



ZON21-00278

Power Road Food Truck Development

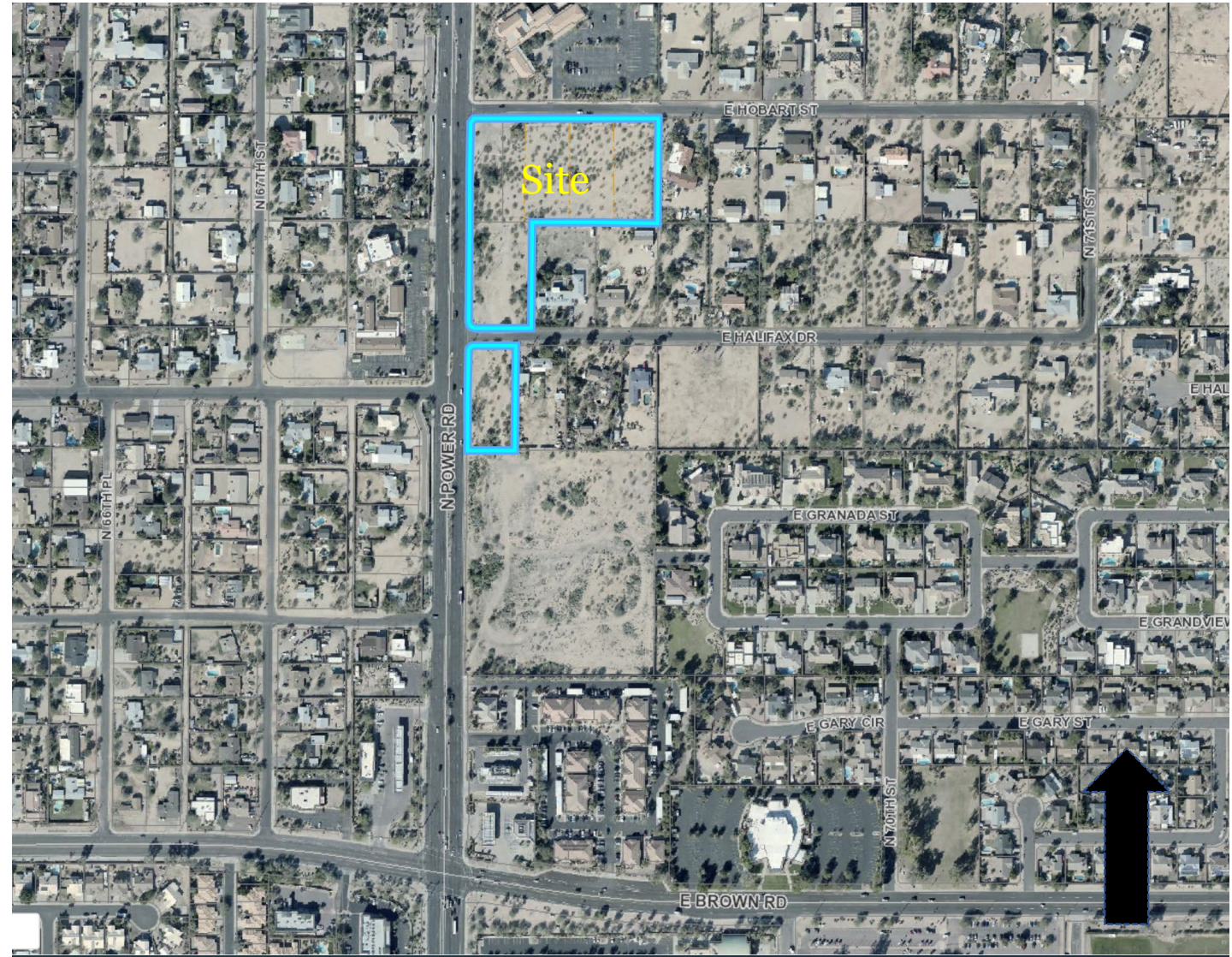
Case Planner
Lesley Davis

Request

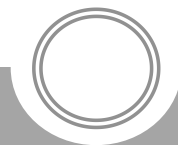
- 6.13± acres
- Rezone from Office Commercial (OC) and Residential (RS-35) to Neighborhood Commercial (NC-PAD)

Purpose

- Allow for a development that includes food trucks



Background



History of Approvals

July 9, 2007

- City Council rezoned the property from RS-35 to Office Commercial (OC) to allow development of office buildings on the property

December 16, 2015

- Applicant requested to rezone the property from OC to Infill District-1 (ID-1) to allow self-storage facility
 - Planning and Zoning Board tabled the request to a future hearing date
 - No further action was taken

July 18, 2018

- Applicant requested to rezone the property from OC to ID-1 to allow self-storage facility
 - Planning and Zoning Board tabled the request to a future hearing date
 - No further action was taken

Background Information

May-2019

- Staff discussed with Applicant's representative food truck (i.e., food concessions and vending) uses on the property
- Staff informed representative that food trucks fall under "Limited Restaurant uses"

December 10, 2019

- Representative submitted a site plan to DSD for a building permit

May 24, 2019

- Representative emailed staff a site plan for a park

Background Information Cont.

