



Planning & Zoning Board



ZON23-00970

Legacy Square

Jennifer Merrill, Senior Planner

November 13, 2024



Request

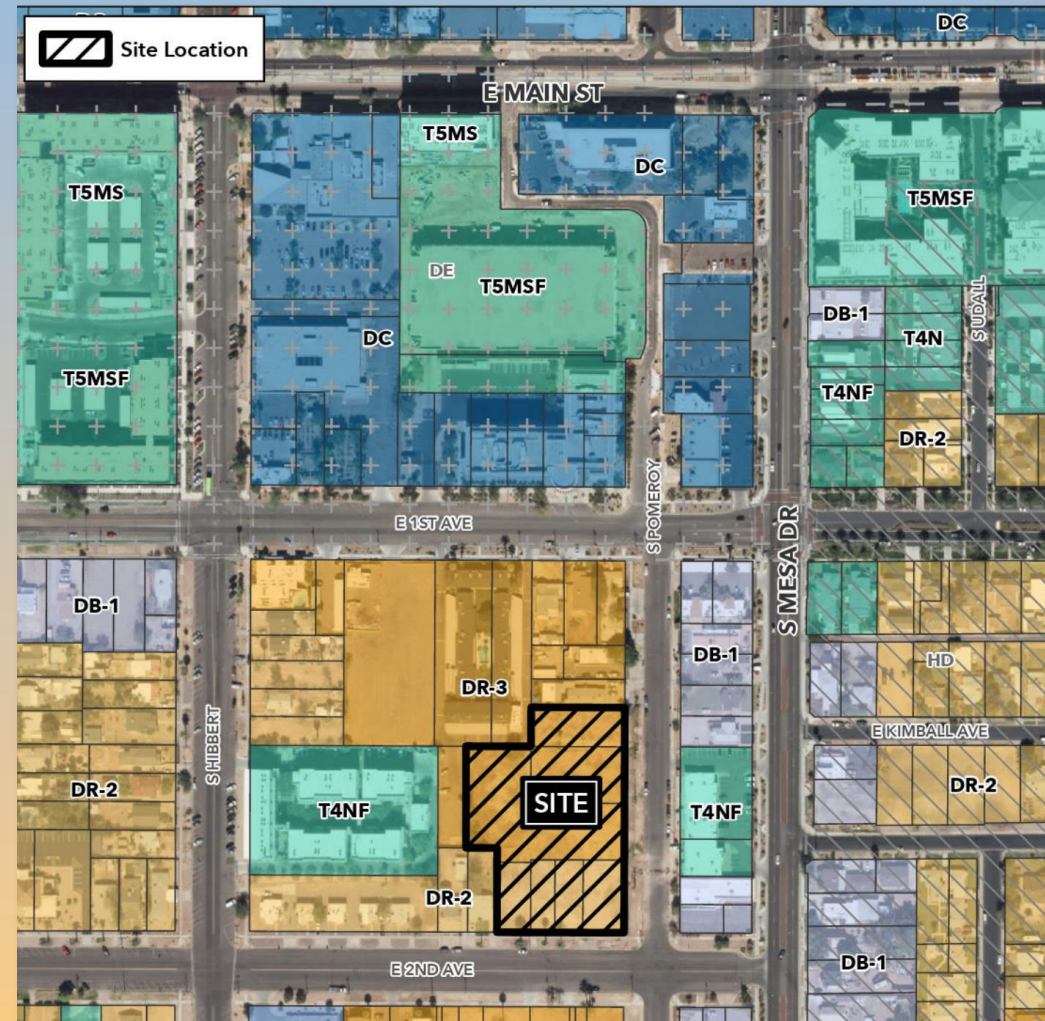
- Rezone from DR-2 and DR-3 to DC
- Site Plan Review
- Special Use Permit
- To allow for a Multiple Residence Development





