



**PLANNING DIVISION
STAFF REPORT**

City Council

May 6, 2023

CASE No.: ZON22-00214	PROJECT NAME: Venture on Country Club
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Owner's Name:	Venture on Country Club, LLC
Applicant's Name:	Lindsay C. Schube, Gammage & Burnham
Location of Request:	Within the 1300 to 1500 blocks of South Country Club Drive (west side). Located south of Southern Avenue on the west side of Country Club Drive.
Parcel No(s):	134-22-209B
Request:	Rezone from Limited Commercial (LC) to Limited Commercial (LC) with a Planned Area Development Overlay (LC-PAD), Council Use Permit (CUP), and Site Plan Review. This request will allow for a multiple residence development.
Existing Zoning District:	Limited Commercial (LC)
Council District:	4
Site Size:	3± acres
Proposed Use(s):	Multiple Residence
Existing Use(s):	Hotel
Hearing Date(s):	March 27, 2024 / 4:00 p.m.
Staff Planner:	Charlotte Bridges, Planner II
Staff Recommendation:	APPROVAL with Conditions
Planning and zoning Board Recommendation:	APPROVAL with Conditions (6-0)
Proposition 207 Waiver Signed:	Yes

HISTORY

On **July 18, 1970**, the City Council annexed 675± acres of land, including the 3± acre project site, into the City of Mesa and subsequently zoned the property C-2 (equivalent to Limited Commercial [LC]) (Ordinance No. 675).

Per historical aerials gathered from Maricopa County, the existing hotel was constructed between the years of **1979 and 1986**.

On **March 12, 2024**, the Design Review Board reviewed the building elevations and landscape plans. Staff will work with the applicant to address any comments and recommendations from the Design Review Board.

On **March 27, 2024**, the Planning and Zoning Board recommended approval of the rezoning, Council Use Permit and Site plan with conditions (Vote: 6-0)

PROJECT DESCRIPTION

Background:

The applicant is requesting to rezone the project site from Limited Commercial (LC) to Limited Commercial with a Planned Area Development overlay (LC-PAD), approval of a Council Use Permit (CUP), and approval of an Initial Site Plan to allow for the redevelopment of a hotel to a multiple residence use. A Planned Area Development (PAD) overlay is being requested to modify certain MZO development standard. The applicant is requesting a Council Use Permit to eliminate the commercial floor area requirement for a residential project within a commercial district and to exceed the maximum residential density in a commercial district (Proposed Project).

The project site is generally located south of Southern Avenue on the west of Country Club Drive (Project Site). Maricopa County historical aerials indicate the existing building was constructed between 1979 and 1986. The Proposed Project indicates the majority of the existing site improvements will remain, including the building, drive aisles, and parking stalls, while the landscape plan shows supplemental trees and shrubs planted in the parking islands, foundation base landscape areas, and along the perimeter of the site.

General Plan Character Area Designation and Goals:

The General Plan Character Area designation on the project site is Mixed Use Activity District with a Community-Scale Sub-type and a Transit Corridor overlay. Per Chapter 7 of the General Plan, the Mixed Use Activity District is a large scale (typically over 25 acres) community and regional activity area that usually has a significant retail commercial component including shopping areas such as malls, power centers, or lifestyle centers that are designed and developed to attract customers from a large radius. These districts often include other uses such as offices, entertainment, and residential. Per Chapter 7 of the General Plan, Community-Scale Districts primarily serve the neighborhood population up to a four-mile radius and typically contain one or two large format commercial buildings and associated shops and pad sites. The primary goal of Community-Scale Districts is to provide high-quality opportunities for commercial and entertainment activities consistent with the needs of today's consumer.

Per Chapter 7 (pg. 7-22) of the General Plan, a minimum of 70% of the total Mixed Used Activity District Character Area shall be reserved for primary zoning designations and uses. These primary designations shall include commercial zoning districts, such as the Office Commercial (OC), Limited Commercial (LC), General Commercial (GC), Mixed Use (MX) and Planned Employment Park (PEP). The minimum percentages of the zoning can be met with a combination of the above listed zoning districts, or the entire area may be zoned under one primary zoning district.

In addition to the zoning requirements, the General Plan also outlines the minimum and maximum percentages of primary and secondary land uses allowed in the Mixed Use Activity District character area designation. Per this requirement, the maximum allowed secondary land uses is 30%.

