

Legacy Square

NWC 2ND AVE & POMEROY

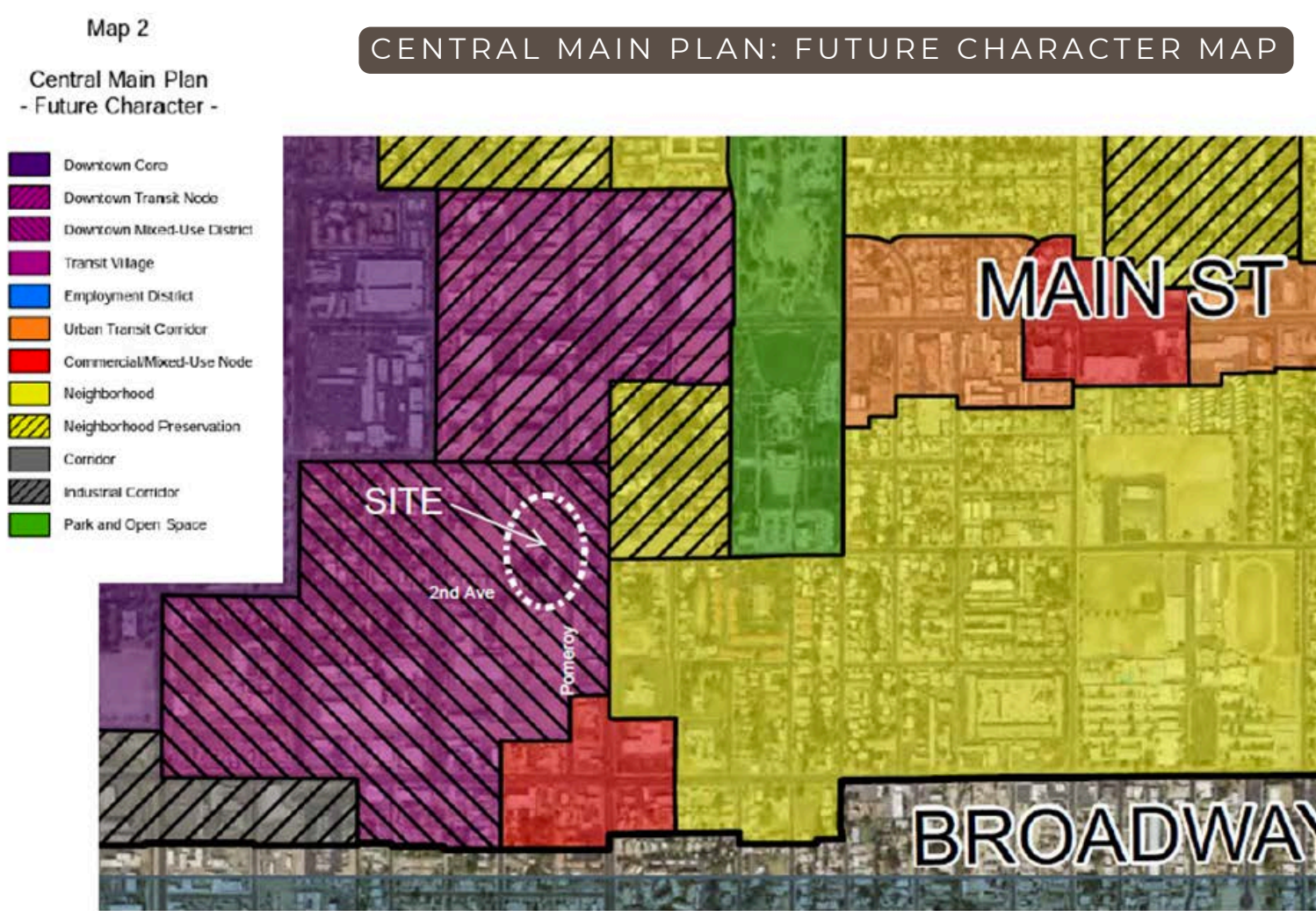
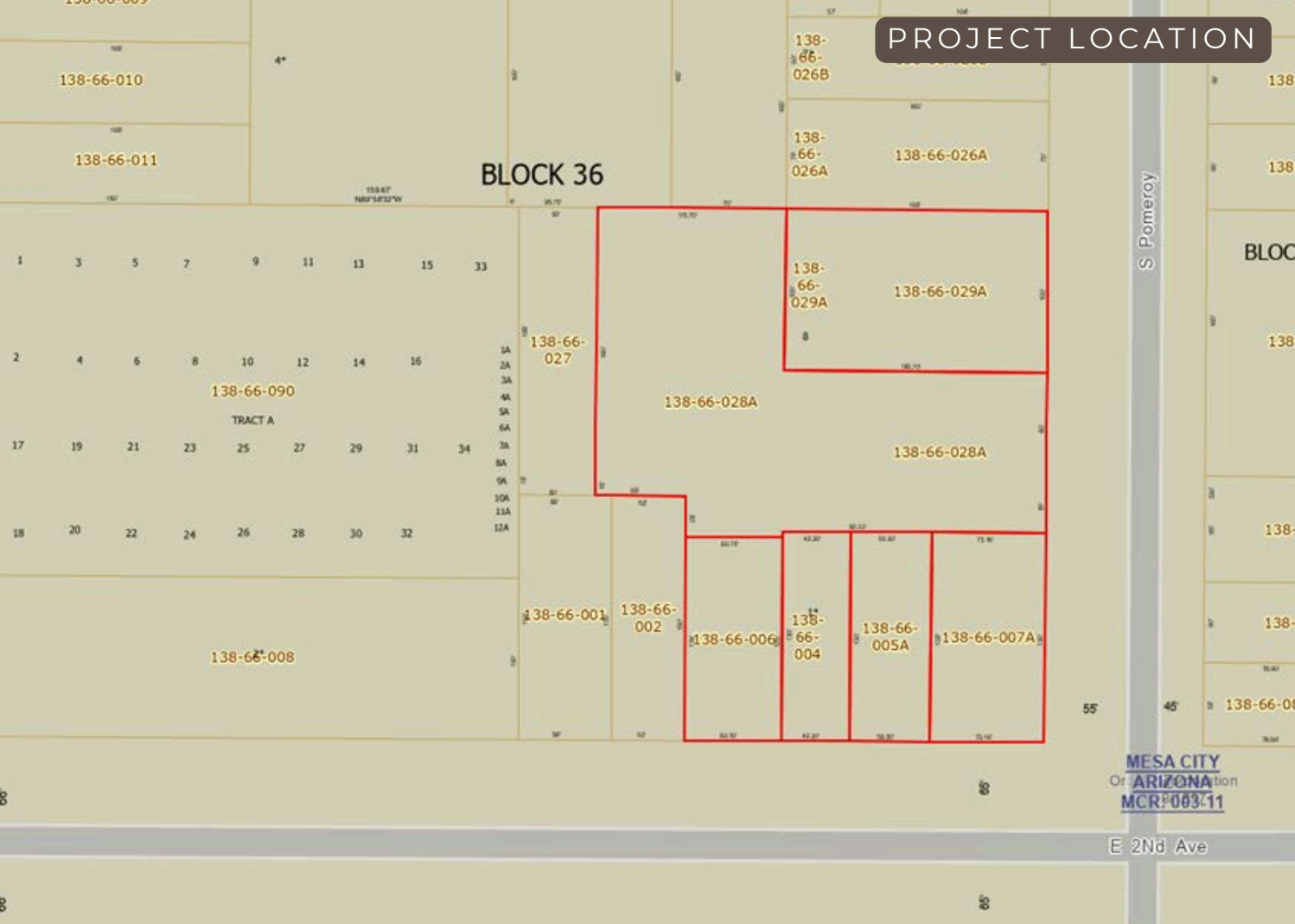


City of Mesa | Rezoning with concurrent Site Plan, Special Use Permit & Design Review

| Pre-Sub No. PRS 22-00062 | Case Nos. ZON23-00970 & DRB23-00971 | REV 5: October 22, 2024 |

Background

Westates Companies, in collaboration with Pew & Lake, PLC and Planning Outpost, LLC, is pleased to submit this formal rezoning with concurrent site plan and design review approval application for Legacy Square, a development proposal located at the northwest corner of 2nd Avenue and Pomeroy (APNs: 138-66-004, -005A, -006, 007A, 028A & -029A). Staff comments received from pre-submittal application (PRS 22-00062) and a subsequent meeting with City planning Staff were taken into consideration and revisions have been made to address the feedback received to date. Additional comments received during first review of the project have also been incorporated into the current iteration of this proposal.



