



**PLANNING DIVISION
STAFF REPORT**

Planning and Zoning Board

November 13, 2024

CASE No.: ZON24-00752	PROJECT NAME: Banner Gateway Residences
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Owner's Name:	CRISKO LLC/KAY AND JUDY TOOLSON JOINT REVOCAB
Applicant's Name:	Brennan Ray, Burch & Cracchiolo, P.A.
Location of Request:	Approximately 1,350 feet east of the northeast corner of East Banner Gateway Drive and South Greenfield Road.
Parcel No(s):	140-68-161
Request:	Rezone from Light Industrial (LI) to Multiple Residence-4 with a Planned Area Development Overlay (RM-4-PAD) and Site Plan Review to allow for a multiple residence development.
Existing Zoning District:	Light Industrial (LI)
Council District:	2
Site Size:	10.5± acres
Proposed Use(s):	Multiple Residence
Existing Use(s):	Vacant
P&Z Hearing Date(s):	November 13, 2024 / 4:00 p.m.
Staff Planner:	Sean Pesek, Senior Planner
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **May 17, 1982**, the City Council approved the annexation of approximately 132± acres of land, including the project site (Ord. No. 1599).

On **February 22, 1983**, the City Council approved a rezoning of 111± acres, including the project site, from Maricopa County comparable zoning (R1-43) to City of Mesa Agricultural (AG) (Case No. Z83-010; Ord. No. 1684).

On **February 18, 1986**, the City Council approved a conceptual land use plan for 55± acres, including the project site, and was assigned conceptual Light Industrial (LI) zoning (Case No. Z86-008).

On **November 17, 1986**, the City Council approved a rezoning of 55± acres, including the project site, from AG (conceptual Light Industrial) to Light Industrial (LI) (Case No. Z86-099; Ord. No. 2145).

On **July 17, 2006**, City Council approved a rezoning of 66± acres, including the project site, from LI to Light Industrial with a Planned Area Development overlay (LI-PAD) (Case No. Z06-047; Ord. No. 4576).

On **October 1, 2018**, the City Council approved a rezoning of 22± acres, including 7± acres of the project site, from LI-PAD to LI (Case No. ZON22-01263; Ord. No. 5470).

PROJECT DESCRIPTION

The applicant has requested to rezone the 10.5± acre project site from Light Industrial (LI) to Multiple Residence-4 with a Planned Area Development Overlay (RM-4-PAD) and approval of an Initial Site Plan for a 260-unit multiple residence development (Proposed Project).

The project site is currently vacant and is located on the north side of East Banner Gateway Drive, approximately 1,350 feet from the northeast corner of East Banner Gateway Drive and South Greenfield Road.

The applicant is requesting a PAD overlay to modify development standards to facilitate the development of the Proposed Project.

General Plan Character Area Designation and Goals:

The Mesa 2040 General Plan Character Area designation on the project site is Employment. Per Chapter 7 of the Plan, the goal of Employment Districts is to provide for a wide range of employment opportunities in high-quality settings. The requested Multiple Residence-4 zoning district and multiple residence use are not supported within this character area designation. To accommodate the Proposed Project, the applicant is requesting a Minor General Plan Amendment to change the Character Area designation from Employment to Mixed Use Activity District with a Regional-Scale District Sub-Type (Case No. ZON24-00894).

Per Chapter 7 of the Mesa 2040 General Plan, the goal of the Mixed Use Activity District designation is to create strong and viable centers of commercial activity that attract people to unique shopping and entertainment experiences. Similarly, the goal of the Regional-Scale District is to provide a location for businesses and attractions that brings people to Mesa from the larger region. While residential uses are not the primary focus, they are supported when developed in conjunction with, or secondary to, commercial uses. If approved, the Proposed

Project will be developed secondary to commercial uses. Approximately 80 acres of commercial zoning and land uses are located within the same character area along S. Greenfield Road.

Chapter 16 (pg. 16-26) of the Mesa 2040 General Plan provides criteria that City Council may consider when evaluating a Minor or Major General Plan Amendment. The factors to consider include the degree of impact to the surrounding community, existing land use patterns in the area, the extent to which the benefits of the amendment outweigh any impacts, and whether the proposed amendment will result in the loss of land for other planned uses.

The proposed Minor General Plan Amendment from Employment to Mixed Use Activity District with a Regional-Scale District Sub-Type is consistent with the existing and anticipated development pattern of the area, will not result in a shortage of land for other planned uses. Approximately 40 acres of land immediately east and southeast of the project site contain the Employment character area designation; most of which is already developed with medical offices and other employment-type uses. Additionally, subsequent to the adoption of the Plan, Banner Gateway Drive has experienced a proliferation of multiple residential projects to support the ongoing operations of Banner Gateway Medical Center. Properties to the immediate west and south of the project site are zoned RM-3-PAD and RM-4-PAD and developed with multiple residence uses, including an assisted living facility. The request to change the character area designation from Employment to Mixed Use Activity District with a Regional-Scale District Sub-Type is appropriate within this context.

Zoning District Designations:

The applicant has requested to rezone the project site from LI to RM-4-PAD. Per Section 11-5-2 of the MZO, the RM-4 zoning district allows for a wide range of housing types including multiple residence. Per Table 11-5-5 RM-4 zoning districts permit a maximum density of 30 dwelling units per net acre. The Proposed Project has a density of 27± dwelling units per net acre.