The General Plan allows evaluation of the existing surrounding development to be considered for conformance to the required land use percentages of the character area. The project site, being zoned Limited Commercial (LC), which allows for the development of multiple residence, conforms to the intent of the Mixed Use Activity District considering 95%± of the properties within the character area are zoned with a commercial district and 93%± of the properties are developed with commercial uses.

In addition, the proposed redevelopment of the hotel to a multiple residence use adds to the goals of revitalizing the area by providing additional population to support commercial development.

The project site is located within a Transit District with a Corridor Sub-type overlay. The Transit Districts character type includes the light rail corridor, bus rapid transit corridors, and areas designated for a consistent high level of transit options. The focus in this character type is to develop a mixed-use, pedestrian-oriented, urban environment, particularly within walking distance of transit stops. This character type overlays the other character types and is used to transition the area into a more transit and pedestrian oriented development form.

Within the Corridor Sub-type, development is encouraged to be brought close to the front property line with parking behind or beside the building. Streets should maintain a pedestrian orientation, but the first floors of buildings may not contain active uses.

As part of the redevelopment of the project site, a new pedestrian path connects the site to the Country Club Drive sidewalk, which in turn provides access to a bus stop less than 300 feet to the south of the project site. To create a more pedestrian friendly front façade, the driveway at the Porte-Cochere is being removed and the area converted into a covered entry plaza, while additional windows are being added along the east elevations at the location of residential units.

The Proposed Project conforms with the goals and objectives of the Mesa 2040 General Plan by providing additional population to help support commercial development in the area, thus contributing to the vitality of the character area. Staff reviewed the request and determined the Proposed Project is consistent with the criteria for review outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan.

Zoning District Designations:

The project site is currently zoned Limited Commercial (LC). Per Section 11-6-1 of the Mesa Zoning Ordinance (MZO), the purpose of the Limited Commercial (LC) zoning district is to provide areas for indoor retail, entertainment, and service-oriented businesses that serve the surrounding residential trade area within a one to 10-mile radius. The proposed redevelopment of the site for a multiple residence use is permitted in the LC District subject to conformance with Section 11-31-31 of the MZO.

Surrounding Zoning Designations and Existing Use Activity:

Northwest LC Commercial	North LC Group Commercial Center	Northeast (Across Country Club) GC Gas Station
West LC Offices	Project Site LC Hotel	East (Across Country Club) GC and RM-3-PAD Auto Sales, Single Residence & Car Wash
Southwest LC Offices	South LC Group Commercial Center	Southeast (Across Country Club) GC Carwash

Compatibility with Surrounding Land Uses:

The surrounding areas to the north, west, and south are zoned LC and contain a mix of commercial and office uses. To the east (across Country Club Drive) is GC zoning with commercial uses and RM-3-PAD zoning with condominiums.

One improvement being made to the project site is a new pedestrian connection leading from the southeast corner of the building to the public sidewalk within the Country Club Drive right-of-way. This new connection will integrate the project site to the surrounding commercial development. The Proposed Project will add population in the area and result in site improvements that will increase the compatibility of the project site with the surrounding commercial development.

Site Plan and General Site Development Standards:

The three-acre project site is currently developed with a 40,489 square foot, two-story hotel consisting of seven buildings, covered by one roof with a large interior courtyard in the center for outdoor amenities. The existing hotel has 120 rooms. The proposed redevelopment will provide a mixture of studio, one-bedroom, and two-bedroom units for a total of 120 units as follows:

- 20 (270 square foot) studio units
- 88 (400 square foot) one-bedroom units, and
- 12 (600 square foot) two-bedroom units.

All the units were originally constructed with kitchens, which simplifies the transitions of the units from hotel rooms to apartments.

Two existing access drives on Country Club Drive serve the project site. The southern drive will provide access to a gated entrance into the development, which transitions to a one-way drive aisle along the south, west, and north sides of the building providing access to parking stalls and the units. Vehicles exiting the one-way drive aisle will use the north access point to Country Club Drive.

Both access points connect to the existing two-way drive aisle along the east side (front) of the building, which provides access to the main building entrance and additional parking spaces. A new sidewalk will provide pedestrian access from the southeast corner of the site to Country Club Drive.

As part of the proposed PAD modifications, the application is requesting to reduce the number of required on-site parking spaces and covered parking spaces for the Proposed Project to 128 and 17, respectively. A total of 252 on-site parking spaces are required, of which 120 parking spaces are required to be covered spaces. Around the perimeter of the site and building, a total of 128 parking spaces are provided, including six new parking spaces adjacent to the east elevation. In addition, new parking canopies will be constructed to cover 17 of the on-site parking spaces.

