



City Council

ZON24-00602

Mary Kopaskie-Brown, Planning Director

November 18, 2024



Request

- Rezone 3.3+/- acres from General Commercial (GC) to GC with a Planned Area Development overlay (GC-PAD)
- Council Use Permit (CUP)
- Site Plan Review
- To allow for a multiple residence development





Location

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





Site Photo



Looking north from Main Street



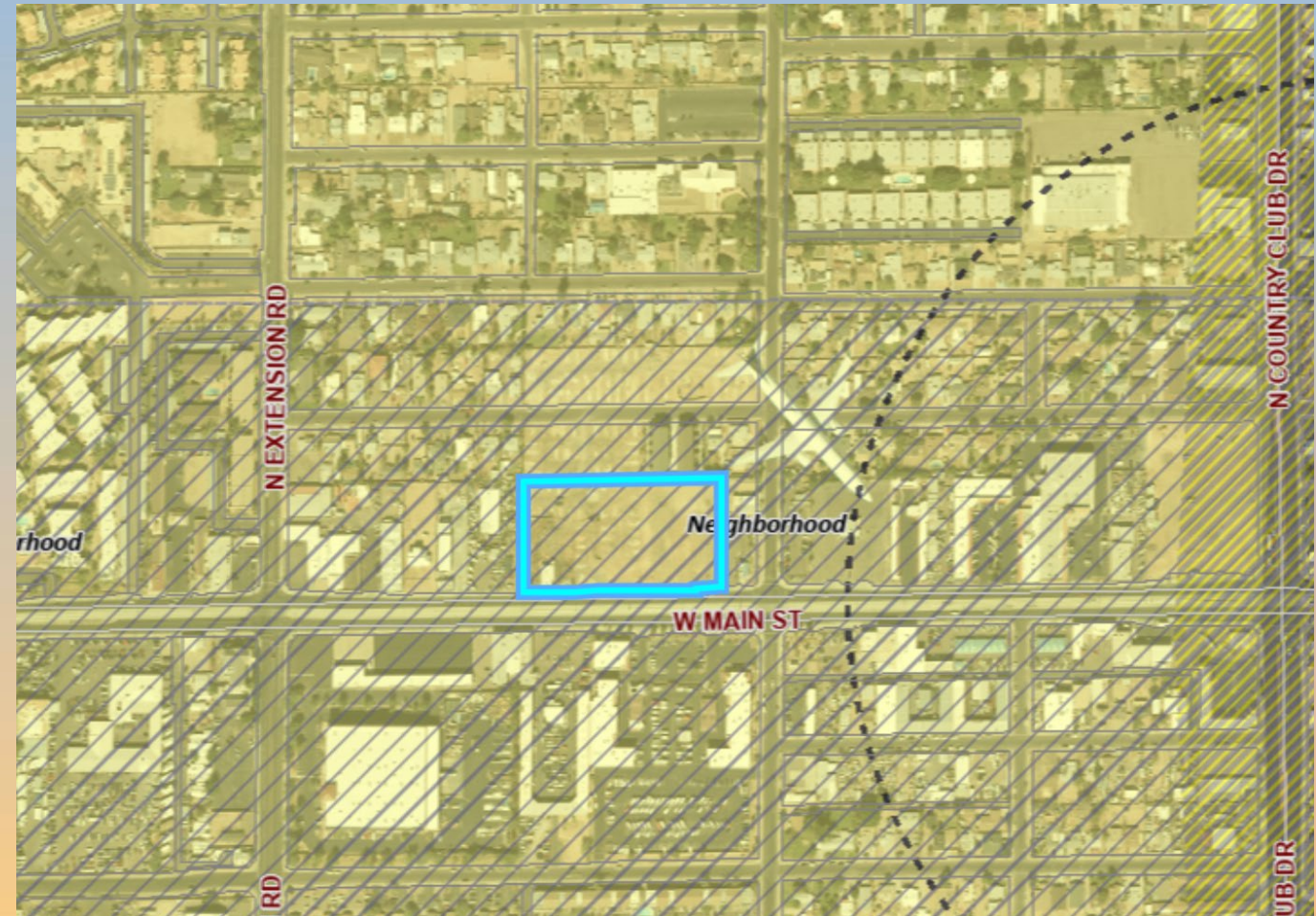
General Plan

Neighborhood, Traditional

- Safe places for people to live where they feel secure and enjoy their surrounding community
- Primary land uses include single and multi- residence

