


City Council Staff Report

Date	April 6, 2026	
Case No.	ZON25-00942	
Project Name	Rio Salado 25	
Request	<ul style="list-style-type: none"> • Rezone 3.1± acres from General Commercial (GC) to General Commercial with a new Bonus Intensity Zone Overlay (GC-BIZ) • Council Use Permit to modify the requirements for residential uses in commercial districts • Site Plan Review for a 54,725 square foot Hotel and 36 Unit Multiple Residence building 	
Project Location	Located at the northwest corner of West Rio Salado Parkway and North Cubs Way	
Parcel No(s)	135-38-001N and 135-38-001M	
Project Area	3.1± acres	
Council District	District 3	
Existing Zoning	General Commercial (GC)	
General Plan Designation	Local Employment Center	
Applicant	Jonathan Boyd, Boyd Development	
Owner	Rio Salado 25, LLC	
Staff Planner	Josh Grandlienard, Senior Planner	
Proposition 207 Waiver Signed	Yes	

Recommendation

Staff Recommendation:

Staff finds that the Proposed Project is consistent with the Mesa 2050 General Plan, the criteria in Chapter 21 of the Mesa Zoning Ordinance (MZO) regarding Bonus Intensity Zone (BIZ) overlays, the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO, and the review criteria for a Council Use Permit outlined in Sections 11-31 and 11-70 of the MZO.

Staff recommends approval with conditions.

Planning & Zoning Board Recommendation:

On March 11, 2026, the Planning and Zoning Board **voted (6-0)** to recommend that City Council **approve** the proposed project.

Project Overview

Request:

The applicant is requesting approval for a rezoning for 3.1± acres from GC to GC with a Bonus Intensity Zone Overlay, a Council Use Permit and Site Plan Review for a 54,725 square foot Hotel and a 36-unit multiple residence building (Proposed Project).

Concurrent Applications:

- **Minor General Plan Amendment:** Planning and Zoning Board hearing is scheduled for March 11, 2026, to review the request for Minor General Plan Amendment for the project site from Local Employment Center with an Evolve Growth Strategy to Urban Center with an Evolve Growth Strategy for the project site (GPA26-00147).
- **Design Review:** Design Review Board reviewed the proposed elevations and landscape plan at their February 10, 2026, work session and provided minor comments that do not impact the site plan (DRB25-00936).

Site Context

General Plan:

- The Placetype for the project site is Local Employment Center, with the Growth Strategy for the project site is Evolve.
- The applicant is requesting a Minor General Plan Amendment to the Urban Center Placetype. Under the Mesa 2050 General Plan an Entertainment and Recreation use, which include hotels, is identified as a principal land use and Multi-Family Residential is identified as a supporting land use.
- The Proposed Project is consistent with the Urban Center Placetype and furthers the implementation of, and is not contrary to, the Vision, Guiding Principles, Strategies, and applicable elements of the Mesa 2050 General Plan.

- The proposed site plan achieves the urban design characteristics of the urban center Placetype by placing buildings on the street corner of Price Road and Rio Salado as well as highlighting the primary building entrances as well as providing gathering spaces for their uses that enhance the proposed pedestrian areas.
- Supporting General Plan Strategies:
 - N2. Promote adaptive reuse and infill as tools to rejuvenate and revitalize established neighborhoods.
 - LU2. Create opportunities for placemaking in neighborhoods that reinforce their unique character and sense of place.
 - LU3. Encourage infill and redevelopment to meet the community’s strategic needs.
 - HAC4. Expand Mesa’s reputation as an arts and culture tourism leader in Arizona.
 - ED5. Promote Mesa as a regional commercial, entertainment, and tourist destination.

Zoning:

- The project site is zoned General Commercial (GC).
- A Hotel and Multiple Residence are permitted uses within the GC District, if a Council Use Permit is provided for the Multiple Residence Use.

Surrounding Zoning & Use Activity:

The proposed hotel and multiple residence are compatible with surrounding land uses, which include places of multiple residences, spring training facilities, and vacant land.

