

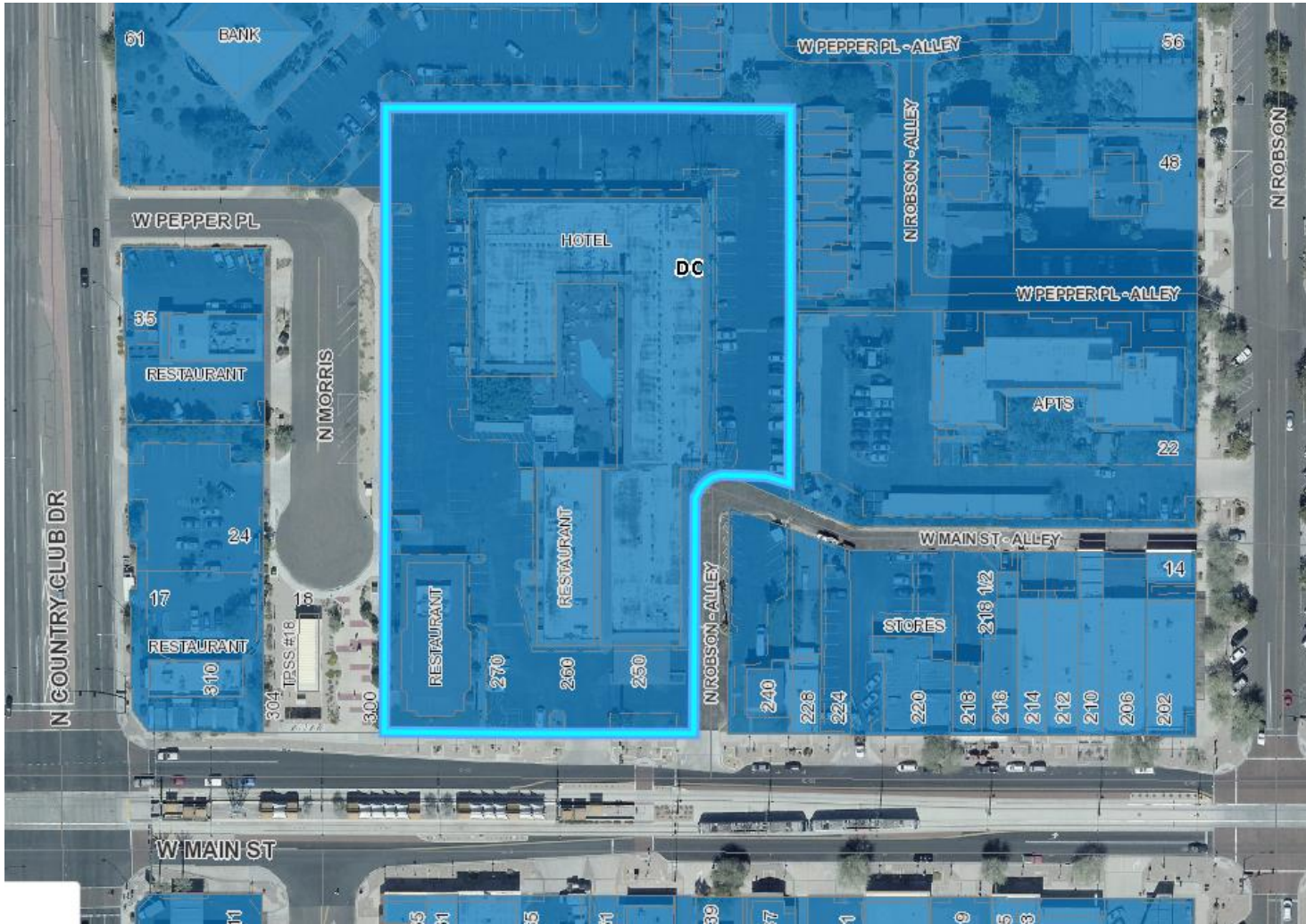


PLANNING & ZONING BOARD

March 10, 2021



ZON20-00838



Request

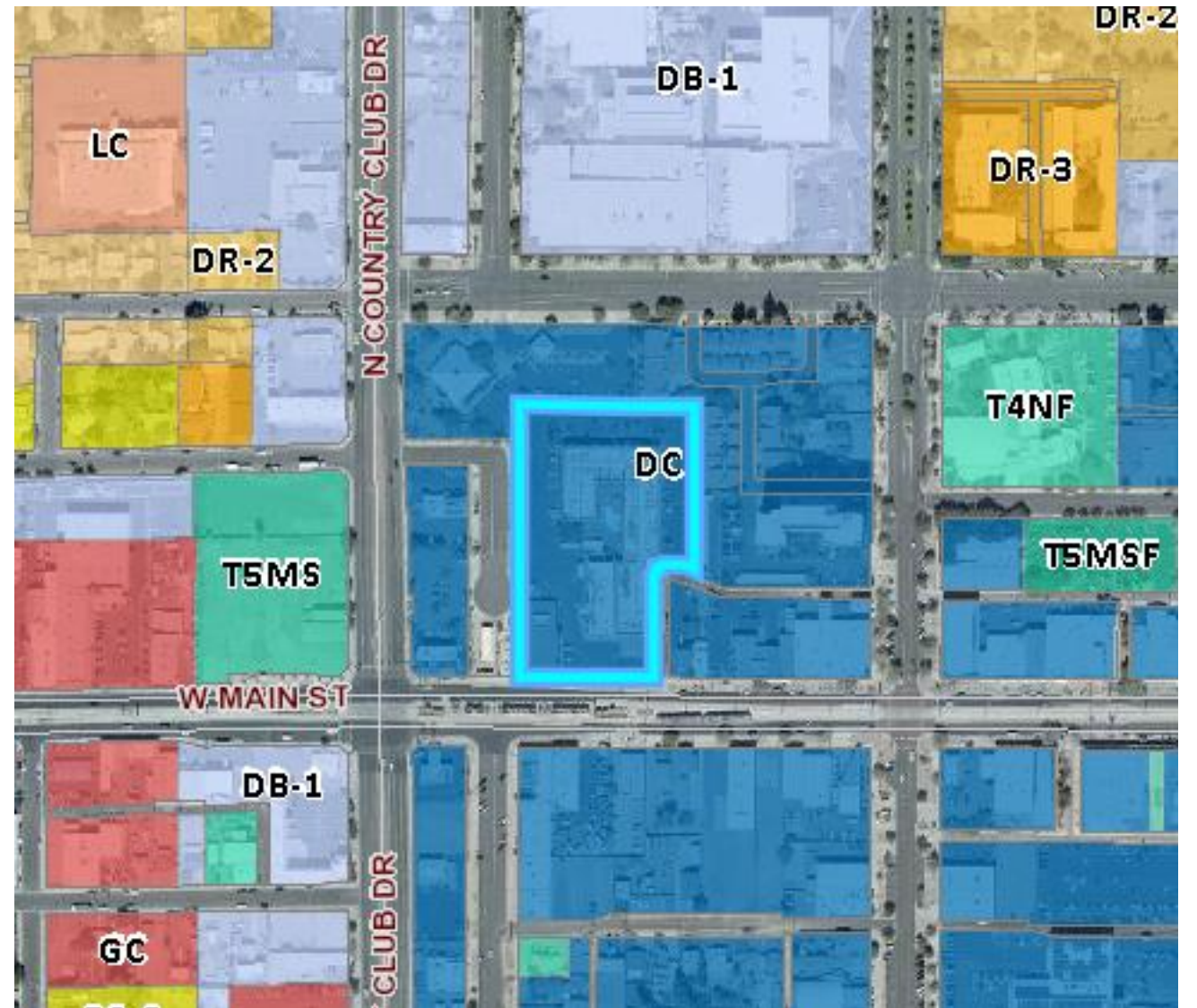
- Site Plan Review
- Special Use Permit

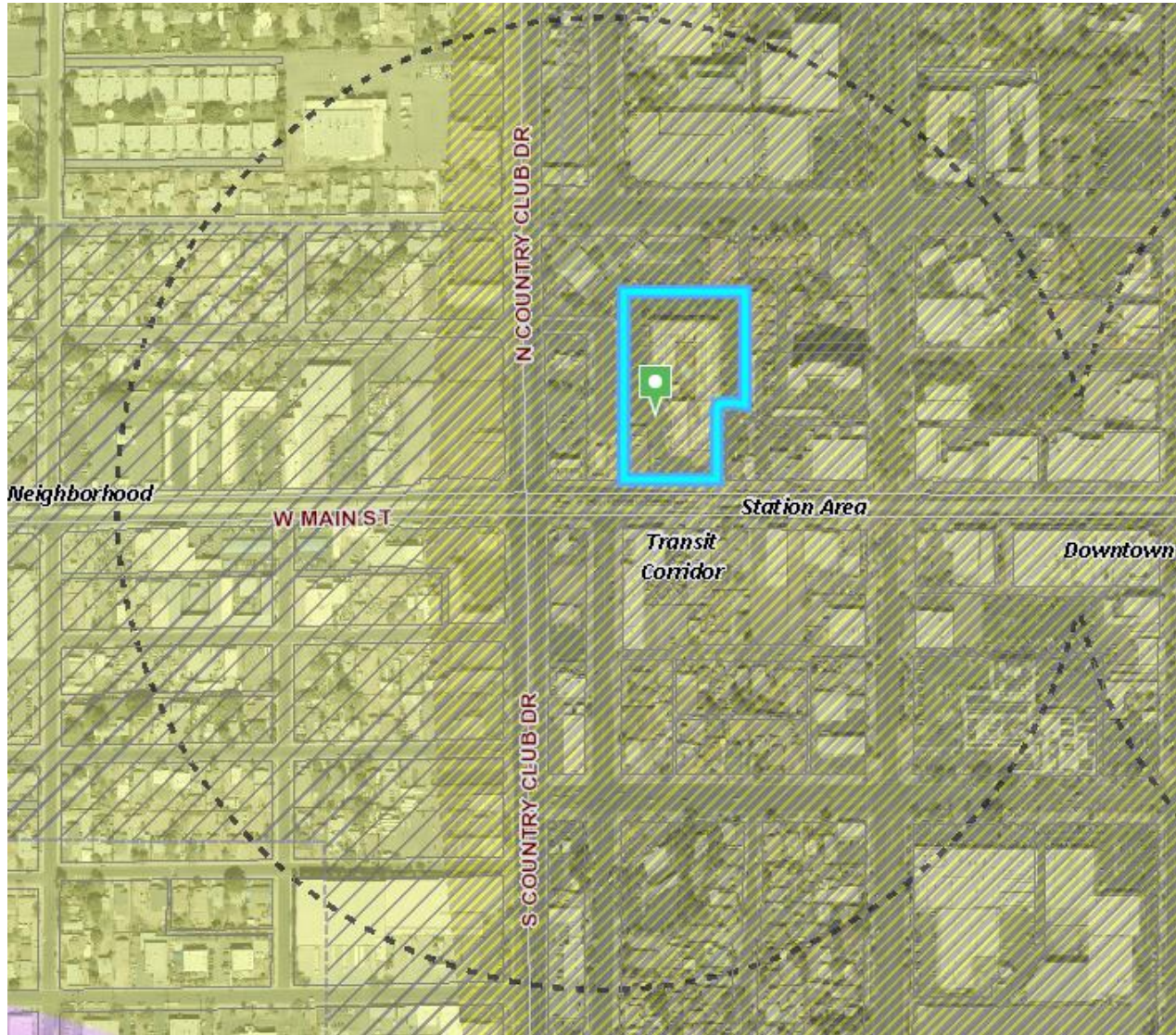
Purpose

- Multiple residence development

Location

- East of Country Club Drive
- North side of Main Street





General Plan

- Downtown, with Transit Corridor Overlay of Station Area
 - People-friendly area with options for housing, employment, shopping, entertainment, and events.
- Central Main Street Area Plan; Downtown Transit Node
 - Pedestrian-friendly
 - Material and construction quality that meets/exceeds the level of quality established by light rail

Zoning

- Downtown Core (DC) within the Downtown Events (DE) Overlay Area
 - Restaurant and multiple residence uses are permitted



