



City Council

ZON24-00101

Mary Kopaskie-Brown, Planning Director

September 23, 2024



Request

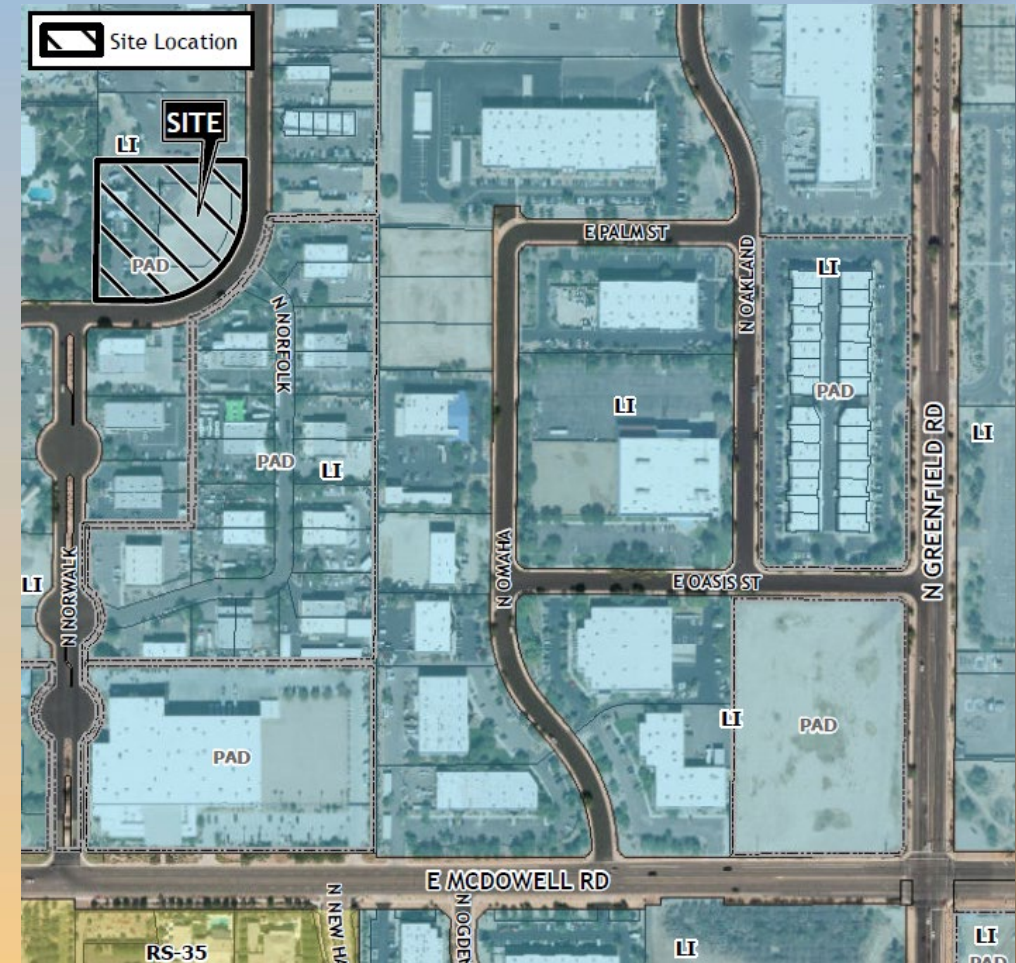
- Re zone from LI-PAD to LI-PAD-BIZ
- Initial Site Plan Review
- To allow for Live -Work Units





