



City Council

ZON23-00859

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Evan Balmer, Principal Planner

December 2, 2024
1



Request

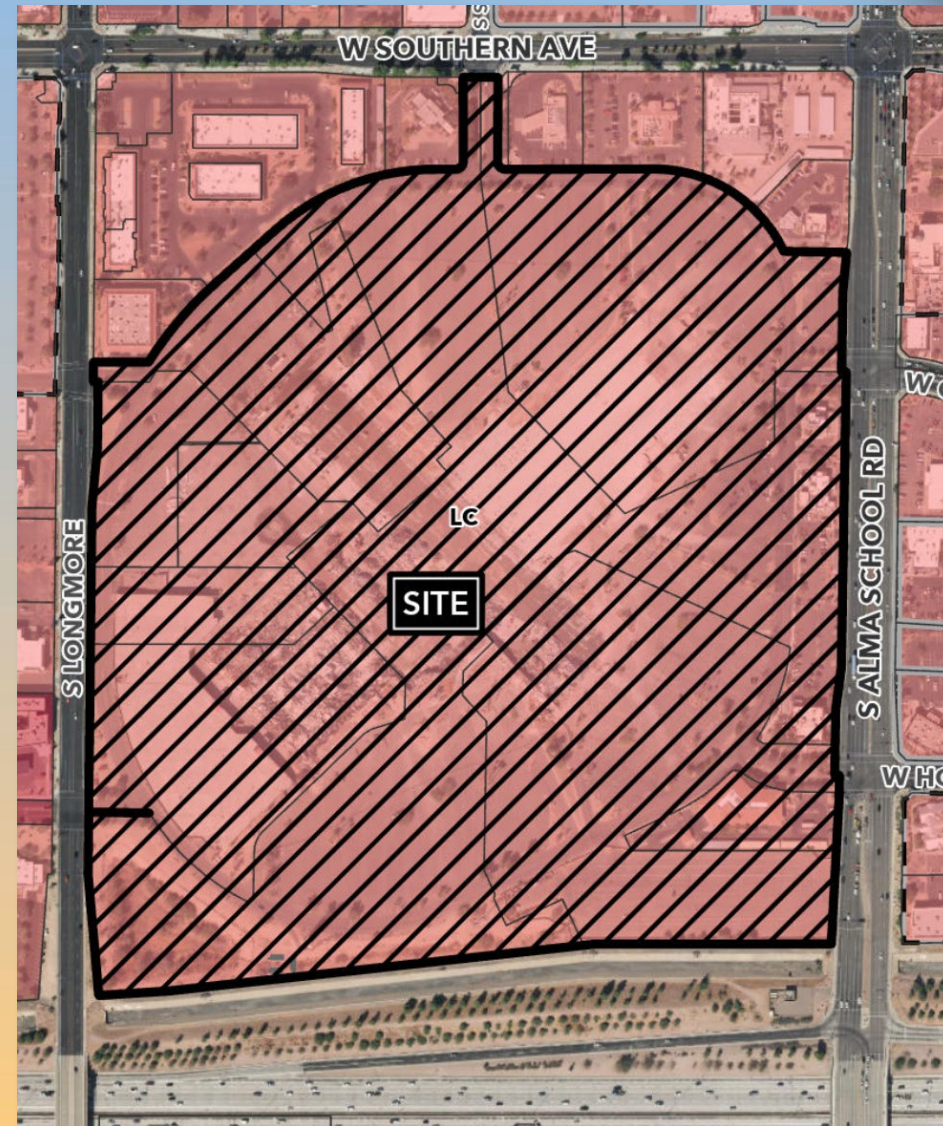
- Rezone from Limited Commercial (LC) to Infill Development District-2 (ID-2)
- To allow for a mixed-use development





Location

- South of Southern Avenue
- West of Alma School Road





General Plan

Mixed Use Activity District

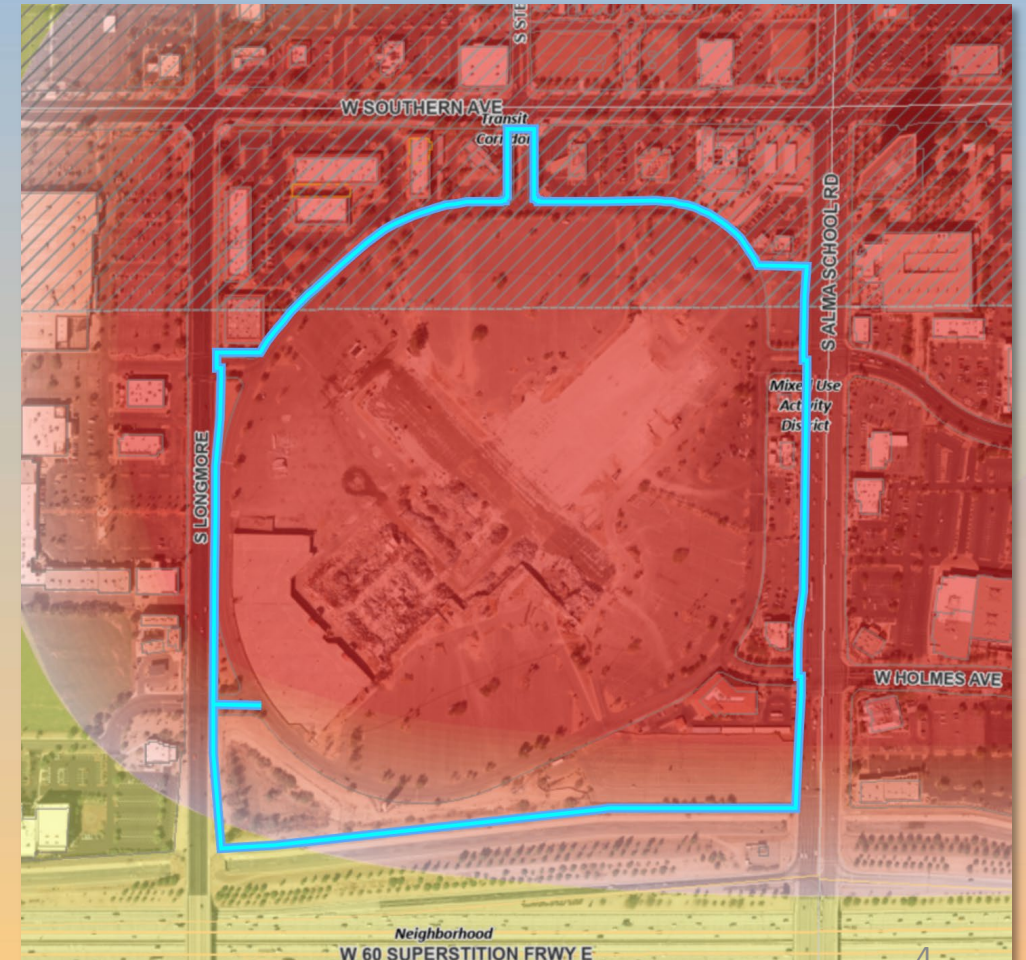
- Large-scale community and regional activity area

