

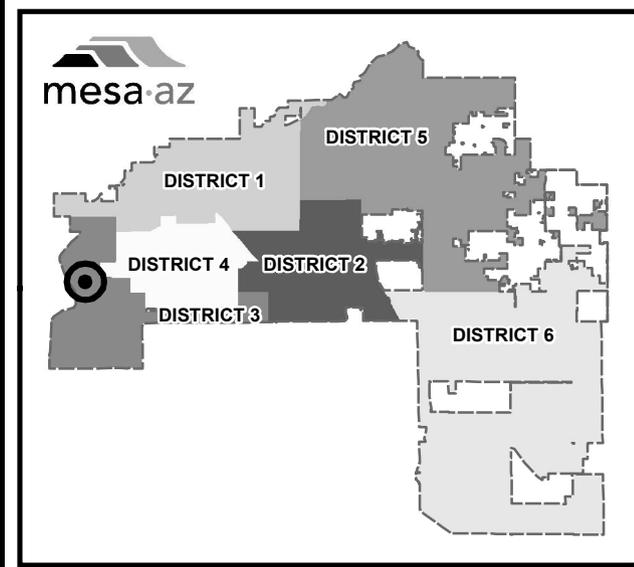
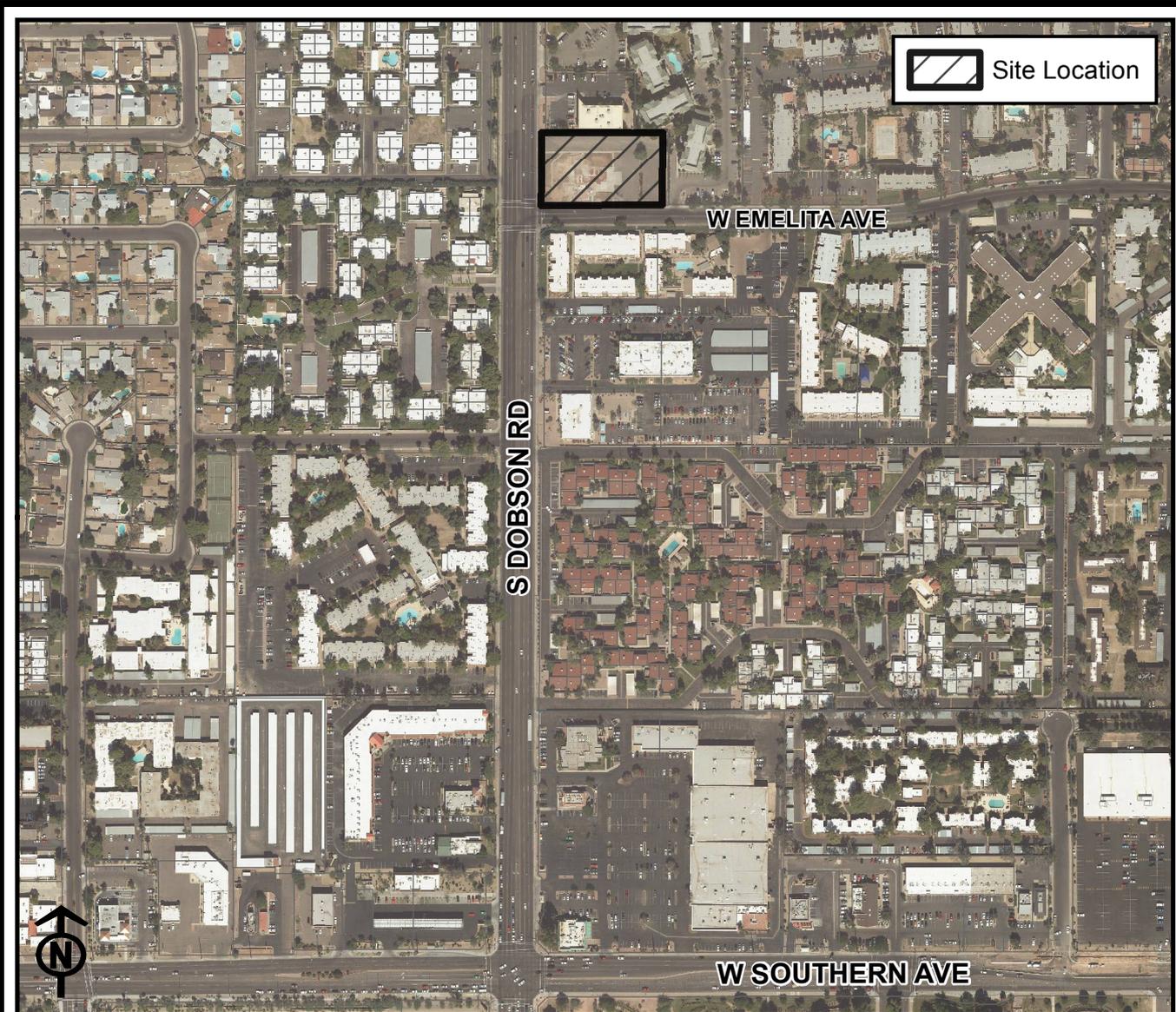
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**PLANNING AND ZONING
VICINITY MAP**

