

10/16/2017

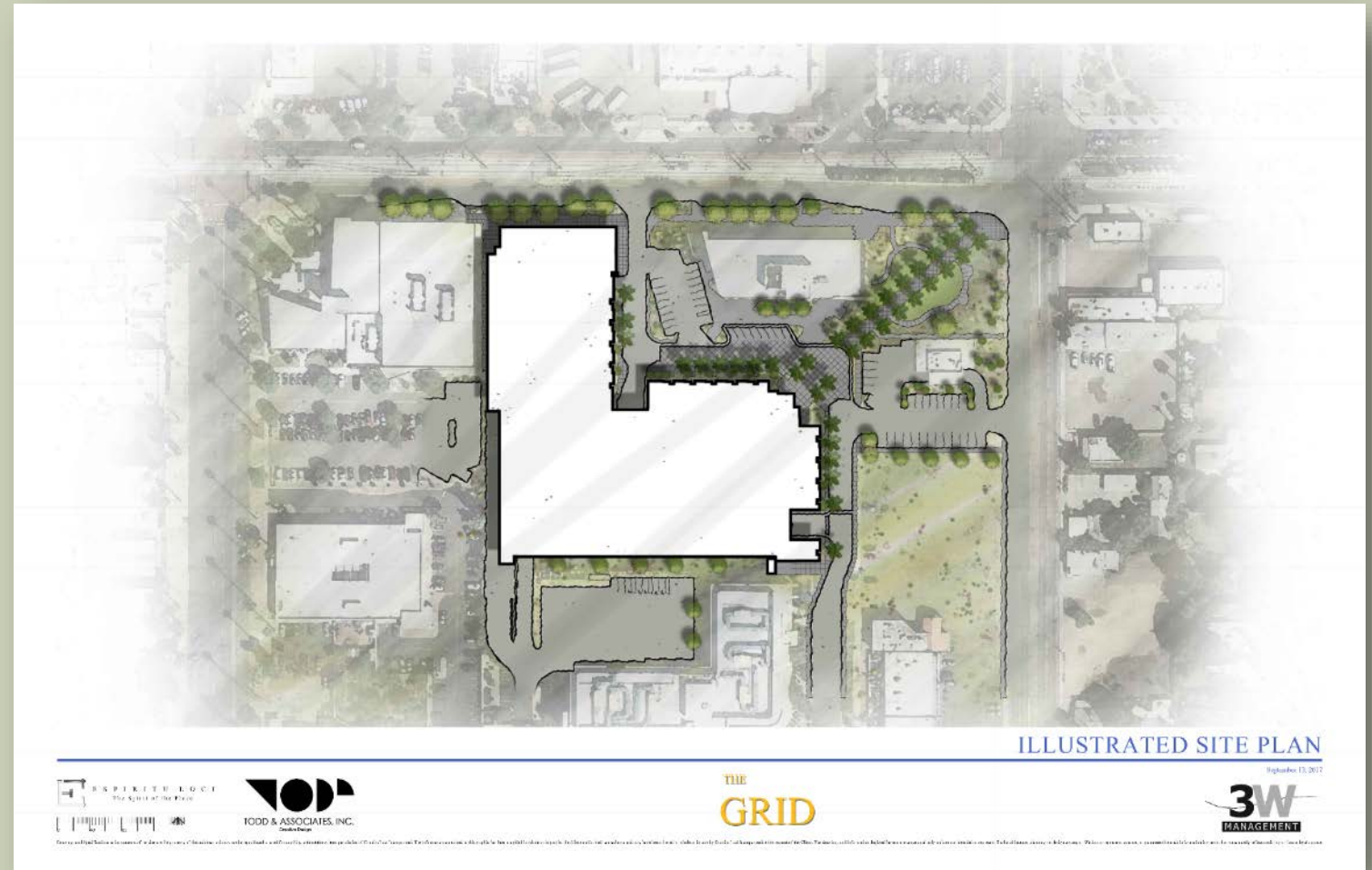
ZON17-00184

DISTRICT 4: THE 0 TO 100 BLOCK OF SOUTH POMEROY (WEST SIDE). LOCATED WEST OF MESA DRIVE SOUTH OF MAIN STREET. (1± ACRES). REZONE FROM T5MS TRANSECT TO T5MSF TRANSECT. THIS REQUEST WILL ALLOW FOR THE DEVELOPMENT OF A MIXED-USE PROJECT TO INCLUDE RESIDENTIAL AND COMMERCIAL LAND USES WITH A PARKING STRUCTURE. PRELIMINARY PLAT.

