



**PLANNING DIVISION  
STAFF REPORT**

**Planning and Zoning Board**

**May 11, 2022**

CASE No.: <b>ZON21-01285</b>	PROJECT NAME: <b>HGI &amp; HWS Dual Brand Hotel at Gallery Park</b>
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Owner's Name:	Power 202 Mixed Use, LLC.
Applicant's Name:	Jose Pombo, Vivo Development Partners
Location of Request:	Within the 4900 to 5200 blocks of South Power Road (east side) and within the 6800 to 7000 blocks of East Ray Road (north side). Located north of Ray Road on the east side of Power Road.
Parcel No(s):	304-30-075, 304-30-073, 304-30-072, 304-30-063, and 304-30-074
Request:	Site Plan Modification. This request will allow for the development of a hotel.
Existing Zoning District:	Limited Commercial with a Planned Area Development (LC-PAD) overlay.
Council District:	6
Site Size:	41± acres
Proposed Use(s):	Hotel
Existing Use(s):	Mixed-Use
P&Z Hearing Date(s):	<b>May 11, 2022 / 4:00 p.m.</b>
Staff Planner:	Kellie Rorex, Senior Planner
Staff Recommendation:	APPROVAL with Conditions
Planning and Zoning Board Recommendation:	
Proposition 207 Waiver Signed: Yes/No?	

**HISTORY**

On **May 20, 2019**, the City Council approved the annexation of 69± acres of property from Maricopa County into the City of Mesa and assigned an Agriculture (AG) zoning district for 58±

acres of the property with the remaining acreage being dedicated as right-of-way (i.e. the Loop 202 Freeway) (Case No. ANX18-00502, Ordinance No. 5508).

On **May 20, 2019**, the City Council approved the rezoning of a 40± acre property from AG to Limited Commercial with a Planned Area Development overlay (LC-PAD) to allow for a Mixed Use Development (i.e. Gallery Park); and approved a Council Use Permit to allow multi-residential, commercial entertainment, hotel, and college and commercial trade school uses in the Airflight Overlay Area 1 (AOA1), AOA2, and LC District (Case No. ZON18-00775, Ordinance No. 5509).

On **July 8, 2021**, the City Council approved modifications to an approved PAD, rezoned 1± acre from Agriculture (AG) to Limited Commercial (LC) PAD; and Site Plan Modification on a 41± acre property (Case No. ZON21-00069, Ordinance No. 5634).

## **PROJECT DESCRIPTION**

### **Background:**

The applicant is requesting a Major Site Plan Modification to allow for the development of a hotel within Gallery Park. The Council Use Permit (CUP), for the hotel use, as well as a site plan, were previously approved through zoning case ZON18-00775. The applicant is requesting to modify the site plan for the 5± acre hotel development area by increasing the size of the hotel from 17,000 square feet of ground floor area (GFA) to 33,172 square feet, the orientation of the building, and modifications to the site amenities.

Per Section 11-69-7(D), a Major Site Plan Modification is subject to the public hearing process and must obtain Planning & Zoning review and recommendation and approval to City Council.

### **General Plan Character Area Designation and Goals:**

The General Plan Character area designation on the property is Mixed Use Activity District. Per Chapter 7 of the General Plan, the primary focus of the Mixed Use Activity character areas are large scale (typically over 25 acres) community and regional activities areas that usually have a significant retail and 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 uses. The goal of the district is to help create strong and viable centers of commercial activity that attract people to unique shopping and entertainment experiences.

Staff reviewed the request for a Major Site Plan Modification and determined it is consistent with the development review criteria outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan. Gallery Park, overall, was approved as a mixed use development that included commercial and residential uses. The development of a hotel will add to the mixture of uses envisioned in the designated Character Area and will help support other commercial development within Gallery Park.

### **Mesa Gateway Strategic Development Plan:**

The site is also located within the Mesa Gateway Strategic Development Plan, and specifically located within the Inner Loop District of the Plan. Per the Strategic Plan, the focus of the Inner Loop District is to provide a high-quality, mixed-use environment that is compatible with increasing over-flight activities associated with the Phoenix-Mesa Gateway Airport operations.

Also, as a recommendation of the Mesa Gateway Strategic Development plan, the City of Mesa conducted a specific land use study in 2018 (i.e. the 2018 Inner Loop Land Use Study) for the Inner Loop Area of the Plan. The intent of the study was to ensure appropriate allocation of land uses and distribution that aligns with the goals of the Mesa Gateway Strategic Development Plan. The study designated the subject property as appropriate for Limited Commercial (LC) uses. The subject site is zoned LC-PAD and the proposed development is permitted in the LC district, and therefore conforms to the land use study, as well as the goals of the Mixed Use Activity character designation envisioned in the General Plan.

