



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

January 11, 2023

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| CASE No.: ZON22-00916 | PROJECT NAME: Boomerang Headquarters |
| Owner's Name: | Boomerang Southern, LLC, Boomerang Capital Partners |
| Applicant's Name: | Dane Astle, EDIFICE Architecture |
| Location of Request: | Within the 2500 to 2600 blocks of East Southern Avenue (north side). Located west of Lindsay Road on the north side of Southern Avenue. |
| Parcel No(s): | 140-44-126A |
| Request: | Rezone from Single Residence-43 (RS-43) to Office Commercial with a Bonus Intensity Zone (OC-BIZ) and Site Plan Review. This request will allow for an office development. |
| Existing Zoning District: | Single Residence-43 (RS-43) |
| Council District: | 2 |
| Site Size: | 1.17± acres |
| Proposed Use(s): | Office |
| Existing Use(s): | Residence |
| Hearing Date(s): | January 11, 2023 / 4:00 p.m. |
| Staff Planner: | Chloe Durfee Daniel |
| Staff Recommendation: | APPROVAL with Conditions |
| Planning and Zoning Board Recommendation: | |
| Proposition 207 Waiver Signed: | No |

HISTORY

On **December 16, 1974**, the subject property was annexed into the City of Mesa as part of a larger 3,956.62± acre annexation (Ord. No. 907).

On **April 21, 1975**, the City Council established Agriculture (AG) zoning, comparable to Maricopa County Rural 43, on 2,236.28± acres of original annexation which included the subject site (Case No. Z75-013; Ord. No. 926).

On **April 21, 1975**, the City Council rezoned 143.09± acres of original annexation (Ord. No. 907), including the subject site, from AG to Suburban Ranch (SR) zoning (Case # Z75-014; Ord. #926).

PROJECT DESCRIPTION

Background:

The applicant is requesting to rezone the subject site from Single Residence-43 (RS-43) to Office Commercial (OC) with a Bonus Intensity Zone (BIZ) Overlay and Site Plan Review of an Initial Site Plan. The 1.17± acre site is located on the north side of Southern Avenue west of Lindsay Road. Currently the site contains a single residence and a detached accessory structure. According to the proposed site plan, the existing buildings will be renovated with further additions being added to the existing structures.

As part of the rezoning, the applicant is requesting a BIZ overlay to allow modifications to certain development standards on the property. According to the applicant, the proposed modifications are needed to facilitate the redevelopment of the site with the office use.

General Plan Character Area Designation and Goals:

The Mesa 2040 General Plan Character Area designation for the subject site is Neighborhood. Per Chapter 7 of the Plan, the goal of the Neighborhood character designation is to provide safe places for people to live, feel secure and enjoy their surrounding community. Per Chapter 7 of the Plan, the character area may contain areas of commercial and office uses, where appropriate. However, nonresidential areas within neighborhoods should be designed and located to bring people together and not disrupt the fabric and functioning of the neighborhood as a place where people live. Development of an office use on the property will provide services to residents within the area, as well as contribute to support the other commercial uses in the neighborhood. The site is located along an arterial road. The adjacent properties along Southern Avenue have been converted from residential use to office and rezoned OC. The rezone of the property amongst other similarly zoned properties along Southern Avenue will not disrupt the fabric of the existing single residence community.

Zoning District Designations:

The applicant is requesting to rezone the site from Single Residence-43 to Office Commercial with a Bonus Intensity Zone (OC-BIZ) overlay. Per Section 11-6-1(B) of the MZO, the purpose of the OC district is to provide areas for small-scale medical and professional offices intended to serve the surrounding community and be compatible with adjacent residential areas. Per Section 11-6-2 of the Mesa Zoning Ordinance (MZO), professional and medical offices are permitted in the OC district.

Bonus Intensity Zone (BIZ) Overlay – MZO Article 3, Chapter 21:

Per Section 11-21-1 of the MZO, the purpose of a BIZ overlay is to provide for variations from certain development standards to allow greater intensity of development and encourage unique and innovative developments of superior quality. The subject request includes a BIZ overlay to allow deviations from certain requirements of the development standards on the property. Table 1 below shows the MZO required standards and the applicant's proposed BIZ standards.

| MZO Development Standards | MZO Required | BIZ Proposed | Staff's Recommendation |
|--|---------------------------------------|--|-------------------------------|
| <u>Minimum required setback for cross drive aisles</u> - Section 11-32-4(A) | 50 feet | 33 feet, 6-inches | As Proposed |
| <u>Minimum Required Landscape Yard</u> - Section 11-33-3(B) -Non-Single Residence Uses Adjacent to Single Residence (North property line) -Non-Single Residence Uses Adjacent to Other Non-Single Residence (East property line) (West property line) | 20 feet 15 feet 15 feet | 0 feet 8 feet 8 feet, 6-inches | As Proposed |
| <u>Minimum Required Building Setback</u> - Section 11-6-3(A) -Interior side and rear adjacent to Non-Residence Districts (West property line) | 15 feet | 8 feet, 6-inches | As Proposed |

Required setback for cross drive aisles:

Per Section 11-32-4(A) of the MZO, the required setback for a cross drive aisle from the right-of-way is 50 feet. The applicant is requesting a reduction to 33 feet, 6-inches. According to the site plan submitted the actual distance from the cross-drive aisle to the nearest travel lane will be over 50 feet.