December 2020

- Staff was informed about a planned food truck event on the property

December 8, 2020

- Staff met with applicants and their representative on-site
- Discussed use of the property
- Observed most of the items shown on the site plan had not been constructed
- Applicant informed staff they would work with staff to follow all city requirements

December 2020 – October 2021

- Continuous complaints from neighboring property owners of unapproved use

Background Information Cont.

May 11, 2021

- DSD requested ZA interpretation

May 24, 2021

- Representative for owner of 6822 E Halifax Drive requested ZA interpretation

June 16, 2021

- ZA issued formal interpretation

July 1, 2021

- Appellant's attorney appealed the ZA interpretation

October 13, 2021

- Board of Adjustment upheld the ZA interpretation that use of the property primarily for food trucks does not conform to the City's definition of Public Park and Recreation Facilities

Background Information - Rezoning

March 3, 2021

- Representative submitted building permits for construction of the perimeter wall

May 30, 2021

- Applicant submitted application to rezone property from OC and RS-35 to NC to allow food trucks on the property

October 27, 2021

- The P&Z reviewed the rezoning request and recommended approval with a vote of 4-3

Background Information – Follow Up Meetings after P&Z

December 6, 2021

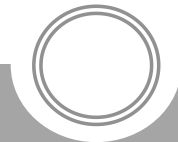
- Staff met with neighbors to discuss the City's adopted current requirements for food trucks and requirements to allow development of such uses on the property

December 14, 2021

- Staff met with neighbors to discuss their recommended mitigation measures to incorporate in the DA

Staff is continuing to respond to residents' inquiries of the status of the project, and the development agreement which is being negotiated with the property owner.

