



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

June 12, 2019

CASE No.: **ZON19-00201**

PROJECT NAME: **Hampton Square**

Owner's Name:	Virtua Mesa Crismon Owner LLC; and SWC Crismon & Hampton LLC
Applicant's Name:	Gilmore Planning & Landscape Architecture
Location of Request:	Within the 9800 through 10000 blocks of East Hampton Avenue (south side) and within the 1400 through 1500 block of South Crismon Road (west side). Located at the northwest corner of the US-60 Superstition Freeway and Crismon Road. (15 ± acres).
Parcel No(s):	220-80-008E; 220-80-009J and 220-80-008D
Request:	Rezoning from Planned Employment Park-Planned Area Development (PEP-PAD) to PEP-PAD; Site Plan Review and preliminary plat. Also consider the preliminary plat for "SWC Crismon Road & Hampton Avenue". This request will allow the development of a group commercial center with office and commercial uses.
Existing Zoning District:	Planned Employment Park (PEP) Planned Area Development (PAD)
Council District:	6
Site Size:	15 ± acres
Proposed Use(s):	Hotel, retail, restaurant with drive through and offices
Existing Use(s):	Vacant
Hearing Date(s):	June 12, 2019 / 4:00 p.m
Staff Planner:	Lisa Davis, AICP
Staff Recommendation:	APPROVAL with 2 Conditions
Planning and Zoning Board Recommendation:	
Proposition 207 Waiver Signed: No	

HISTORY

On October 18, 2010, the City Council approved rezoning of 39± acres from Single Residence (RS-43) to PEP-PAD-CUP (Z10-024).

On August 28, 2018, the City Council approved rezoning of 15± acres property from PEP-PAD-CUP to PEP-PAD with a conceptual site plan (ZON18-00146, Ord. #5459).

PROJECT DESCRIPTION

Background

The subject request is to modify the approved PAD to remove the maximum height limits established with the previous PAD. Height will be determined through the site plan review process per the PEP design standards per section 11-7-3 of the zoning ordinance. This request includes a site plan review showing a 60' high hotel and all other buildings with a 30' height. According to the applicant, the request for the proposed height is as a result of the design of the hotel requiring additional height for visibility to the freeway.

The approved PAD, ZON18-00149, includes conditions of approval requiring a revised site plan to move the office buildings closer to Hampton Road and a requirement for creation of Design Guidelines. The applicant revised the site plan showing the office buildings close to Hampton Avenue and submitted Design Guidelines to meet the PAD requirements. The conditions of approval for ZON18-00149 in Ordinance 5459 includes conditions for the airport overflight area III (AOA III). This site is not within AOA III therefore this request is removing those conditions of approval from the previous ordinance, conditions 10, 11 and 12 of case #ZON18-00149.

General Plan Character Area Designation and Goals

The Mesa 2040 General Plan Character area designation on the property is Mixed Use Activity District (MUAD) and Employment Character designation. Specifically, the section of the property located along Crismon Road is designated as Mixed Use Activity District; and the portion west portion of the property is designated as Employment Character area. Per Chapter 7 of the Mesa General Plan, the primary goal of the MUAD character type is to provide high quality opportunities for commercial and entertainment activities consistent with the needs of today's consumer. The Employment District is a character type that is primarily used for employment-type land uses of at least 20 acres. Employment districts may include supporting retail and office areas but rarely include any type of residential uses. The goal for the Employment district is to provide for a wide range of employment opportunities in high quality settings. The request conforms with the general plan character designation for the site.

The site is also within the Superstition Springs Economic Activity Area and the Superstition Freeway East District as identified in Chapter 5 of the Mesa 2040 General Plan. Per this chapter of the General Plan, the Superstition Freeway East Corridor is dominated by businesses representing the advanced business services, healthcare services and retail industry clusters extending for approximately eight miles along the Superstition Freeway (US 60). The area is expected to see further growth in these clusters as vacant parcels throughout the corridor are developed over time. The request to rezone the property to allow a higher height to an already approved PAD will not be out of character with development of the area and on the whole property planned to be developed with offices, a hotel, and other commercial uses. Staff reviewed the request and determined it is consistent with the criteria for review outlined in Chapter 15 (pg 15-1) and Chapter 16 (pg. 16-22) of the Mesa 2040 General Plan.