Required Landscape Yard:

Per Section 11-33-3(B)(1) of the MZO, the required landscape yard for a non-residential use adjacent to a single-residential use is 20 feet. The applicant is requesting zero-foot landscape yard along the northern property line to provide for solid waste enclosures and area for solid waste vehicles to maneuver.

Per Section 11-33-3(B)(2) of the MZO, the required landscape yard for a non-residential use adjacent to a non-single-residential use is 15 feet. The applicant is requesting to reduce the required landscape yards on the eastern and western property boundaries. Specifically, the applicant is requesting an eight-foot-wide landscape yard to the east, and an eight-foot, six-inch-wide yard to the west.

Required Building Setback:

Per Section 11-6-3(A) of the MZO, the required building setback for an OC district adjacent to a non-residential district is 15 feet. The applicant is requesting to reduce the required building setback on the western property line to eight feet, six inches.

BIZ Justification:

According to the applicant, the proposed development is of superior quality and will aid in the redevelopment of an economically stressed property. Per Section 11-31-32 of the MZO, a superior site design is one that incorporates the following five elements; (1) holistic site and project design, (2) responsive approach to the site, (3) sustainable design, (4) site and design standards that exceed the standard development requirements, and quality public spaces.

As justification for the requested deviations, the site plan shows proposed bike racks and shaded pedestrian areas that help create a sustainable development, as well as useful and attractive public spaces. The overall design of the site and elevations are harmonious with the surrounding properties and character area of neighborhood.

Site Plan and General Site Development Standards:

The proposed site plan shows a development of a 9,082 square foot office building with a 1,930 square foot detached accessory structure in the northeastern part of the parcel. Of the total building square footage, 5,463 square feet are pre-existing and 5,549 square feet are new additions. The main office building has new additions being added to the east side and the northwestern side of the building while the detached structure has a new addition being added to the west side of the structure. Vehicle and pedestrian access are provided to/from Southern Avenue. Per Section 11-32-3 of the MZO, 30 parking stalls are required. The proposed site plan shows 34 parking stalls provided in front and behind the office building. Overall, the proposed site plan complies with the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO.

Design Review:

The Design Review Board will review the proposed building elevations and landscape plan at its January 10, 2023, Work Session. Staff will work with the applicant to include any recommended changes from the Design Review Board as they pertain to the building elevations and landscape plan.

Surrounding Zoning Designations and Existing Use Activity:

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|---|---|---|
| Northwest RS-15 Single Residence | North RS-15 Single Residence | Northeast RS-43 Single Residence |
| West OC Medical Office | Subject Property RS-43 Single Residence | East OC Office |
| Southwest (Across Southern Avenue) RM-2-PAD Townhomes | South (Across Southern Avenue) RM-2-PAD Townhomes | Southeast (Across Southern Avenue) RM-2-PAD Townhomes |

Compatibility with Surrounding Land Uses:

Since the early 1980s, several properties fronting Southern Avenue between 24th Street and Lynn Rae Square have been rezoned from RS-43 to OC for various medical and professional offices and church uses. The currently proposed rezone from RS-43 to OC furthers the transition of this area into an area of supporting uses for the surrounding neighborhoods to the north and south. Overall, the proposed development will be compatible to the surrounding area.

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 and inviting them to provide comments on the proposed project. As of writing this report, staff has only received phone calls asking for information on what is being developed on the parcel and callers had no additional comments/concerns after being informed about the proposed office project. Staff will provide the Board with any new information during the Study Session.

Staff Recommendations:

Based on the application received and the preceding analysis, staff finds that the subject request is consistent with the Mesa 2040 General Plan, the purpose for a Bonus Intensity Zone Overlay outlined in Section 11-21-1 of the MZO and meets the review criteria for 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 the final site plan and landscape plan submitted.
2. Compliance with all requirements of Design Review Case No. DRB22-01150.
3. 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.
4. Compliance with all City development codes and regulations except the modifications to the development standards as approved with this BIZ and shown in the following table:

| MZO Development Standards | Approved |
|---|-------------------|
| <u>Minimum Required setback for cross drive aisles</u> - Section 11-32-4(A) | 33 feet, 6-inches |
| <u>Minimum Required Landscape Yard</u> - Section 11-33-3(B) -Non-Single Residence Uses Adjacent to Single Residence (North property line) -Non-Single Residence Uses Adjacent to Other Non-Single Residence | 0 feet |

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| (East property line) (West property line) | 8 feet 8 feet, 6-inches |
| <u>Minimum Required Building Setback -</u> Section 11-6-3(A) -Interior side and rear adjacent to Non-Residence Districts (West property line) | 8 feet, 6-inches |

Exhibits:

Exhibit 1-Staff Report

Exhibit 2-Vicinity Map

Exhibit 3-Application Information

3.1 Project Narrative

3.2 Site Plan

3.3 Landscape Plan

3.4 Elevations

3.5 Grading and Drainage Plan

3.6 Citizen Participation Plan

Exhibit 4-Citizen Participation Report