



**PLANNING DIVISION
STAFF REPORT**

Design Review Board

September 13, 2022

CASE No.: **DRB22-00670**

PROJECT NAME: **Northeast Public Safety Facility**

Owner's Name:	City of Mesa
Applicant's Name:	Michaela Chelini, City of Mesa
Location of Request:	Within the 1200 to 1300 blocks of North Power Road (east side). Located north of Brown Road on the east side of Power Road.
Parcel No(s):	218-04-013B
Request:	Design Review for a Public Safety Facility
Existing Zoning District:	Single Residence 35 (RS-35)
Council District:	5
Site Size:	8± acres
Existing Use(s):	Vacant
Hearing Date(s):	September 13, 2022 / 4:30 p.m.
Staff Planner:	Cassidy Welch, Senior Planner
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **September 6, 1983**, the City Council annexed 1,382± acre of land into the City of Mesa, including the subject property (Ordinance No. 1737).

On **July 16, 1984**, the City Council approved comparable zoning of Single Residence 35 (RS-35) on recently annexed property, including the subject property (Case No. Z84-088; Ordinance No. 1854).

PROJECT DESCRIPTION

Background:

The applicant is requesting to develop the subject site for a Public Safety Facility. The site is currently vacant and is located north of Brown Road on the east side of Power Road. The

proposed site plan shows development of one single-story building totaling approximately 50,434 square feet. The building will include a Fire and Medical station, Police Substation and community rooms.

As a part of the proposed development, the applicant is currently scheduled for the Planning and Zoning Board on September 14, 2022 for the rezone of the property from Single Residence 35 (RS-35) to Public and Semi-Public with a Planned Area Development overlay (PS-PAD) and Site Plan Review of an Initial Site Plan.

General Plan Character Area Designation and Goals:

The General Plan character area designation on the property is Neighborhood. Per Chapter 7 of the Plan, the focus of the Neighborhood character area designation is to provide a safe place for people to live, feel secure and enjoy their surrounding community. These character areas are primarily residential areas with supporting secondary uses such as parks, schools, public facilities, and small commercial developments.

Staff reviewed the request and determined it is consistent with the development review criteria outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan. Currently, the subject property is located within an established residential area and is adjacent to a major arterial, Power Road. The proposed development of a public safety facility conforms to the goals of the Neighborhood character area by providing supporting community services to the neighborhood and surrounding community.

Zoning District Designations:

The subject property is currently zoned Single Residence 35 (RS-35). A request for a rezoning from RS-35 to Public and Semi-Public with a Planned Area Development overlay (PS-PAD) to allow the development of the public safety facility is currently under review. Per MZO Table 11-10-2, public safety facilities, such as police and fire stations, are permitted in the PS 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. The proposed Public Safety Facility will provide a high-quality design that contributes to the quality of the overall neighborhood.

Surrounding Zoning Designations and Existing Use Activity:

Northwest (Across Power Road) RS-9 Single Residences	North OC & RS-35 Vacant & Single Residences	Northeast RS-35 Single Residences
West (Across Power Road)	Subject Property	East

RS-9 Single Residences	RS-35 Vacant	RS-15-PAD Single Residences
Southwest (Across Power Road) NC Gas Station	South LC Commercial	Southeast LC & RS-15-PAD Commercial & Single Residences

Compatibility with Surrounding Land Uses:

The subject property is bordered by existing single residence subdivisions to the north and east of the site. An existing office complex is located south of the subject property. There are single residences across Power Road to the west. Overall, the proposed development of the subject property for a public safety facility will not be out of character with the surrounding area and will provide needed services to the surrounding community.

Neighborhood Participation Plan and Public Comments:

The applicant completed the Citizen Participation Process which included mailing letters to property owners within 1,000 feet, HOAs within ½ mile of the site and registered neighborhoods within one mile of the site. Prior to submittal of the rezoning application, the applicant conducted significant outreach to the surrounding community.

During the previous Design Review Board meeting, two neighbors attended with concerns about the proposed public safety facility use and site design. The applicant has reached out to the neighbors to provide more details.

As of writing this report, staff has received two emails from surrounding property owners prior to the August 9, 2022 Design Review Board meeting. Staff will provide the Board with any new information during the scheduled September 13, 2022 Design Review Board hearing.

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.
2. Compliance with all requirements of Planning and Zoning case number ZON22-00669.

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