



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

October 14, 2020

CASE No.: **ZON20-00488**

PROJECT NAME: **Dental Depot**

Owner's Name:	MT Bross LLC
Applicant's Name:	Phil Fitzgerald, Fitzgerald and Associates
Location of Request:	Located within the 2300 block of West Broadway Road (south side) and within the 400 block of South Valencia (west side). Located west of Dobson Road on the south side of Broadway Road.
Parcel No(s):	134-39-004Z
Request:	Site plan review. This request will allow for the development of a medical and dental office building and use.
Existing Zoning District:	Limited Commercial (LC)
Council District:	District 3
Site Size:	1.5± acres
Proposed Use(s):	Medical and dental offices
Existing Use(s):	Commercial
P&Z Hearing Date(s):	October 14, 2020 / 4:00 p.m.
Staff Planner:	Kellie Rorex
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **November 4, 1968**, the City Council annexed approximately 356± acres of property, including the subject site, and subsequently zoned the site to Limited Commercial (C-2) (Ordinance No. 602).

On **March 29, 1994**, the Board of Adjustment approved a variance request on the subject property to allow a zero-lot line setback along the western property line and also to allow parking areas to encroach into the required landscape setback along the eastern and southern

property lines. The variance request was to enable the development of an automotive repair building on the site.

On **April 11, 2000**, the Board of Adjustment approved a Special Use Permit on the subject property to allow the development of a convenience store and fueling station on the property. As part of the development, the Board of Adjustment also approved a variance to reduce the building and landscape setback requirements along the southern property line from 20-feet (20') to zero feet (0') (Case No. BA99-43).

On **May 3, 2000**, the Design Review Board reviewed and approved building elevations and landscape plan to allow the development of a convenience store and fueling station on the property (Case No. DR99-112).

PROJECT DESCRIPTION

Background:

The applicant is requesting approval of a site plan to allow the development of a dental office building on the subject site. The property is zoned Limited Commercial (LC). Currently, the site consists of a vacant convenience store. The applicant is proposing to redevelop the site and expand the existing building from 5,327 square feet to 6,985 to be used as a dental office. Per Table 11-6-2 of the Mesa Zoning Ordinance (MZO), a dental office is allowed in the LC zoning district.

As part of the development on the property, the applicant is also requesting a Substantial Conformance Improvement Permit (SCIP) through the Board of Adjustment to allow reduction in the required landscape setback on the front property line, specifically, along Broadway road. Per Chapter 73 of the MZO, the purpose of a SCIP is to recognize existing site constraints associated with certain non-conforming sites and work with applicants for development of such sites to ensure proportionate degree of improvement are completed with the expansion or redevelopment of the site and bring the site to substantial conformance with the City's Zoning Ordinance standards.

General Plan Character Area Designation and Goals:

The Mesa 2040 General Plan Character Area designation on the property is Neighborhood with a Suburban sub-type. Per chapter 7 of the Plan, the primary focus of the Neighborhood Character Area is to provide safe places for people to live where they can feel secure and enjoy their surrounding community. Per the Plan, the Neighborhood character area can often have associated nonresidential uses and local serving businesses. Such non-residential areas within Neighborhood districts should be designed and located at places to bring people together and not disrupt the fabric and functioning of the neighborhood as a place where people live. In addition, neighborhoods shall also be designed to provide a sense of place and help people feel connected to the larger community.

The subject request, to develop a dental office, complies with the goals of the General Plan. The use will provide services to the surrounding neighborhood community, as well as help to revitalize the property and its surroundings.

Zoning District Designations:

The subject property is zoned Limited Commercial (LC). Per Section 11-6-2 of the Mesa Zoning Ordinance (MZO), the proposed dental office is permitted in the LC zoning district.

Site Plan and General Site Development Standards:

The site plan shows redevelopment and expansion of an existing building from 5,327 square feet to a 6,985 square foot dental office. The property is located at the southwestern corner of Broadway road and S. Valencia street. Currently, there are two existing access driveways onto the site; one off of Broadway Road and the other off of Valencia. Per Section 11-32-3 of the MZO, 44 parking spaces are required for the use. However, the site plan submitted with the application shows 56 proposed on the site. Per Section 11-32-3(C)(5) of the MZO, an Administrative Use Permit (AUP) is required to grant the additional parking spaces. The applicant has applied for the AUP to allow the proposed 56 parking spaces on the site. According to the applicant, other Dental Depot developments of the same size have operated with the requested number of parking spaces. This is due to the large volume of customers and the number of staff on site at one time. Staff has reviewed the application for the AUP and intends to approve the permit if the site plan is approved (see condition #5).

