



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

**Design Review Board**

**January 10, 2023**

CASE No.: DRB22-01218

PROJECT NAME: **Southeast Mesa Library**

Owner's Name:	City of Mesa
Applicant's Name:	Zac Koceja, City of Mesa
Location of Request:	Within the 5000 block of South Eastmark Parkway (west side). Located north of Ray Road, east of Crismon Road, on the west side of Eastmark Parkway
Parcel No(s):	304-32-427 & 304-32-428
Request:	Design Review Approval. This request will allow for a new public library within the Eastmark Community.
Existing Zoning District:	Planned Community (PC)
Council District:	6
Site Size:	2.54± acres
Proposed Use(s):	Public Library
Existing Use(s):	Vacant
DRB Meeting Date(s):	<b>January 10, 2023 / 4:30 p.m.</b>
Staff Planner:	Jennifer Merrill
Staff Recommendation:	APPROVAL with Conditions

**HISTORY**

On **September 22, 2008**, the City Council approved a Major General Plan Amendment to change the General Plan Character Area for 3,611± acres, including the subject site, from Medium Density Residential (subject site), Mixed Use Residential, Mixed Use Employment, Business Park, Office and Community Commercial to Mixed Use Community (Case No. GPMajor08-001, Resolution No. 9353).

On **November 3, 2008**, the City Council approved an annexation of the property and established City of Mesa R1-43 zoning (Case No. Z08-55, Ord. No. 4891).

On **November 3, 2008**, The City Council rezoned the property from R1-43 to Planned Community District (PCD) and established the Mesa Proving Grounds Community Plan (Case No. Z08-56, Ord. No. 4893).

On **June 20, 2012**, the Planning and Zoning Board approved a Site Plan to allow the development of the first phase of the Eastmark Great Park, to the south of the subject site, within the Eastmark Community Plan (Case No. Z12-025).

## **PROJECT DESCRIPTION**

### **Background:**

The applicant is requesting Design Review approval for a new public library on a 2.54± acre undeveloped lot along the eastern edge of the Eastmark Great Park within the Eastmark Planned Community District (PCD). Per Section 11-71-2 of the Mesa Zoning Ordinance (MZO), municipal projects, including libraries, require approval from the Design Review Board. Approval of an Initial Site Plan will be considered by the Planning and Zoning Board (Case No. ZON22-01219).

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

The property is located in a Mixed Use Community character area designation of the City's General Plan. Per Chapter 7 of the General Plan, the primary focus of the Mixed Use character area designation is for large land areas where it is possible to develop a mixture of uses that create a complete and identifiable community. Such mix of uses include employment, industrial, office, retail, medical, educational, community service, tourism, entertainment, open space, recreational, and residential uses.

The subject request conforms to the goals of the Mixed Use Community character area and the development review criteria outlined in Chapter 15 of the General Plan by: (1) adding to the mix of uses envisioned for the Mixed Use Community; (2) adding to the sense of place; and (3) complementing the development quality of the Eastmark area.

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

The property is also located within the Mixed Use Community District of the Mesa Gateway Strategic Development Plan. According to this Plan, the focus of the Mixed Use Community District is to provide sustainability through the creation of a live/work/play community with a wide variety of land uses including low- to high-density residential, commercial, employment, civic and recreational uses. The subject request conforms to the goals of the Gateway Strategic Development Plan by providing a public library and civic space to support the Eastmark community.

### **Zoning District Designations:**

The subject property is zoned a Planned Community (PC) district and located within the Development Unit Plan 7 (DU 7) of the Eastmark (Mesa Proving Grounds) Community Plan. The Development Unit Plan 7 includes a land use allocation plan that specifies the location and types of land uses allowed to be established through the site plan review approval. Per the submitted site plan, the designated land use type for the subject property is Civic Space (CS). This

designation is consistent with the standard of the Community Plan and Development Unit Plan, and civic and community facilities are permitted in the CS Land Use Group (LUG).

**Airport Overflight Area:**

The property is also located within the Airport Overflight Area Three (AOA 3), due of its proximity to the Phoenix-Mesa Gateway Airport. Per Section 11-19 of the MZO, in the AOA 3 there are no use limitations beyond those in the base district.