Location

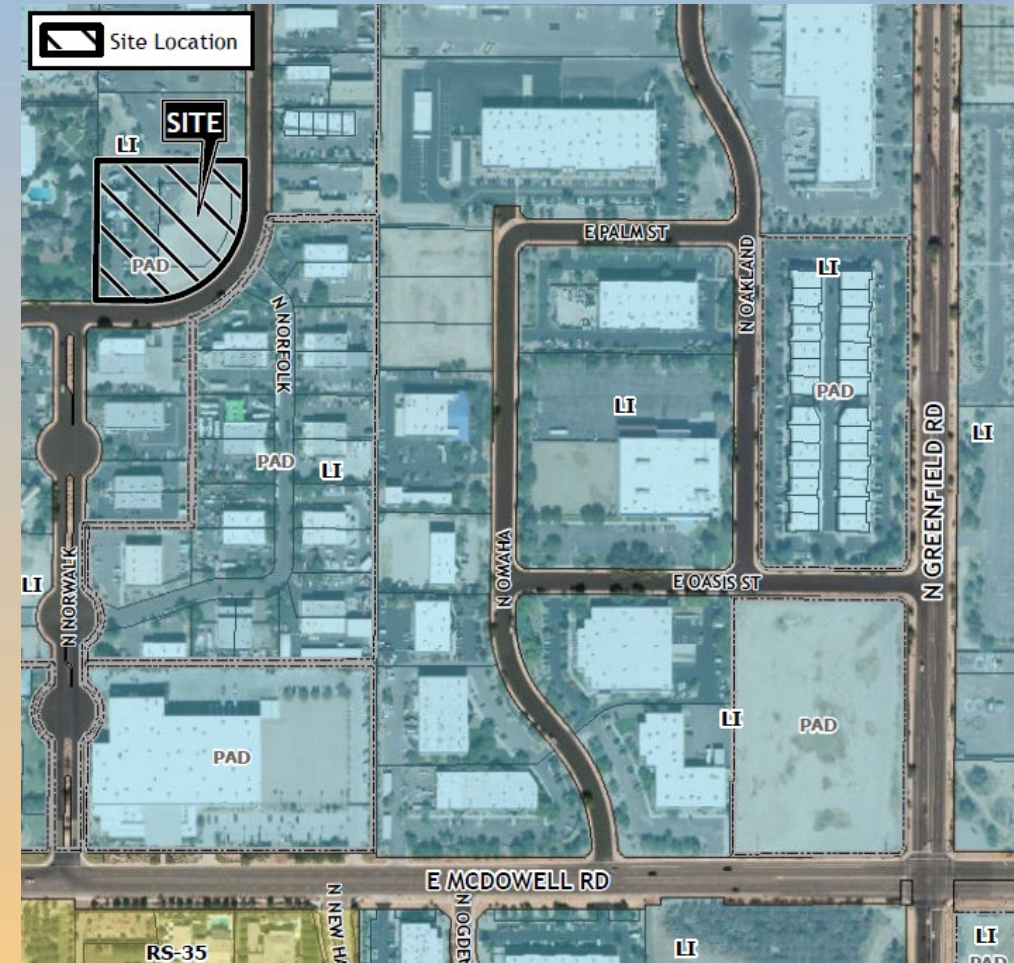
- 4000 block of East Palm St (north side)
- 2900-3000 blocks of North Norfolk (west side)
- East of Greenfield Road
- North of McDowell Road





Zoning

- Current Zoning
 - LI-PAD
- Proposed Zoning
 - LI-PAD-BIZ
- Live-Work Units permitted in LI district with SUP (approved by P&Z Board)