REZONING REQUEST

THE GRID – CURRENT PROJECT DETAILS

- **Site Area:**
 - Approx. 3.3 acres
- **Total Building Area:**
 - Approx. 340,000 SF
- **Mixed-Use:**
 - 20,000+ SF commercial space
 - 250+ dwelling units
- **Building Height**
 - Main Street building: 79'
 - Residential building: 84'-6"
- **New 3-level parking garage**
- **Pomeroy garage improvements**
- **Pomeroy streetscape improvements**
- **Gateway Park improvements**



THE GRID – VIEW FROM MAIN STREET

(LOOKING WEST)



CONCEPTUAL RENDERING, MAIN STREET



THE GRID – VIEW FROM GATEWAY PARK

(LOOKING SOUTHWEST)



CONCEPTUAL RENDERING

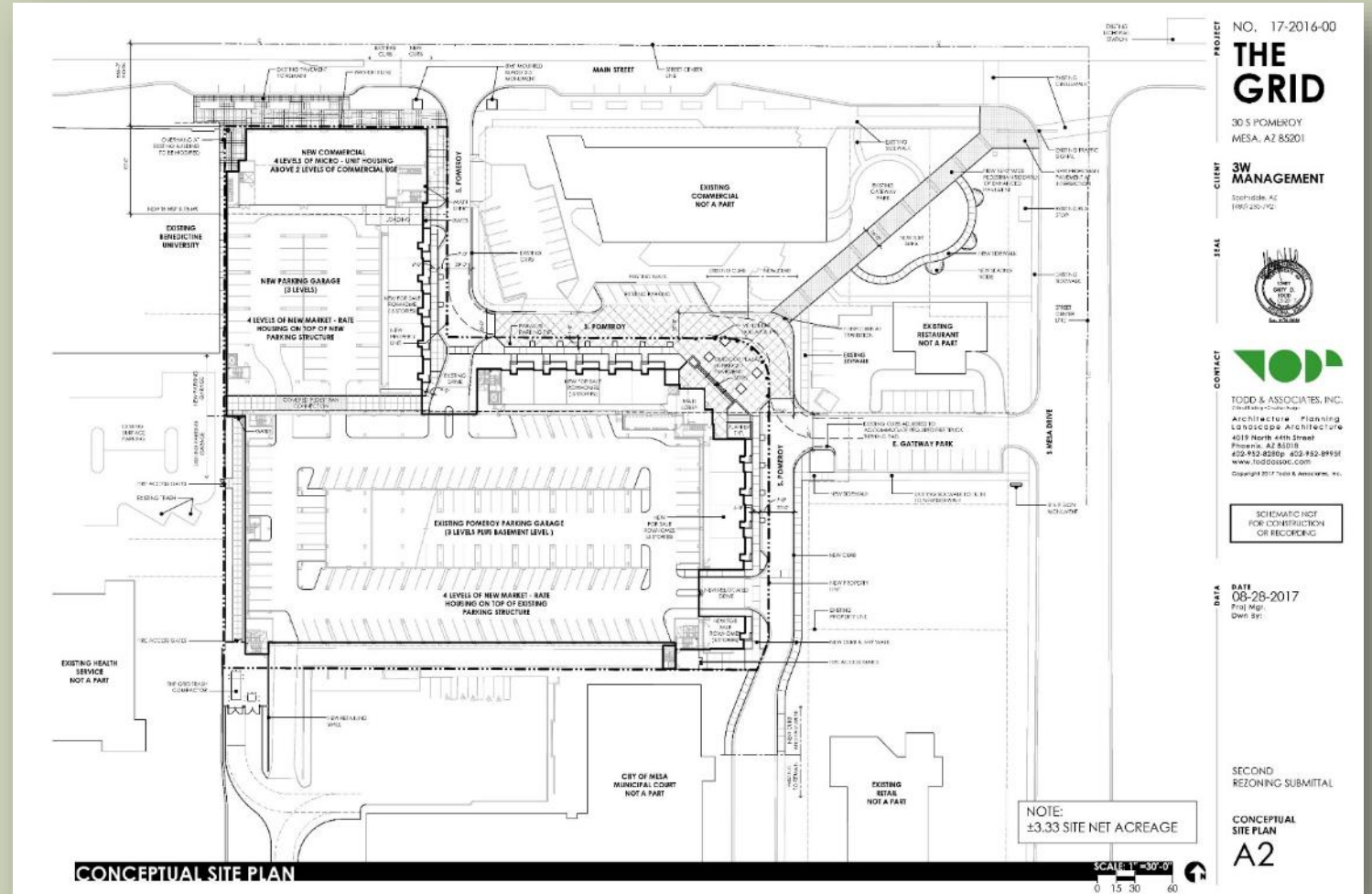
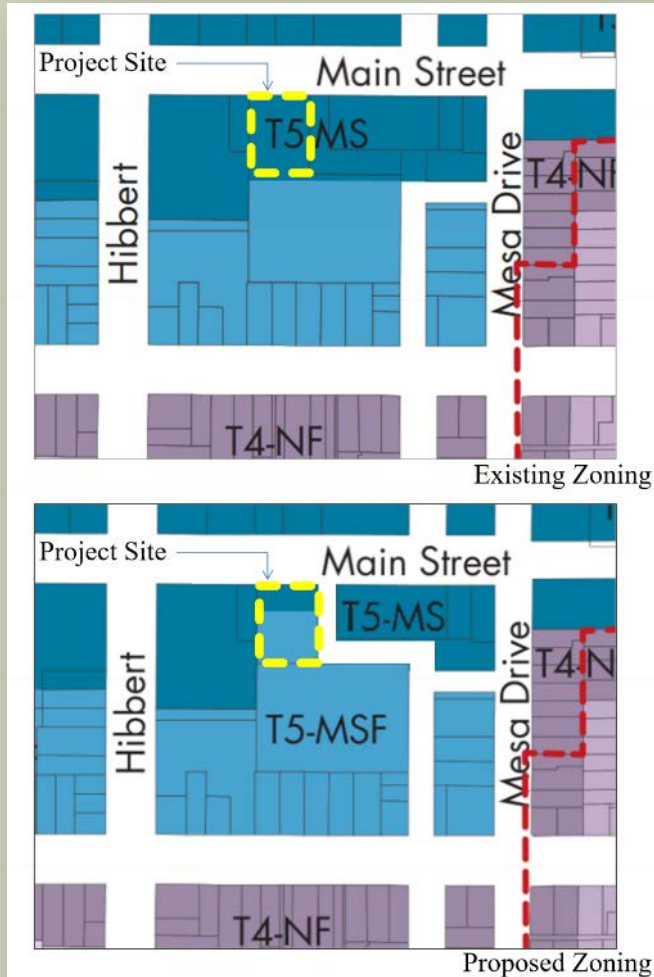
September 13, 2015



