



**PLANNING DIVISION
STAFF REPORT**

Planning and Zoning Board

January 8, 2020

CASE No.: **ZON19-00792** PROJECT NAME: **McDonald's Mountain Vista Marketplace**

Owner's Name:	MVM Shopping Center LLC
Applicant's Name:	Andrew Whisler, Kimley-Horn
Location of Request:	Within the 1300 block of South Signal Butte Road (west side) and within the 10700 block of East Hampton Avenue (north side). Located south of Southern Avenue on the west side of Signal Butte Road.
Parcel No(s):	220-81-985
Request:	Site Plan Review. This request will allow for the development of a restaurant with a drive-thru.
Existing Zoning District:	Limited Commercial with a Planned Area Development overlay (LC-PAD)
Council District:	6
Site Size:	1.2± acres
Proposed Use(s):	Restaurant with a drive-thru
Existing Use(s):	Vacant
Hearing Date(s):	January 8, 2020 / 4:00 p.m.
Staff Planner:	Ryan McCann
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **September 2, 1987**, the property was annexed into the City of Mesa (Ord. # 2250)

On **October 5, 1987**, the City Council approved to rezone the property from Maricopa County Rural-43 to City of Mesa Suburban Ranch (SR). (Case # Z87-067)

On **August 1, 1988**, the City Council approved to rezone the property from Suburban Ranch (SR) to SR (Conceptual Office Commercial (OC), Limited Commercial (C-2), and Light Industrial (LI)) and also approved a Development Master Plan (DMP) for Signal Butte Commerce Center. This master plan was

for a mixed-use development that included offices, commercial uses, as well as industrial uses. (Case # Z88-040)

On **April 16, 2007**, the City Council approved to rezone the property from DMP (i.e the approved master plan in 1988)) to Multiple Residence (R-4), C-2 Planned Area Development (PAD) and C-2 PAD Bonus Intensity Zone (BIZ) and a Site Plan Review for the development of the Mountain Vista Marketplace, which was a proposed regional commercial shopping center with associated residential, office, and hotel uses. (Case # Z07-022)

On **September 20, 2017**, the Planning and Zoning Board approved a site plan modification on 10 acres of the approved Mountain Vista Marketplace to allow the development of a commercial center. The 10 acres is specifically located south of the southwest corner of Southern Avenue and Signal Butte Road which include the newly developed Sprouts grocery store as the anchor tenant. (Case# ZON17-00045)

On **April 18, 2018**, the Planning and Zoning Board approved a preliminary plat for seven lots to allow individual ownership within the commercial center.

PROJECT DESCRIPTION

Background:

The subject request is to allow the development of a 4,408 square foot restaurant with drive-thru and associated parking on the property. The site is part of the Mountain Vista Marketplace group commercial development and currently vacant.

General Plan Character Area Designation and Goals:

The Mesa 2040 General Plan Character area designation on the property is Mixed Use Activity District with a sub-type character area of Regional-Scale Districts. Per chapter 7 of the General Plan, Regional-scale districts are typically larger than 60 acres and contain multiple big box stores, unique features such as a lifestyle center, an enclosed mall, and/or auto malls that attract customers from a large trade area. This character type may include one or more community-scale districts as a component of creating the regional district. Per the Plan, Regional-scale districts may have significant areas devoted to office, research and development or other light industrial uses and may contain areas of supporting, integrated residential uses. These districts are typically along an arterial road at a freeway interchange.

The proposed restaurant with drive-thru conforms to the goals of the General Plan land use character area designation by providing a supporting restaurant use that will serve the immediate neighborhood and surrounding community. The proposed use is listed as a typical use within the Regional-Scale Districts.

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 City of Mesa Zoning Ordinance (MZO) and the PAD overlay, the proposed restaurant with drive-thru is allowed in the LC-PAD zoning district.

Site Plan and General Site Development Standards:

The property is currently vacant. The proposed site plan shows primary access onto the site will be from East Hampton Avenue which is located at the south western corner of the site. This

access was approved as part of the review for development of the Sprouts shopping center located north of the subject property. The site plan also shows the proposed drive-thru associated with the use will wrap around the south, east, and west sides of the building. Per Section 11-32-3 of the City of Mesa Zoning Ordinance (MZO), the total number of parking spaces required for the use is 52. The site plan shows 65 parking spaces which conforms to the number of spaces required.

Design Review:

On November 12, 2019, the Design Review Board reviewed the proposed elevations for the building and recommended minor modifications to enhance the design. Staff is working with the applicant to include the recommended changes to the final design of the building.

Surrounding Zoning Designations and Existing Use Activity:

Table 1

<p>Northwest LC-PAD Commercial</p>	<p>North LI-PAD Commercial</p>	<p>Northeast (Across Signal Butte Road) Maricopa County Vacant</p>
<p>West LC-PAD Commercial</p>	<p>Subject Property LC-PAD Vacant</p>	<p>East (Across Signal Butte Road) Maricopa County Vacant</p>
<p>Southwest (Across Hampton Road) LC-PAD Vacant</p>	<p>South (Across Hampton Road) LC-PAD Vacant</p>	<p>East (Across Signal Butte Road) Maricopa County Vacant</p>

Compatibility with Surrounding Land Uses:

Overall, the property use is located in an area planned to be developed with a mix of uses. There are existing commercial uses located to the north and west of the site. The property to the east (across Signal Butte) is currently vacant. The property to the south is approved for commercial development but is currently vacant. The proposed restaurant with drive-thru will be compatible with the surrounding area and uses.

Neighborhood Participation Plan and Public Comments:

The applicant has completed a Citizen Participation Process, which included mailed letters to property owners within 1,000-feet of the site, as well as HOAs within ½ mile and registered neighborhoods within 1 mile of the site inviting them to a neighborhood meeting organized on October 29, 2019. According to the applicant, no property owners attended the neighborhood meeting. As of writing this report, neither the applicant nor staff has received any comments/concerns from surrounding property owners. Staff will provide the Board with any new information during the scheduled Study Session on January 8, 2020.

Staff Recommendations:

The subject request is consistent with the General Plan and meets the review criteria for Site Plan Review approval outlined in Section 11-69-5 of the MZO; therefore, staff recommends approval with the following conditions:

Conditions of Approval:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review
3. Compliance with all requirements of Ordinance #4689 (Z07-022).