Regional Scale Sub-Type

- Regional-Scale larger than 60 acres
- Significant areas devoted to commercial and supporting, integrated residential uses.

Fiesta Sub-Area

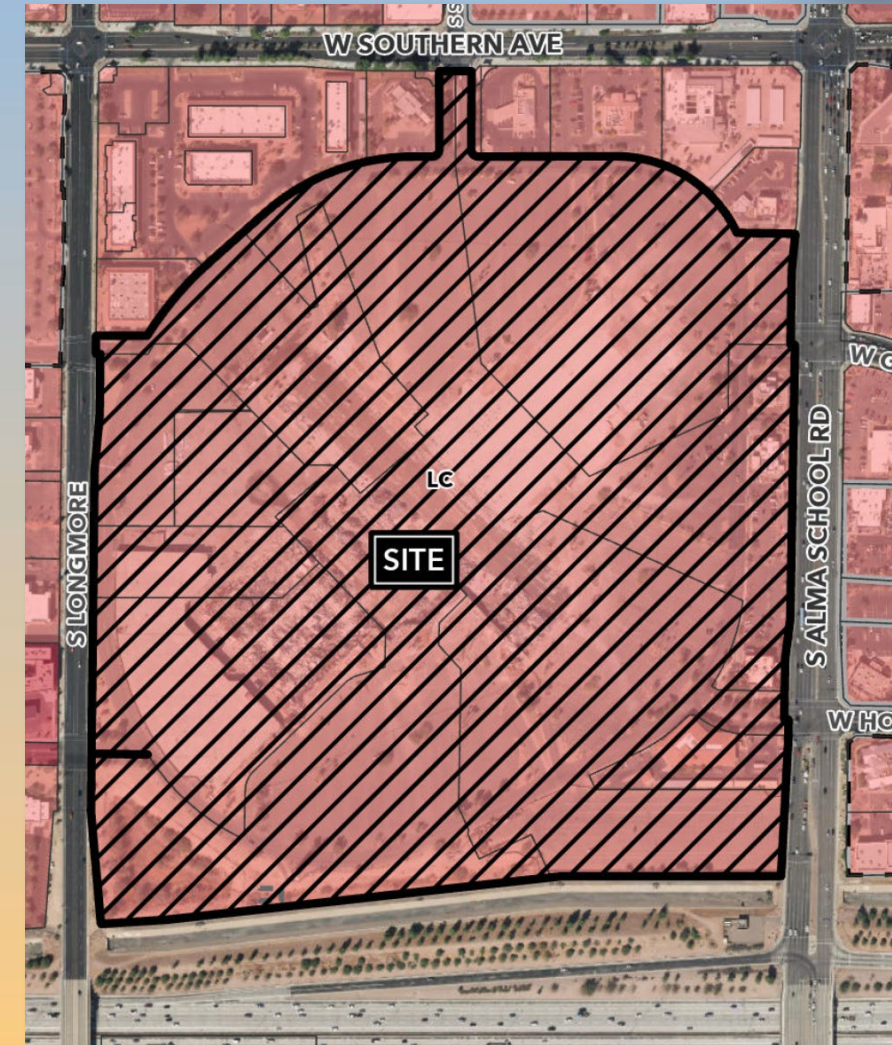
- Pedestrian-friendly environment with an integrated mix of land uses.