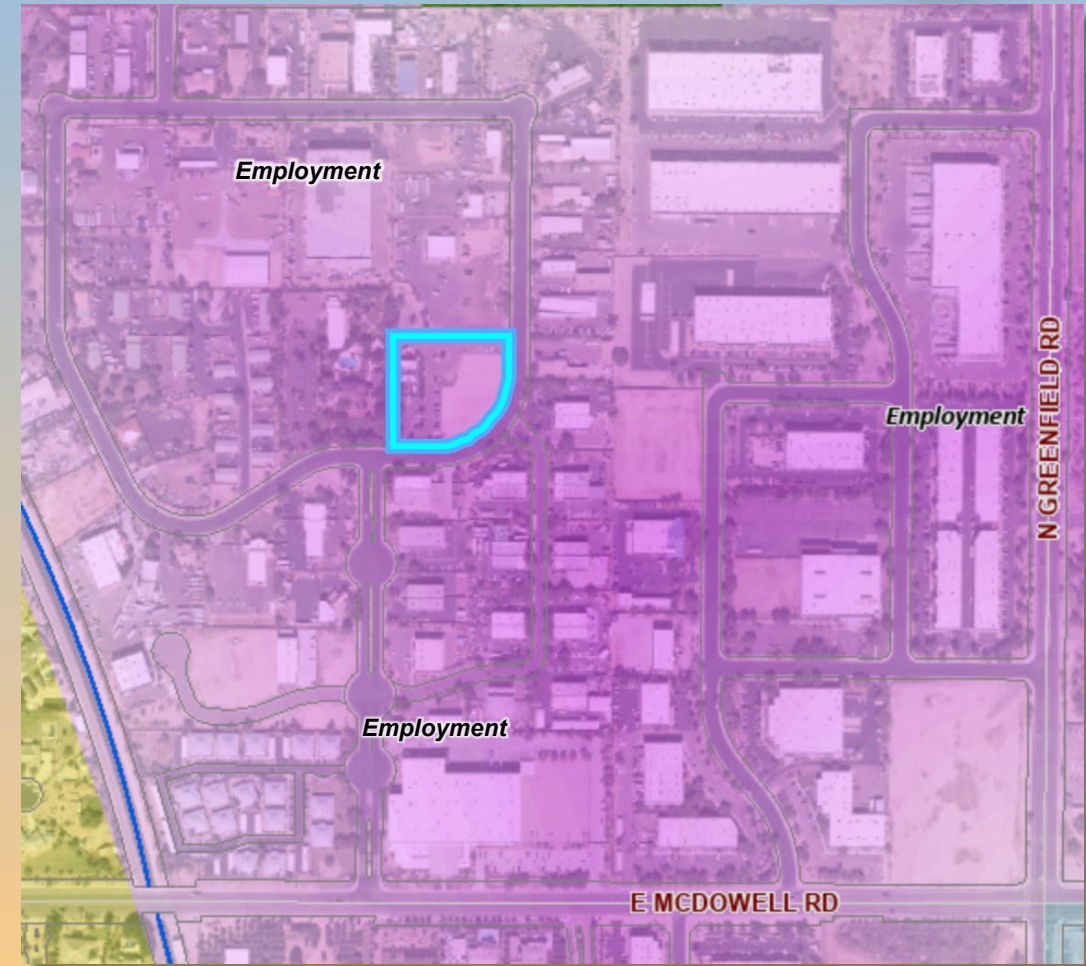
General Plan

Employment

- Provide a wide range of employment opportunities in high quality settings

Falcon Field Sub-Area Plan

- Ensure an oasis of abundant, high-quality employment for professionals, technical experts, and highly skilled labor