THE
GRID

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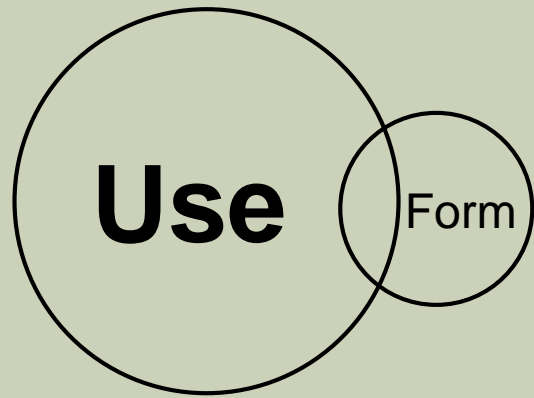
REZONING REQUEST



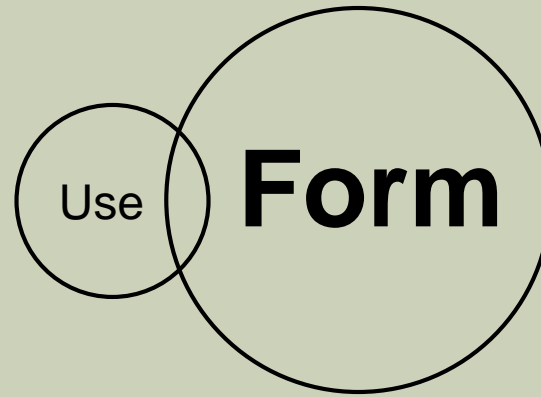


FORM-BASED CODE

FORM-BASED CODE



Conventional











Form Based

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FORM-BASED CODE – REGULATING PLAN



