

MEMORANDUM

To: Planning and Zoning Board members
Through: John Wesley, Planning Director
From: Lesley Davis, Senior Planner
Date: October 18, 2017
Subject: Case: Z17-044 (PLN2017-00352)
The 1300 through 1400 blocks of West Main Street (north side)
Modification of the Bonus Intensity Zone Overlay, Council Use Permit, Site Plan and preliminary plat for "West Main Station Village".

The Planning and Zoning Board heard this case at the September 20, 2017 hearing. The applicant's request was for modification of the Bonus Intensity Zone, Council Use Permit, Site Plan Review and preliminary plat. The P&Z Board recommended a continuance to the October 18, 2017 to allow time for the applicant to revise the building elevations.

The applicant met with staff to discuss revisions to the elevations and staff referred the review of the proposed revisions to the Design Review Board (DRB). Those elevations were discussed with the DRB on Tuesday, October 10, 2017. The board raised concerns with elevations, particularly the materiality on the building and the massing on the upper floors. They identified the importance of this project establishing a high-quality design, since it will be the first residential project established along the light rail corridor for this area of Mesa.

The review criteria for Site Plans (Sec. 11-69-5) include several statements with regards to the quality of design expected in the City. Consideration of a Council Use Permit also requires that the project meet the goals of the General Plan and that the design be consistent with the purposes of the district in which it is located (Sec. 11-70-6 D). The BIZ overlay requires "unique, innovative developments of superior quality." With the BIZ overlay, the expectation is that the quality of development will be even higher than other projects. While this live/work proposal provides a unique, innovative development, it is the opinion of staff and the Design Review Board that building design does not meet the ordinance review criteria for Design Review (Sec. 11-71-6), Site Plan Review (Sec. 11-69-5), or superior design (Sec. 11-31-32).

The Planning and Zoning Board has several options for proceeding on this case, which are identified below:

- Continue case Z17-044 to the November 15, 2017 hearing to allow the applicant additional time to work with staff and/or the Design Review Board on revised elevations.
- Approve case Z17-044 with conditions of approval as provided in the staff report. Condition number 5 requires Design Review approval and staff understands the level of quality that both the Design Review Board and the Planning and Zoning Board expect on this property. As contained in the original staff report, Condition 5 states:

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Compliance with all requirements of Design Review approval through DR07-095, except as modified through the Administrative Approval process, which requires approval by the Planning Director for the revised elevations.

- Amend Condition number 5 in the original report to require Design Review Board approval of the revised elevations.

Staff has worked well with this applicant on many projects and believes we will be able to come to a design that is appropriate for this location and meets the ordinance requirements. However, given the lack of progress to date, staff recommends the additional continuance to the November 15 meeting to see additional progress before the P&Z Board makes its recommendation.

The Conditions of Approval as contained in the staff report are:

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 lot yield, building count, lot coverage).
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Subdivision Technical Review Committee.
4. Dedication of right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication, whichever comes first.
5. **Compliance with all requirements of Design Review approval through DR07-095 except as modified through the Administrative Approval process, which requires approval by the Planning Director for the revised elevations.**
6. Compliance with all requirements of Z07-028, except as modified by this request.