



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

August 23, 2023

CASE No.: ZON23-00355	PROJECT NAME: Brightpath Day Care Center
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Owner's Name:	G Brown Investments 2, LLC
Applicant's Name:	Terrascape Consulting, LLC
Location of Request:	Within the 10900 block of East Guadalupe Road (north side). Located east of Signal Butte Road on the north side of Guadalupe Road.
Parcel No(s):	304-02-991
Request:	Site Plan Modification and amending the conditions of approval for Case No. Z15-037. This request will allow for the development of a day care facility.
Existing Zoning District:	Limited Commercial (LC)
Council District:	6
Site Size:	1.6± acres
Proposed Use(s):	Day Care Facility
Existing Use(s):	Vacant
P&Z Hearing Date(s):	August 23, 2022 / 4:00 p.m.
Staff Planner:	Kwasi Abebrese, Planner I
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **April 19, 1990**, the project site was annexed into the City of Mesa as part of a larger 1,259± acre annexation (Case No. A88-015; Ordinance No. 2497).

On **June 4, 1990**, the Mesa City Council established comparable zoning of Agriculture (AG) on the project site. (Case No. Z90-024; Ordinance No. 2530).

On **October 4, 2004**, the Mesa City Council approved a rezone of a 19± acre parcel, including the project site, from AG to C-2 (equivalent to Limited Commercial) and a site plan to allow for

the development of a neighborhood commercial center (Case No. Z04-068; Ordinance No. 4289).

On **August 16, 2007**, the Mesa Planning and Zoning Board approved a modification to 3.2± acres of the previously approved site plan, including the project site, to allow for the development of a day care center, retail, and personal services (dry cleaner) (Case No. Z07-090).

On **March 23, 2016**, the Mesa Planning and Zoning Board approved a preliminary plat, a final site plan for the development of a self-storage facility, and a conceptual site plan for the project site. Condition of approval number 5 required that all future development in phase III require site plan review through the public hearing process (Case No. Z15-037).

On **December 24, 2019**, the Planning Director approved a minor modification to an approved site plan for Major B (Goodwill site) to allow for the installation of 22 parking spaces with required landscape islands and perimeter landscape on the project site, to be used as temporary parking for the Goodwill (Case No. ADM19-00936).

PROJECT DESCRIPTION

Background:

The applicant is requesting a Major Site Plan Modification to allow for the development of a 13,448± square foot day care center (Proposed Project).

The property is located north of Guadalupe Road on the east side of Signal Butte Road and is part of the Mesa Center Pointe Plaza. The project site is largely vacant except for a small parking field located on the west side of the project site, which was approved with a modification to the Goodwill site (ADM19-00936) to the west of the project site. The small parking field consists of 28 parking spots and was intended to be temporary parking for Goodwill. Other than approving the small parking field on the project site, the site plan modification for the Goodwill site (ADM19-00936) did not affect the project site. Thus, the project site is currently subject to case Z15-037.

Condition of approval no. 1 in Case No. Z15-037 requires compliance with the basic development described in the project narrative and as shown on the site plan, landscape plan, and building elevations submitted. In addition, condition no. 5 states that all future development in Phase III require site plan review through the public hearing process. The applicant is therefore requesting a Site Plan Modification to develop the site for a day care center (Proposed Project).

General Plan Character Area Designation and Goals:

The Mesa 2040 General Plan Character Area designation on the property is Neighborhood with a Suburban Sub-type. Per Chapter 7 of the General Plan, the primary focus of 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 Suburban Sub-type is primarily residential in nature but may contain multiple residence and commercial uses along arterial frontages and at major street intersections. Compatible public and semi-public uses such as schools, parks, and religious institutions are frequently found in these neighborhoods.

The Proposed Project is located within an existing group commercial center at the northeast corner of Signal Butte Road and Guadalupe Road. The provision of the commercial use at the intersection of two arterial roadways conforms to the intent of the Neighborhood character area and is consistent with the review criteria outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan.

Zoning District Designations:

The subject property is zoned Limited Commercial (LC). Per Section 11-6-2 of the MZO, a day care center is permitted in the LC zoning district.

