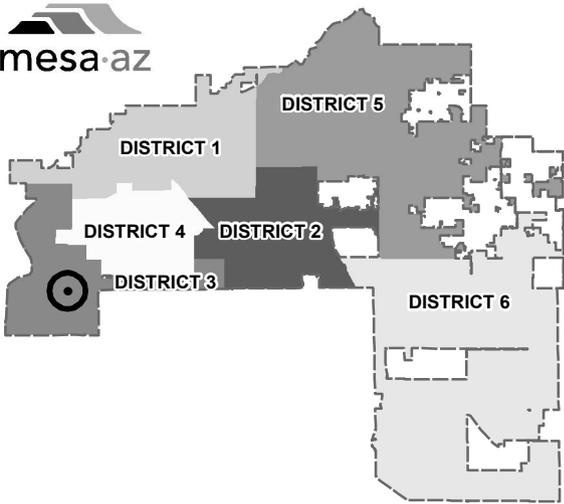


mesa-az



PLANNING AND ZONING VICINITY MAP

CASE:

Z14-051

PROJECT:

2015 SOUTH ALMA SCHOOL ROAD

ADDRESS:

2015 S ALMA SCHOOL RD

REQUEST:

SITE PLAN MODIFICATION. THIS REQUEST WILL ALLOW FOR A BUILDING RENOVATION AND EXPANSION. TRAVER JONES, KIMBERLY-HORN, APPLICANT; DIVERSIFIED PARTNERS, OWNER. (PLN2014-00479).

Z14-051

Z14-051

Z14-051

Z14-051

Z14-051



Planning and Zoning Board

Case Information

CASE NUMBER: Z14-051 (PLN2014-00479)
LOCATION: 2015 S Alma School Road
GENERAL VICINITY: Located at the southeast corner of Baseline Road and Alma School Road.
REQUEST: Site Plan Modification in the LC zoning district.
PURPOSE: This request will accommodate a building renovation and expansion of the former Ichi Ban Building.
COUNCIL DISTRICT: District 3
APPLICANT: Kimley Horn, Traver Jones
STAFF PLANNER: Lisa Davis

SITE DATA

PARCEL NO.: 302-04-001X
EXISTING ZONING: Limited Commercial (LC)
GENERAL PLAN DESIGNATION:
CURRENT LAND USE: Vacant 4,168 SF building with supportive parking and circulation
LOT SIZE: 34,552 SF (.08 acres)

SITE CONTEXT

NORTH: (across Baseline Rd.) Existing gas station/convenience store—zoned LC PAD
EAST: Existing retail center – zoned LC
SOUTH: Existing retail center – zoned LC
WEST: (across Alma School Rd.) Existing gas station/convenience store—zoned LC PAD

STAFF RECOMMENDATION: Approval with conditions
PLANNING & ZONING BOARD DECISION: Approval with conditions. Denial
PROP-207 WAIVER: Signed. Not Signed

ZONING HISTORY

June 18, 1973: Annexed into the City of Mesa and zoned AG (Ord. #812)
 August 18, 1975: Rezoned from AG to R1-6 (Z75-053)
 August 29, 1983: Rezoned from R1-6 to R-3, R-S and C-2 to allow for development of an apartment complex, office complex and shopping center, 28 acres (Z83-087)

- December 3, 1984: Site Plan Review approved for shopping center with two pad buildings along Alma School Road for a C-2 parcel, 6.27 acres (SPR84-027)
- March 2, 1994: Approval of Billy Blues Barbecue Restaurant addition of 3,424 square feet that included an enclosed outdoor seating area (DR94-12)
- June 10, 2013: Administrative approval for modifications to an existing communications facility. (CT13-048; PLN2013-00178)

PROJECT DESCRIPTION

This proposal is for a renovation of a 4,168 square-foot former Ichi Ban building with a 2,300 square-foot addition at 2015 S. Alma School Road at the southeast corner of Alma School Road and Baseline Road. The proposed renovation and addition will be divided into four separate suites that will front Alma School Road. The existing drive thru lane is intended to be re-used and will be separated from the outdoor patio by railing. The existing enclosed service area at the east side of the building will be repurposed as a potential patio or pedestrian plaza for the project. The existing wood fence, with exception to that surrounding the cell tower equipment, will be removed.

