



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

June 9, 2021

CASE No.: **ZON21-00177**

PROJECT NAME: **Mountain Vista Master Plan Parcel A**

Owner's Name:	Signal Butte Hampton Mesa AZ, LLC and Signal Butte BFC, LLC
Applicant's Name:	Andrew Call, Thompson Thrift
Location of Request:	Within the 10700 block of East Hampton Avenue (south side) and within the 1400 to 1600 block of South Signal Butte Road (west side). Located north of the US60 Superstition Freeway on the west side of Signal Butte Road. Also consider a preliminary plat for "Mountain Vista Marketplace Parcel A".
Parcel No(s):	220-81-988A and 220-81-988B
Request:	Site Plan Modification. This request will allow a mixed-use development.
Existing Zoning District:	Limited Commercial with a Planned Area Development (LC-PAD) overlay
Council District:	6
Site Size:	15± acres
Proposed Use(s):	Mixed use
Existing Use(s):	Vacant
P&Z Hearing Date(s):	June 9, 2021 / 4:00 p.m.
Staff Planner:	Evan Balmer, Planner II
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **September 2, 1987**, the property was annexed into the City of Mesa (Ord. #2250) and subsequently zoned Single residence 43 (RS-43) (Case No. Z87-067, Ordinance No. 2272).

On **August 1, 1988**, the City Council approved a rezoning of the property from RS-43 to RS-43 with a conceptual plan for Office Commercial (OC), Limited Commercial (LC) and Light Industrial (LI) to allow future mixed-use development on the property (Case No. Z88-040).

On **April 16, 2007**, the City Council approved a Minor General Plan Amendment to change the land use designation on the property from Mixed-Use Employment to Regional Commercial and High Density Residential and also rezoned the property from RS-43 to LC-PAD and LC-PAD with a Bonus Intensity Zone (BIZ) overlay to allow a mixed-use development on the property. (Case No. GPMINOR07-002 and Z07-022, Ordinance No. 4689).

On **July 8, 2020**, the City Council approved a rezoning of the property from LC-PAD to LC-PAD to allow a mixed-use development on the property (Case No. ZON19-00872, Ordinance No. 5580). The PAD identified the subject property as Parcel A of the Mountain Vista Master Plan. A specific site plan was approved on the subject property as part of the master plan approval.

PROJECT DESCRIPTION

Background:

The subject request is for a site plan modification to Parcel A of the approved specific site plan for Mount Vista PAD to allow a mixed-use development on the property. Specifically, the request is to eliminate a location of a drive thru lane on Pad 4 (P4) of the approved specific site plan and add a drive thru lane to Pad 1 (P1) of the site plan, as well as reduce the total building area of the approved building on PAD 1 from 7,400 square feet to 4,700 square feet. The approved site plan for Parcel A shows development of various commercial uses, including a hotel, a fitness center, general retail/office buildings, and four drive thru restaurants (see Exhibit 3.2). Condition of approval number 7.a.i of the PAD requires any modification to the location of drive-thru lanes on the property to be reviewed by the City Council. Additionally, major modifications to previously approved site plans are required to go to the Planning and Zoning Board for a recommendation and City Council for consideration and approval.

The approved site plan shows a drive thru lane on Pad 4 of the specific site plan. The applicant is requesting to remove this drive thru lane from Pad 4 of the site and allow the property to be developed without a drive thru lane (see Exhibit 3.2). Also, as part of the specific site plan modification, the applicant is requesting to add a drive thru lane to PAD 1. The approved specific site plan showed no drive thru lane on PAD 1. Beside the changes to drive thru lanes and reduction in the building size for PAD 1, there are no changes to the approved Parcel A.

General Plan Character Area Designation and Goals:

The General Plan character area designation on the property is Mixed Use Activity. Per Chapter 7 of the General Plan, Mixed Use Activity character areas are generally large in scale (over 25 acres) and provide community and regional activity areas. These areas generally have a substantial retail commercial component. The Mixed Use Activity character area can also include a significant residential component, but will still have a mix of uses. The goal of the Mixed Use Activity character area is to create strong and viable commercial centers that attract people to unique shopping and entertainment experiences.

