



**PLANNING DIVISION
STAFF REPORT**

City Council Meeting

July 3, 2023

CASE No.: ZON22-01168	PROJECT NAME: The Edge on Main Apartments
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Owner's Name:	OZ16 QOZB LLC
Applicant's Name:	Scott W. Harwood, OZ Development
Location of Request:	Within the 100 block of South Morris (east side) and the 200 block of West Mahoney Avenue (north side). Located east of Country Club Drive and south of Main Street.
Parcel No(s):	138-54-036, 138-54-038, 138-54-043
Request:	Rezone from T4 Neighborhood Flex (T4NF) to T5 Main Street (T5MS) within the Form Based Code Regulating Plan.
Existing Zoning District:	Downtown Core with Downtown Events overlay (DC-DE)
Council District:	4
Site Size:	0.5± acres
Proposed Use (s):	Mixed Use Development
Existing Use(s):	Commercial Development and Vacant
P&Z Hearing Date(s):	April 26, 2023 / 4:00 p.m.
Staff Planner:	Charlotte Bridges, Planner II
Staff Recommendation:	Approval with conditions
Planning and Zoning Board Recommendation:	APPROVAL with Conditions (Vote: 6-0)
Proposition 207 Waiver Signed:	Yes

HISTORY

On **July 14, 1883**, the subject site was incorporated as the City of Mesa as part of a larger 640± acre area annexation (Ordinance. No. 1).

On **August 3, 1987**, the City Council approved an amendment to the zoning code to create new zoning districts with development regulations, a zoning map, and design guidelines for all properties within Mesa's Town Center (Z87-40, Ordinance No. 2254), the subject site was designated with Downtown Core (DC) zoning.

On **November 7, 2011**, the City Council approved the Downtown Events (DE) Overlay district for the 151± acre area, which includes the subject site, from Country Club Drive to Centennial Way/Sirrine between 1st Street and 1st Avenue (Case No. Z11-017, Ordinance No. 5065).

On **January 23, 2012**, the City Council adopted the Central Main Plan with the goal of creating a more active and viable downtown area for Mesa. The subject property is within the Downtown Transit Node/Urban Gateway Neighborhood Planning area of the Plan (Resolution No. 9980).

On **June 14, 2012**, the City Council approved an amendment to the zoning ordinance adopting the Form Based Code. The project site was designated with a transect of T4 Neighborhood Flex (T4NF) as part of the Regulating Plan of the Form Based Code (FBC). Per the approved Regulating Plan, properties within the FBC areas are required to opt-in to the Regulating Plan prior to developing under standards of the FBC (Ordinance No. 5099).

PROJECT DESCRIPTION

Background:

The applicant is requesting to rezone 0.5± acres of property from the Form-Based Code (FBC) Regulating Plan designation of T4 Neighborhood Flex (T4NF) to T5 Main Street (T5MS). The project site is currently zoned Downtown Core with a Downtown Events overlay (DC-DE) and is developed with a commercial building and an associated parking area (Proposed Project).

Per Chapter 56 of the Mesa Zoning Ordinance (MZO), the FBC designation is optional on a property within the boundaries of the FBC Regulating Plan until a property owner “opts-in” to the transect designation assigned on the property. If the property owner “opts-in”, the standards of the transect designation become the regulating document to guide land uses and development standards on the property.

