



PLANNING DIVISION  
STAFF REPORT

Design Review Board

July 9, 2024

CASE No.: <b>DRB24-00315</b>	PROJECT NAME: <b>Hibbert Garage Renovation</b>
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Owner's Name:	City of Mesa
Applicant's Name:	Lance Webb, City of Mesa
Location of Request:	Within the 100 block of E Main Street (north side) and the 0 to 100 block of N Hibbert (west side). Located west of South Mesa Drive on the north side of East Main Street.
Parcel No(s):	138-38-001C, 138-38-001D, 138-38-001E, 138-38-003, 138-38-004, 138-38-005A, 138-38-006, 138-38-008, 138-38-009A, 138-38-009B
Request:	Design Review for a municipal parking garage.
Existing Zoning District:	Downtown Core (DC)
Council District:	4
Site Size:	3± acres
Proposed Use(s):	Garage
Existing Use(s):	Garage
DRB Meeting Date(s):	<b>July 9, 2024 / 4:30 p.m.</b>
Staff Planner:	Chloe Durfee Daniel
Staff Recommendation:	APPROVAL with Conditions

**HISTORY**

On **July 14, 1883**, the City Council annexed 630± acres, including the project site (Ordinance No. 1).

On **September 8, 1987**, the City Council approved a rezone of various existing zoning districts to create new zoning districts with new development regulations, a new zoning map, and new design guidelines for all properties within the Town Center Area (Case No. Z87-040; Ordinance No. 2254).

On **May 6, 1996**, the City Council approved a site plan, Council Use Permit, and Redevelopment Agreements for a proposed parking garage development (Case No. CUP96-00TC1).

On **May 19, 1997**, the City Council approved modifications to the site plan, Council Use Permit, and Redevelopment Agreements for a proposed parking garage development (Case No. CUP96-00TC1).

## **PROJECT DESCRIPTION**

### **Background:**

The applicant is requesting Design Review approval for the redevelopment of an existing parking garage into a City operated parking garage (Proposed Project).

The project site currently contains a vacant parking garage that is located on the north side of Main Street and on the west side of Hibbert. In 1997, the existing structure was constructed to store vehicles for a former car dealership. The project site is to be redeveloped as a commercial parking garage to allow City of Mesa employees and the public more places to park in the Downtown area.

Per Section 11-71-2 of the Mesa Zoning Ordinance (MZO), municipal projects require approval from the Design Review Board. Approval of the site plan modification has been approved administratively through the Planning Director (Case No. ZON24-00472).

### **General Plan Character Area Designation and Goals:**

The Mesa 2040 General Plan Character Area designation on the property is Downtown and is also within a Transit Corridor and Station Area overlay. Per Chapter 7 of the General Plan, the primary focus of the Downtown character area is the creation of a pedestrian oriented, transit-rich environment with a lot of activity. As compared to other urban environments, the downtown core will continue to be recognized as the governmental, cultural, financial, and entertainment center of the community. The goal for the Downtown character area is to make it a people-friendly area that is alive with options for housing, employment, shopping, entertainment, and events.

The Transit District character type includes the light rail corridor, bus rapid transit corridors, and areas designated for consistent high level of transit options. The focus of the district is to develop a mixed-use, pedestrian-oriented, urban environment. Areas within the Transit Corridor, between stations and stops, will be less intense but still evolve into a more urban pattern with buildings brought close to the street with parking behind and besides buildings. Station Areas are intended to have more intense development than the associated corridor and are expected to transition into an urban building form.

The garage supports a pedestrian oriented environment by concentrating parking in one structure rather than several surface parking lots, allowing for active uses to be the prominent focus in Downtown. Staff reviewed the request and determined consistency with the criteria for review outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan.

**Zoning District Designations:**

The existing zoning on the property is Downtown Core (DC). Per Section 11-8-1 of the Mesa Zoning Ordinance (MZO), the purpose of the DC district is to encourage the highest intensity of land uses to be developed, redeveloped and maintained within the Downtown. It is also the purpose of the DC District to provide incentives for the development or redevelopment of under-utilized and bypassed properties within Downtown and to promote the development of a vital, vibrant activity area. The regulations for the DC District are intended to ensure that higher-intensity land uses are appropriate for the fulfillment of the purpose of the Downtown Core District as a vibrant focal point for the city. At the same time, the Downtown Core District is created to serve residents, businesses, employees and visitors and to ensure that the visual image of the core of the Mesa Downtown will be maintained and enhanced. The Proposed Project for a structured parking use that helps activate the street frontage with public art conforms to the goals of the DC district.

**Surrounding Zoning Designations and Existing Use Activity:**

<b>Northwest</b> DC Multiple Residence	<b>North</b> DC/T5MSF Multiple Residence	<b>Northeast</b> (Across Hibbert) DC Single Residence/Commercial
<b>West</b> DC Commercial	<b>Project Site</b> DC Parking Garage	<b>East</b> (Across Hibbert) DC Vacant/Retail
<b>Southwest</b> (Across Main Street) T5MS Multiple Residence	<b>South</b> (Across Main Street) T5MS Multiple Residence	<b>Southeast</b> (Across Main Street and Hibbert) DC College/ University

**Compatibility with Surrounding Land Uses:**

The project site was previously used as a vehicle storage facility for an automobile dealership. The Proposed Project will convert the site into a commercial parking garage. To the north is a multiple residence development that is zoned DC and Transect Main Street Flex 5 (T5MSF). The properties directly to the east and west are commercial properties zoned DC. The properties to the southeast are also zoned DC and developed with a college/university use while properties to the south and southwest are zoned Transect Main Street 5 (T5MS) and are a multiple residence development. Overall, the proposed development is compatible with the surrounding development and land uses.

**Site Plan and General Site Development Standards:**

The Proposed Project consists of the existing facility as well as the proposed art/screening element. The total building area is 340,500 square feet with three floors of parking and has a building footprint of 113,500 square feet.

Based on the provided floor plans, the Proposed Project would provide a total of 862 parking spaces between three floors, with between 264 to 298 parking spaces per floor. The Proposed

Project is also providing 70 bicycle parking spaces. Access to the garage is from Hibbert with secondary pedestrian access on the north, south, and east sides. Overall, the proposed site plan complies with the review criteria for Site Plan Review in Section 11-69-5 of the MZO.

**Design Review:**

This request is required to be reviewed and approved by the Design Review Board per Section 11-71-2(A)(7) of the MZO. The proposed elevations and landscape plan meet the review criteria for design review approval outlined in Section 11-71-6 of the MZO. The proposed garage will provide needed covered parking for City of Mesa employees and the public while also addressing and minimizing the visual impacts on the surrounding community.

**Neighborhood Participation Plan and Public Comments:**

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

As of the date of this report, staff has not been contacted by any residents. Staff will provide the Board with any new information during the scheduled Work Session on July 9, 2024.

**Staff Recommendation:**

The subject request is consistent with the General Plan and meets the review criteria for Design Review outlined in Section 11-71-6; therefore, staff recommends approval with the following

**Conditions of Approval:**

1. Compliance with the final elevations and landscape plan submitted.
2. Compliance with Zoning Case No. ZON24-00472.
3. Compliance with all City development codes and regulations.

**Exhibits:**

Vicinity Map  
Site Plan  
Landscape Plan  
Elevations  
Renderings  
Colors and Materials  
Project Narrative