

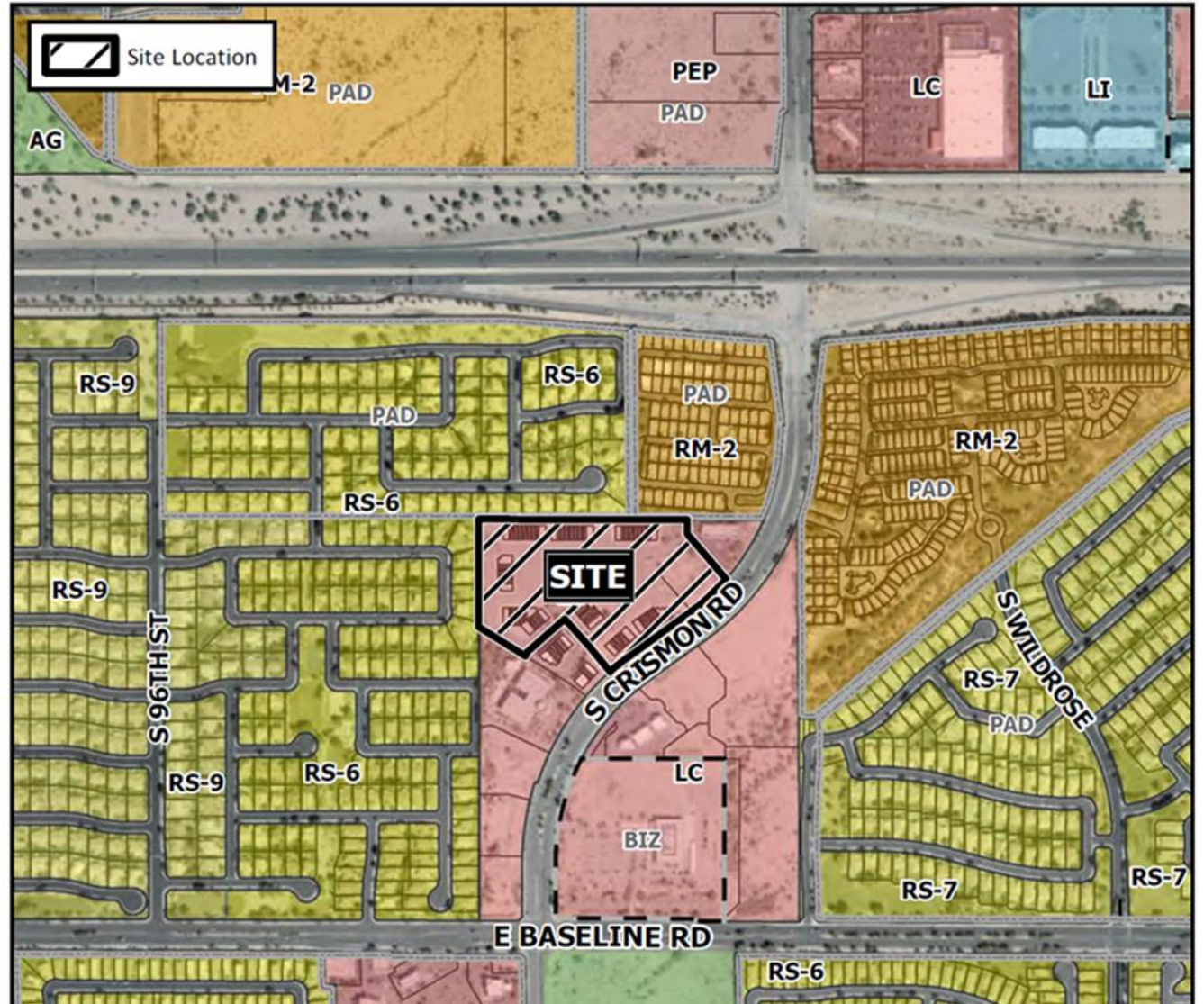


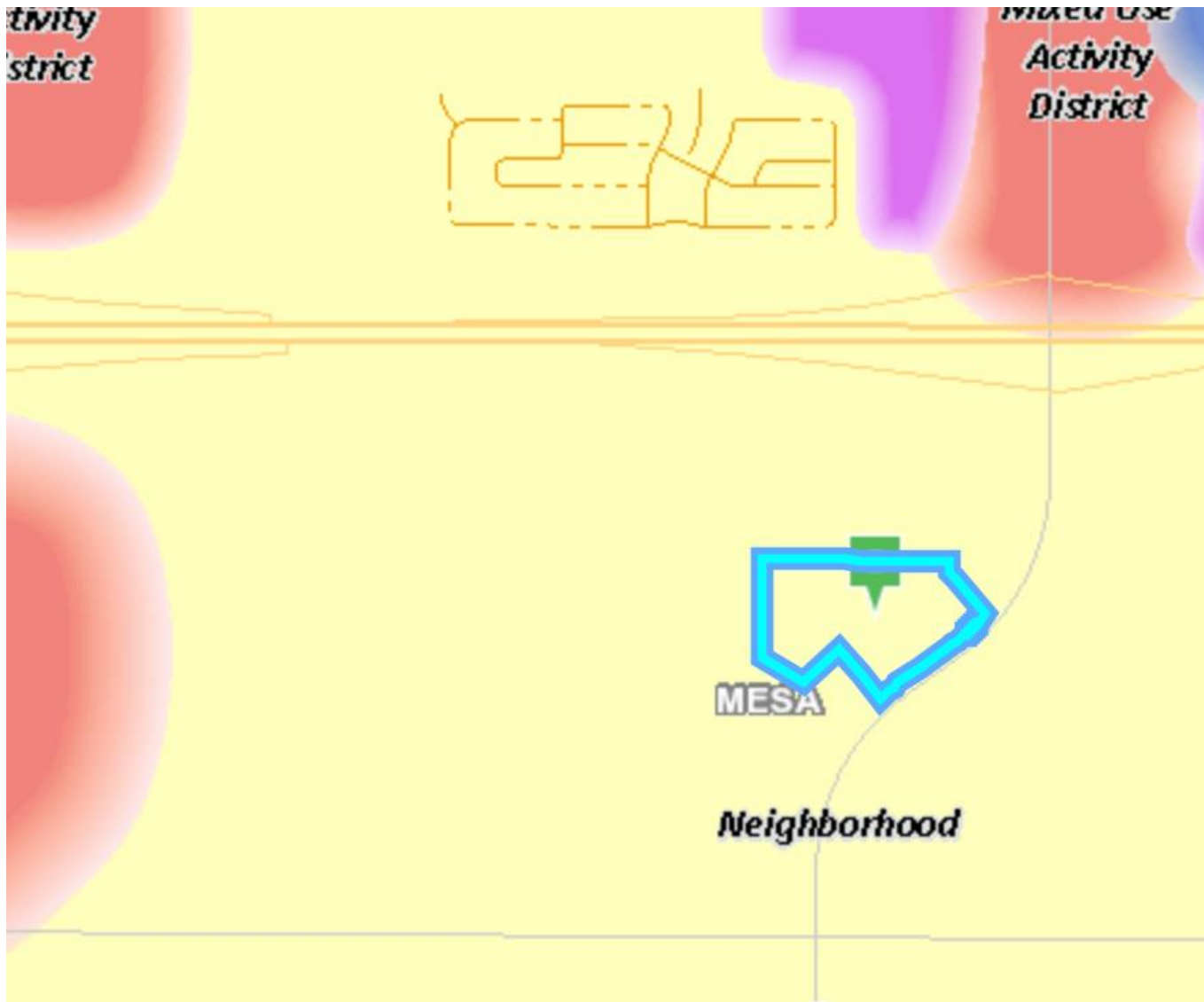
ZON19-00871

CRISMON COMMONS

Location

- West of Crismon Road
- North of Baseline Road





General Plan

Neighborhood

- Safe places to live
- Variety of housing
- May contain multi residences and commercial uses



Request

- Rezone from LC to LC-PAD
- CUP (increased density and mixture of land uses) in commercial district and site plan review
- Pre-Plat “Crismon Commons”