Location

- South of Main Street
- West of Mesa Drive

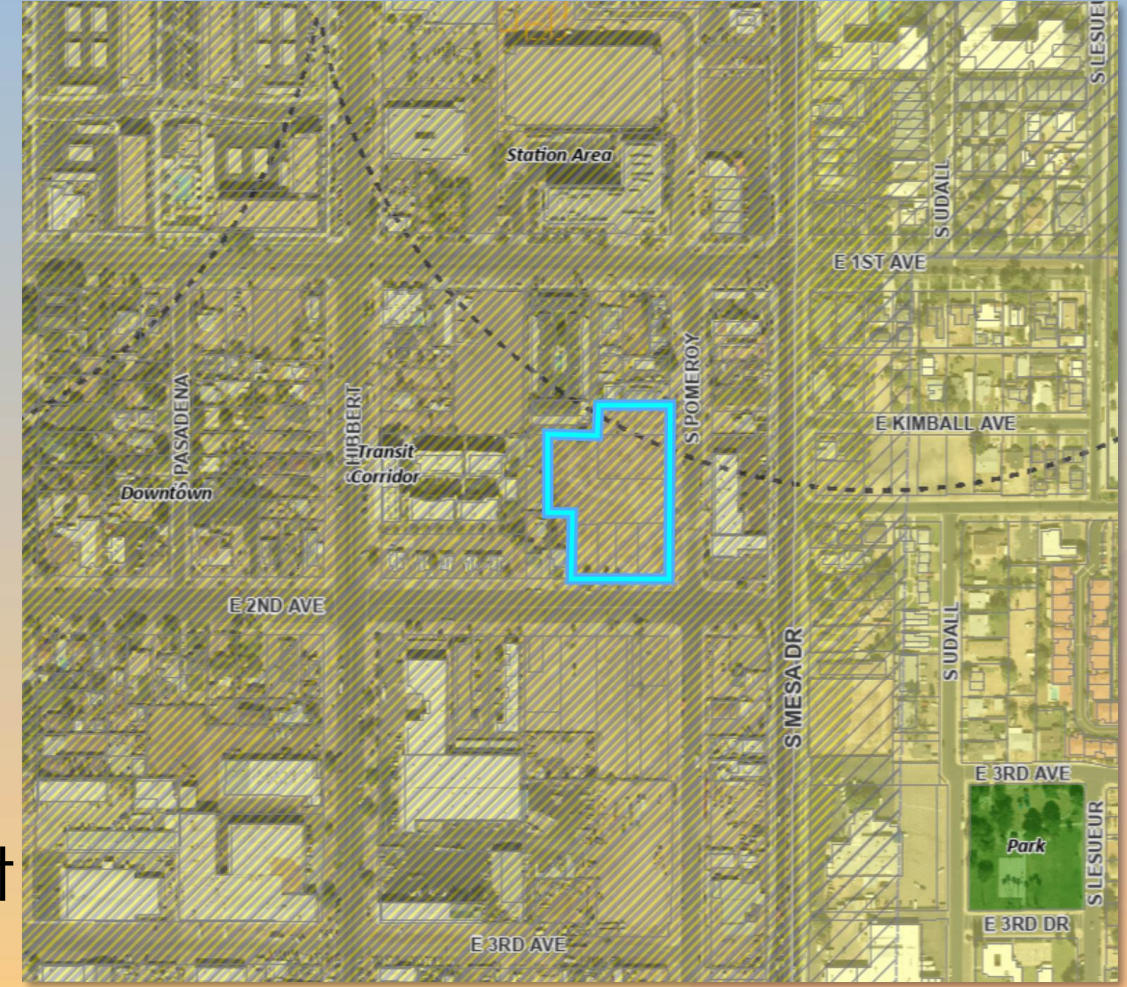




General Plan

Downtown, Transit Corridor - Station Area

- People-friendly with options for housing, employment, shopping, entertainment, and events
- Increase in building height and increased density
- Pedestrian-oriented design within walking distance of transit stops
- Station areas have more intense