Staff reviewed the request and determined it is consistent with the development review criteria outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan. The proposed modification to the specific site plan to remove a drive thru lane on Pad 4 and allow a new drive lane on Pad 1

and reduction the size of the building on the PAD does not change the intent of the PAD and will conform to the goals of the Mixed Use Activity character designation on the property.

Zoning District Designations:

The subject property is zoned Limited Commercial with a Planned Area Development Overlay (LC-PAD). Per Section 11-6-2 of the MZO, the proposed use of the property for commercial, fitness center, hotel and restaurant uses are permitted. The existing PAD was approved for a mixed-use development. The proposed site plan is consistent with the approved PAD overlay.

Site Plan and General Site Development Standards:

The subject property is known as Parcel A of the Mountain Vista Planned Area Development Master Plan. The parcel is located directly along Signal Butte Road and Hampton Avenue. There are three main direct accesses to the site from Signal Butte located east of the site. There are also two driveways connecting to the site from Hampton Avenue located north of the site. The site is planned to be developed with multiple commercial uses that also support and enhance achieving the goals of the General Plan character designation of a community mixed use activity on the property. One of the ways to achieving the goals of the Mixed Use character area designation is through development that incorporates design of the site and buildings to be closer to the street, as well as providing landscaping along the street to promote pedestrian scale type of development. The proposed site plan shows pedestrian connections between various parcels within the 15 acre development. Overall, the proposed modification to the specific site plan on Parcel A conforms to the requirements of the Mesa Zoning Ordinance, including the review criteria for Site Plan Review outline in Section 11-69-5 of the MZO.

Design Review:

As part of the PAD, the City Council approved design guidelines for development of the property. The applicant is not proposing any changes to the approved design guidelines on the property.

Preliminary Plat:

The subject request also includes consideration of a preliminary plat for “Mountain Vista Marketplace Parcel A”. The proposed preliminary plat shows the subdivision of the property into 10 lots (see exhibit 3.3) . 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. The 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 (Across Hampton Avenue) RM-4-PAD	North (Across Hampton Avenue) LC-PAD	Northeast (Across Signal Butte Road) RU-43 (Maricopa County)
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Vacant	Commercial	Vacant
West RM-5-PAD Vacant	Subject Property LC-PAD Vacant	East (Across Signal Butte Road) RU-43 (Maricopa County) Vacant
Southwest LC-PAD Vacant	South US Highway 60	Southeast US Highway 60

Compatibility with Surrounding Land Uses:

The subject site is currently vacant and adjacent to development Parcels B and D1 of the PAD. Parcel B is planned to be developed as multiple residence with an approved specific site plan. Parcel D1 is planned to be developed with standards of Limited Commercial (LC) zoning designation. Currently, there is no approved specific site plan on the parcel. Overall, the proposed development as shown on the site plan is consistent with the approved PAD and will be compatible with the surrounding development and land uses.

Neighborhood Participation Plan and Public Comments:

The applicant completed a Citizen Participation Process which included mailing letters to property owners within 1,000 feet of the site and HOAs within ½ mile and registered neighborhoods within one mile of the site. As of writing this report, neither the applicant nor staff have received any comments/concerns from surrounding property owners. Staff will provide the Board with any new information during the scheduled Study Session on June 9, 2021.

Staff Recommendation:

Based on the application received and the proceeding analysis, staff finds the subject request is consistent with the General Plan, the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO 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 final site plan submitted.
2. Compliance with all City development codes and regulations.
3. Compliance with all conditions of approval for Case No. ZON19-00872, except comply with the final site plan submitted with this request instead of the final site plan previously approved with Case No. ZON19-00872.

Exhibits:

Exhibit 1-Staff Report

Exhibit 2-Vicinity Map

Exhibit 3-Application Information

- 3.1 Project Narrative
- 3.2 Site Plan
- 3.3 Preliminary Plat
- 3.4 Previously approved site plan

3.5 Mountain Vista Market Place Master Plan
Exhibit 4-Citizen Participation Plan
Exhibit 5-Citizen Participation Report