Northwest SR101 Pima Freeway	North GC City of Mesa Parking Lot	Northeast (Across Cubs Way) GC Sloan Park
West SR101 Pima Freeway	Project Site GC Vacant	East (Across Cubs Way) GC Sloan Park
Southwest SR101 Pima Freeway	South (Across Rio Salado Parkway) City of Tempe Multiple Residence	Southeast (Across Rio Salado Parkway) City of Tempe Multiple Residence

Site History:

- **June 4, 2007:** City Council approved a rezoning for 129.8± acres, including the project site, from PF (Public Facilities) to C-3 (equivalent to current General Commercial (GC)). While portions of the larger 129.8± acre rezoning included a Council Use Permit and a Bonus Intensity Zone overlay, those were not applied to the subject site, which was zoned GC and did not include a specific site plan (Case No. Z07-035, Ordinance No. 4707).

Project/Request Details

Site Plan:

- **Building Design:** The 54,725 square foot Hotel will be a four-story structure situated in the western portion of the site. The primary entrance to the hotel is located on the east side of the building and an amenity area, including a pool, is proposed on the north side of the building. The 36-unit multiple residence building is located in the northeastern portion of the site and includes an outdoor patio amenity, sports court, soccer field and putting green.
- **Access:** The site is accessed primarily from an entrance from Rio Salado Parkway with a secondary access from Cubs Way.
- **Parking:** Per Table 11-32-3.A of the Mesa Zoning Ordinance (MZO), 179 parking spaces are required. This request includes a reduction within the BIZ request to reduce the required parking spaces to 159 as shown on the site plan. The proposed site plan includes all required parking for the hotel use, while a reduction is being requested only for the multiple residence use on this site, which is intended for player housing. In addition to the secured parking area shown on the proposed site plan, an existing secured parking area is located at the adjacent Spring Training facility for use by players and staff. All resident parking will be within the proposed secured parking lot or within the existing secured parking lot for the spring training facility, and will not impact the existing public parking for the hotel located on the west side of the project site or the public parking located to the north of the project site.
- **Landscaping:** The site features landscaped areas located along the perimeter of the site, across the front of the building and within the parking area.
- **Open Space:** The proposed multiple residence building includes 120 square feet of private open space for all three bedroom units and a minimum of 60 square feet provided for all units. In addition to the common space amenities outside of the building, a player's lounge and classrooms are located on the first floor of the multiple residence building.

Bonus Intensity Zone Overlay:

Per Section 11-21 of the MZO, the purpose of a BIZ overlay is to provide for variation from the application of residential densities and other development standards to allow greater intensity of development and encourage unique, innovative developments of superior quality. The BIZ overlay must demonstrate that the resulting development will further the goals and objectives of the General Plan, Specific Plans, and Council policies and will provide significant social or economic benefits to the City.

Development Standards	MZO Required	BIZ Proposed
<u>Maximum Building Height</u> – MZO Table 11-6-3.A	30 feet	65 feet

Development Standards	MZO Required	BIZ Proposed
<u>Minimum Setbacks to Building and Parking Areas</u> – MZO Table 11-6-3.A Front and Street Facing Side (adjacent to Rio Salado Parkway) Side and Rear adjacent to non-residential district, per story	15 feet 60 feet (15 feet per story)	11 feet 7 feet (north side) 2.5 feet (east side) 2.5 feet (west side)
<u>Required Landscape Yards</u> – MZO Section 11-33-3 (B)(2)(a)(ii) Non-Single Residence Adjacent to other Non-Single Residence Districts	15 Feet	0 Feet
<u>Perimeter Landscaping</u> – MZO Table 11-33-3.A.4 <i>Arterial Streets</i> <i>Local Streets</i>	1 Tree and 6 Shrubs per 25 Linear Feet of Street Frontage 1 Tree and 4 Shrubs per 25 feet of Street Frontage	0 Trees and Shrubs required within the proposed landscape yards
<u>Required Parking Spaces by Use</u> – MZO Table 11-32-3.A - Multiple Residence	2.1 spaces per unit (76 spaces)	1.29 spaces per unit (56 spaces)
<u>Required Parking Spaces by Use</u> – MZO Section 11-32-3(D) - Covered Parking	1 covered parking space per unit	11 covered parking spaces on site
<u>Minimum Private Open Space</u> = MZO Section 11-5-5(A)(3)(a) – Sizing - Two and Three Bedroom Units	100 square feet of private open space per two bedroom unit and 120 square feet of private open space for three bedroom units	60 square feet of private open space per unit
<u>Minimum Private Open Space Above Ground Level</u> – MZO Section 11-5-5(A)(3)(e)(i)(2) – Minimum Width	8 feet wide	5 feet wide

