



**PLANNING DIVISION
STAFF REPORT**

City Council Hearing

April 18, 2022

CASE No.: ZON21-00435	PROJECT NAME: Baseline 9
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Owner's Name:	BASELINE 9 LLC
Applicant's Name:	Zach Collins
Location of Request:	Within the 4400 block of East Baseline Road (north side). Located east of Greenfield Road on the north side of Baseline Road.
Parcel No(s):	140-68-154
Request:	Site Plan Modification. This request will allow for a multi-tenant retail building with a drive-thru
Existing Zoning District:	Limited Commercial (LC)
Council District:	2
Site Size:	1.2± acres
Report Date:	March 23, 2022
Staff Planner:	Charlotte Bridges, Planner II
Staff Recommendation:	APPROVAL with Conditions
Planning and Zoning Board Recommendation:	APPROVAL with Conditions (Vote: 6-0)

HISTORY

On **September 24, 1979**, the City Council approved the annexation of 138.69± acres of land, including the subject property, into the City of Mesa (Ordinance No. 1276).

On **January 21, 1980**, the City Council zoned 169.28± acres of recently annexed land, including the subject property, to Agricultural (AG) (Case No. Z79-165; Ordinance No. 1308).

On **November 21, 1983**, the City Council approved a rezone of 48.11± acres of land, including the subject site, from AG to a conceptual R-3, RS, C-1, C-2, M-1 for a conceptual Development Master Plan (DMP) (equivalent to a Planned Area Development [PAD] overlay) for future commercial, office, multiple residential, and industrial uses (Case No. Z83-111; Ordinance No. 1763).

On **January 6, 1986**, the City Council approved a rezone of 17.9± acres of land, including the subject site, from AG (conceptual C-2) to C-2 (equivalent to Limited Commercial [LC]) and

approved a site plan to allow for a community shopping center (Case No. Z85-147; Ordinance No. 2021).

On **August 25, 1986**, the City Council approved a rezone of 47.88± acres, including the subject site, from AG (conceptual LI) and LC to LI PAD and LC PAD and approved a site plan modification for the commercial shopping center (Case No. Z86-078; Ordinance No. 2109).

On **June 7, 1999**, the City Council approved a PAD modification for 48.76± acres of land, including the subject site, rezoned a portion of the area from M-1 PAD to LC, approved a Master Site Plan and removed the PAD overly from the LC District portion of the development to allow for a commercial shopping center and industrial uses. A condition of approval required review and approval of future development with all LC zoned areas by the Planning and Zoning Board, Design Review Board and City Council (Case No. Z99-044; Ordinance 3631).

PROJECT DESCRIPTION

Background:

The applicant is requesting approval of a Site Plan Modification, and amendment of a condition of approval on zoning case Z99-044 requiring compliance with the site plan approved with zoning case Z99-044, to allow for the development of a 14,563± square foot multi-tenant commercial building with a drive-thru facility in the LC District. Per Section 11-6-2 of the Mesa Zoning Ordinance (MZO), a variety of commercial uses are permitted in the LC District including but not limited to retail, offices, personal services, and restaurants with drive-thru facilities.

The 1.2± acre pad site, is currently undeveloped and within an existing group commercial center (Greenfield Plaza 2) at the northeast corner of Greenfield Road and Baseline Road. Per Case No. Z99-044 conditions of approval, this site plan is required to be approved by the City Council.

General Plan Character Area Designation and Goals:

Per the Mesa 2040 General Plan, the site is designated as Mixed Use Activity character area. Per the Plan, the primary focus of the Mixed Use Activity character area is to provide community and regional activity areas, that usually have a significant retail commercial component, and include uses such as offices, entertainment, and residential. The proposed multi-tenant commercial building with a drive-thru, conforms to the intent of the character area by adding to the group commercial center's mix of uses, which will attract more people to a unique shopping and entertainment area.