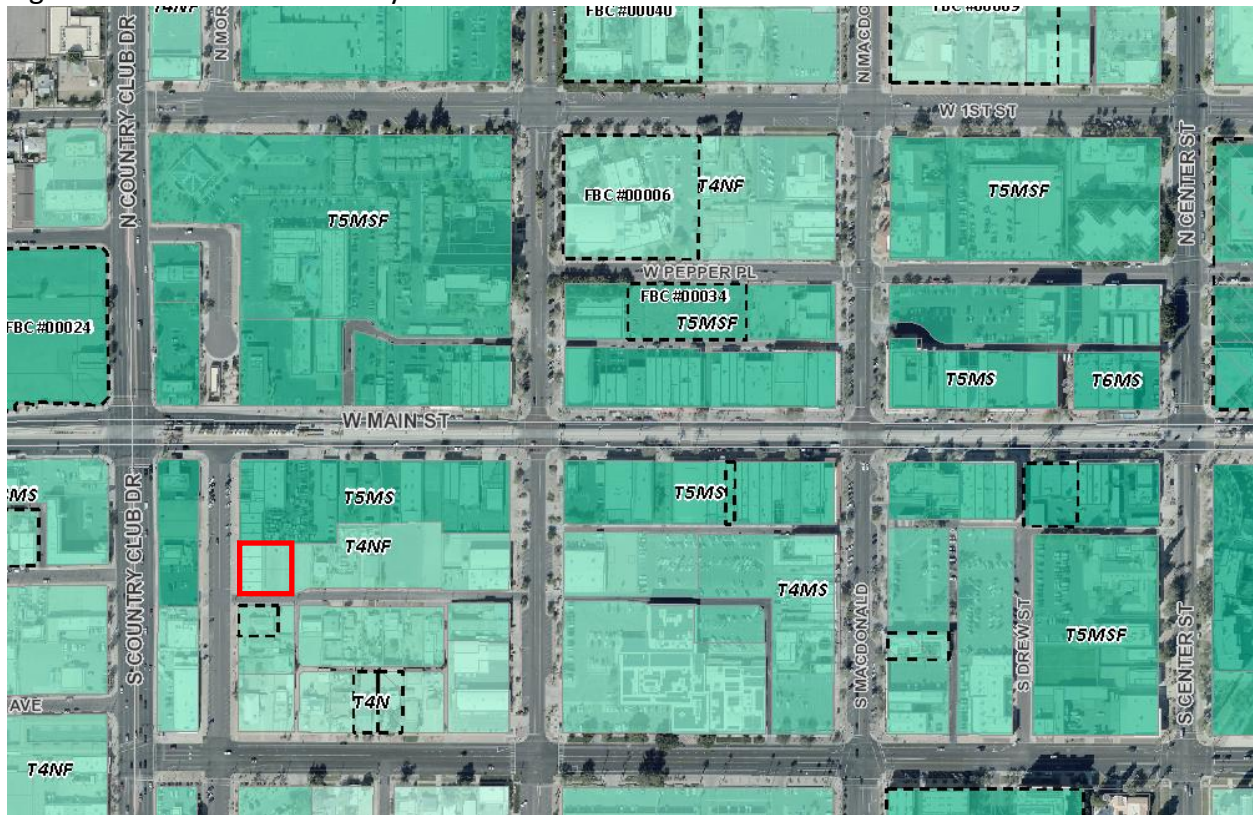
The property is currently designated as T4NF. However, the FBC Regulating Plan shows the adjacent properties to the north and west, across Morris, as T5MS. The T5MS designation is the identified transect surrounding the Country Club Drive and Main Street Intersection and continues east along the Main Street until approximately 200 feet west of Center Street (see Figure 1). This request will extend the transect further south to Mahoney Avenue and apply the same development standards on the project site as those on the properties to the west and north.

The requested rezone will provide the property owner the option to redevelop the site consistent with the standards of the T5MS transect building form and standards in conjunction with the properties to the north and northeast. The current DC-DE zoning designation on the project site will remain in place until such time as the property owner opts-in to the proposed FBC Regulating Plan designation of T5MS.

The applicant’s request to rezone the project site to the T5MS transect will allow for the proposed multiple residence and mixed-use project. Per Section 11-56-4(E) of the MZO, such a project will

be reviewed through the Zoning Clearance process, an administrative review once the property owner opts into the T5MS transect.

Figure 1: FBC Transect Overlay



General Plan Character Area Designation and Goals:

The General Plan Character area designation on the property is Downtown with a Transit District Overlay of Corridor Station Area. Per the General Plan, the focus of the Downtown character area is the creation of a pedestrian oriented, transit-rich environment with activity centers. In addition, the goal for the character area is to make it a people-friendly area that offers options for housing, employment, shopping, entertainment, and events.