Per MZO Section 11-21-3(B), The City Council may approve modifications to the underlying district standards proportionate to number of items and degree of compliance for projects that comply with a combination of the criteria for the BIZ. This includes a combination of either:

- Criteria (1) Providing distinctive, superior quality designs. (See Section 11-31-32, Superior Design) and Criteria (2) Addressing environmental performance standards; or
- Criteria (1) Providing distinctive, superior quality designs. (See Section 11-31-32, Superior Design) and Criteria (3) Providing documented evidence that the building(s) will meet or exceed nationally recognized environmental performance standards. For purposes of this criterion, buildings that are designed to earn Green Globes, LEED™ Silver, or to be in compliance with the International Green Construction Code and/or equivalent third-party criteria, are considered to be energy efficient and no higher standard shall be required.

Projects with fewer modifications will comply with a lower percentage of the criteria requirements in their request for the BIZ overlay. Projects with a higher number, and greater deviation from, the adopted standards are required to comply with a higher percentage of criteria in their request for the BIZ overlay.

The Proposed Project includes a list of modifications to development standards and is required to comply with a lower percentage of criteria as staff evaluates the project and makes a recommendation.

The following summarizes an evaluation of each criteria for the BIZ overlay request.

1. Provide distinctive, superior quality designs. (See Section 11-31-32, Superior Design)

Per MZO Section 11-31-32, for a project to reflect Superior Design it will incorporate all of the following elements:

- A. **Holistic Approach to Project Design.** Varied, high-quality, regionally-appropriate building materials, used in distinctive building forms, building massing and detailing that result in a note-worthy example of holistic site design, architecture, landscaping and signage; and

The Proposed Project includes the required proportions of regionally appropriate building materials, used in distinctive building forms and detailing including a mix of rectangular and cantilevered forms with consistent elements and detailing between the two proposed uses on site.

- B. **Responsive Approach to Site and Sub-Area Context.** Architectural and landscape architecture details and features that reflect the character defined in Sub-Area Plans or the General Plan's Placetype urban design characteristics, that are harmonious with adjacent development patterns, integrate with the physical conditions of the immediate site, and create a unique sense of place; and

The Proposed Project design includes varied architectural forms that are harmonious with the area within the district near the Cubs Spring Training Facility and the proposed brick for the Cubs Players Facility is consistent in color with the existing brick for Sloan Park.

- C. **Sustainable Design.** Site design, architecture and landscaping features that address the local climate to reduce summer sun penetration and provide summer sunshade protection for pedestrians, promote energy and water conservation, promote the preservation or creation of open space, provide for and encourage the use of multiple modes of transportation, utilize existing infrastructure, and create the opportunity for social interaction; and

The Proposed Project provides increased open space on the northern side of the property, which will be screened from direct summer sun from the South and will be able to provide additional shading for the onsite amenities. Paved areas are broken up with landscaping and shaded foundation areas, and high-efficiency windows also reduce the heat impact on the site.

