



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

December 16, 2020

CASE No.: ZON20-00669
PROJECT NAME: Preliminary Plat of Lot 1 and 2 for Siena Springs Office Condominium

Owner's Name:	Sienna Springs Office Condominium Association, GSS Partners, LLC., Safrin Investments, LLC., Quick Tax Refund, LLC., 7233 E. Baseline, LLC., Score 1 Investments, LLC., WLT, LLC., Sienna Springs, LLC., 7227 E. Baseline 114-117, LLC., B and N Properties, LLC., Seaside Investments, LLC., Pro 2:21, LLC., Siena Springs 103, LLC., Palmer Dental Property, LLC. And Palmer J/Mia S.
Applicant's Name:	Dorothy Shupe, Sketch Architecture Company
Location of Request:	Within the 7200 block of East Baseline Road (south side). Located east of Power Road on the south side of Baseline Road.
Parcel No(s):	309-08-493 through 309-08-531
Request:	Preliminary Plat. This request will allow the subdivision of land (replat) within the existing Siena Springs Office Condominium plat to allow office and commercial development.
Existing Zoning District:	Limited Commercial (LC) with a Planned Area Development Overlay (PAD)
Council District:	6
Site Size:	6.23± acres
Proposed Use(s):	Office and commercial
Existing Use(s):	Office and commercial
Hearing Date(s):	December 16, 2020 / 4:00 p.m.
Staff Planner:	Evan Balmer, Planner II
Staff Recommendation:	Approval with Conditions

HISTORY

On **August 29, 1983**, the City Council annexed approximately 1,854± acres of land from Maricopa County. The subject 6.23± acre property was part of the annexed property (Ordinance No. 1731).

On **November 7, 1983**, the City Council approved a rezoning of the property from Maricopa County Intermediate Commercial (C-2) to City of Mesa's Limited Commercial (C-2) designation (Case No. Z06-064, Ordinance No. 1754).

On **August 29, 2005**, the City Council approved a rezoning of the subject property from C-2 to C-2-PAD and site plan review to allow development of retail and office uses on the property (Case No. Z05-071, Ordinance No. 4446).

On **October 16, 2006**, the City Council approved a rezoning of the subject property from C-2-PAD to C-2-PAD and site plan review to allow development of a group commercial on the property (Case No. Z06-064, Ordinance No. 4600).

On **November 20, 2006**, the City Council approved a final plat for "Siena Springs Office Condominiums" on the property. The plat covered approximately 6.23± acres of land that include the subject property.

PROJECT DESCRIPTION

Background:

The subject request is for approval of a preliminary plat to amend the Siena Springs Office Condominium plat that was approved in 2006. The plat for the Siena Springs Office Condominiums consisted of multiple buildings with multiple condominium units in each building. Some of the buildings have been developed, however, a portion of the property remains vacant. The current request is to remove the condominium units from a portion of the property and replat that section as Lot 1. The remainder of the lot (i.e. Lot 2) will remain unchanged.

General Plan Character Area Designation and Goals:

The General Plan Character area designation on the property is Neighborhoods with a subtype of Suburban. Per Chapter 7 of the General Plan, the Neighborhood Suburban character type, as part of a total neighborhood area, may contain areas of duplexes and other multi-residence properties and commercial uses along arterial frontages and at major street intersections. The subject request conforms to the goals of the Neighborhoods character area, as it will allow development of office and commercial uses to fulfill the goal of providing such non-residential uses to support the neighborhood and allowing such uses also along arterial road frontages and major street intersections. The request is also consistent with the criteria for review outlined in Chapter 15 (pg. 15-1&2) of the Mesa 2040 General Plan.

Zoning District Designations:

The subject site is zoned LC-PAD). Per section 11-6-2 of the Mesa Zoning Ordinance (MZO), office and commercial uses are allowed within the LC zoning district.

Preliminary Plat:

The proposed preliminary plat is a replat of the existing "Siena Springs Office Condominium" subdivision plat to reduce the number of condominium units on Lot 1 from multiple condominium units to one standalone condominium unit. According to the property owner, the requested change is to allow Lot 1 to be developed under one single ownership. The single

condominium unit on Lot 1 will still be part of the Sienna Springs Condominium association and will still be governed by the various condominium documents for the association.

Section 9-6-2 of the Mesa Subdivision standards requires approval of all subdivision plats located in the City to be processed through four progressive stages. Review and approval of a preliminary plat is the second stage in the series of the progressive stages. This review includes the evaluation of the overall design of the subdivision and details, such as utilities layout, ADA compliance, and detention requirements. The preliminary plat is reviewed and approved by the Planning & Zoning Board. Per section 9-6-2 of the City’s subdivision regulations, all plats are subject to Final Plat approval through the City Council.

Surrounding Zoning Designations and Existing Use Activity:

Northwest LC-PAD Vacant	North (Across Baseline Road) RS-6-PAD Single Residence Subdivision	Northeast (Across Baseline Road) RS-6-PAD Single Residence Subdivision
West RS-6-PAD Single Residence Subdivision	Subject Property LC-PAD Office and Commercial	East LC Office and Commercial
Southwest RS-6-PAD Single Residence Subdivision	South RS-6-PAD Single Residence Subdivision	Southeast RS-6-PAD Single Residence Subdivision

Compatibility with Surrounding Land Uses:

The property is zoned Limited Commercial. Currently, there are commercial developments to the east and northwest of the site. In addition, the current plat was approved for development of non-residential uses on the property. Approval of a preliminary plat to allow the creation of a new single lot on the subject property will not be out of character with the surrounding area.

Staff Recommendation:

The subject request is consistent with the General Plan and meets the review criteria for approval of a preliminary plat outlined in Section 9-6-2 of the Mesa Subdivision Regulations. Therefore, staff recommends approval of the request with the following conditions:

Conditions of Approval:

1. Compliance with the preliminary plat submitted.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Subdivision Regulations.
4. Compliance with all requirements of Case #Z06-064.

Exhibits:

Exhibit 1-Staff Report

Exhibit 2-Vicinity Map

Exhibit 3-Application Information

3.1 Project Narrative

3.2 Preliminary Plat