Transit Corridor

- Mixed-use, pedestrian-oriented, urban environment, particularly within walking distance of transit stops





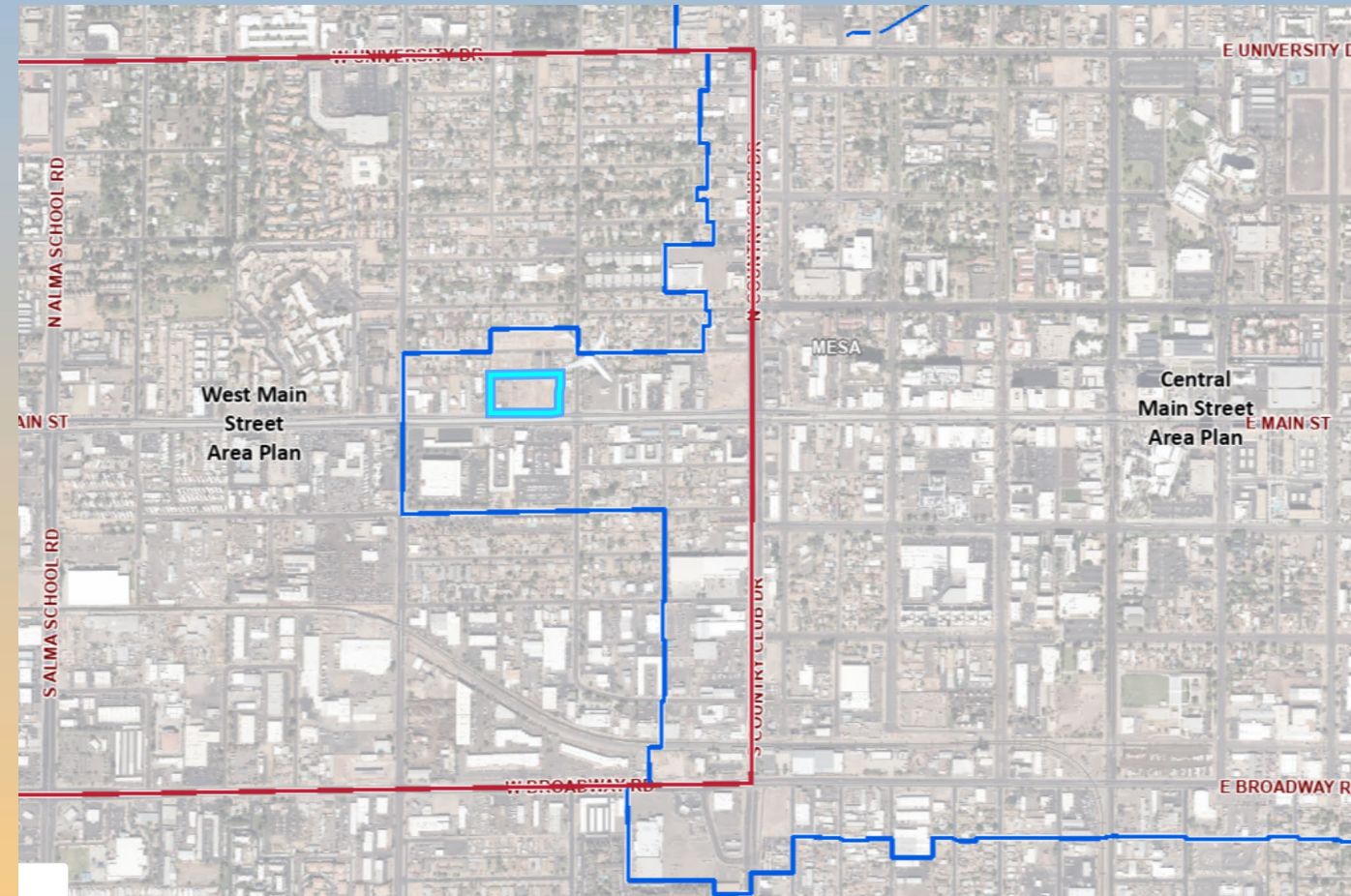
Sub-Area Plans

Central Main Street Area Plan

- Transit Adjacent – Residential Area
- Medium-high density residential
- Urban neighborhood development form