CASE:
Z15-005

PROJECT:
FAMILY DOLLAR

ADDRESS:
865 S DOBSON RD (DISTRICT 3)

REQUEST:
SITE PLAN REVIEW. THIS REQUEST WILL ALLOW FOR THE DEVELOPMENT OF A SINGLE-TENANT RETAIL BUILDING.



Planning and Zoning Board

Case Information

CASE NUMBER: Z15-005 (PLN2015-00002)
LOCATION: 865 S. Dobson Road
GENERAL VICINITY: Located at the northeast corner of Dobson Road and Emelita Avenue.
REQUEST: Site Plan Review in the LC zoning district.
PURPOSE: This request will accommodate a single-tenant retail store.
COUNCIL DISTRICT: District 3
APPLICANT: Kimley Horn, Brian Sager
STAFF PLANNER: Kim Steadman

SITE DATA

PARCEL NO.: 134-27-003Q
EXISTING ZONING: Limited Commercial (LC)
GENERAL PLAN DESIGNATION: Neighborhoods
CURRENT LAND USE: Vacant (formerly a freestanding restaurant)
LOT SIZE: 34,552 SF (1.3± acres)

SITE CONTEXT

NORTH: Existing auto parts store – zoned NC
EAST: Existing extended-stay hotel – zoned LC-PAD
SOUTH: (Across Emelita Ave.) Existing multi-residential – zoned RM-4
WEST: (across Dobson Rd.) Existing multi-residential – zoned RM-3-PAD & RM-2-PAD

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

ZONING HISTORY

January 8, 1966: Annexed into the City of Mesa (Ord. #508)

PROJECT DESCRIPTION

The request is for Site Plan Review for a proposed Family Dollar Store. The Marie Callender's Restaurant that was on this site has been razed, and the applicant is proposing a 9,180 square-foot, single-tenant store. Site access is from Dobson and Emelita.

CITIZEN PARTICIPATION

The applicant has notified all surrounding property owners within 1,000-feet of the subject site, registered neighborhoods within 1/2 mile and Homeowners' Associations within a mile. The applicant submitted a Citizen Participation Report. Staff has not received any requests for information about this project.

CONFORMANCE WITH THE MESA 2040 GENERAL PLAN

Criteria for review of development

The following criteria have been developed for use during the review process to determine whether the proposed development is achieving the vision and goals established in this Plan and thus meeting the statute requirements.

1. Is the proposed development consistent with furthering the intent and direction contained in the General Plan?

The General Plan focuses on creating land development patterns that emphasize the character of place and focusing on those principles that build neighborhoods, stabilize the job base, and improve the sense of place.

The existing zoning and proposed use of this property are consistent with the guiding principles of the General Plan.

The Plan also describes 5 fundamentals to be considered with development to help move the City toward the goal of becoming a more complete, recognizable City. The five elements include:

1. High Quality Development
2. Changing Demographics
3. Public Health
4. Urban Design and Place-Making
5. Desert Environment

The desert environment is acknowledged through the use of desert-appropriate plant material. The design quality of the building was discussed at a Design Review Board work session. The applicant has incorporated the Board's comments.