The site is approximately 2.19 acres and lies in the Downtown Mixed-Use District character area of the General Plan and is also in an area delineated in the Central Main Area Plan. The site is currently zoned the Downtown Residence Districts of DR-2 and DR-3.

Development Requests

● REZONING TO DOWNTOWN CORE (DC)

This application requests a rezoning from the DR-2 and DR-3 zoning districts to the Downtown Core (DC) zoning district for the project area. The Downtown Core (DC)[1] zoning will accommodate the development of the site to be most consistent with the goals and purposes of the City's General Plan and specifically the Central Main Specific Area Plan. The Central Main Specific Area Plan addresses rezoning requests to the standard City Zoning Districts and indicates how this remains an option when such rezonings better implement the goals and purposes of the Central Main Plan.

[1]The original proposal was to opt-in to the FBC designations; however, after careful evaluation of those criteria and in joint discussions with the City Planning and Downtown Transformation Departments it was determined that retaining the Downtown Residential Districts would be a better mechanism for implementation at this time.

● CONCURRENT APPLICATIONS FOR SITE PLAN, SPECIAL USE PERMIT & DESIGN REVIEW

As the rezoning request is inextricably tied to both site plan and architectural design review criteria this application includes the concurrent requests for site plan, special use permit and design review approvals.

General Plan Consistency

● TRANSFORMATIVE AREA

The property has been identified as being in a transformative area encouraging development that is more pedestrian-friendly and in a mixed-use development pattern. In addition, characteristics of a walkable urban environment with minimum (*versus maximum*) residential densities are also encouraged.

● CENTRAL MAIN PLAN GOALS MET

Such goals of the Central Main specific area plan that are met are with the Mesa Legacy Square project is that of providing high-quality and diverse housing stock that will indeed meet the wide range of lifestyles and incomes of city residents. Another goal achieved is building a cohesive neighborhood—the site is currently underdeveloped, and the construction of this site will provide vibrance to this pocket of the neighborhood. Furthermore, it is at a location that offers multi-modal transportation all within walking distance.

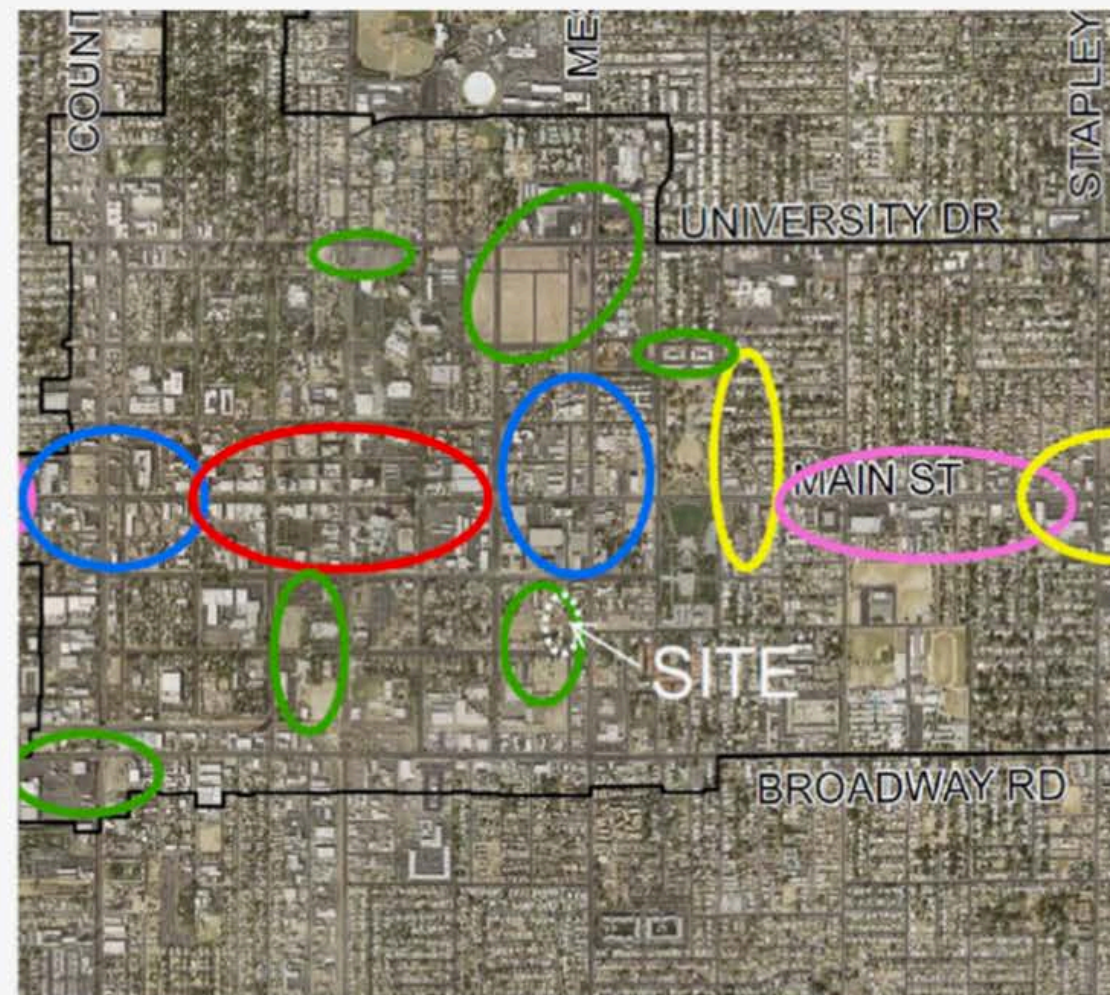
Central Main Plan: Intensity Levels

CENTRAL MAIN PLAN: INTENSITY LEVELS

Map A-2
Central Main Plan
- Relative Intensity Levels -

*Individual Site Intensities May Vary

| | |
|---------------------------------------|--|
| □ | 1 - 3 Stories 25 - 60% Lot Coverage |
| □ | 2 - 3 Stories 40 - 70% Lot Coverage |
| □ | 3 - 4 Stories 50 - 80% Lot Coverage |
| □ | 4 - 5 Stories 60 - 90% Lot Coverage |
| □ | 6+ Stories 80 - 100% Lot Coverage |



As was also previously discussed, in addition to meeting the goals of the General Plan, the Central Main Specific Area Plan are also further implemented, including offering the desirable transition between intensities throughout the area plan.

The proposed density and height of Legacy Square is consistent with the Central Main Area Plan relative intensity target goals. The proposal consists of four stories, and will provide a transition from the more intensely anticipated development that will be occurring directly north of the property of buildings that are up to 5 stories high. Legacy Square lies in an intensity area of 3-4 stories, directly south of a more intense area of 4-5 stories as shown in the Central Main Plan exhibit.