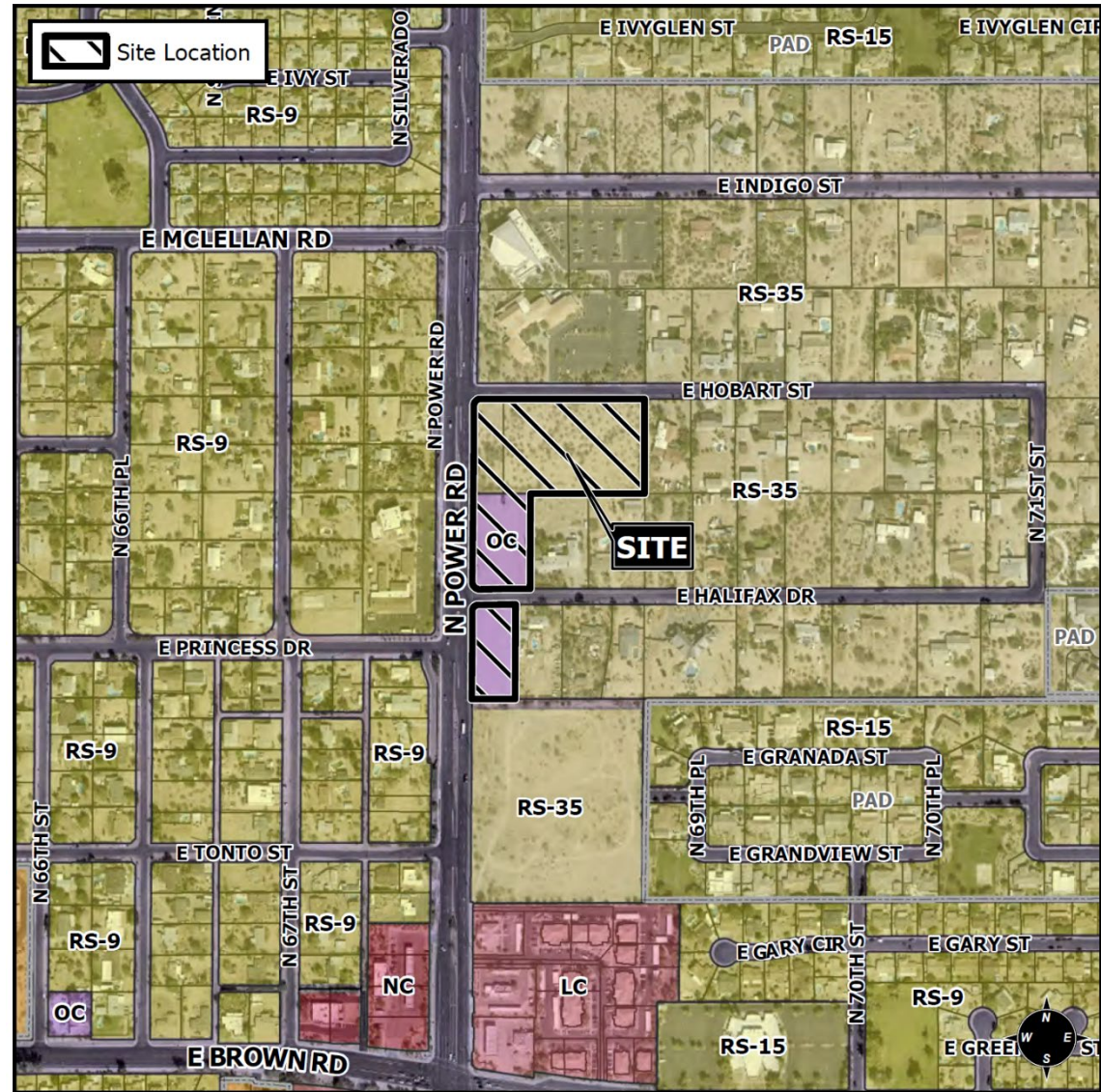
Zoning Request & Development Agreement

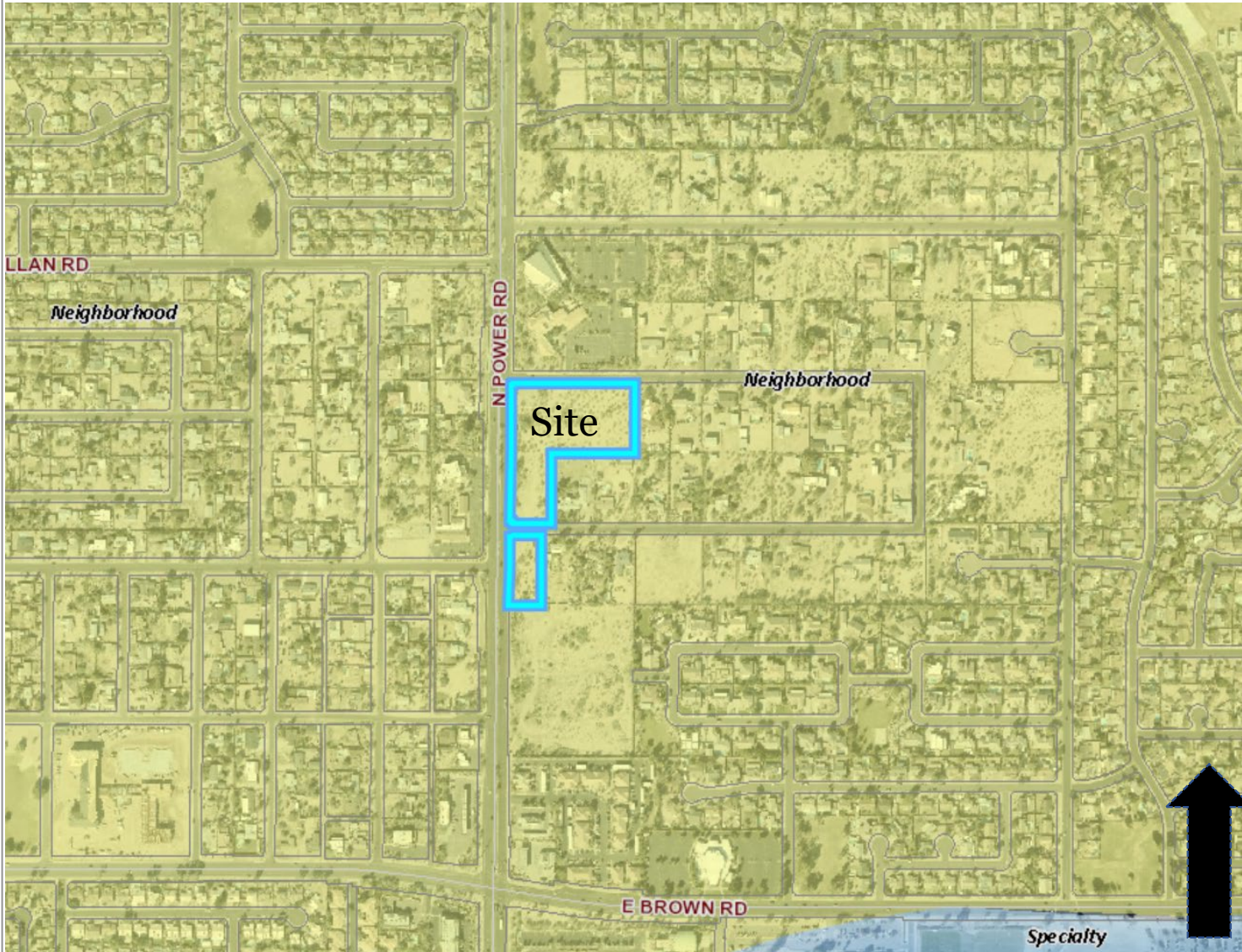


Zoning (Proposed)

Neighborhood Commercial with a Planned Area Development Overlay (NC)

- Locally oriented retail and services
- Commercial uses such as:
 - Retail stores
 - Restaurants – including limited-service restaurants
 - Gas stations
 - Convenience stores