Street View



Looking East at Buildings 4 & 5
from Morris



Looking northeast from Main Street

Site Photos



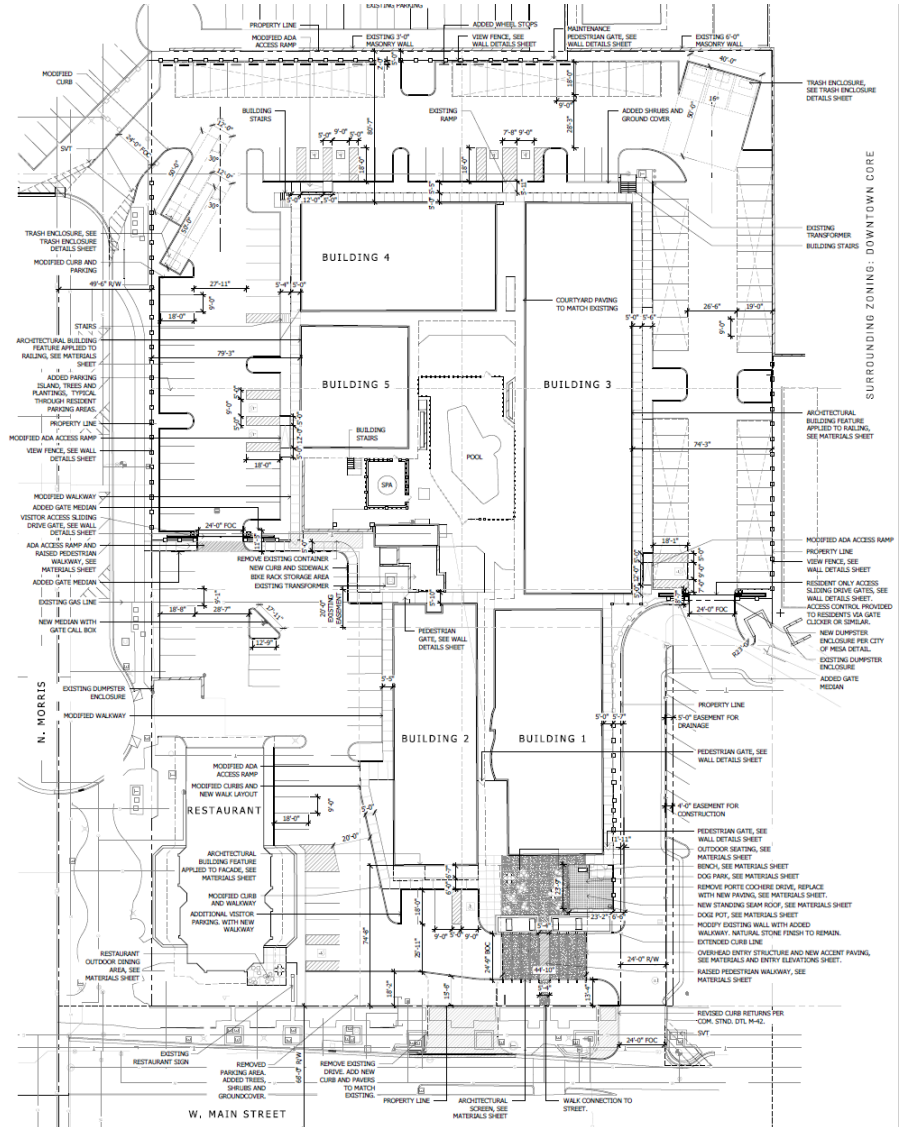
Southeast corner of Building 1



Looking west from pool into hot tub area

