



PLANNING DIVISION
STAFF REPORT

City Council Hearing

February 22, 2021

CASE No.: ZON20-00815	PROJECT NAME: Mekong 88
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Owner's Name:	WJC, LLC
Applicant's Name:	Rick Daughtery, 3 rd Story Architecture
Location of Request:	Within the 100 block of South Dobson Road (west side). Located south of Main Street on the west side of Dobson Road.
Parcel No(s):	134-33-002H
Request:	Rezone from General Commercial (GC) to GC with a Bonus Intensity Zone (GC-BIZ) overlay; and Site Plan Review. This request will allow for a commercial development.
Existing Zoning District:	General Commercial (GC)
Council District:	3
Site Size:	2.5± acres
Proposed Use(s):	Commercial
Existing Use(s):	Vacant
P&Z Hearing Date(s):	January 27, 2021 / 4:00 p.m.
Staff Planner:	Cassidy Welch, Planner II
Staff Recommendation:	APPROVAL with Conditions
Planning and Zoning Board Recommendation:	Approval with conditions
Proposition 207 Waiver Signed:	Yes

HISTORY

On **February 21, 1966**, the City Council approved the annexation of approximately 234± acres of land, including the subject site (Ordinance No. 501). The subject site was subsequently zoned to General Commercial (GC) .

PROJECT DESCRIPTION

Background:

The applicant is requesting to rezone the subject site from General Commercial (GC) to GC with a Bonus Intensity Zone (GC-BIZ) overlay and a site plan review to allow for a commercial development. Currently, the subject property is vacant and located south of Main Street on the west side of Dobson Road. Specifically, the property is located immediately south of the Mekong Plaza commercial center. From the submitted site plan, the proposed development is designed and planned to be constructed as a continuation of the existing commercial center located to the north of the property. The site plan shows the building will be approximately 38,403 square feet (SF) in size and consists of multiple suites for general retail and restaurant uses. Per Section 11-6-2 of the Mesa Zoning Ordinance (MZO), restaurants and general retail uses are permitted in the GC zoning district.

As part of the rezoning, the applicant is requesting a BIZ overlay to allow modifications to certain development standards on the property. The proposed modification is for a 10' reduction in the required building and landscape setback along the southern property line. Per Section 11-6-3 of the MZO, a 15-foot setback is required along southern property line. According to the applicant, the reduction in the required setback is needed in order to create a unique and innovative design to allow development on such a narrow parcel. Per Section 11-21-1 of the MZO, the purpose of a BIZ overlay is to provide for variation from the application of development standards to allow greater intensity of development and encourage unique, innovative developments of superior quality. The proposed site plan meets the criteria for review of a BIZ outlined in the MZO and the criteria for site plan review.

General Plan Character Area Designation and Goals:

The Mesa 2040 General Plan Character Type designation on the property is Mixed Use Activity District with a Community-Scale district sub-type. Per Chapter 7 of the General Plan, the focus of the Mixed Use Activity District is to provide strong and viable centers of commercial activity that attract people to unique shopping and entertainment experiences. Typical uses are retail, restaurants, offices, and service-oriented businesses. Per the Plan, the Community Scale subtype is to primarily serve people within a 4-mile radius and typically contain one or two big box buildings and associated shops and pad sites. The character type is typically at the intersection of two arterial streets and is auto dominant. The subject site is also located in the Transit Corridor due to its proximity to the light rail to the north. Per Chapter 7 of the General Plan, developments within the Transit Corridor should evolve into a more urban pattern with buildings close to the street and parking located behind or beside the buildings. The proposed restaurant and retail uses conform to the goals of the Mixed Use Activity District and Transit Corridor.

Mesa West Redevelopment Plan - Mesa Asian District

The subject property is also located in the Mesa Asian District as defined by the Mesa West Redevelopment Plan. The Asian District is an economic area focused on the cluster of businesses, residents, amenities, and services that are Asian and/or Asian-influenced. The proposed

development is intended to be a continuation of the existing Mekong Plaza and will contribute to the diversity and vitality of the Asian District.

West Main Street Area Plan

The subject site is also located within the Transit-Oriented Development (TOD) Corridor Area of the West Main Street Area Plan. The TOD Corridor Area is expected to blend medium-density residential and commercial and offices uses. The Plan is intended to guide future development within the area as a result of recommendation that reflect the community's vision for the area. The proposed development is consistent with the West Main Street Area Plan by expanding commercial land uses in the area.

Zoning District Designations:

The subject property is currently zoned General Commercial (GC). Per Section 11-6-2 of the MZO, the proposed restaurant and general retail uses are permitted in the GC zoning district. Per Section 11-6-2 of the MZO, the purpose of the general commercial zoning district is to provide areas for indoor retail and related service-oriented businesses that serve a large surrounding residential trade area within a 4-to-5 mile radius.