General Plan

Neighborhood - Suburban

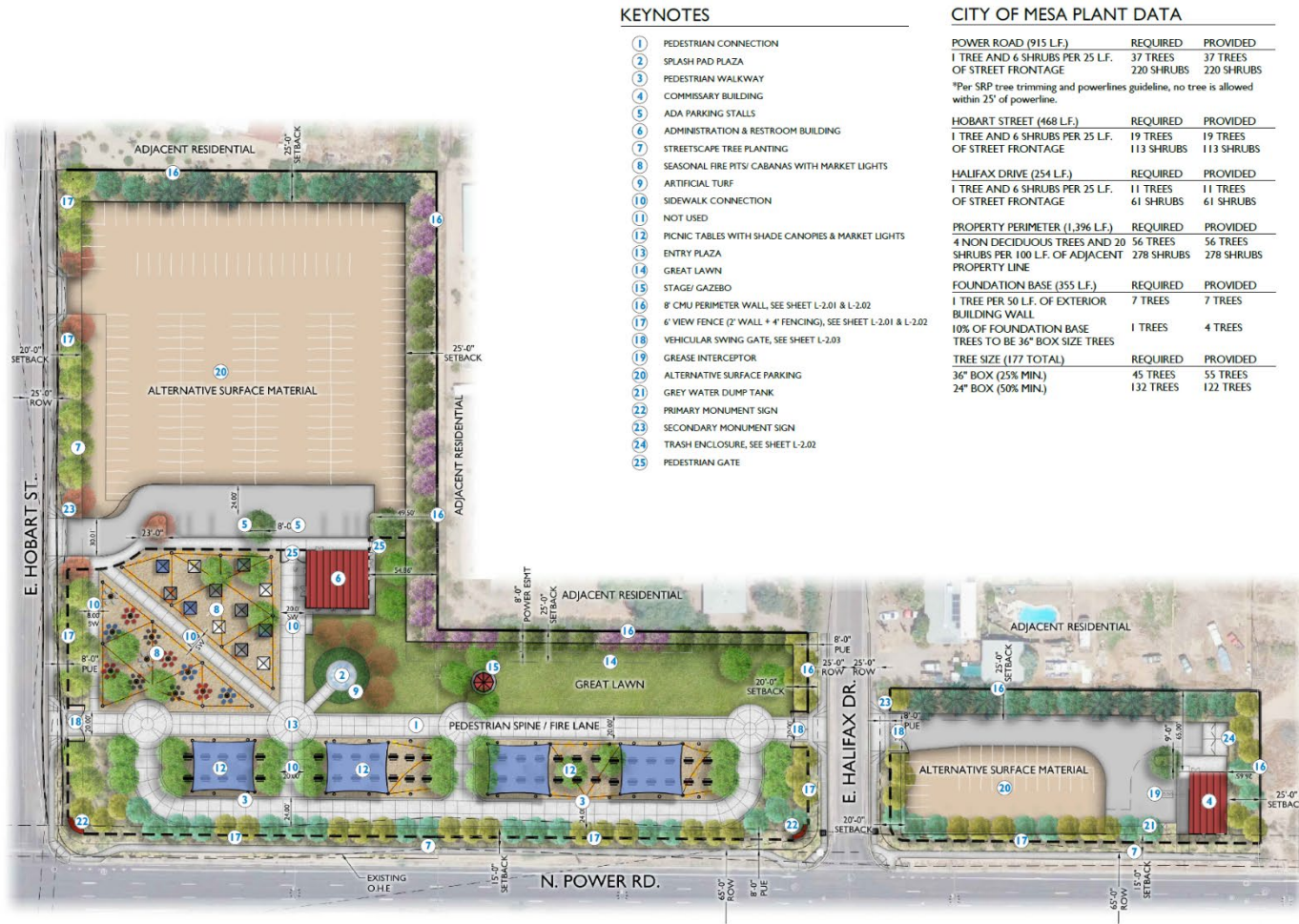
- Goals:

- Provide safe places for people people to live
- Enjoy their surrounding community

- Uses







- Primarily single residence
- Allow non-residential uses along arterial frontages
- Include schools, parks, places of worship and local servicing businesses

