

Stonebridge
4024 E. Palm Street

Project Narrative

Submitted By

Pew & Lake, PLC.

Sean B. Lake / Sarah Prince

480-461-4670

Sean.lake@pewandlake.com

Sarah.prince@pewandlake.com

On Behalf of

ORC, LLC

&

4024 Palm Street, LLC

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Introduction

Pew & Lake PLC., on behalf of our client ORC LLC and 4024 Palm Street, LLC, is pleased to provide this narrative and exhibits necessary for Site Plan Review, Special Use Permit, Design Review, pre-plat, and rezoning applications. The proposed development is located on the NWC of East Palm St. and Norfolk and can be seen outlined in blue on the image below. The Property is further identified as Maricopa County Parcel Numbers 141-25-092A, 092B.

Site Aerial



History

In 1999, The Commons Industrial Park PAD (Case Z99-099) was approved after extensive discussion between the neighbors, Reeb Group, the City of Mesa, and the Board of the Commons Owners' Association. The restrictions and design conditions outlined in Ordinance No. 3748 ensured that Commons Industrial Park developed with high-quality standards and prohibited some uses that would interfere with the nearby neighborhoods. The developer understands that the proposed development will include conditions of approval similar to this in case Z99-099.

Since the 1999 PAD approval, the Commons Industrial Park has nearly fully developed. The Commons Industrial Park is composed of many local light industrial businesses, office buildings, a popular wedding/event venue, and a high-end restaurant. The agreed upon restrictions have created an industrial park that works and feels more like a business park than an industrial park. The users adjacent to the proposed development do not manufacture or conduct business in a way that is a disturbance to the property owners west of the RWDC, or to the other property owners directly adjacent to their sites.

Existing Site Conditions

The subject Property is located at the northwest corner of the intersection of East Palm Street and North Norfolk Street. The property boundary is along the rounding curve of the two intersecting streets. A portion of the Property is occupied by a restaurant in the northwest corner. Employee parking is on the north side of the restaurant and customer parking is to the south with access via a driveway on East Palm Street. Parking and the drive aisle continue through the site to a roundabout parking area which connects to more parking along the northern edge of the Property and ultimately to North Norfolk via another driveway.

As an infill site, this property is limited in size and access. The close proximity adjacent to Board and Batten, a high-end restaurant and bar, as well as the Stonebridge Manor Wedding/Event Venue, limit the number of LI uses that can be developed on this site without negatively impacting the operation of the restaurant and wedding/event venue. Establishing a compatible land use that is consistent and not detrimental to this high-end wedding venue and high-end sit-down restaurant is challenging. However, we believe this live work development is the ideal compatible neighbor and land use.

The unique configuration of the quarter circle shaped lot poses constraints not found on other properties in the area. The need for creative circulation, parking, and access is essential and has been thoughtfully designed as seen on the proposed site plan. The cohesive plan will benefit the development and continue to blend the existing uses in the area.

Relationship to Surrounding Properties

To the north is a paving contracting company housed in an office building with ancillary storage both enclosed and in an open yard. Abutting the property to the west is Stonebridge Manor, a mansion venue for special events positioned on 4 acres of pristine grounds, mature trees and water features. Across Palm Lane to the south is a two-story flooring company building with offices, warehouse and showroom. To the southeast across the rounding intersection is the entrance to Commerce Court II, a twenty unit planned area office warehouse development with well screened outdoor storage yards. Directly east, across Norfolk is a small commercial office and storage building with a well screened outdoor storage yard.

Direction	Zoning	Use
North	LI PAD	Emergency Environmental Services
East	LI PAD	J&H Plumbing, Marquee Jewelers, Western Building Group
West	LI PAD	Board & Batten / Stonebridge Manor by Wedgewood Weddings
South	LI PAD	RM Interiors & Design Lehi Valley Trading Processing Facility
Subject Site	LI PAD	Restaurant/ Parking /Vacant

Zoning and General Plan Analysis

The proposed development site is nestled within the Commons Industrial Park just east of the RWCD and a RS-35 Zoning District. The subject property is zoned LI-PAD, light Industrial with a Planned Area Development Overlay. With this request, the applicant is requesting to rezone the property from LI-PAD to LI-PAD-BIZ.