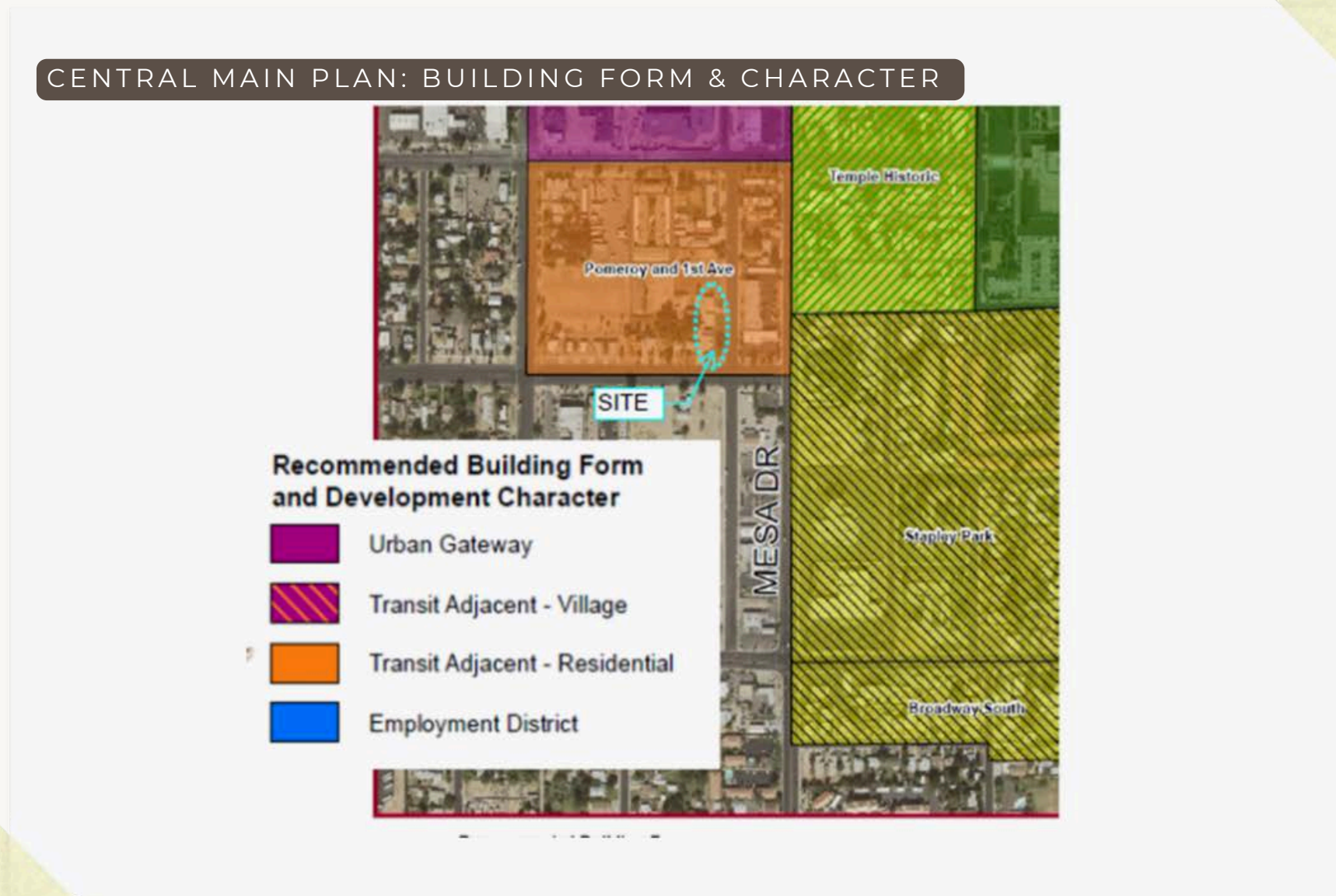
Central Main Plan: Building Form

The Transit Adjacent Residential Character Area of the Pomeroy & 1st Neighborhood encourages urban development form of low to mid-rise residential up to 85 feet in the Downtown Area. Buildings are brought closer to the public realm with minimum setbacks and mixed-use developments are intended to support the more intense adjacent developments. For these reasons the Downtown Core Zone is being sought, because the implementation for these General Plan goals, and this particular area of the Central Main Plan are better suited than what is otherwise possible under any other zoning districts.

The site is located within a 1/2 mile of both light rail and existing bus stops. Several site design criteria are met regarding parking and location in terms of existing utility, transportation and community services are present, available and have capacity.

Legacy Square consists of superior architecture with different elevations on each side of the building, varied roof pitches and heights, decorative columns and high-quality building materials.

An element that has been requested by the City from pre-submittal review through to formal application has been to accommodate the location of possible future commercial uses in the bottom floor. Legacy Square's design has incorporated this requirement and the bottom floor will have the higher ceilings necessary for commercial occupancy. These higher ceilings also would accommodate live/work units.



Zoning Compliance: DC Zone

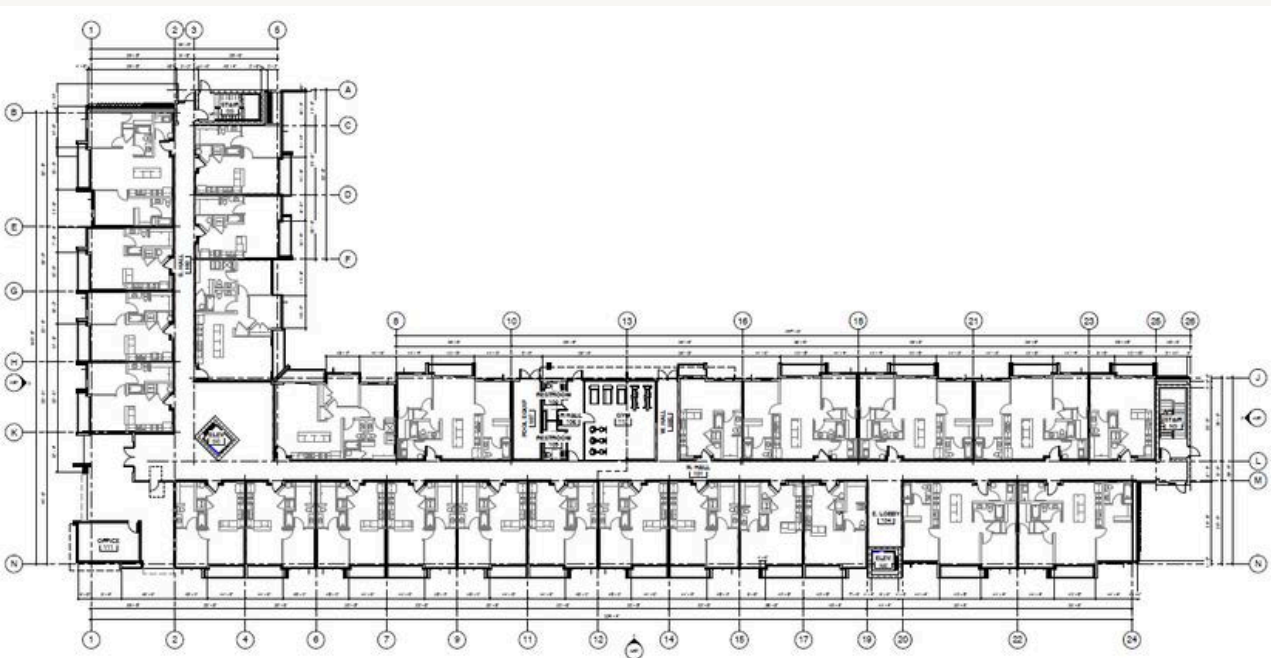


The site is currently zoned DR-3 and DR-2. This rezoning request will facilitate somewhat of a “housekeeping” item, as the property already has two zoning designations of DR-2 and DR-3 across the different parcels and a rezoning to DC will provide a consistent zoning district for the entire site.

Were it not for the consideration and collective efforts of the property owner in assembling of parcels, this property would be left underutilized and bypassed in an area that could otherwise continue being developed consistent with the City’s Central Main Street vision. Most importantly, rezoning to DC is consistent with the purpose and intent of this zone in facilitating the redevelopment of under-utilized and bypassed properties in Mesa’s downtown.

