



**PLANNING DIVISION  
STAFF REPORT**

**Planning and Zoning Board**

**November 15, 2023**

CASE No.: <b>ZON22-01233</b>	PROJECT NAME: <b>Outlaw Trucking</b>
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Owner's Name:	Jason Dial, Outlaw Trucking
Applicant's Name:	Dan Christensen, C.E.W. Associates
Location of Request:	Within the 5300 block of East Main Street (south side). Located south of Main Street and east of Higley Road.
Parcel No(s):	141-51-293
Request:	Major Site Plan Modification. This request will allow for a commercial development.
Existing Zoning District:	General Commercial (GC)
Council District:	2
Site Size:	0.8± acres
Proposed Use(s):	General Retail
Existing Use(s):	Vacant
P&Z Hearing Date(s):	November 15, 2023 / 4:00 p.m.
Staff Planner:	Josh Grandlienard, AICP, Planner II
Staff Recommendation:	APPROVAL with Conditions

**HISTORY**

On **January 20, 1975**, the project site was annexed into the City of Mesa as part of a larger 126± acre annexation and given the zoning designation of C-3 (equivalent to current General Commercial [GC] zoning) (Case No. Z74-085; Ordinance No. 911).

On **December 19, 1977**, City Council approved a site plan which allowed a larger commercial development that included a car wash, recreational vehicle sales building, and mobile home sales which included the project site as a portion of the development (Case No. Z77-071; Ordinance No. 1118).

On **August 19, 2015**, the Planning and Zoning Board approved a site plan to allow for the development of a commercial center which included the project site. The site plan allowed for

the development of a sales office with an office/warehouse building on the project site (Case No. Z15-028).

On **December 13, 2018**, the Planning Director approved a Zoning Clearance for an existing Communication Facility (Cell phone tower) on this project site. (Case ADM18-00848)

## **PROJECT DESCRIPTION**

### **Background:**

The project site is located south of Main Street on the east side of Higley Road and is part of the 54<sup>th</sup> Street Business Park. The site is largely vacant except for a cell tower on the west side of the property and an existing building on site, where the existing building is proposed to be removed as a part of this proposed project.

In 2015, the Planning and Zoning Board approved a site plan for a 2,040 square foot office/warehouse building on the project site. The applicant is requesting to modify the site plan by relocating the proposed building to the northwest portion of the project site, increase the square footage of the building to 2,400 square feet, provide a 3,900 square foot outdoor storage yard behind the building, and a commercial truck parking area in the south portion of the site (Proposed Project).

The requested site plan modification is considered a Major Site Plan Modification per Section 11-69-7 of the Mesa Zoning Ordinance (MZO) and required to be reviewed and by the Planning and Zoning Board.

### **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 as well as Transit Corridor and Station Area designations. 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.

Per Chapter 7 of the General Plan, Transit Corridor Station area designations are generally located within 1/4 mile of a light rail station or 1/8 mile of a transit or major bus transfer station. Station Areas are intended to have more intense development than the associated corridor and are expected to transition into an urban building form.

The Proposed Project is located within an existing group commercial center on the south side of Main Street. The provision of the commercial use along an arterial roadway 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. The project also conforms with the Transit Corridor Station Area Designation by providing the building placement close to main

street creating an urban form with parking located on the rear and side of the proposed structure.

**Zoning District Designations:**

The subject property is zoned General Commercial (GC). The intent of the General Commercial zone is to provide indoor retail, limited outdoor display, and related service-oriented businesses that serve a large surrounding residential trade area within a 4- to 5-mile radius. This district includes several automobile-oriented uses and similar support services related to automobiles, welding, and light assembly and fabrication. Outdoor storage is permitted within the General Commercial zone, if the storage is located in interior side and rear yards, or outside of required yards. Per Section 11-6-2 of the MZO, general retail is permitted in the GC zoning district.

**Surrounding Zoning Designations and Existing Use Activity:**

<b>Northwest</b> (Across Main Street) LC Medical Office	<b>North</b> (Across Main Street) LC Vacant	<b>Northeast</b> (Across Main Street) LC Bar/Lounge
<b>West</b> GC RV Sales	<b>Project Site</b> GC Vacant	<b>East</b> GC Commercial offices
<b>Southwest</b> LC RV Sales Office	<b>South</b> LC Mini-Storage	<b>Southeast</b> LC Mini-Storage

**Compatibility with Surrounding Land Uses:**

The subject property is currently vacant. The adjacent properties to the south, east, and west of the subject property are existing commercial developments. The properties to the north across Main Street are commercial developments.

The Proposed Project which is located within the 54<sup>th</sup> Business 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 two-story 2,400± square foot general retail building on the northwest portion of the project site. On the southside of the building is an attached canopy that will cover a 3,900 square foot outdoor storage area. The proposed canopy is to display large truck equipment for retail, that would be installed elsewhere by the end user. The site plan also shows additional customer overflow parking located on the rear of the site which is screened with a rod iron fence to the north side of the lot and a ten-foot block wall on the eastern, western, and southern sides of the overflow parking area.

Vehicular access to the site is provided from Main from an existing shared access drive aisle on the adjacent property to the east (APN 141-51-294). On-site walkways will connect the primary entrance as well as the other entrances of the proposed building to the public sidewalk on Main Street and to the adjacent commercial development.

Per Section 11-32-3 of the MZO, 13 parking spaces are required for the Proposed Project based on the parking ratio for general retail for the office portion of the project at a ratio of one parking spot per 375 square feet of indoor retail space. The submitted site plan shows a total number of 14 proposed parking spaces located at the south and east sides of the proposed building. The parking area will be screened by a 46-inch-tall wall from Main Street at the north side of the site per the screening requirements outlined in Section 11-30-9(H) of the MZO.

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 has reviewed the subject request on October 17, 2023 and requested the project to return to the Design Review Board on November 14, 2023 after modifications to the building elevations. 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. As of writing this report, staff has not been contacted by any interested parties.

Staff will provide the Board with any new information during the November 15, 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. Z15-028, except compliance with the final site plan, narrative, landscape plan, and building elevations submitted with this request instead of those approved with case Z15-028.
2. Compliance with all requirements of Design Review, Case No. DRB22-00614.
3. Prior to the issuance of a building permit, execute a cross-access easement with the adjacent property to the east (APN 141-51-294) and record the cross-access easement in the Maricopa County Recorder's Office.
4. Compliance with all City development codes and regulations.

**Exhibits:**

- Exhibit 1 – Staff Report
- Exhibit 2 – Vicinity Map
- Exhibit 3 – Project Narrative
- Exhibit 4 – Site Plan
- Exhibit 5 – Landscape Plan
- Exhibit 6 – Grading and Drainage Report
- Exhibit 7 – Elevations

Exhibit 8 – Citizen Participation Plan  
Exhibit 9 – Citizen Participation Report  
Exhibit 10 – Power Point Presentation