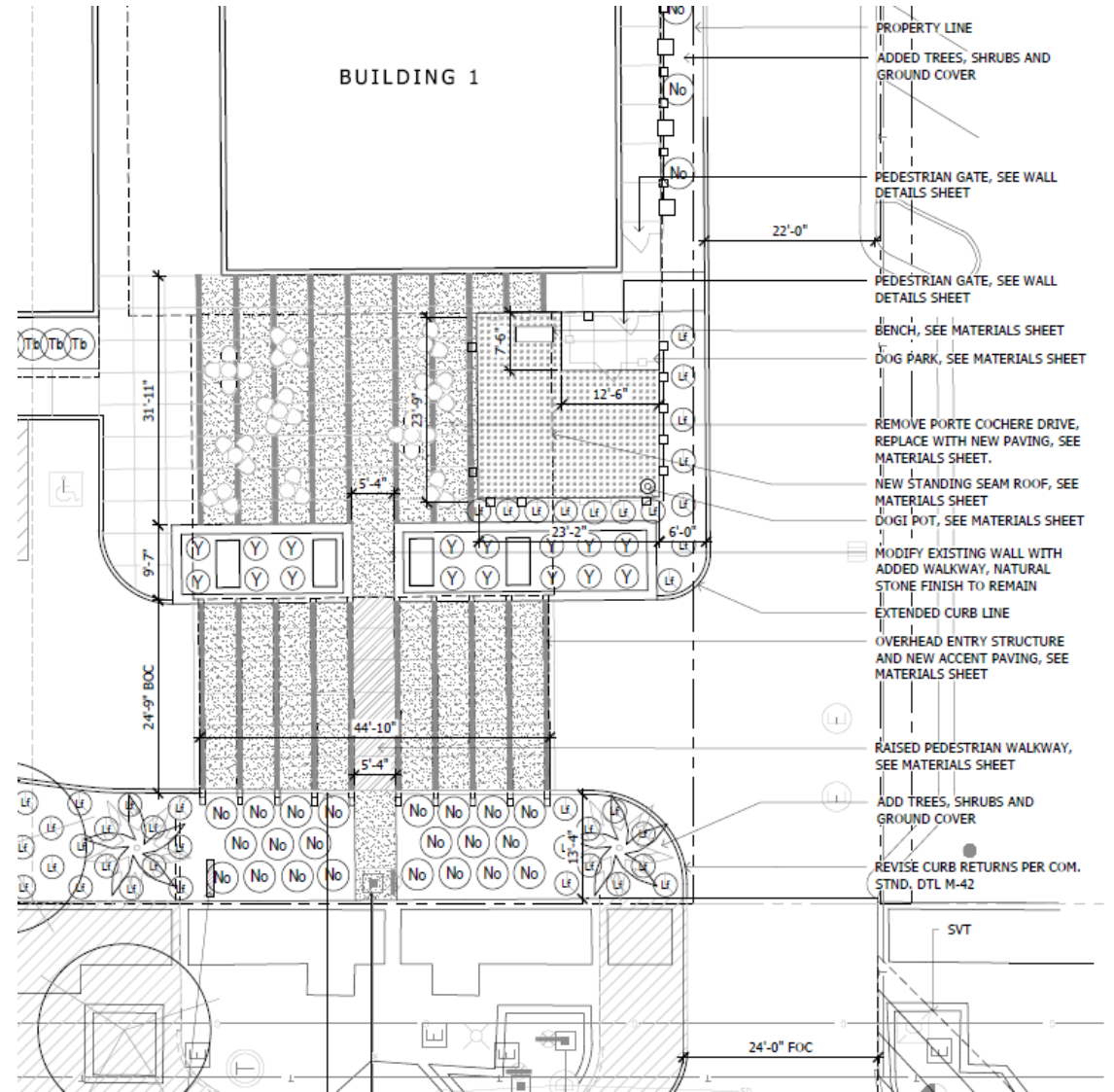
Site Plan

- No changes to existing restaurant
- Remove one driveway along Main Street
- Replace porte-cochere with covered amenity area
- Add overhead entry structure to Building 1



