



## Planning and Zoning Board

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### *Case Information*

**CASE NUMBER:** Z09-03  
**LOCATION/ADDRESS:** 10917 East Main Street  
**GENERAL VICINITY:** Located east of Signal Butte Rd on the south side of Main Street  
**REQUEST:** Site Plan Modification  
**PURPOSE:** To allow the development of a vocational training facility to be constructed on the west half of this site and office/retail on the east half.  
**COUNCIL DISTRICT:** District 6  
**OWNER:** Marc Center of Mesa, Inc.  
**APPLICANT:** Pat Gilbert  
**ARCHITECT:** Vince P. DiBella  
**STAFF PLANNER:** Tim Lillo

### **SITE DATA**

**PARCEL NUMBER(S):** 220-58-003B  
**PARCEL SIZE:** 3.06± gross ac.  
**EXISTING ZONING:** C-3  
**GENERAL PLAN DESIGNATION:** Medium Density Residential 4-6 (MDR 4-6)  
**CURRENT LAND USE:** Vacant parcel  
**GROSS FLOOR AREA:** 36,705 sq. ft. GFA

### **SITE CONTEXT**

**NORTH:** (Across Main Street) Commercial County Zoning  
**EAST:** Motel/Mobile Home Park and vacant land Zoned C-3, R-4  
**SOUTH:** Residential Subdivision zoned R1-6 PAD  
**WEST:** Shopping Center zoned C-2

**STAFF RECOMMENDATION:** Approval with conditions

**P&Z BOARD RECOMMENDATION:**  Approval with conditions.  Denial

**PROPOSITION 207 WAIVER SIGNED:**  Yes  No

**ZONING HISTORY/RELATED CASES:**

**July 6, 2004:** Annexed into the City of Mesa (Ord. #4227)

**July 6, 2004:** Z04-46 Established city zoning on this particular piece of property to C-3

**PROJECT DESCRIPTION/REQUEST**

This request is for the construction of three new buildings. This project will be built in two phases. The 1<sup>st</sup> phase will consist of a single story 21,705 s.f. vocational training facility for the Marc Center on the west half of the property. This facility includes a drop-off lane for clientele and a defined truck delivery area at the rear of the building which consists of two depressed truck wells in the event ingoing and outgoing truck schedules overlap. The building will contain a retail sales area, conference room, offices, a large training area and a break room for employees and clients, at the rear of the building is the warehouse area. This vocational training facility will enable approximately 150 adults with disabilities to develop a variety of skills.

The east half of this property is the 2<sup>nd</sup> phase and will consist of two office/retail buildings, a single story 5,000 s.f building and a two story 10,000 s.f. building.

This site is accessed from Main Street with a shared common access drive down the middle of the site for the center. There is parking on both sides of the drive isle. The drive isle leads to the parking lot at the rear of the property where there is cross access between this property and the shopping center to the west.

**REQUEST  
COMMERCIAL PROPOSAL:**

<b>Zoning Ordinance Citation</b>	<b>Requirements</b>
<p align="center">Building SF and parking  §11-16-3</p>	<ul style="list-style-type: none"> <li>▪ Bldg “A” 21,705 s.f. vocational training facility</li> <li>▪ Bldg “B” 5000 s.f. office/retail (phase two)</li> <li>▪ Bldg “C” 10,000 s.f. office/retail (phase two)</li> </ul> <p><b>PARKING REQUIRED BY CODE</b></p> <ul style="list-style-type: none"> <li>▪ Office/Retail at 1/375</li> <li>▪ Assembly at 1/600</li> <li>▪ Warehouse at 1/900</li> </ul> <p><b>PARKING CALCS FOR BLDG A</b></p> <ul style="list-style-type: none"> <li>▪ Assembly area 9144 s.f. /600 = 15 spaces</li> <li>▪ Warehouse area 6493 s.f./900 = 7 spaces</li> <li>▪ Retail/office area 5404 s.f./375 = 14 spaces</li> </ul> <p><b>PARKING CALCS FOR BLDG B AND C</b></p> <ul style="list-style-type: none"> <li>▪ Office/retail 15,000 s.f./375 = 40 spaces</li> </ul> <p><b>Total required spaces = 76</b></p> <p><b>Total provided spaces = 95</b></p> <p><b>Parking meets code</b></p>
<p align="center">Building height  §11-6-6</p>	<p>C-3 zoning has a maximum building height of 30’/2 stories. Building height 26’</p> <p><b>Meets Code</b></p>
<p align="center">Building setbacks  §11-15-2(A)</p>	<ul style="list-style-type: none"> <li>▪ Main Street 30’ min. <b>Meets Code</b></li> <li>▪ Adjacent P/L on West zoned C-2 15’ min. <b>Meets Code</b></li> <li>▪ Adjacent P/L on South zoned R1-6 25’ min. <b>meets Code</b></li> <li>▪ Adjacent P/L on East zoned R-4 15’ min. If single story, two or more stories-15’ per story bldg B <b>Meets Code</b>. Bldg C is 2 story and will require 30’ setback. <b>Does not meet code</b>. This building will have to be shifted over when constructed. <b>(see condition of approval # 5)</b></li> </ul>