West Main Street Area Plan

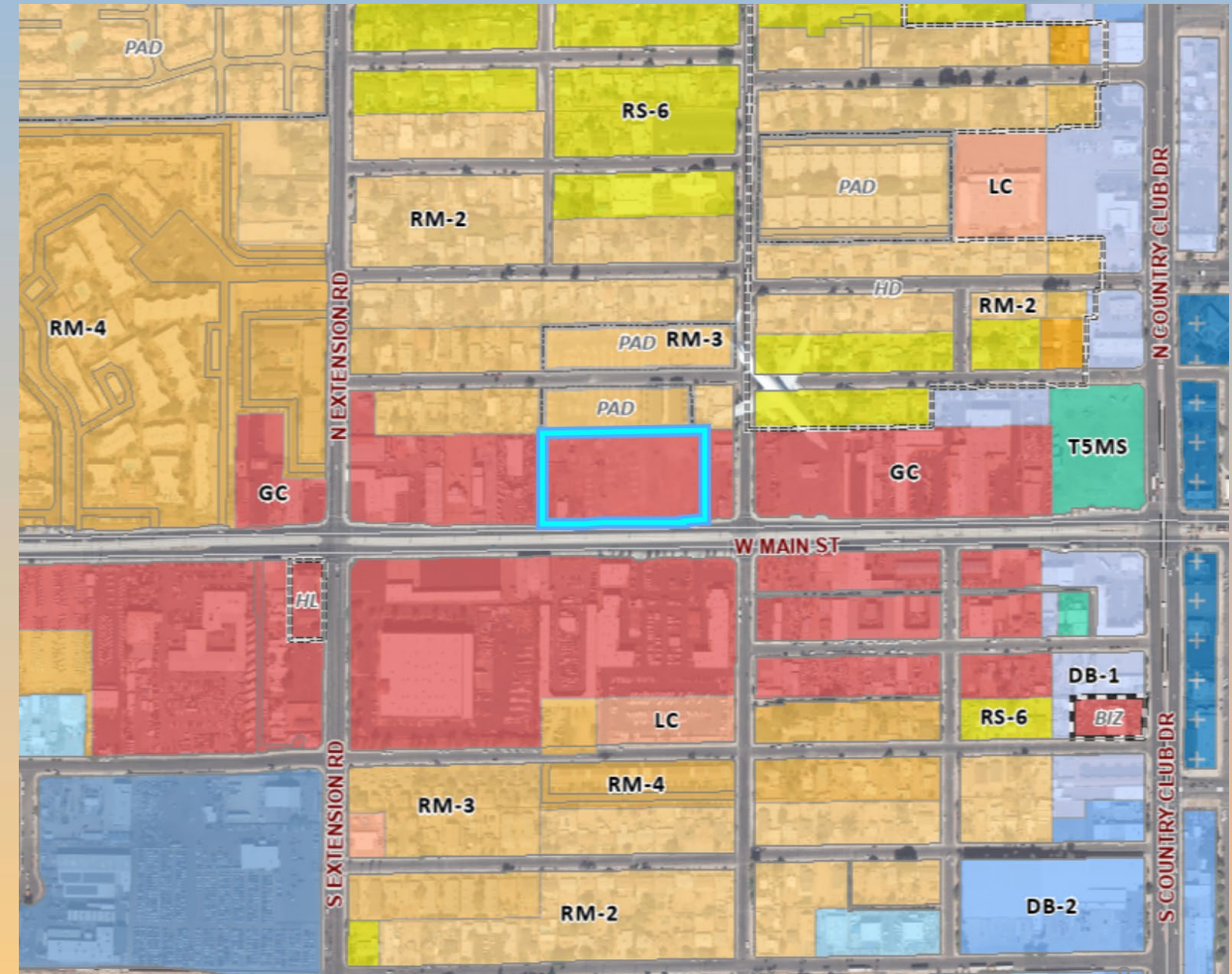
- Transit Oriented Development Corridor Area
- High-density multi-family residential uses
- 17+ du/ac