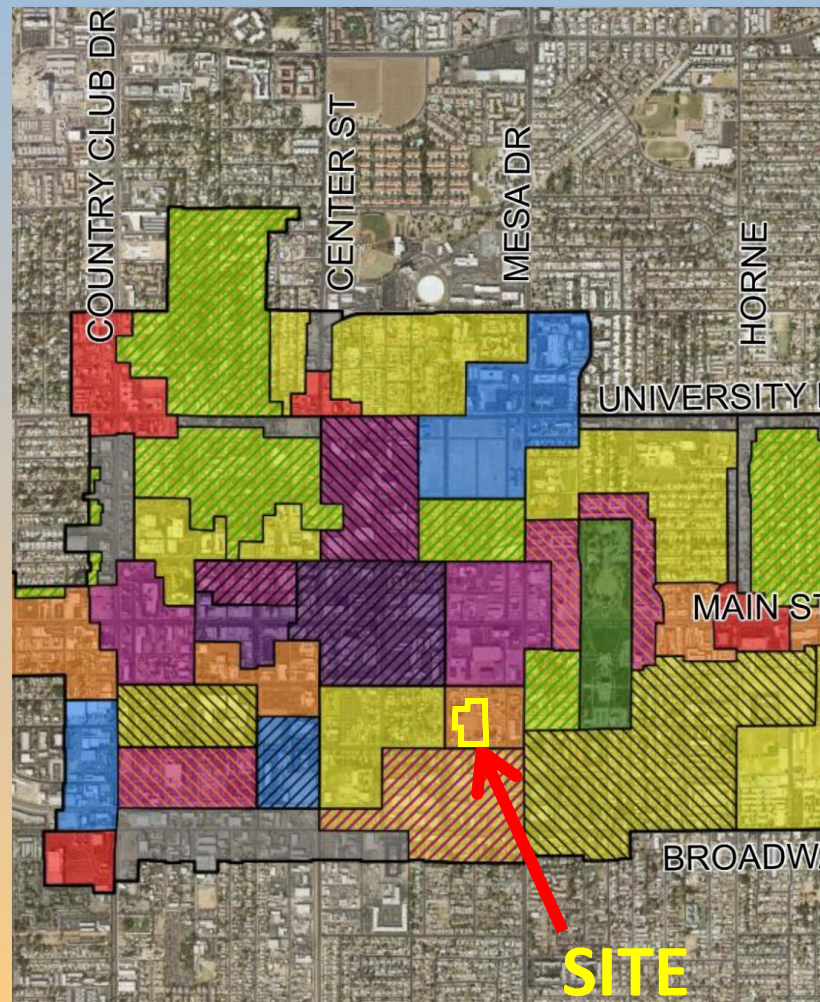




Central Main Street Area Plan

Transit-Adjacent - Residential Character Area

- Low- to mid-rise residential, and mixed-use developments that support more intense adjacent development
- Walkable urban environment
- Multiple story buildings up to 85-ft
- Building fronts that engage



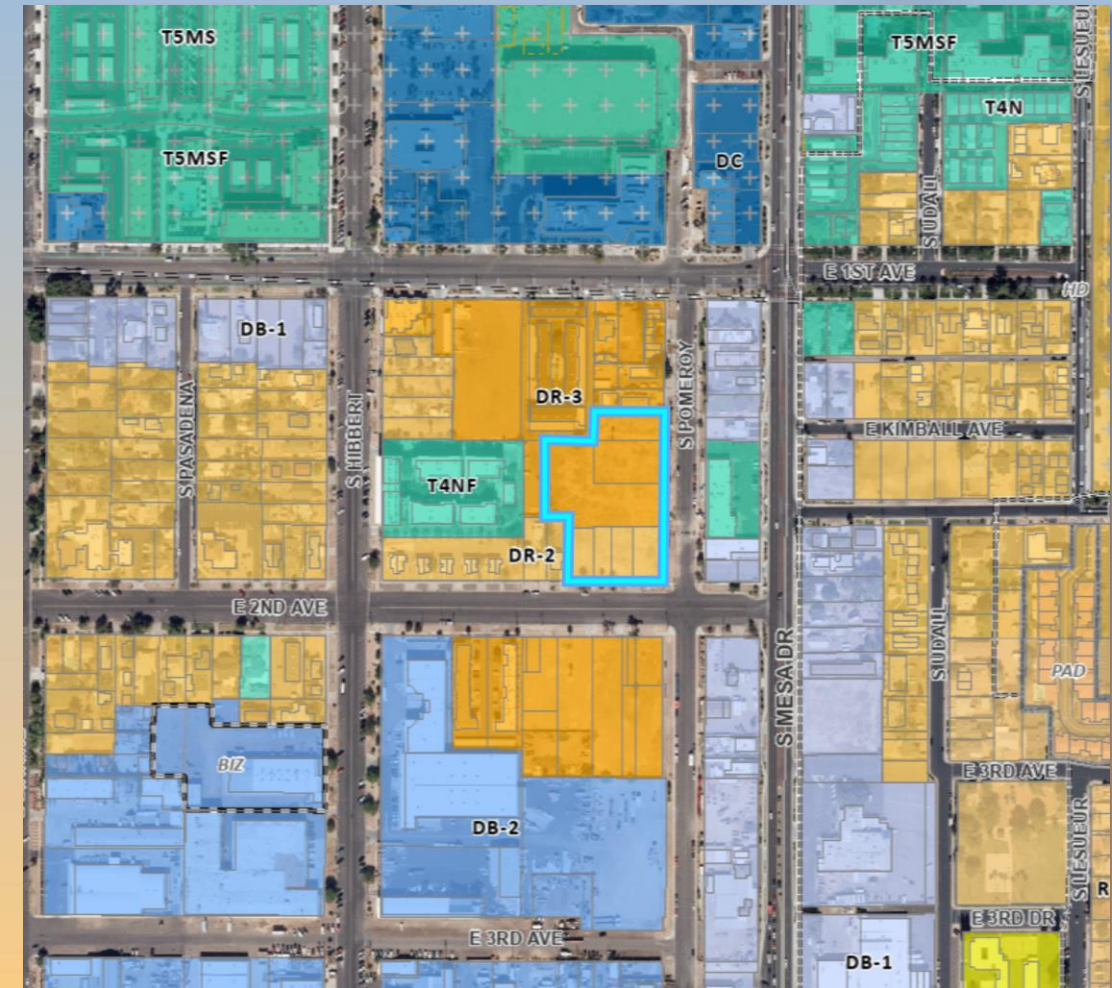
Central Main Plan - Recommended Building Form and Development Character -