Amenities include an indoor game room, business center/co-working space, and fitness center, pool and spa, dog park, and barbeque area. Additional improvements include the provision of new trees and shrubs in the perimeter landscape yards, parking lot landscape islands, and foundation base areas where feasible.

PAD Overlay Modification – MZO Article 3, Chapter 22:

The Proposed Project includes a Planned Area Development overlay (PAD) to allow for modifications to certain required development standards of the MZO on the property. Per Section 11-22 of the MZO, the purpose of the PAD overlay is to allow innovative design and flexibility that creates high-quality development for the site. Section 11-22-3 of the MZO permits residential and mixed-use applications for sites smaller than 5 acres if the project includes a minimum of 20 dwellings. The general development standards of the MZO and specific development standards for each underlying zoning district are required, unless specifically modified by the City Council with the approval of the PAD overlay.

Table 1 below shows the MZO required standards and the applicant’s proposed PAD standards.

Table 1: Proposed Development Standards

Development Standards	MZO Required	PAD Proposed	Staff Recommendation
<u>Maximum Lot Coverage</u> – <i>MZO Table 11-6-3.A</i>	80%	81.1%	As Proposed

Development Standards	MZO Required	PAD Proposed	Staff Recommendation
<u>Minimum Setback along Property Lines to Building and Parking Areas –</u> <i>MZO Table 11-6-3(A) and</i> -Interior Side and Rear: Adjacent to Non-residential District (South property line) (West property line) (North property line)	15 feet per story (30 feet total) 15 feet per story (30 feet total) 15 feet per story (30 feet total)	3 feet, 11-inches (existing to parking) 10 feet, 7-inches (existing to parking) 4 feet, one-inch (existing to parking)	As Proposed
<u>Required Landscape Yards</u> – <i>Section 11-33-3(B)(2)(a)(ii)</i> -Non-Single Residential Uses Adjacent to Other Non-Single Residence (South property line) (West property line) (North property line)	15 feet 15 feet 15 feet	3 feet, 11-inches (existing to parking) 10 feet, 7-inches (existing to parking) 4 feet, one-inch (existing to parking)	As Proposed
<u>Minimum Outdoor Living Areas (sq. ft./unit) –</u> <i>MZO Table 11-6-2.A</i>	100 sq. ft.	0 sq. ft.	As proposed

Development Standards	MZO Required	PAD Proposed	Staff Recommendation
<u>Screening – Parking Areas</u> – MZO Section 11-30-9(H) -Parking Areas	Parking areas and drive aisles shall be screened from street(s) with masonry wall, berm or combination of walls/berms and densely planted landscaping or "vertical wire trellis panels". No more than 40 percent of the screening shall be accomplished with dense landscaping	Up to 100% of the screening may be accomplished with dense landscaping such as large and medium shrubs	As Proposed
<u>Required Parking Spaces by Use –</u> MZO Table 11-32-3(A) -Multiple Residence uses not located within ¼ mile radius of bus rapid transit or light rails station regardless of bedroom count	2.1 spaces per dwelling unit (252 spaces total)	1.07 spaces per dwelling unit (128 spaces total)	As Proposed
<u>Covered Parking Spaces –</u> MZO Section 11-32-3(D)(2) -Multiple Residence projects shall provide a minimum of 1 covered parking spaces per unit	120 covered parking spaces	17 covered parking spaces (0.14 covered parking spaces per unit)	As Proposed

Development Standards	MZO Required	PAD Proposed	Staff Recommendation
<u>Parking Area Design –</u> <i>MZO Section 11-32-4(A)</i> -Setback of Cross Drive Aisles	Parking spaces along main drive aisles connecting directly to a street shall be set back at least 50 ft. from the property line abutting the street	Parking spaces along main drive aisles connecting directly to a street shall be set back at least 35 feet, 5-inches from the property line abutting the street (existing)	As Proposed
<u>Perimeter Landscape – Required Plant Material –</u> <i>MZO Section 11-33-2(B)(2)(c) and Table 11-33-3(A)(4)</i> -Country Club Drive (arterial street) -South property line -North property line	1 tree and 6 shrubs per 25 linear feet of frontage (12 trees and 72 shrubs total) 3 non-deciduous trees and 20 shrubs per 100 linear feet of adjacent property line (13 trees and 88 shrubs total) 3 non-deciduous trees and 20 shrubs per 100 linear feet of adjacent property line (13 trees and 88 shrubs total)	0 trees (existing) and 80 shrubs 4 trees (existing) and 78 shrubs 0 trees (existing) and 76 shrubs	As Proposed

