



Planning and Zoning Board

Case Information

CASE NUMBER: Z14-049
LOCATION/ADDRESS: 155 S. Hibbert
GENERAL VICINITY: South and west of the SWC of Main St. and Mesa Dr.
REQUEST: Rezone from DR-2 & DR-3 to T4NF
PURPOSE: Mixed-use residential & commercial development
COUNCIL DISTRICT: 4
OWNER: City of Mesa
APPLICANT: Artspace Projects, Inc. – Doug McCord
STAFF PLANNER: Kim Steadman, R. A.

SITE DATA

PARCEL NUMBER(S): 138-66-090
PARCEL SIZE: 1.7 acres
EXISTING ZONING: Downtown Residential-2 & Downtown Residential-3
GENERAL PLAN DESIGNATION: Town Center
CURRENT LAND USE: Vacant

SITE CONTEXT

			(Form-based option)
NORTH:	Single house & vacant land	– zoned DR-2 & DR-3	(T4-N) & (T4-NF)
EAST:	Parking & single house	– zoned DR-3 & DR-2	(T4-N)
SOUTH:	Duplexes	– zoned DR-2	(T4-N)
WEST:	(Across Hibbert) Single houses	– zoned DR-2	(T3-N)

STAFF RECOMMENDATION: ☒ Approval with conditions. ☐ Denial
P&Z BOARD RECOMMENDATION: ☒ Approval with conditions. ☐ Denial

ZONING HISTORY/RELATED CASES:

July 15, 1883: Annexed to City..... (Ordinance #1)
1988: Town Center zoning districts established
July 14, 2012: Form-based Code approved..... (Ordinance #5099)

PROJECT DESCRIPTION/REQUEST

The Project Narrative identifies Artspace Projects, Inc. as the nation's leading non-profit real estate developer for the arts. The proposed "Artspace Mesa Lofts" will be a mixed 1, 2, & 3 bedroom-unit arts facility containing 48-52 rental units of affordable housing for artists and their families, plus nonresidential space for artist studios, arts organizations, and creative businesses. The site is within walking distance of the Mesa Dr. Light Rail station and is currently

vacant. Artspace, Inc. will collaborate with the City of Mesa and Neighborhood Economic Development Corporation (NEDCO) to develop the project.

Developments in Mesa's Town Center currently have the option of working with one of two Zoning Codes:

- **Mesa Zoning Ordinance – “Euclidian*” Zoning Districts:** the site has existing zoning of DR-2 on the west half and DR-3 on the east. These are zoning districts with established development standards (think height, setbacks, density) and set uses that are limited, in the main, to residential. Euclidian zoning controls *use*, and prescribes development standards in order to achieve harmonious development of the city.
- **Form-based code (FBC) – Transect Districts:** a different approach to building a city focuses on building *types* (hence *form*-based) and how they work together within *transects* of varying density. Mesa's version of this type of code also identifies allowed uses within each transect. **Since 2012** Mesa's downtown area has had a Form-based code which includes a map of the Transect districts. Any property owner interested in developing to these standards can opt into the FBC transect that is currently designated for their site. This is accomplished through a staff level “Zoning Clearance” and does not require rezoning.
- **Why rezone?** Rather than opt into the T4-Neighborhood (T4N) transect already designated for this site the proposal is to *rezone* to T4-Neighborhood Flex (T4-NF). This opens up the commercial use that is desired for the street-front, such as a gallery or possible café in this mixed-use development. Either district would allow 3-story buildings (as would the existing zoning district). Here is how the two districts compare:

T4-N	T4-NF
<p>B. Building Types</p> <p>Allowed Building Types¹:</p> <ul style="list-style-type: none"> Carriage House Single Unit House, Village Single Unit House, Cottage Bungalow Court Duplex Townhouse Mansion Apartment Apartment House Courtyard Building <hr/> <p>¹ See Building Type Standards for descriptions and regulations.</p>	<p>B. Building Types</p> <p>Allowed Building Types¹:</p> <ul style="list-style-type: none"> Carriage House Single Unit House, Cottage Bungalow Court Duplex Townhouse Mansion Apartment Apartment House Courtyard Building Main Street Mixed Use <hr/> <p>¹ See Building Type Standards for descriptions and regulations.</p>