Section 11-33-5 (A) (1) (b) of the MZO requires medical offices that are under 10,000 square feet to provide a patient drop off area that is at least 13 feet in width. The provided site plan shows the location of the drop of area in front of the building. This drop of area is shown to also encompass the required landscape foundation based in front of the property. Per the submitted application documents, the foundation base with the required drop off area, will also include benches and landscaping areas for the enjoyment of patients frequenting the business. The proposed foundation area and drop off complies with the foundation base requirements of MZO Section 11-33-5(A)(3) and the drop of standard. Overall, the proposed site plan conforms to the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO.

Substantial Conformance Improvement Permit

As part of the redevelopment of the property, the applicant is also requesting a Substantial Conformance Improvement Permit (SCIP) through the Board of Adjustment. Per Section 11-73-1 of the MZO, the purpose of a SCIP is to provide a process for non-conforming sites to be brought further into conformance with the zoning ordinance through incremental improvements.

Per Table 11-6-3(A) of the MZO, the street facing landscape setback, adjacent to an arterial street (Broadway), is 15-feet. The setback area is also required to be landscaped in accordance with MZO Section 11-33-3(A). The proposed site plan shows the existing landscape setback along Broadway Road is 10 feet. The applicant is requesting the SCIP to maintain the existing 10-foot setback. This request is to allow the additional parking spaces to be accommodated on the site. The provided landscape plan shows development of the site will still conform to the required perimeter street landscaping required. Per Section 11-33-3(A) of the MZO, the required perimeter landscaping is one (1) tree and six (6) shrubs per 25 linear feet. The site plan shows one (1) tree and ten (10) shrubs per 25 linear feet which conforms to the required

standard. Additionally, the applicant is also proposing to install interior parking lot landscape islands, foundation base areas, and landscaping to further bring the site into substantial conformance with the City's current zoning code requirements.

Design Review:

The Design Review Board is scheduled to review the subject request on October 13, 2020. Staff will be working with the applicant to address any comments and recommendations from the Design Review Board.

Surrounding Zoning Designations and Existing Use Activity:

Northwest (Across Broadway) LI-PAD-CUP Existing Industrial Park	North (Across Broadway) LI-PAD-CUP Existing Industrial Park	Northeast (Across Broadway) LI-PAD-CUP Existing Industrial Park
West LC Existing Commercial	Subject Property LC Existing Commercial	East (Across Valencia) LC Existing Commercial
Southwest LC/RM-4 Existing Commercial/Existing Multi-Residential	South RM-4 Existing Multi-Residential	Southeast (Across Valencia) RM-4 Existing Multi-Residential

Compatibility with Surrounding Land Uses:

The subject site is adjacent to existing commercial developments to the east and west, an apartment complex to the south, and industrial development to the north, across Broadway Road. The proposed redevelopment of the site will help revitalize the property and further the goals of the limited commercial zoning designation on the property. In addition, the redevelopment of the site will not change the character of the area nor negatively impact the surrounding multifamily development to the south of the site.

Neighborhood Participation Plan and Public Comments:

The applicant has completed a Citizen Participation Process, which included mailed letters to property owners within 1,000-feet of the site, as well as HOA's within ½ mile and registered neighborhoods within 1 mile of the site. As of writing this report, neither the applicant nor staff has received any comments/concerns from surrounding property owners. The applicant will be providing an updated Citizen Participation Report to staff prior to the October 14, 2020 Study Session. Staff will provide the Board with any new information during the scheduled Study Session.

Staff Recommendation:

The subject request is consistent with the General Plan and meets 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 final site plan submitted.
2. Compliance with all requirements of Design Review.
3. Prior to application for a building permit, receive approval through the Board of Adjustment for a Substantial Conformance Improvement Permit to allow modifications to certain development standards of the Mesa Zoning Ordinance or conform to the requirements of the Mesa Zoning Ordinance.
4. Compliance with all City development codes and regulations.
5. Prior to application for a building permit, apply for and receive approval for an Administrative Use Permit to allow the number of parking spaces to exceed 125% of the maximum required parking spaces or reduce the parking to comply with the Zoning Ordinance.

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 Report