City of Mesa Zoning Ordinance states: “The purpose of the Downtown Core District is to encourage the highest intensity of land uses to be developed, redeveloped and maintained within the Downtown. It is also the purpose of the DC District to provide incentives for the development or redevelopment of under-utilized and bypassed properties within Downtown and to promote the development of a vital, vibrant activity area.”

Development Proposal



Mesa Legacy Square proposes a multi-family development with 110 units ranging in size from studio to 3-bedroom apartments. The building is four stories in height, wrapped around a courtyard with both outdoor and indoor amenities. A community pool and ramada are nestled in the center of the courtyard. The first floor of the building will be constructed (with the higher ceiling heights), such that the bottom floor could accommodate future commercial businesses.

Each apartment home has a private patio, while the entrance and access to the homes are interior and more centrally located near the amenities and at either end of the building. The building is surrounded by lush landscaping, including a significant number of trees, the development provides on-surface parking, and there are two entrances to the site from the adjacent streets of 2nd Ave and Pomeroy.

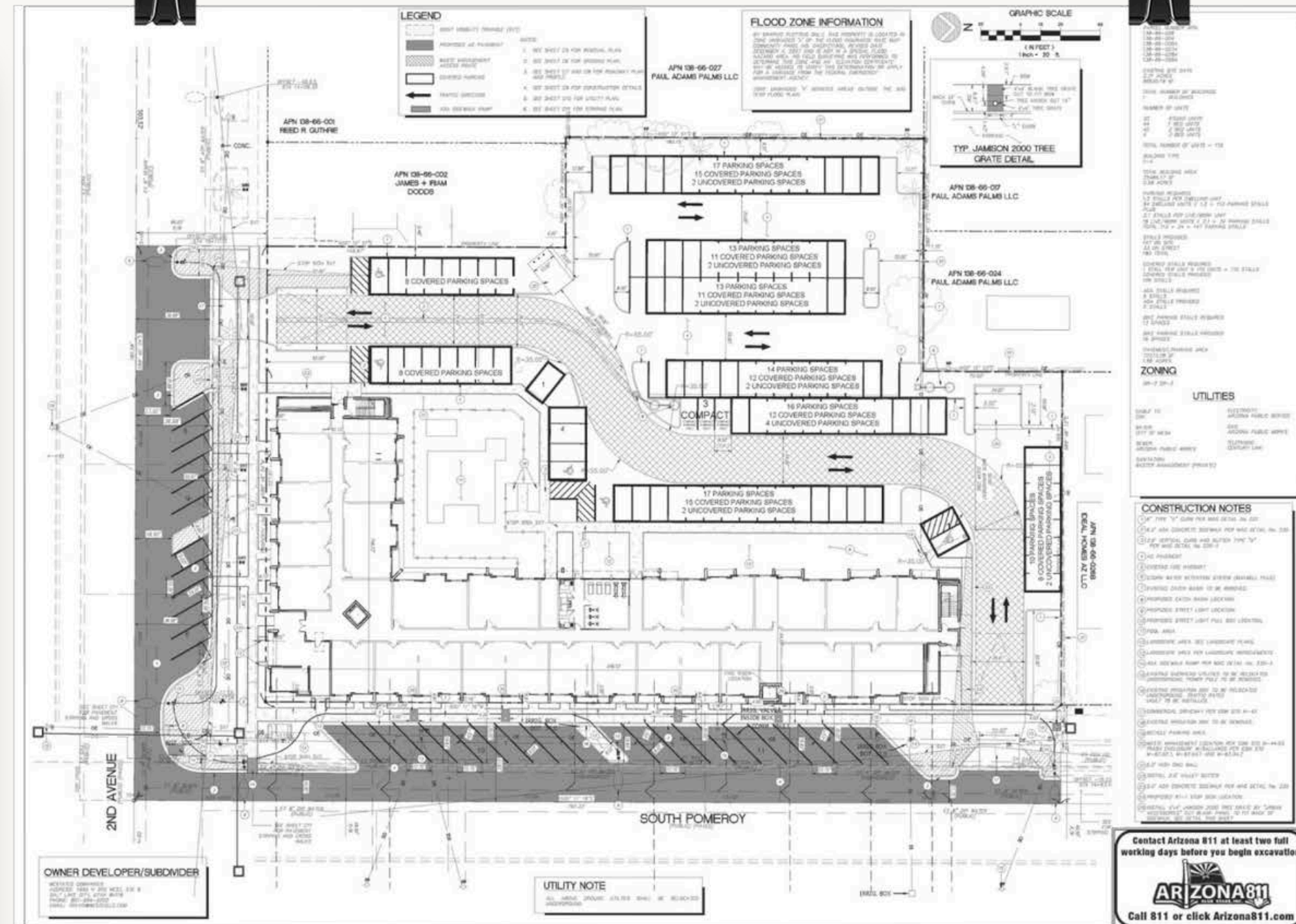
Development Standards

The following table demonstrates Legacy Square meets the minimum development standards required in the DC Zone.

| DC Zone Standard | PROPOSED | REQUIRED |
|---------------------------------------|---|--|
| Density | 49 DU/AC | Established @ Site Plan with special review by P&Z |
| Setbacks | Street Fronts: 0 feet Side: >62 feet Side: >45 feet | Established @ Site Plan with special review by P&Z |
| Height | Varies between 56 FT- 58 FT** | Established @ Site Plan with special review by P&Z |
| Parking | 155 stalls provided*** <i>122 on-site & 33 on-street</i> | 147 stalls <i>1.2 spaces/DU 2.1 spaces/Live-Work Unit</i> |
| Minimum Open Space <i>(Common)</i> | 21,990 SF | 15,400 SF <i>(140 SF/DU)</i> |

**The bottom floor has been designed to accommodate future commercial uses and has higher ceiling heights. Building height is 45 feet high at truss bearing level.

***Refer to the section "Special Use Permit" for additional discussion.



Landscape Standards

The following table demonstrates Legacy Square meets the minimum landscape standards required in the DC Zone.

| DC Zone Landscape | PROPOSED | REQUIRED |
|---|---|--|
| Perimeter Landscaping Collector Streets (60-80' ROW) 4 trees and 16 shrubs/100' LF | Pomeroy: 19 trees/139 shrubs 2 nd Ave: 12 trees/69 shrubs | Pomeroy: 16 trees/64 shrubs 2 nd Ave: 9 trees/36 shrubs |
| 50% Shade Provide shade for at least 50% of s/w along street frontages | Pomeroy: 319 LF of shade 2 nd Ave: 143 LF of shade | Pomeroy: Min. 200 LF shade 2 nd Ave: Min.112 LF shade |
| Minimum Plant Sizing* Trees: Min 25% are 36-inch & Min 50% are 24-inch box Shrubs: Min 50% are 5-gallon size | 36"-box Trees: >21 24"-box Trees: >41 5-gal Shrubs: >229 | 36"-box Trees: 21 of 82 24"-box Trees: 41 of 82 5-gal Shrubs: 229 of 458 |

*Ten percent of the required trees being 36"-box size for interior parking lot and foundation base is also met



Special Use Permit (SUP)

REDUCTIONS IN PARKING

City of Mesa Zoning Ordinance Section 11-32-A establishes the following criteria for reduced parking:

- 1) 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 the site;
- 2) The use will adequately be served by the proposed parking; and
- 3) 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.

*Section 11-32-7 Alternative Compliance with Minimum Parking Requirements has provisions for up to a 33% reduction.

- A special condition does exist with the proximity and frequency of transit service to the development which will reduce the parking demand at the site.
 - Proximity and frequency of transit service specifically meets the Alternative Compliance with Minimum Parking Requirements provisions.
- The development will be adequately served. The ratio of 1.2
 - 122 on-site parking stalls provided/minimum 113 on-site required
 - 33 on-street parking stalls provided/minimum of 25 stalls required
- Parking demand does not exceed capacity or have detrimental impact on the supply of on-street parking because the development itself is creating additional on-street parking that would not otherwise exist.
 - 33 additional on-street parking stalls are being provided where a minimum of 25 stalls would be required.