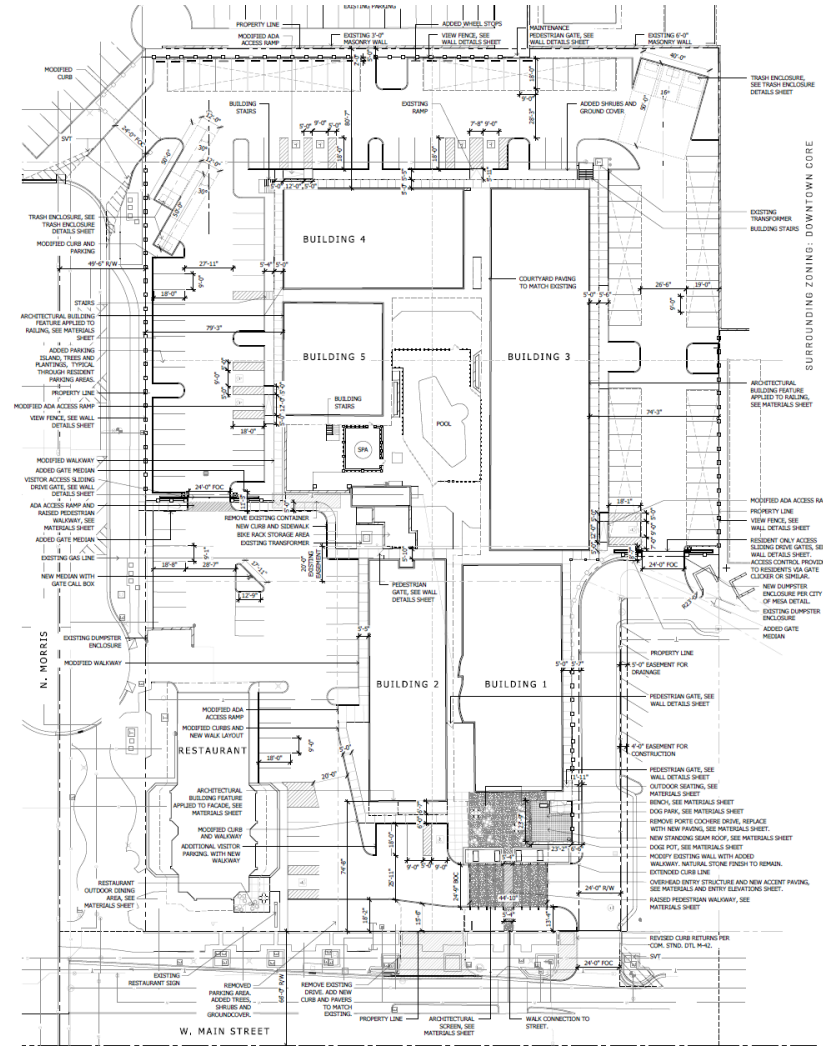
Enlarged Site Plan

- Existing porte-cochere converts to a covered amenity area for residents
- New overhead entry structure and accent paving
- Raised pedestrian walkway to Main Street



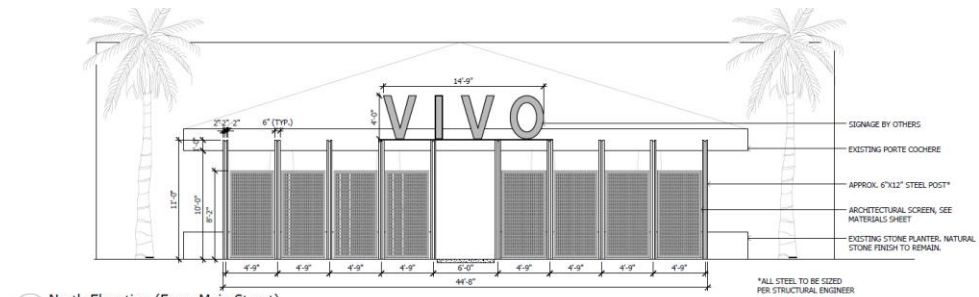
Special Use Permit

- Parking Reduction
 - 226 spaces required
 - 153 spaces proposed
- Covered Parking Reduction
 - 130 covered spaces required (1 per unit)
 - 63 covered spaces proposed