Zoning

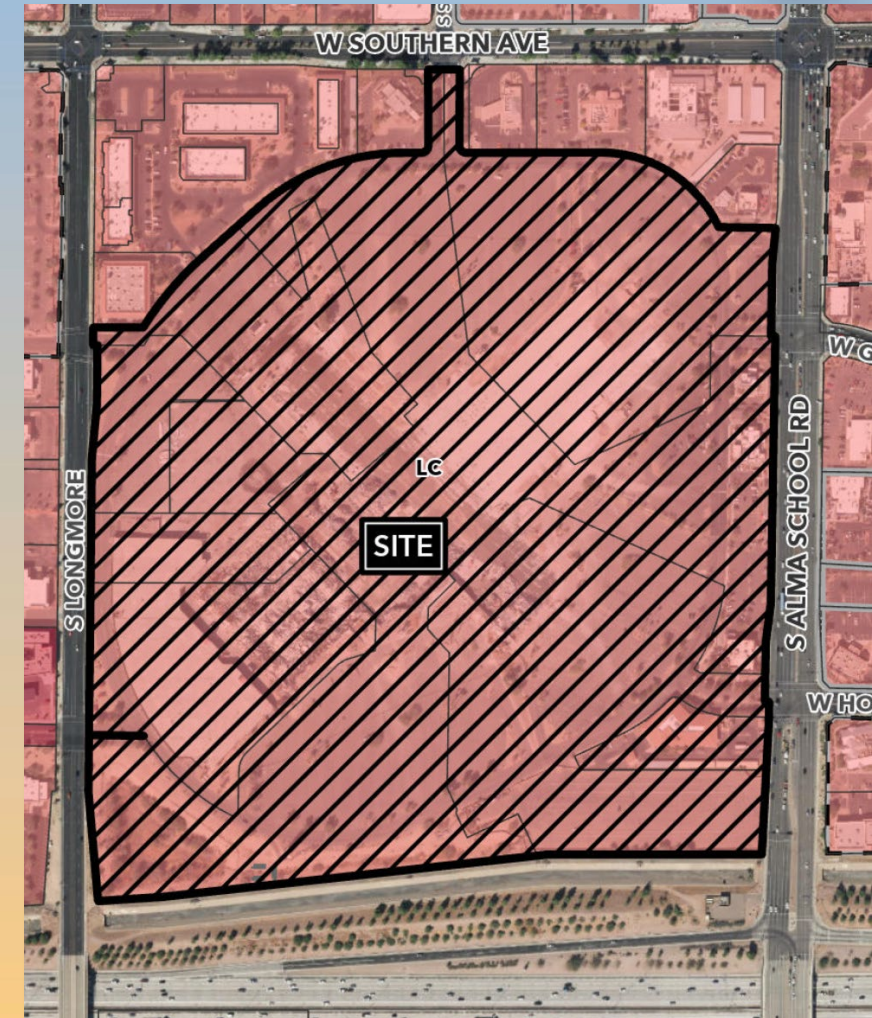
- Rezone from LC to ID-2
- ID districts facilitate the development and redevelopment of by-passed, underutilized, or abandoned properties.
- Applicability:
 - By-passed parcel
 - Additional Infill District requirements





Zoning – By Passed Parcel

- By-passed parcel:
 - The total developable land area within 1,200' is not more than 25% vacant; and
 - Greater than 50% of the total number of lots or parcels within 1,200' have been developed 15 or more years ago.





Zoning – By Passed Parcel



Fiesta Land Development Comparison

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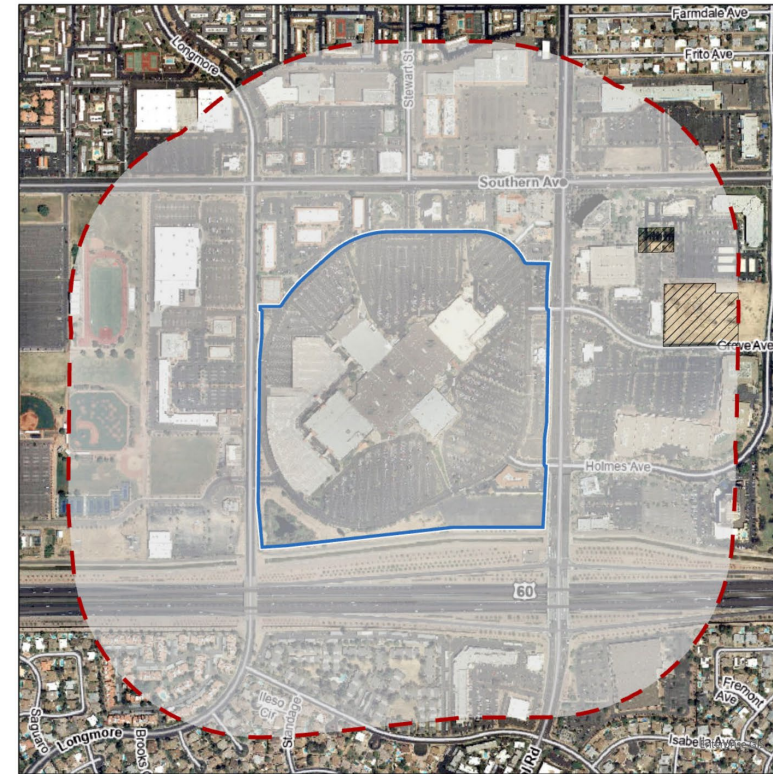
1200-ft Buffer
 Site
Development Status
 Developed -- 98.8%
 Vacant -- 1.2%

Current



1200-ft Buffer
 Site
Development Status
 Developed -- 98.4%
 Vacant -- 1.6%

2009





Zoning – Infill District Requirements

- There is a high percentage of vacant older or dilapidated buildings or structures;
- There is a high percentage of vacant or underused parcels of property, obsolete or inappropriate lot or parcel sizes, buildings designed for obsolete land uses, or environmentally contaminated sites;
- There is a high percentage of buildings or other places where nuisances exist or occur;
- There is an absence of development and investment activity compared to other areas in the City;
- There is a high occurrence of crime; or,
- There is a continuing decline in population.