REDUCTION IN PARKING REQUEST

The request is not a reduction in parking, but the location of required parking, because the following conditions will exist:

- A TOTAL of 147 stalls are required, and a TOTAL of 155 stalls are being provided.
- 122 on-site parking stalls provided, where 132 stalls would have been required
- 33 street parking stalls provided, where none (zero) would have been required.
- Alternative Compliance standards of 11-32-7 are met
- Calculations for On-Street Parking Credit of 11-32-3 are met

Section 11-70-5 SUP Required Findings can also be met in their entirety, as listed below:

- The proposed project advances the goals and objectives of and is consistent with the policies of the General Plan and the City's Central Main Special Area Plan.
- The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the Downtown Core Zoning District and Transformative Area.
- 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 to the general welfare of the City; and
- Adequate public services, public facilities and public infrastructure are available to serve the proposed project.

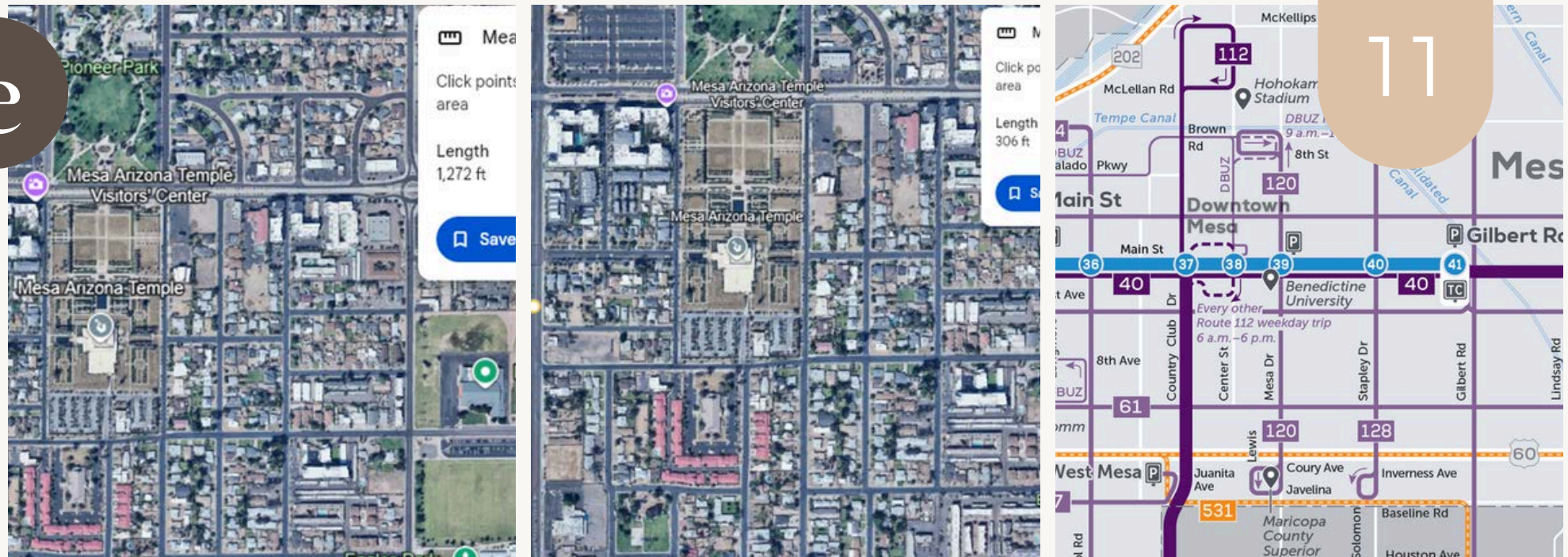
SUP: Alternative Compliance

ALTERNATIVE COMPLIANCE WITH MINIMUM PARKING

Section II-32-7 The Zoning Administrator is authorized to approve alternative compliance parking permits for Transit Accessibility . The Zoning Administrator may authorize up to a 33 percent (total) reduction in parking ratios for uses located within 1320-feet (1/4 mile) of a BRT or light rail stop with 30-minute or more frequent service during the hours of 7:00 a.m. to 9:00 a.m. and 5:00 p.m. to 7:00 p.m. The basis point for determining the reduction shall be the aggregate number of parking spaces for the total development required before any reductions have been applied.

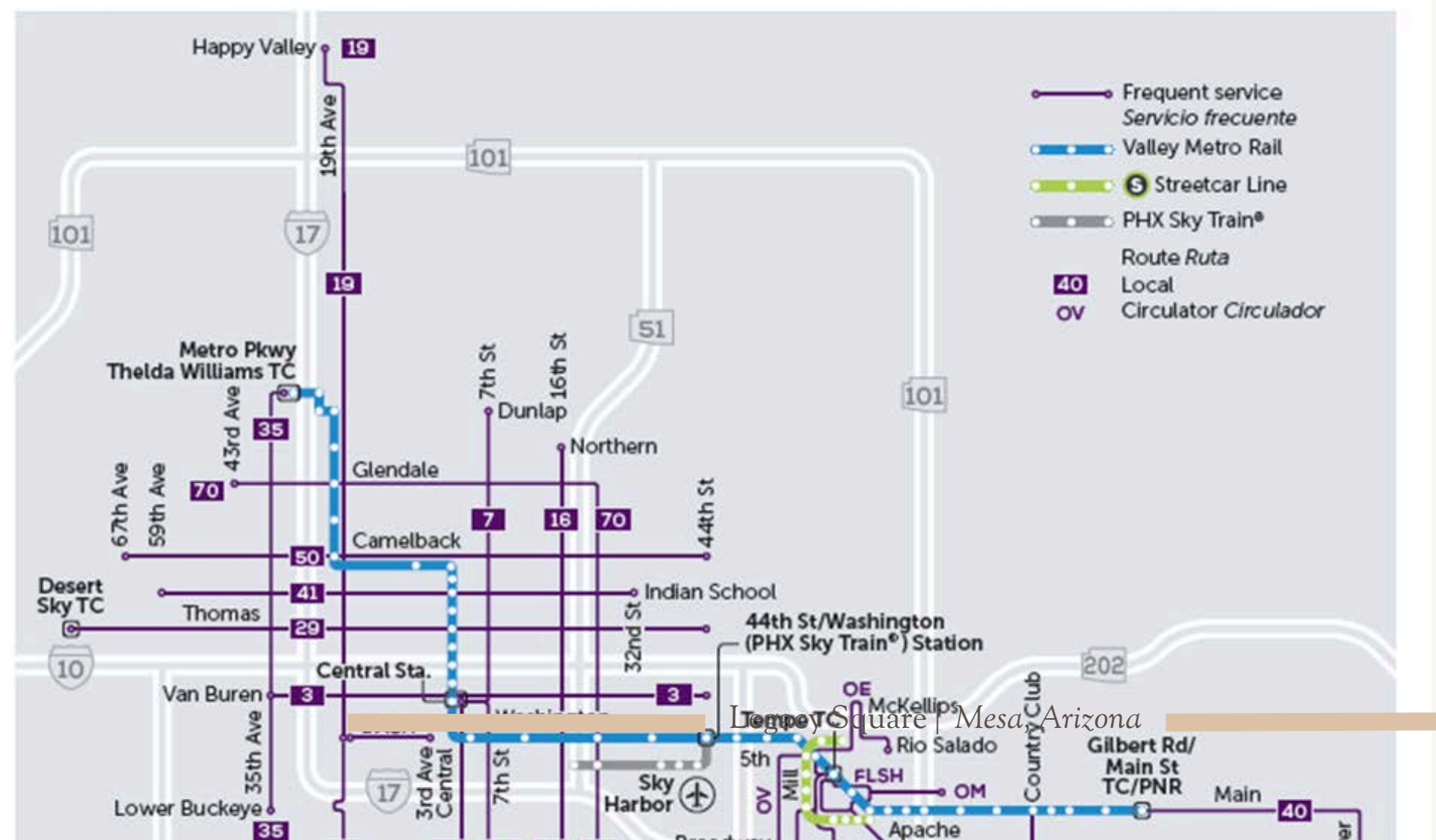
***The site is located within 1/4-mile of a light rail stop with 15-minute or more frequency through the entire day, not just peak hours.