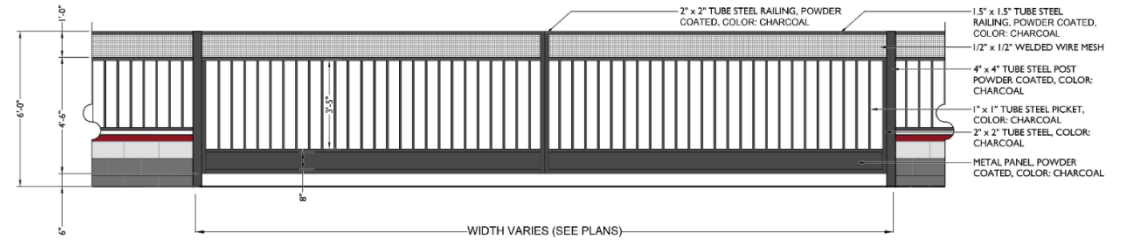
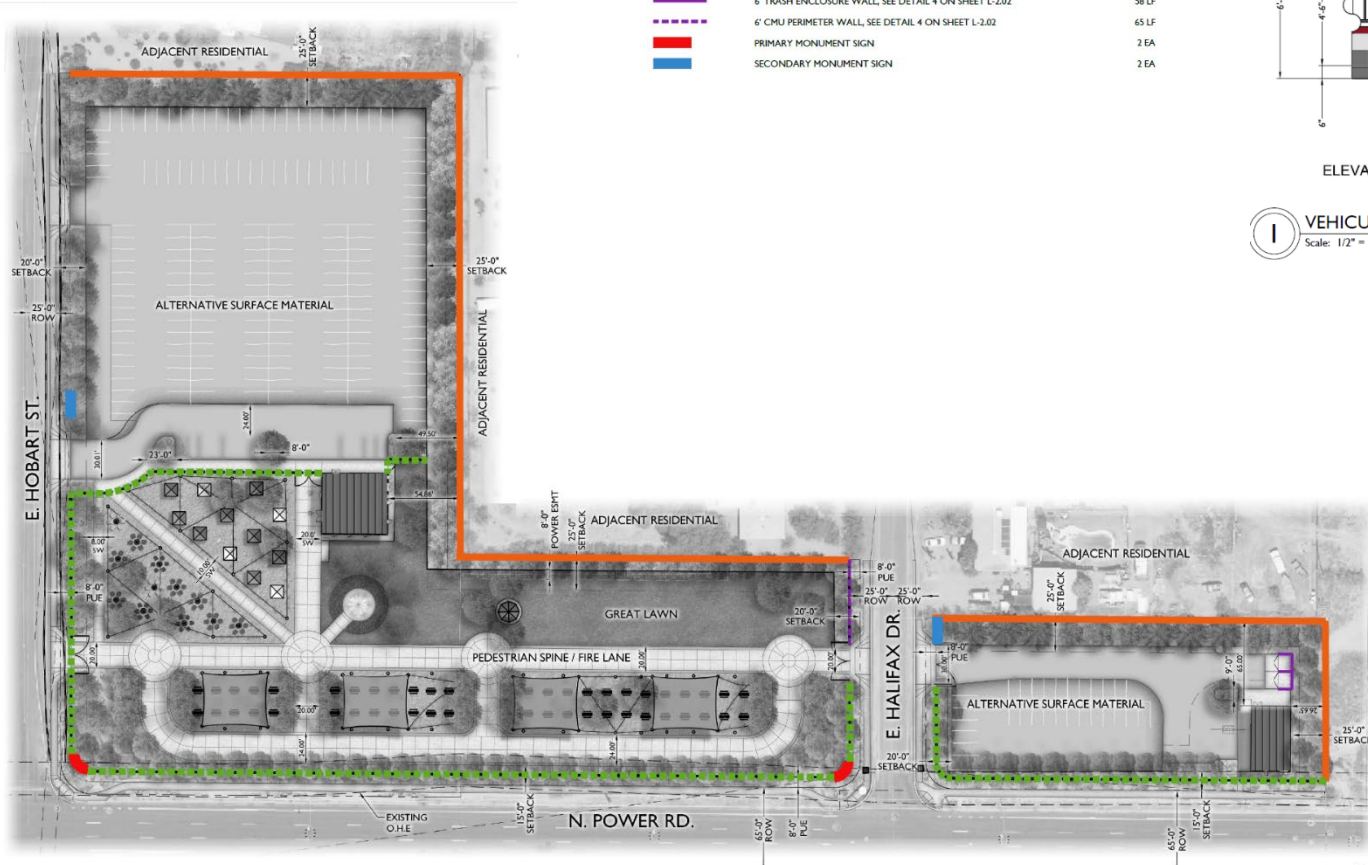
Landscape Plan



Wall Location Plan

WALLS AND SIGNAGE LEGEND

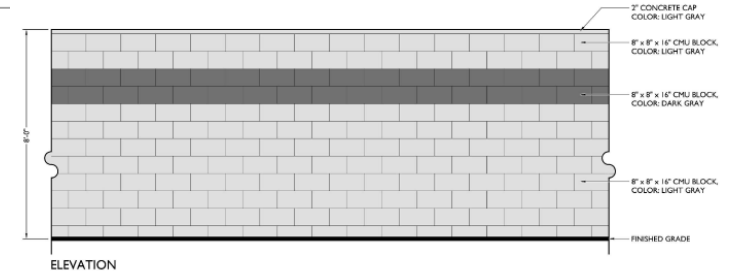
SYMBOL	ITEM	QTY
	8" CMU PERIMETER WALL, SEE DETAIL 1 ON SHEET L-2.02	1,391 LF
	6' VIEW FENCE, SEE DETAILS 2 AND 3 ON SHEET L-2.02	1,425 LF
	6' TRASH ENCLOSURE WALL, SEE DETAIL 4 ON SHEET L-2.02	58 LF
	6" CMU PERIMETER WALL, SEE DETAIL 4 ON SHEET L-2.02	65 LF
	PRIMARY MONUMENT SIGN	2 EA
	SECONDARY MONUMENT SIGN	2 EA



ELEVATION

1 VEHICULAR GATE

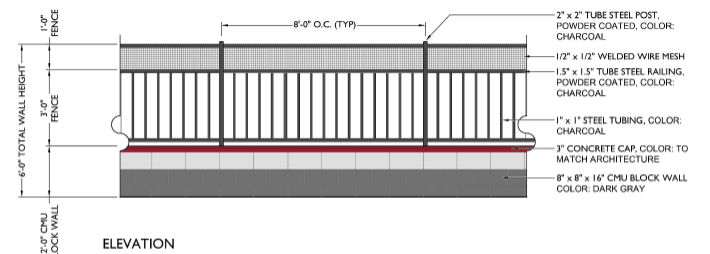
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ELEVATION

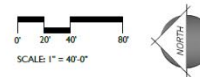
1 8" CMU PERIMETER WALL

Scale: 1/2" = 1'-0"



ELEVATION

EXHIBIT 3.04



SCALE: 1" = 40'-0"

2 6' VIEW FENCE

Scale: 1/2" = 1'-0"

Development Agreement

Status

- Ongoing discussions are being had with the applicant regarding the terms of the proposed Development Agreement
- Action will be taken at the February 7th City Council meeting
- The proposed Development Agreement will be available for public review prior to the meeting