FORM-BASED CODE – BUILDING FORM

<div>T3N</div> <div></div> <div>T3 Neighborhood</div> <div>Intent To provide a walkable predominantly single-family neighborhood that integrates appropriate multi family housing types such as duplexes, mansion apartments, and bungalow courts within walking distance to transit and commercial areas.</div> <div>Desired Form Residential</div> <div>General Use Residential</div> <div>Parking Low to moderate Parking Requirements to promote walkability and minimize the visual impact on the neighborhood.</div>	<div>T4N</div> <div></div> <div>T4 Neighborhood</div> <div>Intent 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</div> <div>Desired Form Residential</div> <div>General Use Residential</div> <div>Parking 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.</div>	<div>T4NF</div> <div></div> <div>T4 Neighborhood Flex</div> <div>Intent 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.</div> <div>Desired Form Live-Work/Commercial/Residential</div> <div>General Use Ground Floor Live/Work, Commercial, or Residential Upper Floor Residential or Commercial</div> <div>Parking Low Parking Requirements to promote walkability; Commercial parking handled as a part of a Downtown Commercial District, off-street structured residential parking</div>	<div>T4MS</div> <div></div> <div>T4 Main Street</div> <div>Intent To integrate vibrant main-street commercial and retail environments into neighborhoods, providing access to day-to-day amenities within walking distance, creating potential for a transit stop, and serving as a focal point for the neighborhood.</div> <div>Desired Form Commercial/Shopfronts</div> <div>General Use Ground Floor Commercial Upper Floor Residential or Commercial</div> <div>Parking Low Parking Requirements to promote walkability; Commercial parking handled as a part of Downtown Commercial District, off-street structured residential parking.</div>	<div>T5N</div> <div></div> <div>T5 Neighborhood</div> <div>Intent To provide a medium- to high-density residential building types such as apartment houses, courtyard buildings, and mid-rise buildings that transition from lower density surrounding residential neighborhoods to the higher density mixed-use neighborhoods.</div> <div>Desired Form Residential</div> <div>General Use Residential</div> <div>Parking Low Parking Requirements to promote walkability; off-street structured residential parking.</div>	<div>T5MSF</div> <div></div> <div>T5 Main Street Flex</div> <div>Intent To provide a flexible area that can transition from the commercial district to residential district by allowing a mixture of ground floor uses including live/work and ground floor residential that could transition to commercial space when the commercial corridor matures.</div> <div>Desired Form Live-Work/Commercial/Residential</div> <div>General Use Ground Floor Live/Work, Commercial, or Residential Upper Floor Residential or Commercial</div> <div>Parking Low Parking Requirements to promote walkability; Commercial parking handled as a part of a Downtown Commercial District, off-street structured residential parking</div>	<div>T5MS</div> <div></div> <div>T5 Main Street</div> <div>Intent To integrate medium intensity vertical mixed use that can appropriately transition into the adjacent neighborhoods in central Mesa, near transit stops, or other pedestrian oriented urban area areas.</div> <div>Desired Form Commercial/Shopfronts</div> <div>General Use Ground Floor Commercial Upper Floor Residential of Commercial</div> <div>Parking Low to no Parking Requirements to promote walkability; Commercial parking handled as part of a Downtown Commercial District, off-street structured residential parking.</div>	<div>T6MS</div> <div></div> <div>T6 Main Street</div> <div>Intent To enable designated areas within the core of central Mesa to evolve into higher intensity mixed use development that can support transit and provide a vibrant urban environment.</div> <div>Desired Form Commercial/Shopfronts</div> <div>General Use Ground Floor Commercial Upper Floor Residential or Commercial</div> <div>Parking Low to no Parking Requirements to promote walkability; Commercial parking handled as part of a Downtown Commercial District, off-street structured residential parking.</div>
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FORM-BASED CODE – BUILDING TYPE






