



Planning and Zoning Board

Staff Report

CASE NUMBER: ZON17-00184
LOCATION/ADDRESS: The 0 to 100 block of South Pomeroy (west side)
GENERAL VICINITY: Located west of Mesa Drive south of Main Street
REQUEST: Rezone from T5MS Transect to T5MSF Transect. Also, consider the Preliminary Plat for "The Grid"
PURPOSE: This request will allow for the development of a mixed-use project that includes residential and commercial land uses with a parking structure.
COUNCIL DISTRICT: District 4
OWNER: City of Mesa
APPLICANT: Jeff McVay, City of Mesa
STAFF PLANNER: Lesley Davis

SITE DATA

PARCEL NO.: 138-65-006E - Rezone
138-65-006E and 138-65-006G - Preliminary Plat
PARCEL SIZE: 33,084 square-feet
EXISTING ZONING: DC – Downtown Core District/T5MS Transect
GENERAL PLAN CHARACTER: Downtown
CURRENT LAND USE: Surface parking lot and parking structure

SITE CONTEXT

NORTH: (Across Main Street) Existing commercial – zone DC/T5MS
EAST: (Across Pomeroy) Existing commercial – zoned DC/T5MS
SOUTH: Existing parking garage – zoned DC/T5MSF
WEST: Benedictine University – zoned DC/T5MS

STAFF RECOMMENDATION: Approval with conditions

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

PROP 207 WAIVER: ☒ Signed ☐ Not Signed

HISTORY/RELATED CASES

July 15, 1883:	Annexed to City (Ordinance No. 1)
August 3, 1987:	Amendment to create new zoning districts with new development regulations, a new zoning map, and new design guidelines for all properties within Mesa's Town Center (Z87-40)
July 11, 2012	Design Review approval for the rehabilitation of Benedictine University (DR12-025)

PROJECT DESCRIPTION / REQUEST

This project narrative describes the City of Mesa initiated rezoning request for APN 138-65-006E, an approximately 33,000 SF City-owned parcel located on the southwest corner of Main Street and Pomeroy (the **Property**). The proposed rezoning would apply to the June 2012 Council adopted Form-Based Code transects, which are "floating" in parallel to the existing, base Downtown Core (DC) zoning. The proposed rezoning does not modify the current DC zoning, and will only become effective at such time that the City, or the then Property owner, "opts-in" to the Form-Based Code. This request includes consideration of a Preliminary Plat, titled "The GRID" to allow for private ownership for 15 rowhomes.

Should the City "opt-in" to the Form-Based Code, the proposed rezoning would adjust the division between the T5 Main Street (T5MS) and T5 Main Street Flex (T5MSF) Transects on the Property. The entire Property is currently zoned T5MS, and is coterminous to the south with parcels identified as T5MSF. The proposed rezoning modifications would result in the front 60' adjacent to Main Street maintaining the T5MS Transect and the remainder of the Property rezoned to the T5MSF Transect (**Exhibit A**).

On May 22, 2017, the City Council approved a Memorandum of Understanding with 3W Management, that provides the framework for the development of a seven-story, mixed-use building; five, three-story, for-sale rowhomes; and a three-level parking structure and the subject property. In addition, the proposed development includes four-stories of market-rate apartments above the existing Pomeroy parking garage and an additional 10, three-story rowhomes. In total, the proposed

