



# Planning & Zoning Board



# ZON23-00343

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March 27, 2024



# Request

- Site Plan Review, Special Use Permit, and Council Use Permit
- To allow for a mixed-use development





# Location

- North side of Elliot Road
- East side of south 82<sup>nd</sup> Street alignment
- West side of Hawes Road
- Village 3 of Hawes Crossing





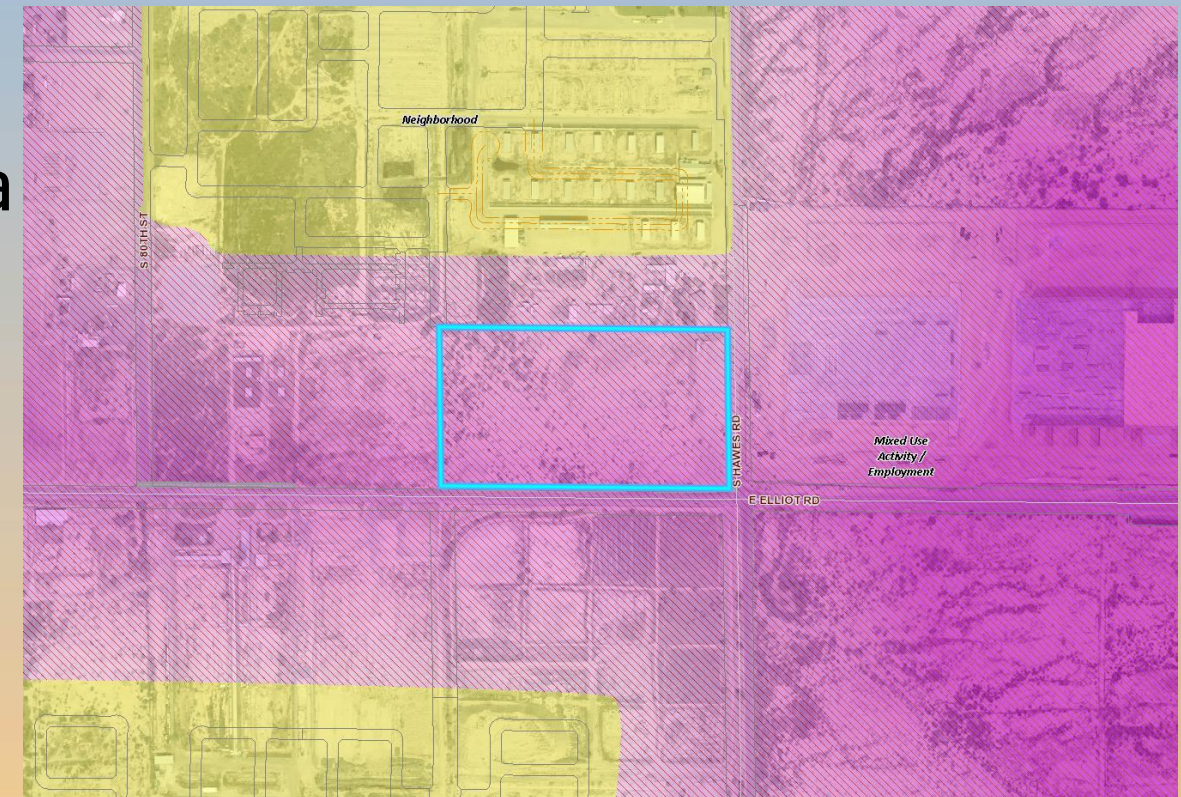
# General Plan

## Mixed Use Activity

- Large-scale activity area that has a significant retail commercial component

## Mesa Gateway Strategic Development Plan - Inner Loop

- Provide high-quality mixed-use development





# Zoning

- Mixed-Use with a Planned Area Development Overlay (MX-PAD)
- Proposed uses are permitted within MX