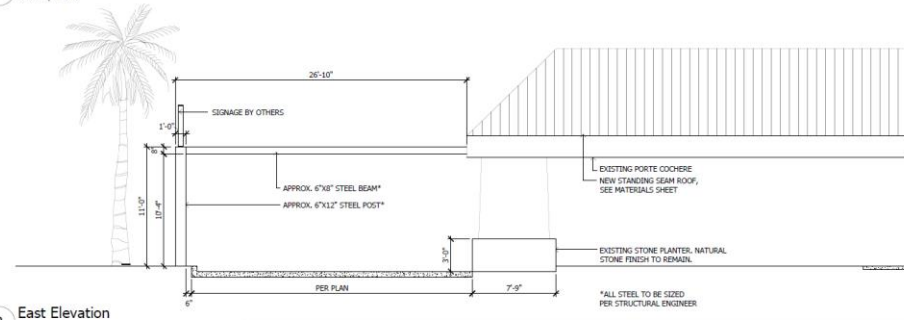


Design Review

• March 9, 2021



1 North Elevation (From Main Street)
SCALE: 1/4"=1'-0"

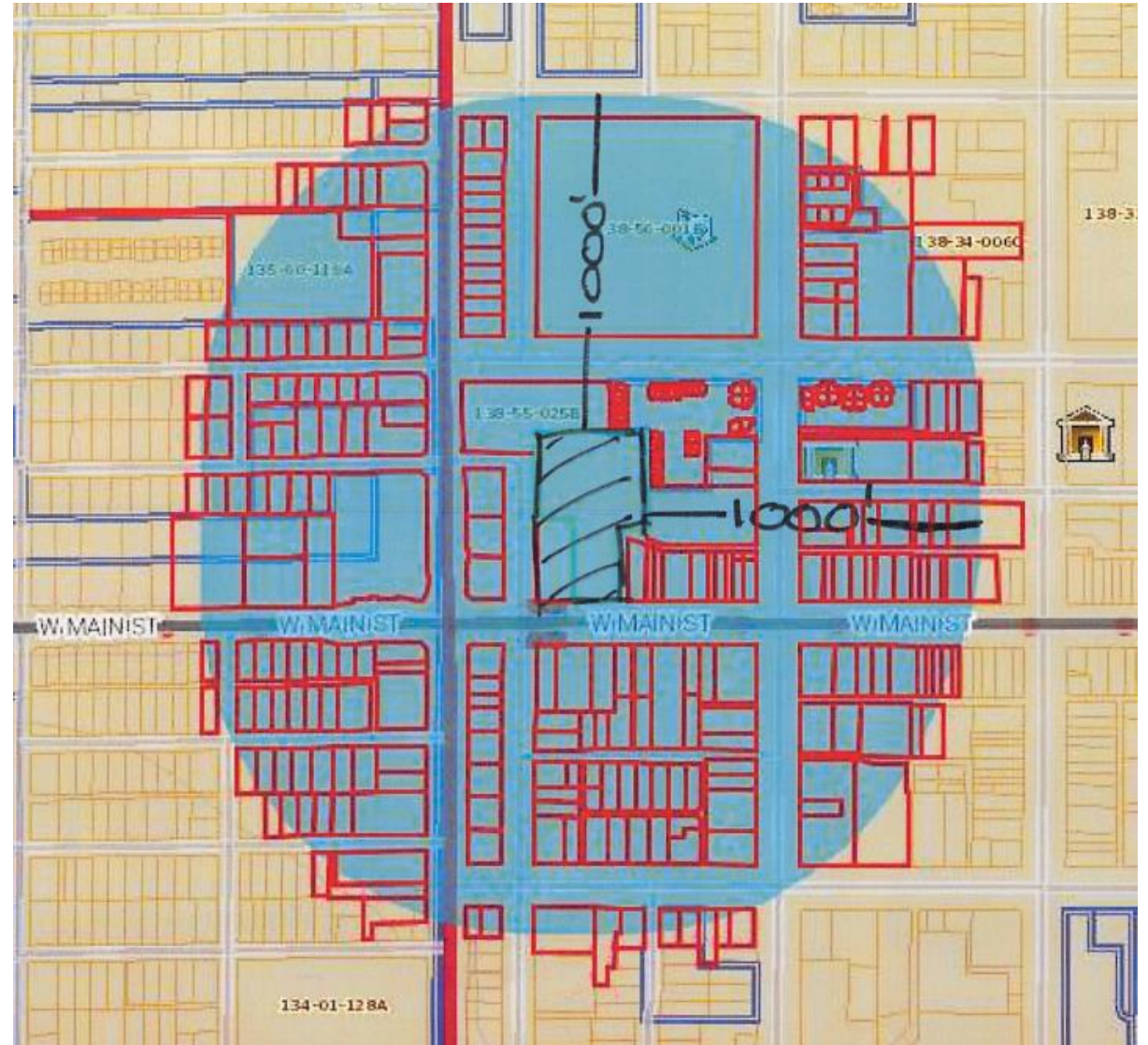


2 East Elevation
SCALE: 1/4"=1'-0"



Citizen Participation

- Property owners within 1,000 feet, HOAs and Registered Neighborhoods
- Neighborhood Meeting February 17



Summary

Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with the Central Main Street Area Plan
- ✓ Meets review criteria for a Special Use Permit per Section 11-32-6 & 11-70-5 of the MZO
- ✓ Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO

Staff Recommendation Approval with Conditions



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