



Board of Adjustment

Staff Report

CASE NUMBER: BA15-026 (PLN2015-00195)
STAFF PLANNER: Tom Ellsworth
LOCATION/ADDRESS: 1465 West Southern Avenue
OWNER: Scott Jackson, Fiesta Corporate Campus
APPLICANT: Tim Rasnake, Archicon Architecture

SUMMARY OF APPLICANT'S REQUEST

Requesting a Substantial Conformance Improvement Permit to allow the redevelopment of a commercial site in the LC zoning district. The site is located on the Fiesta Mall property.

STAFF RECOMMENDATION

Staff recommends approval of case BA15-026, conditioned upon the following:

1. *Compliance with the site plan submitted except as modified by the conditions below.*
2. *Compliance with all requirements of the approved Administrative Site Plan Modification.*
3. *Compliance with all requirements of the Development Services Division in the issuance of building permits.*
4. *Compliance with all requirements of the Design Review approval for case DR15-22.*

SITE CONTEXT

CASE SITE: Existing Fiesta Mall (former Macy's) – zoned LC
NORTH: (across Southern) Existing commercial development – zoned LC
EAST: (across Alma School) Existing commercial development – zoned LC w/BIZ Overlay
SOUTH: (across US 60) Existing commercial and multiple-residence developments – zoned RM-3-PAD and LC-PAD
WEST: (across Longmore) Existing commercial development – zoned LC, LC BIZ, and GC

STAFF ANALYSIS

1. The applicant is requesting a Substantial Conformance Improvement Permit (SCIP) to allow the redevelopment of the former's Macy's building in Fiesta Mall from a retail use to 160,000sf, 2 story office use. The change in use would require the landscaping of the associated parking field for the office to come into conformance with current code requirements.
2. The zoning code currently requires one landscape island for every 8 parking spaces to be installed within the parking field. The SCIP would allow a reduction in the number of landscape islands required in order to meet the demand of the office parking. In order to meet the landscape island requirement the applicant would lose a significant number of existing parking spaces.
3. Fiesta Mall has existed on the site since the early 1980's with a few modifications over the years. The most recent modification occurred in 2008 for the redevelopment of a major anchor space on the south side of the mall and the additions of three pad buildings along Alma School Road. As part

of that redevelopment, a SCIP was approved that included an overall landscape plan for the entire parking field for the mall (ZA08-007). This landscape plan added additional landscape islands in appropriate locations to bring the site into substantial conformance with the current code requirements.

4. This request for a SCIP is proposing a modification to the landscape plan of the approved SCIP for the parking area associated with the redevelopment of the Macy's site to office uses. The applicant is proposing to bring the site further into substantial conformance:
 - a. Replace all dead and un-healthy plants, trees and shrubs with new landscaping that is consistent with the current planting palette for the mall.
 - b. Convert all currently "striped" non-parking areas within the property lines to planters with trees and shrubs.
 - c. Convert the existing river-rocked land berm separating the lower level parking field from the upper level parking field to a green space consisting of pedestrian paths, paseo nodes, trees, shrubs and benches.
5. The site plan submitted allows the redevelopment of an important regional commercial center and represents a reinvestment in an older area of the City, while providing compatibility with the intent of the Zoning Ordinance. Based on the proposed site plan, the applicant has shown substantial improvement that is consistent with the design intent of current Code development standards. Additionally, the proposed use and improvements will be compatible with, and not detrimental to, adjacent properties in the area.

FINDINGS

1. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies;
2. The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies;
3. The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the Fiesta Mall area, nor will the proposed project or improvements be injurious or detrimental to the neighborhood or to the general welfare of the City; and
4. Adequate public services, public facilities and public infrastructure are available to serve the proposed project.

ORDINANCE REQUIREMENTS

Zoning Ordinance, Sec. 11-33-4: Interior Parking Lot Landscaping

- A. Applicability. The interior parking lot landscaping standards of this Section apply to all off-street parking lots containing 10 or more parking spaces. They do not apply to vehicle/equipment storage lots or vehicle and equipment sales lots. In addition, refer to Chapter 32 for additional parking lot standards.
- B. Landscape Islands.