Infill Incentive Plan

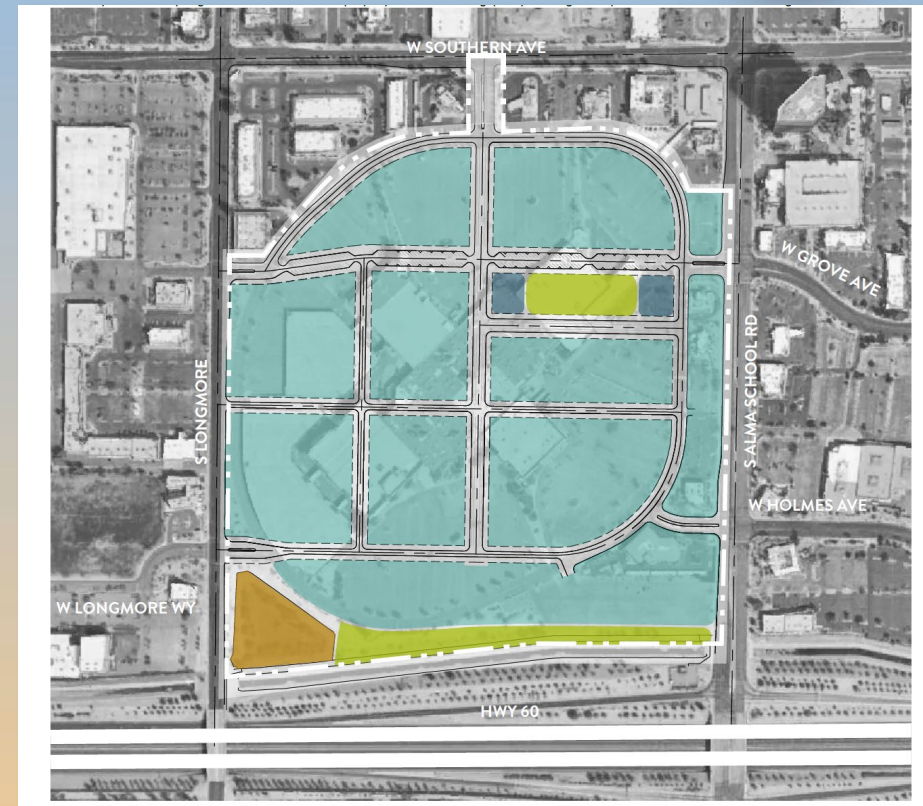
- Required for ID-2 districts
- Regulatory document for the ID district
- Modifications:
 - Development regulations – land uses
 - Development standards – setbacks, height, etc.
 - Review and development procedures – processes, timeframes, etc.
- Design guidelines





Development Blocks

- Set framework for future development
- Allows for flexibility to react to market conditions
- Ensures pedestrian friendly environment and a mixture of uses

