



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

May 12, 2021

CASE No.: ZON19-00832	PROJECT NAME: Sycamore Station
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Owner's Name:	Dobson Station, LLC; City of Mesa; Pride Ventures, LLC
Applicant's Name:	Neil Calfee, Miravista Holdings, LLC
Location of Request:	Within the 1800 block of West Main Street (north side) and within the 100 block of North Dobson Road (east side) and within the 0 to 200 blocks of North Sycamore (west side). Located east of Dobson Road and north of Main Street.
Parcel No(s):	135-48-001Q, -042, -003H
Request:	Modification to the Sycamore Station Smart Growth Community Plan. This request will allow for a mixed-use transit-oriented development.
Existing Zoning District:	T5N, T4N, T4NF, T5MSF, T5MS
Council District:	3
Site Size:	21± acres
Proposed Use(s):	Mixed Use
Existing Use(s):	Vacant/Parking
P&Z Hearing Date(s):	May 12, 2021 / 4:00 p.m.
Staff Planner:	Cassidy Welch, Planner II
Staff Recommendation:	APPROVAL with Conditions
Planning and Zoning Board Recommendation:	
Proposition 207 Waiver Signed:	Yes

HISTORY

On **July 21, 1958**, the City Council approved annexation of a 706.3± acre area of land, including the subject property, and subsequently zoned R-1 (Ordinance No. #353).

On **January 24, 1962**, the City Council approved a rezoning of 14± acres of the property from R-1 to General Commercial (GC) (Case No. Z62-005).

On **July 19, 1963**, the City Council approved a rezoning of 20± of the R-1 designated property to Limited Commercial (LC) (Case No. Z63-038).

On **December 18, 2003**, the City Council approved a rezoning of 14.8± acres of the GC and LC designation property to GC and LC with a Bonus Intensity Zone (BIZ) overlay to allow development of a bus transfer station, park & ride facility and future development area for a Light Rail Station (i.e. the Sycamore Light Rail Station) (Case No. Z03-064, Ordinance No. 4466).

On **February 25, 2013**, the City Council approved a rezoning on 4± acres of the property from GC to Infill District 2 (ID-2) to allow a mixed-use residential development (Case No. Z13-003, Ordinance No. 5134).

On **November 21, 2016**, the City Council approved the Sycamore Station Smart Growth Community Plan that included a rezoning of the subject property from ID-2, GC-BIZ, LC-BIZ and LC to Transect 4 Neighborhood (T4N), Transect 4 Neighborhood Flex (T4NF), Transect 5 Neighborhood (T5N), Transect 5 Main Street (T5MS), Transect 5 Main Street Flex (T5MSF), and the Preliminary Development Plan (Case No. Z16-046, Ordinance No. 5362).

PROJECT DESCRIPTION

Background:

The subject request is a modification to an approved Smart Growth Community Plan (SGCP) and associated Preliminary Development Plan (PDP) to allow a mixed-use development. The subject request is specifically to modify the SGCP and PDP to allow flexibility for such plans, including building size, configuration, and design. The modifications include changes to parcel configurations, new pedestrian and vehicular thoroughfare standards, as well as building form standards of the Form-Based Code (FBC).

In 2016, the City Council approved the SGCP which showed specific building sizes, setbacks, height, and parking and pedestrian thoroughfare locations. Per Section 11-63-13 of the MZO, such detailed standards are typically shown with the approval of a Final Development Plan (FDP). The applicant has determined that the approved SGCP and PDP is too specific and impedes the opportunity to attract potential development that may utilize the flexibility afforded within the plan, as well as defeating the intent for a PDP as outlined in Section 11-63-13 of the MZO. Per Section 11-63-13 of the MZO, the intent of a PDP is to provide a public process and evaluation of initial development plans on a property while allowing flexibility to future build out areas within the Plan.

Per Section 11-63-3 of the Mesa Zoning Ordinance, the SGCP creates the framework for future development of the site through approval of a Preliminary Development Plan. The preliminary development plan identifies the locations of the form-based transect zones, organization of streets, development blocks, and open space areas in the development. The PDP also fosters master planning of the property and allows a certain flexibility for future development plans, as well as ensuring compliance of development within the plan to comply with standards of the Form Based Code as created in the SGCP.

General Plan Character Area Designation and Goals:

The Mesa 2040 General Plan character area designation on the property is Mixed Use Activity. Per Chapter 7 of the General Plan, the focus of the Mixed Use Activity District is to provide strong and viable centers of commercial activity that attract people to unique shopping and entertainment experiences. Typical uses within the character area are retail, restaurants, offices, and service-oriented businesses. The Mixed Use Activity character area can also include residential as a secondary use and component of a mixed use development. Per the General Plan, the goal of the Mixed Use Activity character area is to create strong and viable centers that attract people to unique shopping and entertainment experiences. The subject site is also located within the Station Area subtype of the Transit District character area designation of the General Plan. Per the plan, the primary focus of this character type is to develop a mixed-use, pedestrian oriented, urban environment, particularly within walking distance of transit stops. Primary zoning within the Station Area sub-type includes the approved Form-Based Code transects designation on the property.

Staff reviewed the request and determined the proposed amendment to the approved PDP with associated transect district designation of T4N, T4NF, T5N, T5MS, and T5MSF is consistent with the criteria for review outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan. The requested modification to the SGCP will allow flexibility of development on the property and a variety of transect districts that allows diverse land uses near a transit station and create a sense of place for people to live, work and play.