Zoning

- Rezone from General Commercial (GC) to GC with a Planned Area Development overlay (GC-PAD)
- Multiple residence uses permitted in GC district if:
 - > 60% GFA reserved for commercial uses,
 - > 65% of ground floor reserved for commercial use, and
 - < 25 du/ac
- CUP required to modify these criteria
- PAD to allow modifications to development standards





Approval Criteria

Council Use Permit for Residential Uses in Commercial Districts per MZO Section 11-31-31(F)

- ✓ 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
- ✓ 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
- ✓ 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
- ✓ 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



Approval Criteria

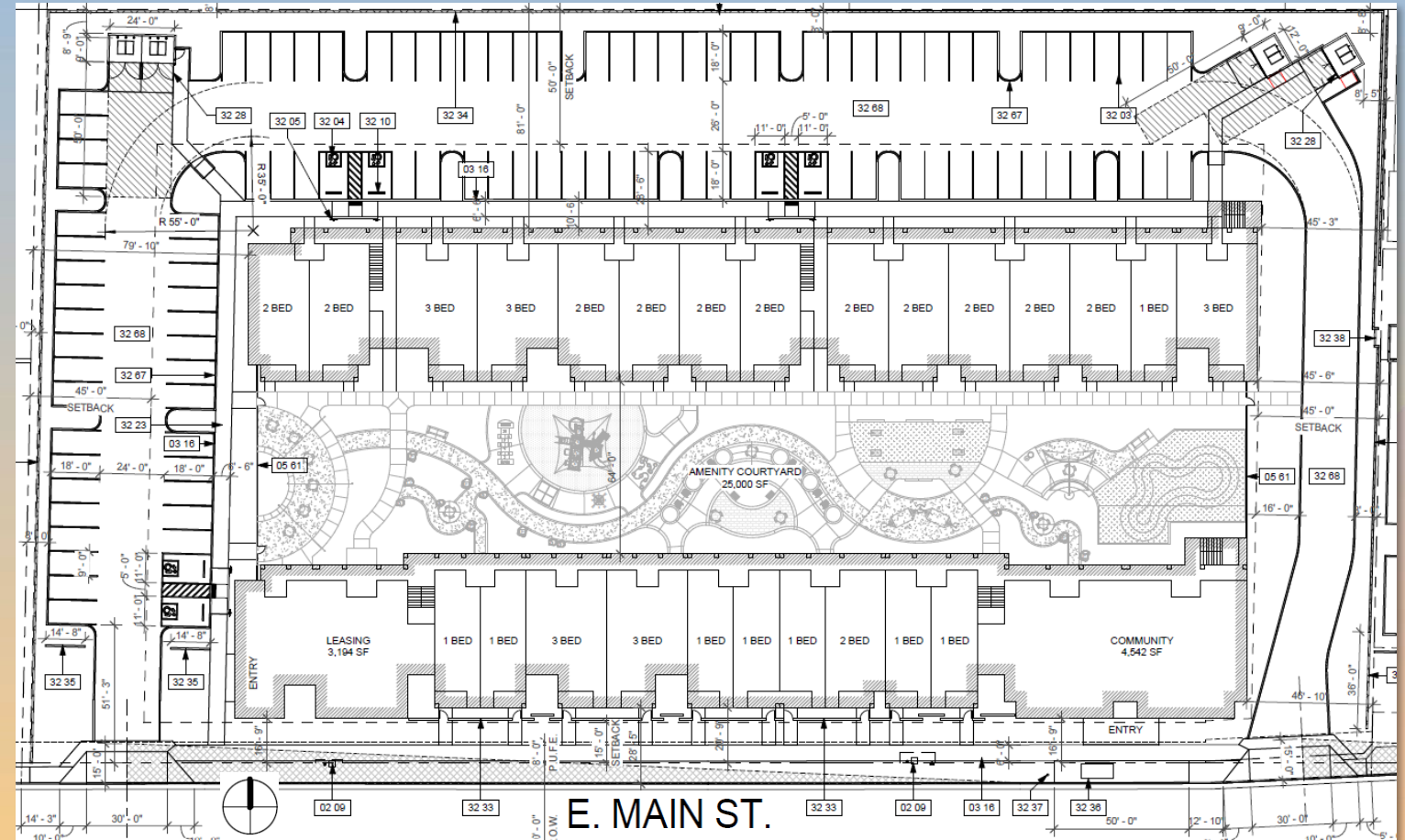
Review Criteria for a Council Use Permit per MZO Section 11-70-6(D)

- ✓ The overall project conforms to the intent and character of the zoning district and is part of a well integrated mixed use project.
- ✓ 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 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;
- ✓ 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
- ✓ Adequate public services, public facilities and public infrastructure are available to serve the proposed project.



