



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

April 24, 2024

CASE No.: ZON23-00990	PROJECT NAME: Greenfield Hotel Development
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Owner's Name:	SREG Greenfield LLC
Applicant's Name:	Kelly Bell, Bell Engineering
Location of Request:	Within the 4400 to 4600 blocks of East Banner Gateway (north side) and within the 1600 Block of South Greenfield Road (east side). Located south of US 60 and east of Greenfield Road.
Parcel No(s):	140-68-011G, 140-68-013B
Request:	Site Plan Review and Special Use Permit. Also consider approval of a Preliminary Plat titled, "Concord Hotels". This request will allow for two hotels.
Existing Zoning District:	Limited Commercial (LC)
Council District:	2
Site Size:	5± acres
Proposed Use(s):	Hotels
Existing Use(s):	Vacant
P&Z Hearing Date(s):	April 24, 2024 / 4:00 p.m.
Staff Planner:	Josh Grandlienard, AICP, Senior Planner
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **February 22, 1983**, the City Council annexed 111± acres, including the project site, into the City of Mesa and established Agriculture (AG) zoning on the property (Case Nos. Annexation 182, Z83-010) (Ordinance Nos. 1599, 1684).

On **July 12, 2006**, the City Council approved a rezoning of a 67± acre site, including the project site, from Agriculture (AG) to C-2 (equivalent to current Limited Commercial [LC] zoning) to allow for a proposed commercial, residential, office and industrial center (Case No. Z06-047) (Ordinance No. 4576).

On **December 1, 2015**, the City Council approved a Minor General Plan Amendment for a 27± acre area, including the subject site, changing the character area designation from the Employment to Mixed Use Activity to allow for a multiple residence use located directly east of the subject site (Case GPMINOR15-001) (Ordinance No. 10719).

PROJECT DESCRIPTION

Background:

The applicant is requesting approval of an Initial Site Plan and approval of a Special Use Permit to exceed the maximum height in the LC districts to allow for the development of two hotels (Proposed Project).

The project site is currently vacant and located at the northeast corner of Greenfield Road and Banner Gateway Drive. The applicant is requesting Site Plan Review to allow for the development of two hotels, with one hotel located along the frontage of Greenfield Road, and the second located on the east side of the project site. To allow for the development of these two 4-story hotels, the applicant is requesting a height increase to accommodate a building height of 50 feet. Due to the project site being located within the Airflight Overlay Area 3 for Phoenix-Mesa Gateway Airport, a Special Use Permit is required for any height increase. The applicant is also requesting a Preliminary Plat for a two-lot subdivision, one lot for each proposed hotel, with both lots having street frontage on Banner Gateway Drive, and lot 1 also having frontage on Greenfield Road.

General Plan Character Area Designation and Goals:

The Mesa 2040 General Plan Character Area designation on the property is Mixed Use Activity District with a Regional-Scale Sub-type. Per Chapter 7 of the General Plan, these areas are large-scale community and regional activity areas that usually have a significant retail commercial component including shopping centers, power centers, or lifestyle centers that are designed and developed to appeal to customers from a large radius. The goal is to help these districts be strong and viable centers of commercial activity.

Hotels are a primary use in the Mixed Use Regional-Scale District and help support the larger regional center including Banner Gateway Hospital. Overall, the request conforms to the goals of the Mesa 2040 General Plan and meets the development review criteria outlined in Chapter 15 (pg. 15-1).

Zoning District Designations:

The subject property is zoned LC. Per Section 11-6-1(B) of the MZO, the purpose of the LC District is to provide areas for indoor retail, entertainment and service-oriented businesses that serve the surrounding residential trade area within a one (1) to ten-mile radius. Hotel use is permitted by-right in the LC district.

Airfield Overlay – MZO Article 3 Section 11-19:

Per Section 11-19 of the MZO, the site is located within the City of Mesa Airfield (AF) Overlay District; specifically, within the Airport Overflight Area Three (AOA 3). The location of the property within the AOA 3 is due to its proximity to the Phoenix-Mesa Gateway Airport. Per Section 11-19-4 of the MZO, there are no additional land use limitations beyond the base zoning.

Surrounding Zoning Designations and Existing Use Activity:

Northwest (Across Greenfield Road) AZDOT drainage facilities for US 60	North (Across US E 60) OC Professional Offices	Northeast (Across US E 60) RS-6 Single Residence
West (Across Greenfield Road) LI Walmart	Project Site LC Vacant	East RM-3 Multiple Residence
Southwest (Across Greenfield Road) LI Walmart	South (Across E Banner Gateway Dr) LC Various Commercial Uses	Southeast (Across E Banner Gateway Dr) LC Various Commercial Uses

Compatibility with Surrounding Land Uses:

The project site is currently vacant and is currently zoned LC. The property to the east and southeast is developed with a multiple residence use, with additional commercial uses located to the west and southwest and is located directly south of US Express Highway 60 Superstition Freeway. Overall, the proposed development is compatible with the surrounding development and land uses.

Site Plan and General Site Development Standards:

The Proposed Project consists of two 50-foot- tall hotel buildings on the project site. The hotel along Greenfield Road is a proposed Extended Stay America and the hotel located on the east side of site adjacent to the existing multiple residence use is a proposed Marriot Studio Res.

