

PROJECT NARRATIVE - REZONING

Cimarron Apartments Expansion
MIAA Job No. 2302
Date February 24, 2020

Project Location: 151 East 1st Street, Mesa, AZ 85201
Parcel APN: 138-38-015A
138-38-026

Project Owner: Cimarron Two, LLC
7112 East Hurlbut Avenue
Sebastapol, CA 95472

Architect: Marlene Imirzian & Associates Architects
8906 North Central Avenue
Phoenix, AZ 85020

Project Summary and Request

This narrative provides the basis for the request for Rezoning of a portion of the Cimarron Apartments property located at the corner of 1st Street and Hibbert Street in Mesa.

Parcel 138-38-015A and parcel 138-38-026 are both owned by Cimarron Two, LLC. These lots will be combined prior to the issuance of a building permit. Parcel 138-015A contains the existing Cimarron Apartment buildings and associated parking. Both parcels are currently zoned as Downtown Core (DC) per the City of Mesa Central Main Plan. The majority of parcel 138-38-015A is designated to be T5 Main Street Flex (T5MSF) under the Mesa 2040 General Plan Form-Based Zoning Standards. A portion of the site which is currently used for surface parking is designated T4 Neighborhood Flex (T4NF) along with parcel 138-38-026 which is entirely designated to be T4NF.

In order to achieve the character for the site described in the Mesa 2040 General Plan and the City of Mesa Central Main Plan, this application proposes the development of a 5-story midrise residential building to replace the surface parking and single-story commercial development. To accomplish this development, we propose the following modifications to the zoning classification of the site:

Parcel 138-38-015A portion that is designated T4NF to be rezoned to T5MSF
Parcel 138-38-026 to be rezoned from T4NF to T5MSF

Site Description

The project site is located at the intersection of Hibbert Street and 1st Street and will be comprised of an area of improvement of 1.33 acres (58,000ft²). The existing property to be developed contains surface parking for the existing Cimarron Apartments and a single-story commercial property which will be demolished. Both properties are owned by Cimarron Two,

LLC and will be merged into a single lot to accommodate the new development. The frontage along 1st Street will be considered the front street of the site and Hibbert Street will be the side street to the east.

Comparison of T4NF to T5MSF

The table below shows the comparison of requirements from the existing T4NF zoning to the proposed T5MSF. The change to T5MSF will allow for increased building height and density for the site. The proposed rezoning will maintain the raised ground floor height of 24" and a floor-to-ceiling height of 10' min. The upper levels will also retain the 9' min. clear floor-to-ceiling height as required by both T4NF and T5MSF.

Development Standard	T4NF	T5MSF
Build-To Lines (BTL) Front Side Street	0' Min., 15' Max. 0' Min., 15' Max.	0' Min., 10' Max. 0' Min., 10' Max.
BTL Defined by a Building Front Side Street	75% 50%	75% 60%
Setbacks Side Rear	0' 5' Adjacent to T5N, T4N, or T3N. 0' All others.	0' 5' Adjacent to T5N, T4N, or T3N. 0' All others.
Height Main Building Ground Floor Finish Level (Residential) Ground Floor Ceiling (Residential) Upper Floor Ceilings	20' Min. 3 Stories Max. 24" Min. 10' Min. Clear 9' Min. Clear	2 Stories Min., 55' Max. 24" Min. 10' Min. Clear 9' Min. Clear
Depth of Ground Floor Space	20' Min.	20' Min.
Distance Between Entries To Ground Floor To Upper Floors	50' Max. 100' Max.	50' Max. 100' Max.
Allowed Encroachments Front Side Rear	14' Max. 14' Max. 5' Max.	14' Max. 14' Max. 5' Max.
Parking (Residential)	1/1000sf Min.	No Min., 1/Unit Max.

Impact to Surrounding Properties

The redevelopment will create a transit-oriented, pedestrian centric, multi-unit residential building to replace the existing surface parking and unused single-story commercial building. The increased residential population will create vibrant neighborhood activity and provide improved safety through natural surveillance. The adjacent properties to the west and south are also zoned T5MSF and, therefore, the proposed development would complete the block with a midrise structure along the property line providing active ground floor residence and a primary entrance along 1st street. Improvements along Hibbert Street and 1st street will be at an appropriate pedestrian scale to enhance the pedestrian experience through landscape and site furniture.

Support of General Plan and Central Main Plan

The Mesa 2040 General Plan shows the designation of the character of the site to be Downtown-Transit Corridor for which the primary focus is active, pedestrian-oriented urban development. The City of Mesa Central Main Plan envisions the Downtown Core character as

an active urban environment with reduced surface parking and increased density and strong pedestrian connections.

The site is defined in the Central Main Plan as being part of the Modern Downtown District. Policy MD 6 supports the redevelopment of low-intensity use sites with high-intensity uses in this area. Policy MD 9 discourages surface parking and encourages structured parking. The proposed zoning change would allow for the development of a high-intensity residential building with structured parking at the base. It is the intent of the proposed development to opt-in to the Form Based Code as a T5MSF Midrise residential building.

Summary

In order to achieve the goals of the City of Mesa Central Main Plan and Mesa 2040 General Plan and to create a vibrant Downtown urban fabric, the project proposes to develop a high-intensity residential building. To realize this development the existing zoning that is split between T4NF and T5MSF will need to be combined into a single lot zoned as T5MSF. If approved the development will provide the pedestrian-centric, active urban character that is consistent with the goals of City planning.