Development Standards	MZO Required	PAD Proposed	Staff Recommendation
<u>Parking Lot Landscape Islands –</u> <i>MZO Section 11-33-4(B)</i>	Parking lot landscape islands shall be installed at each end of a row of stalls and in between for maximum 8 contiguous parking spaces	Eliminate 3 parking lot islands at the end of 3 rows of parking and maximum of 14 contiguous parking spaces without an island (existing)	As Proposed
<u>Parking Lot Landscape Islands –</u> <i>MZO Section 11-33-4(B)(2)</i>	Landscape islands shall be a minimum of eight feet wide and 15 feet in length for single row	Minimum 2 feet wide and 11 feet in length (existing)	As Proposed
<u>Parking Lot Landscape Island Plant Material –</u> <i>MZO Section 11-33-4(D)</i>	1 tree and 3 shrubs per parking lot landscape island	Elimination of the tree in the following landscape islands: 1. Adjacent to the east side of the northwest solid waste enclosure, 2. At the northeast corner of the building where the stairs are located, 3. Adjacent to the east and west sides of the cross-access drive along the south property line.	As Proposed

Development Standards	MZO Required	PAD Proposed	Staff Recommendation
<u>Foundation Base along Exterior Walls –</u> <i>MZO Section 11-33-5(A)(1)</i> - Exterior Wall with Public Entrances (East Elevation) (South Elevation) (West Elevation) (North Elevation)	A 15-foot-wide foundation base A 15-foot-wide foundation base A 15-foot-wide foundation base A 15-foot-wide foundation base	Minimum 11 feet, 4-inch-wide foundation base (existing) Minimum 5 feet, 9-inch-wide foundation base (existing) Minimum 5 feet, 3-inch-wide foundation base (existing) Minimum 5 feet, 4-inch-wide foundation base (existing)	As Proposed

Development Standards	MZO Required	PAD Proposed	Staff Recommendation
<u>Plant Material within Foundation Base – Exterior Walls Visible from Public Parking or Right-of-Way with Public Entrances –</u> <i>MZO Section 11-33-5(B)(3)</i> - A landscape area shall be provided equal in length to 33 percent (minimum) of adjacent exterior wall			
South Elevation	98 feet, 9-inches (33% of 299 feet, 3-inches)	60 feet (20% of 299 feet, 3-inches existing)	As Proposed
West Elevation	59 feet, 4-inches (33% of 179 feet, 9-inches)	0 feet (existing)	
North Elevation	98 feet, 9-inches (33% of 299 feet, 3-inches)	0 feet (existing)	

Maximum Lot Coverage:

Per Table 11-6-3(A) of the MZO, the maximum lot coverage in the LC District is 80%.

The applicant is requesting a maximum lot coverage of 81.1%, which is small increase to the existing lot coverage to accommodate six new parking spaces adjacent to the north end of the east elevation.

Minimum Setback along Property Lines to Building and Parking Areas:

Per Table 11-6-3(A), a minimum setback of 15 feet per story is required to buildings and parking areas.

The applicant is requesting to maintain three-feet, 11-inches to the existing parking spaces along the south property line; 10-feet, seven-inches to the existing parking spaces adjacent to the west property line; and four-feet, one-inch to the existing parking spaces along the north property line.

Minimum Landscape Yards – Non-Single Residence Uses Adjacent to Other Non-Single Residences Uses or Districts:

Per Section 11-33-3(B)(2)(a)(ii) of the MZO, in non-group C-O-I development, a minimum 15-foot side landscape yard is required along interior property lines of non-single residences uses adjacent to other non-single residence uses or districts.

The applicant is requesting to maintain three-feet, 11-inches to the existing parking spaces along the south property line; 10-feet, seven-inches to the existing parking spaces adjacent to the west property line; and four-feet, one-inch to the existing parking spaces along the north property line.

Minimum Outdoor Living Areas (sq. ft./unit):

Per Table 11-6-3(A) of the MZO, a minimum outdoor living area of 100 square feet per dwelling unit is required in the LC District.

The existing hotel rooms were not constructed with private open space. Instead, 12,998 square feet of common outdoor open space located in the center of the building is provided, which is approximately 100 square feet of outdoor living area per dwelling unit for the Proposed Project.

