



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

August 14, 2019

CASE No.: **ZON19-00406**

PROJECT NAME: **The Union at Riverview**

Owner's Name:	City of Mesa
Applicant's Name:	Buck Yee, The Davis Experience
Location of Request:	Within the 2000 block of West Riverview Auto Drive (west side) and within the 2000 block of West Cubs Way (north side). Located south of the 202 Red Mountain Freeway and west of Dobson Road.
Parcel No(s):	135-38-010
Request:	Site Plan Review. This request will allow the development of an office building and a parking structure.
Existing Zoning District:	General Commercial (GC)-Planned Area Development (PAD)
Council District:	1
Site Size:	8.6± acres
Proposed Use(s):	Office/ Parking Structure
Existing Use(s):	City recreation fields, Game day parking for Chicago Cubs
Hearing Date(s):	August 14, 2019 / 4:00 p.m.
Staff Planner:	Lesley Davis
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **January 20, 1959**, the property was annexed into the City of Mesa (Ordinance No.358).

On **June 4, 2007**, the City Council approved a rezoning of the property from Public Facility (PF) to General Commercial (GC), Bonus Intensity Zone (BIZ), and a Council Use Permit (CUP) for the Waveyard Development Master Plan. The master plan was approved to allow a mixed use development with up to 10 story entertainment, retail, offices and residential land uses on the property. (Case No. Z07-035, Ordinance No. 4707)

On **December 21, 2011**, the City Council approved a rezoning of the property from GC-BIZ-CUP to General Commercial (GC)-Planned Area Development (PAD) to allow the development of a stadium, team training facility, City recreation fields, and commercial developments. A Special Use Permit was also approved to allow outdoor entertainment and activities within the development. (Case No. Z11-026, Ordinance No. 5073)

PROJECT DESCRIPTION

Background:

The subject request is for the phase I of a proposed office complex to be known as “the Union at Riverview”. According to the site plan, this phase (i.e., Phase 1) of the development will consist of approximately 231,500 square foot, 4 story office building and a 356,000 square foot, 4 story parking structure. According to the applicant and initial conceptual plans and documents submitted, the overall development will consist of four phases. Each phase of the development will require a site plan approval by the Planning and Zoning Board. The proposed development is located south of the 202 Red Mountain Freeway and west of Dobson Road. The site is currently used as a recreation field and game day parking for the Chicago Cubs.

General Plan Character Area Designation and Goals:

The site is located in the City’s Specialty character area designation. Per Chapter 7 of the General Plan, Specialty character areas are large areas within the City of Mesa designated for a specific and singular use with supporting retail, offices or hotels. The property falls within a larger development that includes the Chicago Cubs Spring Training facility and Riverview Park. The proposed development provides the supporting office use described, is consistent with similar adjacent uses and conforms with the Specialty character areas designation.

Staff reviewed the request and determined it is consistent with the criteria for review outlined in Chapter 15 (pg. 15-1&2) of the Mesa 2040 General Plan.

Zoning District Designations:

The subject site is zoned General Commercial (GC)-Planned Area Development (PAD). Per Section 11-6-2 of the City of Mesa Zoning Ordinance (MZO), offices/parking structures are permitted in the GC zoning district. The zoning was approved in 2011 (Case # Z11-026) and allows multiple uses on the 170 acres, which includes development of the Chicago Cub’s Stadium, Riverview Park and associated commercial uses. The PAD established specific development standards for the site.

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

Zoning case #Z11-026 established the PAD with specific development standards that includes design standards to guide overall development on the property. The proposed project falls within an area designated as ‘Destination Hospitality/Commercial Development’ within the PAD. The PAD reduced setbacks, allowed increased height and modified parking standards. Staff has reviewed the request and determined the proposed designs and site plan conforms to the approved PAD standards.

Site Plan and General Site Development Standards:

Section 11-69-5 of the Mesa Zoning Ordinance outlines the review criteria for approval of a site plan. The subject request conforms with the review criteria. The site is approximately 8.6± acres and is currently used as a City recreation field and game day parking for the Chicago Cubs. The site plan provided with the application shows additional surface parking area will be provided at south and east of the proposed office building location. The approved PAD documents identified that a shared parking agreement with the City of Mesa is required for the parking on this site. On July 8, 2019, the City Council approved a Development Agreement that included the shared parking agreement with the City. This agreement included required minimum number of parking spaces to be constructed with each phase of the overall development. The proposed parking is consistent with that agreement. The proposed building conforms to the required setback and dimensional requirements of the PAD.

Design Review:

At their August 13, 2019 meeting, the Design Review Board will review the subject development. Staff will provide an update of the recommendations of the DRB during the scheduled Planning and Zoning Board Study Session on August 14, 2019.

Surrounding Zoning Designations and Existing Use Activity:

Table 1

Northwest 202 Red Mountain Freeway	North 202 Red Mountain Freeway	Northeast GC-PAD Existing Auto-dealer Repair
West GC-PAD City recreation fields/Game day parking for Chicago Cubs	Subject Property GC-PAD City recreation fields/Game day parking for Chicago Cubs	East (Across W. Riverview Auto Dr.) GC-PAD Existing Auto-dealer
Southwest City recreation fields/Game day parking for Chicago Cubs	South City recreation fields/Game day parking for Chicago Cubs	Southeast (Across W. Riverview Auto Dr.) GC-PAD Vacant

Compatibility with Surrounding Land Uses:

A majority of the properties surrounding the site are all in the approved PAD. The development to the east is currently developed as an auto sales complex. The proposed development will not be out of character with the surrounding area and uses.

Neighborhood Participation Plan and Public Comments:

As part of the application, the applicant has completed a Citizen Participation Process that included mailed letters to property owners within 1,000-feet of the site, as well as HOAs within ½ mile and registered neighborhoods within 1 mile of the site. As of writing this report, neither the applicant or staff has received any comments/concerns from surrounding property owners. The applicant will be providing an updated Citizen Participation Report to staff prior to the August 14, 2019 Study Session. Staff will provide the Board with any new information during the scheduled Study Session.

Staff Recommendations:

The subject request is consistent with the General Plan, meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO and is consistent with the approved PAD; therefore, staff recommends approval with the following conditions:

Conditions of Approval:

1. Compliance with final site plan submitted.
2. Compliance with all conditions of approval for case no. Z11-026.
3. Compliance with all City development codes and regulations.
4. Compliance with all requirements of Design Review.