



PLANNING DIVISION
STAFF REPORT

City Council Meeting

August 29, 2022

CASE No.: **ZON22-00350**

PROJECT NAME: **Mountain Vista Master Plan Parcel A**

Owner's Name:	Signal Butte Hampton Mesa AZ, LLC and Signal Butte BFC, LLC
Applicant's Name:	Andrew Call, Thompson Thrift
Location of Request:	Within the 10700 block of East Hampton Avenue (south side) and within the 1400 to 1600 block of South Signal Butte Road (west side). Located north of the US60 Superstition Freeway on the west side of Signal Butte Road.
Parcel No(s):	220-82-008, 220-82-009, 220-82-010, 220-82-011, 220-82-012, 220-82-013, 220-82-014, 220-82-015, 220-82-016, 220-82-017
Request:	Site Plan Modification. This request will allow a mixed-use development.
Existing Zoning District:	Limited Commercial with a Planned Area Development (LC-PAD-PAD) overlay
Council District:	5
Site Size:	15± acres
Proposed Use(s):	Mixed use
Existing Use(s):	Vacant
P&Z Hearing Date(s):	July 27, 2022 / 4:00 p.m.
Staff Planner:	Sean Pesek, Planner II
Staff Recommendation:	APPROVAL with Conditions
Planning and Zoning Board Recommendation:	APPROVAL with Conditions (Vote: 5-0)
Proposition 207 Waiver Signed:	Yes

HISTORY

On **September 2, 1987**, the subject property was annexed into the City of Mesa (Ord. #2250) and subsequently zoned Single Residence 43 (RS-43) (Case No. Z87-067, Ordinance No. 2272).

On **August 1, 1988**, the City Council approved a rezoning on the subject property from RS-43 to RS-43 with a conceptual plan for Office Commercial (OC), Limited Commercial (LC), and Light Industrial (LI) to allow future mixed-use development on the property (Case No. Z88-040).

On **April 16, 2007**, the City Council approved a Minor General Plan Amendment to change the land use designation on the subject property from Mixed-Use Employment to Regional Commercial and High Density Residential and also rezoned the property from RS-43 to LC-PAD and LC-PAD with a Bonus Intensity Zone (BIZ) overlay to allow a mixed-use development on the subject property (Case No. GPMINOR07-002 and Z07-022, Ordinance No. 4689).

On **July 8, 2020**, the City Council approved a rezoning on the subject property from LC-PAD to LC-PAD to allow a mixed-use development on the property (Case No. ZON19-00872, Ordinance No. 5580). The PAD identified the subject property as Parcel A of the Mountain Vista Master Plan. A specific site plan was approved on the subject property as part of the master plan approval.

On **July 8, 2021**, the City Council approved a Site Plan Modification on the subject property (Case No. ZON21-00177, Ordinance No. 5635). This modification removed a drive-thru lane on Pad 4 (P4) and added a new drive-thru lane to Pad 1 (P1).

PROJECT DESCRIPTION

Background:

The subject request is for a Major Site Plan Modification to Parcel A of the previously approved specific site plan for Mountain Vista PAD. Specifically, the request is to remove a drive-thru lane on Pad 5 (P5) and add a new drive-thru lane on Pad 4 (P4), as well as increase the building footprint on P5 from 4,423 square feet to 7,195 square feet and P4 from 2,800 square feet to 3,751 square feet. All other commercial pads remain unchanged. Condition of approval number 7.a.i of the PAD (See Ordinance No. 5580) requires any modification to the location of drive-thru lanes on the property to be reviewed by the City Council. Additionally, major modifications to previously approved site plans are required to go to the Planning and Zoning Board for a recommendation and City Council for consideration and approval in accordance with Section 11-69-7 of the MZO.

