



PLANNING DIVISION

STAFF REPORT

City Council Hearing

February 22, 2021

CASE No.: **ZON20-00562**

PROJECT NAME: **Mesa Hotel Partners**

Owner's Name:	Mesa Hotel Partners, LLC
Applicant's Name:	Taylor Earl, Earl and Curley
Location of Request:	Within the 5300 block of South Power Road (east side). Located south of Ray Road and east of Power Road.
Parcel No(s):	304-37-035
Requests:	Modification to an existing Planned Area Development (PAD); and Site Plan Review. This request will allow the development of a hotel.
Existing Zoning District:	Limited Commercial with a Planned Area Development Overlay (LC-PAD)
Council District:	6
Site Size:	2.4± acres
Proposed Use(s):	Hotel
Existing Use(s):	Vacant
P&Z Hearing Date(s):	January 27, 2021/ 4:00 p.m.
Staff Planner:	Evan Balmer, Planner II
Staff Recommendation:	Approval with Conditions
Planning and Zoning Board Recommendation: Approval with conditions	
Proposition 207 Waiver Signed: Yes	

HISTORY

On **May 16, 2005**, the City Council approved an ordinance annexing 67.2± acres of property that included the 2.4± acre subject property into the City of Mesa (Ordinance No. 4398). The property was subsequently zoned the property to Limited Commercial (C-2) and Single Residence 43 (RS-43) (Case No. Z05-029, Ordinance No. 4400).

On **June 6, 2005**, the City Council approved a rezoning of 1.3± acres of property, including a portion of the subject site, from RS-43 to Limited Commercial (C-2) (Case No. Z05-050, Ordinance No. 4408).

On **August 18, 2008**, the City Council approved a rezoning of 5.4± acres of property, including the 2.4± acre subject site, from Limited Commercial (C-2) to Limited Commercial with a Planned Area Development Overlay (C-2-PAD) and site plan review for a retail center. The PAD established a maximum building height of 33' plus an additional 9' for architectural embellishments for a total of 42' in height (Case No. Z08-031, Ordinance No. 4869).

On **September 8, 2013**, the Planning and Zoning Board approved a site plan modification on 5.4± acres to allow development of two retail buildings along the Power Road frontage. This modification also approved a conceptual site plan on the 2.4± acre property that is now the subject site. The concept plan included information for the site to be developed in the future as a hotel use (Case No. Z13-048).

PROJECT DESCRIPTION

Background

The applicant is requesting a modification to an existing PAD overlay and site plan review for the development of a 3-story hotel within an existing group commercial center. The property is zoned Limited Commercial (LC) with a PAD overlay. Per section 11-7-2 of the Mesa Zoning Ordinance (MZO), a hotel use is allowed in the LC zoning district. In 2008, the City Council approved a PAD to allow a maximum building height of 33' with an allowance up to 42' for architectural embellishments on the property. From the documents submitted with the subject application, the applicant is proposing to modify the existing PAD to allow an increase in the maximum height to 50'6" to allow development of a hotel on the property. Per Section 11-67-10 of the MZO, the proposed modification constitutes a major amendment to the PAD that requires review and recommendation by the Planning and Zoning Board and approval by the City Council.

General Plan Character Area Designation and Goals:

The General Plan character area designation on the property is Mixed Use Activity with a Community sub-type. Per Chapter 7 of the General Plan, Mixed Use Activity Districts are large scale (typically over 25 acres) community and regional activity areas that usually have a significant retail commercial component and often include other uses such as office and residential uses. Sites within the Community sub-type typically contain one or two big box buildings and associated shops and pad sites. Per the plan, Limited Commercial zoning is one of the listed primary zoning districts within the Community Subtype. The proposed development of a hotel on the property will provide temporary accommodations for patrons and clients in support of the businesses and commercial activities in the surrounding area and within close proximity to Phoenix-Mesa Gateway Airport. Staff reviewed the request and determined it is consistent with the criteria for review of development outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan.

Gateway Strategic Development Plan:

The site is also located within the Mesa Gateway Strategic Development Plan and specifically located within the Inner Loop District of the Plan. Per the Strategic Plan, the focus of the Inner Loop District is to provide a high-quality, mixed-use environment that is compatible with increasing over-flight activities associated with the Phoenix-Mesa Gateway Airport operations. The proposed development of a hotel is consistent with the goals of the Mesa Gateway Strategic Development Plan.

As a recommendation of the Mesa Gateway Strategic Development plan, the City of Mesa conducted a specific land use study in 2018 (i.e. the 2018 Inner Loop Land Use Study) for the Inner Loop Area of the Plan. The intent of the study was to ensure appropriate allocation of land uses and distribution that aligns with the goals of the Mesa Gateway Strategic Development Plan. The study designated the subject property as appropriate for Employment/Business Park type uses. The proposed development conforms with the recommendations of the land use study.