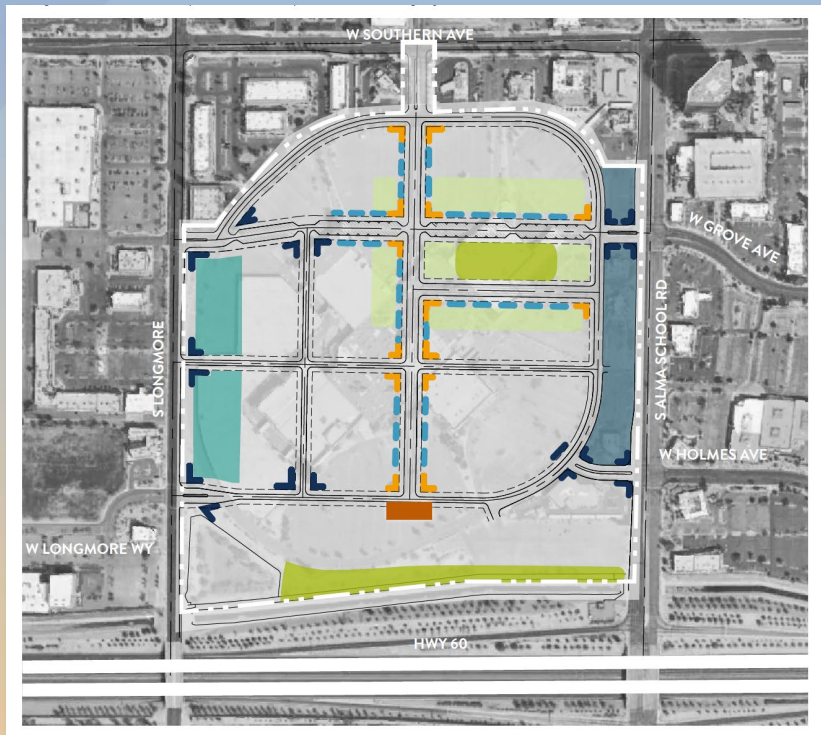


LAND USE MAP KEY

	Multifamily/Commercial/Office
	Open Space
	Commercial
	Existing Retention Basin

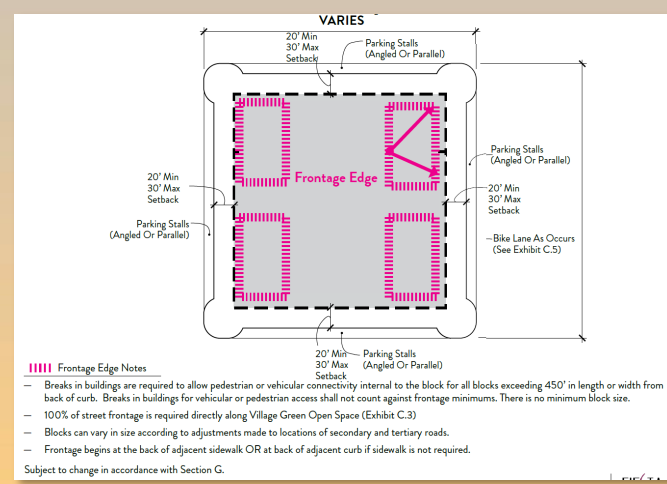
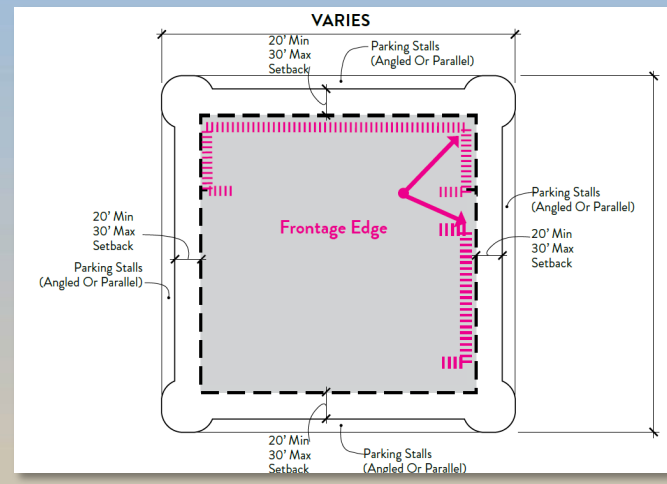


Development Blocks



CONCEPTUAL GROUND LEVEL USE AND REQUIRED BUILDING HEIGHT KEY

Primary Ground Level Commercial Zone This zone allows for neighborhood service retail with surface parking to be aligned with the existing Longmore retail corridor.	Building Wall (30' minimum)(Restaurant and Grocer Uses Excluded)
Secondary Ground Level Commercial Zone This zone allows for neighborhood service retail with surface parking to be aligned with the existing Longmore retail corridor.	Building Wall (30' minimum) for 85%** of Active Use Frontage* (Restaurant and Grocer Uses Excluded)
Existing Ground Level Commercial Zone	
Pedestrian Streetscape Enhancement May include but not limited to: seat walls, accent walls, accent walls, pedestrian shade device(s), hardscape accents asphalt accents.	<i>*Qualifying Active Use Frontages include: -Commercial Use Storefronts, Entries, or Windows -Residential Units with Primary or Secondary Entries that Address the Street Frontage -Auxiliary or Amenity Uses Associated with Residential</i>
Terminus Location This area is intended to be used as a Park, Pavilion, Art Installation, Water Feature, or similar to emphasize the terminus of the Primary North/South Road. The minimum size of the Terminus shall be 20' by 50'.	<i>**Driveways Excluded</i>





Land Use Regulations

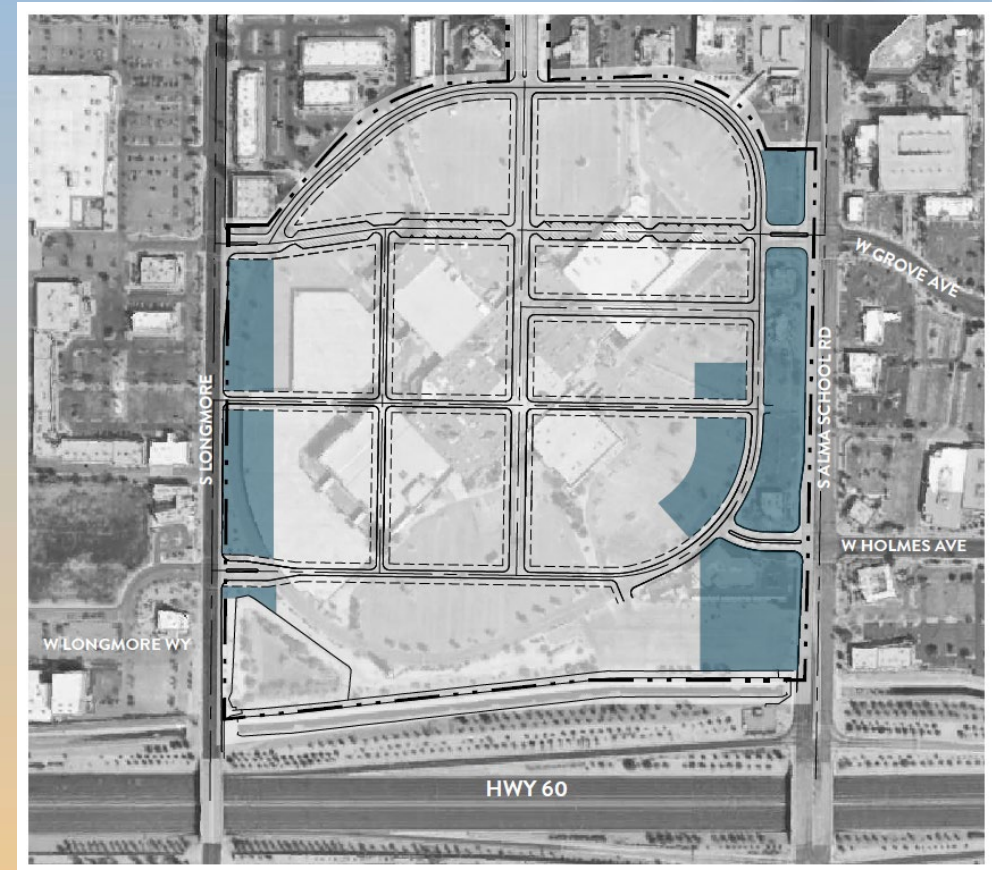
- Uses permitted in LC but restricted in IIP:
 - Boarding House
 - Community Residences
 - Industrial Trade Schools, Public
 - Industrial Trade Schools, Private
 - K-12 Schools, Public
 - K-12 Schools, Private
 - Skilled Nursing Facility
 - Social Service Facilities
 - Kennels
 - All auto related uses including sales, rentals, vehicle washing and auto repair
- Building Materials and Services
- Funeral Parlors and Mortuaries
- Light Fleet Based Services
- Maintenance and Repair Services
- Non-Chartered Financial Institutions
- Pawn Shop
- Tattoo and Body Piercing Parlor
- Handicraft/Custom Manufacturing
- Light Assembly/Cabinetry
- Recycling Facilities
- Warehousing and Storage
- Mini-storage
- Boat and RV storage
- Wholesale



