



Planning and Zoning Board

Case Information

ZONING CASE #: Z09-019
LOCATION/ADDRESS: 1265 S Pima
GENERAL VICINITY: Located west of Mesa Drive and south of Southern Avenue
ZONING CASE REQUEST: Rezone from C-2 to C-3
PURPOSE: This request will allow an existing building to be used for wholesale of plumbing and HVAC equipment.
COUNCIL DISTRICT: District 4
OWNER: Mark Shill
APPLICANT: Tim Nielsen
STAFF PLANNER: Lesley Davis

EXISTING CONDITIONS & SITE DATA

PARCEL NO.: 139-48-004U
PARCEL SIZE: ±2.13 ac.
GP LAND USE CATEGORY: Community Commercial (CC)
ZONING DISTRICT: C-2
EXISTING LAND USE: Wholesale Lumber

ZONING CASE HISTORY

January 31, 1962: Annexed into the City of Mesa and subsequently zoned R1-6
November 3, 1975: Rezone from R1-6 to C-2 and C-3 for the development of a Building Materials Center.

CONTEXT – ADJACENT ZONING DISTRICTS

NORTH: Existing church, zoned C-3
EAST: Existing industrial development, zoned M-1
SOUTH: Existing residential development, zoned R1-6
WEST (Across Pima): Existing industrial development, zoned M-2

STAFF RECOMMENDATION: Approval with Conditions

P&Z BOARD RECOMMENDATION: Approval with conditions. Denial

PROP 207 WAIVER: Signed. Not Signed

ZONING REQUEST / DEVELOPMENT PROPOSAL

This request is to rezone a portion of the existing Lumber supply to allow for wholesaling of piping and HVAC equipment. The site is located just south of Southern Avenue on the East side of Pima, which is located just east of Center Street. The overall site that Farnsworth Wholesale will occupy is an 'L' shaped piece with frontage on both Pima and Southern Avenue with their entrance on Pima.

The site was re-zoned from R1-6 to C-2 and C-3 in 1975 for the development of the existing lumber supply company. The residential development to the south existed at that time. Due to concerns from those neighbors, the south 150-feet of this property was zoned C-2 (± 2.13 ac.) to help buffer the neighborhood from any outdoor storage. The current application to rezone the southern portion of the overall site will bring the existing use into conformance with the current Zoning Ordinance. The only change proposed is the type of material sold from the site. Otherwise, the site will essentially function as it has for the last 30+ years.

MODIFICATIONS

The proposed re-zoning requires that the site be brought up to current development standards. To accommodate this proposal, the applicant will be required to apply for a Substantial Conformance Improvement Permit (SCIP) as a number of modifications are necessary. **(See condition 5.)**

The modifications are as follows:

1. A 13' front building and landscape setback along South Pima as it exists.
2. 0' setback along the south property line, which is consistent with the existing building setback.
3. A 10' building and landscape setback adjacent to the north property line, which is consistent with the existing building setback.
4. No foundation base, which is consistent with what exists.
5. The addition of 2 - 9' x 15' landscape tree-island in the parking area rather than the 4 that would be required by current standards.

NEIGHBORHOOD PARTICIPATION

The applicant has completed a Citizen Participation Plan, which included mailing written notifications to all property owners within 1000' of the site. The applicant also contacted all registered neighborhood associations and homeowner's associations within one-half mile of the site. At staff's request the applicant also contacted actual residents who live within 300', in the residential area to the south. The applicant provided everyone on the contact list with a letter describing the project, site plan, and an invitation to a neighborhood meeting that was held on September 24, 2009 at the Farnsworth Wholesale Showroom at 75 W. Baseline Rd. Staff has received two phone calls from commercial property owners in the area. The property owner's requested clarification on the intended use of the site and raised no concerns. The applicant has reported two contacts that also were looking for clarification on the request. Please refer to the attached Citizen Participation Report for further information.

CONFORMANCE WITH THE GENERAL PLAN

The adopted Mesa 2025 General Plan designates this site for Community Commercial. The request complies with the General Plan. The General Plan Community Commercial designation allows for retail and service oriented businesses, including building material stores. The subject site conforms to the Mesa 2025 General Plan.

The following Mesa 2025 General Plan Goals, Objectives, and Policies are supportive of the proposed land use:

Goal LU-1: Develop a land use pattern throughout the City that creates orderly municipal growth, achieves compatibility with surrounding communities and is consistent with the General Plan.

Objective LU-1.1: Create the most advantageous economic and environmental balance of build-out land uses based on community and regional characteristics.

Policy LU-1.1a: Continue to evaluate the appropriate mix of land uses to achieve the desired mix of residential, employment, and public uses.

Goal LU-5 Provide for an adequate long-term supply of business park/industrial land that continues to enhance the City and regional employment base.

Objective LU-5.1 Provide a wide range of office/business park/industrial related uses that are optimally located in relation to their purpose, environmental considerations and transportation infrastructure needs.

Goal RR-1 Maintain an orderly, compatible, and aesthetic land use pattern in mature areas of the City.

Objective RR-1.1 Promote a concentrated, cohesive relationship among compatible land uses.

Policy RR-1.1e Work with property owners to resolve physical constraints (such as land use conflicts and under-utilized structures) on major vacant or underutilized parcels to encourage redevelopment or infill development.

Policy RR-1. 2a Eliminate unsightly, unsafe, substandard and obsolescent uses and buildings that detract from the aesthetic appearance and economic welfare. Develop programs to eliminate trash and graffiti throughout the City.

STAFF ANALYSIS

SUMMARY:

The purpose of this re-zoning request is to establish the correct zoning district for a use that has been in existence in the building on this site since the mid 1970's. Farnsworth Wholesale will own and occupy the entire 'L' shaped property. The portion of the overall site that is being rezoned has an existing building located along the south property line. The applicant has indicated that the HVAC equipment will be stored inside of that building, which is also used for offices and has a front end area for sales. All outdoor storage on the site associated with the business will be the piping which will be stored in the same locations as the lumber has been for the previous business. Those storage areas are located on the portion of the property that is currently zoned C-3.

The original purpose of the C-2 zoning for this use was to buffer the residential properties to the south from any outdoor storage and require that all activities take place within the building on the site in question. The uses allowed in the C-3 zoning district do limit the amount and type of outdoor storage allowed. The site does comply with all screening requirements with an 8-foot masonry wall, which is noted on the site plan. The applicant has also indicated that they do not wish to change the way the site operates.

CONCLUSION:

Staff believes that proposed rezoning will have minimal impact on the adjacent neighborhood. Staff is confident that necessary modifications will be adequately addressed through the required Substantial Conformance Improvement Permit. Therefore, staff recommends approval of the re-zoning request, subject to the conditions below.

CONDITIONS OF APPROVAL:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan submitted (without guarantee of building count or lot coverage).
2. Compliance with all City development codes and regulations.
3. Non-conforming and/or prohibited signs shall be brought into conformance prior to the issuance of a building permit.
4. No outdoor storage
5. Review and approval of a Substantial Conformance Improvement Permit by the Board of Adjustment.