Site Plan

- Two 3-story apartment buildings with 89 units
- 27 du/ac
- 25,000 square foot landscaped amenity area
- Community center
- Several pedestrian access points
- Two driveways on Main Street





Planned Area Development

Development Standard

MZO Required

PAD Proposed

Maximum Building Height
– MZO Table 11-6-3.A

30 feet

37 feet 4 inches

Minimum Outdoor Living Area, Proportion of Private and Common Open Space
– MZO Table 11-6-3.A & Section 11-5-5(A)(3)(a)

Open space may be provided in any combination of private and common open space, as long as studio and one (1) bedroom units have at least 60 square feet of private open space, two (2) bedroom units have at least 100 square feet of private open space and three (3) bedroom or more have at least 120 square feet of private open space

Open space may be provided in any combination of private and common open space, as long as studio and one (1) bedroom units have at least 64 square feet of private open space, two (2) bedroom units have at least 67 square feet of private open space and three (3) bedroom or more have at least 70 square feet of private open space



Planned Area Development

Development Standard

MZO Required

PAD Proposed

Minimum Outdoor Living Area, Accessibility and Location

– MZO Table 11-6-3.A & Section 11-5-5(A)(3)(e)(i)(1)

Private open space located at the ground level (e.g., yards, decks, patios) shall have no dimension less than ten (10) feet

Private open space located at the ground level (e.g., yards, decks, patios) are permitted one dimension less than six (6) feet, all other dimensions shall have no less than (10) feet

Materials and Colors – MZO Section 11-6-3(B)(5)(d)

No more than fifty percent (50%) of the total facade may be covered with one (1) single material

No more than 67% of the east or west building elevations may be covered with one (1) single material



Planned Area Development

Development Standard

MZO Required

PAD Proposed

Required Parking Spaces by Use

– MZO Table 11-32-3.A

-Apartments: Development site not located within ¼ mile radius (1320-feet) of bus rapid transit or light rail station, regardless of bedroom count

Minimum of 2.1 spaces per dwelling unit (187 spaces)

Minimum of 1.15 spaces per dwelling unit, including office/retail area (104 spaces)

Covered Spaces – MZO Section 11-32-3(D)(2)

