



Planning and Zoning Board

Staff Report

CASE NUMBER: ZON17-00249
LOCATION/ADDRESS: 430 West Guadalupe Road.
GENERAL VICINITY: Located west of Country Club Drive on the north side of Guadalupe Road.
REQUEST: Site Plan Review
PURPOSE: This request will allow the development of a childcare center in the LC district.
COUNCIL DISTRICT: District 3
OWNER: CAI Investments
APPLICANT: Scott Boduch, Rogue Architecture
STAFF PLANNER: Cassidy Welch

SITE DATA

PARCEL NO.: 310-02-256D
PARCEL SIZE: 1.47 +/- acres
EXISTING ZONING: Limited Commercial (LC)
GENERAL PLAN CHARACTER: Neighborhood: Suburban
CURRENT LAND USE: Vacant

SITE CONTEXT

NORTH: Existing single-residence subdivision – zoned RS-6 PAD
EAST: Existing Commercial Uses – zoned LC
SOUTH: (across Guadalupe Road) Existing Commercial Uses – zoned LC
WEST: Existing single-residence subdivision – zoned RS-6 PAD

STAFF RECOMMENDATION: Approval with conditions.

HISTORY/RELATED CASES

July 24, 1975: Request to allow for the development of a commercial & industrial park (Z75-052; Ord. # 948)

March 19, 1992: Request for a Development Master Plan that includes a single-residence subdivision and the reservation of a future commercial site (Z92-007; Ord. # 2688).

August 20, 1992: Development of a single-residence subdivision (Z92-039; Ord. # 2723)

January 16, 1997: Request to rezone from R1-6 (conceptual C-2) to C-2 (LC) and site plan review for the development of four commercial pad buildings (Z97-005; Ord. # 3300).

2006: DIP (ZA06-057)

2007: Site Plan Modification to allow for the development of a two-story office building (Z07-013)

PROJECT DESCRIPTION / REQUEST

The applicant is proposing the development of a child daycare facility. This project is located on the north side of Guadalupe, west of Country Club Drive. The proposed development includes a new 10,000 square foot single story building with an approximately 7900 square foot playground area located north of the building. The building faces Guadalupe Road with parking in the front and the playground in the rear.

NEIGHBORHOOD PARTICIPATION:

The applicant has completed a Citizen Participation Process, which included a mailed letter to property owners within 1,000' of the site, as well as HOAs within a ½ mile and registered neighborhoods within 1 mile. At the time that this report was written staff had not been contacted by any residents or property owners in the area. The applicant will be providing an updated Citizen Participation Report prior to the November 14, 2017 Study Session. An update will be provided by staff at that Planning and Zoning Board Study Session.

STAFF ANALYSIS

MESA 2040 GENERAL PLAN:

Staff has reviewed the proposal and found that it is consistent with the criteria for review has outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan and has determined that the proposed use is in conformance with the General Plan.

The Mesa 2040 General Plan Character area designation is Neighborhood – Suburban. The primary focus of the neighborhoods character type is to provide safe places for people to live where they can feel secure and enjoy their surrounding community. The proposed project is consistent with the General Plan by providing service primarily to the immediate neighborhood and surrounding community.

ZONING:

This property is currently zoned LC. Day Care Centers, defined as non-medical care for person on a less than 24-hour basis, are a permitted use in the LC zoning district.

SITE PLAN - MZO Section 11-69-5:

The proposed site plan meets the review criteria outlined in section 11-69-5 of the Zoning Ordinance. The building and playground are situated on the rear half of the property with the parking situated in the front. This allows for most of the public activity and vehicular circulation to be in the front, along Guadalupe Road, maintaining compatibility with the single-residence subdivision. In the center of the parking lot, there is a one-way restriction that allows for the ease of circulation for exiting parents. A pedestrian sidewalk leads from the right-of-way north towards the front of the building. An existing cross access is maintained with the property to the East, an auto repair shop. The cross access has been identified as emergency only with removable bollards and chains. Staff has concerns with the restrictive cross-access and proposes entirely removing the bollards and chains to maintain unrestricted access between properties. (Condition #4.)

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 and landscape plans as approved through the Design Review process, (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations.
4. Prior to building permit submittal, submit a revised site plan for Planning Director Review and acceptance that includes removal of the bollards and chains to maintain unrestricted cross access with the adjacent parcel to the East.