Airfield Overlay – MZO Article 3 Section 11-19:

Per Section 11-19 of the MZO, the property is located within the Airport Overflight Area Three (AOA 3) of the Airfield (AF) Overlay District due to its proximity to the Phoenix-Mesa Gateway Airport. Per section 11-7-2 of the MZO, there are no commercial use restrictions within the AOA 3. The Phoenix-Mesa Gateway Airport staff reviewed the subject request and did not express opposition to the proposed development of the site.

Zoning:

The subject property is zoned LC-PAD. Per Section 11-6-2 of the Mesa Zoning Ordinance (MZO), the proposed development of the property for a hotel use is allowed in the LC zoning district.

Planned Area Development (PAD) Overlay – MZO Article 3, Chapter 22:

The subject request includes a modification to the existing PAD overlay on the site. Per Section 11-22 of the MZO, the purpose of the overlay is to allow innovative design and flexibility that creates high-quality development for the site. The applicant is requesting the following modification from the PAD overlay.

Maximum Building Height: Per Section 11-6-3 of the MZO, the maximum building height in the LC zoning district is 30'. As discussed, on August 18, 2018, the Council approved a PAD overlay on the site that allowed increase in the maximum building height on the property from 30' to 33' and an additional 9' for architectural embellishments for a total height of 42' on the property. The applicant is requesting an increase in the allowed height on the property from the 42' currently approved to a maximum of 50'6", including architectural embellishments. Due to its distance from Power Road, an increase in height would be appropriate at this location.

Site Plan and General Site Development Standards:

The proposed site plan shows development of a 3-story hotel in the rear portion of a group commercial center. From the site plan, vehicular access to the site will be from Power Road located west of the site. There will also be a secondary access through the site onto the adjacent property to the north of the subject property. The submitted application shows an existing cross-access agreement between the proposed development and the existing developments to the

west and north. Per Section 11-32-3 of the MZO, 91 vehicular parking spaces are required for the proposed development. The site plan shows 91 parking spaces will be provided on the property. Section 11-6-3 of the Zoning Ordinance requires common open space and amenities to be provided for the useful enjoyment of employees and visitors to the site. Specifically, the MZO requires five (5) square feet per 1,000 square feet of building floor area of open spaces. The site plan shows 914 square feet of common open space will be provided, exceeding the requirement of 232 square feet.

Design Review:

Design Review Board will review the building and landscape design during the January 12, 2021 work session meeting of the Board. Staff will work with the applicant to include any recommended changes to the final building design and elevation.

Surrounding Zoning Designations and Existing Use Activity:

Northwest LC Commercial	North LC Commercial	Northeast LI (Across Saranac) Vacant
West LC-PAD Commercial	Subject Property LC-PAD Vacant	East LI (Across Saranac) Vacant
Southwest LC Vacant	South LI Commercial	Southeast LI (Across Saranac) Vacant

Compatibility with Surrounding Land Uses:

The subject site is located within a group commercial center with an existing restaurant and retail building adjacent to the west side of the subject property. The property to the north of the site is zoned LC and is developed with commercial uses. The properties to the east of the site are zoned LI and currently vacant. The property to the south of the site is zoned LI and is developed with a commercial use. Overall, the proposed development of the property will not be out of character with the surrounding area or uses.

Neighborhood Participation Plan and Public Comments:

As part of the completed Citizen Participation Process, the applicant mailed notification letters to property owners within 1,000 feet of the site, Homeowner Associations (HOAs) within ½ mile of the site, and registered neighborhoods within one mile of the site. As of writing this report, the applicant has not received any comments or concerns from surrounding property owners. Staff will provide the Board with any new information during the scheduled Study Session on January 27, 2021.

Staff Recommendation:

Based on the application received and the proceeding analysis, staff finds that the subject request is consistent with the General Plan, the purpose for a Planned Area Development overlay outlined in Section 11-22-5 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 all conditions of approval for case Z08-031, except as modified by this request.
2. Compliance with the final site plan submitted.
3. Compliance with all requirements of Design Review.
4. Compliance with all City development codes and regulations, except the maximum height is increased to 50'6" with this request.

Exhibits:

Exhibit 1- Vicinity Map

Exhibit 2- Staff Report

Exhibit 3- Application Information

- 3.1 Project Narrative
- 3.2 Site Plan
- 3.3 Landscape Plan
- 3.4 Elevations

Exhibit 4- Citizen Participation Plan

Exhibit 5- Citizen Participation Report