



Planning and Zoning Board

Staff Report

CASE NUMBER: ZON17-00309
LOCATION/ADDRESS: 5200 block of East Inverness Avenue (south side)
GENERAL VICINITY: Located east of Higley Road south of the US60 Freeway
REQUEST: Rezone from RM-3 PAD to LC and Site Plan Review
PURPOSE: This request will allow for the development of a future commercial building.
COUNCIL DISTRICT: District 2
OWNER: Sevilla, LLC
APPLICANT: John Schoenauer, HD Management
STAFF PLANNER: Veronica Gonzalez

SITE DATA

PARCEL NO.: 141-53-697
PARCEL SIZE: 1.9± acres
EXISTING ZONING: RM-3 PAD
GENERAL PLAN CHARACTER: Specialty – Medical Campus
CURRENT LAND USE: Vacant, undeveloped lot

SITE CONTEXT

NORTH: (Across Inverness Avenue) Vacant, undeveloped land – Zoned PEP PAD
EAST: Existing multiple residence – Zoned RM-3 PAD
SOUTH: Existing multiple residence – Zoned RM-3 PAD
WEST: Existing hotel – Town of Gilbert

STAFF RECOMMENDATION: Approval with conditions

P&Z BOARD RECOMMENDATION: Approval with conditions. Denial

PROPOSITION 207 WAIVER SIGNED: Yes No

HISTORY/RELATED CASES

- April 28, 1982:** Annexed to City (Ord. #1590)
November 15, 1982: Establishment of City AG (Conceptual LC) zoning on recently annexed property (Z82-82)
February 5, 1990: Rezoned from AG (Conceptual LC) to AG PAD-AF (Conceptual PEP) (Z89-27)
October 19, 1998: Rezoned from AG PAD-AF (Conceptual PEP) to RM-3, NC and PEP PAD (Z98-86)

PROJECT DESCRIPTION / REQUEST

This is a request to rezone approximately 1.9 acres from RM-3 PAD to LC, with Site Plan Review, for the future development of a commercial building. The subject site is located north of Baseline Road, just east of Higley Road on the south side of East Inverness Avenue.

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 and registered neighborhoods within a mile. The applicant held a neighborhood meeting on November 15, 2017 at 1825 N. Higley Rd., which is located immediately adjacent to the site. There were no neighbors in attendance at that meeting.

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 December 19th Study Session. An update will be provided by staff at that Planning and Zoning Board Study Session.

STAFF ANALYSIS

MESA 2040 GENERAL PLAN:

The General Plan character type for this site is Specialty – Medical Campus. Staff has reviewed the proposal and found that it is consistent with the criteria for review as outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan and has determined that the proposed development is in conformance with the General Plan. This development will strengthen the character of the area by providing a retail and/or restaurant use that supports the existing uses within the campus.

ZONING:

The subject site is currently zoned RM-3 PAD. At approximately 1.9 acres, the site is not conducive to multi-residence development. The applicant proposes to rezone the property to LC to allow for commercial uses such as retail and restaurant that can support the surrounding medical and education uses. The proposed LC zoning district is appropriate for the proposed uses and is compatible with the area.

SITE PLAN - MZO Section 11-69-5:

Development Standards – MZO Table 11-6-3.A	Required	Proposed
Street-side Setbacks: Inverness Avenue	20'	Meets
Interior Lot Line Setback: East/South, adjacent to RM-3 PAD	20'	Meets
Parking Standards – MZO Table 11-32-3.A	Required	Proposed
Restaurant + outdoor dining	101 spaces	116 spaces

This proposal is for a commercial building intended to accommodate a future restaurant, although a specific tenant or user has not yet been identified. Despite the atypical shape of the subject property, the proposed site plan meets all of the required development standards, provides good vehicular connections to future development to the west and provides adequate screening for the existing apartment complex to the east.

The proposed site plan meets the review criteria of MZO Section 11-69-5 for layout and functionality. However, building elevations have not been developed yet since a specific user has not been identified. As such, a condition of approval will require review and approval through the Design Review process (Condition #2). Also, the site plan is lacking a pedestrian connection from the west through the parking field to the building. As such, site plan approval will be conditioned upon a pedestrian connection to the west from the proposed building (Condition #7).

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). Therefore, 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.
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations.
4. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit or at the time of the City's request for dedication, whichever comes first.
5. 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.
6. Recordation of a cross-access easement with the property owner adjacent to the southwest corner of the property.
7. Recordation of a cross-access easement with the property owner adjacent to the northwest corner of the property.

8. Prior to issuance of a building permit, a site plan shall be submitted for acceptance by the Planning Director that provides a pedestrian connection from the proposed building to the development to west.