Within section 11-7-1 of the Mesa Zoning Ordinance (MZO), Light Industrial districts “also provide for a full range of commercial activities”. Section 11-31-31 of the MZO, states that residential uses are permitted in the NC, LC, and GC with the approval of a Special Use Permit.

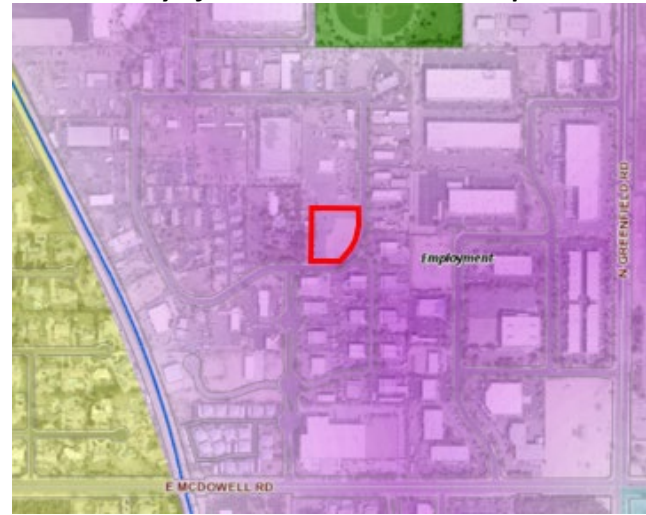
The General Plan Character area designation on the property is Employment. Per chapter seven of the General Plan, the purpose of the Employment character area designation is to provide employment type land uses, which the proposed development satisfies.

Additionally, the property is within the Falcon Field Sub-Area. The goal of the Falcon Field Sub-Area is to ensure high-quality employment for professionals, technical experts, and highly skilled labor. The subject site lies within Airfield Overflight Area Three (AOA3). There are no use limitations beyond those in the base district.

City of Mesa – Zoning Map



City of Mesa – General Plan Map



Project Description

As previously stated, the property has an existing successful American style bistro restaurant and wine bar with outdoor dining patios. The balance of the property has remained undeveloped since the construction of the restaurant. The proposal is to improve the vacant portion of the site in a way that will best accommodate future development.

For example, the proposed development will convert the existing loop turnaround into a hammerhead turnaround which will still facilitate emergency vehicles. This change will also provide a more direct route to the rear of the existing restaurant, eliminate a large expanse of asphalt, and provide for more conventional parking and circulation.

The site realignment includes parking island landscape planters with trees and shrubs consistent with the Zoning Ordinance's landscaping requirements. The mature landscaping existing site lighting, and drive entrances to the property will remain. ADA sidewalk and landscaped pedestrian pathways will provide connectivity to the parking areas, building entrance and to the streets.

The proposed development will provide an innovative design on one of the last parcels of vacant land within the Commons. As seen on the provided site plan, the site will offer three (3) two-story buildings, each on their own parcel. The first floor of the buildings will be used as office space and the second floor will be the livable area. Each unit will have private two (2) car garage space for vehicle parking and guest parking spaces. In addition, 29 parking spaces are provided for the office area and 4 spaces are provided for the storage area. In total 40 parking spaces are provided for the Live Work units and 51 parking spaces are provided for the restaurant/outdoor dining areas and 4 accessible parking spaces are provided.

In section 11-86-4 of the MZO, Live/Work units are described as "a commercial or industrial unit with incidental residential accommodations that includes adequate working space reserved for office, commercial or industrial use and regularly used for such purpose by 1 or more persons residing in the unit and cooking space and sanitary facilities in conformance with applicable building standards. Up to 67 percent of the gross floor area may be reserved for and primarily used as living space." The floor plans included with this pre-submittal application illustrate that more than 30% of the net floor area is designated for work activities.

The property owners wish to create ownership in such a way that will allow for multiple users to take separate ownership of their own lot and set up an ownership association to allow for the maintenance of the common areas.

These common areas will include parking and drive aisles, service areas, and storm water retention area. The landscape character will include buffers that meet or exceed standards.

The proposed development will comply with all applicable City of Mesa regulations and standards regarding right-of-way and infrastructure improvements in Mesa's jurisdiction. Utilities on site include City of Mesa for water, sewer, police, fire, gas, and waste disposal. The property is in SRP's electric supply service area. According to estimates, there is adequate capacity in the public utilities and infrastructure to support the proposed development. Proposed water service facilities will comply with City of Mesa Standards and Details. There is a 12-inch water main on Palm Street. Wastewater services will also comply with City Standards and will connect to the City's system at the 8-inch main in Palm Street.