Buildings in the character area are to be designed and placed to engage the street and help create an interesting and active street life. Mixed-use developments with residential over ground floor office or retail, when designed to engage the street, are appropriate for the Transit Corridor, especially in Station Areas.

The T5MS transect is a primary transect in the Downtown with a Transit District overlay of Corridor Station character area.

Central Main Street Area Plan:

This project site is also located within the Downtown Transit Node/Urban Gateway Neighborhood Planning Area of the Central Main Street Area Plan. The Downtown Transit Node promotes pedestrian-friendly developments, such as designing buildings to engage the street and

including material and construction quality that meets or exceeds the level of quality established by the public investment in the light rail line (Policy PFC 3.5).

The Urban Gateway Planning Area is envisioned to develop in a manner that announces entrance into the Downtown Mesa and the primary focus for this area will be on commercial/retail and residential development in both mixed-use buildings and stand-alone developments. The T5MS transect is a base transect within the Downtown Transit Node/Urban Gateway Neighborhood Planning Area.

The T5MS building form and (development) standards align with the goals of Downtown character area designation and the Central Main Street Plan by requiring buildings to be placed close to the street to create pedestrian friendly, interesting, and active street life. Staff reviewed the request and determined it is consistent with the development review criteria outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan.

Zoning District Designations:

The proposed request to rezone the designated transect on the property from T4NF to T5MS will allow redevelopment of the site in conformance with the goals of the General Plan and the Central Main Plan.

Surrounding Zoning Designations and Existing Use Activity:

<p>Northwest (Across Morris) DC-DE/T5MS Vacant</p>	<p>North DC-DE/T5MS Existing commercial and vehicle/automobile repair</p>	<p>Northeast DC-DE/T5MS Existing commercial</p>
<p>West (Across Morris) DC-DE/T5MS Existing commercial</p>	<p>Project Site DC-DE/T4NF Existing commercial and vacant</p>	<p>East DC-DE/T4NF Existing single residence</p>
<p>Southwest (Across Morris) DC-DE/T4NF Existing commercial</p>	<p>South (Across Mahoney) T4NF and DC-DE/T4NF Existing multiple residence</p>	<p>Southeast (Across Mahoney) DC/T4NF Existing commercial and single residence</p>

Compatibility with Surrounding Land Uses:

The project site is surrounded by a variety of existing commercial and residential uses, and undeveloped and under-utilized properties. The existing commercial uses to the north are a continuation of the existing commercial uses on the project site. To the northeast, is an existing vehicle/automobile repair facility. To the east, is an existing single residence. Across Mahoney Avenue to the southeast is a commercial use and a single residence, and directly to the south is a multiple residence. To the west, across Morris, the existing commercial developments are oriented towards Country Club Drive.

The General Plan and Central Main Street Area Plan envision redevelopment of the neighborhood surrounding the project site into an active, urban environment with increased intensities. The

request to rezone the project site from T4NF to T5MS will establish the same development standards on the project site as those on the properties to the north and help create a uniform urban form that will not be out of character with the anticipated future development of the surrounding neighborhood.

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 one-half mile and registered neighborhoods within one mile. The letters invited neighbors to contact the applicant with questions or concerns regarding the rezoning request. The submitted Citizen Participation Report includes a summary of the comments and concerns received as a result of the mailing.

Nicole Walters associated with 244 W. Mahoney Ave. spoke at the April 26, 2023 Planning and Zoning Board hearing on the Proposed Project. Nicole owns a nearby business and expressed concerns for the construction impacts from the Proposed Project.

Staff Recommendations: Staff finds that the request is consistent with the Mesa 2040 General Plan and the Central Main Street Area Plan.

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

1. Compliance with all City development codes and regulations.

Exhibits:

Exhibit 1 – Staff Report

Exhibit 2 – Vicinity Map

Exhibit 3 – Application Information

3.1 Project Narrative

3.2 Conceptual Site Plan

3.3 Citizen Participation Plan

Exhibit 4 – Citizen Participation Report

Exhibit 5 – FBC Regulating Plan