# Site Photo



Looking west from Hawes Road



# Site Photo



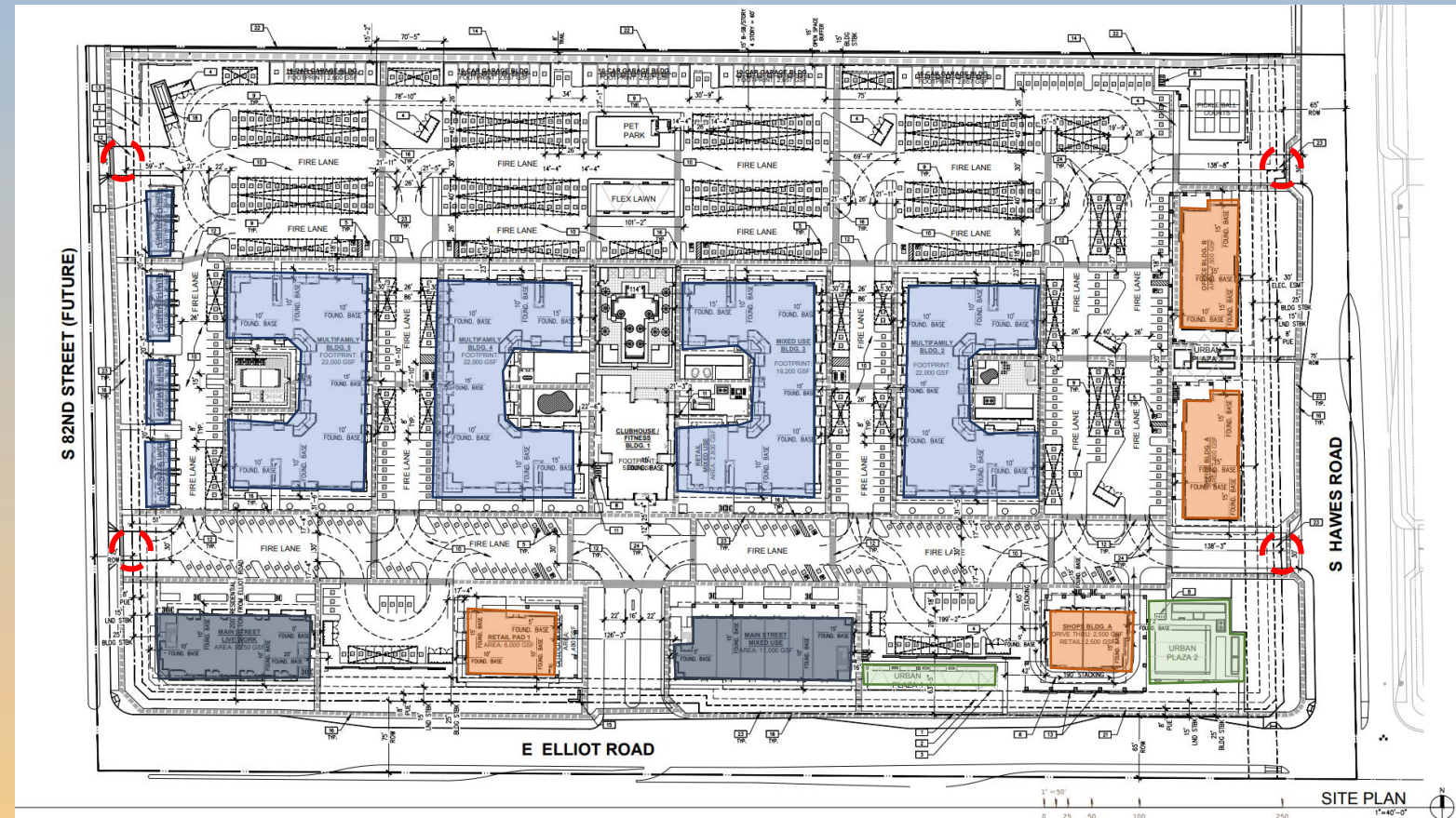
Looking north from Elliot Road





# Site Plan

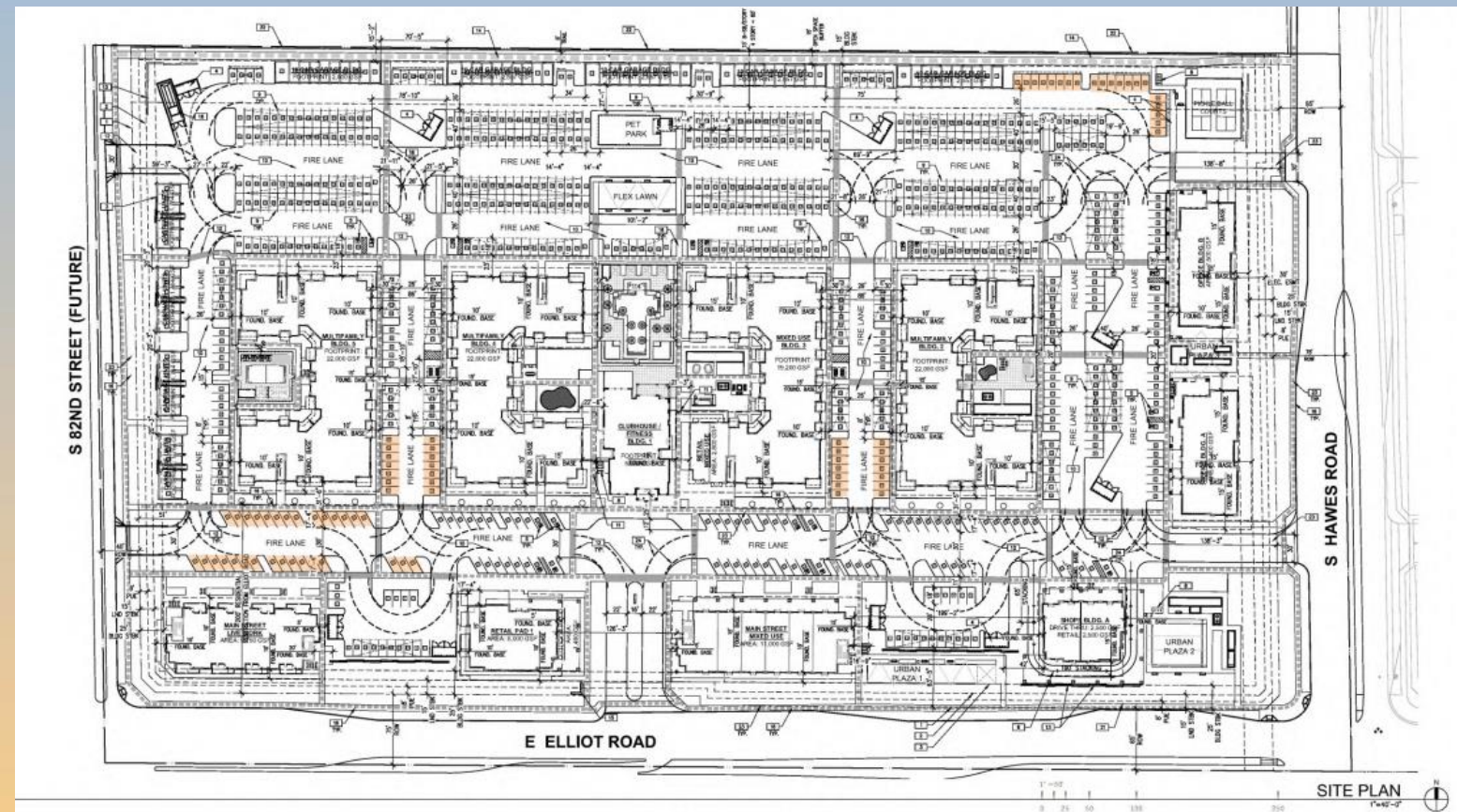
- 386 MF units
  - 272 apartment units
  - 114 MX units
- 4 commercial buildings (41,280sf of GFA)
- 5 total access points
- 2 Urban Plazas at the SEC
- 15' open space buffer with trail along the northern property line