City Of Mesa Proposed Zoning Modification

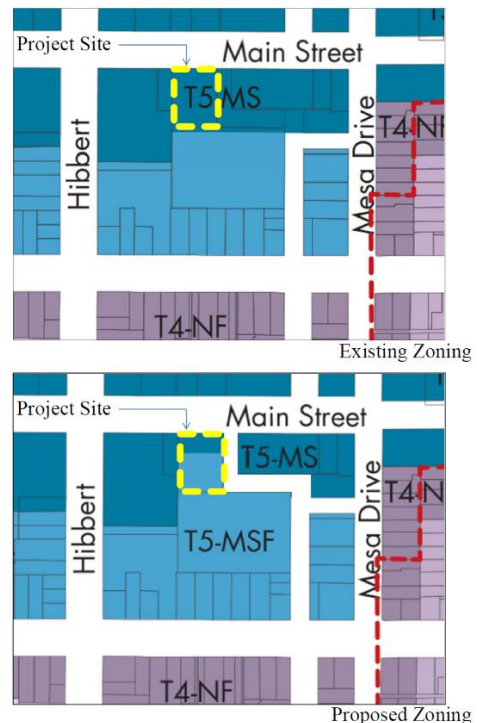


Exhibit A

development includes 270 market-rate apartments, 15 for-sale rowhomes, and approximately 20,000 SF commercial/retail space. The proposed development, which will require review and approval of a Zoning Clearance consistent with the adopted Form-Based Code regulations, is shown for reference as Exhibit C in the Project Narrative.

If approved, the rezoning would provide the additional land use flexibility necessary to allow residential as a ground-floor use along Pomeroy, while continuing to support a development character consistent with the adopted Central Main Plan. Approval of the proposed development is separate from the proposed rezoning, and further refinement of the plans is anticipated.

NEIGHBORHOOD PARTICIPATION:

The applicant has completed a Citizen Participation Process, which included a mailed letter to property owners within 1,000' of the site, as well as HOA's within a half mile and registered neighborhoods within 1 mile. The applicant identified that a neighborhood meeting would be held at Benedictine University adjacent to the site on September 13, 2017.

At the time that this report was written staff had not been contacted by any residents or property owners in the area. The applicant will be providing an updated Citizen Participation Report prior to the September 19, 2017 Study Session. An update will be provided by staff at that meeting.

STAFF ANALYSIS

MESA 2040 GENERAL PLAN:

Staff has reviewed the proposal and found that it is consistent with the criteria for review has outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan and has determined that the proposed use is in conformance with the General Plan.

The proposed rezoning is consistent with the Downtown character type in the City of Mesa 2040 General Plan. As described in the General Plan, the Downtown character type "focuses on the creation of a pedestrian-oriented, transit rich environment with a lot of activity. As compared to other urban environments that might occur, as the downtown core neighborhood, this area will continue to be recognized as the governmental, cultural, financial, and entertainment center of the community. The goal for this area is to make it a people-friendly area that is alive with options for housing, employment, shopping, entertainment, and events. In the Modern Downtown area redevelopment is expected to see a significant increase in the height of buildings." The T5MSF and T5MS Transects are listed as consistent Transects and residential, commercial, and office are listed as consistent land uses.

CENTRAL MAIN STREET SUB-AREA PLAN:

The June 2012 City Council adopted Central Main Plan, further refines the General Plan. As described in the Central Main Plan, the Urban Gateway character type is focused around the gateway light rail stations at Country Club and Mesa Drives. "The intent of this area is to provide the most intensive development areas outside of the downtown core in vertically mixed-use, mid-rise buildings."

The Central Main Plan further refines the Urban Gateway character, as it relates to the Temple/Pioneer Neighborhood. Within the Temple/Pioneer Neighborhood, the Urban Gateway area "will develop in a manner that creates an urban center that announces entrance into Downtown and takes a distinctive identity from Pioneer Park, Mesa Arizona Temple, and Gateway Park. This identity will be strengthened with urban plazas incorporated into redevelopments at the intersection of Main Street and Mesa Drive. Redevelopment of the blocks at this intersection will focus on non-residential uses while also incorporating ground floor retail and upper floor residential uses. The existing Wells Fargo and City Courts building located on the southwest corner of the Main Street and Mesa Drive intersection form the

foundation for additional professional and corporate office developments and have a development pattern of parking and building placement that can be replicated on surrounding blocks. Ground floor non-residential and upper floor non-residential or residential uses will be the focus of development at the northeast and southeast corners of the Main Street and Mesa Drive intersection. Redevelopment of the blocks adjacent to 1st Street will focus on residential uses. Typical building heights will generally be four-to five-story with reductions in building height to address transition to the Temple Historic District.” The proposed rezoning is consistent with the Central Main Plan Urban Gateway character type and Temple/Pioneer Neighborhood specific recommendations.

