



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

October 23, 2019

CASE No.: **ZON19-00625**

PROJECT NAME: Mesa & Main Phase 2-East and West Blocks

Owner's Name:	Suburban Land Reserve Inc
Applicant's Name:	Casey Whiteman, Hilgartwilson, LLC
Location of Request:	Within the 0 to 100 block of South Mesa Drive (east side), the 0 to 100 block of South Udall (east and west sides), and the 0 to 100 block of South Lesueur (west side). Located east of Mesa Drive and south of Main Street.
Parcel No(s):	138-27-012, -011, -010, -102, -079, -080A, -081A, -082A, -087, -088, -089 and -090
Request:	Preliminary Plat. This request will allow for a multiple residence development.
Existing Zoning District:	T4 Neighborhood Flex (T4NF) and T4 Neighborhood (T4N)
Council District:	4
Site Size:	2.25± acres
Proposed Use(s):	Residential
Existing Use(s):	Vacant (buildings have been demolished)
Hearing Date(s):	October 23, 2019 / 4:00 p.m.
Staff Planner:	Jennifer Gniffke
Staff Recommendation:	APPROVAL with conditions

HISTORY

On **December 18, 2018**, as a requirement of the form-based code review process, City staff administratively approved a Form-Based Code Opt-In to rezone a total of 12 parcels. Specifically, the parcels consisted of eight properties from Downtown Residential (DR-2) to Form Based Code T4 Neighborhood (T4N) Transect and four properties from Downtown Business (DB-1) to Form Based Code T4 Neighborhood Flex (T4NF) Transect (case# ZON19-00026).

On **October 2, 2019**, the Board of Adjustment approved variance requests from the required lot depth, setbacks, open space, private frontage design, ground floor finish level and ground/upper floor ceiling heights, to allow the development of townhomes and single unit house, cottage residences.

PROJECT DESCRIPTION

Background:

The subject request is for approval of two preliminary plats titled “Mesa and Main – Phase 2 – West Block” and “Mesa and Main Phase 2 – East Block” to allow for the development of 22 townhomes and six single unit house, cottage residences (i.e. individual homes) on the property.

General Plan Character Area Designation and Goals:

The Mesa 2040 General Plan character area designation on the property is Neighborhood. Per chapter seven of the General Plan, the primary focus of the Neighborhood character type is to provide safe places for people to live where they can feel secure and enjoy their surrounding community. The proposed development of residential units conforms to the character area designation of the General Plan.

West Mesa Economic Activity Area:

The site is also within the West Mesa Economic Activity Area as defined in chapter five of the General Plan. The primary unifying element of the West Mesa Economic Activity Area is the opportunity for redevelopment and intensification based on expansion of transit services. The subject request is part of a large-scale redevelopment of the area and conforms to the goals of the West Mesa Economic Activity Area.

Central Main Plan:

The site is also located within the Central Main Plan that identifies it as within the character of Neighborhood Preservation. Goal DIS 1 states that the intent of the Central Main Plan is to protect and enhance existing historic neighborhoods. Specifically, Policy DIS 1.3 is “Identify, protect, and enhance the best of the Central Main Area’s cultural past and present.” The Temple Historic District represents some of the first residential development to occur outside of the original downtown square mile. This District has several quality smaller residential buildings constructed in the 1920's. Such historic districts recognize the distinctive form and character that exists in Mesa. The goal is to preserve the distinctive character and address the threats to preservation. The proposed residences are designed to fit in with the existing neighborhood in terms of setbacks and scale, while also increasing the density and activity in the area. Per section 11-74-3 of the of the MZO, Certificates of Appropriateness shall be required for development of the subject property.

The request is consistent with the criteria for review outlined in Chapter 15 (pg. 15-1&2) of the Mesa 2040 General Plan. The proposed development adds to the mix of residential uses in this area and includes pedestrian-oriented streetscapes along Mesa Drive, Udall and Lesueur. The proposed redevelopment of the site is also consistent with the West Mesa Economic Activity Area and Central Main Plan.

Surrounding Zoning Designations and Existing Use Activity:

Northwest (across Mesa Drive) Downtown Core (DC) Vacant, and Restaurant: Pete's Fish & Chips	North Downtown Business (DB-1) Norm's Watch Repair, and T5 Main Street Flex (T5MSF) Multi-Unit Residential <i>Currently under construction</i>	Northeast (across Lesueur) Downtown Residence (DR-2) Existing Mormon Temple <i>Currently under construction</i>
West (across Mesa Drive) Downtown Core (DC) Vacant, and Commercial Strip	Subject Property T4NF & T4N Vacant	East (across Lesueur) Downtown Residence (DR-2) Existing Mormon Temple
Southwest (across Mesa Drive) Commercial Strip Center	South (across 1 st Ave) Downtown Residence (DR-2) Existing residential	Southeast Downtown Residence (DR-2) Existing Residential

Compatibility with Surrounding Land Uses:

The site is located in Downtown Mesa and adjacent to several residential developments. Approval of a preliminary plat for the development of residential units on the property will not be out of character with the surrounding area.

Preliminary Plat:

Section 9-6-2 of the Mesa Subdivision standards requires approval of all subdivision plats located in the City to be process through four progressive stages. Review and approval of a preliminary plat is the second stage in the series of the progressive stages. Per section 11-66-2 of the Mesa Zoning Ordinance, the preliminary plat is reviewed and approved by the Planning and Zoning Board. All approved preliminary plats are subject to potential modification 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 can sometimes result in modification to lot sizes and configuration and a reduction in the number of lots.

Staff Recommendations:

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

Conditions of Approval:

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