



PLANNING & ZONING BOARD

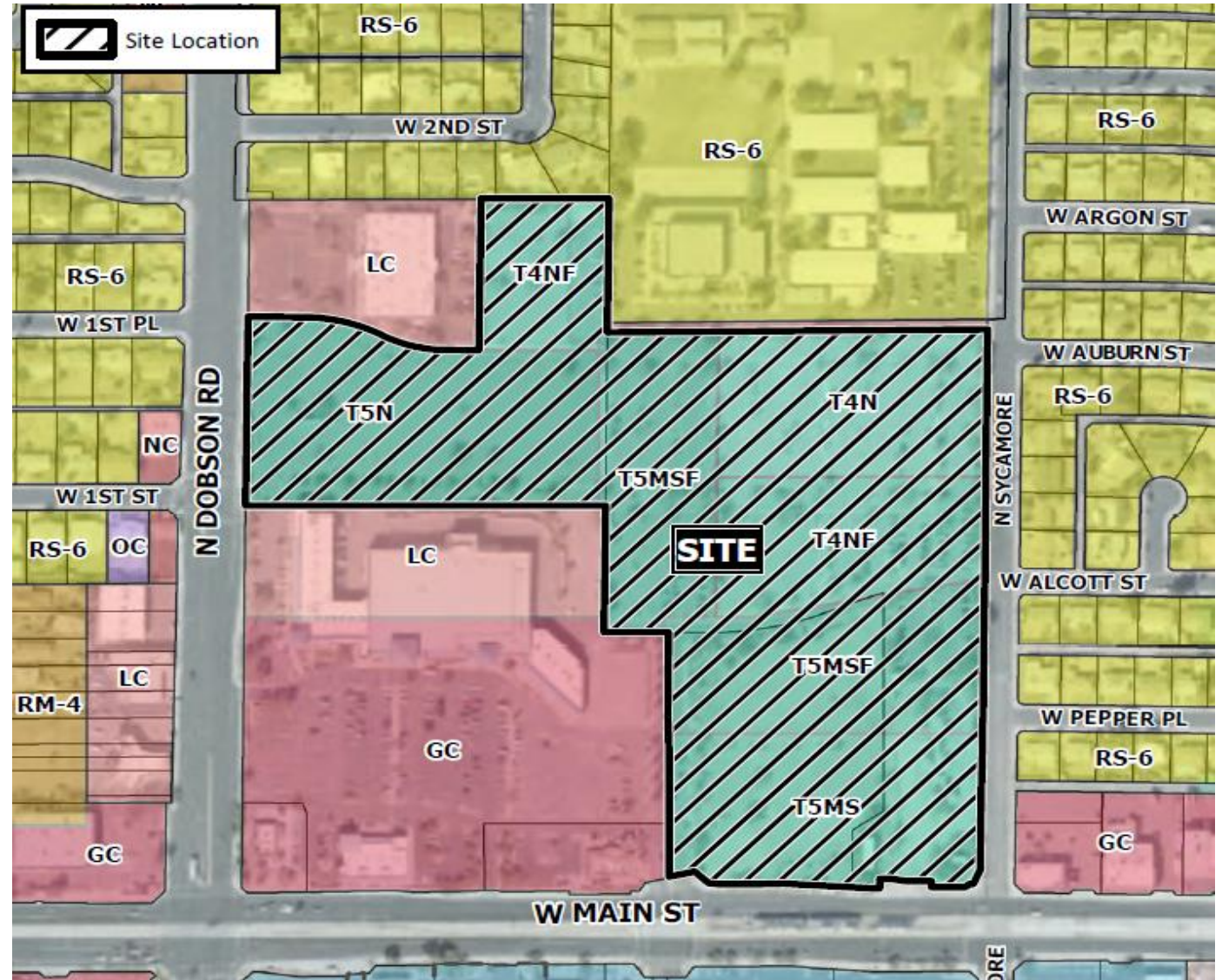
May 12, 2021

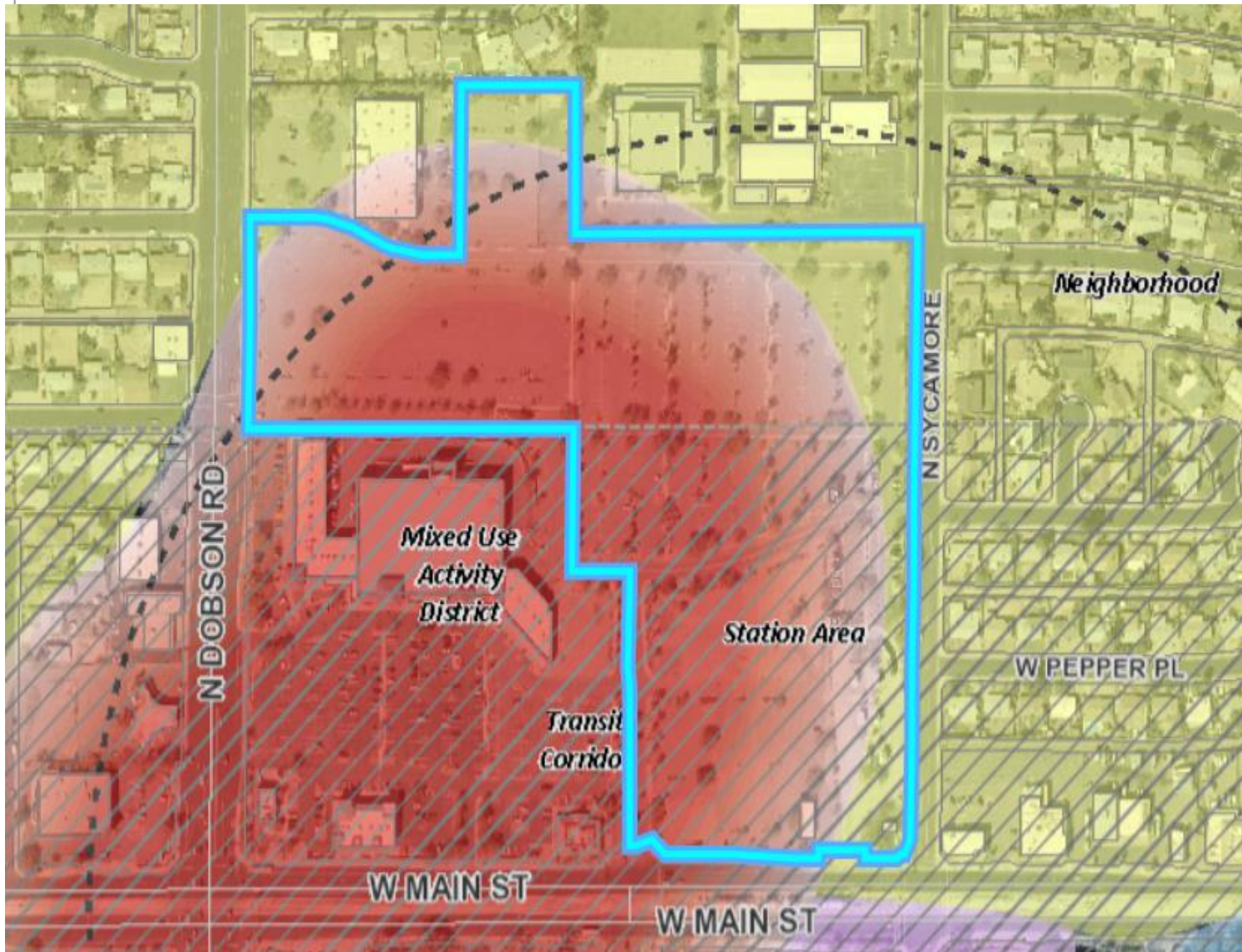


ZON19-00832

Location

- North of Main Street
- East of Dobson Road





General Plan

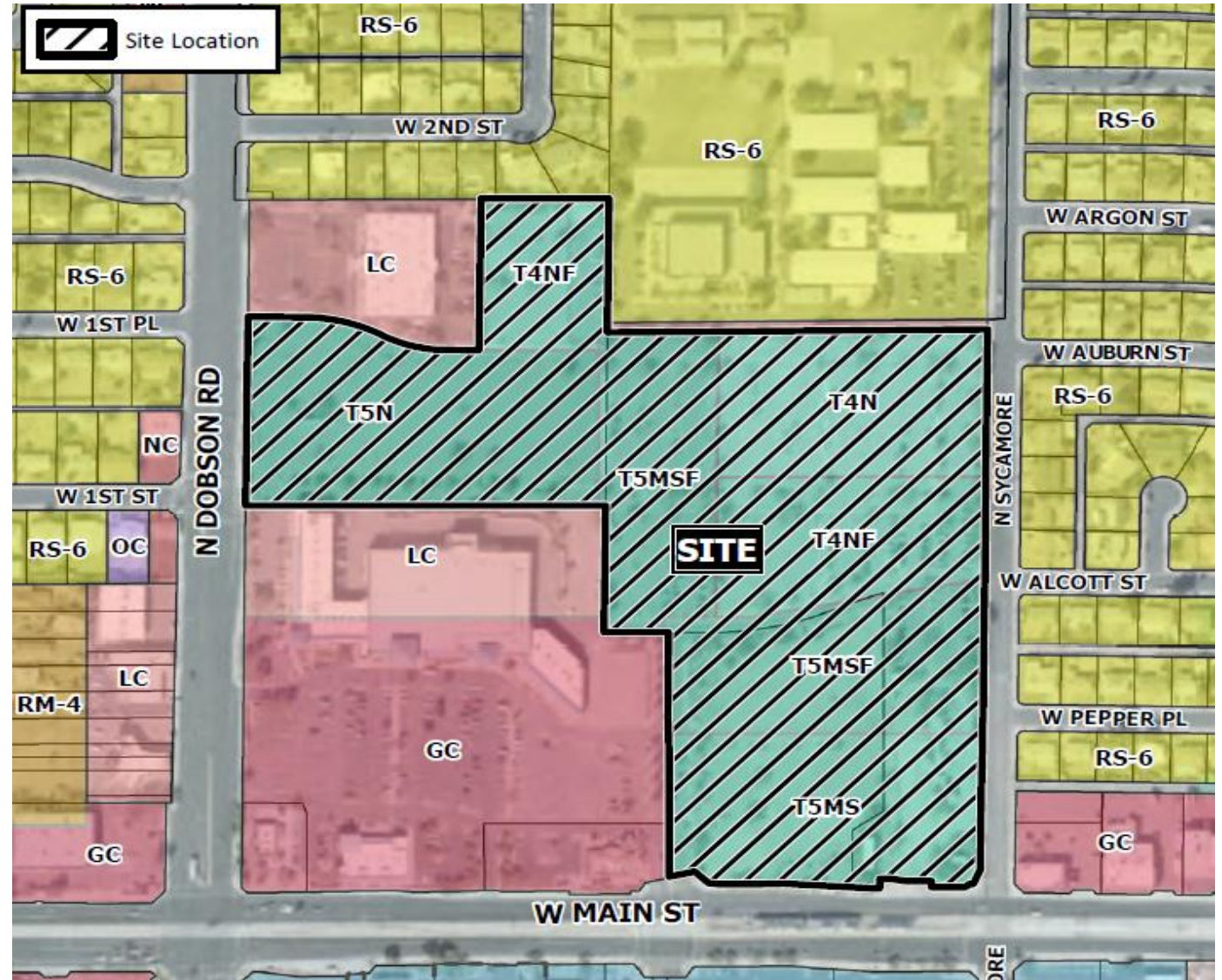
Mixed Use Activity District

- Centers of commercial & residential activity
- Station Area sub-type
- Transit District
- West Main Street Area

Zoning

FBC Transect Zones

- T4N, T4NF, T5N, T5MS & T5MSF
- No changes to zoning
- Transects established in 2016





Request

- Modification to the Sycamore Station Smart Growth Community Plan

Purpose

- Allow for a mixed-use transit-oriented development

Site Photos



Looking north towards the site



Looking east towards the site

Smart Growth Community Plan

Allows transect zoning outside of Downtown FBC opt-in area

Requirements:

- Pedestrian Sheds

- Transect Zones

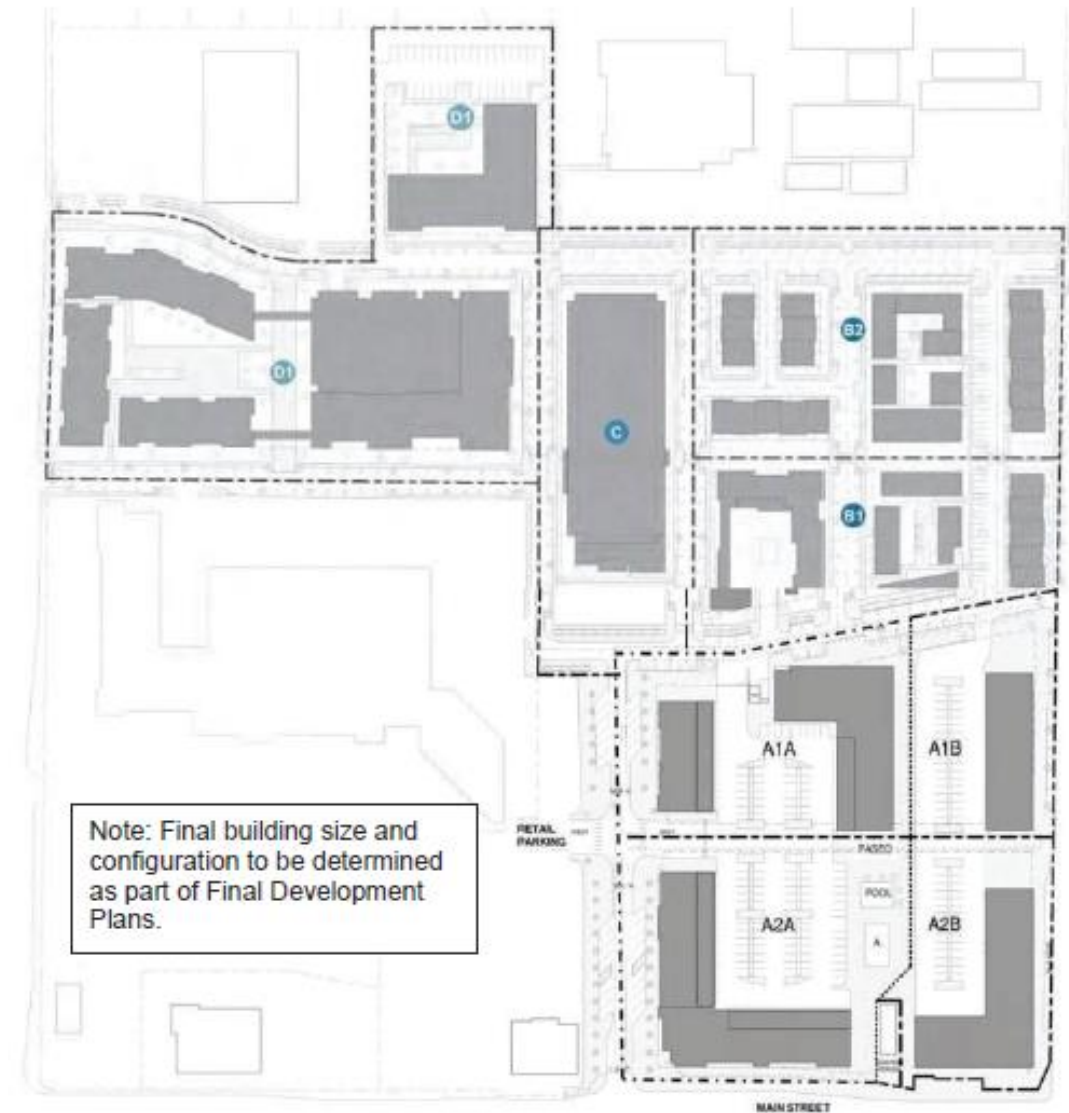
- Thoroughfare Network

- Civic Spaces

Final Development Plans to be approved through Zoning Clearance

Preliminary Development Plan

- Modify parcel configurations
- Modify parking standards
- Modify pedestrian & vehicular thoroughfares
- Modify building form standards



Summary

Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with West Main Street sub-area
- ✓ Criteria in Chapter 63 for SGCP

Staff Recommendation

Approval with Conditions



PLANNING & ZONING BOARD

April 28, 2021