



Planning and Zoning Board

Staff Report

CASE NUMBER: ZON18-00216
LOCATION/ADDRESS: The 10000 block through 11000 of East Southern Avenue (south side).
GENERAL VICINITY: Located east of Crismon Road on the south side of Southern Avenue.
REQUEST: Site Plan Modification
PURPOSE: This request will allow for the development of multi-tenant commercial use with drive-thru.
COUNCIL DISTRICT: District 6
OWNER: VJ PROPERTIES INC.
APPLICANT: Adaptive Architects Inc.
STAFF PLANNER: Wahid Alam, AICP, Planner II

SITE DATA

PARCEL NO.: 22081743B and 22081744 (a portion)
PARCEL SIZE: 1.7± acres
EXISTING ZONING: LC
GENERAL PLAN CHARACTER: Mixed Use Activity District
CURRENT LAND USE: Vacant

SITE CONTEXT

NORTH: (across Southern Avenue) Existing commercial development, zoned LC-PAD
EAST: Existing hospital, zoned NC-BIZ
SOUTH: Existing commercial development, zoned LC and existing hospital, zoned NC-BIZ
WEST: Existing restaurant with a drive-thru, zoned LC

STAFF RECOMMENDATION: Approval with conditions

HISTORY/RELATED CASES

- September 2, 1987:** Annexed into the City of Mesa and subsequently zoned SR and R1-9 (Ord. No. 2249; Z87-066).
- October 31, 1998:** Rezone from R1-43 to C-2 to allow for development of a grocery shopping center (Z98-051).
- October 4, 2007:** Site Plan Modification to allow the development of a bank with a drive-thru. (Z07-099)

PROJECT DESCRIPTION / REQUEST

This is a request for a Site Plan Modification for the development of a retail building with a drive-thru. The building is approximately 7,200 square feet and will accommodate multi-tenant leasing space including a drive-thru. The proposed retail space would be 5,973 square feet and a drive-thru restaurant for 1,227 square feet. The proposed development is a shell building with no identified tenant currently.

NEIGHBORHOOD PARTICIPATION

The applicant has completed a Citizen Participation Process, which included a mailed letter to property owners within 1,000' of the site, as well as HOAs within a ½ mile and registered neighborhoods within 1 mile. At the time that this report was written staff had not been contacted by any residents or property owners in the area. The applicant will be providing an updated Citizen Participation Report prior to the June 19, 2018 Study Session. An update will be provided by staff at that Planning and Zoning Board Study Session.

STAFF ANALYSIS

MESA 2040 GENERAL PLAN:

Staff has reviewed the proposal and found that it is consistent with the criteria for review as outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan and has determined that the proposed use is in conformance with the General Plan.

The Mesa 2040 General Plan Character area designation is Mixed Use Activity District. The primary focus of the Mixed-Use Activity District designation is community and regional activity areas that have a significant retail commercial component while maintaining a mix of uses. This project will provide additional retail opportunities and will complement the existing uses in the area.

