-0)
Prop 207 Wavier Signed:	Yes

HISTORY

On **August 18, 1988**, the City Council annexed the project site into the City of Mesa as part of a larger 484.74± acre annexation (Case No. A88-008; Ord. No. 2358).

On **October 3, 1988**, the City Council established comparable zoning on recently annexed property including R-S (now Office Commercial), C-2 (now Limited Commercial), R-3 (now Multiple Residence-3), R-4 (now Multiple Residence-4), and SR (Suburban Ranch) on 437.8± acres, including the subject site (Case No. Z88-056; Ord. No. 2382).

On **April 16, 1990**, the City Council approved a site plan to allow for the development of the first phase of a commercial development consisting of a major anchor tenant and two restaurant PAD buildings on 13.75± acres (Case No. Z90-014; Ord. No. 2519).

On **September 6, 1999**, the City Council approved a site plan modification to expand the existing Walmart (Case No. Z99-043; Ord. No.3644).

On **October 11, 2023**, the Planning and Zoning Board recommended approval with conditions (Vote 7-0).

PROJECT DESCRIPTION

Background:

The applicant is requesting approval of a Major Site Plan Modification to allow for the expansion of the existing Walmart including the development of a medical office on the eastern side of the existing building and another expansion for contactless grocery pick up on the western side of the building.

In 1999, a site plan modification was approved to allow for the expansion of the existing Walmart (Case No. Z99-043). Condition of Approval No. 1 in Case Z99-043 requires compliance with the basic development as described in the project narrative and as shown on the site plan and elevations submitted. The applicant is requesting a Major Site Plan Modification and a modification of the Condition of Approval for Case Z99-043 (Proposed Project).

General Plan Character Area Designation and Goals:

The Mesa 2040 General Plan Character Type designation on the property is Mixed Use Activity District and Neighborhood.

Per Chapter 7 of the General Plan, the primary focus of the Mixed Use Activity District Character Type is to create strong and viable centers of commercial activity that attract people to unique shopping and entertainment experiences.

The focus for the Neighborhood Character Type is to provide safe places for people to live where they can feel secure and enjoy their surrounding community. Neighborhoods can contain a wide range of housing options and often have non-residential uses such as schools, parks, places of worship and local serving businesses.

The Proposed Project complies with both character types by furthering the availability and accessibility of the existing business and increasing access to medical care for the surrounding neighborhoods.

Zoning District Designations:

The proposed project site is zoned Limited Commercial (LC). Per Section 11-6-1 of the Mesa Zoning Ordinance (MZO), the purpose of the LC zoning district is to provide areas for indoor retail, entertainment and service-oriented businesses that serve the surrounding residential trade area

within a one (1) to ten-mile radius. Per Table 11-6-2 of the MZO, general retail sales and a medical office are allowed use in the LC zoning district.

Surrounding Zoning Designations and Existing Use Activity:

Northwest LC Commercial	North (Across Southern Ave) Maricopa County Single Residence	Northeast LC Commercial
West RM-2/GC Multiple Residence & parking lot	Project Site LC Commercial	East (Across Superstition Springs Blvd.) LC Commercial
Southwest RM-2 Single Residence	South LI Auto Sales	Southeast (Across Superstition Springs Blvd.) LC Commercial

Compatibility with Surrounding Land Uses:

The proposed project site is currently part of a larger group commercial development located on the south side of Southern Avenue and west Superstition Springs Boulevard. The properties to the north, across Southern Avenue, are single family residential within the jurisdiction of Maricopa County while the other properties to the east and south are commercial uses. To the southwest of the subject site is a single residence development. The proposed expansions will be compatible with the surrounding area.

Site Plan and General Site Development Standards:

The Proposed Project includes the removal of an existing parking canopy and the development of a 5,120 square foot grocery pick up area in the west side of the existing building and the expansion of 484 square feet for a medical office on the east side of the building.

Prior to Proposed Project, the site required 552 parking spaces, per Table 11-32-3 of the MZO, and provided 979 spaces. With the expansion, the site now requires 567 spaces and parking has been reduced to 973 spaces.

All parking and landscape areas that were affected by the Proposed Project were brought into compliance with MZO requirements. As the Proposed Project did not increase the required parking by over 5% and the parking provided still meets the requirements from Section 11-32 of the MZO, no changes were made to the rest of the site. The applicant will revegetate all landscape areas to be consistent with the landscape plan approved with Case No. Z99-043.

The addition of 5,604 square feet to the building on the east and west sides of the site is considered a Major Site Plan Modification and is required to be reviewed and approved through

the public hearing process in accordance with Section 11-69-7 of the Mesa Zoning Ordinance (MZO), with final approval from City Council.

To facilitate the minor elevation and landscape updates, the applicant requested Administrative Design Review Modifications which required review and approval by the Planning Director and/or designee.

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, and registered neighborhoods within one mile of the site.

Neither Staff nor the applicant have been contacted by any neighbors.

Staff Recommendations:

Staff finds that the Proposed Project is consistent with the Mesa 2040 General Plan and meets 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 of Case No. Z99-043, except compliance with the final site plan submitted with this request (Case No. ZON23-00501).
2. Compliance with all requirements of Case No. ADM23-00620.
3. Compliance with all City development codes and regulations.

Exhibits:

- Exhibit 1-Presentation
- Exhibit 2-Ordinance
- Exhibit 3-Ordinance Map
- Exhibit 4-Vicinity Map
- Exhibit 5-Site Plan
- Exhibit 6-P&Z Minutes
- Exhibit 7-Submittal Documents