



PLANNING DIVISION
STAFF REPORT

City Council Hearing

January 10, 2022

CASE No.: **ZON21-00288**

PROJECT NAME: **New Fitness Center**

Owner's Name:	KARNO NORTON S/RONALD B TR ETAL
Applicant's Name:	Katy James, Architectural Collaborative Team LLC
Location of Request:	Within the 4700 block of East Main Street (north side). Located east of Greenfield Road on the north side of Main Street. (6.8± acres).
Parcel No(s):	140-18-004V
Request:	Site Plan Review; and Special Use Permit. This request will allow for a large-scale commercial recreation center.
Existing Zoning District:	General Commercial (GC)
Council District:	2
Site Size:	6.8± acres
Proposed Use(s):	Large-scale Commercial Recreation (Fitness center)
Existing Use(s):	Sales office building, dog park
P&Z Hearing Date(s):	December 15, 2021 / 4:30 p.m.
Staff Planner:	Jennifer Gniffke, Planner I
Staff Recommendation:	APPROVAL with Conditions
Planning and Zoning Board Recommendation:	APPROVAL with Conditions (Vote 6-0)
Proposition 207 Waiver Signed:	Yes

HISTORY

On **August 19, 1972**, the City Council annexed approximately 997± acres of property, including the subject site, into the City of Mesa, and subsequently established C-2 zoning for the property (Ordinance No. 767).

On **May 7, 1984**, the City Council approved a site plan for the northern 4.7 acres of the subject property, to allow a min-storage facility (Case No. SPR84-008).

On **September 19, 1988**, the City Council approved a rezoning from C-2 to C-3 for the front 1.88 acres of the property for the use of an RV sales lot, subject to compliance with the development as shown on the site plan and elevations submitted (Ordinance No. 2375, Case No. Z88-053).

On **May 7, 2003**, the Design Review Board approved a manufactured home sales business with a sales office building and up to seven model units for the front of the subject property (Case No. DR03-034).

On **February 17, 2004**, the City Council approved a rezoning from C-2 to C-3 for the remainder of the 7± acre property, to allow storage of pre-manufactured home inventory product for Cal-Am Homes, subject to compliance with the project narrative, site plan, landscape plan, and elevations submitted (Ordinance No. 4165, Case No. Z04-004).

PROJECT DESCRIPTION

Background:

The subject property is located on the north side of Main Street, east of Greenfield Road. It is adjacent to Mesa Regal and Towerpoint RV resorts, and contains a sales building, RV displays, and a dog park currently used by the RV park residents. This request is for a Site Plan Modification to allow for a new 20,000 square-foot fitness building, 21 pickle ball courts, and the continued use of an existing dog park. The request is required to be heard by City Council because it modifies Condition #1 of Zoning case Z04-004 which required conformance with the site plan. According to the applicant, it is proposed for use by residents of both the Mesa Regal and the Towerpoint RV Resorts, and for ownership and management by Cal-am Properties, which also owns the two RV resorts. The facility is considered a large-scale commercial recreation use. Per Section 11-6-2 of the Mesa Zoning Ordinance (MZO), large-scale commercial recreation is a permitted use in the GC zoning district.

The applicant is also seeking a parking reduction through the approval of an Special Use Permit (SUP). Per Section 11-66-2(C)(2) of the MZO, Planning and Zoning Board may hear and take action on a SUP when requested in conjunction with another request requiring action or recommendation by the Planning and Zoning Board.

General Plan Character Area Designation and Goals:

Per Chapter 7 of the Mesa 2040 General Plan, the subject property is located in the Neighborhood Character Area and has a Suburban Sub-type. The subject site is also within the Transit Corridor Character Area. The primary focus of the Neighborhood Character Area is to provide safe places for people to live where they can feel secure and enjoy their surrounding community. The proposed fitness center is consistent with the Neighborhood Character Area, and the secondary land uses envisioned for the Suburban Sub-type.

The Transit Districts Character Area includes the light rail corridor, bus rapid transit corridors, and areas designated for a consistent high-level of transit options. The focus in this character type is to develop a mixed-use, pedestrian-oriented, urban environment, particularly within walking distance of transit stops. This character type overlays the other character types and is used to

transition the area into a more transit and pedestrian oriented development form. This stretch of Main Street is currently designed to prioritize vehicles, with buildings setback large distances from the street and retention basins along the street frontage. The light rail line along Main Street is expected to continue east, to eventually run along the front property line of this site. The proposed building is located close to the front setback and is designed with two entries: one facing north into the site and one facing Main Street. A sidewalk extends from the south entrance directly to Main Street. With this forward-thinking design in anticipation of future light rail development, this site conforms with the Transit Corridor character area.

Zoning District Designations:

Per Section 11-6-1 of the MZO, the purpose of the General Commercial zoning district is to provide indoor retail, limited outdoor display, and related service-oriented businesses. The proposed uses are consistent with semi-public uses permitted within this zoning district.

Site Plan and General Site Development Standards:

The proposed site plan shows development of a 20,000 square foot fitness building adjacent to Main Street with parking along the back and sides of the building. The site plan also shows a dog park and 21 pickleball courts north of the fitness building. The pickleball courts include shade trellises, seating, and landscape planters. There is one access point into the site from Main Street via an existing access drive shared with the Mesa Regal RV Resort and a new second point of access is proposed at the northeast portion of the property which would connect to Towerpoint RV Resort. The site plan shows pedestrian walkway connectivity between the building and Main Street, and to the Mesa Regal and Towerpoint RV Resorts. The pedestrian walkways are designed to conform to the requirements outlined in Section 11-6-3(B)(4)(a) of the MZO.