Purpose

- Mitigate impacts on the surrounding area

Proposed Key Topics

- Hours of Operation, Traffic Management and Parking, Noise Mitigation, Lighting, Prohibited Uses, Required Improvements and Construction Timing, Good Neighbor Policy

Development Agreement - Proposed Key Topics

Hours of Operation

- Establish hours for activity on the property

Traffic Management and Parking

- Traffic management plan for Hobart Street and Halifax Avenue
- Parking lots
 - Location of employee/vendor parking
 - Turning movement from parking lots
- On-site attendants
- Signage

Noise Mitigation

- Sound system location
- Sound amplification devices

Lighting

- Locations and height of fixtures

Prohibited Uses, Activities, and Events

- E.g., Concerts, Carnivals, Vehicle Shows, etc.

Development Agreement – Proposed Key Topics

Required Improvements & Construction Timing

- Required improvements (E.g., perimeter wall, electrical)
- Time frame for construction:
 - Perimeter Wall
 - Other On-site Improvements
 - Off-site improvements

Good Neighbor Policy

- Topics may include:
 - Contact Information
 - Hours of Operation
 - Noise
 - Food truck location
 - Parking
 - Traffic
 - Lighting location

Summary

Findings

Complies with:

- 2040 Mesa General Plan
- Criteria in Chapter 22 for PAD
- Criteria in Chapter 69 for Site Plan Review

Planning & Zoning Board Recommendation

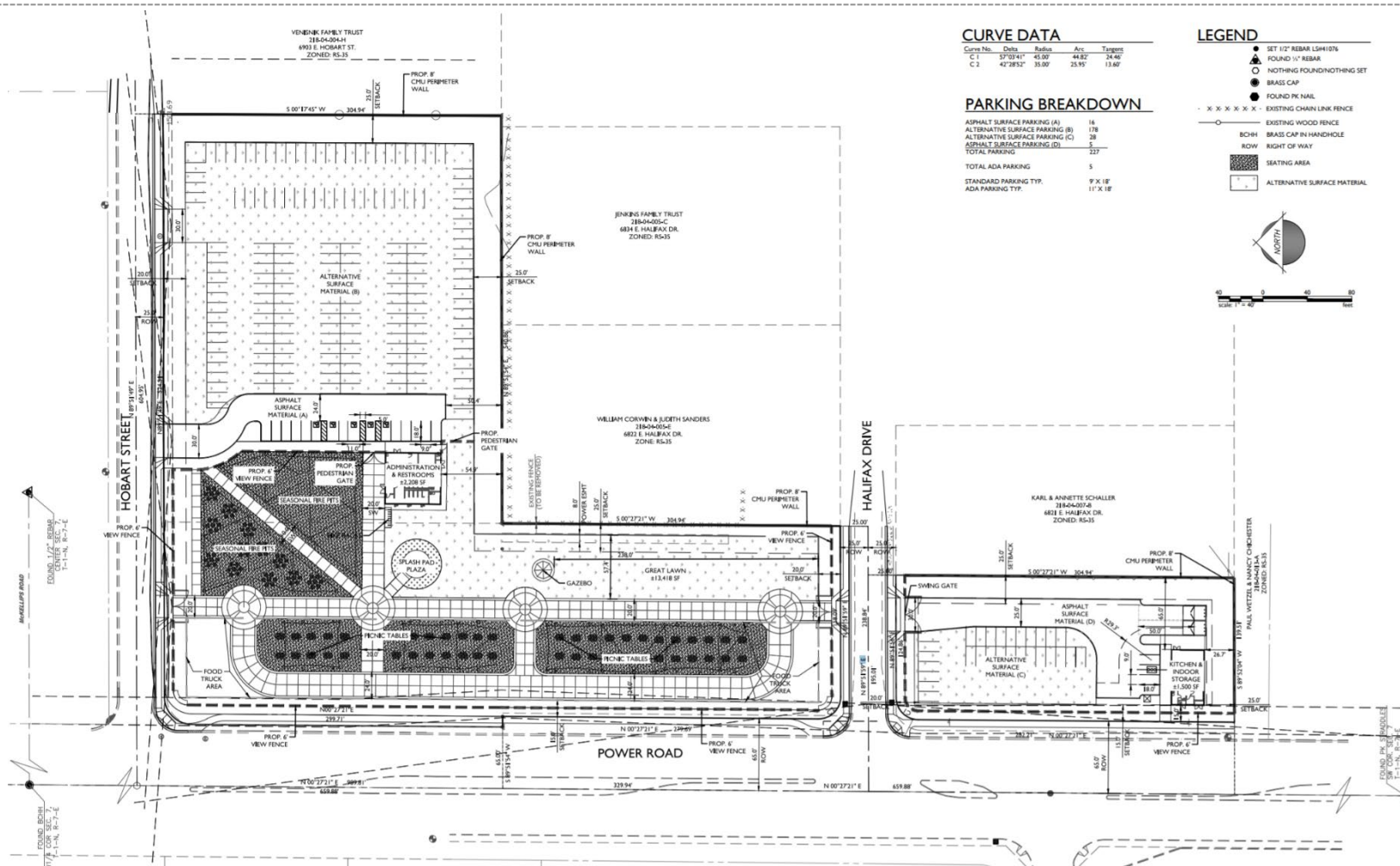
Approval with Conditions (4-3)