<div data-bbox="324 241 787 289" data-label="Section-Header"> <p>T4N</p> </div> <div data-bbox="324 289 787 831" data-label="Image"> </div> <div data-bbox="324 831 787 877" data-label="Section-Header"> <p>T4 Neighborhood</p> </div> <div data-bbox="324 877 787 926" data-label="Section-Header"> <p>Intent</p> </div> <div data-bbox="324 926 787 1186" data-label="Text"> <p>To provide high quality, medium residential building types such as townhouses, small courtyard housing, mansion apartments, duplexes, or fourplexes within walking distance to transit and commercial amenities</p> </div> <div data-bbox="324 1186 787 1234" data-label="Section-Header"> <p>Desired Form</p> </div> <div data-bbox="324 1234 787 1283" data-label="Text"> <p>Residential</p> </div> <div data-bbox="324 1283 787 1331" data-label="Section-Header"> <p>General Use</p> </div> <div data-bbox="324 1331 787 1379" data-label="Text"> <p>Residential</p> </div> <div data-bbox="324 1379 787 1428" data-label="Section-Header"> <p>Parking</p> </div> <div data-bbox="324 1428 787 1808" data-label="Text"> <p>Low to moderate Parking Requirements to promote walkability and minimize the visual impact on the neighborhood. On street parking should be counted toward required parking.</p> </div>	<div data-bbox="920 241 1367 289" data-label="Section-Header"> <p>T4NF</p> </div> <div data-bbox="920 289 1367 831" data-label="Image"> </div> <div data-bbox="920 831 1367 877" data-label="Section-Header"> <p>T4 Neighborhood Flex</p> </div> <div data-bbox="920 877 1367 926" data-label="Section-Header"> <p>Intent</p> </div> <div data-bbox="920 926 1367 1186" data-label="Text"> <p>To provide a flexible area that can accommodate smaller, neighborhood serving commercial uses in a main street form that allows for interim uses such as live/work and ground floor residential until the commercial corridor matures.</p> </div> <div data-bbox="920 1186 1367 1234" data-label="Section-Header"> <p>Desired Form</p> </div> <div data-bbox="920 1234 1367 1283" data-label="Text"> <p>Live-Work/Commercial/Residential</p> </div> <div data-bbox="920 1283 1367 1331" data-label="Section-Header"> <p>General Use</p> </div> <div data-bbox="920 1331 1367 1451" data-label="Text"> <p>Ground Floor Live/Work, Commercial, or Residential</p> </div> <div data-bbox="920 1451 1367 1533" data-label="Text"> <p>Upper Floor Residential or Commercial</p> </div> <div data-bbox="920 1533 1367 1581" data-label="Section-Header"> <p>Parking</p> </div> <div data-bbox="920 1581 1367 1808" data-label="Text"> <p>Low Parking Requirements to promote walkability; Commercial parking handled as a part of a Downtown Commercial District, off-street structured residential parking</p> </div>
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This project proposes a quasi-commercial community space at the street level, topped by residential above. (This is the “Mixed Use” building type allowed in the T4-NF.) The balance of the site would be residential units, probably using the “Courtyard” building type, or a combination of the allowable building types. Keeping the commercial at the street front means the balance of the site will be compatible with the existing adjacent residential uses. Through the required “Zoning Clearance” process staff will review the proposed design against the Form-based Code before issuing an approval for the project.

*“Euclidian” refers to the town of Euclid, OH, named in the watershed 1926 Supreme Court case “Euclid v. Ambler” that established the authority of jurisdictions to enforce use-based zoning.

MODIFICATIONS

This request does not modify the standards of the Form-based Code.

NEIGHBORHOOD PARTICIPATION

The applicant has completed a Citizen Participation Plan (CPP) to inform the surrounding community, to solicit feedback and address comments or concerns. 17 community members attended a meeting at the Mesa Contemporary Arts – Dobson Lecture Hall on October 1st. Notification of this event went out to property owners within a 1,000 foot radius of the Hibbert property, and to HOAs and registered neighborhoods within one mile of the property. Artspace and NEDCO also used electronic Media to publicize the event. No concerns were raised at this meeting. Neither has staff been contacted with concerns about this project.

CONFORMANCE WITH THE GENERAL PLAN & LOCAL PLANS

The adopted Mesa 2025 General Plan designates this site as Town Center (TC). This project meets the following GP goals:

- Objective LU-3.2 Determine the appropriate locations for multiple family residential projects.
- Policy LU-3.2a Encourage multi-family residential uses within mixed-use activity centers that are supported by a multi-modal transportation network.
- Central Main Plan: This proposal complies with the Central Main Plan designation of this block as a “Downtown Mixed-Use District”.

STAFF ANALYSIS/SUMMARY:

The current DR-2 zoning on the property allows for multi-residence development up to 12 units per acre. There are a few non-residential uses allowed, including Live/work Units, but not the uses desired for the Artspace development. The DR-3 zoning on the back half of the lot allows multi-residence development up to 40 units per acre, with the same limited non-residential uses.

