

Power Road Retail

**PROPOSED COMMERCIAL DEVELOPMENT
SEC OF POWER ROAD AND DELMON DRIVE
Mesa, Arizona**

Rezoning Application

Case No. ZON21-01025

Initial Submittal: October 18, 2021

2nd Submittal: November 18, 2021

Development Team

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Table of Contents

Development Team	
I. Project Overview	
II. Relationship to Adjacent Properties	
III. General Plan	
IV. Site Layout	
V. Phasing	
VI. Summary	

Exhibits	
Aerial Map	Tab 1
Zoning Map	Tab 2
General Plan Map	Tab 3
Site Plan	Tab 4

I. Introduction

This rezoning request involves approximately 2.34 acres of vacant land located at 2161 N. Power Road (the "Property") as shown on the Aerial Map at **Tab 1**. The Property is currently zoned RS-35. See Zoning Map at **Tab 2**. This application requests to rezone the Property to Limited Commercial (LC) for the development of a multi-pad commercial/retail development.

II. Relationship to Adjacent Properties

The Property is surrounded on three sides by existing development and Power Road to the west. To the north is a modern three-story multi-family residential development zoned RM-4, to the east is the Arizona Agribusiness & Equine Center (AAEC) School with which the Property currently shares its parcels, and to the south is a large multi-pad retail center anchored by multiple big box stores including Target and Bed Bath and Beyond. To the west of Power Road, north of McKellips Road is another large retail center anchored by Home Depot.

III. General Plan

The project is consistent with the City's General Plan designation of Mixed-Use Activity District and compatible with the surrounding commercial and multi-family residential uses. See General Plan Map at **Tab 3**. The Property is at the far northeast corner of this Mixed-Use Activity District, which spans the four corners of the intersection of Power Road and McKellips Road, with the majority of the character area on the north side of McKellips Road.

The General Plan describes this character area as generally reserved for retail and entertainment land uses that serve the larger community. The proposed project offers additional small-scale commercial land use support to the larger character area, with potential land uses including auto services and a restaurant with drive-thru service. The permitted land uses in the LC district are appropriate for the Property given its size and the infill nature of the site in context of larger Mixed Use Activity District it is supporting.

IV. Site Layout

The layout for the Property is designed to accommodate two (2) commercial pad buildings, accessed via a new driveway on the north side of the Property that ties into the existing driveway for the AAEC School on Power Road, which aligns with

Delmon Drive. See Conceptual Site Plan at **Tab 4. Future users have not yet been identified but could include retail, restaurant, and service uses.** A future site plan and design review application will determine the final site layout after users are identified. The proposed project efficiently uses an undersized infill site for in-demand commercial uses that are sought in this area and consistent with the underlying General Plan character area designation.

V. Phasing

The Property may be developed in multiple phases as market conditions warrant. However, it is expected that the developer will be developing the commercial buildings at one time upon receipt of permits. The commercial pads will be developed as user interest surfaces. Plans for each phase will be submitted to the City of Mesa to ensure proper and orderly development.

VI. Summary

The Property will be zoned Limited Commercial (LC) consistent with the General Plan and the surrounding patterns of development. The development will complement the surrounding area and provide in-demand commercial services to the residents of the surrounding communities in the City of Mesa. The proposed development aligns with land use goals and policies of the Mixed-Use Activity District in which the Property is located and will provide additional commercial/retail support for the larger community surrounding the intersection of Power Road and McKellips Road. The proposed development is an ideal use of an undersized infill site at the periphery of a large, thriving commercial area surrounding the intersection of Power Road and McKellips Road.