Site Photo

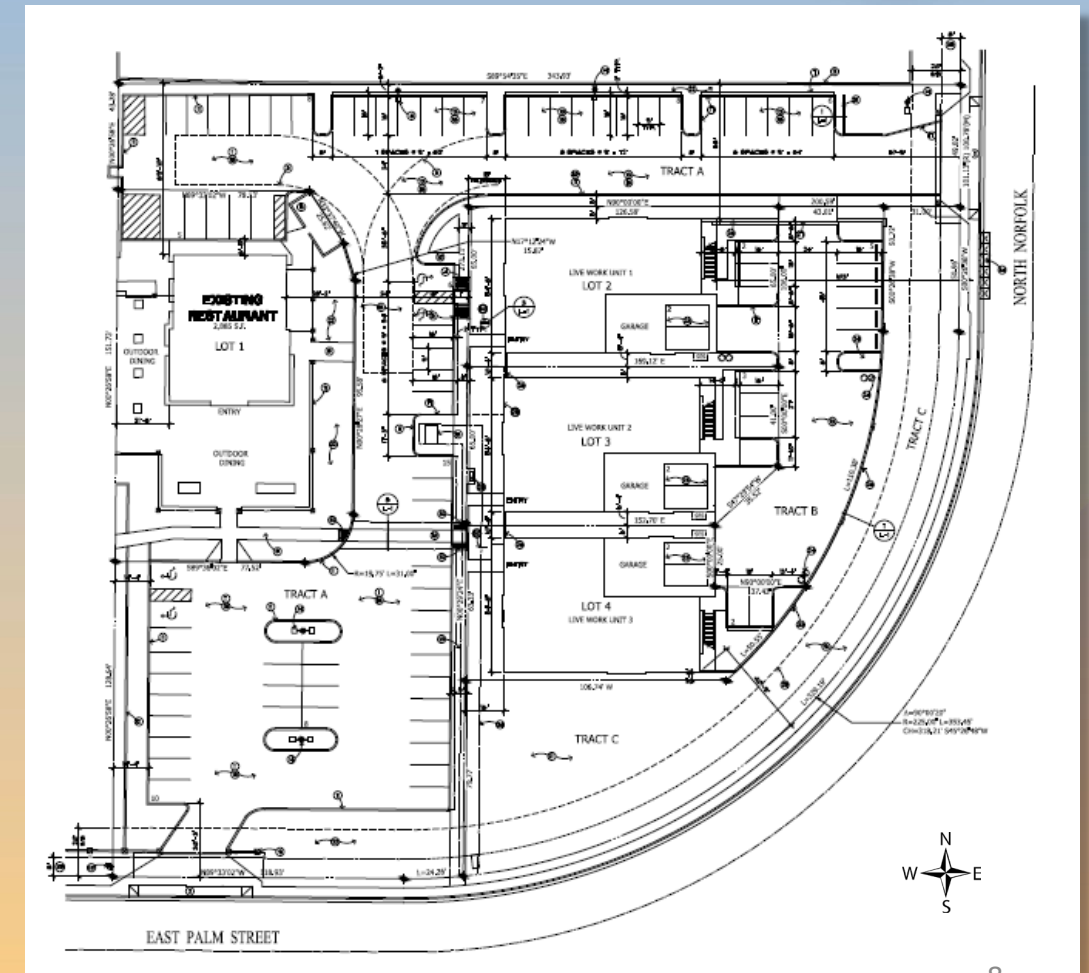


Looking north from Palm Street



Site Plan

- Existing 2,885 sq. ft. restaurant
- 3, 2-story, 7,716 sq. ft. Live-Work Units
- Existing access Palm Street and Norfolk
- 91 parking spaces required; 91 parking spaces provided





Renderings





Bonus Intensity Zone (BIZ) Overlay

Development Standard	MZO Required	BIZ Proposed												
<u>Accessory Outdoor Storage</u> – MZO Table 11-7-2, Footnote 5:	Accessory outdoor storage permitted only if confined to the rear one-half of the lot	Accessory outdoor storage permitted in front one-half of lots 2, 3 and 4												
<u>Lot Frontage</u> – MZO Section 11-30-6(H):	Every lot shall have frontage on a dedicated public street unless the lot is part of an approved Bonus Intensity Zone (BIZ)	Lots 1, 2, 3 and 4 without frontage on a dedicated public street as part of the BIZ Overlay												
<u>Minimum Site Area (acre)</u> – MZO Table 11-7-3: <table border="0" style="width: 100%; margin-top: 10px;"> <tr> <td style="width: 30%;">Lot 1</td> <td style="width: 30%; text-align: center;">1 acre</td> <td style="width: 40%; text-align: right;">0.33 acre</td> </tr> <tr> <td>Lot 2</td> <td style="text-align: center;">1 acre</td> <td style="text-align: right;">0.18 acre</td> </tr> <tr> <td>Lot 3</td> <td style="text-align: center;">1 acre</td> <td style="text-align: right;">0.18 acre</td> </tr> <tr> <td>Lot 4</td> <td style="text-align: center;">1 acre</td> <td style="text-align: right;">0.16 acre</td> </tr> </table>	Lot 1	1 acre	0.33 acre	Lot 2	1 acre	0.18 acre	Lot 3	1 acre	0.18 acre	Lot 4	1 acre	0.16 acre		
Lot 1	1 acre	0.33 acre												
Lot 2	1 acre	0.18 acre												
Lot 3	1 acre	0.18 acre												
Lot 4	1 acre	0.16 acre												