The T-4N zoning that has been approved for the property (pending the owner opting in) allows only residential uses. While this form of zoning does not set specific maximum densities the building forms allowed would produce a number of units between the DR-2 and DR-3 zone densities.

The primary difference between T-4N and the proposed T4-NF district is that T4-NF allows non-residential uses on the ground floor along the street frontage. The use of this district in this location would create an area of transition between residential and commercial activities. The transect map identifies this block as fairly equally divided between T4-N and T4-NF. Rezoning to the T4-NF transect does not significantly revise the intended makeup of the neighborhood. Also, the Central Main Plan recognizes that this block should provide a transition from commercial uses (to the north and east) to the lower intensity residential uses to the west.

The specific development proposed for this property is an artist “colony” that will allow a variety of artists to live close together and collaborate on their artistic projects and productions. The proposed non-residential uses will allow them to display their works of art, provide for community gathering places and provide an opportunity for art classes. These are low intensity activities that can fit into the context of the surrounding neighborhood.

The location of this site within walking distance of Main St., the Mesa Arts Center, and two Light Rail stations will allow this multi-unit community easy and direct access to transit and downtown activities. This complies with the General Plan policy of encouraging multi-family residential uses that are supported by a multi-modal transportation network. Also, a specific planning goal is to see this large block broken up by an internal streets/circulation system. Staff will be working with the developer through the Zoning Clearance process to try and achieve this objective.

CONCLUSIONS:

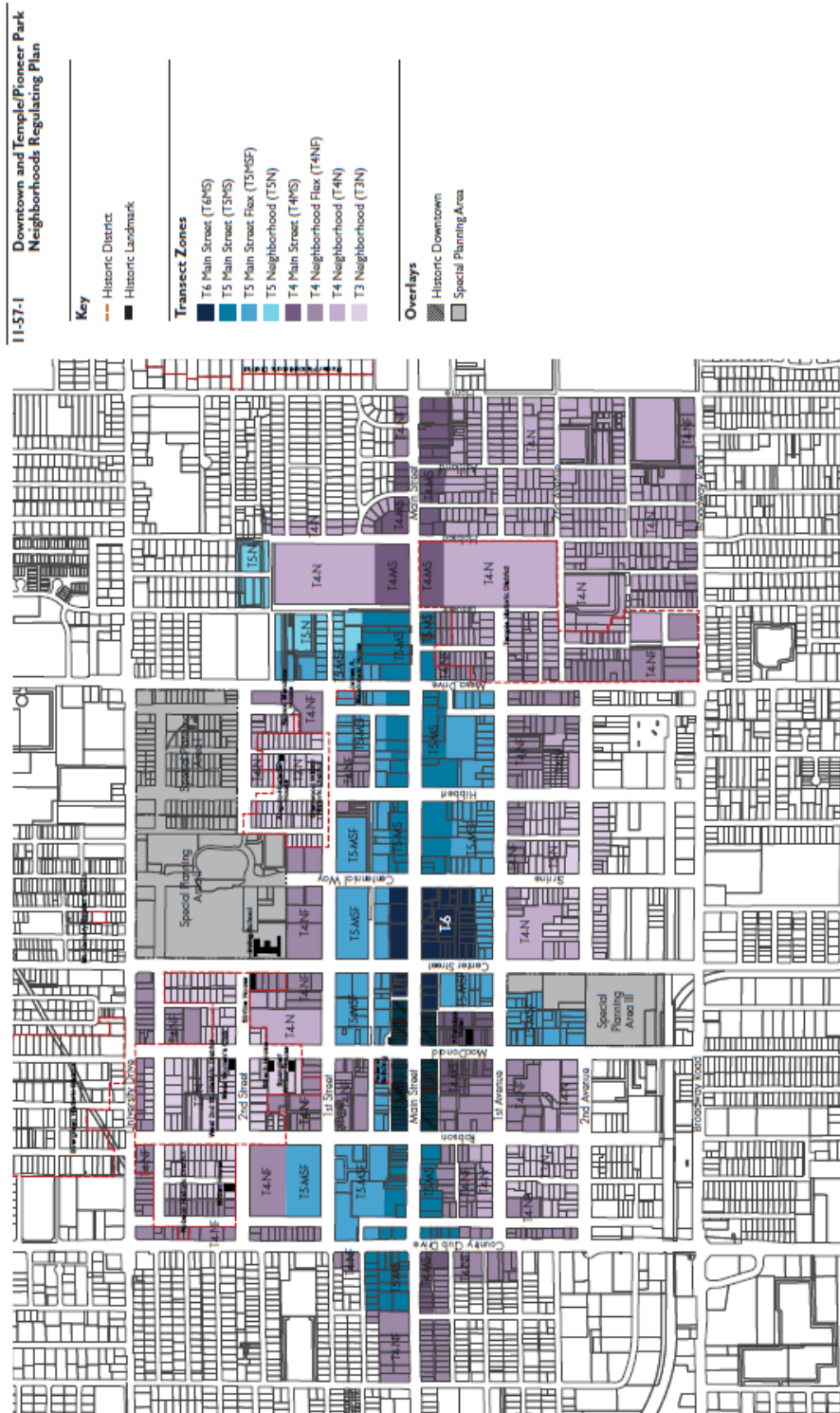
Properties within the “Form-based Code” overlay can “opt in” if they wish to use that code’s prescriptive development standards. The Form-based transects (zoning districts) are established in a Map in Ch. 57 of the Zoning Ordinance. The current request will place the subject property into a different transect than is identified on the map. The requested transect adds the possibility of a commercial use at the ground level.

