



**ZON19-00832**

# **SYCAMORE STATION SMART GROWTH COMMUNITY PLAN**

Nana Appiah, Planning Director

Jeff McVay, Downtown Transformation Manager



## Request

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- Modification to the Sycamore Station Smart Growth Community Plan

## Purpose

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- Allow for a mixed-use transit-oriented development

# History of Approvals

## **November 21, 2016**

- Rezoned the property from General and Limited Commercial and Infill District-2 to a Smart Growth Community Plan
- Approval of a Preliminary Development Plan

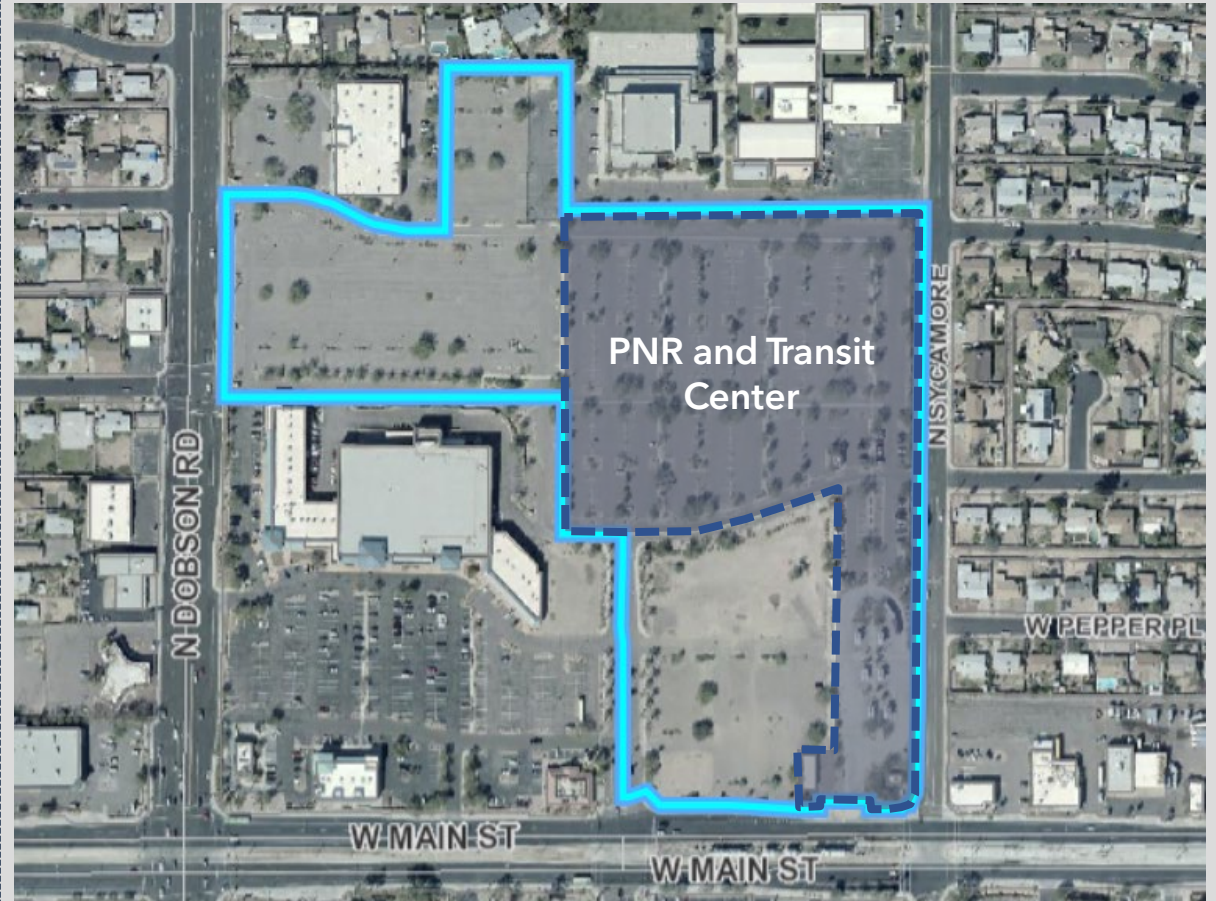
## **Approved Transects (Zoning Districts):**

- Transect 4 Neighborhood (T4N)
- Transect 4 Neighborhood Flex (T4NF)
- Transect 5 Neighborhood (T5N)
- Transect Main Street (T5MS)
- Transection 5 Main Street Flex (T5MSF)



