



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

**Planning and Zoning Board**

**September 14, 2022**

CASE No.: <b>ZON22-00669</b>	PROJECT NAME: <b>Northeast Public Safety Facility</b>
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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:	Rezone from Single Residence 35 (RS-35) to Public and Semi-Public District with a Planned Area Development overlay (PS-PAD) and Site Plan Review. This request will allow for a Public Safety Facility.
Existing Zoning District:	Single Residence 35 (RS-35)
Council District:	5
Site Size:	8± acres
Proposed Use(s):	Public Safety Facility
Existing Use(s):	Vacant
P&Z Hearing Date(s):	September 14, 2022 / 4:00 p.m.
Staff Planner:	Cassidy Welch, Senior Planner
Staff Recommendation:	APPROVAL with Conditions
Planning and Zoning Board Recommendation:	
Proposition 207 Waiver Signed:	

**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 a rezone of an 8± acre 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 to allow the development of a public safety facility. Currently, the property is vacant and owned by the City of Mesa. 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.

The request for the PAD is to allow certain modifications to the City's development standards on the property. Per Section 11-22-1 of the MZO, the purpose of a PAD overlay is to allow modifications to certain required development standards to permit innovative design and flexibility that creates a high-quality development for the site. The proposed development is consistent with the intent of the PAD overlay and the Mesa 2040 General 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 rezoning of the property to Public and Semi-Public with a Planned Area Development overlay (PS-PAD) to allow 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). Per MZO Table 11-5-2, Public Safety Facility is not a permitted use in the RS zoning district. The request is 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. Per MZO Table 11-10-2, public safety facilities, such as police and fire stations, are permitted in the PS zoning district.

### **PAD Overlay Modification – MZO Article 3, Chapter 22:**

The subject request includes a Planned Area Development overlay (PAD) to allow for modifications to certain required development standards of the MZO on the property. Per Section 11-22 of the MZO, the purpose of the PAD overlay is to allow innovative design and flexibility that creates high-quality development for the site. Table 1 below shows the MZO required standards and the applicant's proposed PAD standards.

Table 1: Development Standards

<b>Development Standards</b>	<b>MZO Required</b>	<b>PAD Proposed</b>	<b>Staff Recommendation</b>
<u>Landscape Yards</u> – <i>MZO Section 11-10-3 &amp; 11-33-3</i> -Front and Street Facing Side (Power Road)	30 feet	<b>8 feet</b>	As proposed
<u>Perimeter Landscaping</u> – <i>MZO Section 11-33-3</i> - Non-single residence uses adjacent to single residence (north property line)	4 trees and 20 shrubs per 100 linear feet of adjacent property line	<b>Along the north property only, 0 trees and 0 shrubs are required</b>	As proposed
<u>Interior Parking Lot Landscaping</u> – <i>MZO Section 11-33-4</i> - Landscape Islands	Parking lot landscape islands shall be installed at each end of a row of stalls for maximum 8 contiguous spaces	<b>In the secured parking area located on the east side of the site only, parking lot landscape islands shall be installed at each end of a row of stalls for maximum 18 contiguous spaces</b>	As proposed

Landscape Yards:

Per Sections 11-10-3 & 11-33-3 of the MZO, the minimum landscape setback along Power Road is 30 feet. The applicant is requesting a reduction to the landscape setback from 30 feet to eight feet. According to the applicant, this reduced setback is necessary to accommodate the proposed public safety facility and associated parking on site while reducing the impact to adjacent existing single residences to the east.

Perimeter Landscaping:

Per Section 11-33-3 of the MZO, for non-single residence uses adjacent to single residence uses, a minimum of four trees and 20 shrubs per 100 linear feet of shared property line is required. The applicant is requesting a reduction to the required perimeter landscaping to zero trees and shrubs. This requested deviation will only apply to the north property line. According to the applicant, the requested landscape reduction is due to an existing SRP easement that prohibits planting within the easement. The applicant has provided increased landscaping in other areas of the site to accommodate for the reduced landscaping along the north property line.

**Interior Parking Lot Landscaping:**

Per Section 11-33-4 of the MZO, parking lot landscape islands are required at the end of a row of parking stalls for a maximum eight contiguous spaces. The applicant is requesting an increase to parking lot landscape islands at the end of a row of parking stalls for a maximum 18 contiguous spaces. According to the applicant, the number of parking spaces provided are necessary to serve the needs of Police and Fire personnel in the public safety facility. The requested deviation allows for the increased parking without reducing building size. Per the submitted plans, this deviation would only apply to the parking located within the secured yard on the east side of the site, all public parking spaces comply with current MZO standards.