Bonus Intensity Zone (BIZ) Overlay – MZO Article 3, Chapter 21:

The subject request includes a BIZ overlay to allow modifications to certain required development standards of the MZO. Per Section 11-21-1 of the MZO, the purpose of a BIZ overlay is to provide for variations from certain development standards to allow greater intensity of development and encourage unique and innovative developments of superior quality .

Overall, the proposed development complies with requirements of a BIZ as outlined in Section 11-21 of the MZO. Specifically, the request incorporates creative design and connectivity. Specifically, the proposed site plan shows creative design by orienting the building to engage both the commercial center to the north and Dobson Road, locating some parking behind the building, and providing increased landscaping along Dobson Road. In sum, the proposed development meets the criteria for a BIZ by providing a distinctive, high quality design that utilizes an underserved property.

Table 1 below shows the MZO required standards and the applicant's proposed BIZ standards.

Table 1

MZO Development Standards	Required	Proposed	Staff Recommendation
<u>Minimum Yard Setbacks –</u> <i>MZO Section 11-6-3 & 11-33-3</i> <i>-Interior Side adj. to Non-Residential</i>	(building/landscape setback) 15'/15'	(building/landscape) 5'/5'	As proposed

As shown on the table above, the applicant is requesting the following modifications from the GC development standards as outlined in Section 11-6-3 and 11-33-3 of the MZO:

Side Setback – Building & Landscape adjacent to Non-Residential (south side):

Per Section 11-6-2 & 11-33-3 of the MZO, the required building and landscape setback along the interior south side of the property is 15 feet. The applicant is requesting a reduction of the building

and landscape setback to a minimum of 5 feet with an average setback of 10 feet. According to the applicant, this reduction is needed to meet other development standards such as foundation base landscaping, parking and circulation and contribute to the overall design quality of the development.

Site Plan and General Site Development Standards:

The proposed site plan shows construction of one single-story 38,403 SF multi-tenant building on the property for general retail and restaurant uses. Per the site plan, the proposed building will be constructed along Dobson Road to the east with proposed outdoor seating and landscaping adjacent to the street. The required parking spaces on the site will be located to the north and west of the proposed building.

The site plan also shows vehicular access to the site will be from Dobson Road, \ with secondary access through two existing drive aisles on the existing commercial property to the north. Per Section 11-32-3 of the MZO, the site is required to provide 87 parking spaces for the proposed use. The site plan shows 106 parking spaces will be provided on the property (See Exhibit 3.2). In accordance with Section 11-32-3(C) of the MZO, the additional parking spaces fall within the 125% maximum number of parking spaces allowed. Overall, the proposed site plan conforms to the review criteria for Site Plan Review outlined in Section 11-69-5 of the City of Mesa Zoning Ordinance.

Design Review:

The Design Review Board is scheduled to review the subject request on January 12, 2021. Staff will be working with the applicant to resolve any comments and recommendations from the Design Review Board.

Surrounding Zoning Designations and Existing Use Activity:

Northwest RM-4 Multiple Residence	North GC Commercial	Northeast (Across Dobson Road) LI Commercial
West RM-4 Multiple Residence	Subject Property GC Vacant	East (Across Dobson Road) LI Commercial
Southwest RM-4 Multiple Residence	South GC Self-Storage	Southeast (Across Dobson Road) LI Commercial

Compatibility with Surrounding Land Uses:

The subject site is located adjacent to existing multiple residence development to the west, and existing commercial developments to the north, south, and east. The proposed development of the site as a multi-tenant commercial will develop and a continuation of the group commercial center to the north will not be out of character with the surrounding development or adversely impact the existing neighboring developments.

Neighborhood Participation Plan and Public Comments:

As part of the application, the applicant has completed a Citizen Participation Process that included mailed letters to property owners within 1,000-feet of the site, as well as HOAs within ½ mile and registered neighborhoods within 1 mile of the site. As of writing this report, neither the applicant or 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 January 27, 2021 P&Z 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, the purpose for a Bonus Intensity Zone overlay outlined in Section 11-21-1 of the MZO, and meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO. Staff recommends approval with the following conditions:

Conditions of Approval:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review.
3. Dedicate the right-of-way and easements under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication, whichever comes first.
4. Prior to issuance of a building permit, record a cross access agreement with the property owner to the north.
5. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this BIZ and shown in the following table:

Development Standard	Approved
<u>Minimum Yard Setbacks</u> – <i>MZO Section 11-6-3 & 11-33-3</i> <i>-Interior Side adj. to Non-Residential</i>	(building/landscape) 5'/5'

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