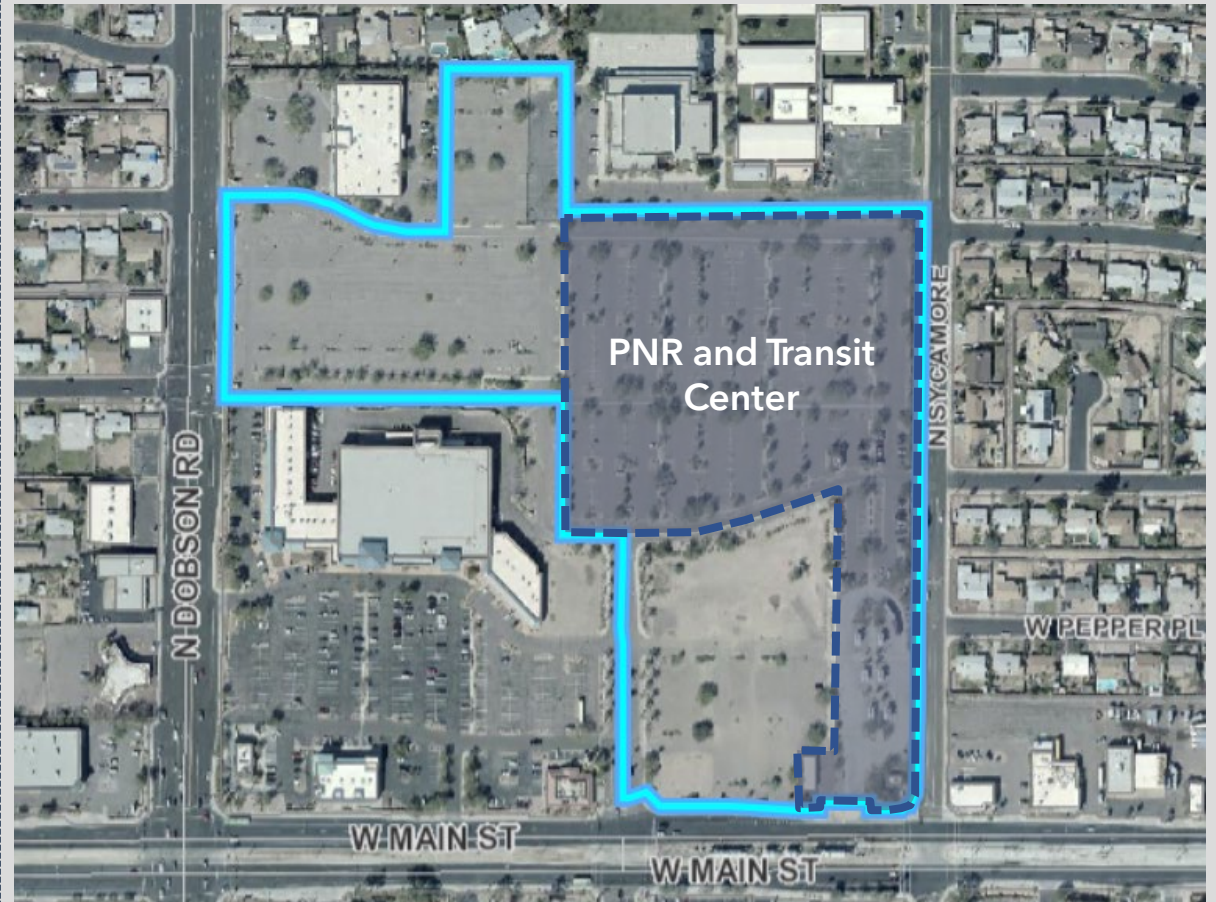
# Background

- Overall project property approx. 21 acres
  - Approx. 10 acres: LRT park-n-ride (PNR) and transit center
  - Federal Transit Administration (FTA) funding
  - Long-term capitalized lease
  - 41 years remaining



# Background

- Development Agreement with City
  - Required by 2016 zoning
  - Instrument to address FTA Fair Share
  - New PNR facility, bus bay improvement, LRT operator restroom, demo public restroom, etc.
- Developer and landowner unable to come to terms on purchase



# Smart Growth Community Plan

Allows transects (zoning) outside of Downtown FBC opt-in area

Requirements:

