



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

January 25, 2023

CASE No.: ZON22-01219	PROJECT NAME: Southeast Mesa Library
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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:	Site Plan Review. This request will allow for a new public library within the Eastmark Community.
Existing Zoning District:	Planned Community (PC)
Council District:	6
Site Size:	7± acres
Proposed Use(s):	Public Library
Existing Use(s):	Vacant
P&Z Hearing Date(s):	January 25, 2023 / 4:00 p.m.
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 Great Park, to the south of the subject site, within the Eastmark Community Plan (Case No. Z12-025).

On **January 10, 2023**, the Design Review Board approved a Design Review request for a new public library in southeast Mesa (Case No. DRB22-01218).

PROJECT DESCRIPTION

Background:

The applicant is requesting Site Plan Review approval of an Initial Site Plan for a new public library on 2.54± acre of a 7± acre undeveloped lot along the eastern edge of the Eastmark Great Park within the Eastmark Planned Community District (PCD). Per Section 11-69 of the Mesa Zoning Ordinance (MZO), municipal projects, including libraries, require the site plan review and approval.

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 along the eastern edge of the Eastmark Great Park. There are three main entrances to the building. The eastern and southern entrances face the public parking plaza, and the western entrance faces the Great Park. 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.

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. Parking is designed in conformance with the parking standards outlined in Section 14.3 of the Community Plan. The Eastmark Community Plan does not contain a parking ratio for libraries. Therefore, the required parking defaults to the the standard ratio provided in the Zoning Ordinance. Per Section 11-32-3 of the MZO, one space per 75 square feet is required. This equates to 377 spaces for a 28,250 square foot library. Per Section 14.3.F of the Eastmark Community Plan, a reduction in the minimum parking required may be approved by the Planning Director which would be reviewed and considered through an Administrative Use Permit. The Project Narrative includes a request for a parking reduction, and a parking demand study has been provided to explain how parking needs will be met through sharing the adjacent Great Park parking area and utilizing on-street parking spaces.

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. As of the writing of this report, the Design Review Board is scheduled to vote on the Design Review request on January 10, 2023 (Case No. DRB22-01218).

Surrounding Zoning Designations and Existing Use Activity:

Northwest PC Basis Charter School	North PC Basis Charter School	Northeast PC (Across Eastmark Parkway) Single family residential
West PC Eastmark Great Park	Subject Property PC Vacant	East PC (Across Eastmark Parkway) Single family residential
Southwest PC Eastmark Great Park	South PC Public parking area and Eastmark Great Park	Southeast (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 Study Session on January 25, 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 Development Unit Plan for Development Unit 7, and meets the review criteria for Site Plan Review approval outlined in Section 6.1 of the Eastmark Community Plan; therefore, staff is recommending approval of the request with the following conditions:

Conditions of Approval:

1. Compliance with the final site plan submitted.
2. Final Eastmark Design Review Committee approval is required prior to permitting.
3. Compliance with Design Review case no. DRB22-01218.
4. Compliance with Ordinance number 4891 and the adopted Eastmark (Mesa Proving Grounds) Community Plan.
5. Compliance with the Eastmark Development Unit 7 Development Unit Plan dated May 17, 2012.
6. Prior to issuance of a building permit, submit for review and obtain approval of an Administrative Use Permit for a parking reduction.
7. Compliance with all City development codes and regulations.
8. Prior to the issuance of any building permit, submit for review, and receive approval of, either a lot line adjustment or lot combination to relocate or remove the lot line currently bisecting the library building.
9. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Owner must execute the City's standard Avigation Easement and Release for Phoenix Mesa Gateway Airport prior to or concurrently with the recordation of the final subdivision map or the issuance of a building permit, whichever occurs first.
 - b. Due to the proximity to Phoenix Mesa Gateway Airport, any proposed permanent or temporary structure, as required by the FAA, is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
 - c. Prior to the issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect demonstrating compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.
 - d. Provide written notice to future property owners that the project is within 2 miles of Phoenix Mesa Gateway Airport
 - e. All final subdivision plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which must state in part: "This property, due to its proximity to Phoenix Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."

Exhibits:

Exhibit 1-Vicinity Map

Exhibit 2-Staff Report

Exhibit 3-Application Information

- 3.1 Site Plan
- 3.2 Landscape Plan
- 3.3 Elevations
- 3.4 Project Narrative
- 3.5 Parking Demand Study
- 3.6 Citizen Participation Plan