New landscape material is proposed adjacent to the west and south elevations under the new overhang. Additional landscape material is also proposed along the Alma School Road and Baseline Road frontages. The site does meet the required number of parking spaces of 29 spaces with the proposed 33 spaces. According to the project narrative, there is an existing shared parking agreement in place with the surrounding shopping center. Access to the site is provided from the adjacent shopping center at Alma School Road and Baseline Road.

There is a previously approved cell tower at the site that was screened by one of the chimneys of the structure. However, recent upgrades to the cell tower, (approved with conditions in case CT13-048), includes needed appurtenances that extend far beyond the chimney and are no longer screened. The elevation changes proposed for the project include a new tower design, rather than the chimney that will enclose the cell tower.

The revised elevations include removal of the existing large sloped roof. The existing wood siding will be refinished and the addition will have simulated wood siding with a wood cornice cap that is consistent with the existing structure. A new sign trellis has been introduced that would offer area for placement of signs as well as a shaded overhang and interest to the west elevation.

CITIZEN PARTICIPATION

The applicant has notified all surrounding property owners within 500-feet of the subject site and registered neighborhoods within 1/2 mile. The applicant submitted a Citizen Participation Report. Staff has received one phone call from a resident of the area. His main concern was the current visibility of the appurtenances to the cell tower housed in the chimney of the

existing building. He wanted to make sure that the new design would encompass a better design for full screening of the cell tower. He stated that the current appearance of the cell tower is unsightly and the painting of the cell tower and appurtenances was not enough to provide necessary screening.

CONFORMANCE WITH THE MESA 2040 GENERAL PLAN

The goal of Mesa 2040 General Plan is to establish and maintain neighborhoods and to build a sense of place in neighborhoods and commercial/entertainment districts. Rather than focusing on individual land uses, the Plan focuses on the “character of development in different areas.” Character types combine concepts of land use with building form and intensity to describe the type of area being created through the development that occurs.

This request is within the Character Type of *Mixed Use Activity District* as identified on the Character Area map in the Mesa 2040 General Plan.

Focus: The Mixed Use Activity Districts are large-scale (typically over 25 acres) community and regional activity areas that usually have a significant retail commercial component. The goal is to help these districts be strong and viable centers of commercial activity that attract people to unique shopping and entertainment experiences.

More particularly, this area is considered to be part of a Community-scale district which is described as follows:

Community-Scale Districts: Primarily serving up to a 4-mile radius. As part of redeveloping older community commercial areas, this character type may transition into providing a greater mix of uses including office and residential activities and should take on a more pedestrian-friendly environment.

To grow and maintain a diverse job base, Mesa must continue to develop and maintain Economic Activity Areas that provide busy, vibrant places which draw people and businesses together. This project is located in the West Mesa employment activity area which includes Downtown Mesa, Fiesta District, Riverview, Broadway Corridor, & Superstition Freeway West districts. The primary unifying element of this area is the opportunity for redevelopment and intensification based on expansion of transit services. Overtime, this area should see improved walkability between the major activity centers, smaller commercial areas, and the surrounding residential neighborhoods.

The General Plan identifies key elements to community development that are important elements of continuing to grow and develop a healthy, sustainable City. The five elements include High quality development, Changing demographics, Public health, Urban design and place-making, and Desert environment. Redevelopment of this prominent corner has the opportunity to address the elements of high quality development, urban design and place-

making, and response to the desert environment. Addressing these will done through this site plan process and the Design Review process.

This project did was reviewed by the Design Review Board on November 4, 2014 meeting. Comments and concerns expressed by the Board include the need to integrate attractive, durable materials along with interesting, attractive architectural designs. The building forms need to be revised to create inviting spaces as discussed in the General Plan. This project has a wonderful opportunity to create an identifiable outdoor space.

These key elements have been considered in the development of the vision statements, guiding principles, goals, policies and strategies contained in the General Plan. This project has been reviewed appears to have the potential to promote the following goals, policies, and strategies:

Goal: Create and maintain a variety of great neighborhoods

Neighborhood P2: Review new development for the mix of uses and form of development needed to establish lasting neighborhoods.