***There is ultimately no request for reduction of parking. It is only the location of the parking, where a portion of the parking is adjacent street parking, in-lieu of on-site.



Frequent Service / Servicio frecuente

Services running every 15 mins or better from at least 6 a.m. to 6 p.m. on weekdays *Servicios cada 15 minutos ó más frecuentemente desde por lo menos las 6 a.m. a las 6 p.m. entre semana*



SUP: Credit for On-Street Spaces

CRITERIA FOR APPROVAL

City of Mesa Zoning Ordinance Section 11-32-3 establishes the following criteria for consideration of on-street parking credits for specified zoning districts. The “credit” is to be determined at the time of site plan approval.

- 1) On-street parking spaces located immediately adjacent to the frontage of properties in the DC district, may be counted toward required off-street parking for non-residential uses [I] .
- 2) One on-street parking space may be substituted for each required off-street space. These provisions only apply to street frontages where on-street parking is allowed and provided.

REQUEST

Minimum parking requirements: 147 parking spaces.
 Number of parking stalls provided: 155 parking spaces

With on-street parking “credit” available of 34 stalls

Based on the project’s following parking ratio breakdown:

- 94 dwelling units @ 1.2 stall/unit = 113 onsite stalls
- 16 live-work units[II] @ 2.1 stalls/unit = 34 on street stalls

[I] Section 11-8-3 Use Table Lists live-work units under the “Commercial Use Classifications”
 [II] Four of the live-work units would be ready to be used as such upon initial construction, the other 12 units require some conversion.



- Total of 155 parking stalls provided/minimum 147 stalls required
- Up to 34 stalls “credit” for on-street parking (to substitute for the stalls not on-site)
 - 122 on-site parking stalls provided/minimum 113 on-site required
 - 33 on-street parking stalls provided/minimum of 25 stalls required

Site Plan & Design Review

The following exhibits are intended to demonstrate Legacy Square's further compliance with the City of Mesa's site development standards and the Quality Development Design Guidelines (QDDG) for multiple family residential projects for site design and architectural design.

Site Design

Quality Development Guidelines Analysis



1. LANDSCAPING & SHADING

Use planting to highlight significant site features and to define site use areas and circulation. Shade elements, both landscape and architectural should be provided at prominent pedestrian points such as near entries, near common open space, and along paths serving parking lots.

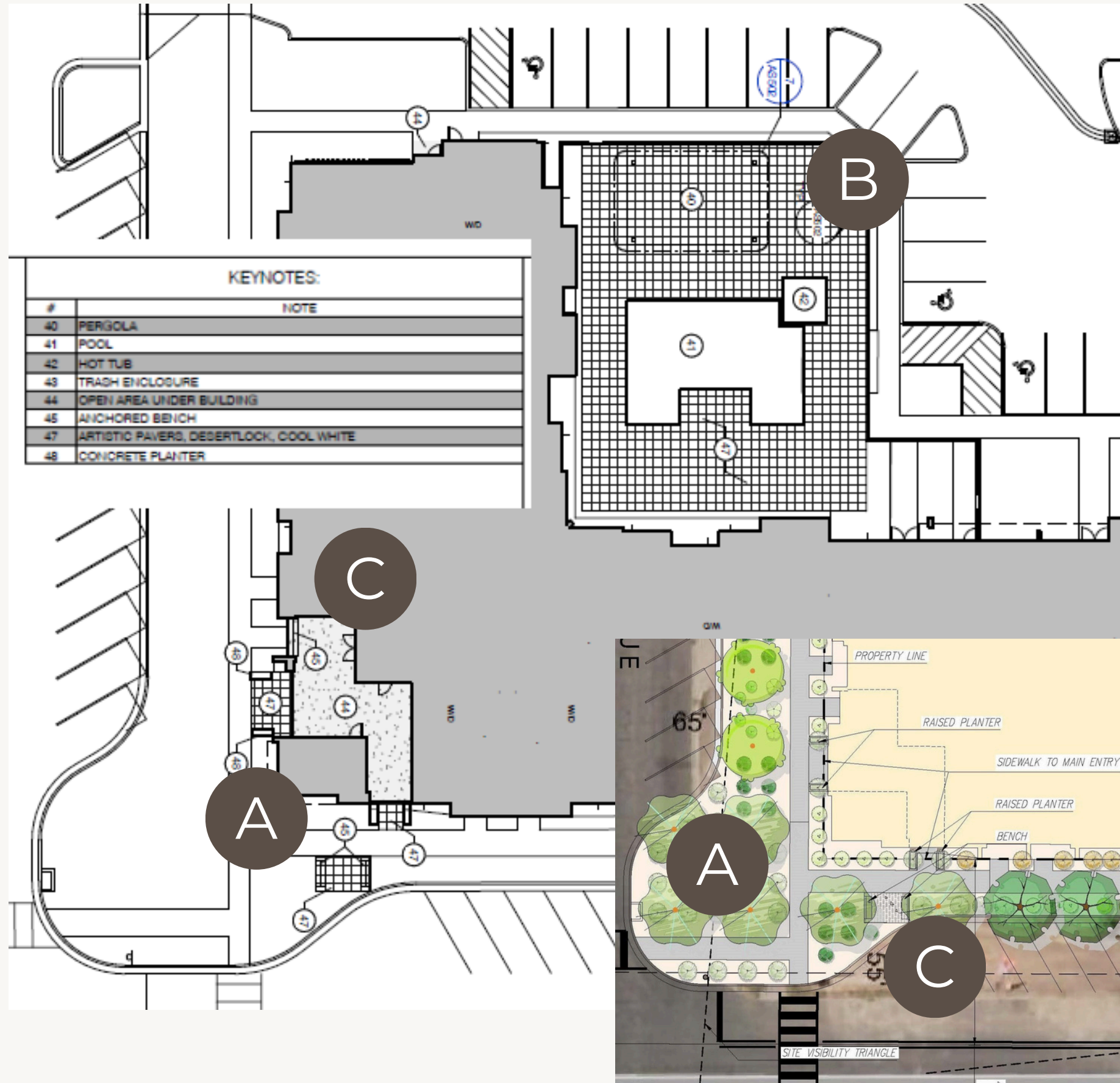
The Red Push Pistache Tree is known for its characteristic of being a significant shade tree with a large canopy. As the predominate plant material, the Pistache Tree will provide desired shade along walkways at the entrances and even throughout the parking areas. The trees planted along Pomeroy will especially provide shade for pedestrians along the western side of the building.

2. BUILDING PLACEMENT & ORIENTATION

Multiple residence buildings should maintain the minimum setback allowed along streets to better define the public realm and emphasize the overall site design as well as to help activate the streetscape and enhance the walkability of the neighborhood by reducing distances between desired destination.

The building is nestled into the corner of Pomeroy and 2nd Ave with setbacks at the property line.

Site Design



NEIGHBORHOOD CHARACTER

A Provide a sense of arrival through the use of monument signs, special landscaping, specialty pavement, architectural features, etc.

Residents will enjoy a thematic fragrance garden with predominately rosemary bushes planted in the immediate vicinity of the main entrance at the corner. Planting configuration is formalized (through symmetry) which adds to a sense of arrival to a destination.

Decorative raised planters with rosemary are located right next to the building at the main entrances also create beautiful focal points.