Zoning District Designations:

The subject property is zoned Limited Commercial (LC). Per Section 11-6-2 of the City of Mesa Zoning Ordinance (MZO), the purpose of the LC District is to provide areas for locally oriented retail and service uses that serve the surrounding residential trade area within one-half to two-mile radius. A variety of commercial uses are permitted in the LC District including but not limited to retail, offices, personal services, and restaurants with drive-thru facilities

Site Plan and General Site Development Standards:

The submitted site plan shows the construction of a “L-shaped”, 14,563± square foot multi-tenant commercial building with a drive-thru on a 1.2± acre site within the Greenfield Plaza 2 commercial center. The drive-thru lane wraps around the east south portions of the building and then travels between the eastern and western portion of the building which are connected by a steel lattice roof. The subject site will not have direct access to Baseline or Greenfield Roads. Rather, access to the site is provided by a shared system of drive aisles within the group commercial center, which in-turn provide access to Greenfield Road and Baseline Road.

According to the applicant’s narrative, the majority of the building will be used as retail. However, included in the proposal, is an accessory drive-thru facility that may serve a coffee shop or limited service restaurant. Per Section 11-31-18 of the MZO, drive-thru facilities must comply with additional standards, which include physical separation of the drive-thru lane from other elements, foundation base requirements, screening requirements, queuing distance requirements, and architectural integration of the pick-up window with the building. The proposed site plan complies with drive-thru facility development standards per Section 11-31-18 of the MZO.

Per Section 11-32-3 of the MZO, the total number of parking spaces required for the proposed uses is 52 spaces. Overall, the site plan provides 53 parking spaces which conforms to the required number of parking spaces. The site plan also shows pedestrian connectivity from the site to Baseline Road and the adjacent shopping center.

Design Review:

The Design Review Board reviewed the subject request on February 8, 2022. Staff will work with the applicant to address the comments and recommendations from the Design Review Board.

Surrounding Zoning Designations and Existing Use Activity:

Northwest LC Field Area Parking	North LC Vacant pad site	Northeast LI-PAD Office
West LC Commercial	Subject Property LC Undeveloped	East LI-PAD Office
Southwest (Across Baseline) Town of Gilbert Commercial	South (Across Baseline) Town of Gilbert K-12 Grades School	Southeast (Across Baseline) Town of Gilbert K-12 Grades School

Compatibility with Surrounding Land Uses:

The subject property is located on a vacant parcel within an existing, and mostly developed, group commercial center. There are existing commercial uses and parking areas located to the west and north. To the east there is an existing office building complex, which is separated

from the subject site by a six-foot tall masonry wall and 15-foot-wide landscape area. To the south is Baseline Road, which serves as an arterial roadway between the City of Mesa and the Town of Gilbert. The proposed multi-tenant building with a drive-thru is compatible with the surrounding area and 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. As of the writing of this report, staff received a comment from a property owner that is not in support of this project because it will contribute to the traffic congestion on Baseline Road. Please note, City of Mesa Transportation Staff reviewed this proposal and did not have any concerns with the traffic volume. Staff will provide the Board with any new information during the scheduled Study Session on March 23, 2022.

Staff Recommendations:

Based on the application received and preceding analysis, staff finds that the request for Site Plan Review approval for a Site Plan Modification is consistent with the Mesa 2040 General Plan, complies with the additional development standards for drive-thru facilities in Section 11-31-18 of the MZO and the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO. Therefore, staff recommends approval with the following conditions:

Conditions of Approval:

1. Compliance with the final site plan and landscape plan submitted.
2. Compliance with all conditions of approval of Ordinance No. 3631, except comply with the final site plan and landscape plan approved with this request.
3. Compliance with all requirements of Design Review Case No. DRB21-00937.
4. Compliance with all City development codes and regulations.

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

Exhibit 4 – Citizen Participation Plan

Exhibit 5 – Citizen Participation Report