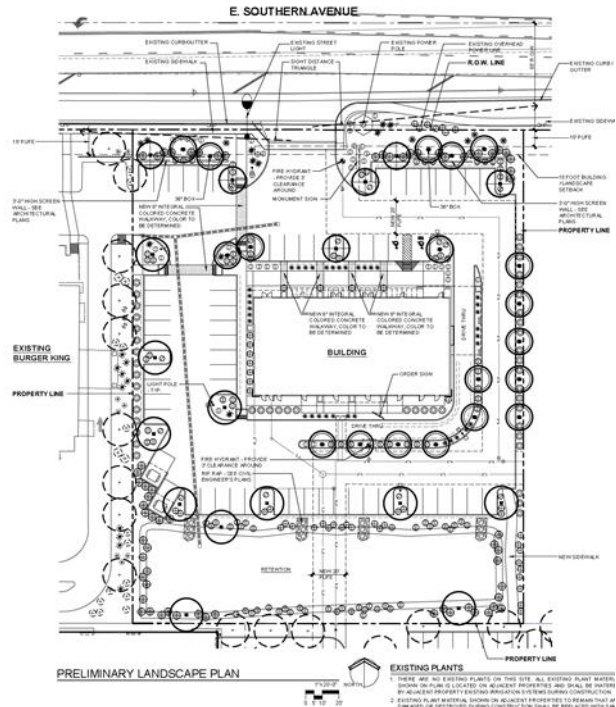
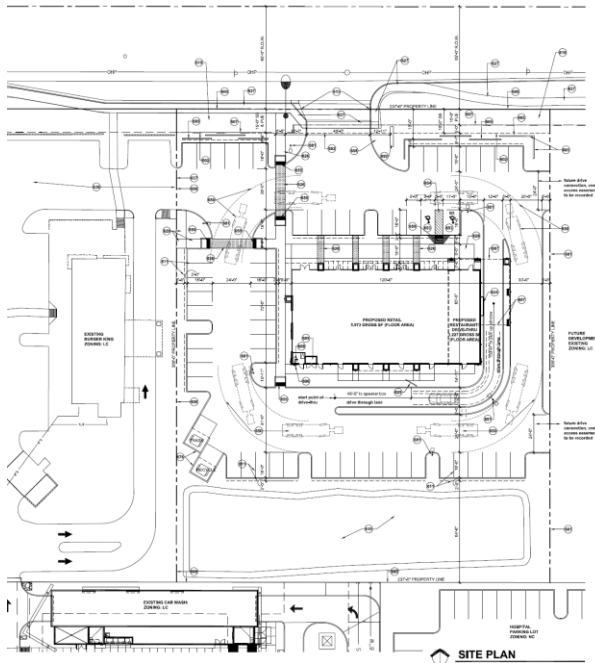
ZONING:

This property is currently zoned as LC – Limited Commercial. Retail and drive-thru are both permitted and appropriate uses in the LC zoning district.

SITE PLAN - MZO Section 11-69-5:

This proposal is for a 7,200 square-foot retail building on a 1.7± acre parcel located east of Crismon Road on the south side of Southern Avenue. The subject property is just east of an existing restaurant with a drive-thru at the SEC Southern Avenue and Crismon.. The building has been placed in the middle of the site with the drive-thru along the east elevation of the building, maintaining the existing cross access at the northwest corner of the site. The proposed site plan shows future cross-access at the northeast corner of the property for the future development to the east. Sufficient landscaping and screening along Southern Avenue including pedestrian connectivity provided. The building will accommodate

multi-tenant leasing space include a drive-thru. Access to the site will be using the existing driveway along Southern Avenue to the north and will be shared with the existing restaurant to the west



Parking is located along the front facing Southern Avenue, between the existing restaurant to the west and the proposed building and few more at the rear of the building adjacent to the retention basin along the south property line. The proposed site plan shows parking greater than the amount allowed by the zoning ordinance. The parking for the site is calculated as follows:

The proposed building will require the following parking spaces:

- Restaurant: 1,227 square feet (parking @ 1 space / 100sf = 13 spaces)
- Multi-tenant retail/commercial: 5,973 square feet (parking@1 spacer/ 375sf = 16 spaces)
- Total parking required: 29 spaces (125% max per Section 11-32-3C = 37 spaces)
- Total provided: 60 spaces

The zoning code allows a maximum parking of 125% of the total required spaces. The maximum parking count for this development is 29 spaces, the applicant is proposing 60 spaces. Staff does not support the additional parking spaces and thinks those additional parking spaces would be better used for outdoor seating area for customer and employees and reduce pavement area. Staff suggest either reducing the parking spaces to maximum 37 or obtain approval of an Administrative Use Permit (**condition# 6**)

The proposed site plan meets the review criteria for site plan review as found in MZO Section 11-69-5 of the Zoning Ordinance.

CONCLUSION:

The proposed project complies with the General Plan and meets the review criteria for Site Plan Review from MZO, Chapter 69 (Section 11-69-5). The proposed conditions will further bring the development into compliance with section 11-69-5 of the Zoning Ordinance. Staff recommends approval with the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the basic development as described in the project narrative, and as shown on the site plan submitted, and the preliminary elevations approved by the Design Review Board (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all requirements of Design Review (DRB18-00217).
3. Compliance with all City development codes and regulations.
4. Compliance with all requirements of the Subdivision Technical Review Committee.
5. Provide a copy of the recorded cross-access easement assuring access and connectivity to the property to the east.
6. Reduce the parking spaces to a maximum of 37 spaces or obtain approval of an Administrative Use Permit to allow the parking spaces to exceed the maximum number allowed in the Mesa Zoning Ordinance.