	Historic Downtown
	Modern Downtown
	Urban Gateway
	Museum District
	Convention District
	Education Village
	Transit Station Village
	Transit Adjacent-Village
	Transit Adjacent - Residential
	Employment District
	Commercial/Mixed-Use Node
	Evolution Corridor
	Transformation Neighborhood
	Neighborhood Evolution
	Neighborhood Preservation
	Neighborhood Maintenance
	Pioneer Park/Temple



Zoning

- Current: Downtown Residential 2 & 3 (DR-2 & DR-3)
- Proposed: Downtown Core (DC)
- Multiple Residence is a permitted use within the DC district





Site Photo

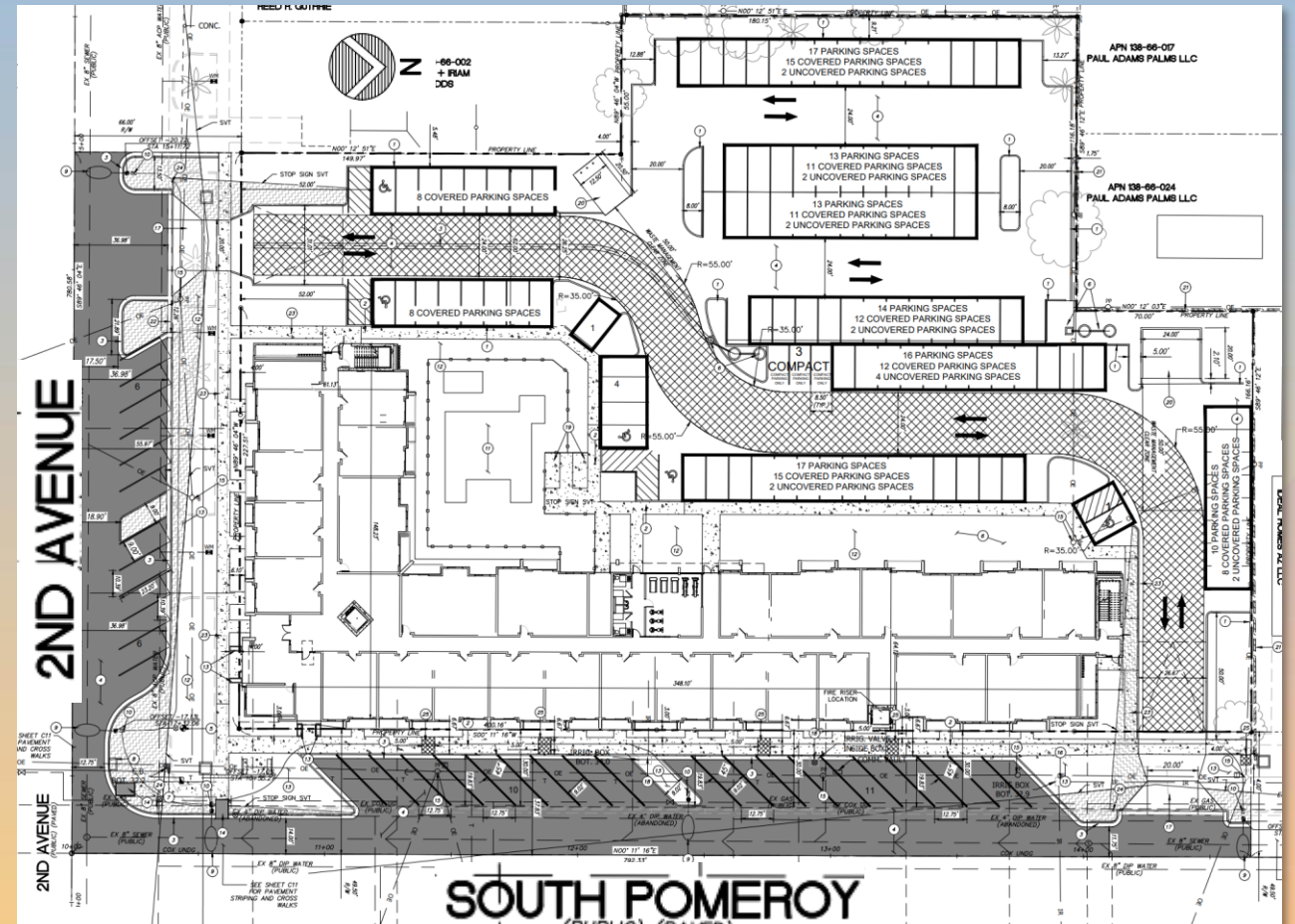


Looking northwest from Pomeroy and 2nd Ave



Site Plan

- 4-story, 110-unit apartment building
- Main entrance at SE corner
- Amenity area with pool
- SUP request for a parking reduction:
 - Required: 133 spaces
 - Provided:
 - 122 on-site spaces
 - 33 on-street spaces





Renderings





Renderings





Renderings





Special Use Permit

Section 11-32-6(A): Parking Reduction Criteria



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;



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



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.



Special Use Permit

Section 11-70-5(E): Special Use Permit Approval Criteria

- ✓ 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 plans and/or policies;
- ✓ The location, size, design, and operating characteristics of the proposed project are consistent with the purpose of the district where it is located and conform with the General Plan and any other applicable plans and/or policies;
- ✓ The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, the greater neighborhood, or the general welfare of the City; and
- ✓ Adequate public services, public facilities and public infrastructure are available to serve the proposed project



Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- Neighborhood meeting July 16, 2024:
 - 4 public attendees
 - Questions about parking (especially during the Easter Pageant), and the approval/construction process
- Staff received one phone call from a resident who is concerned about the number of apartments being





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review
- ✓ Meets the approval criteria for a Special Use Permit for a parking reduction in Section 11-32-6(A) and 11-70-5(E)

Staff recommends Approval with Conditions



Planning and Zoning Board



Landscape Plan

PLANT SCHEDULE			
SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
TREES			
	Acacia stenophylla / Shoestring Acacia	24"-Box	12
	Chilopsis linearis / Desert Willow	24"-Box	6
	Fraxinus velutina 'Fan-Tex' / Fan-Tex Velvet Ash	24"-Box	8
	Olneya tesota / Desert Ironwood	36"-Box	6
	Parkinsonia x / Desert Museum Palo Verde	36"-Box	21
	Pistacia x 'Red Push' / Red Push Pistache	24"-Box	9
	Pistacia x 'Red Push' / Red Push Pistache	36"-Box	8
SHRUBS			
	Agave desmetiana / Smooth Agave	5 gal.	53
	Callistemon viminalis / Little John Bottlebrush	5 gal.	39
	Dodonaea viscosa / Hopseed Bush	5 gal.	45
	Lantana montevidensis / Purple Trailing Lantana	1 gal.	29
	Lantana x 'New Gold' / New Gold Lantana	1 gal.	72
	Muhlenbergia capillaris / Pink Muhly Grass	5 gal.	47
	Rosmarinus officinalis / Trailing Rosemary	1 gal.	105
	Ruellia brittoniana 'Katie' / Katie Mexican Petunia	1 gal.	26
	Ruellia peninsularis / Desert Ruellia	5 gal.	37
	Tecoma x 'Bells of Fire' / Bells of Fire	5 gal.	31





East Elevation



Fronts onto Pomeroy



South Elevation



Fronts onto 2nd Ave



West Elevation





North Elevation





Renderings





Renderings