BIZ Overlay – Cont'd

Development Standard	MZO Required	BIZ Proposed
<p><u>Minimum Lot Width (feet) –</u> <i>MZO Table 11-7-3:</i></p> <p>Lot 1</p> <p>Lot 2</p> <p>Lot 3</p> <p>Lot 4</p>	<p>100 feet</p> <p>100 feet</p> <p>100 feet</p> <p>100 feet</p>	<p>97 feet</p> <p>65 feet</p> <p>65 feet</p> <p>63 feet</p>
<p><u>Screening – Parking Areas –</u> <i>MZO Section 11-30-9(H)</i> Parking Areas</p>	<p>Parking areas and drive aisles shall be screened from street(s) with masonry wall, berm or combination of walls/berms and densely planted landscaping or "vertical wire trellis panels". No more than 40 percent of the screening shall be accomplished with dense</p>	<p>Adjacent to Palm Street, up to 100% of the screening may be accomplished with dense shrubs</p>



BIZ Overlay – Cont'd

Development Standard

MZO Required

BIZ Proposed

Setback of Cross Drive Aisle –
MZO Section 11-32-4(A):

Parking spaces along main drive aisles connecting directly to a street shall be set back at least 50 feet from the property line abutting the street

Parking spaces along main drive aisles connecting directly to a street shall be set back at least 30 feet, 3-inches from the property line abutting the street (existing at Palm Street)

Required Landscape Yards –
MZO Section 11-33-3(B)(2)(a)(i):

Non-single residential uses adjacent to other non-single residential uses or districts –Group C-O-I Development:
 - Lots 2, 3 and 4 Common property lines:

7-foot-wide perimeter landscape yard

Minimum 5-foot-wide perimeter landscape yard on each side of the common property line



BIZ Overlay – Cont'd

Development Standard

MZO Required

BIZ Proposed

Required Landscape Yards –

MZO Section 11-33-3(B)(2)(a)(ii):

Non-single residential uses adjacent to other non-single residential uses or districts – Non Group C-O-I

Development:

- North property line (overall site)

- West property line (overall site)

15-foot landscape yard

15-foot landscape yard

Minimum 5 feet, 2-inches landscape yard with 2 feet vehicle overhang

0 feet at the northwest corner (existing)

Minimum 14 feet, 4-inches landscape yard with 2 feet of vehicle overhang at the adjacent parking spaces (existing)



BIZ Overlay – Cont'd

Development Standard

Perimeter Landscape –
Required Plant Material –

MZO Section 11-33-3(B)(2)(c):

3 non-deciduous trees and 20 shrubs
 per 100 linear feet of adjacent
 property line

- North property line (overall site)

- West property line (overall site)

MZO Required

11 trees and 69 shrubs
 (344 feet of adjacent property line)

10 trees and 65 shrubs
 (324 feet of adjacent property line)

BIZ Proposed

2 trees and 81 shrubs

12 trees and 32 shrubs
(existing)



BIZ Overlay – Cont'd

Development Standard

Parking Lot Landscape Islands –
MZO Section 11-33-4(B)

MZO Required

Parking lot landscape islands shall be installed at each end of a row of stalls and in between for maximum 8 contiguous parking spaces