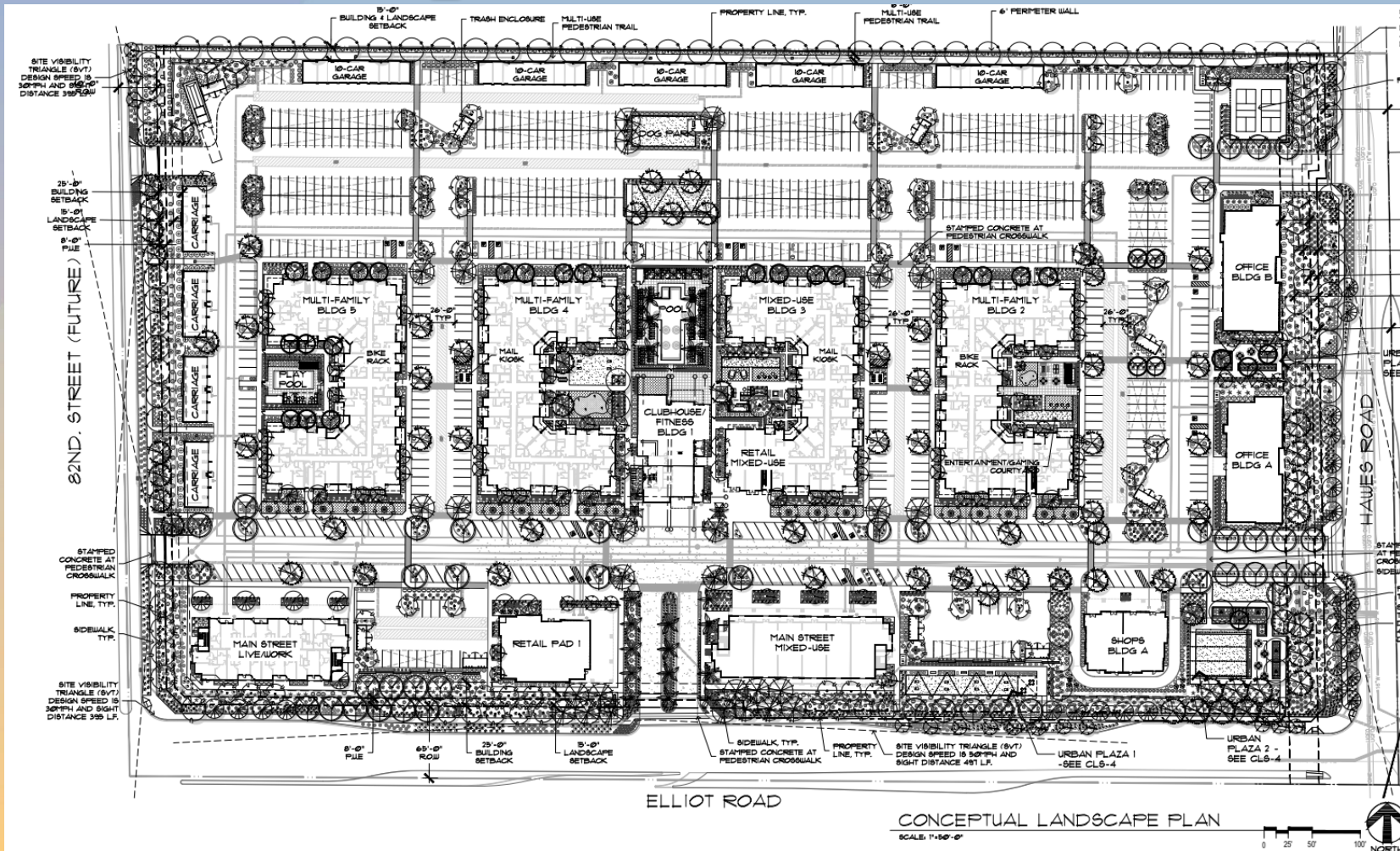
# Parking

- 1,029 stalls are required for the entire project - 797 stalls are proposed
- 573 spaces for residential, 146 spaces for commercial, and 78 shared spaces