Screening – Parking Areas

Per Section 11-30-9(H) of the MZO, parking areas and drive aisles shall be screened from street(s) with masonry wall, berm or combination of walls/berms and densely planted landscaping or "vertical wire trellis panels". No more than 40% of the screening shall be accomplished with dense landscaping.

The applicant is proposing to maintain the existing parking stalls and drive aisle paralleling Country Club Drive. The site is constrained by an existing 20-foot-wide public utilities easement adjacent to Country Club Drive. A masonry screening wall or vertical wire trellis panels are not allowed within the public utility easement; therefore, the applicant is providing a selection of medium and large shrubs in the landscape area along Country Club drive to screen the adjacent parking and drive aisle.

Required Parking Spaces by Use and Covered Parking:

Per Table 11-32-3(A) of the MZO, multiple residence uses not located within a quarter mile radius of bus rapid transit or light rails station regardless of bedroom count are required to provide 2.1 parking spaces per dwelling unit. The Proposed Project is within a quarter mile of a bus route but not a bus rapid transit route. 252 parking spaces is required for the Proposed Project. The applicant is requesting to reduce the number of required parking spaces and provide 128 parking spaces.

The parking demand study (Study) provided by the applicant indicates the parking supply is deficient by five spaces in comparison to Institute of Transportation Engineers (ITE) generation demand. The Proposed Project is in close proximity to bus transit stops for two main routes. Route 112 travels north and south on Country Club Drive, with the closest stop less than 300 feet away from the Proposed Project. Route 61 runs east and west along Southern Avenue, a quarter mile north of the Proposed Project. The Study continues by stating ITE parking generation does not account for a bus transit reduction and the bus transit stops within ½ mile is expected to reduce the parking demand for the Proposed Project. Therefore, the Proposed Project's parking supply is expected to sufficiently accommodate the anticipated parking demand.

Covered Parking Spaces:

Per Section 11-32-3(D)(2) of the MZO, multiple-residence projects shall provide a minimum of one covered parking space per unit. The Proposed Project is therefore required to provide 120 covered parking spaces. The applicant is requesting a reduction to provide 17 covered spaces.

According to the applicant, the location of existing parking spaces immediately adjacent to the building makes it unfeasible to install parking canopies over these spaces due to Building Code separation and Fire Code requirements. In addition, other parking spaces are located within on-site utility easements. Installation of parking canopies are prohibited within these easements.

Setback of Cross Drive Aisles:

Per Section 11-32-4(A) of the MZO, parking spaces along main drive aisles connecting directly to a street must be set back at least 50 feet from the property line abutting the street. The existing parking spaces along the drive aisles to Country Club Drive do not meet this 50-foot setback requirement.

The applicant is requesting to maintain the existing 38-foot setback to the existing parking spaces from the northern access drive and 35-foot, five-inches setback to the existing parking space from the southern access drive.

Perimeter Landscape:

Section 11-33-3 of the MZO outlines the requirements for the number of required trees and shrubs in the landscape yards adjacent to the public right-of-way and interior property lines.

Adjacent to Country Club Drive, one tree and six shrubs per 25 linear feet of frontage are required for a total of 12 trees and 72 shrubs based on 300 linear feet of street frontage. The applicant is proposing zero trees and 80 shrubs within the landscape yard adjacent to Country Club Drive since the required landscape area is covered by a 20-foot-wide public utility easement, which prohibits trees from being planted in the area.

Adjacent to the south and north property lines, three non-deciduous trees and 20 shrubs per 100 linear feet of adjacent property line are required for a total of 13 trees and 88 shrubs in both landscape yards along the south and north property lines based on 435.66 linear feet of property line. The applicant is proposing four trees and 78 shrubs in the landscape yard along the south property line due to the limited width of the planting area. Adjacent to the north property line, no trees are proposed due to an existing eight-foot-wide public utility easement which prohibits the planting of trees. However, the landscape plan indicates 76 shrubs will be planted within the landscape yard along the north property line.

Parking Lot Landscape Islands and Required Plant Material:

Per Section 11-33-4(B) of the MZO, parking lot landscape islands shall be installed at each end of a row of stalls and in between for maximum eight contiguous parking spaces. Landscape islands shall be a minimum of eight feet wide and 15 feet in length for a single row. Finally, one tree and three shrubs per are required per parking lot landscape island.

