



Planning and Zoning Board

Staff Report

CASE NUMBER: ZON17-00045
LOCATION/ADDRESS: The 10700 to 10800 blocks of East Southern Avenue (south side) and the 1200 through 1300 blocks of South Signal Butte Road (west side)
GENERAL VICINITY: Located on the south side of Southern Avenue on the west side of Signal Butte Road.
REQUEST: Site Plan Review
PURPOSE: This request will allow for development of a commercial center in the LC-PAD zoning district.
COUNCIL DISTRICT: District 6
OWNER: DD/Mountain Vista, LLC
APPLICANT: EARL, CURLEY & LAGARDE, P. C.
STAFF PLANNER: Kim Steadman, RA – Senior Planner

SITE DATA

PARCEL NO.: 220-81-787B
PARCEL SIZE: 9.5 ± acres
EXISTING ZONING: Limited Commercial-Planned Area Development (LC-PAD)
GENERAL PLAN CHARACTER: Mixed Use Activity District (MUAD)
CURRENT LAND USE: Vacant

SITE CONTEXT

NORTH: (Across Southern Avenue) Existing commercial – Zoned LC-PAD
EAST: (Across Signal Butte Road) Vacant State Trust land – Zoned County RU-43
SOUTH: (Across Hampton Avenue) Vacant – Zoned LC-PAD
WEST: Vacant – Zoned LC-PAD

STAFF RECOMMENDATION: Approval with Conditions

HISTORY/RELATED CASES

September 2, 1987: Annexed to City (Ord. # 2250)
October 5, 1987: Comparable zoning from County Rural-43 to Suburban Ranch (SR). (Z87-067)
August 1, 1988: SR to SR-DMP with conceptual RS, C-2, and M-1. (Z88-040)
April 16, 2007: Rezone to C2-PAD and Site Plan Review for commercial center (Z07-022)

PROJECT DESCRIPTION / REQUEST

This is a request for Site Plan Review to construct Mountain Vista Marketplace, a 9.5-acre shopping center at the southwest corner of Southern Avenue and Signal Butte Road. The site plan includes two major tenants, two groups of in-line shops, and three pad sites. The current request addresses all but two of the pads. The two excluded pad sites are identified as "Future Phase" and will require future Site Plan Review.

NEIGHBORHOOD PARTICIPATION:

The applicant has completed a Citizen Participation Process, which included letters mailed to property owners within 1,000' of the site, as well as HOAs within one half mile, and registered neighborhoods within one mile. The applicant held a neighborhood meeting on July 13, 2017 at La Quinta Inn which is located within six miles of the site. Three neighbors signed in at that meeting. According to the minutes provided by the applicant, the questions pertained to the construction schedule, which businesses are scheduled for the center, and concern about a trailer on an adjacent site.

At the time this report was written staff had not been contacted by any residents or property owners in the area. Staff will provide an update at the September 19, 2017 Planning and Zoning Board Study Session.

STAFF ANALYSIS

MESA 2040 GENERAL PLAN:

The General Plan character area for this site is "Mixed-Use Activity District". The design of the commercial center is consistent with the criteria for review as outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan. The proposal is consistent with the concepts of the Mixed-Use Activity District, and will support adjacent residential neighborhoods, improving access to retail. The proposed buildings and site provide a quality environment with varied building materials, integrated landscaping design, and pedestrian circulation within the site.

ZONING:

The existing LI-PAD zoning was established in 2007 for the development of the Mountain Vista Marketplace, which was never developed. This is appropriate zoning for the proposed retail center.

PAD OVERLAY MODIFICATIONS

A PAD overlay was established in 2007 to allow for private streets within the commercial subdivision that was recorded at the time. This 9.5-acre site is a portion of Lot #3 of that subdivision, and is now requesting Site Plan Review. The current request does not include modification of the PAD.

Development Standards – MZO Table 11-6-3.A	Required	Proposed
Maximum Building Height	30'	29' – 36'*
Street-side Setbacks		
North – Southern Avenue	15'	Exceeds
East – Signal Butte Road	15'	Exceeds
South – Hampton Avenue	20'	20'
Interior Lot Line Setback		
West, adjacent to LI (within the same group center)	0'	Varies
Parking Standards – MZO Table 11-32-3.A	Required	Proposed
Shell Retail 43,432 SF (1/275 SF)	158 spaces	-
Shops “A” Restaurant 3,600 SR (1/75SF)	48 spaces	-
Shops “A” Shell Retail 2,400 SF (1/275 SF)	9 spaces	-
Shops “B” Restaurant 4,800 SF (1/75 SF)	64 spaces	-
Shops “B” Retail 3,200 SF (1/275 SF)	12 spaces	-
Restaurant with Drive-Thru 3,500 SF (1/100 SF)	35 spaces	-
Pad “P2” 4,000 SF (1/100 SF)	40 spaces	-
Pad “P3” 4,000 SF (1/100 SF)	40 spaces	-
Patios, assume 3,000 SF (1/200 SF)	15 spaces	-
Total Parking Required:	421 spaces	466 spaces

*36'-tall tower elements exceed the 30' maximum as permitted in MZO Table 11-30-3.

SITE PLAN - MZO Section 11-69-5:

This proposal for a commercial center with 68,000 square feet of retail on 9.5 acres is organized with access from the three adjacent streets. The two major tenants and adjacent shops face Signal Butte Road, to the east, with three restaurant pads distributed within the parking field. A straightforward pedestrian grid connects the retail elements, providing walks that are shaded by trees and, at the building entrances, by shade structures. The Foundation Base (the area adjacent to the building) integrates varied paving, landscaping and shade structures. The parking field benefits from tree diamonds which are provided in addition to the standard landscape islands. The proposed site plan meets the review criteria of MZO Section 11-69-5 of the Zoning Ordinance.

CONCLUSION:

The proposed project complies with the General Plan, and meets all review criteria for Site Plan Review from Chapter 69 of the Zoning Ordinance (Section 11-69-5). Staff recommends approval with the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the basic development as described in the project narrative, and as shown on the site plan submitted, and preliminary elevations as approved by the Design Review Board, (without guarantee of lot yield, building count, lot coverage).

2. Compliance with conditions of approval of zoning case Z07-022, except as herein modified.
3. Site Plan Review through the public hearing process of future development plans for Pad P2 and Pad P3.
4. Review of future development plans for Major 2, Pad P1, Pad P2 and Pad P3 through the Design Review process.
5. Compliance with all requirements of Design Review case DRB17-00044.
6. Compliance with all City development codes and regulations.
7. All street improvements and street frontage landscaping for the subject site plan to be installed in the first phase of construction.
8. Before the issuance of a Certificate of Occupancy for any individual building, owner shall complete all required landscaping and provide all required parking for that building.
9. All limits of construction shall have temporary landscaping, extruded curbs, and screen walls where parking and loading/service areas are visible from rights-of-way and public areas.
10. Compliance with all requirements of the Subdivision Technical Review Committee.
11. Recordation of cross-access and reciprocal parking easements at the two driveways leading west to the adjacent property.
12. All pad buildings to be architecturally compatible with the center.