



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

April 14, 2021

CASE No.: ZON21-00148	PROJECT NAME: Mercado Fiesta
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Owner's Name:	BPC Larkspur Mercado, LLC
Applicant's Name:	Heather Roberts, Kimley-Horn
Location of Request:	Within the 1300 and 1400 blocks of West Southern Avenue (south side) and within the 1200 block of South Longmore (east side). Located west of Alma School Road on the south side of Southern Avenue.
Parcel No(s):	134-26-816, -817, and -818
Request:	Preliminary Plat. This request will allow for an amendment to an existing condominium plat on an existing commercial development.
Existing Zoning District:	Limited Commercial (LC)
Council District:	3
Site Size:	6.3± acres
Proposed Use(s):	Commercial
Existing Use(s):	Commercial
P&Z Hearing Date(s):	April 14, 2021 / 4:00 p.m.
Staff Planner:	Cassidy Welch, Planner II
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **August 17, 1970**, the City Council approved the annexation of a 675± acre area of land that included the subject property, and subsequently zoned the site to Limited Commercial (LC) (Ordinance No. 675).

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

On **January 22, 2020**, a site plan and preliminary plat was approved for modifications to the existing commercial center (Case No. ZON19-00802).

PROJECT DESCRIPTION

Background:

The subject request is for the approval of a preliminary plat titled “Mercado Fiesta Amended Condominium Plat” to allow a five-unit commercial condominium in the LC zoning district. Currently, the site is developed with four individual in-line retail buildings. The proposed preliminary plat is to create five individual condominium units in four existing buildings and associated parking spaces.

General Plan Character Area Designation and Goals:

The Mesa 2040 General Plan Character Area designation on the property is Mixed-Use Activity District within a Regional-Scale sub type. 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. The goal of the Regional-Scale District is to provide a location for businesses and attractions that brings people to Mesa from the larger region. The existing retail, professional and medical offices, and restaurants on the site, are typical primary uses allowed within the Mixed-Use Activity District character area designation and conforms to the goal of creating a viable center of commercial activities within the character area.

The property is also located within the Transit Corridor character designation. Per Chapter 7 of the General Plan, the Transit Corridor District 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. The proposed preliminary plat to allow individual ownership of the buildings will not modify the existing development on the site. Staff has reviewed the request and determined it is consistent with the criteria for review outlined in Chapter 15 of the Mesa 2040 General Plan.

Fiesta District Sub-Area

The site is also located within the Fiesta Economic Activity District. Per Chapter 5 of the Mesa 2040 General Plan, the Fiesta District is primed to revitalize and re-energize over the next decade. In accordance with the Plan, development efforts should focus on the redevelopment and revitalization of retail and entertainment uses to a regional mixed-use activity hub. The existing development is consistent with the goals of the district and the proposed preliminary plat will encourage revitalization of the subject site.

Zoning District Designations:

The subject site is currently zoned Limited Commercial (LC). Per Section 11-6-2 of the City of Mesa Zoning Ordinance (MZO), retail, professional and medical offices, and restaurants with drive-thru facilities are permitted in the LC zoning district.

Preliminary Plat:

Section 9-6-2 of the Mesa Subdivision standards requires approval of all subdivision plats located in the City to be processed through four progressive stages. Review and approval of a preliminary plat is the second stage in the series of the progressive stages. This review includes the evaluation of the overall design of the subdivision and details, such as utilities layout, ADA compliance, and detention requirements. The preliminary plat is reviewed and approved by the Planning & Zoning Board. Per Section 9-6-2 of the City’s subdivision regulations, all plats are subject to Final Plat approval through the City Council. The proposed request meets the review criteria for approval of a preliminary plat outlined in Section 9-6-2 of the Mesa Subdivision Regulations.

Surrounding Zoning Designations and Existing Use Activity:

Northwest (Across Southern Avenue & Longmore) LC Commercial	North (Across Southern Avenue) LC Commercial	Northeast (Across Southern Avenue) LC Commercial
West (Across Longmore) LC-BIZ Commercial	Subject Property LC Commercial	East LC Commercial
Southwest (Across Longmore) LC-BIZ Commercial	South LC Fiesta Mall	Southeast LC Fiesta Mall

Compatibility with Surrounding Land Uses:

The property is zoned Limited Commercial and currently developed with four commercial buildings and part of large commercial center. Currently, there are existing commercial developments surrounding the site on all sides. The Fiesta mall is located south of the property. Approval of a preliminary plat to allow five condominium units within an existing commercial center will not be out of character with the surrounding area and uses.

Staff Recommendation:

The subject request is consistent with the General Plan and meets the review criteria for approval of a preliminary plat outlined in Section 9-6-2 of the Mesa Subdivision Regulations. Therefore, staff recommends approval of the request with the following conditions:

Conditions of Approval:

1. Compliance with the preliminary plat submitted.
2. Compliance with all requirements of the Subdivision Regulations.
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 Preliminary Plat