2. Is the proposed development consistent with adopted sub-area or neighborhood plans?

The General Plan identifies this area as "Neighborhoods", and there is not an established sub-area plan. The General Plan does, however, identify this stretch of Dobson Road as a Bus Rapid Transit Corridor. As this transit corridor develops, a more urban walkable streetscape would better serve the pedestrians using the bus system. This is accomplished, at a minimum, by pushing buildings up to the street front while de-emphasizing parking behind. The existing development along Dobson does not follow this pattern. Most existing buildings in this area are set back behind varying amounts of parking, which is a suburban pattern.

The proposed project is a compromise based in the realities of the existing context. It does not create an urban street front, but its freestanding retail building is set back behind only a single drive aisle of parking, minimizing the parking fronting Dobson Rd. It also puts the new building alongside an adjacent store to the north, creating the option of connecting the two sites into a commercial center in the future. It improves walkability (from the residential area) along Emelita Ave. by deleting one of the existing driveways.

3. Is the proposed development consistent with the standards and guidelines established for the applicable character type(s)?

The Character Area map of the Mesa 2040 General Plan defines this location as *Neighborhoods* which are defined as follows:

Neighborhoods

Focus: The primary focus of the *Neighborhoods* character type is to provide safe places for people to live where they can feel secure and enjoy their surrounding community... Neighborhoods can contain a wide range of housing options and often have associated non-residential uses such as schools, parks, places of worship, and local serving businesses. The total area devoted to local serving businesses (commercial and office activities) in one location is generally less than 15 acres and these businesses would typically serve people within a mile radius of the area.

Nonresidential areas within neighborhoods should be designed and located to bring people together and to not disrupt the fabric and functioning of the neighborhood as a place where people live. The design, development, and maintenance of neighborhoods focuses on ensuring clean, safe, and healthy areas where people want to live and maintain their investments. Neighborhoods are also designed to provide opportunities for people to gain a sense of place and feel connected to the larger community.

The existing neighborhood surrounding this development fits the description of the subtype: *Suburban*, leaning more to the multi-residential end of the spectrum of housing types appropriate to this subtype.

The General Plan includes the following “form and guidelines” items that apply to this request:

- The predominant building height is one and two stories.
- Sidewalks are generally available on both sides of the street.

Building design, site design and landscaping design for this project meet the form guidelines of the “Neighborhoods” character type. Although this is a standalone retail site, the building is placed next to an existing retail building to the north, creating the possibility of joining the two sites into a in the future. This would allow the two stores to function as a commercial center.

4. Will the proposed development serve to strengthen the character of the area by:**• Providing appropriate infill development;**

This site is the corner parcel of a commercially-zoned block on the east side of Dobson Rd., between 8th Ave. and Emelita Ave. The three other developments on this block have connecting drive aisles that allow for circulation between the sites. The subject parcel has always been a standalone development. The previous development has now been removed. The new site plan is designed to allow cross access to the other properties if the owners should so desire in the future. These are design decisions that help this project infill more effectively.

• Removing development that is deteriorated and/or does not contribute to the quality of the surrounding area;

N/A

• Adding to the mix of uses to further enhance the intended character of the area;

N/A

• Improving the streetscape and connectivity within the area;

This request will provide a well landscaped streetscape appropriate to a "Neighborhoods" district. It also improves pedestrian connectivity by removing one existing driveway from Emelita Ave.

• Meeting or exceeding the development quality of the surrounding area;

The Design Review process is being used to ensure this development meets or exceeds the quality of the surrounding area. (See DR14-034.)

5. Does the proposed development provide appropriate transitions between uses? In more urban areas these transitions should generally be accomplished by design elements that allow adjacent buildings to be close to one another. In more suburban locations these transitions should be addressed through separation of uses and/or screening;

The site design locates a landscaped retention area to the rear which transitions to the residence hotel to the east.

STAFF ANALYSIS:

The previous restaurant on this site was located near the intersection and there were two access driveways from Emelita and one from Dobson. The restaurant has since been demolished and the new development proposes placing the building closer to an adjacent auto parts store that lies to the north. Access driveways are placed far from the intersection, one on Dobson and only one on Emelita now. The site is parked within the Code minimum and maximum. Site circulation is simple and intuitive, and the corner entry to the store is easily visible from the parking areas. This is an infill site, but it is large enough to meet City of Mesa

standards without resorting to a Development Incentive Permit.