# Landscape Plan



### PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
<b>TREES</b>				
<i>Acacia aneura</i>	Mugga Acacia	24" Box	40	Standard Trunk Dense Canopy
<i>Casalpinia calcaloco</i>	Calcalote	24" Box	30	Standard Trunk Dense Canopy
<i>Chilopsis linearis</i>	Desert Willow	24" Box	13	Multi - Trunk Dense Canopy
		36" Box	2	Size Per Plan
<i>Chamaerops humilis</i>	Mediterranean Fan Palm	24" Box	1 ET	Multi - Trunk Dense Canopy
<i>Chitalpa tashkentensis</i>	Chitalpa	24" Box	28 OT	Dense Canopy
<i>Delbergia siscoo</i>	Indian Rosewood	24" Box	56	Standard Trunk Dense Canopy
<i>Parkinsonia praecox</i>	Palo Brea	24" Box	22	Standard Trunk Dense Canopy
<i>Phoenix dactylifera</i>	Date Palm	18" C.T.H.	19 ET	Dense Canopy Matching Form Diamond Cut
<i>Pistacia x 'Red Flash'</i>	Red Flash Pistache	24" Box	11	Standard Trunk Dense Canopy
<i>Prosopis juliflora</i>	Velvet Mesquite	24" Box	12 ST	Multi - Trunk Dense Canopy
<i>Quercus virginiana</i>	Southern Live Oak	24" Box	100	Standard Trunk Dense Canopy
<i>Ulmus parvifolia</i>	Evergreen Elm	24" Box	45 ST	Standard Trunk Dense Canopy
<i>Washingtonia 'Milbusta'</i>	Hybrid Fan Palm	22" C.T.H.	2	Matching Form Skinned
<b>ACCENTS/VINES</b>				
<i>Aloe barbadensis</i>	Medicinal Aloe	5 Gal.	400-56	As Per Plan
<i>Agave 'Blue Glow'</i>	Blue Glow Agave	5 Gal.	141 M5	As Per Plan
<i>Acelepias subulata</i>	Desert Milkweed	5 Gal.	18 M5	As Per Plan
<i>Asparagus densiflorus 'Foxtail'</i>	Asparagus Fern	5 Gal.	15 S5	As Per Plan
<i>Bougainvillea hybrid 'Torch Glow'</i>	Bougainvillea Torch Glow	5 Gal.	339 M5	As Per Plan
<i>Dasylirion quadrangulum</i>	Toothless Spoon	5 Gal.	212 M5	As Per Plan
<i>Dasylirion wheeleri</i>	Desert Spoon	5 Gal.	213 L5	As Per Plan
<i>Hesperaloe funifera</i>	Giant Hesperaloe	5 Gal.	106 M5	As Per Plan
<i>Hesperaloe parviflora 'Parpa'</i>	Brakelights Red Yucca	5 Gal.	484 S5	As Per Plan
<i>Trachelospermum jasminoides</i>	Star Jasmine	15 Gal.	4	Train to Structure
<b>SHRUBS</b>				
<i>Casalpinia mexicana</i>	Mexican Bird of Paradise	5 Gal.	39 L5	As Per Plan
<i>Dodonaea viscosa 'Purple'</i>	Purple Hoopseed Bush	5 Gal.	339 L5	As Per Plan
<i>Erenophila hygrophana</i>	Blue Bells	5 Gal.	192 M5	As Per Plan
<i>Myrtus communis 'Compacta'</i>	Dwarf Myrtle	5 Gal.	443 S5	As Per Plan
<i>Ruellia peninsularis</i>	Baja Ruellia	5 Gal.	684 M5	As Per Plan
<i>Ruellia equisetiformis</i>	Coral Fountain	5 Gal.	412 M5	As Per Plan
<i>Teocoma stans</i>	Yellow Bells	5 Gal.	118 M5	As Per Plan
<i>Teocoma stans 'Orange Jubilee'</i>	Orange Jubilee	5 Gal.	192 L5	As Per Plan
<b>GROUND COVERS</b>				
<i>Acacia radolans 'Desert Carpet'</i>	Prostrate Acacia	1 Gal.	299 S5	As Per Plan
<i>Callistemon 'Little John'</i>	Dwarf Bottlebrush	1 Gal.	549 S5	As Per Plan
<i>Convolvulus oenoneum</i>	Bush Morning Glory	1 Gal.	94 EG	As Per Plan
<i>Lantana hybrid 'New Gold'</i>	New Gold Lantana	1 Gal.	419 EG	As Per Plan
<i>Lantana montevidensis</i>	Purple Trailing Lantana	1 Gal.	109TEG	As Per Plan
<i>Erenophila glabra 'Mingensu Gold'</i>	Outback Sunrise	1 Gal.	1496 S5	As Per Plan
<b>MISCELLANEOUS</b>				
DG	Decomposed Granite - 1/2" Screened 'Caravel' or equal 2" Depth in All Planting Areas (Typ) - +/- 220204 SE			
*	* Dictates plants not on the Haines Crossing PAD Plant List			