Table 11-59-3.A Building Types General																									
Building Type	Transect Zones																								
	<p>Carriage House: This Building Type is a secondary structure typically located at the rear of a lot. It typically provides either a small residential unit, home office space, or other small commercial or service use that may be above a garage or at ground level. This Type is important for providing affordable housing opportunities and incubating small businesses within walkable neighborhoods.</p> <table><tr><td>T1</td><td>T2</td><td>T3</td><td>T4</td><td>T5</td><td>T6</td></tr><tr><td></td><td></td><td>N</td><td>N</td><td>N</td><td>MS</td></tr><tr><td></td><td></td><td>NF</td><td>MSF</td><td></td><td></td></tr><tr><td></td><td></td><td>MS</td><td>MS</td><td></td><td></td></tr></table>	T1	T2	T3	T4	T5	T6			N	N	N	MS			NF	MSF					MS	MS		
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	<p>Single-Unit House, Village: This Building Type is a medium-sized detached structure on a medium-sized lot that incorporates one unit. It is typically located within a primarily single-family residential neighborhood in a walkable urban setting, potentially near a neighborhood main street.</p> <table><tr><td>T1</td><td>T2</td><td>T3</td><td>T4</td><td>T5</td><td>T6</td></tr><tr><td></td><td></td><td>N</td><td>N</td><td>N</td><td>MS</td></tr><tr><td></td><td></td><td>NF</td><td>MSF</td><td></td><td></td></tr><tr><td></td><td></td><td>MS</td><td>MS</td><td></td><td></td></tr></table>	T1	T2	T3	T4	T5	T6			N	N	N	MS			NF	MSF					MS	MS		
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	<p>Single-Unit House, Cottage: This Building Type is a small detached structure on a small lot that incorporates one unit. It is typically located within a primarily single-family residential neighborhood in a walkable urban setting, potentially near a neighborhood main street. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.</p> <table><tr><td>T1</td><td>T2</td><td>T3</td><td>T4</td><td>T5</td><td>T6</td></tr><tr><td></td><td></td><td>N</td><td>N</td><td>N</td><td>MS</td></tr><tr><td></td><td></td><td>NF</td><td>MSF</td><td></td><td></td></tr><tr><td></td><td></td><td>MS</td><td>MS</td><td></td><td></td></tr></table>	T1	T2	T3	T4	T5	T6			N	N	N	MS			NF	MSF					MS	MS		
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	<p>Bungalow Court: This Building Type consists of a series of small, detached structures, providing multiple units arranged to define a shared court that is typically perpendicular to the street. The shared court takes the place of a private rear yard and becomes an important community-enhancing element of this Type. This Type is appropriately scaled to fit within primarily single-family or medium-density neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.</p> <table><tr><td>T1</td><td>T2</td><td>T3</td><td>T4</td><td>T5</td><td>T6</td></tr><tr><td></td><td></td><td>N</td><td>N</td><td>N</td><td>MS</td></tr><tr><td></td><td></td><td>NF</td><td>MSF</td><td></td><td></td></tr><tr><td></td><td></td><td>MS</td><td>MS</td><td></td><td></td></tr></table>	T1	T2	T3	T4	T5	T6			N	N	N	MS			NF	MSF					MS	MS		
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	<p>Duplex: This Building Type is a small to medium-sized structure that consists of two side-by-side or stacked dwelling units, both facing the street, and within a single building massing. This Type has the appearance of a medium to large single-family home and is appropriately scaled to fit within primarily single-family neighborhoods or medium-density neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.</p> <table><tr><td>T1</td><td>T2</td><td>T3</td><td>T4</td><td>T5</td><td>T6</td></tr><tr><td></td><td></td><td>N</td><td>N</td><td>N</td><td>MS</td></tr><tr><td></td><td></td><td>NF</td><td>MSF</td><td></td><td></td></tr><tr><td></td><td></td><td>MS</td><td>MS</td><td></td><td></td></tr></table>	T1	T2	T3	T4	T5	T6			N	N	N	MS			NF	MSF					MS	MS		
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Table 11-59-3.A Building Types General (continued)																									
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 <p>Townhouse: This Building Type is a small to medium-sized attached structure that consists of three to eight dwelling units placed side-by-side. This Type is typically located within medium-density neighborhoods or in a location that transitions from a primarily single-family neighborhood into a neighborhood main street. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability. Syn: Rowhouse</p>	<table><tr><td>T1</td><td>T2</td><td>T3</td><td>T4</td><td>T5</td><td>T6</td></tr><tr><td></td><td></td><td>N</td><td>N</td><td>N</td><td>MS</td></tr><tr><td></td><td></td><td>NF</td><td>MSF</td><td></td><td></td></tr><tr><td></td><td></td><td>MS</td><td>MS</td><td></td><td></td></tr></table>	T1	T2	T3	T4	T5	T6			N	N	N	MS			NF	MSF					MS	MS		
