



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

April 14, 2021

CASE No.: **ZON21-00087**

PROJECT NAME: **Val Vista Condo**

Owner's Name:	Lesueur Family Investment Group
Applicant's Name:	Natalie Griffin, EPS Group
Location of Request:	Within the 1000 block of South Val Vista Drive (west side). Located north of Southern Avenue on the west side of Val Vista Drive.
Parcel No(s):	140-46-001S
Request:	Preliminary Plat. This request will allow a condo plat for an existing office complex in the Office Commercial district.
Existing Zoning District:	Office Commercial (OC)
Council District:	2
Site Size:	1.4± acres
Proposed Use(s):	Offices
Existing Use(s):	Offices
P&Z Hearing Date(s):	April 14, 2021 / 4:00 p.m.
Staff Planner:	Kellie Rorex
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **December 12, 1974**, the City Council approved the annexation of a 3,957± acre area into the City that included the subject property, and subsequently zoned the site to Agricultural (AG) (Ordinance No. 907, Case No. Z75-013).

On **November 22, 1982**, the City Council approved a rezoning of the subject property as part of a larger area from AG to Professional-Service Offices (RS) (Ordinance No. 1660, Case No. Z82-099). Currently, the Professional Service Office zoning is referred to as Office Commercial (OC) in the Zoning Ordinance.

On **September 19, 1988**, the City Council approved a rezoning of the subject property from OC to Limited Commercial (LC) with a two-year time limit to develop the site or be reverted to the OC zoning designation. (Ordinance No. 2376, Case No. Z88-048).

On **October 15, 1990**, the City Council denied a request to extend the time limit to develop the site under the LC zoning, resulting in the zoning on the property to revert to OC (Case No. Z90-039). Subsequently, the site was developed with office uses, consistent with the OC zoning on the property.

PROJECT DESCRIPTION

Background:

The subject request is for the approval of a preliminary plat titled “Val Vista Condos,” to create a three-unit office condominium plat in the Office Commercial (OC) zoning district. Currently, the site is developed as a small office complex with two office buildings and associated parking spaces. The proposed preliminary plat shows the creation of three office condominium units. One of the existing buildings is proposed to be divided into two condominium units (i.e., unit 101 & 102). The second building (unit 103) will be the third condominium unit.

General Plan Character Area Designation and Goals:

The Mesa 2040 General Plan Character Area designation on the property is Mixed-Use Activity District with a Community Scale sub-type. Per chapter 7 of the General Plan, the focus of the Mixed-Use Activity District (MUAD) is large-scale community and regional activity areas that usually have a significant retail commercial component including shopping areas such as malls, power centers, or lifestyle centers that are designed and developed to attract customers from a large radius. Per the General Plan, the Community Scale Sub-type district is to primarily serve the population within a 4-mile radius and typically contains one or two big box buildings and associated shops and pad sites. Primary uses in the Community Scale sub type include retail stores, restaurants, and medical and professional offices. The existing use on the site as an office conforms to the goals of the type of uses envisaged within the Community Scale Sub-type and help further the goals of the Mesa 2040 General Plan. Staff reviewed the request and determined it is consistent with the criteria for review outlined in Chapter 15 of the Mesa 2040 General Plan.

Zoning District Designations:

The subject property is zoned Office Commercial (OC). Per Section 11-6-2 of the Mesa Zoning Ordinance (MZO), office uses are permitted in the OC zoning district.

Preliminary Plat:

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 site, including 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. The proposed request meets the review criteria for approval of a preliminary plat outlined in Section 9-6-2 of the Mesa Subdivision Regulations.

Surrounding Zoning Designations and Existing Use Activity:

Northwest RM-2 PAD Residential	North RM-2 PAD Residential	Northeast (Across Val Vista) RM-2 PAD Residential
West RM-2 PAD Residential	Subject Property OC Offices	East (Across Val Vista) LC Commercial Center RM-2 PAD Residential
Southwest LC Commercial Center	South LC Commercial Center	Southeast (Across Val Vista) LC Commercial Center

Compatibility with Surrounding Land Uses:

The property is developed as an office and adjacent to residential uses to the north and west, and commercial uses to the south. There are no proposed changes to the use of property.

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 requirements of the Subdivision Regulations.
3. Compliance with all City development codes and regulations.
4. Dedicate the right-of-way and easements required 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.

Exhibits:

Exhibit 1-Staff Report

Exhibit 2-Vicinity Map

Exhibit 3-Application Information

3.1 Project Narrative

3.2 Preliminary Plat