1. Parking lot landscape islands shall be installed at each end of a row of stalls and in between for maximum 8 contiguous parking spaces.
 2. Landscape islands shall be a minimum of eight feet wide and 15 feet in length for single-row and 30 feet in length for double-row parking. All measurements are to face of curb.
 3. Radius curbing shall be provided along drive aisles with a minimum 4 foot radius.
 4. For rows of more than 16 parking spaces, landscape islands shall be staggered.
 5. The maximum length of a covered parking canopy shall be 15 parking stalls in a row. Landscape islands may be eliminated when a conflict with the covered parking canopy occurs.
 6. When parking canopies are adjacent to each other in a single row, the total length of each canopy shall not exceed 15 parking stalls and the adjoining canopies shall be separated by at least a 24-foot-wide landscape island as depicted in the following illustration.
 7. For parking lots containing more than 200 spaces, one 8-foot-by-15-foot staggered landscape island may be replaced with 2 landscape islands of at least 25 square feet clear landscape area each. Each landscape island/ planter shall contain at least 1 tree and 3 shrubs. These landscape islands/ planters may be designed in any combination of shape and size provided the minimum clear landscape area dimension is 5 feet.
- C. Medians. Where divider medians occur adjacent to head-in parking, allow for vehicle overhang and shall be as follows:
1. Single-Row Parking . Minimum 7-foot landscape area measured from face of curb to face of curb is required. The required median width does not include a sidewalk.
 2. Double-Row Parking . Minimum 8-foot landscape area measured from face of curb to face of curb. Required median width does not include sidewalk.
 3. Medians with sidewalks. When a sidewalk is located within median, shade trees should be placed so that at least 25 percent of the sidewalk is shaded, at noon.
- D. Plant Materials.
1. Number of Plants.
 - a. Parking lot landscape islands. One shade tree and three shrubs shall be provided for every 15-foot parking island.
 - b. Parking lot divider medians. In addition to the above requirements, minimum 1 shade tree and 6 shrubs shall be provided for every 8 parking spaces.
 2. Size of Plants. A minimum 10 percent of the required trees for parking lot interior landscaping shall be 36-inch box. The balance of the required trees shall be at least 24-inch box. Substitution based on plant size is not permissible for trees planted within the interior of a parking lot.
 3. Ground Treatment. All landscape planting areas that are not dedicated to trees or shrubs shall be decomposed granite and/or turf or as approved.

Project Narrative

'Fiesta Corporate Campus' at 1465 W. Southern Ave Mesa, AZ

This project consists of an exterior building improvement and site renovations to an existing 2-story M - Mercantile building located at 1465 W. Southern Ave. The parcel is zoned LC – Limited Commercial and there is no change to the currently approved zoning. The previous Macy's Department store is proposed to be converted to a B – Business with the intention of having (1) to (4) new telecommunications and/or advanced business office tenants with additional interior improvements that are proposed in the future.

The exterior building improvement provides a High-Tech aesthetic for advanced businesses and is inspired by the Fiesta District's Design Handbook. This building style is defined as "High-tech Modern" with a focus on prominent vertical entry towers balanced by horizontal canopies, glazing, and shade elements. Modern industrialized materials such as aluminum composite panels and decorative concrete panel board offer articulation with stylistic accent lighting features that provide a sleek and progressive look and feel that engages the eye and highlights the newly sculpted entries.

The existing shell footprint has an approximate square footage of 80,531 S.F. on the 1st Level and 78,680 S.F. on the 2nd Level. A roughly 2,500 square foot patio/break area is proposed to be added on the 1st Level - North corner. This upper-level outdoor area will provide a comfortable setting for employees with seating, views of the Fiesta District, dynamic shade sail features and natural shading. An additional shaded break area is also proposed on the South end for the lower floor.

New site landscaping surrounding the building will complement the plant palette in the Fiesta District providing a vibrant and active aesthetic with areas focused on creating open pedestrian environments. Decorative paths for both people and bikes will connect to shaded Paseo Nodes providing valuable connections to the existing surroundings.

Site lighting will remain as existing and acceptable parking will be provided for the site with (1) existing dedicated lower level parking at the North, (1) existing dedicated 2-story parking area (to be restriped with potential addition) on the Northwest, and (1) shared existing parking area to the Northeast.

The proposed 'Fiesta Corporate Campus' will be the beginning of future advancements of the existing mall allowing this iconic landmark to compliment nearby improvements while maintaining its own unique style and prominence in the Fiesta District.



MAIN ENTRY



FIESTA CORPORATE CAMPUS
FIESTA DISTRICT
MESA - ARIZONA

DATE: 04/14/2014



VIEW FROM SOUTH



FIESTA CORPORATE CAMPUS
FIESTA DISTRICT
MESA • ARIZONA

DATE PLOTTED: 08/06/2014



VIEW FROM NORTH



FIESTA CORPORATE CAMPUS
FIESTA DISTRICT
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