<p>Landscape setbacks  (the distance between the property line and the closest use, structure or feature not part of the landscaping design)  §11-15-2(B)</p>	<ul style="list-style-type: none"> <li>▪ Main Street 30' min. <b>Meets Code</b></li> <li>▪ Adjacent P/L on West zoned C-2 15' min. <b>Meets Code</b></li> <li>▪ Adjacent P/L on South zoned R1-6 25' min. <b>Meets Code</b></li> <li>▪ Adjacent P/L on East zoned R-4 15' min. <b>Meets Code</b></li> </ul>
<p>Interior Parking Lot Landscaping/Layout  §11-15-3</p>	<ul style="list-style-type: none"> <li>▪ Landscaping planter required every 8 stalls, 8' min width <b>Does not Meet Code.</b> Between the parking canopies at the south end of the property a 24' wide landscape island is required by code, only 16' provided. <b>(See condition of approval # 6)</b></li> <li>▪ Parking stalls should be a minimum of 9' wide by 18' in depth. <b>Meets Code</b></li> <li>▪ Drive aisles should be a minimum of 24' in width. <b>Meets Code</b></li> </ul>
<p>Landscape requirements:  Street frontage landscaping  §11-15-3-A</p>	<ul style="list-style-type: none"> <li>▪ Arterial: 2 trees/6 shrubs per 25' linear feet of street frontage: <b>Meets Code</b></li> </ul>
<p>Landscape requirements:  Adjacent property lines  §11-15-3-A-2</p>	<ul style="list-style-type: none"> <li>▪ Landscaping adjacent to property lines: 5 non-deciduous trees and 20 shrubs per 100 linear feet of adjacent property line: <b>Meets Code</b></li> </ul>
<p>Foundation base  §11-15-3-C</p>	<p><b>Meets Code</b></p>
<p>Foundation base landscaping  §11-15-3-C-2</p>	<ul style="list-style-type: none"> <li>▪ 1 tree per 50' linear feet of exterior wall: 4 trees required within 30' of exterior wall.</li> <li>▪ Elevations with public entrances require 33% landscaping</li> <li>▪ Elevations without public entrances and visible from public right of way require 25% landscaping</li> <li>▪ Elevations without public entrances and not visible from public right of way require 10% landscaping</li> </ul> <p><b>Meets Code</b></p>
<p>Parking lot landscaping  §11-15-5-B</p>	<p>Between the parking canopies at the south end of the property a 24' wide landscape island is required by code, with 2 trees and 6 shrubs. There is only a 16' wide planter shown on plans, this will have to be expanded to meet code and accommodate the tree and shrub requirements. <b>Does not Meet Code (See condition of approval #6 )</b></p>
<p>Retention basin  §11-15-3-D</p>	<p>Ensure integrated landscaping and irregular contours for basins adjacent to streets. <b>Does not Meet Code (See condition of approval #3)</b></p>

<p>Screening standards §11-15-4</p>	<ul style="list-style-type: none"> <li>▪ Roof mounted equipment:</li> <li>▪ Ground mounted equipment:</li> <li>▪ Exterior wall mounted equipment:</li> <li>▪ Roof access ladder:</li> <li>▪ Outdoor storage:</li> <li>▪ Trash and refuse collection area:</li> <li>▪ Parking area:</li> <li>▪ Common property line:</li> </ul> <p><b>Meets Code</b></p>
<p>On-site loading §11-16-3-H</p>	<ul style="list-style-type: none"> <li>▪ Provide 1 on-site 10'x30' loading space for all non-residential uses. <b>Meets Code</b></li> </ul>

**NEIGHBORHOOD PARTICIPATION**

The applicant has completed a Citizen Participation Plan which included mailing written notifications to property owners within a 300' radius. To date, neither the applicant nor Planning Staff have received any inquires regarding this proposal.

**CONFORMANCE WITH THE GENERAL PLAN**

The adopted Mesa 2025 General Plan designates this site for Medium Density Residential 4-6, MDR 4-6 (4.0-6.0 du/ac) Identifies locations where suburban density detached or attached single-family residential is desirable. The target density for these areas is 5.0 du/ac. Appropriate locations offer collector road access, connections to potable water and sanitary sewer, and proximity to public safety services. Other uses permitted in this category may include Office and limited Neighborhood Commercial of less than 10 acres, where deemed appropriate by the City. Because this site is less than 10 acres and is already zoned C-3, this request does comply with the General Plan.

**STAFF ANALYSIS**

**SUMMARY**

This request will allow the development of The Marc Center East Vocational Training Facility along with two office/retail buildings. The site plan complies with the site development standards of the Zoning Ordinance and is compatible with the adjacent shopping center to the west. This site utilizes cross access and provides a drop-off lane for clientele.

**CONCERNS:**

Staff concerns center around minor adjustments to the site plan as discussed in the request section and landscape plan to bring this site into compliance as depicted in the conditions of approval.

**CONCLUSIONS:**

The proposed project complies with requirements of the Zoning Ordinance and is consistent with the General Plan. The site plan and buildings are well-designed and complement the adjacent residential and commercial properties. Staff recommends approval of this site subject to the following conditions:

**CONDITIONS OF APPROVAL:**

1. Compliance with the basic development as described in the project narrative, and as shown on the site plan (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all requirements of the Design Review Board.
3. Compliance with all City development codes and regulations.
4. Execute the cross access agreement between the two properties before approval of Design Review.
5. Shift building "C" over to the West to accommodate the required 30' building setback from the adjacent R-4 zoning. §11-15-2A
6. Increase the landscape island at the south end of this development from 16' to 24' wide and provide two trees and six shrubs in this island as required by the Zoning Ordinance. §11-15-3-2F
7. Parking canopies need to be reduced in length to leave the last parking space next to a landscape island uncovered.

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