West Main Street Plan:

The subject site is located within a Transit Oriented Development (TOD) Station Area of the West Main Street Sub-Area Plan. Specifically, the property is located across Main Street from the current Sycamore Station light rail station. Per the West Main Street Sub-Are Plan, the TOD Station Areas allow for high-density, mixed-use development that provide pedestrian connections around transit nodes. The TOD is intended to guide future development within the area as a result of recommendations that reflect the community's vision for the area. The proposed modification to the SGCP is consistent with the West Main Street Area Plan by providing for a mixed-use pedestrian oriented development near a transit station.

Zoning District Designations:

There is an approved SGCP on the property with designation zoning (i.e. transects) of T4N, T4NF, T5N, T5MS, and T5MSF. Per Chapter 63 of the MZO, future specific development plans on the property are required to comply with the approved SGCP.

Smart Growth Community Plan:

The subject request is to modify the approved PDP on the property. Specifically, the request is to modify parcel configurations, parking standards, pedestrian and vehicular thoroughfare sizes and locations, as well as specific building form standards of the Form-Based Code (see Exhibit #3.3). From the submitted plans, the applicant is proposing to combine two parcels that were previously shown as Parcel D1 and Parcel D2 into one parcel (i.e. Parcel D1). The proposed

changes also include future developments to comply with the parking standards of the FBC instead of requiring construction of a parking garage. In addition, the changes are also to allow flexibility in the size and location of pedestrian and vehicular thoroughfares through the approval of a FDP. Further, the submitted plans are also to modify required building form standards in the FBC. Per Section 11-63-## of the MZO, such modifications to building form standards are allowed through the approval of a SGCP.

Per Section 11-63-13.C of the MZO, preliminary development plans provide a public process for the evaluation and review of initial land development plans on the property. The proposed PDP identifies location s of transect zones, organization of streets, development blocks, parks and open spaces, existing site conditions and utilities.

Per Section 11-63-13.D of the MZO, Final Development Plans (FDP) shall be required prior to actual development of the property. The FDPs can be approved administratively through a Zoning Clearance process if the plans substantially conforms to the approved PDP associated with the SGCP and the Mesa Zoning Ordinance. Per Section 11-63-13.D of the MZO, FDP that do not comply with an approved PDP requires an amendment to the PDP. Such amendments are reviewed and approved by the Planning and Zoning Board.

Surrounding Zoning Designations and Existing Use Activity:

Northwest (Across Dobson Rd) RS-6 Single Residence	North RS-6 & LC Single Residence & Schools	Northeast (Across Sycamore) RS-6 Single Residence
West (Across Dobson Road) RS-6 & NC Single Residence & Commercial	Subject Property T4N, T4NF, T5N, T5MS, T5MSF Park and Ride	East (Across Sycamore) RS-6 & GC Single Residence & Commercial
Southwest LC & GC Commercial	South (Across Main Street) LI Commercial & Industrial	Southeast (Across Main Street) LI Commercial & Industrial

Compatibility with Surrounding Land Uses:

The subject property is surrounded by single residences to the east and north of the site. There is an existing commercial center to the southeast of the subject site. Overall, the proposed modification to the SGCP and intended development of the property as a mixed-use development is consistent with the General Plan character area designation and compatible with the existing commercial and surrounding land uses.

Neighborhood Participation Plan and Public Comments:

The applicant has completed a Citizen Participation Process, which included 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. As of writing this report, neither staff nor the applicant has received

any communications regarding the request. Staff will provide the Board with an update during the scheduled Study Session on April 28, 2021.

Staff Recommendation:

The subject request is consistent with the General Plan, the West Main Street Sub-Area Plan and the purpose for a Smart Growth Community Plan outlined in Section 11-63 of the MZO. Therefore, staff recommends approval of the request with the following conditions:

Conditions of Approval:

1. Compliance with the Smart Growth Community Plan dated March 18, 2021, including conformance with the Preliminary Development Plan.
2. Compliance with all applicable City development codes and regulations, except as modified by the Smart Growth Community Plan.
3. With each phase of the development, the Developer shall improve all streets and thoroughfares within and immediately adjacent to that phase of the development with paving, curb, gutter, sidewalk, curb ramps, driveways, streetlights, median islands, landscaping, and/or other incidentals. All improvements shall comply with all ADA accessibility standards.
4. If the project is built in phases, install bollards, temporary curbing or alternative circulation and traffic improvements along the edge of any drives adjacent to undeveloped parcels as approved by the Planning and Transportation Directors
5. Approval of Final Development Plans as required by Chapter 63 of the Zoning Ordinance.
6. Prior to approval of the first Final Development Plan, submit for review and approval by the Planning Director revised Design Guidelines.
7. Recordation of cross-access and maintenance easements as required prior to the approval of each Final Development Plan for private drives and shown in the Preliminary Development Plan.
8. Applicant shall consult with Mesa Police Department during the building permit review for the parking facility shown on Parcel C1; and coordinate a final CPTED inspection by the Mesa Police Department prior to approval of the certificate of occupancy, or certificate of completion as applicable.
9. The setback to the north property line for Parcel D1 shall be a minimum of 15 feet and must be landscaped as in accordance with Chapter 33 of the Zoning Ordinance (i.e. perimeter landscaping).

Exhibits:

Exhibit 1-Staff Report

Exhibit 2-Vicinity Map

Exhibit 3-Application Information

- 3.1 Project Narrative
- 3.2 Preliminary Development Plan
- 3.3 Smart Growth Community Plan
- 3.4 Citizen Participation Plan

Exhibit 4-Citizen Participation Report