Staff Recommendation

Approval with Conditions



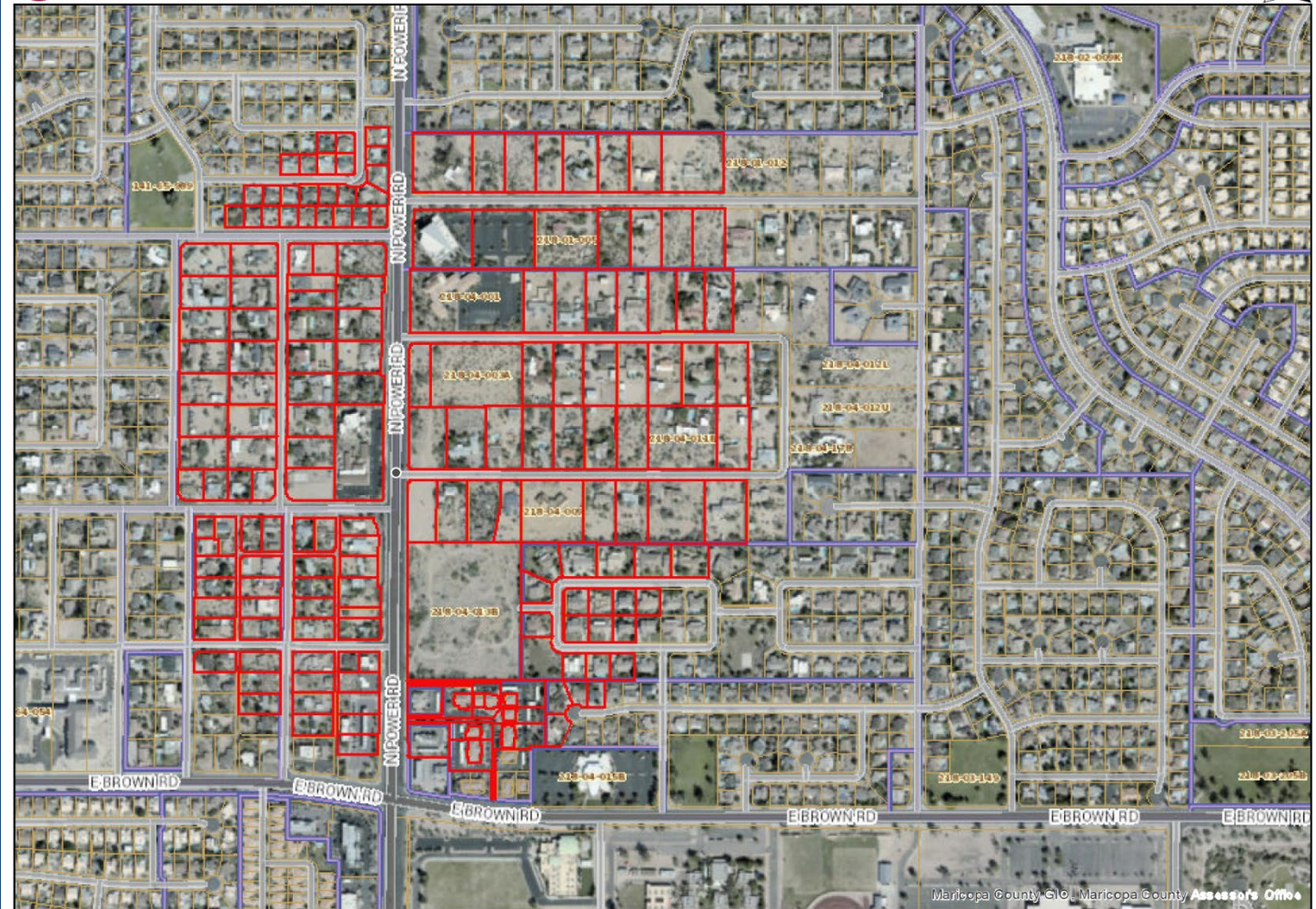
Site Plan



PAD Request

Development Standard	Required NC	Proposed NC-PAD
On-site parking, loading and circulation	Required parking spaces shall be permanently marked	No marking of parking spaces on alternative surface
Interior parking lot landscaping	One parking lot landscape island for each 8 parking spaces	No landscape islands for parking on alternative surface
Maximum fence height within the exterior boundary	3.5-feet	6-foot maximum within setback along Power Road

- Mailed required notifications
- Neighborhood Meeting
 - April 20, 2021, on subject site
 - Approximately 50 attendees
- Concerns:
 - Land use, fencing, lighting, noise, traffic, parking
- Supermajority vote requirement



Design Review

- Requires Design Review approval



DECOMPOSED GRANITE -
"TABLE MESA BROWN"