Land Use Regulations

Uses permitted in LC but limited in IIP:

- Assisted Living Center, Nursing and Convalescent Homes:
 - Council Use Permit after Certificate of Occupancy for 2,000 residential units.
- Drive-Thru Facilities:
 - Restricted to specific locations
- Service Stations
 - Limited to two
 - Restricted to specific locations



Permitted locations for drive-thru facilities and service stations



Land Use Budget

- 4,000 dwelling units max
- 500,000 square feet of non-residential uses
- Publicly accessible amenities required as development progresses
- Village Green constructed after construction of 2,000 dwelling units

TABLE D.5 LAND USE BUDGET		
In addition to the list of permitted uses, a Land Use Budget has been created. This Land Use Budget will help ensure a balance of uses needed to create a vibrant, block development.		
USES	DWELLING UNITS	MAXIMUM
Residential	4,000 max.	4,000 units.
Non-Residential	N/A	1,100,000 sq.ft.
Non-residential Minimums based on number of dwellings		
Up to 700 units	No minimum non-residential sq.ft. required. Maintain existing commercial area.	
701-1,200 units	Minimum of 25,000 sq. ft. non-residential uses* A minimum of 3 points from the Qualifying List of Publicly Accessible Non-Residential Amenities on a minimum 500 sq. ft. publicly accessible open space.	
1,201-2,000 units	Minimum of 50,000 sq. ft. non-residential uses* A minimum of 5 total points (including existing) from the Qualifying List of Publicly Accessible Non-Residential Amenities on a minimum 500 sq. ft. publicly accessible open space.	
2001-3000 units	Minimum of 150,000 sq. ft. non-residential uses* Village Green Open Space A minimum of 7 total points (including existing) from the Qualifying List of Publicly Accessible Non-Residential Amenities on a minimum 500 sq. ft. publicly accessible open space.	
3001-4000 units	500,000 SF non residential uses min.* A minimum of 10 total points (including existing) from the Qualifying List of Publicly Accessible Non-Residential Amenities	

*If any abutting parcels directly adjacent to the Village Green Open Space (Exhibit C.4) are developed, it is mandatory that the Village Green Open Space be built concurrently.
 *Existing commercial area shall count towards commercial square footage.
 *The residential units and commercial ground floor area will be based on the issuance of a Certificate of Occupancy.

QUALIFYING LIST OF PUBLICLY ACCESSIBLE NON-RESIDENTIAL AMENITIES		
3 POINTS	2 POINTS	1 POINT
Park	Public Seating	Bicycle Repair Station
Public Art	Shade Structure	Library Stand
Community Garden	Water Feature	Charging Stations
Playground and Play Equipment	Fitness Station	Water Filling Station



Development Standards

- No maximum height
- 30' minimum height per Exhibit C.3 of the MZO
- 20' minimum and 30' maximum front setback
- Common amenities for residential development

TABLE E.1 NON- RESIDENTIAL DEVELOPMENT STANDARDS	
Maximum Height	No Maximum
Maximum Lot Coverage	100% of Overall Net Site Plan Area ¹
Overall Site Minimum Open Space	15% of Overall Net Site Plan Area ^{1,3}
Open Space Requirement Village Green	Refer to Section E.8-Open Space
Minimum Lot Width and Depth	No Minimum
Minimum Height	No Minimum (30' minimum required in areas designated in Exhibit C.3: Ground Level Use and Building Height)
BUILDING AND LANDSCAPE SETBACKS Setbacks are measured from back of curb	
Arterial (Alma School, Longmore)	20 foot minimum, 30 foot maximum, with exception for patios
Primary	20 foot minimum, 30 foot maximum, with exception for patios
Secondary and Loop Road	20 foot minimum, 30 foot maximum, with exception for patios
Tertiary	20 foot minimum, 30 foot maximum, with exception for patios
Internal, Side, and Rear Property Lines	0 foot minimum
NOTES 1. Net Site Plan Area measured from back of curb. 2. Setbacks are measured from back of curb. 3. Refer to Section 8 - Open Space for additional information. 4. Zero Setback at Property Line not adjacent to roadways.	