Zoning District Designations

The subject property is currently zoned Planned Employment Park (PEP) with a Planned Area Development (PAD) overlay. The request is modifying the PAD overlay.

Planned Area Development (PAD) Overlay – MZO Article 3, Chapter 22:

The existing PAD established a maximum height on the property of 45' for the hotel and 30' for all other buildings. This request to modify the PAD is to remove all height limitations and review the proposed heights at the time of site plan review in accordance with the zoning ordinance.

Site Plan Review and General Site Development Standards:

The applicant intends to develop the overall property consisting of 15±-acre with a mix of uses, including a hotel, retail, restaurants and offices. Per Table 11-7-3 of the MZO the height of the buildings is established at site plan. The applicant is requesting a 60' high hotel and all other buildings 30' high. The design of the site, including the proposed hotel is consistent with the Design Guidelines for the Center supporting a high-quality development.

Section 11-69-2 of the MZO requires site plan review for all commercial or industrial projects with frontage on an arterial street. The subject property abuts Crismon Road. Currently, Crismon Road is classified as an arterial road; therefore, the requirement for a site plan review by the Planning and Zoning Board. According to the site plan, there four main accesses to the site. Two of the driveways will connect to Crismon Road; the other two accesses will connect to Hampton Avenue located north of the site. Overall, the site plan shows development of four pad retail and restaurant buildings ranging in size from 2,400 to 6,500 square feet (SF). The site plan also shows nine office buildings to be constructed on the northwestern section of the property, close to Hampton Avenue. The proposed hotel will be constructed at the southwestern portion of the site; specifically, adjacent to the US 60 freeway located south of the property. From the site plan, each phase of the development will conform to the City's required parking standards, as well as landscaping. The site plan also shows pedestrian connectivity to the site along Crismon Road and Hampton Avenue.

Design Review:

On May 14, 2019, the Design Review Board (DRB) reviewed the elevations for the hotel and the landscape plan for the overall development of the site. During the review, the DRB expressed concerns with proposed elevations for the hotel. Specifically, the DRB requested changes to the front entrance of the hotel and a change to the species of tree adjacent to the covered parking canopy.

PRELIMINARY PLAT:

This request includes a preliminary plat titled "SWC Crismon Road & Hampton Avenue". 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 lot sizes and configuration that could result in reduction of lots.

Surrounding Zoning Designations and Existing Use Activity:

Northwest RS-43 Existing church	North RS-43 Existing church	Northeast NC Existing Hospital campus
West PEP-PAD-CUP Vacant General Plan-Neighborhood	Subject Property PEP-PAD Vacant	East LC Existing commercial center
Southwest US 60 Superstition Freeway	South US 60 Superstition Freeway	Southeast US 60 Superstition Freeway

Compatibility with Surrounding Land Uses:

The commercial development is consistent with the surrounding developments. The surrounding developments include a large church campus, a hospital campus, and a commercial center. There is a vacant parcel located at the west side of the site zoned PEP-PAD with a Council Use Permit (CUP) to allow retail within the employment zoning. The subject rezoning and site plan request for the commercial center with a hotel and office buildings is consistent and compatible with the surrounding area.

Neighborhood Participation Plan and Public Comments

The applicant has completed a Citizen Participation Process. According to the applicant, all property owners within 1000 feet of the site, as well as HOAs within ½ mile and registered neighborhoods within 1 mile of the site were sent notification letter. As part of the citizen participation plan, the applicant indicated to hold a neighborhood meeting if any resident request for such a meeting. As of writing this report, staff have not been contacted by any residents or property owners in the area expressing support or opposition to the project. The applicant will be providing an updated Citizen Participation Report prior to the June 12, 2019 Study Session. Staff will provide an update of the citizen participation to the Board during the scheduled study session.

Staff Recommendations:

The subject request is consistent with the General Plan and the City's Zoning Ordinance, including the review criteria outlined in Section 11-69-5 for Site Plan Review; therefore, staff recommends approval with the following conditions:

Conditions of Approval:

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Ordinance No. 5459, associated with ZON18-00149, with the following modification: removal of conditions of approval 10, 11, and 12 pertaining to the airport overlay area.