



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

June 12, 2019

CASE No.: **ZON19-00267**

PROJECT NAME: SEC First & Macdonald Phase 2

Owner's Name:	City of Mesa
Applicant's Name:	Charles Huellmantel, Huellmantel & Affiliates
Location of Request:	Within the 0 through 100 blocks of West 1 st Avenue (south side) and the 100 block of South Macdonald (east side). Located south of Main Street and west of Center Street.
Parcel No(s):	138-44-040, -015A, -008D & -006
Request:	Preliminary Plat. This request will allow for a multiple residence development.
Existing Zoning District:	Main Street Flex Transect 5 (T5MSF)
Council District:	4
Site Size:	1.6± acres
Proposed Use(s):	Residential
Existing Use(s):	Vacant
Hearing Date(s):	June 12, 2019 / 4:00 p.m.
Staff Planner:	Cassidy Welch
Staff Recommendation:	APPROVAL with 3 Conditions

HISTORY

On **July 23, 2012**, as a requirement of the form-based code review process, City staff approved a Form-Based Code Opt-In from Downtown Business District 1 (DB1) and Downtown Residence District 3 (DR-3) to Main Street Flex Transect 5 (T5MSF) to allow a multiple residence development on the property.

On **February 16, 2017**, as a requirement of the form-based code review process, City staff administratively approved Phase 1 of the Residences on First development. The approved developed consist of 24 multiple residence units.

On **May 9, 2019**, as a requirement of the form-based code review process, City staff administratively approved Phase 2 of the Residences on First development. The approved development consists of 96 units.

PROJECT DESCRIPTION

Background:

The subject request is for approval of a preliminary plat titled “SEC First & Macdonald Phase 2” to allow for the second phase of a multiple residence development titled “Residences on First”.

General Plan Character Area Designation and Goals:

The General Plan character area designation for the site is “Downtown”. Per Chapter 7 of the General Plan, the purpose of the Downtown character area is to create a people-friendly area that is alive with options for housing, employment, shopping, entertainment, and events. The subject request conforms to the goals of the Downtown character area, as it will allow the continued development of residential to support a vibrant Downtown area. The request is also consistent with the criteria for review outlined in Chapter 15 (pg. 15-1&2) of the Mesa 2040 General Plan.

Surrounding Zoning Designations and Existing Use Activity:

Northwest (Across 1 st Avenue) DC DE Parking Lot	North (Across 1 st Avenue) DC DE VFW Lodge	Northeast (Across 1 st Avenue) DC DE Office/Commercial
West T5MSF DE Residential	Subject Property T5MSF DE Vacant	East (Across Macdonald) DB-1 Commercial
Southwest (Across Macdonald) DB-1 Vacant	South T5MSF DE Vacant	Southeast T5MSF DE Vacant

Compatibility with Surrounding Land Uses:

The site is located in Downtown Mesa and is immediately adjacent to other residential developments. Approval of a preliminary plat for residential use will not be out of character with the surrounding area.

Preliminary Plat:

This is a request for a preliminary plat titled “SEC First & Macdonald Phase 2”. Section 9-6-2 of the Mesa Subdivision standards requires approval of all subdivision plats located in the City to be processed through four progressive stages. Review and approval of a preliminary plat is the second stage in the series of the progressive stages. The preliminary plat is reviewed and approved by the Planning and Zoning Board. All approved preliminary plats are subject to potential modifications through the City’s Subdivision Technical Review process, which is the

third stage after approval of the preliminary plat. The Subdivision Technical Review process considers the overall design of the subdivision and details, such as utilities layout, ADA compliance, detention requirements, etc. This process sometimes results in modification to the lot sizes and configuration which could result in a reduction of lots.

Staff Recommendations:

Staff reviewed the proposed preliminary plat and has determined the request is consistent with the requirements of the Mesa 2040 General Plan; Therefore, staff recommends approval with the following conditions:

Conditions of Approval:

1. Compliance with the preliminary plat submitted.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Subdivision Regulations.