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 <p>Mansion Apartment: This Building Type is a medium structure that consists of three to six side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front. This Type has the appearance of a medium sized family home and is appropriately scaled to fit in sparingly within primarily single-family neighborhoods or into medium density neighborhoods. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.</p>	<table><tr><td>T1</td><td>T2</td><td>T3</td><td>T4</td><td>T5</td><td>T6</td></tr><tr><td></td><td></td><td>N</td><td>N</td><td>N</td><td>MS</td></tr><tr><td></td><td></td><td>NF</td><td>MSF</td><td></td><td></td></tr><tr><td></td><td></td><td>MS</td><td>MS</td><td></td><td></td></tr></table>	T1	T2	T3	T4	T5	T6			N	N	N	MS			NF	MSF					MS	MS		
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 <p>Apartment House: This Building Type is a medium- to large-sized structure that consists of seven to 12 side-by-side and/or stacked dwelling units, typically with one shared entry. This Type is appropriately scaled to fit in within medium-density neighborhoods or sparingly within large lot predominantly single-family neighborhoods. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.</p>	<table><tr><td>T1</td><td>T2</td><td>T3</td><td>T4</td><td>T5</td><td>T6</td></tr><tr><td></td><td></td><td>N</td><td>N</td><td>N</td><td>MS</td></tr><tr><td></td><td></td><td>NF</td><td>MSF</td><td></td><td></td></tr><tr><td></td><td></td><td>MS</td><td>MS</td><td></td><td></td></tr></table>	T1	T2	T3	T4	T5	T6			N	N	N	MS			NF	MSF					MS	MS		
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 <p>Courtyard Building: This Building Type is a medium- to large-sized structure that consists of multiple side-by-side and/or stacked dwelling units accessed from a courtyard or series of courtyards. Each unit may have its own individual entry, or up to three units may share a common entry. This Type is appropriately scaled to fit in sparingly within primarily single-family or medium-density neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.</p>	<table><tr><td>T1</td><td>T2</td><td>T3</td><td>T4</td><td>T5</td><td>T6</td></tr><tr><td></td><td></td><td>N</td><td>N</td><td>N</td><td>MS</td></tr><tr><td></td><td></td><td>NF</td><td>MSF</td><td></td><td></td></tr><tr><td></td><td></td><td>MS</td><td>MS</td><td></td><td></td></tr></table>	T1	T2	T3	T4	T5	T6			N	N	N	MS			NF	MSF					MS	MS		
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 <p>Main Street Mixed-Use: This Building Type is a small- to medium-sized structure, typically attached, intended to provide a vertical mix of uses with ground-floor commercial, service, or retail uses and upper-floor commercial, service, or residential uses. Smaller versions of this Type include live/work units. This Type makes up the primary component of a neighborhood main street and portions of a downtown main street, therefore being a key component to providing walkability.</p>	<table><tr><td>T1</td><td>T2</td><td>T3</td><td>T4</td><td>T5</td><td>T6</td></tr><tr><td></td><td></td><td>N</td><td>N</td><td>N</td><td>MS</td></tr><tr><td></td><td></td><td>NF</td><td>MSF</td><td></td><td></td></tr><tr><td></td><td></td><td>MS</td><td>MS</td><td></td><td></td></tr></table>	T1	T2	T3	T4	T5	T6			N	N	N	MS			NF	MSF					MS	MS		
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Table 11-59-3.A Building Types General (continued)	
Building Type	Transect Zones
	<p>Mid-Rise: This Building Type is a medium- to large-sized structure, 4 to 8 stories tall, built on a large lot that incorporates structured parking. It can be used to provide a vertical mix of uses with ground-floor commercial, service, or retail uses and upper-floor commercial, service, or residential uses; or may be a single-use building, typically service or residential, where ground floor retail is not appropriate. This Type is a primary component of an urban downtown providing high-density buildings.</p>
	<p>High-Rise: This Building Type is a large-sized structure, more than 8 stories tall, built on a large lot that incorporates a structured parking. It is used to provide a vertical mix of uses with ground-floor commercial, service, or retail uses and upper-floor commercial, service, or residential uses. This Type is a primary component of an urban downtown providing high-density buildings.</p>