Redevelopment P1: All new developments will be evaluated for consistency with the character area form standards for their area and with criteria listed above for creating great neighborhoods.

Goal: Grow and maintain diverse and stable jobs.

Economic Development P1: Preserve designated commercial and industrial areas for future job growth.

Goal: Provide rich, high quality public spaces and cultural resources

Public Spaces P2: Design of neighborhoods, neighborhood village centers, mixed use activity districts, downtown, and transit districts should consider and include the development of public gathering places appropriate for the scale and location of the development.

Goal: Foster a development pattern that creates and maintains a variety of great neighborhoods, grows a diverse and stable economy, and develops rich public spaces.

Character Areas P4: In areas with the Mixed Use Activity District, character development will be reviewed for the opportunity to enhance the vitality of these districts by providing the right mix of uses to meet community and regional needs, and for compliance with any approved sub-area or neighborhood plan for the specific area.

Utilizing the tools of the Mesa 2040 General Plan in review of the proposed project with necessary changes discussed in the Design Review section below, this request would further implement and enhance the planned Mixed Use Activity District character of the given area, help to create a greater sense of place, and make the place more economically viable into the future.

STAFF ANALYSIS:

The project is scheduled to be heard by the Board of Adjustment for Substantial Conformance Improvement Permit (SCIP) on December 3, 2014. The SCIP request is to maintain the existing 15' landscape setback along Alma School Road and Baseline Road. The intent of a SCIP application is to recognize existing site constraints, and work with the applicant to allow for improvement to a property to bring non-conforming developments into substantial compliance with this Ordinance. In reviewing the site plan, it is apparent that the future right of way width depicted on the site plan will essentially eliminate the entire landscape setback adjacent to Baseline and Alma School Roads. However, at this time the dedication of future right of way is not required. Staff is in support of the SCIP application for the renovation of this site.

Staff concerns for the project are in regard to screening of the cell tower and appurtenances and Design Review comments for the overall project. The elevations do depict a new tower element integrated into the design of the building that will enclose the existing cell tower. Finishing the top of the tower is proposed to be the trellis material. The applicant has indicated that they will provide an additional backing behind this trellis to fully screen the cell tower.

Design Review Board

The building elevations and landscape plan were presented to the Design Review Board work session of November 4, 2014. Comments from the Board include:

Elevations:

- a. The need to incorporate four sided architecture for the building. The Board felt the north elevation provided the needed break in massing interest that should be carried around to the other elevations.
- b. Concern for the west elevation. There is not enough shade. Investigate additional or deeper overhang in the design and additional trees adjacent to the building.
- c. Break up the massing of the building and variation in the planes.
- d. The east elevation needs attention with color, materials and variation in massing. This area is proposed to be an outdoor seating area, provide the needed visual interest of the elevation and in the landscape design.
- e. Investigate other materials and colors for variation. The Board suggested eliminating the wood veneer.
- f. Investigate utilizing the "circle" at the north elevation as part of the overall design of the building rather than a sign.
- g. Ensure that the cell tower is fully screened from view. The wall around the cell tower equipment, currently wood, may need to be replaced or upgraded.

Site plan/landscape plan:

- h. The east side of the building is proposed as an outdoor seating and/or patio for the project, therefore additional landscape design is needed to create the outdoor gathering place.
- i. Provide additional trees at the west elevation adjacent to the building.

- j. Show intended placement for the railing at the east and north sides of the site that are adjacent to the drive through.

The project is scheduled for the December 9, 2014 Design Review Board work session meeting to review the revised plans created to address the items above. Staff will continue to work with the applicant to finalize their design based on the Design Review Board comments to achieve Design Review approval.