The property will be designed to adequately collect, convey, and store storm water flows originating on site. Runoff will be collected within existing and proposed hard surface areas and conveyed to scuppers or catch basins that discharge to retention basins. Retention basins will be designed to City Standards to retain 100 percent of the runoff from the 100-year storm event.

Live Work Units – 11-31-17 Compliance

Live-Work Units, as described in Section 11-86-4, shall be located, developed, and operated in compliance with the land use regulations in Article 2 and the following standards:

A. 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. See Figure 11-31-17.A.

- ✓ **The proposed development is new construction.**

B. 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.

- ✓ **The work activities include office and storage uses which are allowed in the base zoning district.**

C. 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.

- ✓ **No portion of the units will separately renter 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.**

D. 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.

- ✓ **Approximately 60% of the net floor area is designed for work activities. Each unit includes 4,594 SF of work area on the first floor and 3,122 SF of residential space on the second floor.**

E. Outdoor Living Area. Common or private on-site open space shall be provided for the use of occupants at a rate of at least 150 square feet per Live-Work Unit. This space may be attached to individual units or located on the roof or adjoining the building in a rear yard.

- ✓ **The outdoor living area is accommodated via three outdoor patios adjacent to the living unit on the second floor. The total square footage of the patios is 723 square feet.**

Bonus Intensity Zone Overlay

The purpose of the Bonus Intensity Zone (BIZ) Overlay District is to provide for variations from development standards to encourage unique, innovation developments of superior quality. To receive approval of a BIZ overlay, it must be demonstrated that the resulting development will further the goals and objectives of the General Plan, Specific Plans, Council policies, and will provide significant social or economic benefits to the City. This overlay district applies more frequently to individual projects which may consist of one or more building. Moreover, the purposes of the district are to:

- A. Encourage unique, innovative development of superior quality that utilizes sustainable development practices and promotes pedestrian activity.
- B. Allow for the establishment of unique land use regulations and development standards to achieve goals of the General Plan for the area.
- C. Promote development patterns that encourage conservation of natural resources and provide opportunities for renewable energy production.

The proposed live work development meets the purpose of the BIZ overlay district. It is a unique and innovative development of superior architectural quality. As previously discussed, this project complies with the General Plan Land Use designation of Employment.

The Live Work units comply with the City policies and objectives by incorporating the following:

- A creative solution to an unmet need in today’s unique economy.
- High quality architectural and site design to create a unique and more sustainable alternative to conventional development and comparable projects;
- Well designed and integrated buildings that are proportionate to the Property size;
- Pedestrian connections to the public pathways and nearby commercial uses;
- Consistency with the surrounding land use fabric;

The BIZ requested in this application is designed to establish the project’s quality design and to encourage a creative use on a challenging by-passed lot that will implement the General Plan objectives and purposes of Zoning Ordinance. The development standards for this BIZ Overlay are the same as those provided in the underlying LI Zoning District, with the exception of a few modifications shown in the table below.

Proposed BIZ Development Standards

Development Standard	MZO Required /Existing	BIZ Proposed
Accessory Outdoor Storage MZO Table 11-7-2, Footnote 5:	Accessory outdoor storage permitted only if confined to the rear one-half of the lot.	Outdoor storage permitted in front one-half of lots 2, 3 & 4
Lot require frontage on a public street 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, & 4 without public frontage as part of the BIZ Overlay.
Minimum Site Area (acre) MZO Table 11-7-3:		
Lot 1	1 acre	0.3301 acre
Lot 2	1 acre	0.1893 acre
Lot 3	1 acre	0.1829 acre
Lot 4	1 acre	0.1678 acre
Minimum Lot Width (feet) MZO Table 11-7-3		
Lot 1	100 feet	97.29 feet
Lot 2	100 feet	65.00 feet
Lot 3	100 feet	65.00 feet
Lot 4	100 feet	63.33 feet
Setback of Cross Drive Aisles MZO Section 11-32-4.A	Parking spaces along main drive aisles connection 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)