# Renderings





# Renderings





# Renderings





# Special Use Permit

## Section 11-32-6(A): Special Use Permit Required Findings



#1 Special conditions - including but not limited to the nature of the proposed operation; proximity to frequent transit service; transportation characteristics of persons residing, working, or visiting the site - exist that will reduce parking demand at this site;



#2 The use will adequately be served by the proposed parking; and



#3 Parking demand generated by the project will not exceed the capacity of or have a detrimental impact on the supply of on street parking in the surrounding area.



# Council Use Permit

## Section 11-31-16(D): Council Use Permit Required Findings

- ✓ The use is found to be in compliance with the General Plan and other recognized development plans or policies, and will be compatible with surrounding uses;
- ✓ A finding that a plan of operation has been submitted, which includes, but is not limited to, acceptable evidence of compliance with all zoning, building, and fire safety regulations;
- ✓ A finding that a "good neighbor policy" in narrative form has been submitted, which includes, but is not limited to, descriptions of acceptable measures to ensure ongoing compatibility with adjacent uses. Such policies 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;
- ✓ Evidence that acceptable documentation is present demonstrating that the building or site proposed for the use is in, or will be brought into, substantial conformance with all current City development standards, including, but not limited to, landscaping, parking, screen walls, signage, and design guidelines;
- ✓ Evidence that acceptable documentation is present demonstrating that the building or site proposed for the use shall adequately provide paved parking and on-site circulation in a manner that minimizes impacts on adjacent sites; and existing or proposed improvements to the site shall minimize dust, fugitive light, glare, noise, offensive smells and traffic impacts on neighboring residential sites.





# Citizen Participation

- Notified property owners within 1,000 ft., HOAs, and registered neighborhoods
- Virtual Meeting held on June 20, 2023 - 2 attendees
- Staff was contacted by one neighboring property owner with concerns about sound and smell from the initial trash compacter location





# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Gateway Strategic Development Plan
- ✓ Meets the review criteria for Site Plan Review
- ✓ Meets the approval criteria for a Special Use Permit
- ✓ Meets the approval criteria for a Council Use Permit
- ✓ Complies with the Hawes Crossing Development Agreement and PAD conditions

*Staff recommends Approval with Conditions*



# Planning & Zoning Board



Table 5 – ULI Weekday Time of Day Parking Demand

Land Use Component	Type	ULI Spaces per			Calculated Spaces	ULI - WEEKDAY TIME OF DAY ADJUSTMENT FACTORS (Parking spaces)																
		Unit	Units	Spaces		6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	
Residential (Note 1)	Units	1.16	DU	386	374	355	299	251	206	187	168	150	150	150	150	168	187	224	262	299	318	
Residential	Reserved	1	X	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74	
Residential	Guests	0.1	DU	386	39	0	4	8	8	8	8	8	8	8	8	8	16	23	39	39	39	
Office	Visitors	0.3	KSF	17.6	5	0	0	1	3	5	2	1	2	5	2	1	1	0	0	0	0	
Office (Note 1)	Employees	3.5	KSF	17.6	33	1	5	17	30	33	28	28	31	31	28	20	8	5	2	1	1	
Office	Reserved	1	X	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	
Retail <400K SF	Visitors	2.9	KSF	16.3	47	0	2	7	16	28	35	47	47	45	40	40	40	42	38	31	21	
Retail <400K SF	Employees	0.7	KSF	16.3	11	1	2	3	5	8	10	11	11	11	11	11	11	11	10	7	7	
Family Restaurant (Note 2)	Visitors	15.25	KSF	7.48	114	29	57	68	86	97	103	114	103	57	51	51	86	91	91	91	68	
Family Restaurant	Employees	2.15	KSF	6	13	7	6	12	0	13	13	13	13	10	10	12	12	12	12	10	10	
Fast Casual/Fast Food	Visitors	12.4	KSF	2.5	31	2	3	6	9	17	26	31	31	28	19	17	19	26	25	16	9	
Fast Casual/Fast Food	Employees	2	KSF	2.5	5	1	1	2	2	4	5	5	5	5	4	3	4	5	5	3	2	
Notes:					Parking Spaces Req per ULI =	775	499	482	478	468	503	506	511	501	456	429	440	499	545	591	606	578
					Unused Spaces =	22	298	315	319	329	294	291	286	296	341	368	357	298	252	206	191	219