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

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. Per the submitted plans, public parking will be located west of the building, adjacent to Power Road. A larger parking area for the exclusive use by police and fire personnel is located behind the building on the east side of the property. Access to the site is from three drive aisles on Power Road, on the north and south sides of the property. The southern access drive includes the emergency vehicle egress and a gated access to the police and fire parking in the rear. A secondary emergency egress access is located on the east side of the site, leading to Granada Street.

Per MZO Section 11-32-3, a minimum parking ratio of 1 space per bed for Fire Stations and 1 space per 300 square feet for Police Substations plus 1 space per 75 square feet for Community Rooms is required for a total of 125 required parking spaces. Per MZO Section 11-32-3(C), an Administrative Use Permit (SUP) is required to provide surface parking in excess of 125% of the minimum required spaces. The applicant is proposing approximately 254 parking spaces which exceeds 125% of the minimum 125 spaces required. Future approval of an AUP by Planning staff will be required.

**Design Review:**

Per MZO Section 11-66-6, the Design Review Board is required to review and approve all City of Mesa municipal projects, including public safety facilities. The proposed elevations were reviewed by the Design Review Board on August 9, 2022 and approved by the Design Review Board on September 13, 2022. During the August 9, 2022 work session, two nearby residents attended the meeting with concerns regarding the proposed use and site design.

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

<b>Northwest</b> (Across Power Road) RS-9 Single Residences	<b>North</b>  OC & RS-35 Vacant & Single Residences	<b>Northeast</b>  RS-35 Single Residences
<b>West</b> (Across Power Road) RS-9 Single Residences	<b>Subject Property</b>  RS-35 Vacant	<b>East</b>  RS-15-PAD Single Residences

<p style="text-align: center;"><b>Southwest</b> (Across Power Road) NC Gas Station</p>	<p style="text-align: center;"><b>South</b> LC Commercial</p>	<p style="text-align: center;"><b>Southeast</b> LC &amp; RS-15-PAD Commercial &amp; Single Residences</p>
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**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 Design Review Board meetings, two neighbors attended with concerns about the proposed public safety facility use and site design. The nearby residents were concerned with the secondary emergency egress to Granada Street and the impact this would have on the existing single residence subdivision to the east. During the Design Review Board meeting, it was explained to the neighbors that the Granada Street access would serve as secondary egress-only during emergency situations and was not anticipated to see regular use.

As of writing this report, staff has received two emails from surrounding property owners. Staff will provide the Board with any new information during the scheduled September 14, 2022 Study Session.

**Staff Recommendation:**

Based on the application received and the preceding analysis, staff finds that the requested rezone and Site Plan Review are consistent with the Mesa 2040 General Plan, the purpose for a Planned Area Development overlay outlined in Section 11-22-1 of the MZO, and Site Plan Review outlined in Section 11-69-5 of the MZO; therefore, staff recommends approval with the following conditions.

**Conditions of Approval:**

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Design Review, Case No. DRB22-00670.
3. Submit and receive approval of an Administrative Use Permit (AUP) to allow surface parking to exceed 125% of the minimum required.
4. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with the PAD overlay and shown in the following table:

<b>Development Standards</b>	<b>Approved</b>
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<u>Landscape Yards –</u> <i>MZO Section 11-10-3 &amp; 11-33-3</i> - Front and Street Facing Side (Power Road)	8 feet
<u>Perimeter Landscaping –</u> <i>MZO Section 11-33-3</i> - Non-single residence uses adjacent to single residence (north property line)	Along the north property only, 0 trees and 0 shrubs are required
<u>Interior Parking Lot Landscaping –</u> <i>MZO Section 11-33-4</i> - Landscape Islands	In the secured parking area located on the east side of the site only, parking lot landscape islands shall be installed at each end of a row of stalls for maximum 18 contiguous spaces

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.

**Exhibits:**

Exhibit 1 – Vicinity Map

Exhibit 2 – Staff Report

Exhibit 3 – Application Information

3.1 Site Plan

3.2 Grading and Drainage Plan

3.3 Landscape Plan

3.4 Elevations

3.5 Project Narrative

3.6 Citizen Participation Plan

Exhibit 4 – Citizen Participation Report