Both the main entries at Pomeroy & 2nd Ave are enhanced with accent artistic pavers and the public amenity seating area, with a couple of benches, is delineated with accent artistic pavers too.

B Common open space areas and amenities allow residents to gather, promoting community interaction and creating a sense of place.

An open air ramada (pergola) will provide additional shade and a desired gathering place for residents relaxing at the community pool. Accent paving especially suitable for pool side use is proposed.

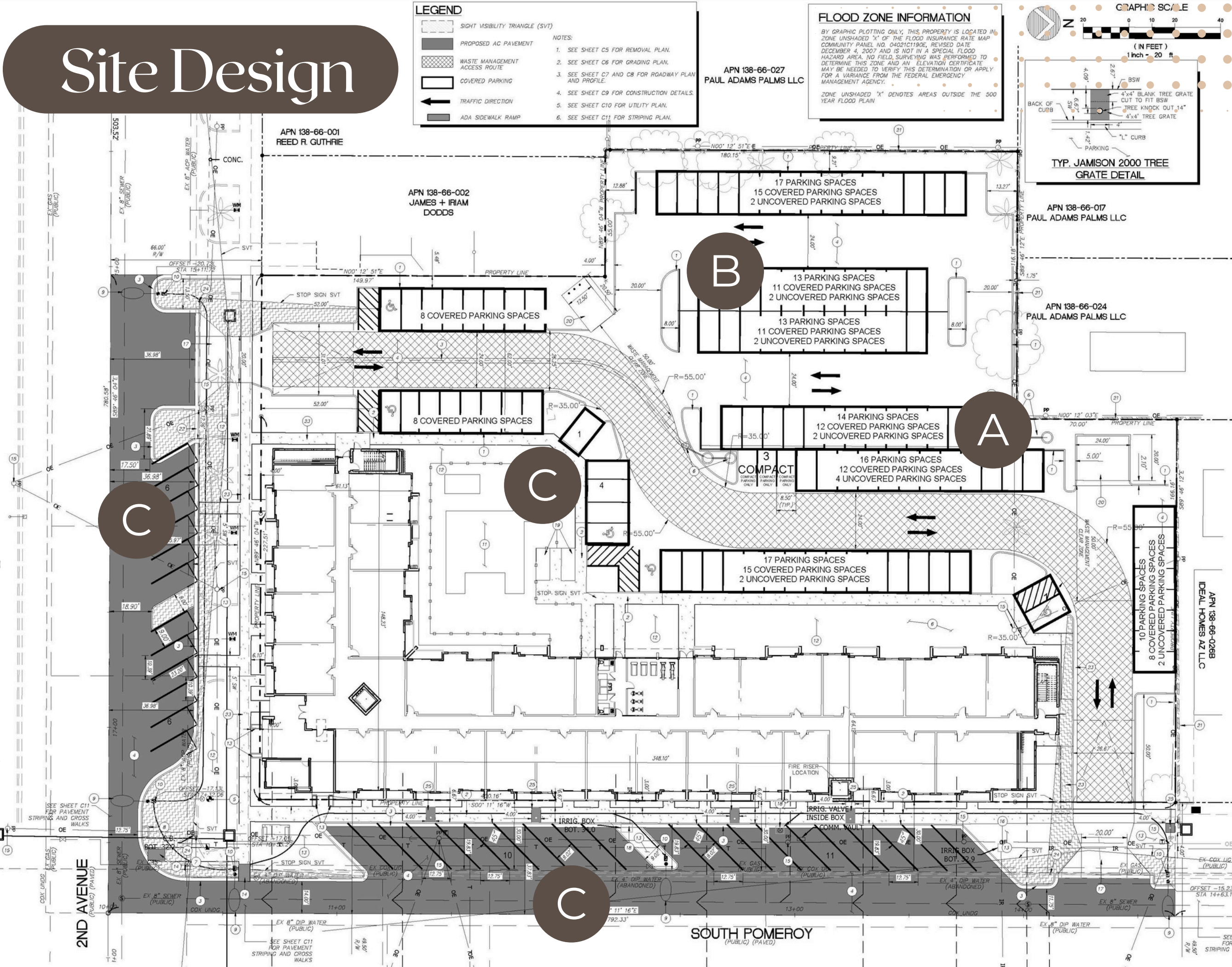
LANDSCAPING & SHADING

C Shade elements, both landscape and architectural should be provided at prominent pedestrian points such as near entries, near common open space, and along paths serving parking lots.

Large raised planters welcome residents to the main entrance. There is a covered open area (shaded entrance) at the main doors to the building which will provide relief from the elements of weather. There is also a bench provided in what will be full shade under this public patio area.

The bench seating area closer to Pomeroy Street has large Palo Verde trees that will add seasonal flower and shade to residents enjoying the outdoors.

Site Design



3. PARKING PLACEMENT

A Buildings should have the primary presence on the public street. Off-street parking areas should be located in the rear of the building(s) and away from public streets.

Legacy Square is prominently located at the intersection with all of the off-street parking tucked back behind the building.

B Carports should be designed as an integral part of the architecture of projects. They should be similar in material, color, roof materials, and details to the principal buildings of a development.

Parking canopies of colors and materials of similar materials of the main building will be installed throughout the interior parking areas.

C Guest and handicap parking should be evenly and conveniently distributed throughout multiple residence projects. Incorporate pick-up and drop-off zones that are easily accessible to riders and rideshare operators.

In addition to the generous street parking that is available (and likely used as the most convenient location for pick-up/drop-off for residents) there is also a few stalls in the interior parking near the pool and bike racks that will be used and available.

Site Design



5. NEIGHBORHOOD CHARACTER

Major intersections and corners should be treated as neighborhood/project entryways. Provide a sense of arrival through the use of monument signs, special landscaping, specialty pavement, architectural features, etc.

Legacy Square’s building corner is clad in the accent materials and changes in architectural features from the other elevations . Recessed entrances with steel plate canopies accenting the entrances from both streets, large store-front windows at the leasing office, a multi-story blade sign enhances the corner of the building. and a change to a flat roof with a grounding effect as the other two planes have movement with slanted roof lines toward the corner.

6. LANDSCAPE & SHADING

Shade elements, both landscape and architectural should be provided at prominent pedestrian points such as near entries, near common open space, and along paths serving parking lots.

In addition to the shade trees along the sidewalks, and throughout the parking lot there are overhangs and seating areas for rest at the entrances.

4. BUILDING PLACEMENT & ORIENTATION

Corner units located along public streets should address both the primary street and the secondary street. Corner entrances or dual porches on front and side facades are encouraged.

Legacy Square’s prime location at the intersection provides corner entrances from both Pomeroy and 2nd Ave.

Site Design



7. NEIGHBORHOOD CHARACTER

Common open space areas and amenities allow residents to gather, promoting community interaction and creating a sense of place.

The community pool will be a natural (and popular) gathering place and amenity for all residents to enjoy, as will the indoor gym located on the first floor.



8. LANDSCAPING & SHADING

Provide weather and sun protection, such as overhangs, awnings, canopies, etc. to mitigate climatic and solar conditions

The walls at the patios and the patios themselves provide much needed shade. In addition, shade devices have been added to those windows not under patios.

Architectural Design



9. PRIMARY ENTRIES

Primary entrances should be prominently indicated with a multi-story massing change and a first-story roofed design element such as a porch, awning, or portico.

First-story architectural design elements consist of steel plate canopies above the store front leasing office windows, second story balconies create pop-outs which further delineate the ground level.

10. ARTICULATION

Building façades visible from a public right-of-way, private tract, or common open space should incorporate highly accented or highly articulated openings, through the application of window trim, window recesses, cornices, changes in materials or other design elements.