General Plan Character Area Designation and Goals:

The General Plan character area designation on the property is Mixed Use Activity. Per Chapter 7 of the General Plan, Mixed Use Activity character areas are generally large in scale (over 25 acres) and provide community and regional activity areas. These areas generally have a substantial retail commercial component. The Mixed Use Activity character area can also include a significant residential component but will still have a mix of uses. The goal of the Mixed Use Activity character area is to create strong and viable commercial centers that attract people to unique shopping and entertainment experiences.

After review, subject request is consistent with the development review criteria outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan. The proposed modification to the specific

site plan to remove a drive-thru lane on P5 and allow a new drive-thru lane on P4, as well as the increase in building footprints, does not change the intent of the PAD and will conform to the goals of the Mixed Use Activity character designation on the property.

Zoning District Designations:

The subject property is zoned Limited Commercial with a Planned Area Development Overlay (LC-PAD). Per Section 11-6-2 of the MZO, the proposed use of the property for commercial, fitness center, hotel and restaurant uses are permitted. The existing PAD was approved for a mixed-use development. The proposed site plan is consistent with the approved PAD overlay.

Site Plan and General Site Development Standards:

The subject property is known as Parcel A of the Mountain Vista Planned Area Development Master Plan and is located on the west side of Signal Butte Road and south of Hampton Avenue. As proposed, Parcel A will consist of six (6) commercial pad lots, three of which will contain drive-thru lanes. The other parcels consist of a large fitness center, 4-story hotel, and multi-tenant retail buildings. Primary access to the subject property is provided along Signal Butte and Hampton Avenue with internal drives connecting the pad lots to each other. Additional parking spaces have been added to comply with on-site parking requirements set forth in the MZO and PAD. Overall, the proposed modification to the specific site plan on Parcel A conforms to the requirements of the Mesa Zoning Ordinance, including the review criteria for Site Plan Review outline in Section 11-69-5 of the MZO.

Design Review:

As part of the PAD, the City Council approved design guidelines for development of the property. The applicant is not proposing any changes to the approved design guidelines on the property.

Surrounding Zoning Designations and Existing Use Activity:

Northwest (Across Hampton Avenue) RM-4-PAD-PAD Vacant	North (Across Hampton Avenue) LC-PAD Commercial	Northeast (Across Signal Butte Road) RU-43 (Maricopa County) Vacant
West RM-5-PAD-PAD Multiple Residence (under construction)	Subject Property LC-PAD Vacant	East (Across Signal Butte Road) RU-43 (Maricopa County) Vacant
Southwest LC-PAD-PAD Vacant	South US Highway 60	Southeast US Highway 60

Compatibility with Surrounding Land Uses:

The subject site is currently vacant and adjacent to development Parcels B and D1 within the Mountain Vista PAD. Parcel B, to the west, is currently under construction for a multiple residence development. Parcel D1, to the southwest, is zoned LC with no specific plans approved

by the City. To the north, across Hampton Avenue, is a partially developed commercial center zoned LC-PAD that is not part of the Mountain Vista Marketplace mixed-use development. Overall, the proposed improvements as shown on the site plan is consistent with the approved PAD and 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 and HOAs within ½ mile and registered neighborhoods within one mile of the site. As of writing this report, neither the applicant nor staff have received any comments/concerns from surrounding property owners. Staff will provide the Board with any new information during the scheduled Study Session on July 27, 2022.

Staff Recommendation:

Based on the application received and the preceding analysis, staff finds 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. Therefore, 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 City development codes and regulations.
3. Compliance with all conditions of approval for Case No. ZON21-00177, except comply with the final site plan submitted with this request instead of the final site plan previously approved with Case No. ZON21-00177.

Exhibits:

Exhibit 1- Vicinity Map

Exhibit 2- Staff Report

Exhibit 3-Application Information

3.1 Final Site Plan

3.2 Project Narrative

3.3 Previously approved site plan

3.4 Mountain Vista Market Place Master Plan

3.5 Landscape Plan

3.6 Citizen Participation Plan

Exhibit 4-Citizen Participation Report