Special Use Permit:

Parking Reduction:

Per Section 11-32-3 of the MZO, 242 parking spaces are required for the proposed fitness building and 21 pickleball courts. The applicant is requesting to reduce the number of parking spaces from 242 to 162 spaces (96 standard spaces plus 66 golf cart spaces), an 80-space reduction. The Parking Demand Study submitted with this request states that the “Health space, clubs and gyms” parking requirements of the MZO are based on suburban locations where most visitors drive to the gym. The proposed center is located within walking distance from most of the users’ homes. Section 11-32-6 of the MZO establishes criteria for approval of a SUP to allow the reduction in the number of parking spaces. Below is a summary of the criteria for the SUP and findings:

Parking Reduction Required Findings (MZO Section 11-32-6)	Findings
1. Special conditions – including but not limited to the nature of the proposed operation; proximity to frequent transit service; transportation characteristics of persons residing, working, or visiting the site exist that will reduce the parking demand at the site.	The fitness center and pickleball courts will be used primarily by the residents of the adjacent RV resorts. The residents in these resorts mostly travel between their homes and the on-site amenities, including the fitness center and pickleball courts, by golf cart, bicycle and on foot.
2. The use will adequately be served by the proposed parking.	Because of the close proximity of the anticipated users to this new facility, it will be faster and more practical to bike or walk to the fitness center. The parking is expected to be adequate for the few who will use their cars.
3. Parking demand generated by the project will not exceed the capacity of or have a detrimental impact on the supply of on street parking in the surrounding area.	There is no street parking available on Main Street. The residents will have many ways to access the fitness center without using or accessing Main Street or any other nearby streets.

Per Section 11-70-5 of the MZO, the granting of an SUP must also advance the goals and objectives of the General Plan and not be detrimental to the neighborhood or to the general welfare of the city. As previously stated, the proposed development of a fitness center with pickleball courts is consistent with the goals of the General Plan because it is located along an arterial street and will provide services to the local community. It is also designed with an entrance facing Main Street, and three pedestrian paths connecting to the street frontage. The proposed fitness center with pickleball courts meets the intent of the Neighborhood, Suburban and Transit Corridor Character Areas and is consistent with the General Plan.

Design Review:

The Design Review Board is scheduled to review the subject request on December 14, 2021. Staff will be working with the applicant to address any comments and recommendations from the Design Review Board. Staff will provide the Board with an update at the December 15 Study Session.

Surrounding Zoning Designations and Existing Use Activity:

Northwest RM-4 Mesa Regal RV Resort	North RM-4 Mesa Regal RV Resort	Northeast RM-4 Towerpoint RV Resort
West GC RV Sales & Service	Subject Property GC RV Sales & Display	East RM-4 & LC

		Towerpoint RV Resort & Commercial Shopping Center
Southwest (Across Main Street) LC & GC Retail	South (Across Main Street) LC, GC & AG Retail	Southeast (Across Main Street & 48 th Street) LC Retail

Compatibility with Surrounding Land Uses:

The subject site currently contains an RV sales office and RV display areas. Adjacent to the west of the site is an RV sales and service business. To the north and northeast of the site are two adjacent RV resorts owned by the same entity and proposed to be served by the proposed facility. Across Main Street to the southwest is Greenfield Village, zoned RM-2. Directly across Main Street is Superstition Ranch Market, and to the east and southeast of the site are shopping centers. The proposed large scale commercial recreation facility, designed to serve the residents of the two adjacent RV resorts, is compatible with the surrounding development and land uses.

Neighborhood Participation Plan and Public Comments:

The applicant completed a Citizen Participation Process which included mailing letters to property owners within 1,000 feet of the site as well as HOAs within ½ mile and registered neighborhoods within one mile of the site. The applicant also hosted a neighborhood meeting on May 6, 2021. As of the date of this report, staff has not been contacted by any neighbors or other interested parties regarding the proposal. Staff will provide the Board with any new information during the scheduled Study Session on December 15, 2021.

Staff Recommendations:

Based on the application received and the preceeding analysis, staff finds the subject request for a Site Plan Modification and a Special Use Permit for a parking reduction is consistent with the General Plan, meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO, and the review criteria for a Special Use Permit outlined in Section 11-32-6 and 11-70-5 of the MZO; therefore, staff recommends approval with the following conditions.

Conditions of Approval:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of DRB21-00289.
3. Compliance with all requirements of Z04-04, except as modified by this request.
4. Compliance with all City development codes and regulations.
5. Prior to issuance of a building permit, record a vehicular and pedestrian cross-access easement with the adjacent Towerpoint RV park property.

Exhibits:

Exhibit 1-Staff Report

Exhibit 2-Vicinity Map

Exhibit 3-Application Information

3.1 Project Narrative

3.2 Site Plan

3.3 Landscape Plan

3.4 Elevations
3.5 Parking Demand Study
Exhibit 4-Citizen Participation Plan
Exhibit 5-Citizen Participation Report