**Zoning District Designations:**

The subject property is zoned Limited Commercial with a Planned Area Development (LC-PAD) overlay. Per Section 11-6-2 of the Mesa Zoning Ordinance (MZO), hotels require a Council Use Permit (CUP) in the LC district when they fall within the Airfield Overlay One or Two Area. The subject property received Council Use Permit approval for the hotel use on May 20, 2019, through case ZON18-00775.

**Airfield Overlay – MZO Article 3 Section 11-19:**

Per Section 11-19 of the MZO, the site is located within an Airfield (AF) Overlay District. Specially within the Airport Overflight Area one and two (AOA 1 & AOA 2). The location of the property within the Airfield Overlay is due to its proximity to the Phoenix Mesa Gateway Airport. Per Section 11-6-3 of the MZO, hotels require a CUP when located within the AOA 1 & 2. A Council Use Permit was approved for a hotel on the subject site by City Council on May 20, 2019, through case ZON18-00775.

**Site Plan and General Site Development Standards:**

The applicant is requesting to modify the approved Gallery Park site plan to allow for the development of a hotel. The requested modifications include increasing the GFA of the hotel from 17,000 square feet to 33,172 square feet, modifying the orientation of the hotel, and providing a hotel plaza area and specific hotel amenities such as a pool and spa, cabanas, and an event lawn. The proposed changes do not meet the Minor Site Plan Modification criteria outlined in MZO Section 11-69-7, as the changes exceed 5,000 square feet of the total building footprint that was originally approved for the hotel through case ZON18-00775, therefore the request is considered a Major Site Plan Modification.

Primary access to the site will be from the four main entries to Gallery Park, which include three access drives from Power Road and one access from Ray Road. The proposed site plan shows the plaza and primary entrance to the hotel facing the west, along an internal mid-axis road, which is Gallery Parks primary north/south driveway. The building orientation has been modified and enlarged. With the increase in building footprint, the circulation around the site has also been modified. The drive aisle between the hotel and future building 22 of Gallery Park will now share a foundation base area and the parking areas have been relocated south of

the hotel building. There are a total of 317 parking spaces shown on the site plan, which is consistent with the required number of parking spaces approved for the Gallery Park PAD.

The proposed site plan maintains the pedestrian-oriented design originally approved for Gallery Park with buildings that are brought close to all internal streets and shaded pedestrian walkways throughout the development. Overall, the proposed site plan conforms to the requirements of the Mesa Zoning Ordinance including the review criteria for Site Plan Review in Section 11-69-5 of the MZO.

**Design Review:**

As part of the approved PAD, City Council approved design guidelines for development within Gallery Park. The applicant is not proposing any changes to the approved design guidelines on the property and specific design review for the hotel will be approved administratively.

**Surrounding Zoning Designations and Existing Use Activity:**

<b>Northwest</b> Loop 202 Freeway	<b>North</b> Loop 202 Freeway	<b>Northeast</b> Loop 202 Freeway
<b>West</b> (Across Power Road) Town of Gilbert Large Commercial Center	<b>Subject Property</b> LC-PAD Gallery Park Mixed Use Development	<b>East</b> (Across RWCD Canal) LI-PAD Light Industrial
<b>Southwest</b> (Across Power Road) Town of Gilbert Large Commercial Center	<b>South</b> (Across Ray Road) LC Commercial	<b>Southeast</b> (Across Ray Road) LC-BIZ Hotel

**Compatibility with Surrounding Land Uses:**

Gallery Park is a partially developed mixed-use development that is surrounded by a commercial center to the west and south, and the Roosevelt Water Conservation District (RWCD) canal abutting the property to the east. The 202 freeway abuts the property to the north. Overall, the proposed modification to the approved hotel site plan is consistent with the General Plan character area designation and surrounding land uses.

**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, and registered neighborhoods within one mile of the site. As of the writing of this report, staff has not received any comments/concerns from surrounding property owners. The applicant will be providing an updated Citizen Participation Report to staff prior to the April 27, 2022 study session. Staff will provide the Board with any new information during the study session.

**Staff Recommendation:**

Based on the application received and the preceding analysis, staff finds that the requested Site Plan Modification is consistent with the Mesa 2040 General Plan, is consistent with the

Gallery Park PAD, and meets the review criteria for Site Plan approval outlined in Section 11-69-5 of the MZO; therefore, staff recommends approval with the following conditions.

**Conditions of Approval:**

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review (Case ADM22-00285).
3. Compliance with all conditions of approval of Case No. ZON21-00069, except compliance with the final site plan approved with this request instead of the site plan previously approved with Case No. ZON21-00069.

**Exhibits:**

Exhibit 1 – Vicinity Map

Exhibit 2 – Staff Report

Exhibit 3 – Application Information

3.1 Site Plan

3.2 Landscape Plan

3.3 Elevations

3.4 Project Narrative

3.5 Citizen Participation Plan

Exhibit 4 – Citizen Participation Report