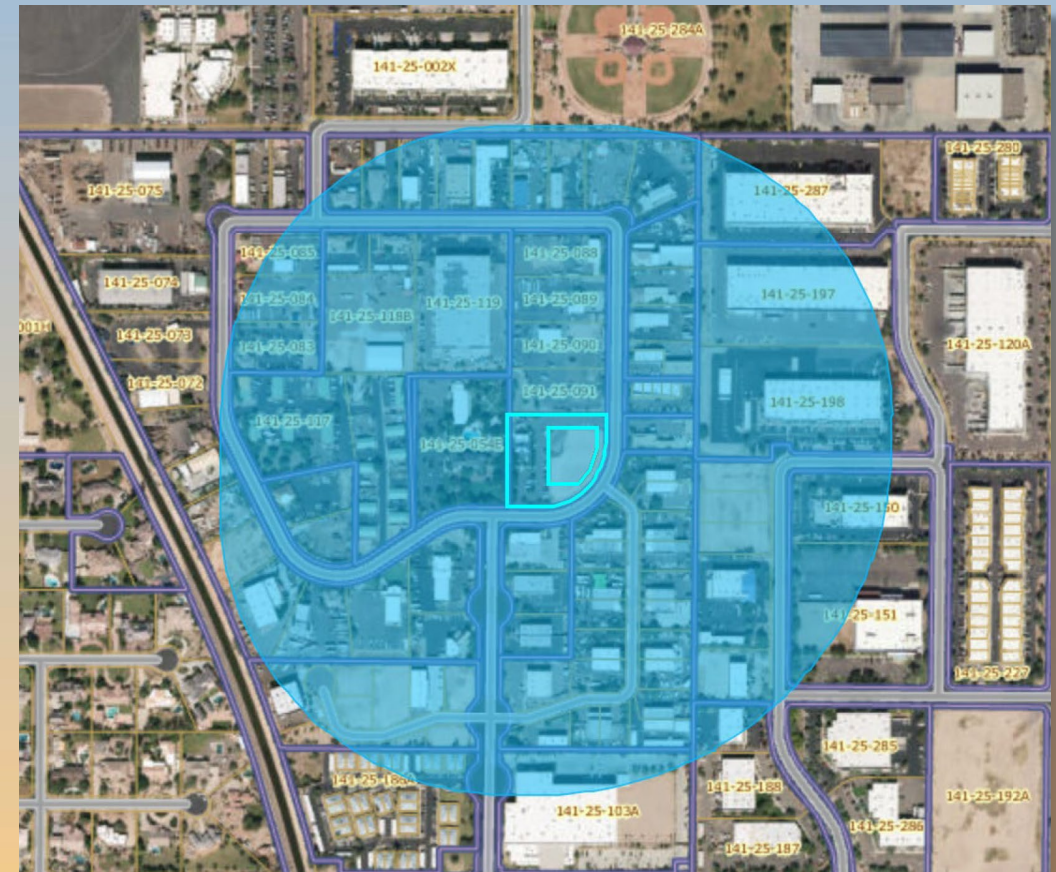
BIZ Proposed

Parking lot landscape islands shall be installed at each end of a row of stalls and in between for maximum of 15 contiguous parking spaces without an island (existing)



Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- Planning staff received one phone call - addressed by applicant





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the review criteria for Site Plan Review
- ✓ Complies with Chapter 21 of the MZO for a BIZ Overlay