TAB 1

Aerial Map

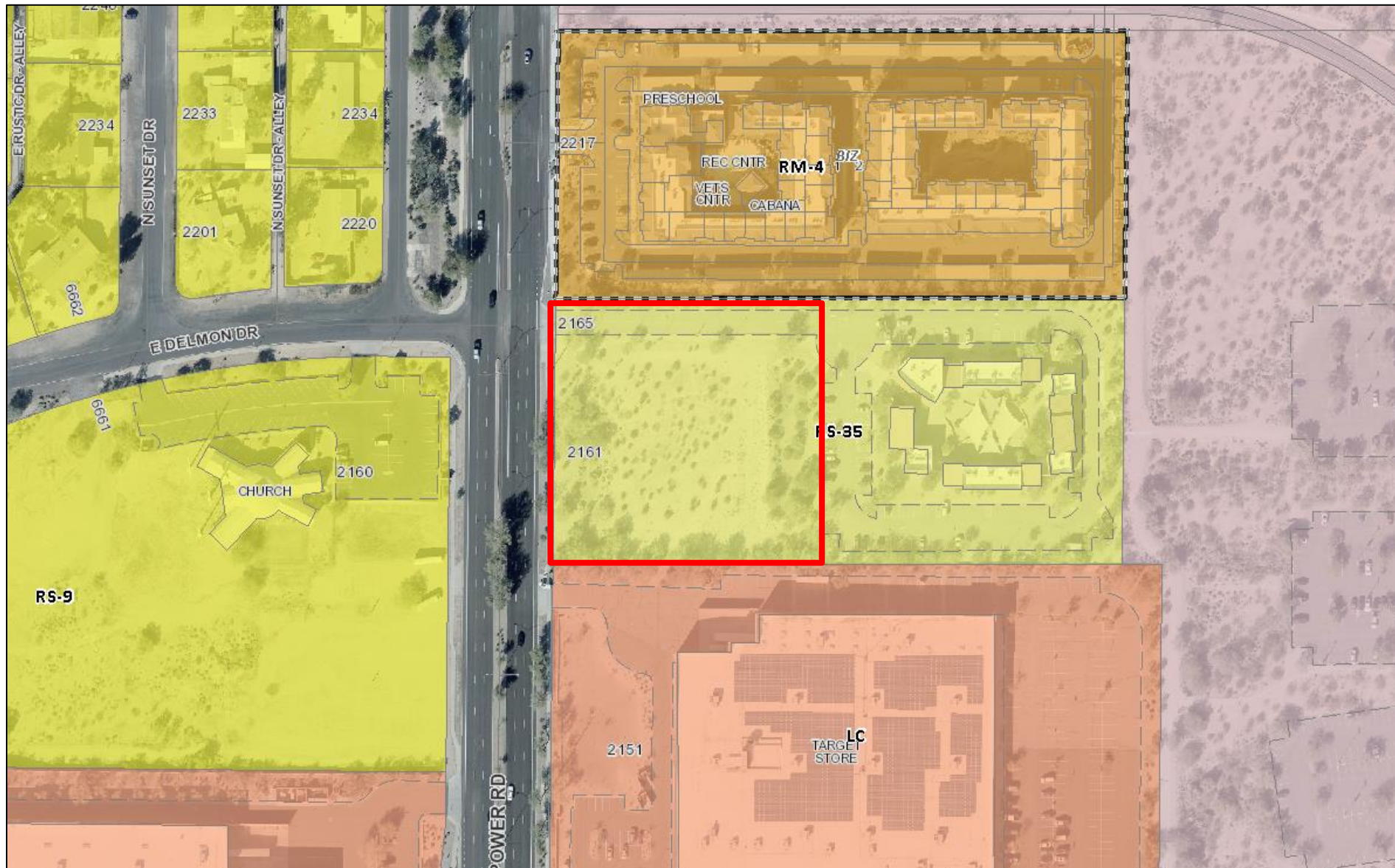


SEC Power Road & Delmon Drive – Mesa, AZ



TAB 2

Zoning Map



SEC Power Road & Delmon Drive – Mesa, AZ



TAB 3

General Plan Map



SEC Power Road & Delmon Drive – Mesa, AZ



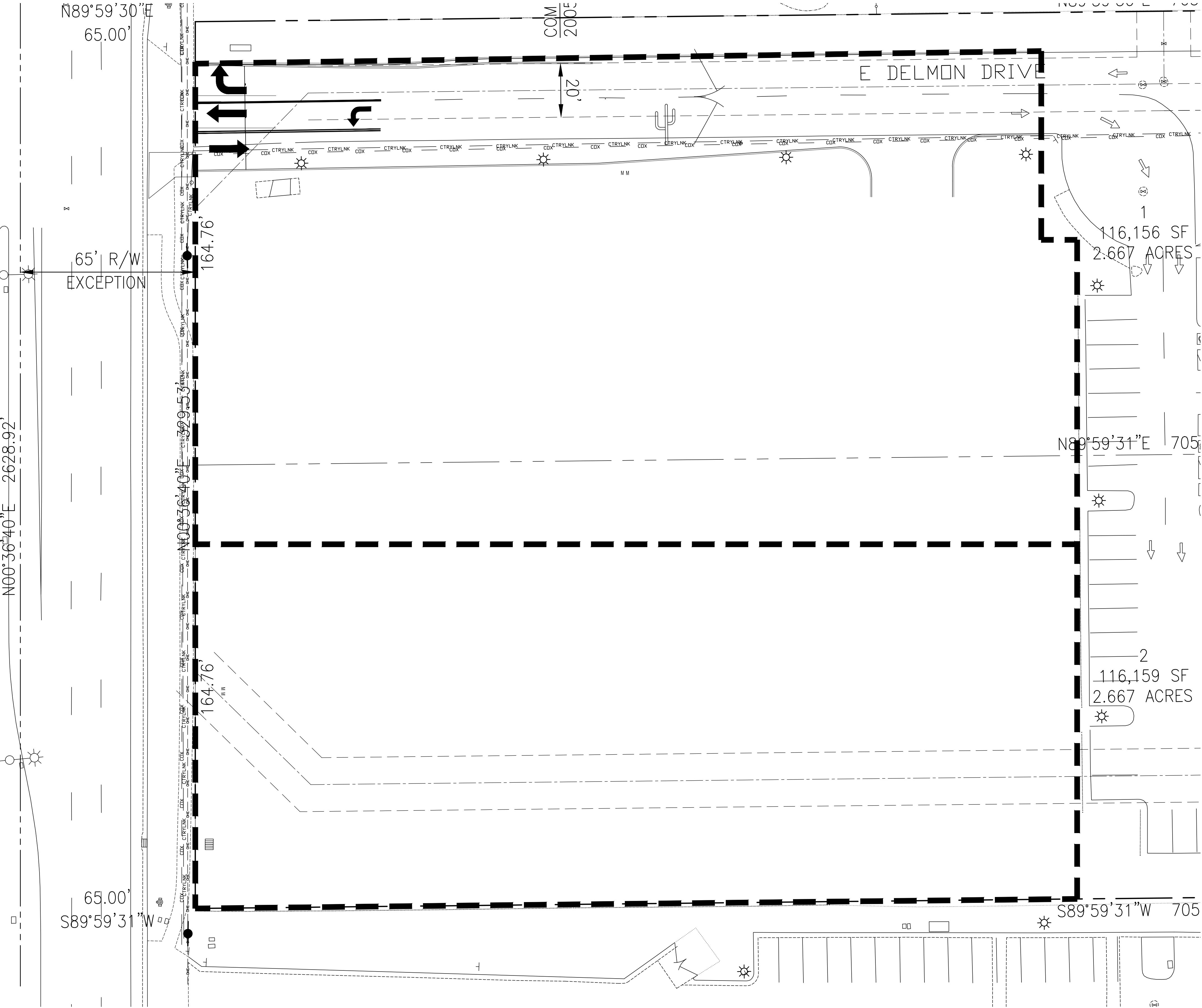
TAB 4

PROJECT DIRECTORY

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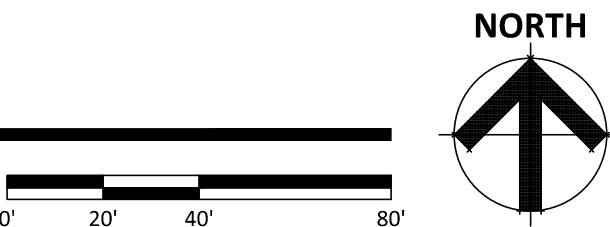
SITE DATA

PARCEL NUMBER: 219-25-008G & 219-25-008H
EXISTING ZONING: RS-35
(REZONING REQUIRED TO COMMERCIAL)
SITE AREA: 2.34 ACRES (102,211 S.F.)
PROPOSED USE: RETAIL / RESTAURANTS / SCHOOL



SITE PLAN

SCALE: 1" = 20'-0"

