



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

January 12, 2022

CASE No.: ZON21-01025	PROJECT NAME: Power Road Retail
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Owner's Name:	Arizona Agribusiness and Equine Center Inc.
Applicant's Name:	Benjamin Tate, Withey Morris
Location of Request:	Within the 2100 block of N. Power Road (east side). Located north of McKellips Road on the east side of Power Road.
Parcel No(s):	219-25-008G and 219-25-008H
Request:	Rezone from Single Residence 35 (RS-35) to Limited Commercial (LC). This request will establish commercial zoning for future development.
Existing Zoning District:	Single Residence 35 (RS-35)
Council District:	5
Site Size:	2.3± acres
Proposed Use(s):	Commercial
Existing Use(s):	Vacant
P&Z Hearing Date(s):	January 12, 2022 / 4:00 p.m.
Staff Planner:	Robert Mansolillo, Planner II
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **July 7, 1986**, the City Council annexed 240± acres, including the subject site, into the City of Mesa and subsequently zoned the properties R1-35, R1-15, R1-9, C-2, and R1-31 (Conceptual C-2) (Case No. Z86-070; Ordinance No. 2103).

PROJECT DESCRIPTION

Background:

The subject request is to rezone 2.3± acres of land from Single Residence 35 (RS-35) to Limited Commercial (LC) to allow for commercial use.

The subject site currently consists of two parcels with a private school located on the eastern most portion of the parcels. A lot split is being reviewed concurrent with the subject rezone request (ADM21-01181) to create a third parcel on the eastern portion of the site. The eastern most parcel will remain RS-35 and the two parcels along Power Road will reflect the proposed LC zoning boundaries.

General Plan Character Area Designation and Goals:

The Mesa 2040 General Plan character area designation on the property is Mixed Use Activity District. Per Chapter 7 of the General Plan, the goal of the Mixed Use Activity District is to create strong and viable centers of commercial activity that attract people to unique shopping and entertainment experiences. This district often include uses such as large-scale community and regional retail, office, entertainment, and residential. The subject request is consistent with the goals of the Mixed Use Activity District by providing additional commercial land to accommodate retail development and uses that are consistent with the surrounding area.

Chapter 5 of the General Plan includes several key elements for growing and maintaining strong economic areas in Mesa. The subject site is in the North Power Road Economic Activity District. This area includes a mix of education, retail, and office uses with easy access from the arterial street network and the 202 Freeway. Because of its close proximity to Falcon Field, there is an economic tie between the success of this area and the continued growth and development of Falcon Field. This area includes the Red Mountain campus of Mesa Community College and is the northern end of the Power Road Knowledge Corridor.

Per Chapter 7 of the General Plan, Neighborhood Commercial (NC) zoning is listed as a primary zoning category within the Mixed Use Activity District. The proposed rezoning is consistent with the Mixed Use Activity Character Area Designation and the goals for creating a strong commercial centers. Allowing rezoning of the site to an NC District will provide opportunity for the development of neighborhood commercial uses to support the surrounding community to the site. Staff reviewed the request and determined it is consistent with the criteria for review of development outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan.

Zoning District Designations:

The request is to rezone 2.3± acres of the site from RS-35 to LC to allow for commercial uses. Per Section 11-6-1 of the Mesa Zoning Ordinance (MZO), the purpose of the LC district is to provide areas indoor retail, entertainment and service-oriented businesses that serve the surrounding residential areas. No specific use has been identified for the subject property; however, typical uses can include grocery store, large commercial developments, drug stores, fast-food restaurants, hardware and building supply stores, gas stations with convenience stores, and restaurants and cafes.

Surrounding Zoning Designations and Existing Use Activity:

Northwest (Across Power Road) RS-9 Residential	North RM-4-BIZ Multiple Residence	Northeast RM-4-BIZ Multiple Residence
West (Across Power Road) RS-9 Church	Subject Property RS-35 Vacant	East RS-35 Private School
Southwest (Across Power Road) RS-9 Church	South LC Commercial	Southeast LC Commercial

Compatibility with Surrounding Land Uses:

The subject site is adjacent to a group commercial center to the south and southwest which is zoned Limited Commercial. The property to the north is zoned RM-4 and is a multiple residence development. To the east is a private school and to the west across Power Road is East Valley Baptist Church. The proposed rezoning will not be out of character with the surrounding developments.

Neighborhood Participation Plan and Public Comments:

The applicant completed a Citizen Participation Process which included mailing letters to property owners within 500 feet of the site, as well as HOAs within ½ mile and registered neighborhoods within one mile of the site.

The applicant also held a virtual neighborhood meeting on November 29, 2021, at 5:30 PM. No neighbors attended the meeting, and the applicant did not receive any comments or concerns about the project.

As of writing this report, staff has not received any comments from surrounding property owners. The applicant will be providing an updated Citizen Participation Report to staff prior to the January 12, 2022, Study Session. Staff will provide the Board with any new information during the scheduled Study Session.

Staff Recommendation:

Based on the application received and the preceding analysis, staff finds that the rezone request from RS-35 to LC is consistent with the Mesa 2040 General Plan and meets the purpose of the LC zoning district outlined in Section 11-6-1 of the MZO; therefore, staff recommends approval with the following conditions.

Conditions of Approval:

1. Compliance with all City development codes and regulations.

2. Compliance with all requirements of the Subdivision Regulations.
3. Any future development of the site shall require Site Plan Review and approval in accordance with Section 11-69-4 of the MZO.
4. Any future development of the site shall require Design Review approval in accordance with Section 11-71-2 of the MZO.

Exhibits:

Exhibit 1-Staff Report

Exhibit 2-Vicinity Map

Exhibit 3-Application Information

3.1 Project Narrative

3.2 Citizen Participation Plan

Exhibit 4-Citizen Participation Report