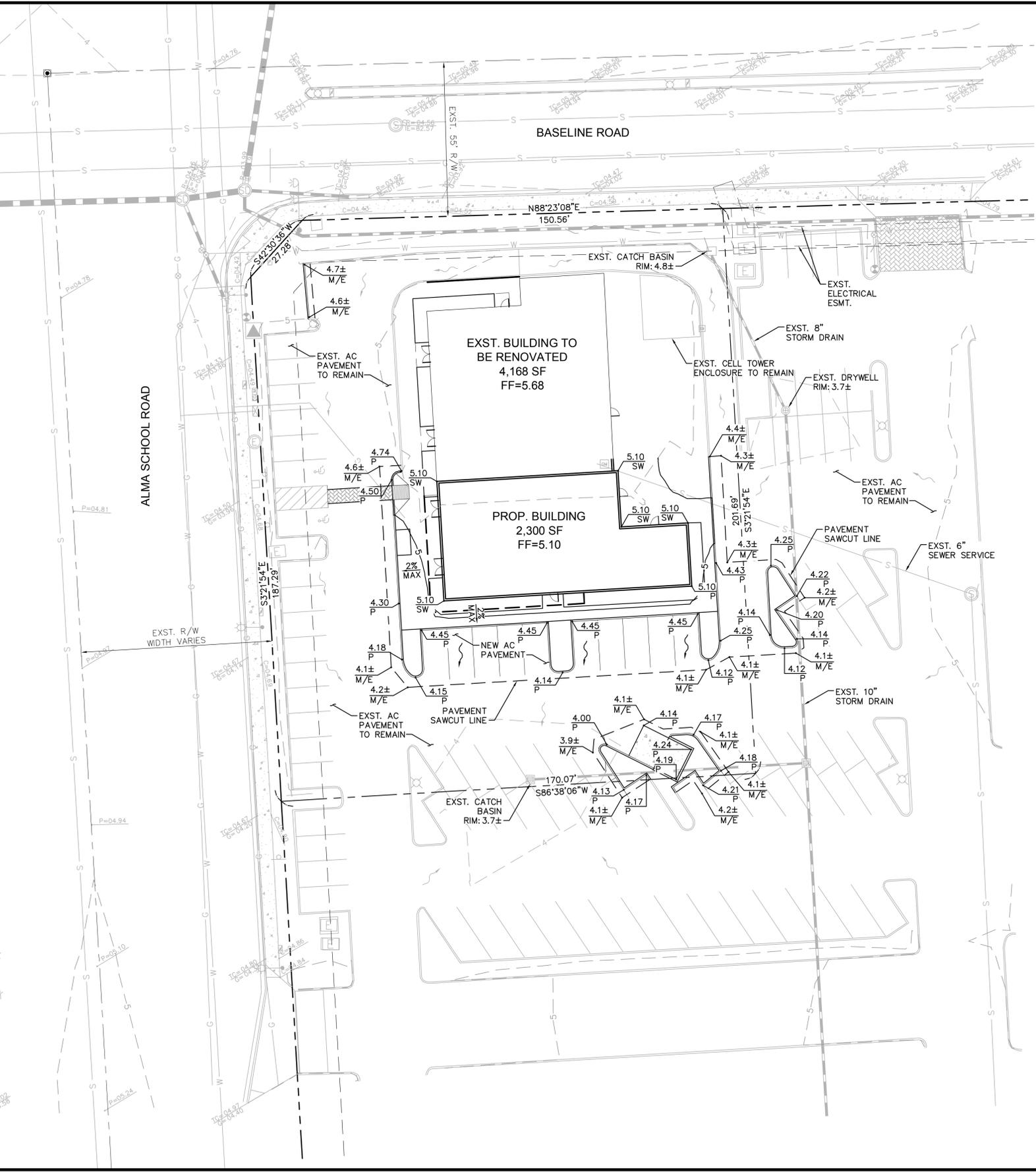
CONCLUSIONS:

Staff is in support of this proposal and recommends approval of this case subject to the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the development as described in the project narrative and as shown on the site plan, landscape plan and preliminary elevations approved for this project
2. Compliance with all conditions of Design Review approval: DR14-032.
3. Compliance with all City development codes and regulations
4. **The cell tower shall be fully screened from view with the design and materials of the proposed tower element of the building.**
5. **Revision of elevations and landscape plan to address comments/concerns of the Design Review Board of November 4, 2014. Final Design Review approval shall be required.**
6. **Revision of the landscape plan to introduce the discussed landscape material needed at the east side of the building. Design for outdoor seating area. Approval required through Design Review.**
7. **Approval of the placement and design of the railing between the drive through and the patios at the east and north. Approval required through Design Review.**