- D. **Exceeds Standards.** Provision of details and features that exceed the criteria and standards specified in Sections 11-5-3, 11-5-5, 11-6-43, 11-6-4 (as applicable), 11-7-3, 11-8-5, 11-8-6 and Chapters 30 through 34, where applicable; and

The Proposed Project exceeds standard requirements through enhanced architectural, landscape, and site design. Foundation base calculations exceed base requirements through use of averaging on all sides of the buildings. Material quality and façade articulation including varied parapet heights, brick and stucco banding, metal accents, glazing, and shade canopies further elevate the project above baseline commercial standards.

- E. **Great Public Spaces.** Details and features that create attractive, comfortable environments for pedestrians; ensure safe, useful and well-integrated open or public spaces; and include high quality amenities.

The Proposed Project includes well-designed public spaces that enhance the pedestrian experience. The proposed hotel site will directly connect into the existing pedestrian network, placing additional emphasis along the eastern side of the site for the amenities adjacent to the multiple residence building. The amenities provided for the multiple residence includes a sports court, putting green, soccer field, in addition to a covered patio area which includes BBQ grills.

Based on the above discussion, staff finds that the Proposed Project complies with Criteria 1 required for approval of a BIZ overlay.

2. Address environmental performance standards outlined below:

- a. Site selection criteria. Sites shall meet one or more of the following criteria.
- i. Redevelop and rehabilitate economically distressed properties (particularly greyfield sites), damaged sites or environmentally contaminated 'brownfield' sites.

The project site is an infill parcel that is currently vacant.

The Proposed Project meets this Criteria.

- ii. Utilize areas with existing utility and transportation infrastructure and existing community services. This criterion is preferred for higher density and higher intensity development, when feasible.

The site has access to City of Mesa utilities and direct access to Rio Salado Parkway and Cubs Way. Both of these roadways include detached sidewalks that connect the proposed development to adjacent neighborhoods.

The Proposed Project meets this Criteria.

- iii. Utilize locations within ½ mile of a planned light rail line or ¼ mile from an existing or planned bus stop. This criterion is preferred for higher density and higher intensity development, when feasible.

There is an existing westbound bus stop located on the east side of the intersection of Rio Salado Parkway and Cubs Way, approximately 200 feet from the Proposed Project. There is an existing eastbound bus stop on the south side of Rio Salado Parkway, approximately 450 feet from the Proposed Project.

The Proposed Project meets this Criteria.

- b. Site design criteria. Designing the site to facilitate alternative modes of transportation and to reduce onsite environmental impacts.

- i. Provide safe and secure storage for bicycles. For residential projects, safe and secure bicycle storage areas shall be provided on-site for a minimum 15% of the residents.

The proposed development includes bicycle racks for the hotel use, with bike storage for 100% of the multiple residence use located interior to the structure.

The Proposed Project meets this Criteria.

- ii. Include priority location parking for low-emission vehicles in parking areas.

The Proposed Project does not include priority parking for low emission vehicles.

The Proposed Project does not meet this Criteria.

- iii. Provide priority location parking spaces for carpool or vanpool vehicles.

The Proposed Project does not include priority parking for carpool or vanpool vehicles.

The Proposed Project does not meet this Criteria.

- iv. Provide the number of parking spaces designed to serve a development site consistent with the number of spaces required to meet the minimum parking ratio. Parking spaces over the minimum number is discouraged.

Per Table 11-32-3.A of the MZO, 179 parking spaces are required for the proposed development. The site plan submitted shows 159 parking spaces

being provided on site. Since the applicant is requesting a parking reduction, this request does not qualify via this criteria.

The Proposed Project does not meet this Criteria.

- v. For greenfield sites, protect or restore natural areas on site with native vegetation to encourage biodiversity and for enjoyment by people. For previously developed sites, restore areas with native or adapted vegetation to encourage biodiversity and for enjoyment by people. The size of the space should be appropriate for the size of the site and the activity level or use of the site.

Although the site is currently undeveloped, native vegetation was removed many years ago with prior development done for a County Animal Shelter. The landscape plan for the Proposed Project includes drought tolerant and regionally appropriate plant species.

The Proposed Project meets this Criteria.