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

The applicant is proposing a new 28,250 square foot library on the 2.54-acre site. The proposed site plan shows a sprawling building footprint and the outline of the folded roof design. The roof is proposed to be constructed of corten steel (top layer) and wood (underside). The building walls are composed of glazing, metal panels, corrugated fiber cement and acetylated pine wood cladding. Three main entrances serve the library building, providing direct access from the Eastmark Great Park, the parking area and the surrounding neighborhood. Several patios are located around the building and serve as reading spaces and outdoor extensions to the Thinkspot, children's area and employee break room. Landscape planters extend out from the building and feature xeriscape, pollinator, riparian and meadow themes.

Two separate parking areas are proposed. The public parking court /plaza is located southeast of the building and contains 28 spaces and is at-grade to accommodate other functions including book sales and events. It is surfaced with exposed aggregate concrete and integrated pervious paving material. The staff parking and delivery area is at the north end of the site and contains 11 covered and 10 uncovered spaces. The parking canopy has a design that is similar to the building. Parking is designed in conformance with the parking standards outlined in Section 14.3 of the Community Plan.

In conclusion, the proposed site plan is consistent with the development standards set forth in the Civic Space (CS) Land Use Group (LUG) and with the review criteria for Site Plan Review outlined in Section 6.1 of the CP.

**Design Review:**

This request is required to be reviewed and approved by the Design Review Board per Section 11-71-2(A)(7) of the MZO. The Design Review Board discussed the request at the December 13, 2022 Work Session and expressed overall excitement for the development. 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 library will provide a high-quality setting for residents in southeast Mesa.

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

<b>Northwest</b> PC Basis Charter School	<b>North</b> PC Basis Charter School	<b>Northeast</b> PC (Across Eastmark Parkway) Single family residential
<b>West</b> PC	<b>Subject Property</b> PC	<b>East</b> PC

Eastmark Great Park	Vacant	(Across Eastmark Parkway) Single family residential
<b>Southwest</b> PC Eastmark Great Park	<b>South</b> PC Public parking area and Eastmark Great Park	<b>Southeast</b> (Across Eastmark Parkway) PC Single family residential

**Compatibility with Surrounding Land Uses:**

The site is located within the Eastmark Planned Community. Directly to the south and west of the site is the Eastmark Great Park and associated public parking area. To the north is Basis Charter School. Across Eastmark Parkway to the east is a residential neighborhood. The overall vision of the Eastmark community, per Section 3 of the CP, is to support the growth of the Phoenix-Mesa Gateway Airport and provide dynamic and synergistic development that includes great neighborhoods, parks, schools, neighborhood and regional commercial offices, retail, and employment uses. The proposed development is consistent with the Community Plan, the DU Plan for DU 7 of the PC, and it is compatible with the surrounding land uses.

**Neighborhood Participation Plan and Public Comments:**

The applicant submitted a Citizen Participation Plan that conforms to the requirements of the Community Plan and Mesa Zoning Ordinance (MZO) Chapter 11. The Citizen Participation Plan included notifications as identified in the CP, including sending notifications to all HOAs within one-half (1/2) mile, registered neighborhood associations within one (1) mile, and all property owners within 1,000 feet of the property boundary.

The applicant has hosted community meetings to discuss the proposed library with the public and has received and responded to numerous inquiries regarding the library functions and design. Staff will provide the Board with any new information during the scheduled DRB meeting on January 10, 2023.

**Staff Recommendation:**

Based on the application received and the preceding analysis, staff finds that the subject request is consistent with the Mesa 2040 General Plan, the Mesa Gateway Strategic Development Plan, the Eastmark Community Plan, and the Development Unit Plan for Development Unit 7; therefore, staff is recommending approval with the following conditions:

**Conditions of Approval:**

1. Compliance with the final elevations and landscape plan submitted.
2. Compliance with Zoning Case No. ZON22-01219.
3. Compliance with all City development codes and regulations.

**Exhibits:**

Vicinity Map  
Site Plan  
Landscape Plan  
Elevations

Perspective Drawings  
Colors and Materials  
Floor Plan  
Lighting  
Project Narrative