



**PLANNING DIVISION**  
**STAFF REPORT**

**Design Review Board**

**September 13, 2022**

CASE No.: **DRB22-00785**

PROJECT NAME: **MCP Council Chambers**

Owner's Name:	City of Mesa
Applicant's Name:	Vince DiBella, Adaptive Architects, Inc.
Location of Request:	Within the 0 to 100 blocks of East Main Street (north side) and within the 0 to 100 block of North Center Street (east side). Located north of Main Street and east of Center Street.
Parcel No(s):	138-37-003A
Request:	Design Review for a Government Office
Existing Zoning District:	Downtown Core (DC)
Council District:	4
Site Size:	1.5± acres
Existing Use(s):	Government Office
Hearing Date(s):	<b>September 13, 2022 / 4:30 p.m.</b>
Staff Planner:	Cassidy Welch, Senior Planner
Staff Recommendation:	APPROVAL with Conditions

**HISTORY**

On **July 14, 1883**, the subject property was annexed into the City of Mesa (Ordinance No. 1)

On **September 8, 1987**, the City Council approved a rezoning request that established the Town Center Zoning Area. The subject site was specifically zoned Town Center Core (TCC) (equivalent to the current Downtown Core [DC] District) (Case No. Z87-040, Ordinance No. 2254).

**PROJECT DESCRIPTION**

**Background:**

The applicant is requesting to develop an expansion to the existing Government Office building (Mesa City Hall) at the southwest corner of the subject site. The site is currently located at the

northeast corner of Main Street and Center Street. The proposed expansion will create new Council Chambers as well as office spaces and meeting rooms.

The existing site is a total of 1.5± acres and includes the existing City Hall building. The proposed two-story building expansion will be located in the southwest portion of the site which is currently developed as offices. The construction of the new building will result in the partial demolition of the existing office building. The applicant has designed the building to be close to the street, to continue the existing development pattern on the site and to provide a pedestrian oriented design.

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

The General Plan Character area designation on the property is Downtown with a Transit Corridor and Station Area Overlay. Per Chapter 7 of the General Plan, the focus of the Downtown character area is the creation of a pedestrian-oriented, transit-rich environment with a lot of activity. As compared to other urban environments, the downtown core will continue to be recognized as the governmental, cultural, financial, and entertainment center of the community. The goal for the Downtown character area is to make it a people-friendly area that is alive with options for housing, employment, shopping, entertainment, and events. Per Chapter 7 of the General Plan, the Transit Corridor & Station Area sub-types apply to development of the corridors between stations and at stops and will be less intense, but still evolve into a more urban pattern with buildings brought close to the front property lines and parking behind or beside buildings. Streets should maintain a pedestrian orientation, but first floors of buildings may not contain active uses.

The proposed Government Office will help to provide essential services in the downtown area. Staff reviewed the request and determined it is consistent with the criteria for review outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan.

**Zoning District Designations:**

The subject property is zoned DC. Per Section 11-8-3 of the Mesa Zoning Ordinance (MZO), the use of the property for a Government Office is allowed within the DC zoning district.

**Design Review**

This request is required to be reviewed and approved by the Design Review Board per Section 11-71-2 of the City of Mesa Zoning Ordinance (MZO). The proposed elevations and landscape plan meet the review criteria for Design Review approval outlined in Section 11-71-6 of the MZO. The proposed design is consistent with the goals, objectives, and policies of the General Plan and the Central Main Sub-area Plan. The proposed Council Chambers will help to modernize the look of existing City buildings within the Downtown Core in addition to blending in with the existing City Hall.

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

Northwest (Across Center Street) DC	North DC	Northeast DC
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Offices	Parking	Public Park
<b>West</b> (Across Center Street) DC Commercial	<b>Subject Property</b>  DC Government Offices	<b>East</b>  DC Public Park
<b>Southwest</b> (Across Center Street & Main Street) DC Commercial	<b>South</b> (Across Main Street) DC Mesa Arts Center	<b>Southeast</b> (Across Main Street) DC Mesa Arts Center

**Compatibility with Surrounding Land Uses:**

The subject site is consistent with the existing government office uses to the north and to the east, commercial uses to the west, as well as the existing Mesa Arts Center to the south. The proposed Government Office use on the property will not be out of character with the surrounding development.

**Neighborhood Participation Plan and Public Comments:**

As part of the completed Citizen Participation Process, the applicant mailed notification letters to property owners within 500 feet of the site, Homeowner Associations (HOAs) within ½ mile of the site, and registered neighborhoods within one mile of the site. As of the writing of this report, staff has not received any comments or concerns from surrounding property owners. Staff will provide the Board with any new information during the Design Review meeting on September 13, 2022.

**Staff Recommendations:**

The subject request is consistent with the General Plan and meets the review criteria for Design Review outlined in Section 11-71-6; therefore, staff recommends approval with the following conditions:

**Conditions of Approval:**

1. Compliance with all City development codes and regulations.

**Exhibits:**

Exhibit 1 – Vicinity Map  
Exhibit 2 – Staff Report  
Exhibit 3 – Site Plan  
Exhibit 4 – Landscape Plan  
Exhibit 5 – Elevations  
Exhibit 6 – Color and Materials Board  
Exhibit 7 – Floor Plans  
Exhibit 8 – Project Narrative