



**PLANNING DIVISION  
STAFF REPORT**

**City Council Hearing**

**August 31, 2020**

CASE No.: <b>ZON20-00475</b>	PROJECT NAME: <b>Mountain Vista Master Plan Parcel F1</b>
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Owner's Name:	Signal Butte BFC, LLC
Applicant's Name:	Reese Anderson, Pew & Lake, PLC
Location of Request:	Within the 10500 to 10800 blocks of East Southern Avenue (south side). Located west of Signal Butte Road on the south side of Southern Avenue.
Parcel No(s):	220-81-987
Request:	Rezone from Multiple Residence 4 (RM-4) with a Planned Area Development Overlay (PAD) to Limited Commercial (LC)-PAD. This request will allow for a mixed-use development.
Existing Zoning District:	RM-4-PAD
Council District:	6
Site Size:	3.6± acres
Proposed Use(s):	Mixed-use development
Existing Use(s):	Vacant
P&Z Hearing Date(s):	<b>August 26, 2020 / 4:00 p.m.</b>
Staff Planner:	Evan Balmer
Staff Recommendation:	APPROVAL with Conditions
Planning and Zoning Board Recommendation:	Approval with conditions
Proposition 207 Waiver Signed:	Yes

**HISTORY**

On **September 2, 1987**, the property was annexed into the City of Mesa (Ordinance No. 2250) and subsequently zoned Single residence 43 (RS-43) (Case No. Z87-067).

On **August 1, 1988**, the City Council approved a rezoning of the property from RS-43 to RS-43 with a conceptual plan for Office Commercial (OC), Limited Commercial (LC) and Light Industrial (LI) to allow future mixed-use development on the property (Case No. Z88-040).

On **April 16, 2007**, the City Council approved a Minor General Plan Amendment to change the land use designation on the property from Mixed-Use Employment to Regional Commercial and High Density Residential and also rezoned the property from RS-43 to LC-PAD and LC-PAD-BIZ to allow a mixed-use development on the property. (Case No. GPMINOR07-002 and Z07-022).

On **July 8, 2020**, the City Council approved a rezoning of the property from LC-PAD to RM-4-PAD to allow a mixed-use development on the property. This approval was part of the Mountain Vista PAD Master Plan. (Case No. ZON19-00872)

## **PROJECT DESCRIPTION**

### **Background:**

The request is to rezone the subject property from RM-4-PAD to LC-PAD. The City Council approved zoning case ZON19-00872 for an 81± acre mixed-use development master plan and concept plan that included the subject property in July of this year (Mountain Vista Master Plan). The approved Mountain Vista Master Plan showed several zoning designations and proposed uses on the property. During the staff review of the master plan, both staff and the applicant had all along intended the base zoning designation on the subject property (i.e. Parcel F1) to remain as Limited Commercial. However, the legal description provided for the rezoning of the parcel (i.e. Parcel F1) was for 17.9± acres of land labeled as parcel F which did not distinguish the subject 3.6± acre parcel from the remainder of the parcel (i.e. Parcel F2). This description unintentionally led to the adoption of an ordinance map that showed the property as RM 4-PAD, instead of LC-PAD.

The purpose of the subject request is to rezone Parcel F1 back to its intended LC-PAD zoning designation and correct the adopted ordinance map. Other than the requested rezoning, there are no proposed changes to the overall Mountain Vista Master Plan. Additionally, the proposed rezoning of the property is consistent with the Development Agreement.

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

The General Plan character area designation on the property is Mixed Use Activity. Per Chapter 7 of the General Plan, Mixed Use Activity character areas are generally large in scale (over 25 acres) and provide community and regional activity areas. These areas generally have a substantial retail commercial component. The Mixed Use Activity character area can also include a significant residential component, but will still have a mix of uses. The goal of the Mixed Use Activity character area is to create strong and viable commercial centers that attract people to unique shopping and entertainment experiences.

Chapter 4 of the General Plan includes several key elements needed for creating and maintaining a variety of great neighborhoods, one of which is providing for diversity of housing types, people, and land uses. Per the General Plan, a primary component to providing diversity within great neighborhoods is the allowance for a mix of land uses for residential and supporting commercial developments. Another component of creating and maintaining strong neighborhoods is providing pedestrian and vehicular connectivity and walkability. Also, providing a mixture of land uses in close proximity to create a mixed use community affords residents the opportunity to be able to walk or bike and not rely on automobile travel to access commercial and recreational

opportunities. In addition to the mixture of uses within walking distances, the connections between uses should be safe and comfortable for people to use.

The requested rezoning and PAD overlay provide the opportunity for a development geared towards achieving the goals of the general plan character designation, including providing a range of uses in close proximity, and creating a sense of place for people to live, work and play. Overall, the proposed rezoning conforms to the General Plan and the Mixed Use Activity character area designation, as well as the approved and envisioned master plan development for the area. Staff reviewed the request and determined the proposed rezoning to the Limited Commercial designation is consistent with the criteria for review outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan.