REV	DESCRIPTION	DATE	BY	APPR



DRAINAGE NOTE

STORM WATER RUNOFF FROM THE SITE CURRENTLY SHEET FLOWS TO EXISTING CATCH BASINS, AFTER WHICH IT IS CONVEYED TO AN EXISTING DRYWELL THROUGH UNDERGROUND STORM DRAIN PIPES. NO CHANGES ARE PROPOSED TO THE EXISTING STORM DRAIN SYSTEM, AND NO ADDITIONAL RETENTION IS PROPOSED WITH THESE IMPROVEMENTS.

BENCHMARK

PER SURVEY INNOVATION GROUP, THE BENCHMARK IS A FOUND CITY OF MESA BRASS TAG ON THE TOP OF CURB AT THE INTERSECTION OF DOBSON ROAD & BASELINE ROAD.

ELEVATION = 1197.79 (CITY OF MESA DATUM)

BASIS OF BEARING

PER SURVEY INNOVATION GROUP, THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 5 EAST. SAID LINE BEARS SOUTH 03 DEGREES 21 MINUTES 54 SECONDS EAST AS REFERENCED IN LEGAL DESCRIPTION.

NOTES:

1. ADD 1100 TO ALL ELEVATIONS.
2. ADD 0.5' TO PAVEMENT (P) ELEVATIONS TO OBTAIN TOP OF CURB ELEVATIONS, UNLESS OTHERWISE NOTED.

LEGEND

- PROPERTY LINE
- - - - - RIGHT OF WAY LINE
- STREET CENTERLINE
- - - - - EASEMENT LINE
- S --- EXISTING SANITARY SEWER MAIN
- W --- EXISTING PUBLIC WATER MAIN
- COM --- EXISTING TELECOM LINE
- E --- EXISTING ELECTRIC LINE
- EXISTING STORM DRAIN
- - - - - PROPOSED CONTOUR
- - - - - EXISTING CONTOURS
- - - - - PROPOSED PAVEMENT
- 10.00 P --- EXISTING SPOT ELEVATION
- 10.00 P --- PROPOSED PAVEMENT SPOT ELEVATION
- S --- EXISTING SANITARY SEWER MANHOLE
- ⊙ --- EXISTING FIRE HYDRANT

LAND SURVEYOR

SURVEY INNOVATION GROUP
7301 EAST EVANS ROAD
SCOTTSDALE, ARIZONA 85260
PH: (480) 922-0780
CONTACT: JASON SEGNERI, RLS

DEVELOPER/OWNER

DIVERSIFIED PARTNERS
7500 E. McDONALD DRIVE
SUITE 100A
SCOTTSDALE, AZ 85250
PH: (480) 947-8800
CONTACT: ALEXIS LAURENCE

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
7740 N. 16TH STREET
SUITE 300
PHOENIX, ARIZONA 85020
TEL. NO. (602) 944-5500
CONTACT: TRAVER JONES, PE

ARCHITECT

RKAA ARCHITECTS, INC
2233 E. THOMAS ROAD
PHOENIX, ARIZONA 85016
PH: (602) 955-3900
CONTACT: NEIL FEASER

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION PURPOSES
Kimley-Horn and Associates, Inc.
ENGINEER T. JONES
PE NO. 52738 DATE 10/14



CALL TWO WORKING DAYS BEFORE THE BID
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

Kimley-Horn
© 2014 KIMLEY-HORN AND ASSOCIATES, INC.
7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

DIVERSIFIED PARTNERS
Nationwide Real Estate Services

2015 SOUTH ALMA SCHOOL ROAD
PRELIMINARY GRADING AND DRAINAGE PLAN
MESA, ARIZONA

PROJECT No.	191235058
SCALE (H):	1"=20'
SCALE (V):	NONE
DRAWN BY:	TMJ
DESIGN BY:	TMJ
CHECK BY:	SEH
DATE:	10/14/14