Surrounding Zoning Designations and Existing Use Activity:

Northwest LC Group Commercial Center	North LC Group Commercial Center	Northeast LC Group Commercial Center
West LC Group Commercial Center	Project Site LC Vacant	East LC Group Commercial Center
Southwest (Across Guadalupe Road) RS-6-PAD Single Residence	South (Across Guadalupe Road) RS-6-PAD Single Residence	Southeast RS-6-PAD Vacant

Compatibility with Surrounding Land Uses:

The subject property is currently vacant with a temporary parking area located at the west side of the site. The adjacent properties to the north, east, and west of the subject property are existing commercial developments within the Mesa Center Pointe group commercial center. The properties to the south and southwest across East Guadalupe Road are single residential developments. The property to the southeast is currently vacant and is zoned Single Residence – 6 with a Planned Area Development overlay (RS-6-PAD).

The Proposed Project which is located within the Mesa Center Pointe group commercial center is compatible with the surrounding developments and land uses.

Site Plan and General Site Development Standards:

The proposed site plan shows the development of a one-story 13,448± square foot day care center with a fenced outdoor playground area located at the north, east, and south sides of the proposed building.

Vehicular access to the site is provided from an existing drive aisle from East Guadalupe Road as well as internally from a shared driveway at the north side of the project site. On-site walkways

will connect the primary entrance as well as the other entrances of the proposed building to the outdoor playground area as well as to the public sidewalk on Guadalupe Road and to the adjacent commercial development.

Per Section 11-32-3 of the MZO, 36 parking spaces are required for the proposed facility. The submitted site plan shows a total number of 37 proposed parking spaces located at the north and west sides of the proposed building. The parking area will be screened by a three-foot-tall wall from Guadalupe Road at the south side of the site per the screening requirements outlined in Section 11-30-9(H) of the MZO. Currently, 28 parking spaces exist on the project site as approved by ADM19-00936 for use as temporary parking spaces for the Goodwill site. The parking agreement for the existing 28 parking spaces approved by ADM19-00936 is no longer in effect and parking on the project site will be for the proposed development only.

Overall, the proposed site plan conforms to the requirements of the MZO including the review criteria for Site Plan Review in Section 11-69-5.

Design Review:

The Design Review Board is scheduled to review the subject request on August 8, 2023. Staff will work with the applicant to address any comments and recommendations from the Design Review Board.

Neighborhood Participation Plan and Public Comments:

As part of the completed Citizen Participation Process, the applicant mailed notice letters to property owners within 1,000 feet of the site, as well as nearby HOAs and neighborhood associations.

A virtual meeting was held on August 3, 2023. A summary of the neighborhood meeting is included in the Citizen Participation Report. Three residents attended the meeting and expressed concerns that primarily focused on the impacts of the proposed development on vehicular traffic and congestion on Signal Butte and Guadalupe Roads.

In addition, Staff received phone calls and blue cards from residents expressing both their support and opposition to the request. The main concerns expressed by the residents are traffic impacts within the area. Staff will provide the Board with any new information during the August 23, 2023 Study Session.

Staff Recommendation:

Staff finds that the Proposed Project is consistent with the Mesa 2040 General Plan, the review criteria for Site Plan Review approval outlined in Section 11-69-5 of the MZO; therefore, staff recommends approval of the request with the following **Conditions of Approval:**

1. Compliance with all conditions of approval of Case No. Z15-037, except compliance with the final site plan, narrative, landscape plan, and building elevations submitted with this request instead of those approved with case Z15-037.
2. Compliance with all requirements of Design Review, Case No. DRB23-00335.
3. Compliance with all City development codes and regulations.

Exhibits:

Exhibit 1 – Vicinity Map

Exhibit 2 – Staff Report

Exhibit 3 – Application Information

3.1 Site Plan

3.2 Grading and Drainage Plan

3.3 Landscape Plan

3.4 Elevations

3.5 Project Narrative

3.6 Citizen Participation Plan

Exhibit 4 – Citizen Participation Report