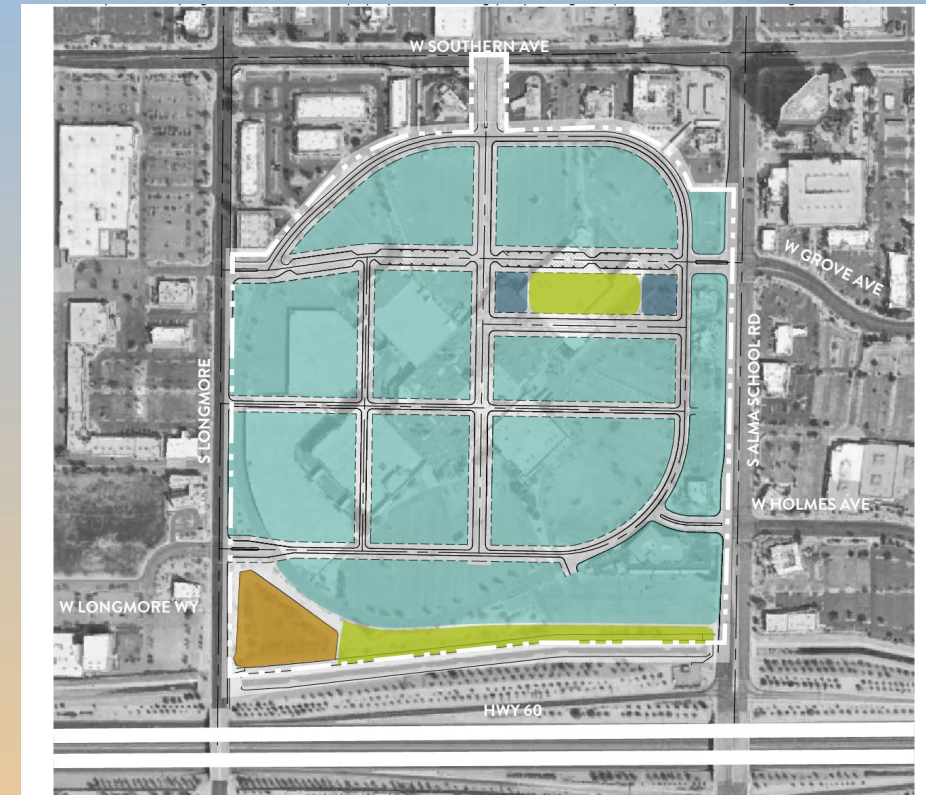
SHADE STANDARDS	
Minimum of 50% of private on-site sidewalks, pedestrian pathways, and common amenity areas shall be shaded through the use of landscaping, architectural features or projections, shade cast from a building, or other stand-alone structural shading devices.	
Shade calculation shall be based on tree maturity during the summer solstice at 12:00pm.	

TABLE E.2 RESIDENTIAL DEVELOPMENT STANDARDS	
Maximum Height	No Maximum
Maximum Lot Coverage	100% of Overall Net Site Plan Area ¹
Overall Site Minimum Open Space	15% of Overall Net Site Plan Area ^{1,4}
Open Space Requirement Private	Minimum 50 square feet with a minimum depth of 5 feet
Minimum Lot Width and Depth	No Minimum
Minimum Height	No Minimum (30' minimum required in areas designated in Exhibit C.3: Ground Level Use and Building Height)
Open Space Requirement Private	50 square feet on 50% of units ³
Open Space Requirement Common	Minimum of three common open space amenities required (list of available amenity options located at bottom of page)
Open Space Requirement Village Green	Refer to Section E.8-Open Space
Density	4,000 maximum units, no specific project density
BUILDING AND LANDSCAPE SETBACKS Setbacks are measured from back of curb	
Arterial (Alma School, Longmore)	20 foot minimum, 30 foot maximum, with exception for patios
Primary	20 foot minimum, 30 foot maximum, with exception for patios
Secondary and Loop Road	20 foot minimum, 30 foot maximum, with exception for patios
Tertiary	20 foot minimum, 30 foot maximum, with exception for patios
Internal, Side, and Rear Property Lines	0 foot minimum
NOTES 1. Net Site Plan Area measured from back of curb. 2. Setbacks are measured from back of curb. 3. Private Open space can be reduced to 40 square feet/unit, if a rooftop or above ground common open space is provided. 4. Refer to Section 8 - Open Space for additional information.	
SHADE STANDARDS	
Minimum of 50% of private on-site sidewalks, pedestrian pathways, and common amenity areas shall be shaded through the use of landscaping, architectural features or projections, shade cast from a building, or other stand-alone structural shading devices.	
Shade calculation shall be based on tree maturity during the summer solstice at 12:00pm.	
COMMON OPEN SPACE AMENITY OPTIONS	
Indoor Bicycle Storage, Craft Room, Turf Area, Nursery, Art Installation, Co-Working Space, Water Feature, Covered Pedestrian Ways, Bicycle Path, Bicycle Repair Station, Swimming Pool, Tennis Court or similar, Barbecue Area, Playground, Gazebo or similar, Dog Park, Fitness Center, Media Room, Rooftop Deck or Observatory	



Open Space

- Village Green – focal point of development
 - 100% of building frontage adjacent to Village Green
- Common open space and amenities
- Private open space



LAND USE MAP KEY

- Multifamily/Commercial/Office
- Open Space
- Commercial
- Existing Retention Basin



Design Standards and Guidelines

- Residential Site Design
 - Focus on creating development that is accessible and pedestrian friendly
 - Pedestrian walkways that connect with surrounding amenities and developments
 - specialty landscape, hardscape, and architectural features used to highlight building and site elements to create a strong sense of place
 - building entrances that face primary streets
 - Porches and balconies to create building articulation
 - Facades that are offset from each other to create a more vibrant street edge
 - Minimum and maximum setbacks to better define the public and private realms



Design Standards and Guidelines

Residential Architectural Standards

- Allow for a variety of architectural styles that incorporate local materials and reflect the desert climate through form and design
- Large buildings to change materials or massing every 240 feet to prevent the appearance of a contiguous development
- Wall plane offsets or step back on upper levels to provide spaces for balconies and to reduce the perceived size of the structure
- Building facades composed of a variety of materials, colors, textures, artwork, pilasters, building lines, window articulation, etc.
- Interesting window treatments such as awnings and trim for facades facing streets, pedestrian walkways, or public spaces.