1. Calc. blended average and/or minus reserved spaces.
2. Includes outdoor seating for visitors.
3. Yellow highlight is peak demand
4. Number of unused parking supply based on 797 on-site parking spaces

Land Use Component	Est. # of Dedicated Spaces	Subtotals Per Land Group														
		6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM
Residential =	573	429	377	333	288	269	250	232	232	232	250	277	321	375	412	431
Office =	29	30	34	47	62	67	64	58	59	65	62	58	50	37	34	30
Retail =	117	40	71	98	118	167	192	221	210	159	135	132	172	187	182	117

Note: There are 78 shared spaces that can be used by the office, retail, or residential land uses during peak times.

Table 6 – ULI Weekend Time of Day Parking Demand

Land Use Component	Type	ULI Spaces per			Calculated Spaces	ULI - WEEKEND TIME OF DAY ADJUSTMENT FACTORS - Parking spaces)																
		Unit	Units	Spaces		6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	
Residential (Note 1)	Units	1.16	DU	386	374	374	355	329	299	281	262	254	243	243	254	266	277	288	299	310	322	
Residential	Reserved	1	X	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74	
Residential	Guests	0.1	DU	386	39	0	8	8	8	8	8	8	8	8	8	8	16	23	39	39	39	
Office	Visitors	0.3	KSF	17.6	5	0	1	3	4	5	5	5	4	3	2	1	1	0	0	0	0	
Office (Note 1)	Employees	3.5	KSF	17.6	33	0	7	20	26	30	33	30	26	20	13	7	3	2	0	0	0	
Office	Reserved	1	X	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	
Retail <400K SF	Visitors	2.9	KSF	16.3	47	0	2	14	24	33	42	45	47	47	45	42	38	35	33	31	24	
Retail <400K SF	Employees	0.7	KSF	16.3	11	1	2	4	8	9	10	11	11	11	11	10	9	9	8	7	7	
Family Restaurant (Note 2)	Visitors	15.25	KSF	7.48	114	11	29	51	80	103	103	114	97	74	46	51	68	80	80	74	34	
Family Restaurant	Employees	2.15	KSF	6	13	7	10	12	12	13	13	13	10	10	12	12	12	12	12	10	10	
Fast Casual/Fast Food	Visitors	12.4	KSF	2.5	31	2	3	6	9	17	26	31	31	28	19	17	19	26	25	16	9	
Fast Casual/Fast Food	Employees	2	KSF	2.5	5	1	1	2	2	4	5	5	5	5	4	3	4	5	5	3	2	
Notes:					Parking Spaces Req per ULI =	775	499	521	552	575	606	610	619	588	555	515	519	551	583	605	596	550
					Unused Spaces =	22	298	276	245	222	191	187	178	209	242	282	278	246	214	192	201	247

1. Calc. blended average and/or minus reserved spaces.
2. Includes outdoor seating for visitors.
3. Yellow highlight is peak demand
4. Number of unused parking supply based on 797 on-site parking spaces

Land Use Component	Est. # of Dedicated Spaces	Subtotals Per Land Group															
		6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM
Residential =	574	448	437	411	381	363	344	336	325	325	336	348	367	385	412	423	435
Office =	29	29	37	52	59	64	67	64	59	52	44	37	33	31	29	29	29
Retail =	117	22	47	89	135	179	199	219	204	178	135	134	151	167	164	144	86

Note: There are 78 shared spaces that can be used by the office, retail, or residential land uses during peak times.