*Staff recommends Approval with Conditions
Planning and Zoning Board recommends Approval with Conditions (5-0)*



mesa·az



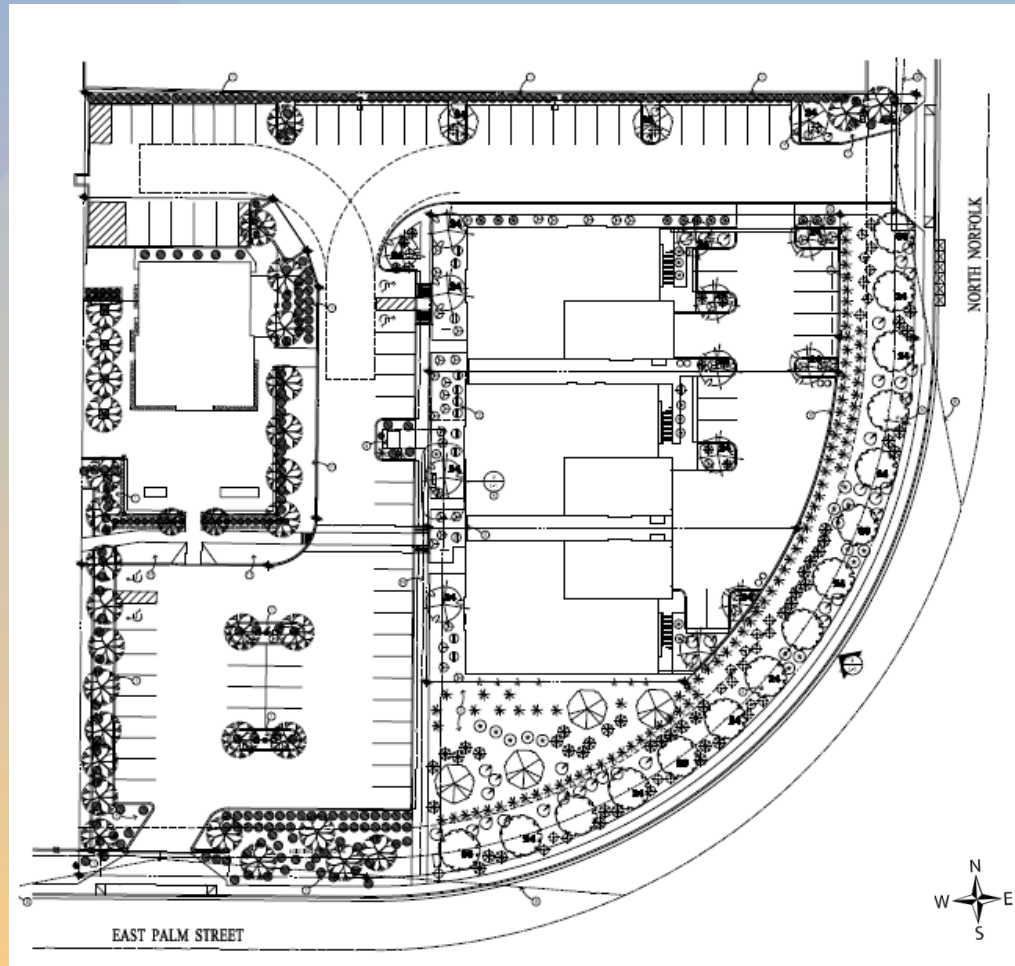
Site Photo



Looking west from Norfolk



Landscape Plan



PLANT LEGEND						
SYMBOL:	COMMON NAME:	BOTANICAL NAME:	SIZE:	QNT:	AREA:	SUB TOTAL
TREES:						
	FRUITLESS OLIVE	<i>Olea Europaea</i> Wimper	36" box	1	100	100
			24" box	2	100	200
			15 gal	4	100	400
	LIVE OAK	<i>Quercus Virginia</i>	24" box	11	100	1100
	CHINESE PISTACHE	<i>Pistacia Chinensis</i>	36" box	4	100	400
			24" box	8	100	800
			15 gal	3	100	300
SHRUBS:						
	LANGMANS SAGE	<i>Leucophyllum</i> <i>Langmaniae</i> 'Rio Bravo'	5 Gal.	39	25	975
	REGAL MIST	<i>Muhlenbergia</i> <i>Capillaris</i>	5 Gal.	63	25	2375
	UPRIGHT ROSEMARY	<i>Rosmarinus</i> <i>Officinalis</i> 'Tuscan Blue'	5 Gal.	31	20	620
	NATAL PLUM	<i>Carissa macrocarpa</i> boxwood beauty	5 Gal.	46	10	460
	SPARKY TECOMA	<i>Tecoma x 'Spiky'</i>	5 Gal.	13	25	325
	AUTUMN SAGE	<i>Salvia greggii</i>	5 Gal.	11	10	110
GROUNDCOVERS & ACCENTS:						
	GOLDEN MOUNDING LANTANA	<i>Lantana</i> 'Gold Mound'	1 Gal.	24	10	240
	RED LANTANA	<i>Lantana</i> 'Dallas Red'	1 Gal.	62	10	520
	RED YUCCA	<i>Hesperaloe parviflora</i>	5 Gal.	7	25	175
TOTAL						8,990
	EXISTING TREE					
	EXISTING SHRUB - LARGE					
	EXISTING SHRUB - SMALL					