As established in the Form-based Code the site plan and buildings will be approved, separately by staff through a “Zoning Clearance” process. Staff is currently working with the applicant as the site plan develops and the applicant identifies the building type(s) that will define the development. Staff finds the requested transect appropriate to the neighborhood context and that the project is developing toward a Zoning Clearance. Therefore staff recommends approval with the following conditions:

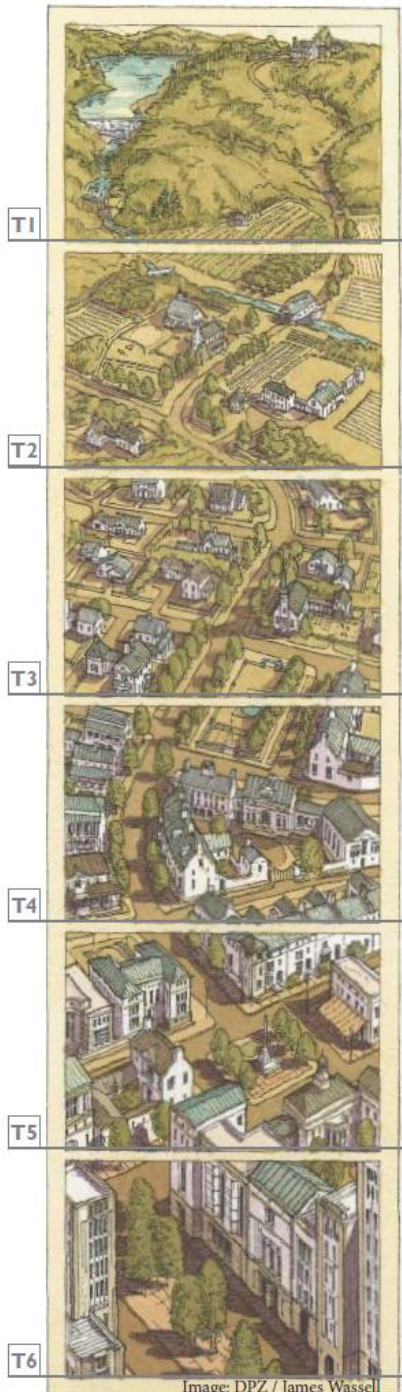
CONDITIONS OF APPROVAL:

1. Compliance with all City development codes and regulations.
2. All street improvements and street frontage landscaping to be installed with the first phase of development.
3. **Completion of a Zoning Clearance process per 11-56(E).**

Transect Map:



11-56-7 Using the Transect



The Transect can be applied at various scales across the City to meet the following principles:

A. The City-Guiding Principles

1. Preserve and enhance community character;
2. Encourage appropriately-scaled infill and development;
3. Encourage a system of extensive trails and bicycle routes that support patterns of development conducive to more frequent transit service;
4. Preserve agriculture and open space at edges, maintaining a clear boundary;
5. Reinforce a pattern of walkable neighborhoods: support existing walkable neighborhoods and retrofit those that are not walkable; and
6. Support a range of vibrant human habitats along the transect.

B. The Neighborhood-Guiding Principles

1. Support a diversity of housing choices at the appropriate location along the transect;
2. Encourage and incubate small local businesses;
3. Place services within a safe, comfortable walking distance of homes; and
4. Create a framework of well-designed streets that are safe and secure for pedestrians and bicyclists.

C. The Block and Building-Guiding Principles

1. Build upon and reinforce the unique characteristics of Mesa;
2. Ensure that each building plays a role in creating a better whole, not just a good building;
3. Meet the changing needs of residents;
4. Ensure that architecture and landscape grow from local climate, history, culture, and building practice; and
5. Put civic buildings in important locations and make sure their form is appropriate to their civic stature.