The proposed request is consistent with the Central Main Street Sub-Area Plan.

ZONING:

Comparison Between T5MS and T5MSF Transects

The table below compares the T5MS and T5MSF development standards. While the proposed rezoning provides additional land use options within the T5MSF Transect, certain bulk standards, such as building height maximums, are reduced. However, even with the proposed rezoning, a development consistent with the adopted Central Main Plan can be accommodated. The proposed rezoning preserves a retail first-floor requirement along Main Street while reflecting the market viability of requiring active first-floor retail uses along Pomeroy. Further, the T5MSF Transect allows the transition of uses over time. Should the market change, the T5MSF Transect allows residential use in the present, while allowing commercial use in the future, should there be market demand.

Primary Development Standard	T5 Main Street Flex	T5 Main Street
Build-to Lines		
Front	0' min.; 10' max	0'
Side Street	0' min.; 10' max	0'
BTL Defined by a Building		
Front	75% min.	100%
Side Street	60% min.	60% min.
Setbacks		
Side	0'	0'
Rear	0'	0'
Height		
Main Building	2 Stories min.; 55' max. ¹	3 Stories min.; 85' max. ²
Ground Floor Finish Level		
Residential	24" min.	N/A
Commercial	6" max.	6" max.
Ground Floor Ceiling		
Residential	10' min. clear	N/A
Commercial	14' min. clear	14' min. clear
Upper Floor Ceilings	9' min. clear	9' min. clear
Depth of Ground Floor Space		
Residential	20' min.	
Commercial	30' min.	Front 50' min.; Side 30' min.
Distance Between Entries		
To Ground Floor	50' max.	50' max.
To Upper Floor(s)	100' max.	100' max.

Allowed Encroachments		
Front	14' max.	14' max.
Side Street	14' max.	14' max.
Rear	5' max.	N/A
Parking		
Residential Uses	No min.; 1/unit max	No min.; 1/unit max
Retail and Service Uses	2/1,000SF min.	2/1,000SF min.
Land Use (differences related to size, time of operation, or approval level not shown)	T5 Main Street Flex	T5 Main Street
School, public or private	Accessory Use Permit	Upper floors or behind active 1 st floor use
Studio, art, dance, martial arts, music, etc	Permitted	Upper floors or behind active 1 st floor use
Multi-Unit Residence	Permitted	Upper floors or behind active 1 st floor use
Day Care Center	Permitted	Upper floors or behind active 1 st floor use
Lodging	Permitted	Upper floors or behind active 1 st floor use
Medical Services	Permitted/AUP/CUP	Upper floors or behind active 1 st floor use
Office	Permitted	Upper floors or behind active 1 st floor use

¹65' max. permitted for buildings with more than 25% affordable or senior housing; 85' max. for LEED (or equivalent)

²105' max. permitted for buildings with more than 20% affordable or senior housing; 135' max for LEED (or equivalent)

Impact on Surrounding Properties

Compared to existing zoning, the requested zoning change will have minimal impact on surrounding properties. Further, the redevelopment of an underutilized surface parking lot with a seven-story, transit-oriented, mixed-use project will provide benefits to Benedictine University and surrounding commercial/retail establishments. The proposed rezoning and design concept are being coordinated with the City, Benedictine University, and Mesa Municipal Courts.

CONCLUSION:

The proposed rezoning will adjust the division between T5MS and T5MSF Transects on the Property and is consistent with the vision and policy direction included in the adopted 2040 General Plan and Central Main Plan. The proposed rezoning will allow a mixed-use, transit-oriented development consistent with these plans. It also establishes a Preliminary Plat to allow private ownership for 15 rowhomes.

Staff recommends approval of case ZON17-00184 with the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the project narrative and preliminary plat submitted.
2. Completion of a Zoning Clearance process per 11-56(E).
3. Compliance with all City development codes and regulations.