



**PLANNING DIVISION
STAFF REPORT**

Planning and Zoning Board

April 28, 2021

CASE No.: **ZON21-00191**

PROJECT NAME: **North Center Sports Fields**

Owner's Name:	City of Mesa
Applicant's Name:	Valerie Ahjong – Engineering Department, City of Mesa
Location of Request:	Within the 2200 block of North Center Street (west side) Located north of McKellips Road and east of Country Club Drive.
Parcel No(s):	136-17-005H, 136-17-046, & 136-17-005K
Request:	Rezone from Agricultural (AG) and Light Industrial (LI) to Public/Semi Public (PS). This request will allow for development of a public facility.
Existing Zoning District:	Light Industrial (LI) and Agricultural (AG)
Council District:	1
Site Size:	24.42 ± acres
Proposed Use(s):	Public Facility
Existing Use(s):	Vacant
P&Z Hearing Date(s):	April 28, 2021 / 4:00 p.m
Staff Planner:	Chloe Durfee-Sherman
Staff Recommendation:	APPROVAL with Conditions
Planning and Zoning Board Recommendation:	

HISTORY

On **February 27, 1979**, the City Council annexed 77.21± acres of property into the City of Mesa, including the 24.42± acre subject property (Ordinance No. 1212).

On **July 16, 1979**, the City Council approved a rezoning of the subject property from Maricopa County Rural 43 (R-43) to the City of Mesa Agricultural (AG) zoning district (Case No. Z79-077; Ordinance No. 1254).

On **June 5, 2000**, the City Council approved a rezoning of a portion of the subject property from AG to Limited Industrial (LI) to allow development of an office/warehouse use (Case No. Z00-033; Ordinance No. 3781). However, the property was never developed.

PROJECT DESCRIPTION

Background:

The subject request is to rezone the property from Agricultural (AG) and Light Industrial (LI) to Public and Semi-Public (PS) to allow the development of a public facility, including public park and recreational facilities. The property is located west of Center Street and north of McKellips Road, as well as bordered by the Loop 202 to the north and west. Currently, the property is vacant and owned by the City of Mesa. Over the past year, the City has engaged the surrounding community of the intent to develop the property as a public facility including a soccer field and associated programming. However, a rezoning of the property to a permitted zoning district for the intended uses is required. Per Section 11-7-2 of the Mesa Zoning Ordinance, public parks and recreation facilities are not allowed in the Light Industrial zoning on the property. The subject request is to rezone the property to Public and Semi- Public district. Per Section 11-10-2 of the MZO, public parks and recreation facilities are allowed in the requested zoning district.

General Plan Character Area Designation and Goals:

The General Plan character area designation on the property is Neighborhood with a Large Lot/Rural subtype. Per Chapter 7 of the Plan, the focus of the Neighborhood character designation is to provide a safe place for people to live, feel secure and enjoy their surrounding community. These character areas are primarily residential areas with supporting secondary uses such as parks, schools, churches, and small commercial areas. The Large Lot/Rural Subtype are usually areas with large lots with open space areas. Per the plan, supportive secondary uses are allowed if they add to the vibrancy of an area with established primary land uses.

Staff reviewed the request and determined it is consistent with the development review criteria outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan. Currently, the subject property is located within an established residential area. The proposed rezoning of the property to Public and Semi-Public (PS) to allow development of a public facility including a soccer field conforms to the goals of the Neighborhood character area, as such will provide a supporting community facility to the neighborhood.

Zoning District Designations:

The subject property is currently zoned Agricultural (AG) and Light Industrial (LI). The request is for a rezoning from AG and LI to Public and Semi-Public (PS) with the intent to develop a public facility on property. Per Section 11-10-2 of the MZO, public facilities, such as parks, playgrounds, and playing fields, are permitted in the PS zoning district.

Surrounding Zoning Designations and Existing Use Activity:

Northwest (Across the Loop 202) Maricopa County Industrial	North (Across the Loop 202) PS City Facility	Northeast LI Undeveloped and Residential (legal non-conforming)
West (Across the Loop 202) Maricopa County Industrial	Subject Property AG and LI Vacant	East (Across Center Street) AG and RS Undeveloped
Southwest RM-4 Manufactured Homes	South RM-4 Manufactured Homes	Southeast RM-4 Manufactured Homes

Compatibility with Surrounding Land Uses:

The subject site is located on the east side of Center Street, immediately south of the Loop 202 Freeway and also bordered by the Loop 202 to the west. The property to the northeast of the site is zoned LI and currently developed as a single residence. The property to the north, across the Loop 202 freeway, is owned by the City of Mesa and developed as a public facility, including the City's Solid Waste and Police Training Facility. The properties to the east of the site, directly across Center Street, are zoned as agriculture and single residence. Specifically, the property to the northeast is undeveloped, and the property to the southeast is developed as a single residence. A majority of the property to the south is developed as a mobile home park. Overall, rezoning of the property to public/semipublic to allow development of a public facility on the property will not be out of character with the area. Rezoning of the property will also allow development of a community facility to provide a needed neighborhood facility.

Neighborhood Participation Plan and Public Comments:

The applicant completed the Citizen Participation Process which included mailing letters to property owners within 1,000 feet, HOA's within ½ mile, and registered neighborhoods within one mile of the site. Prior to submittal of the rezoning application, the applicant held five neighborhood meetings to discuss the proposed use of the property as a public park and associated recreation facilities.

During the neighborhood meetings, the surrounding neighbors expressed concerns regarding traffic volume associated with the intended development and potential security threats from people using the park. The applicant conducted a traffic study which showed there will be no significant traffic impact from the development to adjacent residence. There were also a number of concerns about the specific design of the park and associated amenities. This is a rezoning request, the Parks and Recreation Board will review the site plan and associated design and evaluate any designs associated with it.

As of writing this report, staff has not received any comments from surrounding property owners. Staff will provide the Board with any new information during the scheduled study session on April 28, 2021.

Staff Recommendation:

The subject request is consistent with the General Plan and the purpose of the PS zoning district outlined in Section 11-10-1 of the Mesa Zoning Ordinance; therefore, staff recommends approval of this request with the following condition:

Conditions of Approval:

1. Compliance with all City development codes and regulations.

Exhibits:

Exhibit 1-Staff Report

Exhibit 2-Vicinity Map

Exhibit 3-Application Information

3.1 Project Narrative

3.2 Conceptual Park Plan

Exhibit 4-Citizen Participation Report