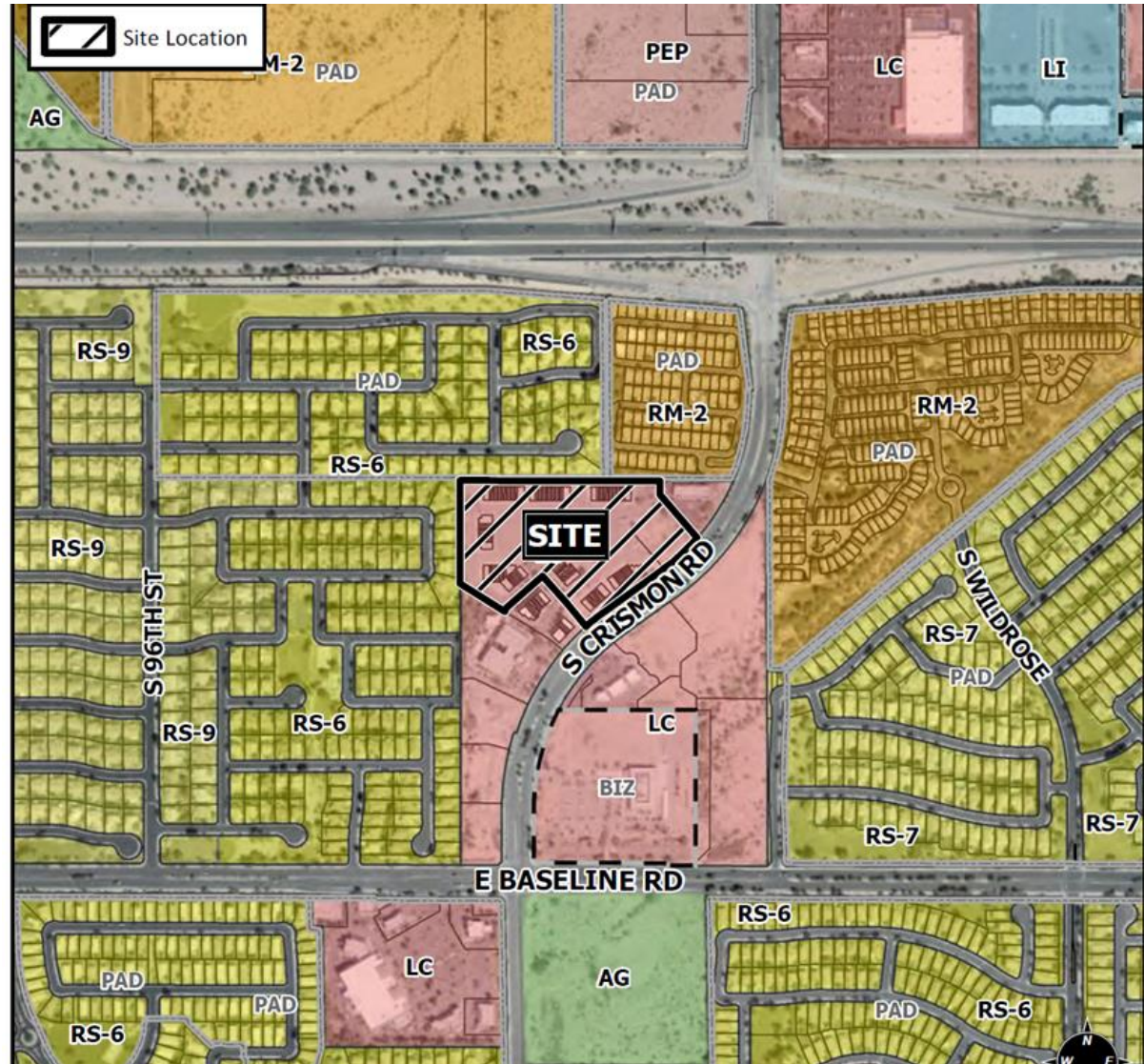
Purpose

- Allow mixed-use development

Zoning

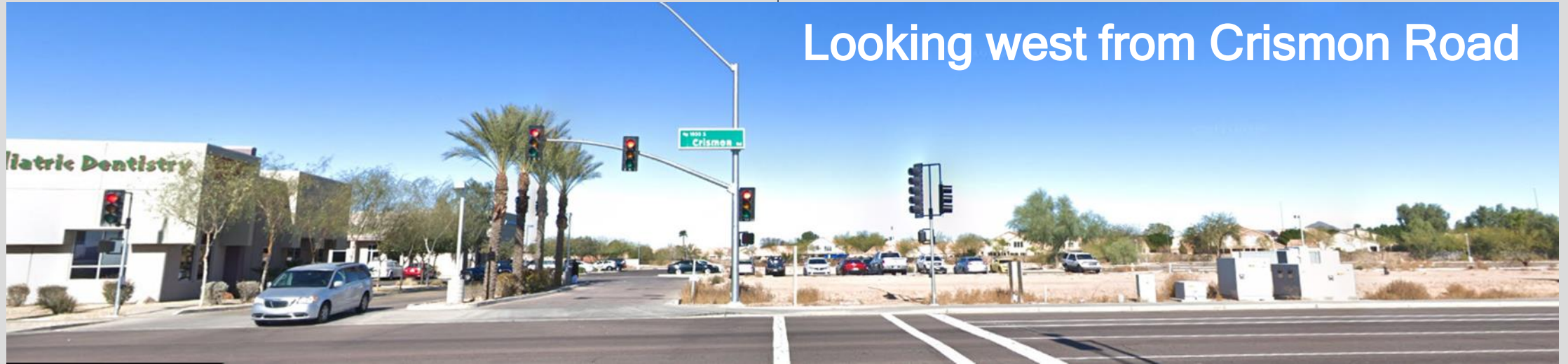
LC

- Allows proposed mixed-uses (multi-residences, hotel and restaurant)
- Allows residential