- Pedestrian Sheds

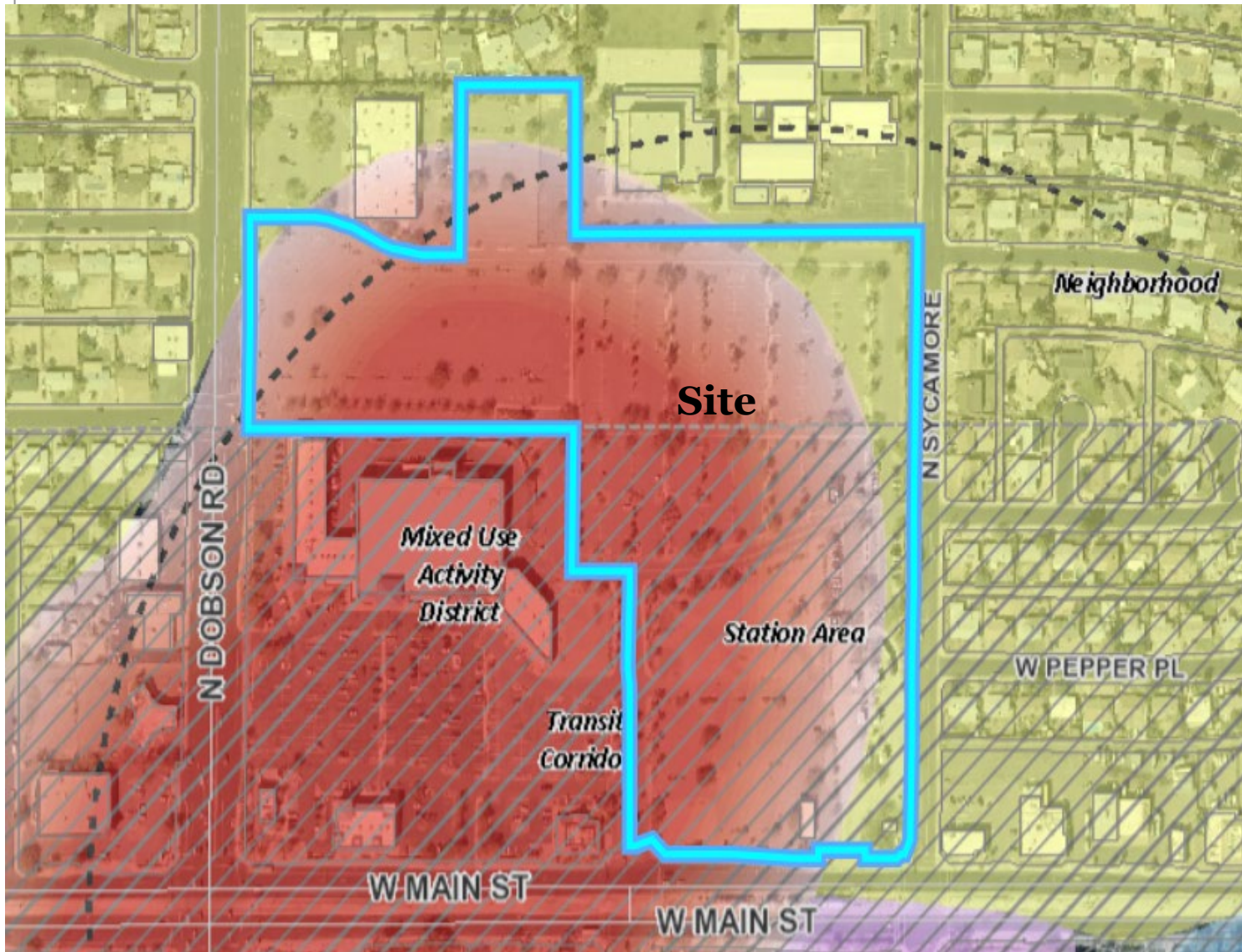
- Transect Zones

- Thoroughfare Network

- Civic Spaces

Final Development Plans are approved through administrative “zoning clearance” review