- vi. Design the project to be energy efficient including, but not limited to, designed to reduce summer heat gain, reduce winter heat loss, utilize day lighting strategies and provide the opportunity for occupants to take advantage of renewable energy. The design also mitigates the effects of solar exposure for users and pedestrians. For purposes of this criterion, buildings that have efficient HVAC systems, incorporate passive solar heating, cooling and day lighting strategies within an efficient building envelope, as recommended by the Department of Energy's Energy Efficiency and Renewable Energy (EERE) section, including buildings designed to earn the EPA ENERGY STAR or designed to meet LEED™ Silver or equivalent third-party criteria are considered to be energy efficient and no higher standard shall be used

The architectural design proposed includes shaded entries at all pedestrian entries, which help to mitigate the effects of solar exposure for employees and visitors to the site. This increased shading of the windows also reduces heat gain within the building.

The Proposed Project meets this Criteria.

- c. Provide documented evidence that the building(s) will meet or exceed nationally recognized environmental performance standards. For purposes of this criterion, buildings that are designed to earn LEED™ Silver, Green Globes, and/or equivalent third-party criteria, and no higher standard shall be required. Avoid sites considered inappropriate, such as prime farmland, land identified as habitat for endangered species, and wetlands or riparian areas associated with wildlife.

The building proposed for the site is not designed to LEED standards.

The Proposed Project does not this Criteria.

- d. Utilize areas with existing utility and transportation infrastructure and existing community services. This criterion is preferred for higher density and higher intensity development, when feasible.

The site is in close proximity to existing utility infrastructure and is located to support the surrounding area of schools, commercial spaces and residential areas with additional commercial uses.

The Proposed Project meets this Criteria.

- e. Redevelop and rehabilitate economically distressed properties (particularly greyfield sites), damaged sites or environmentally contaminated 'brownfield' sites.

While the site is not considered a greyfield or brownfield site, it is not operating at its highest and best economic use. The development of this site will be a positive economic benefit both within the immediate area as well as the larger City of Mesa.

The Proposed Project meets this Criteria.

- f. Utilize locations within ½ mile of a planned light rail line or ¼ mile from an existing or planned bus stop. This criterion is preferred for higher density and higher intensity development, when feasible.

The Proposed Project is near to a westbound bus station on Rio Salado Parkway, located on the east side of the intersection of Rio Salado Parkway and Cubs Way, with an eastbound route located across the street on Rio Salado Parkway.

The Proposed Project meets this Criteria.

3. Provide documented evidence that the building(s) will meet or exceed nationally recognized environmental performance standards. For purposes of this criterion, buildings that are designed to earn Green Globes, LEED™ Silver, or to be in compliance with the International Green Construction Code and/or equivalent third-party criteria, are considered to be energy efficient and no higher standard shall be required.

The building proposed for the site is not designed to LEED standards.

The Proposed Project does not this Criteria.

Based on the above analysis, staff finds that the Proposed Project is consistent with the purpose of a BIZ overlay as outlined in MZO Section 11-21. The BIZ overlay provides for variation from the application of residential densities and other development standards to allow greater intensity of development and encourage unique, innovative developments of superior quality.

The Proposed Project is a small, mid-block, urban infill parcel, which has been vacant for many years. It is anticipated to demonstrate the unique, innovative design and superior quality required by Section 11-21 of the MZO to justify the number of requested deviations.

Council Use Permit:

This request includes a Council Use Permit to reduce the minimum commercial floor area requirements for projects which include residential uses in commercial districts per Section 11-31-31 of the MZO.

- **Required:** Multiple-story buildings
 - 60% of the gross floor area (GFA) of all buildings is reserved for commercial use.

- 65% of the ground floor of each building is reserved for commercial use.
- Maximum residential density is 25 du/ac.
- **Proposed: Multiple-story buildings**
 - 46% of the GFA is reserved for commercial uses.
 - 52% of the ground floor is dedicated to commercial uses.
 - Density of 12 units per acre.