Site Photos

Looking west from Crismon Road

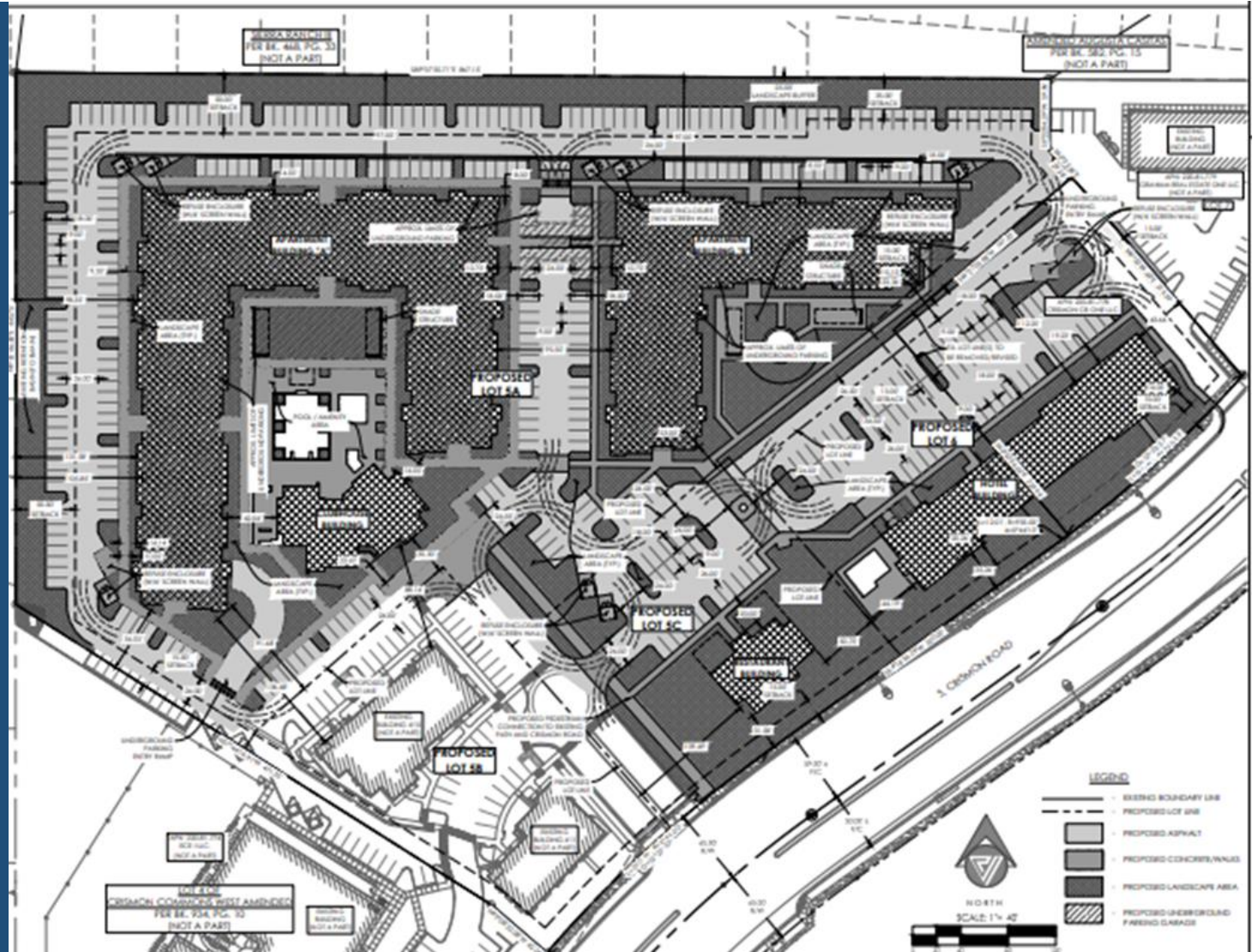


Looking both sides of Crismon Road



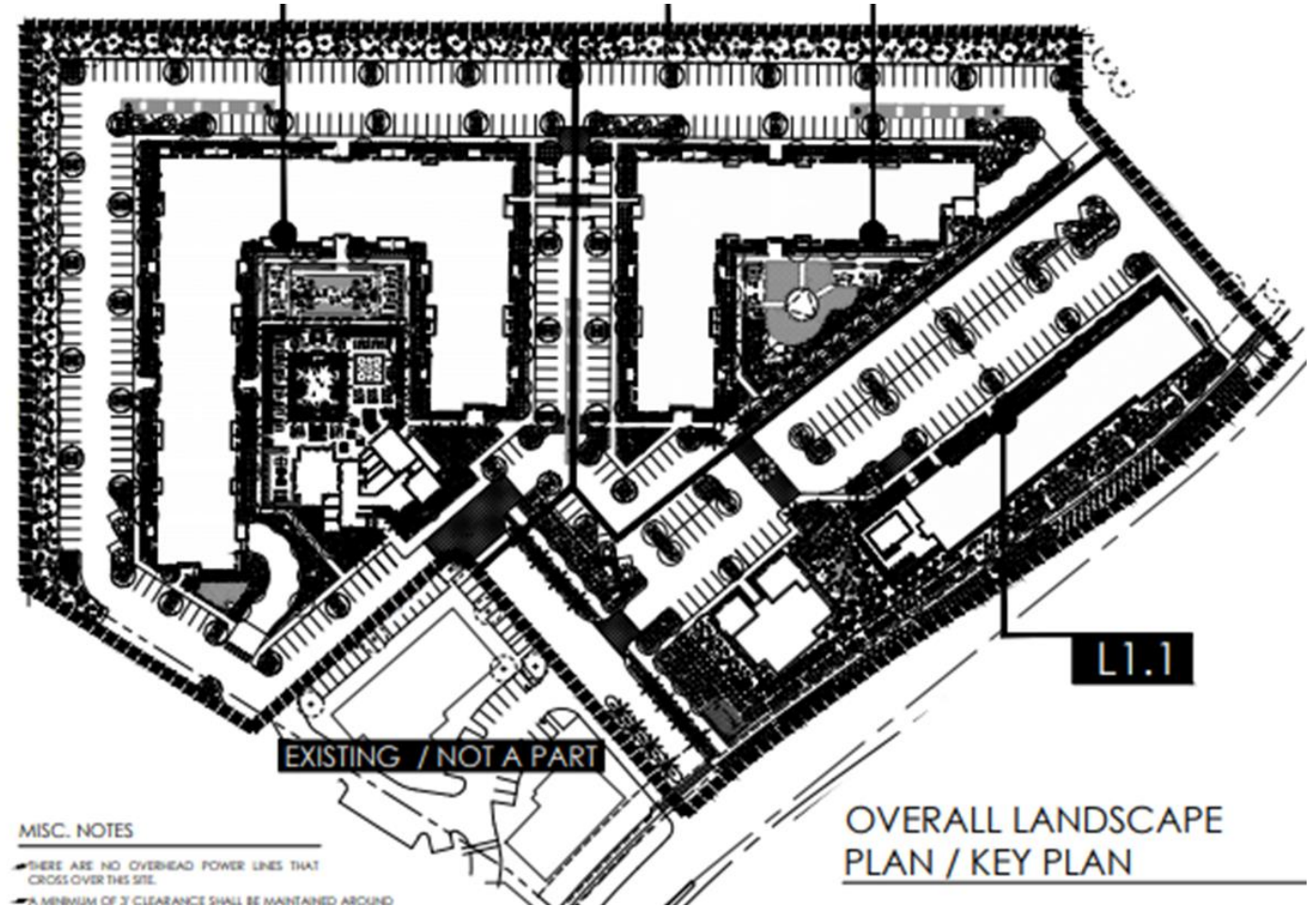
Site Plan

- Hotel and restaurant along Crismon Rd, apartments behind.
- Interconnected by pedestrian and vehicular traffic
- Provides 25' wide perimeter landscaping & 100' building setback from adjacent neighborhood.