CONCRETE WITH ACID ETCH FINISH

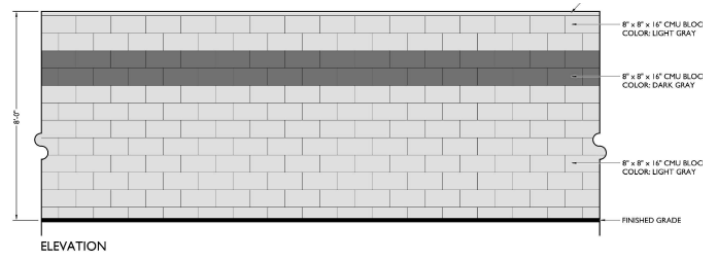


CMU BLOCK, COLOR: BLACK CANYON BY
SUPERLITE

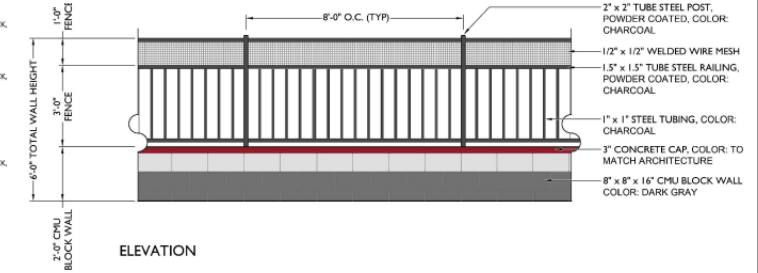


CMU BLOCK, COLOR: PEBBLE BEACH NW
GRAY BY SUPERLITE

23

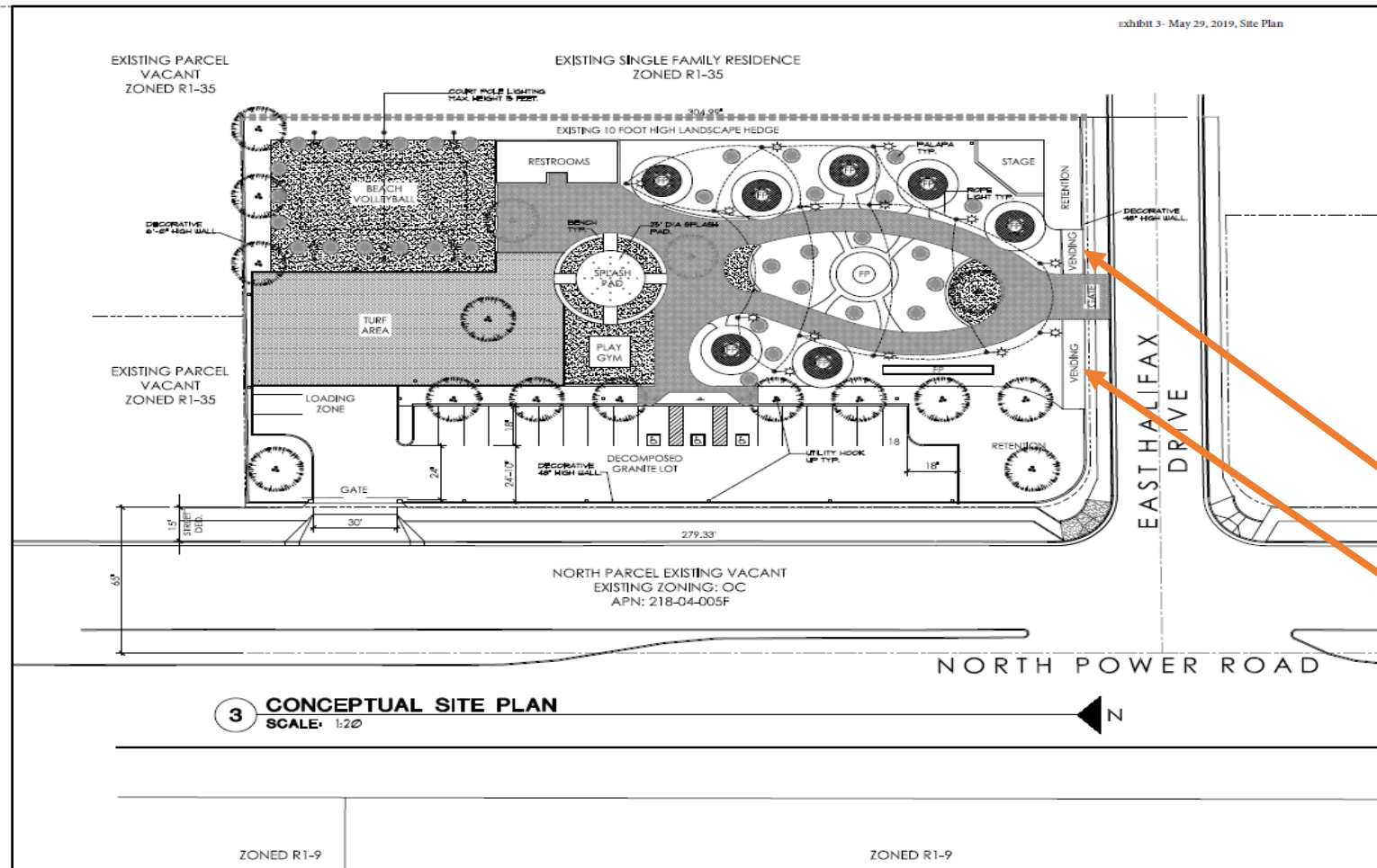


1 8' CMU PERIMETER WALL
Scale: 1/2" = 1'-0"



2 6' VIEW FENCE
Scale: 1/2" = 1'-0"

Original Site Plan - May 24, 2019



Food Vending Locations