## General Plan Designation

### Mixed Use Activity District:

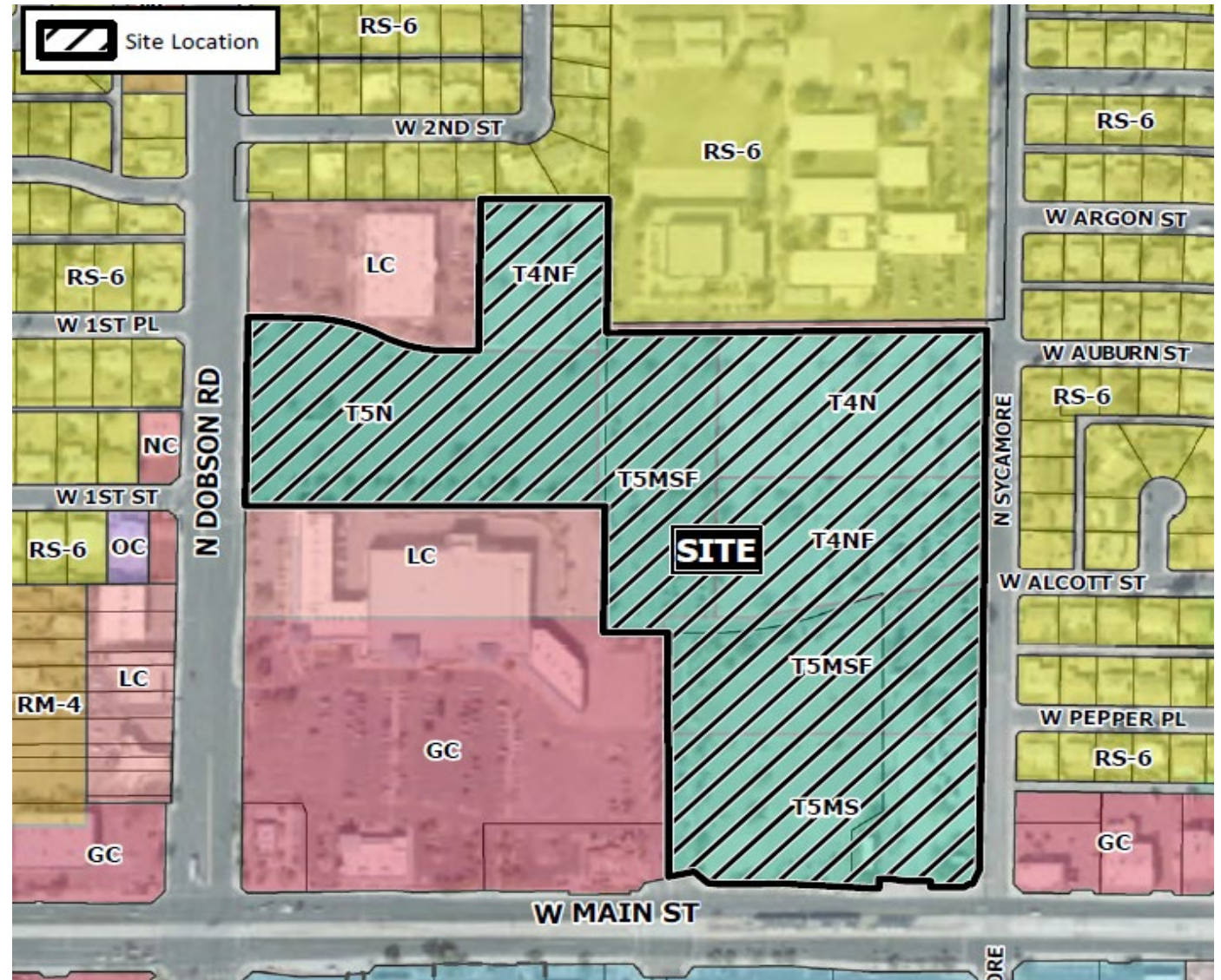
- Focus
  - Centers of commercial & residential activity
  - Station Area sub-type
  - Transit District
  - West Main Street Area