Approval Criteria - Section 11-31-31(F):

1. **Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies:** The applicant is requesting a minor General Plan Amendment to change the existing Placetype from Local Employment to Urban Center. If approved, the proposed Project will comply with the General Plan, supporting the existing surrounding commercial uses and by providing housing for Spring Training staff.

Entertainment and Recreation is identified as a principal land use, and multiple residence is identified as a secondary use, and General Commercial is a principle zoning district within the Urban Center Placetype. The focus of the Urban Center Placetype is to create compact mixed use areas where many people live, work and play. Urban Centers are typically located adjacent to transit or major arterials. Their Compact form supports pedestrian-oriented development and vertical mixed-use. The project site is located on the edge of the existing Regional Center for the Cub's Sloan Park and associated spring training facility and has been designed to be cohesively integrate with the existing facility.

By providing additional supporting uses to help to supplement the existing Regional Center for the Cub's Spring Training, the proposed project is consistent with the intent of the Urban Center Placetype of the Mesa 2050 General Plan.

2. **An acceptable Operational Plan in narrative form has been submitted for review and consideration, which includes, but is not limited to, acceptable evidence of compliance with all zoning, building, and fire safety regulations:** The proposed Hotel will function independently from the Multiple Residence and will be operated to their end user's normal conditions. The Proposed Multiple Residence will be utilized by the Chicago Cubs' Baseball teams as player housing for existing major and minor league players to live in during their spring training as well as additional Fall League and other related Baseball development schedules throughout the Cubs' Organization.
3. **Good Neighbor Policy which includes, but is not limited to, descriptions of acceptable measures to ensure ongoing compatibility with adjacent uses which shall include, but are not limited to, the name and telephone number of the manager or person responsible for the operation of the facility; complaint response procedures, including investigation, remedial action, and follow-up; and litter control measures:** The proposed Multiple Residence use includes a Building Administrative office which will be operated by the proposed manager of the building to operate within. Any proposed concerns or other elements that would need to be rectified

can be brought to the Building Administrator. All proposed functions for the Multiple Residence will occur on site, or directly to the east on the spring training facility.

4. **Conformance with Development Standards:** If the proposed Bonus Intensity Zone Overlay is approved, the Proposed Project will be in substantial conformance with City development standards, including landscaping, parking, and design guidelines.
5. **Zoning District Intent:** The property is zoned General Commercial and the intent of the General Commercial district is to provide indoor retail, limited outdoor display and related service-oriented businesses that serve a large surrounding residential trade area within a 4- to 5-mile radius. Other supporting uses may include, but are not limited to, commercial lodging, automotive, restaurant, and movie uses, as well as office uses and public- and semi-public uses. The Proposed Project aligns with the intent of the General Commercial district by providing new on-site destinations for lodging to support the larger commercial area, as well as the multiple residence for players to support the existing Spring Training Facility located directly to the east of the project site.

Approval Criteria - Section 11-70-6(D):

1. **Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies:** The applicant is requesting a minor General Plan Amendment to change the existing Placetype from Local Employment to Urban Center. If approved, the proposed Project will comply with the General Plan, supporting the existing surrounding commercial uses and by providing highly specific housing for specific demographic.

Entertainment and Recreation is identified as a principal land use, where multiple residence is identified as a secondary use, and General Commercial is a principle zoning district within the Urban Center Placetype. The focus of the Urban Center Placetype is to create compact mixed use areas where many people live, work and play. Urban Centers are typically located adjacent to transit or major arterials. Their Compact form supports pedestrian-oriented development and vertical mixed-use. The project site is located on the edge of the existing Regional Center for the Cub's Sloan Park and associated spring training facility and has been designed to be cohesively integrate with the existing facility.

By providing an additional supporting uses to help to supplement the existing Regional Center for the Cub's Spring Training, the proposed project is consistent with the intent of the Urban Center Placetype of the Mesa 2050 General Plan.