<p>Perimeter Landscape Required Landscape Yard Width (Non Group C-O-I) MZO Section 11-33-2(B)(2)(a)(ii), required landscape yard width: -North property line (overall site): -West property line (overall site)</p>	<p>15 feet 15 feet</p>	<p>5 feet, 2-inches with 2 feet vehicle overhang 0 feet (existing at NW corner) 4 feet 4-inches at parking</p>
<p>Perimeter Landscape MZO Section 11-33-2(B)(2)(c) -North Property line (overall site) – 3 non-deciduous trees and 20 shrubs per 100 linear feet of adjacent property line -West property line (overall site) – 3 non-deciduous trees and 20 shrubs per 100 linear feet of adjacent property line.</p>	<p>11 trees and 64 shrubs (~344 feet of adjacent property line) 10 trees and 65 shrubs (~324 feet of adjacent property line)</p>	<p>2 trees and 81 shrubs 12 trees and 32 shrubs (existing)</p>
<p>Perimeter Landscape Required Landscape Yard width (Group C-O-I) MZO Section 11-33-2(B)(2)(a)(i), required landscape yard width: -Common property line (Lot 2 & Lot 3) -Common property line (Lot 3 & Lot 4)</p>	<p>7 feet each property line 7 feet each property line</p>	<p>Minimum 5 feet each property line Minimum 5 feet each property line</p>

Justification for Modifications

As outlined in section 11-21-3 of the Zoning Ordinance, modification from development standards may be approved for project that 1) demonstrate superior quality designs and 2) meet certain site selection criteria.

As will be discussed in the next section of this narrative, the proposed development demonstrates superior, quality design. This site is also appropriate for BIZ overlay district given that it is a bypassed parcel within the Commons Industrial Park. The development of this parcel will complete the pattern of development in the Commons and contribute aesthetically to the surrounding area.

Other factors that merit approval of a BIZ Overlay include:

- The proposed use is compatible in size, type, and design with the surrounding land uses, as discussed previously in this narrative. Because the site is small, the proposed tasteful design makes the project suitable with respect to surrounding properties and will not pose any unreasonable effects.
- Building material and colors for the live work buildings will match those at the existing restaurant. All building facades have flat roofs, vertical articulation and trim detailing at the parapet. Each first-floor entrance has a glass entry door with a glass transom above.
- Safe and secure bicycle storage is provided within 200 yards of the building entrance and has convenient pedestrian access.

Special Use Permit

A Special Use Permit is required for Live Work units within the LI Zoning District. Per Section 11-70-5(E) of the Mesa Zoning Ordinance, four specific findings must be met in order for an SUP to be granted. The required findings are listed below.

1. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies;

- ✓ **The proposed project is in compliance with the goals of the Employment area in the Mesa General Plan.**
- 2. The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any applicable City plan or policies;
- ✓ **The location, size, design and operating characteristics of the Live Work units are consistent with the purposes of the LI district and conform with the General Plan by providing employment to the area.**
- 3. The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, nor will the proposed project or improvements be injurious or detrimental to the neighborhood or the general welfare of the City; and
- ✓ **The proposed project will be complementary to the adjacent properties and will not be injurious or detrimental to the neighborhood, the Commons Industrial park or the general welfare of the City.**
- 4. Adequate public services, public facilities and public infrastructure are available to serve the proposed project.
- ✓ **There are adequate public services to serve the proposed project.**

Conclusion

The proposed high-quality unique employment-based development will enhance the Commons Industrial Park and is compatible with the character of the overall development. Although Live / Work units are not typically considered in an industrial park, the Commons Industrial Park is not typical. The agreement between the Commons Industrial Park, the neighbors, and the City of Mesa ensured that the Commons developed in a way that is harmonious with residential. The applicants are looking forward to bringing this unique project to the City of Mesa and believe that it will offer an exceptional and sought-after option to business owners and executives who wish to have the accommodation of residential and work use within one space. Please note that the owners of ORC, LLC are longtime residents of Mesa that operate numerous businesses from their offices located at 2812 N. Norwalk St. which is located in the Commons Industrial Park. The “empty nester” owners have established semi-permanent seasonal residences in Seattle, Park City and a cattle ranch in New Mexico. This project will allow them to not relocate their businesses out-of-state and continue to operate their businesses here in Mesa. The convenience of seasonal lock-and-leave apartments at their business locations together with the proximity of the Board and Batten restaurant is crucial to their decisions to keep their businesses in Mesa.