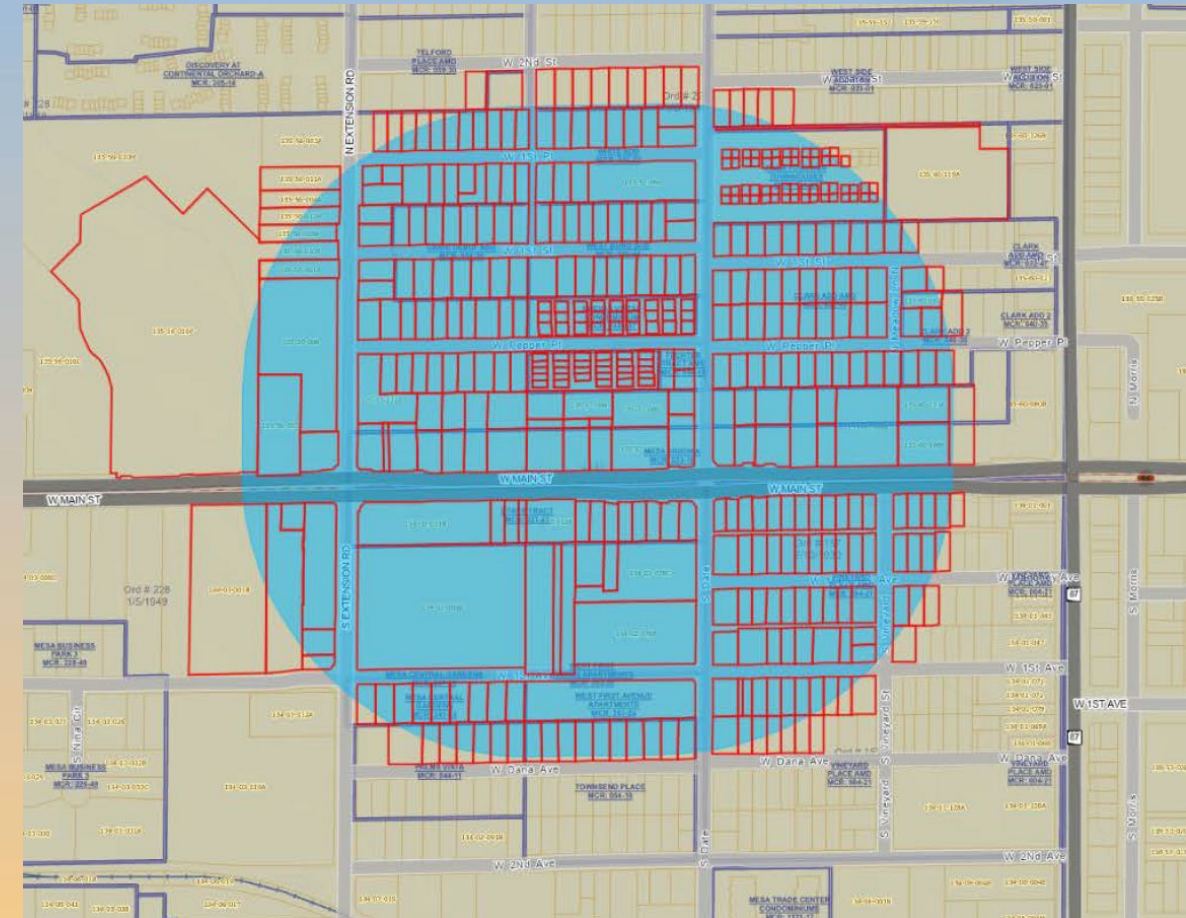
Multiple-residence projects shall provide a minimum of 1 covered parking space per unit

Multiple-residence projects shall provide a minimum of 0 covered parking space per unit



Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- Neighborhood meeting September 16, 2024
- Two emails to Planning Staff: concerns regarding overflow parking, construction traffic, noise, security





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with criteria for CUP for residential uses in commercial districts per Section 11-31-31(F) & criteria for CUP per Section 11-70-6(D) of the MZO
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review
- ✓ Complies with Chapter 22 of the MZO for a PAD Overlay

Staff recommend Approval with Conditions

Planning and Zoning Board recommend Approval with Conditions (6-0)



mesa·az



Site Photo



Looking north from Main Street



Landscape Plan



TREES			
	ACACIA ANEURA - MULGA ACACIA	15 GAL 24" BOX	58 17
	CHILTALPA TASHKENTENSIS - CHILTALPA	24" BOX 36" BOX	20 5
	PISTACIA CHINENSIS - CHINESE PISTACHE	24" BOX	11
	QUERCUS VIRGINIANA - SOUTHERN LIVE OAK	24" BOX 36" BOX	26 2
	ULMUS PARVIFOLIA 'ALLEE' - ALLEE ELM	24" BOX	11
SHRUBS			
	BOUGAINVILLEA SPP. - BUSH BOUG. 'FLAME'	5 GAL	67
	DODONAEA VISCOSA - HOP BUSH	5 GAL	26
	EREMOPHILA HYGROPHANA - BLUE BELLS	5 GAL	232
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' - RIO BRAVO TEXAS SAGE	5 GAL	18
	OLEA EUROPAEA 'MONTRA' - LITTLE OLLIE DWARF OLIVE	5 GAL	104
	RUPELLIA BRITTONIANA - MEXICAN PETUNIA	5 GAL	75
	RUPELLIA EQUISETIFORMIS - CORAL FOUNTAIN	5 GAL	87
	RUPELLIA PENINSULARIS - DESERT RUELLIA	5 GAL	154
	SENNA ARTEMISIOIDES 'SILVER' - FEATHERY SENNA	5 GAL	36
	TECOMA STANS 'BELLS OF FIRE' - BELLS OF FIRE TECOMA	5 GAL	43
ACCENTS			
	ALOE BARBADENSIS - ALOE VERA	5 GAL	48
	BOUTELOUA GRACILIS - BLONDE AMBITION	5 GAL	15
	HESPERALOE PARVIFLORA - RED HESPERALOE	5 GAL	8
	MUHLENBERGIA CAPILARIS - PINK MUHLY	5 GAL	67
	PORTULACARIA AFRA - ELEPHANT FOOD	5 GAL	230
GROUND COVERS			
	EREMOPHILA GLABRA 'MINGENW GOLD' - OUTBACK SUNRISE EMU	5 GAL	205
	LATANA MONTEVIDENSIS - PURPLE TRAILING LANTANA	5 GAL	59
	LATANA X 'NEW GOLD' - NEW GOLD LANTANA	5 GAL	132
	1/2" SCREENED DECOMPOSED GRANITE - COLOR: 'MOUNTAIN VISTA BROWN' BY KILAUEA CRUSHERS. DG TO BE INSTALLED AT 2" DEPTH MINIMUM IN ALL LANDSCAPE AREAS. CONTRACTOR TO VERIFY EXISTING DEVELOPMENT DG SIZE AND COLOR PRIOR TO PURCHASING AND INSTALLING.		37,656 SQ. FT.
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	3' x 3' x 3' BOULDER - COLOR: 'AUTUMN' BY ROCK PROS		2
	3' x 4' x 4' BOULDER - COLOR: 'AUTUMN' BY ROCK PROS		6