FORM-BASED CODE – PRIVATE FRONTAGE TYPE

11-60-3.A Private Frontages General	
The private frontage is the area between the building facade and the lot line.	
SECTION	PLAN
LOT/ PRIVATE FRONTAGE > < R.O.W.	LOT/ PRIVATE FRONTAGE > < R.O.W.
<p>T1 T2 T3 T4 T5 T6</p> <p>Common Yard: The main facade of the building has a large planted setback from the frontage line providing a buffer from the higher-speed thoroughfares. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape and working in conjunction with the other private frontages.</p> 	
<p>T1 T2 T3 T4 T5 T6</p> <p>Porch, projecting: The main facade of the building has a small to medium setback from the frontage line. The resulting front yard is typically very small and can be defined by a fence or hedge to spatially maintain the edge of the street. The projecting porch is open on three sides and all habitable space is located behind the setback line.</p> 	
<p>T1 T2 T3 T4 T5 T6</p> <p>Porch, engaged: The main facade of the building has a small to medium setback from the frontage line. The resulting front yard is typically very small and can be defined by a fence or hedge to spatially maintain the edge of the street. The engaged porch has two adjacent sides of the porch that are engaged to the building while the other two sides are open.</p> 	
<p>T1 T2 T3 T4 T5 T6</p> <p>Stoop: The main facade of the building is near the frontage line and the elevated stoop engages the sidewalk. The stoop shall be elevated above the sidewalk to ensure privacy within the building. Stairs from the stoop may lead directly to the sidewalk or may be side-loaded. This type is appropriate for residential uses with small setbacks.</p> 	
<p>T1 T2 T3 T4 T5 T6</p> <p>Forecourt: The main facade of the building is at or near the frontage line and a small percentage is set back, creating a small court space. The space could be used as an entry court or shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within commercial areas.</p> 	
<p>Key T# Allowed T# Not Allowed</p>	

11-60-3.A Private Frontages General (continued)	
SECTION	PLAN
LOT/ PRIVATE FRONTAGE > < R.O.W.	LOT/ PRIVATE FRONTAGE > < R.O.W.
<p>T1 T2 T3 T4 T5 T6</p> <p>Dooryard: The frontage line is defined by a low wall or hedge and the main facade of the building is set back a small distance creating a small dooryard. The dooryard shall not provide public circulation along a ROW. The dooryard may be raised, sunken, or at grade and is intended for ground floor residential in flex zones, live/work, and small commercial uses ≤2,500sf.</p> 	
<p>T1 T2 T3 T4 T5 T6</p> <p>Shopfront: The main facade of the building is at or near the frontage line with an at-grade entrance along the public way. This type is intended for retail use. It has substantial glazing at the sidewalk level and may include an awning that may overlap the sidewalk. It may be used in conjunction with other frontage types. Syn: Retail Frontage, Awning</p> 	
<p>T1 T2 T3 T4 T5 T6</p> <p>Terrace: The main facade is at or near the frontage line with an elevated terrace providing public circulation along the facade. This type can be used to provide at-grade access while accommodating a grade change. Frequent steps up to the terrace are necessary to avoid dead walls and maximize access. This type may also be used in historic industrial areas to mimic historic loading docks.</p> 	
<p>T1 T2 T3 T4 T5 T6</p> <p>Gallery: The main facade of the building is at the frontage line and the gallery element overlaps the sidewalk. This type is intended for buildings with ground-floor commercial uses and may be one or two stories. The gallery should be used to provide the primary circulation along a frontage and extend far enough from the building to provide adequate protection and circulation for pedestrians.</p> 	
<p>T1 T2 T3 T4 T5 T6</p> <p>Arcade: A covered walkway with habitable space above often encroaching into the ROW. The arcade should be used to provide the primary circulation along a frontage and extend far enough from the building to provide adequate protection and circulation for pedestrians. This type is intended for buildings with ground floor commercial uses and is common along public courtyards and paseos.</p> 	
<p>Key T# Allowed T# Not Allowed</p>	