Special Use Permit (SUP) Criteria – Live-Work Units

Section 11-31-17 Live-Work Units Criteria

- ✓ Establishment. Live/Work Units may be established through new construction or through the conversion of existing commercial or industrial buildings that were designed, constructed and received an occupancy permit for such non-residential uses.
- ✓ Allowable Uses. Work activities in Live-Work Units are limited to uses as permitted in the base zoning district in which the Live/Work Units are located.



SUP Criteria – Live-Work Units Cont'd

- ✓ Sale or Rental of Portions of Unit Prohibited. No portion of a Live/Work Unit may be separately rented or sold as a commercial space for a person or persons not living on the premises, or as a residential space for a person or persons not working on the premises.
- ✓ Floor Area Distribution. At least 30 percent of the net floor area of a Live/Work Unit must be designated for work activities. An applicant shall submit a floor plan of all proposed units to the Planning Division to demonstrate compliance with this regulation.



SUP- Approval Criteria

Section 11-70-5(E) SUP Criteria

- ✓ Project will advance the goals and objectives of the General Plan and other City plan and/or policies;
- ✓ Location, size, design, and operating characteristics are consistent with the purposes of the district where it is located and conform with the General Plan and any other applicable City plan or policies;
- ✓ Project will not be injurious or detrimental to the surrounding properties, the neighborhood, or to the general welfare of the City; and
- ✓ Adequate public services, public facilities and public infrastructure are available.



Renderings





Elevations



FACADE MATERIAL CALCULATIONS									
SYMBOL	MATERIAL	WEST ELEVATION		SOUTH ELEVATION		NORTH ELEVATION		EAST ELEVATION	
		AREA	PERCENT	AREA	PERCENT	AREA	PERCENT	AREA	PERCENT
①	STUCCO	279 SF	21	997 SF	50	549 SF	27	553 SF	43
②	METAL SIDING	317 SF	25	186 SF	9	385 SF	19	251 SF	19
③	USED BRICK	390 SF	31	447 SF	24	400 SF	22		
④	WINDOWS/STOREFRONT DOORS	228 SF	18	272 SF	14	594 SF	29	222 SF	18
⑤	METAL	62 SF	5	70 SF	3	61 SF	3	40 SF	3
⑥	OVERHEAD DOOR							224 SF	17
		1261 SF	100	1973 SF	100	2046 SF	100	1301 SF	100



Elevations



		FACADE MATERIAL CALCULATIONS							
		WEST ELEVATION		SOUTH ELEVATION		NORTH ELEVATION		EAST ELEVATION	
SYMBOL	MATERIAL	AREA	PERCENT	AREA	PERCENT	AREA	PERCENT	AREA	PERCENT
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⑥	OVERHEAD DOOR							224 SF	17
		1261 SF	100	1973 SF	100	2046 SF	100	1301 SF	100



Preliminary Plat

- 2.3± acres in size
- 4 lots; 3 tracts for retention, ingress/egress and public utilities
- Access Palm Street and Norfolk