Surrounding Zoning Designations and Existing Use Activity:

<p>Northwest (Across US 60 Superstition Freeway) RS-6-PAD Single Residence</p>	<p>North (Across US 60 Superstition Freeway) RS-6-PAD Single Residence</p>	<p>Northeast (Across US 60 Superstition Freeway) RS-6-PAD Single Residence</p>
<p>West RM-3-PAD Multiple Residence</p>	<p>Project Site LI Vacant</p>	<p>East LI and LI-PAD Medical Clinic</p>
<p>Southwest (Across E. Banner Gateway Drive) RM-4-PAD Assisted Living Facility</p>	<p>South (Across E. Banner Gateway Drive) RM-3-PAD Multiple Residence</p>	<p>Southeast (Across E. Banner Gateway Drive) RM-3-PAD Multiple Residence</p>

Compatibility with Surrounding Land Uses:

Parcels to the north, across US 60 Superstition Freeway, are zoned RS-6-PAD and developed as a single residence subdivision. Parcels to the east are zoned LI and LI-PAD and developed with a rehabilitation hospital and patient housing associated with Banner Gateway MD Anderson Cancer Center. Parcels to the west and south are zoned RM-3-PAD and RM-4-PAD and developed with multiple residence and assisted living uses.

Overall, the proposed development is compatible with existing development in the surrounding area.

PAD Overlay Modification – MZO Article 3, Chapter 22:

Per Section 11-22-1 of the MZO, the purpose of the PAD overlay is to allow innovative design and flexibility that creates high-quality development for the site where it can be demonstrated that the proposed development provides equivalent or superior standards.

Table 1 below shows the MZO required standards, the modified standards proposed by the applicant, and staff’s recommendations on the proposed PAD standards.

Table 1: Development Standards

Development Standards	MZO Required	Proposed PAD	Staff Recommendation
<u>Maximum building Height</u> - <i>MZO Table 11-5-5</i>	40 feet	55 feet	As Proposed
<u>Minimum Building Separation</u> - <i>MZO Table 11-5-5</i> Detached covered parking canopies	20 feet	10 feet	As Proposed

Maximum Building Height:

Per Table 11-5-5 of the MZO, maximum allowable building height is 40 feet in the RM-4 district. The applicant is requesting to increase the height limit from 40 feet to 55 feet to accommodate the Proposed Project; specifically, the 4-story buildings in the northern half of the project site.

Minimum Building Separation:

Per Table 11-5-5 of the MZO, the minimum separation between a parking canopy and adjacent primary building is 20 feet. The applicant is requesting a reduction from 20 feet to 10. Per the project narrative, the reduced setback is requested to provide a more even distribution of foundation base around each building.

Justification:

Per the project narrative, building design enhancements, a centralized private amenity area with a fitness center, spa, pool, and enhanced landscaping along E. Banner Gateway Drive justify the few minor deviations from development standards.

Overall, the PAD request complies with requirements of a PAD outlined in Section 11-22 of the MZO by providing equivalent or superior features that meet the intent of the base zone development standards.

Site Plan and General Site Development Standards:

The proposed site plan shows the development of eight multiple residence buildings, ranging in height from two stories to four stories. The buildings contain a mixture of studio, 1-, 2-, and 3-bedroom unit types, for a total of 260 units. All units contain private open space (i.e., balcony or ground floor patio) that complies with the minimum size and dimensional standards set forth in MZO. A centralized private amenity area is also proposed between buildings 3 and 4, which includes a fitness center, pool, spa, and clubhouse.

Ingress and egress are provided by an automatic gate in the southwest corner of the project site. A gated egress and emergency vehicle ingress is also proposed in the southeast corner.

Per Table 11-32-3.A of the MZO, 546 parking spaces are required to serve the Proposed Project. A total of 547 parking spaces are proposed, of which 261 are covered.

Overall, the proposed site plan complies with the review criteria for Site Plan Review in Section 11-69-5 of the MZO.

Design Review:

The Design Review Board will review the proposed building elevations and landscape plan on November 12, 2024. Staff will work with the applicant to incorporate any suggested changes.

Neighborhood Participation Plan and Public Comments:

The applicant completed a Citizen Participation Process, which included inviting property owners within 1,000 feet of the site, as well as HOAs within ½ mile, and registered neighborhood within one mile.

A neighborhood meeting on October 30, 2024, to allow interested parties the opportunity to ask questions and provide opinions on the Proposed Project. Per the Citizen Participation Report, there were no attendees of the neighborhood meeting.

As of the date of this report, staff has not been contacted by any resident or property owner to express support or opposition to this request. Staff will provide the Board with any new information during the scheduled Study Session on November 13, 2024.

School Impact Analysis:

City of Mesa staff provided project information to Mesa Public Schools and requested information on the anticipated impacts of the project and capacity of local schools. As of writing this report, staff has not received any comments Mesa Public Schools.

Staff Recommendation:

Staff finds the subject request is consistent with the Mesa 2040 General Plan, the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO, and the criteria for a Planned Area Development Overlay outlined in Section 11-22 of the MZO.

Staff recommends approval with the following **Conditions of Approval:**

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review Case No. DRB24-00753.
3. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication, whichever comes first.
4. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this PAD and shown in the following table:

Development Standards	Approved
<u>Maximum building Height</u> - MZO <i>Table 11-5-5</i>	55 feet
<u>Minimum Building Separation</u> - <i>MZO Table 11-5-5</i> Detached covered parking canopies	10 feet

Exhibits:

- Exhibit 1 – Staff Report
- Exhibit 2 – Vicinity Map
- Exhibit 3 – Project Narrative
- Exhibit 4 – Site Plan
- Exhibit 5 – Landscape Plan
- Exhibit 6 – Preliminary Grading and Drainage Plan
- Exhibit 7 – Elevations
- Exhibit 8 – Citizen Participation Plan
- Exhibit 9 – Citizen Participation Report
- Exhibit 10 – PowerPoint Presentation