Landscape Plan

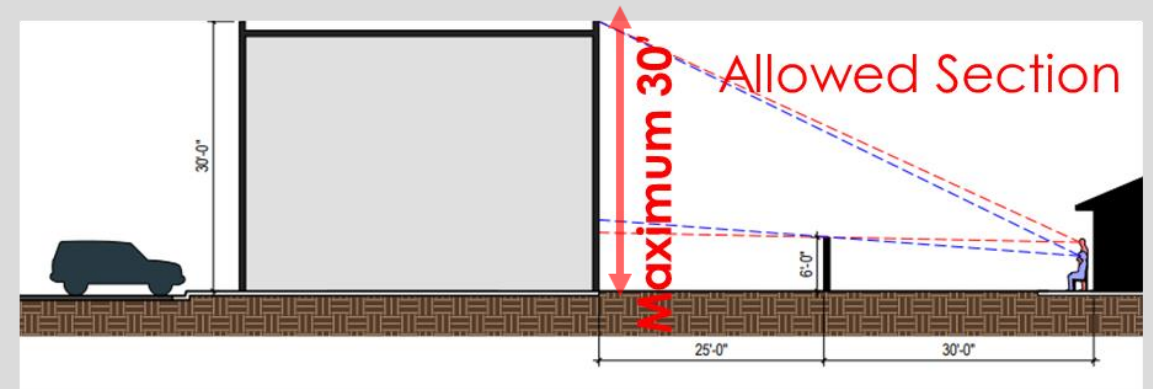
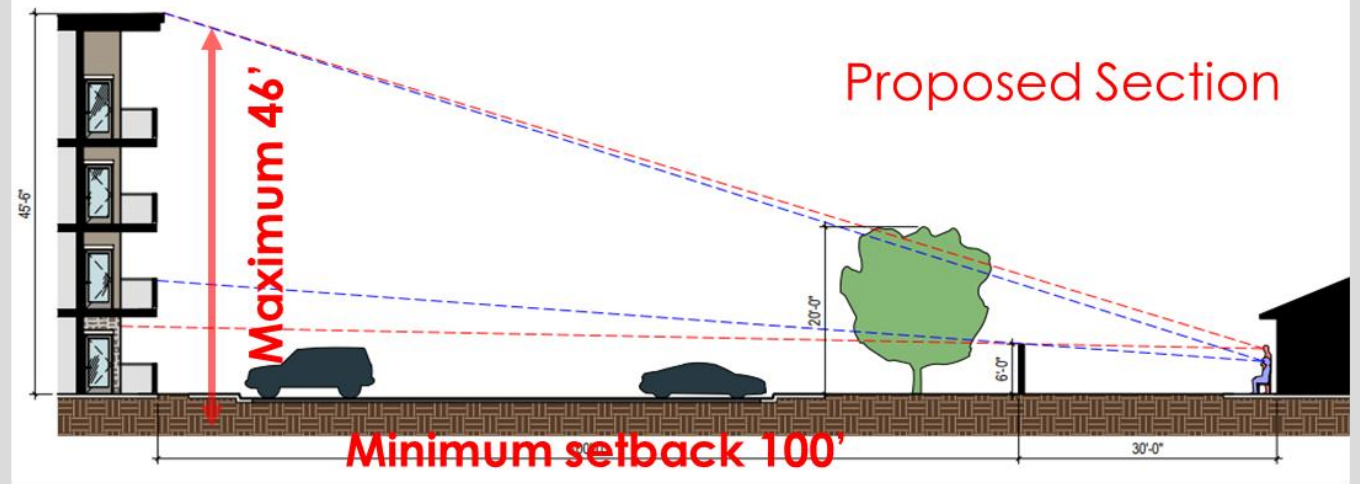
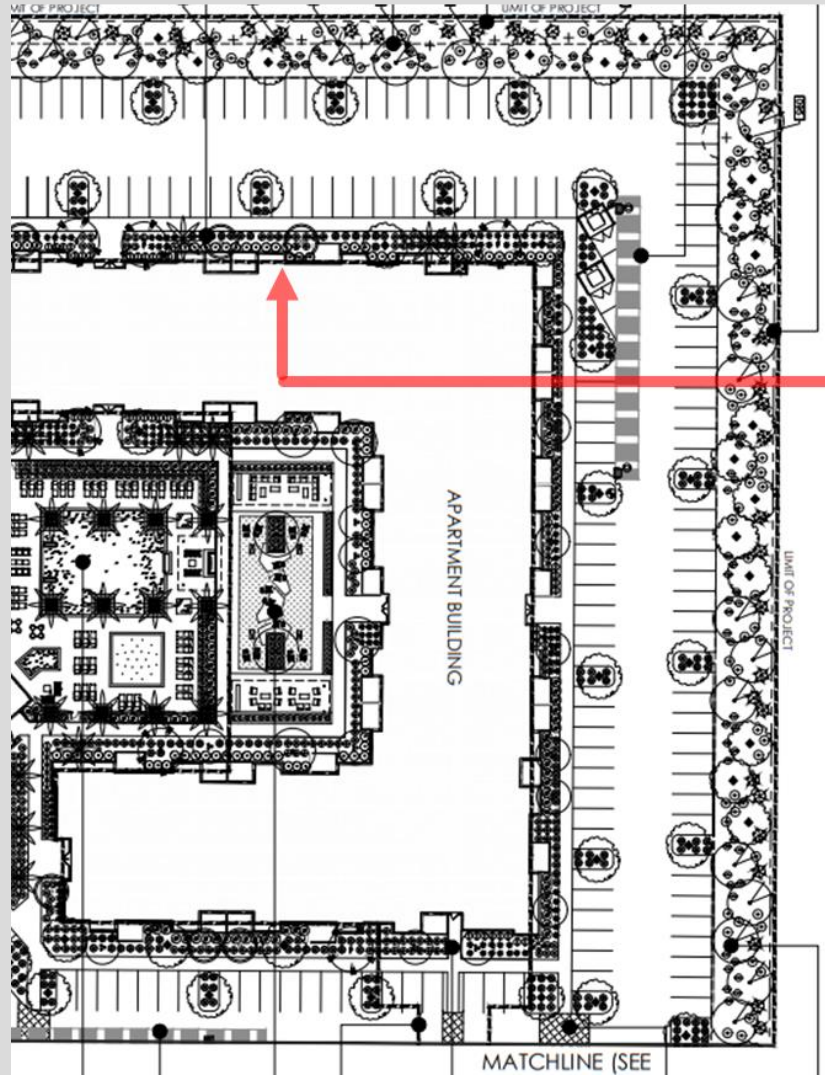
- Enhanced perimeter landscaping
- Landscaping theme for the entire mixed-use development
- All perimeter landscaping in first phase



Renderings/Elevations



Sightline Diagram



PAD Request

Development Standards Limited Commercial (LC)	Required	Proposed
Maximum building height Table 11-6-3A	30'	Apartments - 46' Hotel - 51'
Minimum separation between buildings on same lot Table 11-6-3A	30' for buildings 20' to 40' (club house)	16' between apartment building A and clubhouse
Parking spaces required Table 11-32-3A	Apartments: 504 spaces at a ratio of 2.10/unit for 240 units	493 spaces at a ratio of 2.05 spaces/unit for 240 units

Citizen Participation

- Property owners within 1000'
- HOAs & Registered Neighborhoods w/in 1 mile
- 4 Neighborhood meetings
- Concerns: height, traffic, perimeter landscaping



Council Use Permit – Residential in LC District

Section 11-6-2 & 11-31-31

x	Min. 40% GFA reserved for non-residential
x	Min. 65% ground floor reserved for non-residential
x	Max. 25 du/ac density

CUP request to allow 100% ground floor for residential use and higher density

Summary

Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Criteria in Chapter 6, 22, 31, 32 and 69 of Mesa Zoning Ordinance (MZO)

Staff Recommendation

Approval with Conditions