# Zoning

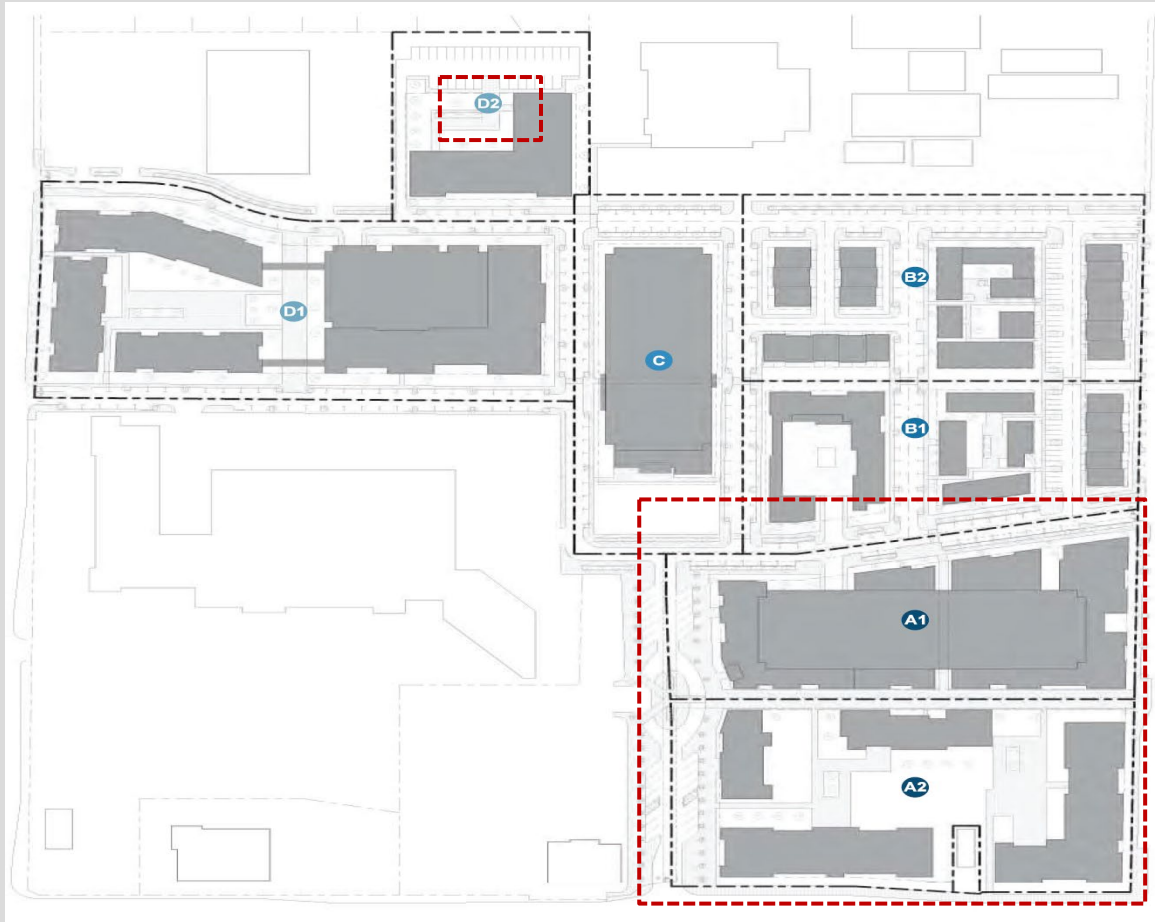
## FBC Transect Zones

- T4N, T4NF, T5N, T5MS & T5MSF
- No changes to transect zones

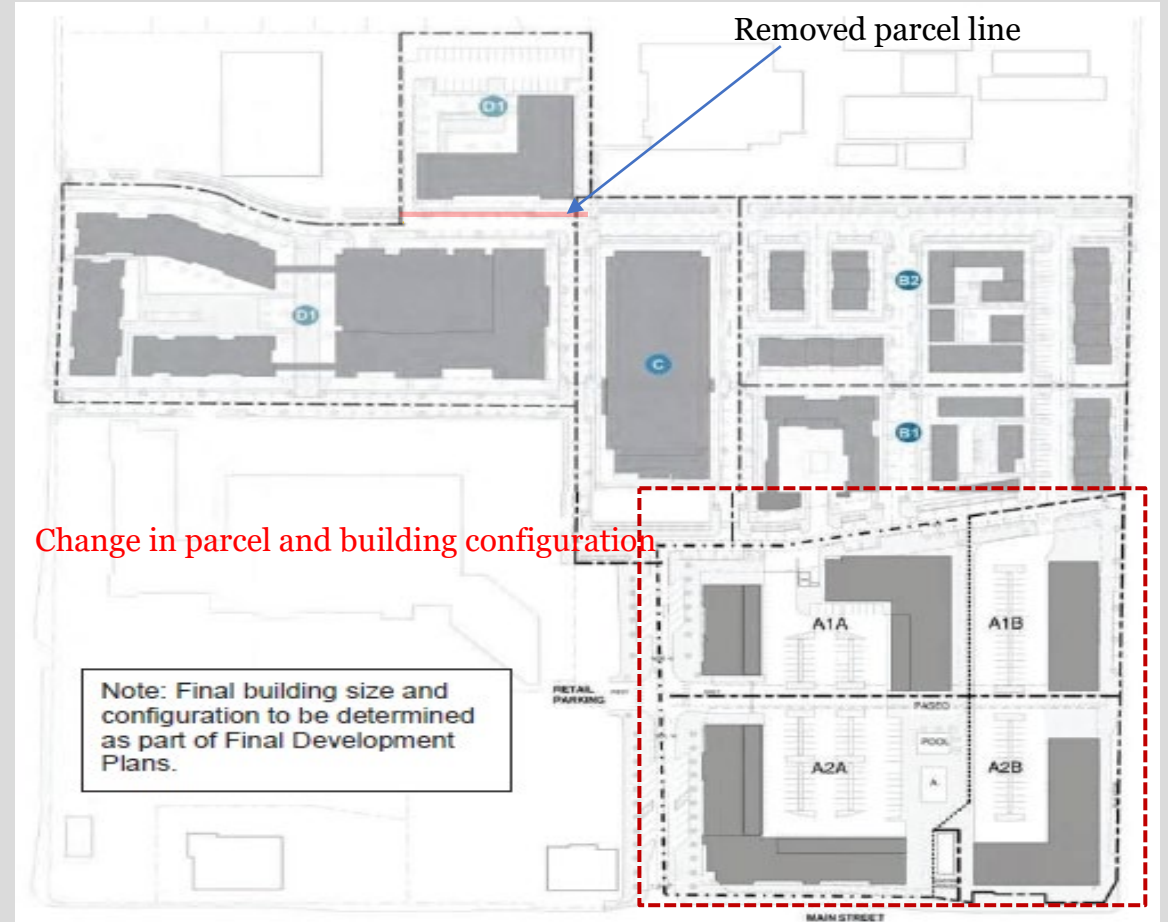




# Proposed Modifications

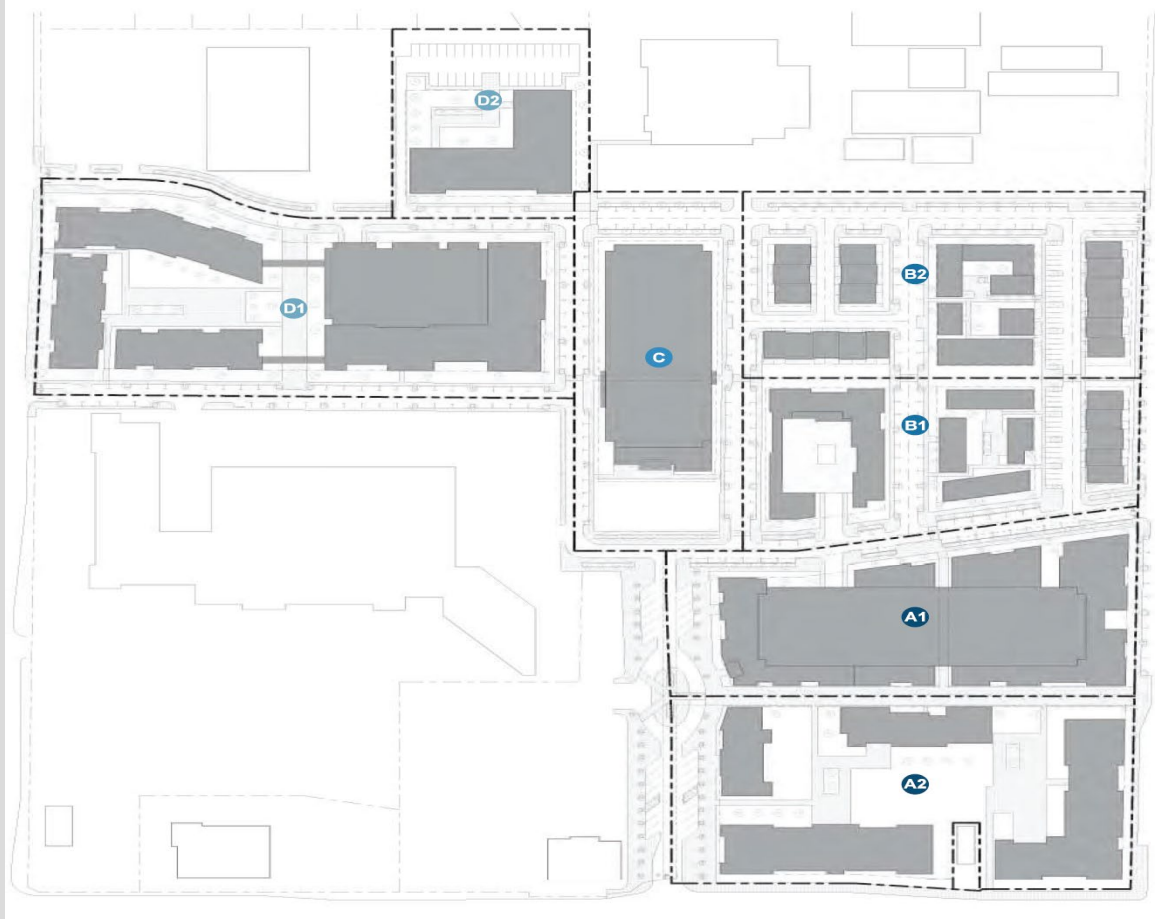


Approved Plan

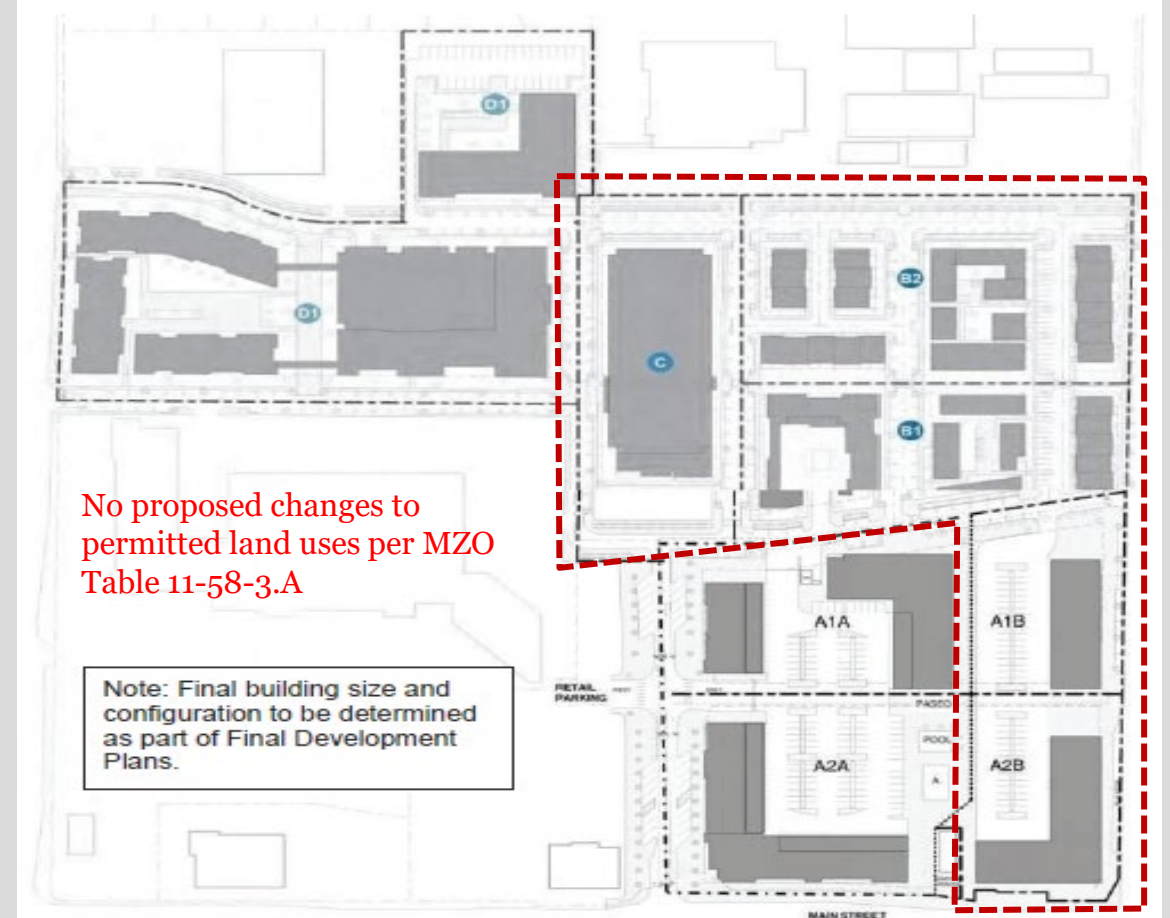


Proposed Plan