Design Standards and Guidelines

Commercial Site Design

- Focus on creating development that contributes to a sense of place, is pedestrian-friendly, and compatible with adjacent uses
- Buildings on the interior of a lot to provide pedestrian-friendly facade designs along the street front
- Architectural elements that anchor the building and create attractive paths to entries
- Entrances, windows, and openings that face main streets and pedestrian walkways
- Street-adjacent facades that provide pedestrian-scaled elements such as entrances, windows, and openings
- Buildings to be the focal point of each site with parking treated as a supplemental amenity



Design Standards and Guidelines

Commercial Architectural Standards

- Focus on massing and scale, articulation, material selection, and screening to guide high-quality design.
- Entrances to use architectural elements to delineate hierarchy such as overhangs, recesses, projections, unique roof design, display windows, etc.
- Multi-tenant buildings to provide unique entrances for each tenant with a storefront;
- Massing variations along pedestrian levels such as porticoes, single-story protruding lobbies, and transparent vestibules in pedestrian-heavy areas.



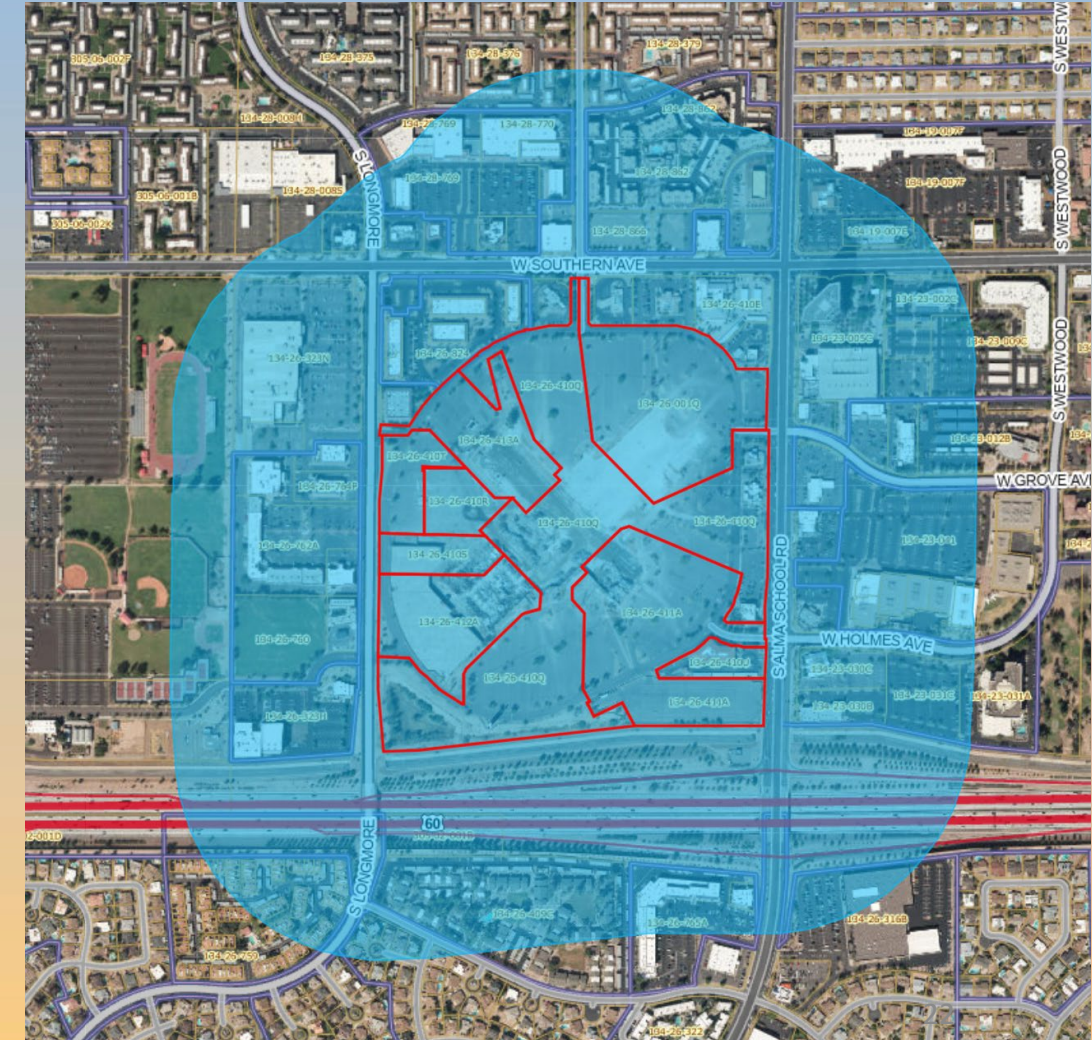
Review and Development Procedures

- Per Section 11-12-5 of the MZO, review and development procedures can be modified through the IIP.
- Processes and timeframes proposed in the IIP are largely consistent with customary City processes
- Administrative review and approval for all site plan review and design review requests, and modifications.
- Applicant required to mail notice letters and post the site for all site plan and design review applications.
- Referral provisions that allow the Planning Director to refer a case to the Planning and Zoning Board under certain circumstances.



Citizen Participation

- Extensive outreach including:
- Notified property owners within 1,000', HOAs and registered neighborhoods
- Neighborhood meeting April 23, 2024
- Project website
- Multiple small group and one-on-one meetings





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Section 11-12-6 of the MZO for Infill Development Districts

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



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