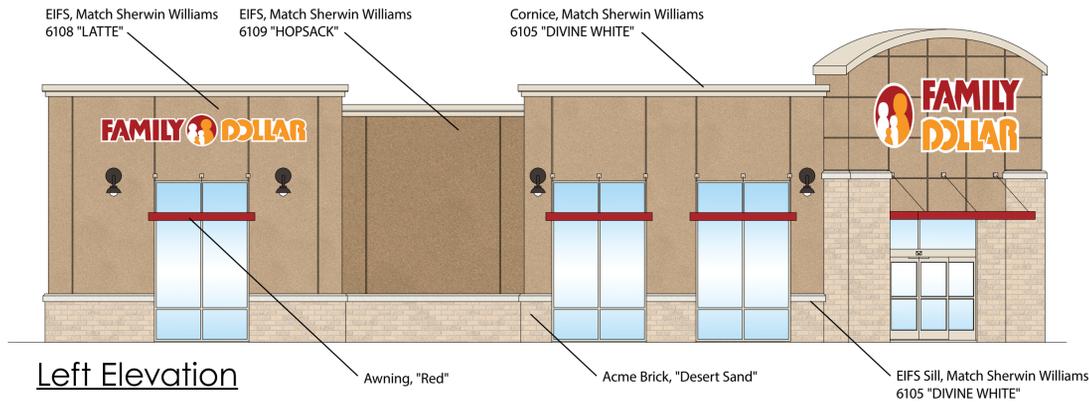
The project was reviewed at the November 4, 2014 Design Review Board work session. The applicant has revised the design to incorporate the Board comments to achieve Design Review approval. The building includes enhanced materials such as brick veneer, metal awnings and architectural lighting fixtures that help to establish an improved level of quality.

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, and landscape plan.
2. Compliance with all conditions of Design Review approval: **DR14-034**.
3. Compliance with all City development codes and regulations



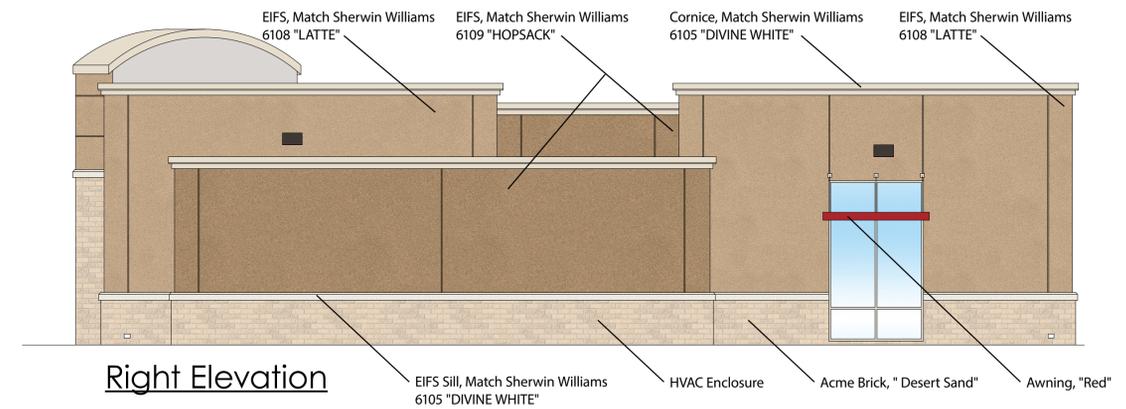
Left Elevation



Rear Elevation

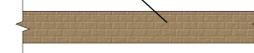


Front Elevation

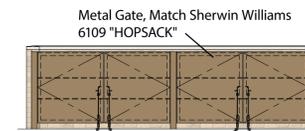
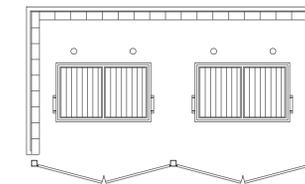


Right Elevation

Split Face CMU, Match Sherwin Williams 6109 'HOPSACK'



Site Wall



Dumpster Enclosure

Concrete Cap, Match Sherwin Williams 6105 'DIVINE WHITE'



Acme Brick, 'Desert Sand'

Mesa, AZ

December 31, 2014 Elevation Package

REPRESENTATION ONLY, NOT FOR CONSTRUCTION: All images shown are a representation of the design intent and may not portray the exact scale, colors, materials, or construction that could occur due to material availability and final architectural modifications.