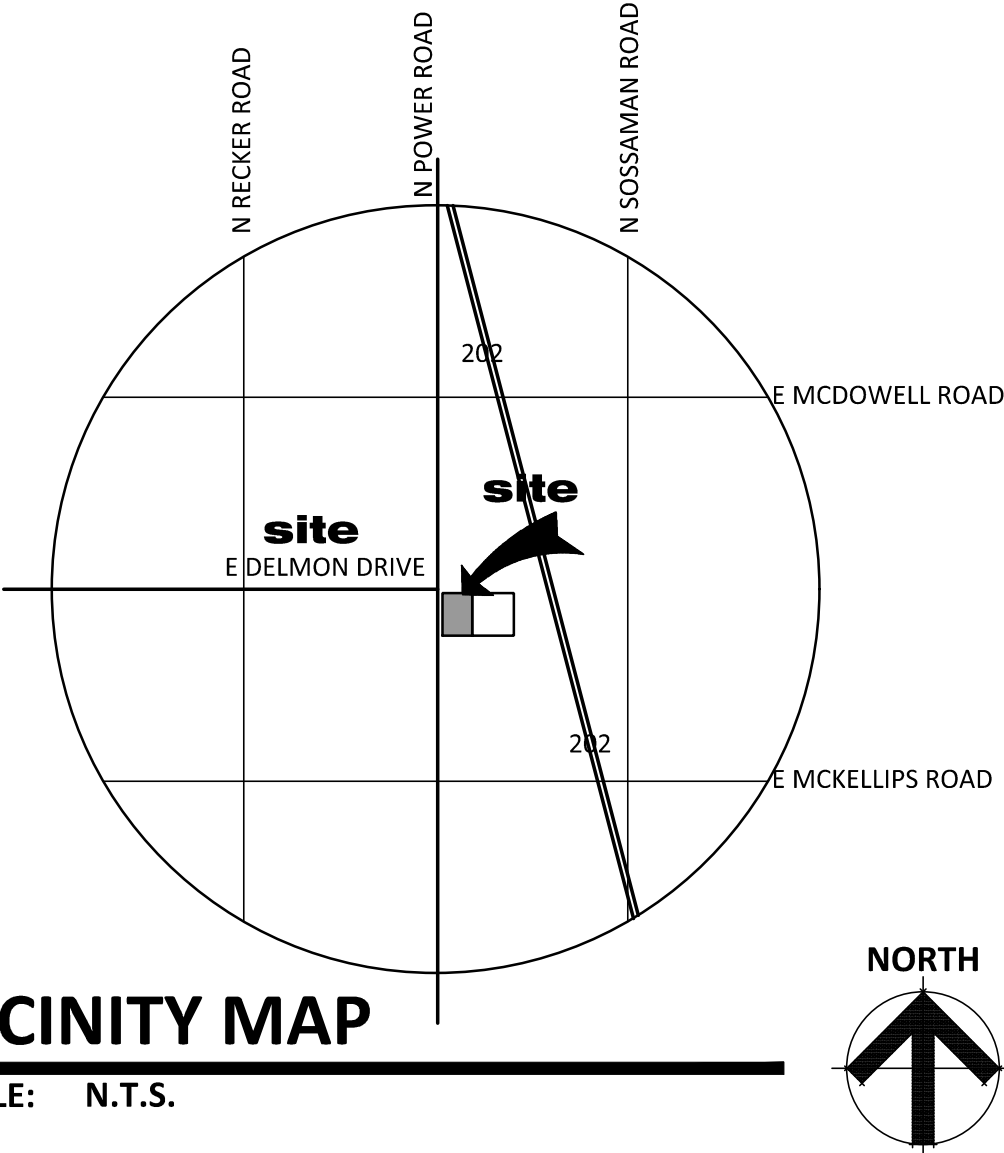


POWER ROAD RETAIL
2165 N POWER ROAD MESA AZ 85215
N OF NEC OF POWER RD AND MCKELLIPS ROAD
DATE: 12-27-2021 (PRELIMINARY)

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SP-1

RKAA# 21217.50



VICINITY MAP

SCALE: N.T.S.

CITY OF MESA REQUIRED PARKING :
GENERAL RETAIL/OFFICE @ 1/375
RESTAURANT NO DRIVE THRU @ 1/75
RESTAURANT WITH DRIVE THRU @ 1/100
RESTAURANT OUTDOOR SEATING @ 1/200
AUTO SERVICE @ 1/375
MEDICAL OFFICE @ 1/200

THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