The desire of this design is creating a vertical repeated monolithic feel to the façade. Dark grey color has been added between the first floor windows / sliding doors and the transoms. This visually sets the first floor apart from the rest of the floors by accentuating the difference in the fenestration but still maintain the vertical aspects of the design. Shading features have been added to the windows to protect from the sun and add depth and shadow to the windows.

11. MATERIALS

Materials and colors should be used to enhance buildings and adjacent pedestrian spaces by adding color, shadows, and interesting forms.

There are lots of changes in plane especially surrounding the patios where there are two changes in color as well. This building will have a lot of shadow play.

Architectural Design



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12. ARTICULATION

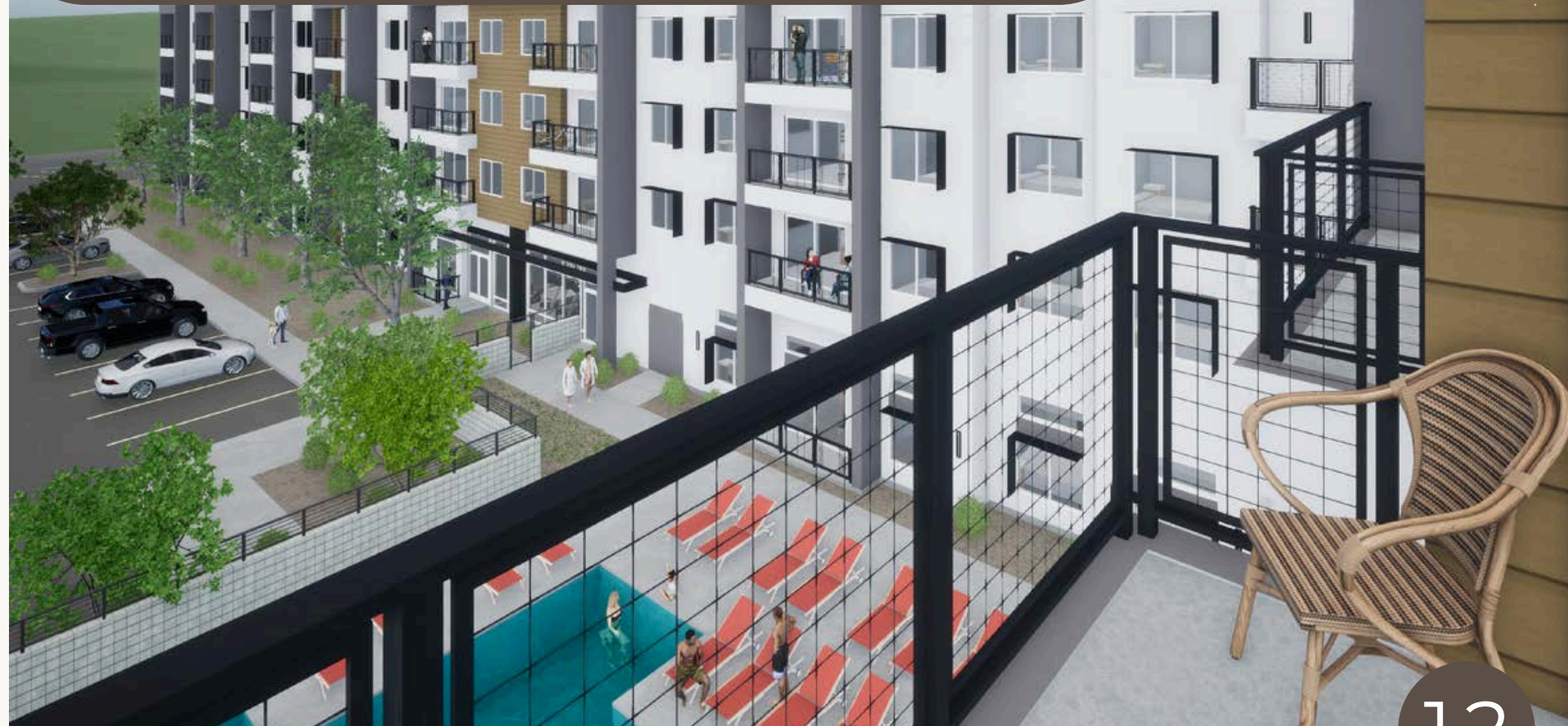
Long expanses of windowless, blank walls are to be avoided. All building facades are to be treated aesthetically with changes in materials, colors, artwork, use of pilasters, building lines, ornamentation, and/or other aesthetic treatments; and, should utilize durable quality materials.

Legacy Square has been thoughtfully designed with interest created by providing pleasing form to its effective function. The long building has been broken with repeating vertical elements creating a pleasing rhythmic feel as you view the building from the street.

These vertical elements also create shading and privacy for the tenant balconies throughout the day. The addition of roofs over these elements creates addition interest and rhythm while also creating a tall enough parapet to screen all roof top equipment.

The tall vertical expanses between these elements are accentuated with contrasting color window treatments that not only create interest but also provide sun protection to these openings, helping to save on energy and providing comfort to the tenant.

Architectural Design



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12. ARTICULATION

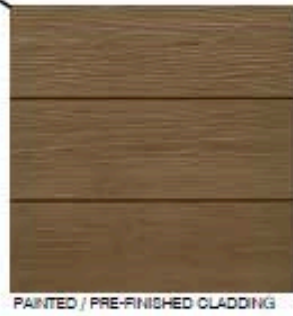
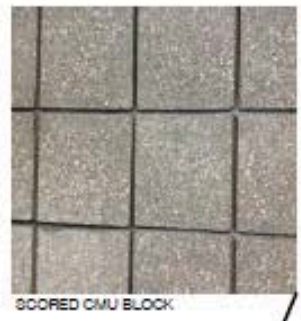
Long expanses of windowless, blank walls are to be avoided. All building facades are to be treated aesthetically with changes in materials, colors, artwork, use of pilasters, building lines, ornamentation, and/or other aesthetic treatments; and, should utilize durable quality materials.

The entrance at the front corner and the back of the building have been clad in a complimentary but unique material to visually locate the entrances from the street while also creating a grand vertical focal point at the intersection. This material is repeated subtly through the building exterior to tie everything together but not distract from the entrances.

The planters at the street corner entrance draw your attention from the streets and sidewalks guiding you into the entrance nestled under the building with subtle accents over these portals to accentuate their location. On the pool side of the building along with the accent material, a long steel trellis spanning the glazing for the amenities draws your attention to this entrance.

All vertical circulation is built from CMU block and provides visual location both from the exterior and the interior of the building while also giving a solid anchor to the ends of the buildings. The irregular windows in the stair towers create interest while also providing natural light into the corridors and stairwells.

Architectural Design



13. MATERIALS

A Material changes should occur at intersecting planes, preferably at inside corners of changing wall planes or where architectural elements intersect.

Legacy Square’s structure consists of a number of varying building materials from stucco, scored CMU block and cladding accent which are all used and incorporated into the design that creates interest and dimensions throughout the different wall planes of the building. The painted/pre-finished cladding an accent color and material that will be used not only to accentuate the corner entrance, but on the rear elevation as an accent and in the individual patios. The block towers for the stairs and elevators are also an additional accent material.

B Exterior building colors should be compatible with the surrounding neighborhood setting and should be in keeping with the geographic and climatic conditions specific to Mesa.

The selected building materials and very neutral color palette of white, gray and bronze are fully consistent with the modern and urban-style architecture and other neighborhood buildings and homes in Mesa’s Core Downtown and Central Main Plan Area.

Development Approvals

The Legacy Square team respectfully submits this formal application and look forward to working with the City on the following concurrent development requests:

- REZONING

Rezoning from the DR-2 and DR-3 zoning districts to the Downtown Core (DC) zone.

- SITE PLAN APPROVAL

The DC zone requires concurrent site plan review and approval and Special Use Permit to also include determination for on-street parking credit and/or alternative compliance with minimum parking requirements.

- DESIGN REVIEW

DC zone requires concurrent design review and approval.

Development Team

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