Landscape Plan



BACKLESS BENCH (TYP.)



PLAYGROUND (TYP.)



TRASH RECEPTACLE (TYP.)



BENCH (TYP.)



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Renderings





Renderings





Renderings





Renderings





Renderings





Renderings





Renderings





Elevations – Bldg 1



SOUTH COLORED ELEVATION - BLDG 1 AREA 1B



SOUTH COLORED ELEVATION - BLDG 1 AREA 1A



Elevations – Bldg 1



NORTH COLORED ELEVATION - BLDG 1 AREA 1A



NORTH COLORED ELEVATION - BLDG 1 AREA 1B



Elevations – Bldg 2



SOUTH COLORED ELEVATION - BLDG 2 AREA 2B



① SOUTH COLORED ELEVATION - BLDG 2 AREA 2A



Elevations – Bldg 2



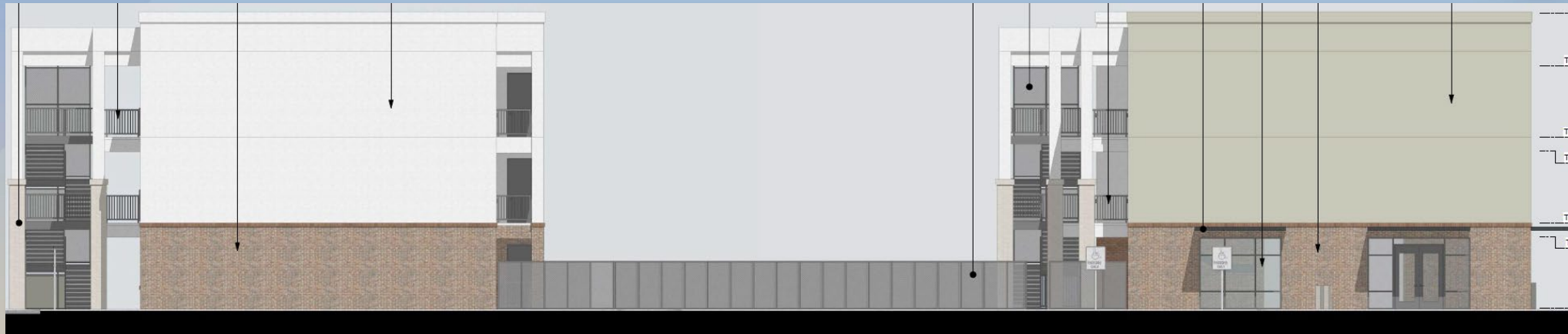
1 SOUTH COLORED ELEVATION - BLDG 2 AREA 2A



NORTH COLORED ELEVATION - BLDG 2 AREA 2B



Elevations – Sides



3 WEST COLORED ELEVATION - BLDG 1 & 2



3 EAST COLORED ELEVATION - BLDG 1 & 2