2. **The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies:** If the proposed Bonus Intensity Zone Overlay and Minor General Plan Amendment are approved, the Proposed Project will be in substantial conformance with City development standards, including landscaping, parking, and design guidelines. The proposed project aligns with the intent of the GC zoning District, which is to provide indoor retail, limited outdoor display and related service-oriented businesses that serve a large surrounding residential trade area within a 4- to 5-mile radius.

3. **The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, nor will the proposed project or improvements be injurious or detrimental to the neighborhood or to the general welfare of the City:** The Proposed Project will not be injurious or detrimental to surrounding properties or the welfare of the city. While the proposed use of the Hotel as well as the proposed Multiple Residence will increase traffic compared to the existing vacant parking use, the existing Roadway Section of Rio Salado Parkway has been designed to expeditiously to move traffic through off peak hours. The proposed use is unlikely to create new trips during spring training due to locating additional lodging near the stadium to reduce the need to travel along Rio Salado Parkway during Peak Spring Training hours.
4. **Adequate public services, public facilities and public infrastructure are available to serve the proposed project:** The applicant will be required to install necessary offsite improvements and/or upgrades to support the Proposed Project. The applicant is working with City of Mesa Parks and Recreation staff to create an enhanced landscape feature along the length of the project's frontage of Cubs Way as a part of their public access easement.

Citizen Participation

The applicant conducted a Citizen Participation process, notifying surrounding property owners, HOAs, and registered neighbors.

Required Notification:

- Property owners within 1,000 feet, HOAs within ½ mile, and registered neighborhoods within one mile of the subject site were notified of the public hearing.
- Staff received general questions about the use during the Design Review Board process, where concerns about the proposed traffic were raised. Staff will update the board on any additional comments received after writing this report.

Conditions of Approval

Staff recommends **approval** of the rezone, Council Use Permit and Site Plan Review, subject to the following conditions:

1. Compliance with the final site plan as submitted.
2. Compliance with all applicable City development codes and regulations.
3. Compliance with all conditions of DRB25-00936.
4. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.
5. Compliance with the Plan of Operation and Good Neighbor Policy submitted.
6. Prior to the submittal of any building permit, record a lot combination or a lot line adjustment to combine APNs 135-38-001N and 135-38-001M.

7. Compliance with all City development codes and regulations, except the modification to the development standards as approved with this BIZ Overlay as shown in the following table:

Development Standards	BIZ Approved
<u>Maximum Building Height</u> – MZO Table 11-6-3.A	65 feet
<u>Minimum Setbacks to Building and Parking Areas</u> – MZO Table 11-6-3.A Front and Street Facing Side (adjacent to Rio Salado Parkway) Side and Rear adjacent to non-residential district, per story	11 feet 7 feet (north side) 2.5 feet (east side) 2.5 feet (west side)
<u>Required Landscape Yards</u> – MZO Section 11-33-3 (B)(2)(a)(ii) Non-Single Residence Adjacent to other Non-Single Residence Districts	0 Feet
<u>Perimeter Landscaping</u> – MZO Table 11-33-3.A.4 <i>Arterial Streets</i> <i>Local Streets</i>	0 Trees and Shrubs required within the proposed landscape yards
<u>Required Parking Spaces by Use</u> – MZO Table 11-32-3.A - Multiple Residence	1.29 spaces per unit (56 spaces)
<u>Required Parking Spaces by Use</u> – MZO Section 11-32-3(D) - Covered Parking	11 covered parking spaces on site
<u>Minimum Private Open Space</u> – MZO Section 11-5-5(A)(3)(a) – Sizing - Two and Three Bedroom Units	60 square feet of private open space per unit
<u>Minimum Private Open Space Above Ground Level</u> – MZO Section 11-5-5(A)(3)(e)(i)(2) – Minimum Width	5 feet wide

Exhibits

Exhibit 1 - Presentation

Exhibit 2 - Ordinance

Exhibit 3 - Ordinance Map

Exhibit 4 - Vicinity Map

Exhibit 5 - Site Plan

Exhibit 6 - Minutes

Exhibit 7 - Submittal Documents