# Proposed Modifications (City parcel)



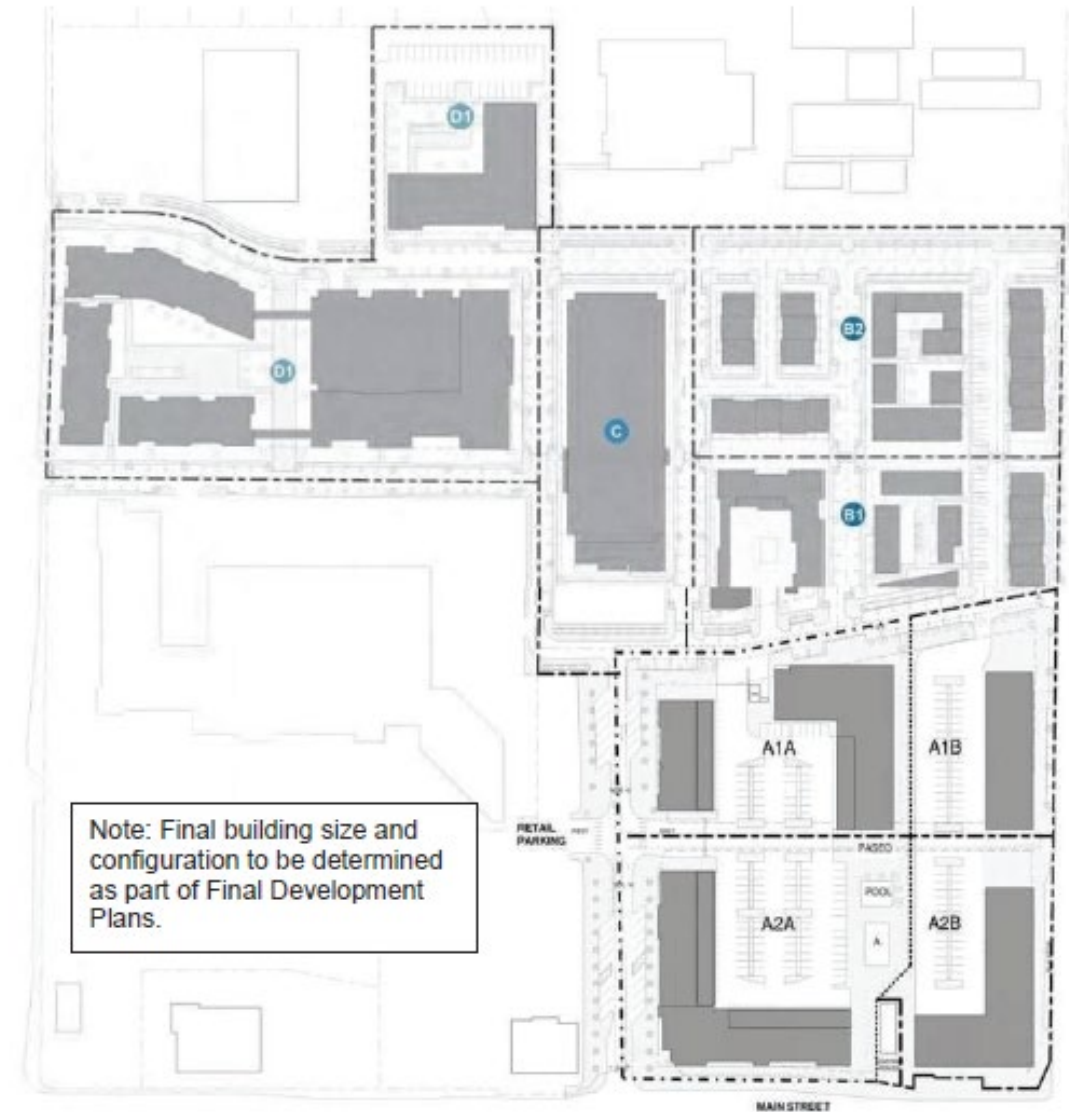
Approved Plan



Proposed Plan

# Preliminary Development Plan (2021)

- Modifications:
  - Parcel configurations
  - Parking standards
  - Pedestrian & vehicular thoroughfares
  - Building form standards
  - Removal of the requirement for a DA





# School Analysis

## Conceptual Plans:

- Based on ~450 apartments
- ~75 townhouse
- Exact unit counts TBD

Name of School	Type of School	Adequate Capacity to Serve
Webster	Elementary	Yes
Carson	Middle School	Yes
Westwood	High School	Yes

# Citizen Participation

- P&Z recommended applicant to meet with Mesa Grande Community Association
  - Meeting held on 5/4/21





# Site Photos



Looking north towards the site



Looking east towards the site



# Summary

## Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies the City's Zoning Ordinance

Staff Recommendation  
Approval with Conditions

Planning & Zoning Board  
Recommended  
Approval with Conditions