The applicant is requesting not to install any new parking lot landscape islands in the parking rows along the north, south and west areas of the building due to the limited number of parking spaces. The applicant is also requesting to maintain the dimensions of the existing parking lot islands in these areas. This means that there will be missing parking lot islands at the end of three rows of parking stalls and some rows of parking stall will exceed eight contiguous spaces, but not more than 14 contiguous spaces without parking lot island. In addition, some of the existing parking lot islands are only two-feet-wide while others are only 11-feet in length. Finally, four of the parking lot islands are too small to accommodate a tree or contain existing site improvements that do not

allow room for the required tree. However, all the landscape islands will contain at least the minimum number of three required shrubs.

Foundation Base along Exterior Walls and Planting Area:

Per Section 11-33-5(A) of the MZO, a 15-foot-wide foundation base is required adjacent to exterior walls with public entrances.

The applicant is proposing to maintain the existing foundation base and planting areas along all of the building elevations. A minimum 11' 4" wide foundation base area is provided adjacent to the east elevation. A minimum 5'9" wide foundation base area is provided adjacent to the south elevation. A minimum 5' 3" wide foundation base area is provided adjacent to the west elevation. Finally, a minimum 5' 4" wide foundation base area is provided adjacent to the north elevation.

Per Section 11-33-5(B)(3) of the MZO, Exterior Walls Visible from Public Parking or Right-of-Way with Public Entrances, a landscape area shall be provided equal in length to 33% (minimum) of adjacent exterior wall.

Adjacent to the south elevation, 60 feet or 20% of the 299' 3" foundation base planting area is provided, where 98' 9" is required. Adjacent to the west elevation no foundation base planting area is provided, where 59' 4" is required. Finally, adjacent to the north elevation no foundation base planting area is provided, where 98' 9" is required.

Council Use Permit (CUP) – Sections 11-31-31(F) and 11-70-6(D) of the MZO:

Per Table 11-6-2 and Section 11-31-31 of the MZO, multi-family residential uses are permitted by right within the LC zoning district, provided they meet the commercial floor area requirements and maximum density requirements of Section 11-31-31(A) of the MZO.

Per Section 11-31-31(A)(1)(b) of the MZO, projects with multi-story buildings must include a minimum 60% of the total gross floor area for all buildings in the project for commercial uses and a minimum 65% of the ground floor of each building for commercial uses. The proposed multi-residence use does not include any commercial area.

Furthermore, per Section 11-31-31(A)(2) of the MZO, the maximum residential density in the LC district is 25 dwelling units per acre. The applicant is proposing a density of 40 dwelling units per acre. Per Section 11-31-31(E) of the MZO, approval of a Council Use Permit is required to deviate from the minimum floor commercial and density standards as outlined above.

Section 11-31-31(F) of the MZO contains the following review criteria for a CUP:

1. The use is found to be in compliance with the General Plan, Sub-Area Plans and other recognized development plans or policies, and will be compatible with surrounding uses; and

Staff find the Proposed Project complies with the 2040 Mesa General Plan. The project site, being zoned Limited Commercial (LC), allows for the development of Multiple Residence, conforms to the intent of the Mixed Use Activity District considering almost 100% of the properties within the character area are zoned with a commercial district and developed with commercial uses. In addition, the proposed repurposing of the

hotel to a multiple residence use adds to the goals of revitalizing the area by providing additional population to support surrounding commercial development.

The Proposed Project meets this criterion.

2. A finding that a plan of operation has been submitted, which includes, but is not limited to, acceptable evidence of compliance with all zoning, building, and fire safety regulations; and

A Plan of Operation was submitted with this request and explains the existing site and buildings were developed prior to current MZO development standards, which makes full compliance with current MZO development standards challenging or impossible. A Planned Area Development overlay to modify certain MZO development standards applicable to the LC District is included in this request, which if approved will bring the project site into conformance with the underlying LC District development standards.

The Plan of Operation further explains the Proposed Project includes improvements to the building and site, which will be reviewed through the City of Mesa building permit and inspection process to bring the Proposed Project into compliance with building and fire safety regulations.

Staff finds the Proposed Project complies with this review criteria.

3. A finding that a "good neighbor policy" in narrative form has been submitted, which includes, but is not limited to, descriptions of acceptable measures to ensure ongoing compatibility with adjacent uses; including measures to assure that commercial activity will remain as a viable activity on this site; and

A Good Neighbor Policy was submitted with this request and explains the residential tenants of developments will be required to observe all City of Mesa ordinances and rules and additional rules implemented by the owner through specific lease provisions. Enforcement of the rules will help maintain the building appearance, as well as the parking and landscaped areas, thus contributing to the commercial viability of the Proposed Project. In the event issues arise at the project site, the submitted Good Neighbor Policy indicates the on-site property manager or the owner, Venture, may be contacted directly to resolve the issue. Contact information for Venture is provided in the Good Neighbor Policy.