#### **Zoning District Designations:**

As noted above, the request is to rezone the property from RM-4-PAD to LC-PAD. Per Section 11-6-1 of the Mesa Zoning Ordinance (MZO), the purpose of the Limited Commercial zoning district is to provide areas for indoor retail, entertainment and service-oriented businesses that serve the surrounding residential trade area within a one (1) to ten-mile radius. Parcel F1, as discussed earlier in the report, is intended to provide a range of commercial and service-oriented businesses to support residential developments within the master plan, as well as serve commercial needs of the surrounding residents.

#### **PAD Overlay with Conceptual Plans:**

The subject request does not include any modification to the approved Mountain Vista Master Plan, except rezoning of the property back to LC-PAD with a concept plan. Per Section 11-22-5.B of the MZO, a specific plan shall be required prior development of the property. The specific plan shall include a detailed site plan, building elevations, a landscape plan and other site related requirements depicting development of the property as anticipated within the approved concept plan. The approved master plan shows pedestrian and vehicular connections between the various development parcels within the entire 81-acre master planned site.

Overall, the approved Mountain Vista Master Plan includes design guidelines to guide development of all parcels within the 81-acre property, which includes the subject property. The purpose of the guidelines is to help create a unique, cohesive design within the development. Some of the elements approved with the design guidelines include design themes for the buildings, building material palettes, the percentage of required materials and minimum required architectural features for each building within the development, as well as a well-organized landscape plan showing themes and plan palettes within the master plan. The master plan also includes a pedestrian and vehicular circulation plan to guide the overall development of the 81-acre property. Overall, the design guidelines will help create a superior and a well planned master plan development that includes the subject 3.6± acre property. As stated, the subject is to rezone the property to its intended zoning designation within the approved master plan development.

#### **Design Review:**

As part of the approval of the Mountain Vista Master Plan, the City Council approved design guidelines for development on the property. The applicant is not requesting any changes to the

approved design guidelines on the property. Per the approved guidelines, any development on the subject property shall be required to conform to the approved guidelines.

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

<b>Northwest</b> Across Southern Avenue RS-7-PAD Single Residence	<b>North</b> Across Southern Avenue RS-7-PAD Single Residence	<b>Northeast</b> Across Southern Avenue LC Commercial
<b>West</b> RM-4 Multiple Residence	<b>Subject Property</b> RM-4-PAD Vacant	<b>East</b> LC Commercial
<b>Southwest</b> LC-PAD Vacant	<b>South</b> RM-4-PAD	<b>Southeast</b> LC-PAD Commercial

**Compatibility with Surrounding Land Uses:**

The subject site is currently vacant. There are residential uses located to the northwest and north of the site as well as developed commercial uses to the northeast, along Signal Butte Road. There is also a hospital (Mountain Vista hospital) located to the west of the site, specifically on Hampton Avenue and Crismon Road, which is approximately 1,200' west of the site. Overall, the proposed rezoning of the property to its intended development is consistent with approved Mountain Vista Master Plan of the property, the City's General Plan character designation, as well as the surrounding land uses.

**Neighborhood Participation Plan and Public Comments:**

For the subject rezoning request, the applicant sent notification to all property owners within 500' of the subject 3.6± acre site. Because of the previous review of the Mountain Vista Master Plan in July of this year, the applicant did not conduct any new neighborhood meeting as the subject parcel had always been discussed to remain as LC zoning.

For the previous rezoning and master plan approval, Case No. ZON19-00872 (Mountain Vista Master Plan), the applicant completed a Citizen Participation Process, which included sending letters to property owners within 1,000' of the site, as well as HOAs within ½ mile and registered neighborhoods within 1 mile of the site inviting them to provide comments about the proposed project. The applicant also held a neighborhood meeting at Patterson Elementary School, which is located approximately ¾ miles north of the subject site, on January 21, 2020. Overall, five residents attended the meeting and had asked questions including whether the apartment will be for sale or rent and what amenities would be provided in the development. Staff also received eight letters of support from surrounding business owners for the approval of the master development plan.

Staff will provide the Board with any new information during the scheduled Study Session on August 26, 2020.

**Staff Recommendations:**

The subject request is consistent with the approved Mountain Vista Master Plan on the property, the City's General Plan and the purpose for a Planned Area Development overlay outlined in Section 11-22-1 of the MZO. Therefore, staff recommends approval of the request with the following conditions:

**Conditions of Approval:**

1. Compliance with all requirements of the Subdivision Regulations
2. Compliance with all City development codes and regulations.
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. Prior to the submittal of a building permit recordation of cross access easement between Parcel F1 and F2.
5. Compliance with the landscape plan approved with case ZON19-00872.
6. Compliance with the final design guidelines approved with case number ZON19-00872.
7. Compliance with the approved Development Agreement on the property approved by Resolution 11543.
8. Prior to any development on the property, submit a site plan for review and approval through the City's Site Plan Review process.

**Exhibits:****Exhibit 1-Staff Report****Exhibit 2-Vicinity Map****Exhibit 3-Application Information**

- 3.1 Overall Development Plan
- 3.2 Overall Landscape Plan
- 3.3 Overall Pedestrian Circulation Plan
- 3.4 Overall Vehicular Circulation Plan
- 3.5 Overall Entry Monumentation Plan
- 3.6 Overall Theme Wall Plan
- 3.7 Mountain Vista Design Guidelines

**Exhibit 4-Citizen Participation Report**