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December 31, 2014

City of Mesa, AZ

Re: *Project Narrative – 865 S. Dobson Road*

This project consists of a proposed single tenant retail store. The site was previously a restaurant which has since been demolished. The site currently has remaining impervious areas from the prior use but the structure is gone.

The proposed building will be single story and roughly 9,180 sf. The parking will exceed the minimum number of spaces required by the zoning but will not exceed the allowable 20% increase in the number of spaces allowable by the city ordinance.

Access will be achieved by two driveways. One driveway will be on S. Dobson, very close to the existing driveway and the other driveway will be on W. Emelita Avenue. There are currently two driveways on Emelita and this project will use only one driveway which should improve the access from Emelita. Both driveways are located away from the intersection of S. Dobson and W. Emelita.

Since the site was originally a restaurant, we can assume water and sewer service are available to this site. The demands for this store will be far less than for a restaurant.

Storm water management is anticipated to be addressed with on-site surface water retention per the requirements of the City of Mesa Engineering Design Standards of 2011.

Jobs that will be created will be similar to other retail store staffing requirements.

Sincerely,

A handwritten signature in dark ink that reads "Peter Schoenauer". The signature is written in a cursive, flowing style.

Peter Schoenauer, P.E.

Citizen Participation Report for 865 S Dobson Road – Family Dollar

Date: February 5, 2015

Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, schools, and businesses in the vicinity of the site of an application for the development of this site for the purposes of a Retail Store. This site is located at 865 S. Dobson Road, east of S. Dobson Rd. and North of W. Emelita Ave. and is an application for a site plan review of this site. The site was previously in use as a restaurant, and currently the zoning is C-2, and will not change as a result of this project. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:

Brian Sager

Kimley Horn and Associates, Inc.

1855 W. Baseline Road, Ste. 200

480-206-2670

Brian.sager@kimley-horn.com

Pre-application Meeting: The pre-application meeting with City of Mesa planning staff was held on August 18, 2014. Staff reviewed the application and recommended that the submittal be reviewed by the Design Review Board for architecture and landscape architecture, and the Planning and Zoning Board for site plan review. A component of the Planning and Zoning Board application is the public participation plan. That plan recommends that adjacent residents and nearby registered neighborhoods and Home Owners Associations (HOAs) be contacted.

Notification Letters were mailed to all residents within 500' radius of the site on or around the middle of October 2014. Those notification letters notified those residents of the Design Review work session on November 4, 2014.

Action Plan: In order to provide effective citizen participation in conjunction with their application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts their development that members of the community may have.

1. A contact list will be developed for citizens and agencies in this area including:
 - All registered neighborhood associations within one-half mile of the project
 - Homeowners Associations within one-half mile of the project
 - Interested neighbors – focused on 1000 feet from site, but may include more
2. All persons listed on the contact list will receive a letter describing the project, project schedule, site plan, and building elevations.
3. If a moderate level of interest in the project is expressed, the design team will propose to hold a public meeting. Neighbors will be invited to see in more detail the project plans, and to provide feedback on the design.
4. If no interest in this project is expressed, a public meeting will not be held.
5. In any case, any phone calls received by Brian Sager will be noted and the citizen concerns will be noted, as well as the citizen name and address.
6. Notice of Public Hearing will be posted on site as of Feb. 4th, 2015.

[All materials such as sign-in lists, comments, and petitions received are copied to City of Mesa]

Schedule:

Pre-application meeting – August 18, 2014

First Public Meeting – TBD

Application submittal – January 29, 2015

Submittal of Citizen Participation Report and Notification materials – February 4, 2015

Planning and Zoning Board Hearing – February 18, 2015