The Proposed Project meets this criterion.

4. Evidence that acceptable documentation is present demonstrating that the building or site proposed for the use is in, or will be brought into, substantial conformance with all current City development standards, including, but not limited to, landscaping, parking, screen walls, signage, and design guidelines; and

The existing site and building were developed prior to current MZO development standards, which makes full conformance with current MZO development standards challenging or impossible. Consequently, a Planned Area Development overlay to

modify certain MZO development standards applicable to the LC District is included in this request, which if approved will bring the project site into conformance with the underlying LC District development standards.

The Proposed Project meets this criterion.

5. The overall project conforms to the intent and character of the zoning district and is part of a well integrated mixed-use project.

According to Section 11-6-1 of the MZO, the purpose of the commercial districts is to provide for the orderly, well-planned, and balanced growth of commercial areas. Where consistent with the General plan, residential development that promotes less reliance on automobiles for mobility may be allowed. The Proposed Project is situated in between two group commercial centers which contain a variety of uses such as retail, restaurants, and offices. As discussed in the Project Narrative, the proposed improvements to the project site, including improved pedestrian connection to the public right-of-way, and the increase of population in the area to support the surrounding commercial development, will result in a well-integrated mixed use project that will contribute to the overall vitality of the area.

The Proposed Project meets this criterion.

Section 11-70-6(D) of the MZO, contains the following review criteria for a CUP:

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 consistent with both the Mixed Use Activity-Community Character Type and the Transit Districts-Corridor Area Character Type overlay. The final site plan and final landscape plan submitted offer improved pedestrian connectivity and streetscape, further contributing to the goals of the 2040 General Plan. In addition, the Proposed Project also provides for a greater mix of uses in this older character area and contributes to the housing goals of the 2040 General Plan by providing an additional affordable multiple residence housing option within the City of Mesa.

The Proposed Project meets this criterion.

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 other applicable City plan or policies;

Repurposing the existing hotel for a multiple residential use is consistent with the purposes of the LC district which permits multiple residential uses developed in compliance with Section 11-31-31 of the MZO and as previously discussed in this report, conforms with the 2040 General Plan.

The Proposed Project meets this criterion.

- The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area of the proposed project or improvements in the neighborhood or to the general welfare of the City; and

As discussed in the Project Narrative, Operation Plan and Good Neighbor Policy submitted with this request, the Proposed Project will be improving and better maintaining the site, and bringing additional population to the area, thus contributing to the overall vitality of the surrounding commercial properties. Staff does not anticipate the Proposed Project will be injurious or detrimental to the surrounding neighborhood or the general welfare of the City.

The Proposed Project meets this criterion.

- Adequate public services, public facilities and public infrastructure are available to serve the proposed project.

Adequate public facilities, such as public schools, police, and fire protection, and public infrastructure, i.e. utilities, roadways, and public transit, are already serving the project site.

The Proposed Project meets this criterion.

Neighborhood Participation Plan and Public Comments:

The applicant completed a Citizen Participation Process, which included mailed letters to property owners within 1,000 feet of the site, as well as HOAs within ½ mile, and registered neighborhood within one mile of the site. The applicant also held a neighborhood meeting at the project site on August 14, 2024. According to the applicant, no one attended the meeting.

Staff has not received any comments from surrounding property owners.

School Impact Analysis:

The Mesa Public School District reviewed the request for its potential impact on the existing schools in the area. The school district provided the following analysis:

Proposed Development (120 units)	Name of School	Annual Estimated Demand	Adequate Capacity to Serve
Redbird	Elementary	2	Yes
Rhodes	Middle School	1	Yes
Dobson	High School	1	Yes

Staff Recommendation:

The subject request is consistent with the Mesa 2040 General Plan, the purpose for a Planned Area Development overlay outlined in Section 11-22-1 of the MZO, meets the criteria for a Council Use Permit outlined in Section, and the review criteria for Site Plan Review outlined in Section 11-69-2 of the MZO.