The Proposed Project requires a total of 248 parking spaces on site, and the applicant is proposing to include 249 parking spaces. Primary access to the site is from Banner Gateway Drive through an access drive shared with the neighboring multiple residence use.

Amenities include two outdoor recreation areas which include seating and gathering areas for hotel users to socialize on the southern side of each hotel.

Overall, the proposed site plan complies with the review criteria for Site Plan Review in Section 11-69-5 of the MZO.

Zoning Ordinance, Section 11-70-5 – Special Use Permit

The applicant is requesting to exceed the maximum building height in the LC District. Per Table 11-6-3 of the MZO, the maximum building height permitted in the LC District is 30 feet. However, per Section 11-30-3(B) of the MZO, height exception within Airport Airfield Overlay

Districts may be allowed with the approval of a Special Use Permit. The applicant is requesting a maximum of 50-foot building height for the Proposed Project.

Per Section 11-70-5 of the MZO, the Planning and Zoning Board, when making a decision on a SUP, shall find that the project conforms to the following criteria:

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 proposal complies with the Mixed Use Activity Character Area designation of the Mesa 2040 General Plan by developing the site with a Commercial use, specifically, for hotels to support the surrounding uses, including but not limited to Banner Gateway Hospital.

The proposal complies with this criteria.

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 any other applicable City plan or policies;

The location, size, design, and operating characteristics of the proposed hotels align with the purpose of the Limited Commercial zone outlined within the Mesa Zoning Ordinance and comply with the Mesa 2040 General Plan, and the Mixed Use Activity Character Area.

The proposal complies with this criteria.

3. 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

The Proposed Project will not be injurious or detrimental to the adjacent or surrounding properties in the area, which include commercial, public/semi-public, and multiple residence uses nor will the Proposed Project be injurious or detrimental to the surrounding neighborhoods or the general welfare of the City.

The proposal complies with this criteria.

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

The addition of the site does not add any additional burden to the existing public services, public facilities, nor public infrastructure. The public infrastructure is already on-site and will adequately serve the site and proposed use.

The request complies with this criterion.

Preliminary Plat:

Section 9-6-2 of the Mesa Subdivision standards requires approval of all subdivision plats located in the City to be processed through four progressive stages. Review and approval of a Preliminary Plat is the second stage in the series of progressive stages. This review includes the evaluation of the overall site, including utilities layout, ADA compliance, and retention requirements. The Preliminary Plat is reviewed and approved by the Planning and Zoning Board. Per Section 9-6-2 of the City's subdivision regulations, all plats are subject to Final Plat approval through the City Council.

The proposed Preliminary Plat will create two lots, each containing one hotel building. The proposed request meets the review criteria for approval of a Preliminary Plat outlined in Section 9-6-2 of the Mesa Subdivision Regulations.

Design Review:

The Design Review Board reviewed the subject request at their March 12, 2024 meeting. Staff is working with the applicant to address minor aesthetic comments and recommendations from the Design Review Board that do not impact the site plan.

Neighborhood Participation Plan and Public Comments:

The applicant completed a Citizen Participation Process which included mailing letters to property owners within 1,000 feet of the site as well as HOAs within ½ mile or registered neighborhoods within one mile of the site.

As of the date of this report, staff has not been contacted by any resident or property owner to express support or opposition to this request. Staff will provide the Board with any new information during the scheduled Study Session on April 24, 2024.

Staff Recommendation:

The subject request is consistent with the Mesa 2040 General Plan, the review criteria for a Special Use Permit outlined in Section 11-70-5 of the MZO, meets the review criteria for approval of a Preliminary Plat outlined in Section 9-6-2 of the Mesa Subdivision Regulations, and the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO.

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

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review Case No. DRB23-00989.
3. Compliance with the Preliminary Plat submitted.
4. Compliance with the Subdivision Regulations.
5. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication, whichever comes first.
6. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:

- a. Owner must execute the City's standard Avigation Easement and Release for Phoenix-Mesa Gateway Airport prior to or concurrently with the recordation of the final subdivision map or the issuance of a building permit, whichever occurs first.
 - b. Due to the proximity to Phoenix-Mesa Gateway Airport, any proposed permanent, or temporary structure, as required by the FAA, is subject to an FAA filing, for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
 - c. Provide written notice to future property owners that the project is within two miles of Phoenix-Mesa Gateway Airport.
 - d. Prior to issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect demonstrating compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.
 - e. All final subdivision plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which must state in part: "This property, due to its proximity to the Phoenix-Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."
7. Compliance with all City development codes and regulations.

Exhibits:

- Exhibit 1 – Staff Report
- Exhibit 2 – Vicinity Map
- Exhibit 3 – Project Narrative
- Exhibit 4 – Site Plan
- Exhibit 5 – Landscape Plan
- Exhibit 6 – Preliminary Grading and Drainage Plan
- Exhibit 7 – Elevations
- Exhibit 8 – Preliminary Plat
- Exhibit 9 – Citizen Participation Plan
- Exhibit 10 – Citizen Participation Report
- Exhibit 11 – PowerPoint Presentation