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

1. Compliance with the final site plan and final landscape plan submitted.
2. Compliance with all requirements of DRB24-00095.
3. Compliance with the submitted Plan of Operation.
4. Compliance with the submitted Good Neighbor Policy.
5. Prior to the issuance of a Certificate of Occupancy, remove the existing detached pole sign.
6. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this PAD and shown in the following table:

Development Standards	Approved
<u>Maximum Lot Coverage</u> – <i>MZO Table 11-6-3.A</i>	81.1%
<u>Minimum Setback along Property Lines to Building and Parking Areas</u> – <i>MZO Table 11-6-3(A) and</i> -Interior Side and Rear: Adjacent to Non-residential District (South property line) (West property line) (North property line)	 3 feet, 11-inches (existing to parking) 10 feet, 7-inches (existing to parking) 4 feet, one-inch (existing to parking)
<u>Required Landscape Yards</u> – <i>Section 11-33-3(B)(2)(a)(ii)</i> -Non-Single Residential Uses Adjacent to Other Non-Single Residence (South property line) (West property line) (North property line)	 3 feet, 11-inches (existing to parking) 10 feet, 7-inches (existing to parking) 4 feet, one-inch (existing to parking)
<u>Minimum Outdoor Living Areas (sq. ft./unit)</u> – <i>MZO Table 11-6-2.A</i>	0 sq. ft.
<u>Screening – Parking Areas</u> – <i>MZO Section 11-30-9(H)</i> -Parking Areas	100% screening with large and medium shrubs

Development Standards	Approved
<u>Required Parking Spaces by Use –</u> <i>MZO Table 11-32-3(A)</i> -Multiple Residence uses not located within ¼ mile radius of bus rapid transit or light rails station regardless of bedroom count	1.07 spaces per dwelling unit (128 spaces total)
<u>Covered Parking Spaces –</u> <i>MZO Section 11-32-3(D)(2)</i> -Multiple Residence	0.14 covered parking spaces per unit (17 total)
<u>Parking Area Design –</u> <i>MZO Section 11-32-4(A)</i> -Setback of Cross Drive Aisles	Parking spaces along main drive aisles connecting directly to a street shall be set back at least 35 feet, 5-inches from the property line abutting the street (existing)
<u>Perimeter Landscape – Required Plant Material –</u> <i>MZO Section 11-33-2(B)(2)(c) and Table 11-33-3(A)(4)</i> -Country Club Drive (arterial street) -South property line -North property line	0 trees (existing) and 80 shrubs 4 trees (existing) and 78 shrubs 0 trees (existing) and 76 shrubs
<u>Parking Lot Landscape Islands –</u> <i>MZO Section 11-33-4(B)</i>	Elimination of the tree in the following landscape islands: <ol style="list-style-type: none"> 1. Adjacent to the east side of the northwest solid waste enclosure, 2. At the northeast corner of the building where the stairs are located, 3. Adjacent to the east and west sides of the cross-access drive along the south property line.
<u>Parking Lot Landscape Islands –</u> <i>MZO Section 11-33-4(B)(2)</i>	Minimum 2 feet wide and 11 feet in length (existing)
<u>Parking Lot Landscape Island Plant Material –</u> <i>MZO Section 11-33-4(D)</i>	Elimination of 4 trees in 4 parking lot landscape islands (existing)

Development Standards	Approved
<p><u>Foundation Base along Exterior Walls –</u> <i>MZO Section 11-33-5(A)(1)</i> - Exterior Wall with Public Entrances</p> <p>(East Elevation)</p> <p>(South Elevation)</p> <p>(West Elevation)</p> <p>(North Elevation)</p>	<p>Minimum 11 feet, 4-inch-wide foundation base (existing)</p> <p>Minimum 5 feet, 9-inch-wide foundation base (existing)</p> <p>Minimum 5 feet, 3-inch-wide foundation base (existing)</p> <p>Minimum 5 feet, 4-inch-wide foundation base (existing)</p>
<p><u>Plant Material within Foundation Base –</u> Exterior Walls Visible from Public Parking or Right-of-Way with Public Entrances – <i>MZO Section 11-33-5(B)(3)</i> - A landscape area shall be provided equal in length to 33 percent (minimum) of adjacent exterior wall</p> <p>South Elevation</p> <p>West Elevation</p> <p>North Elevation</p>	<p>60 feet (20% of 299 feet, 3-inches existing)</p> <p>0 feet (existing)</p> <p>0 feet (existing)</p>

Exhibits:

- Exhibit 1 – Presentation
- Exhibit 2 – Ordinance
- Exhibit 3 – Ordinance Map
- Exhibit 4 – Vicinity Map
- Exhibit 5 – Site Plan
- Exhibit 6 – Planning and Zoning Minutes
- Exhibit 7 – Submittal Documents