



ZON19-00832

SYCAMORE STATION SMART GROWTH COMMUNITY PLAN

Nana Appiah, Planning Director

Jeff McVay, Downtown Transformation Manager



Request

- Modification to the Sycamore Station Smart Growth Community Plan

Purpose

- Allow for a mixed-use transit-oriented development

History of Approvals

November 21, 2016

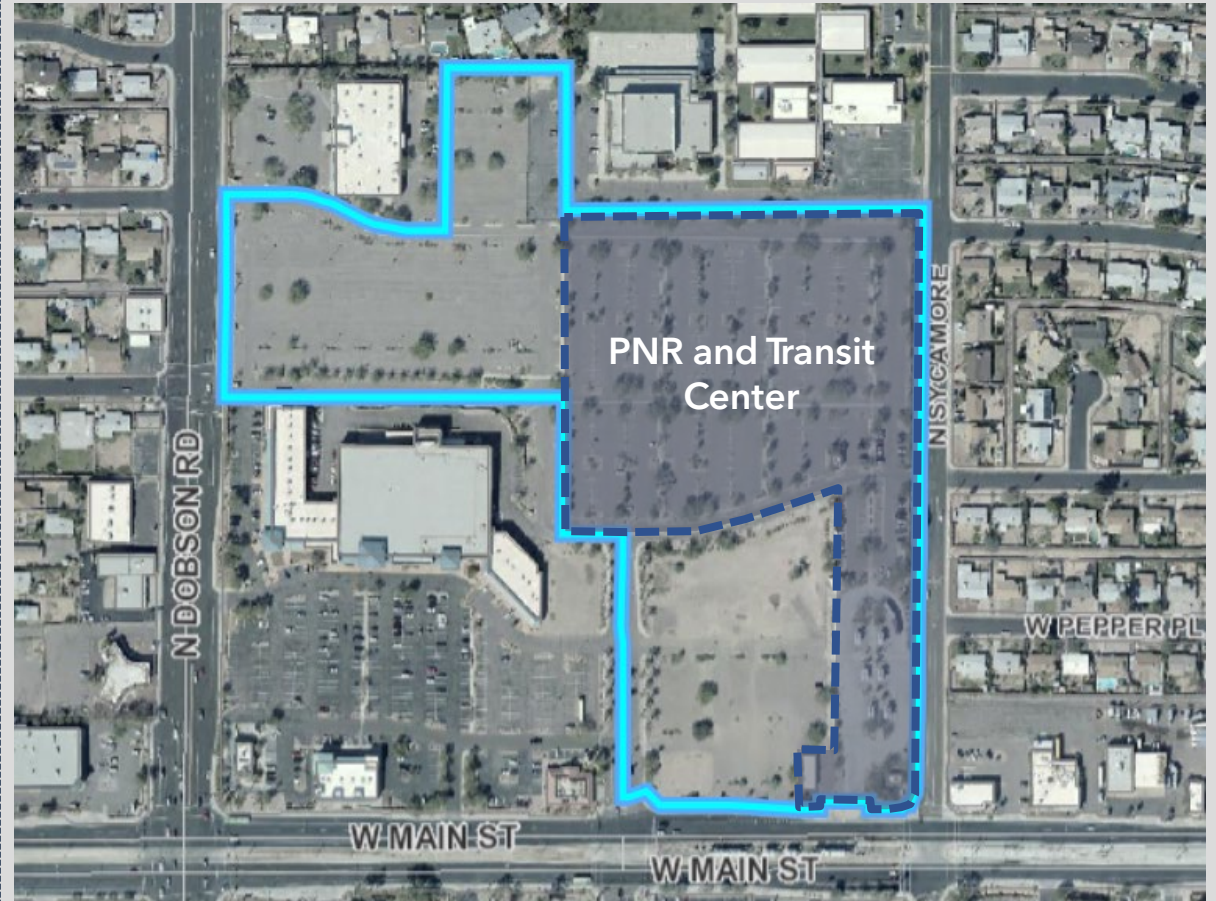
- Rezoned the property from General and Limited Commercial and Infill District-2 to a Smart Growth Community Plan
- Approval of a Preliminary Development Plan

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)

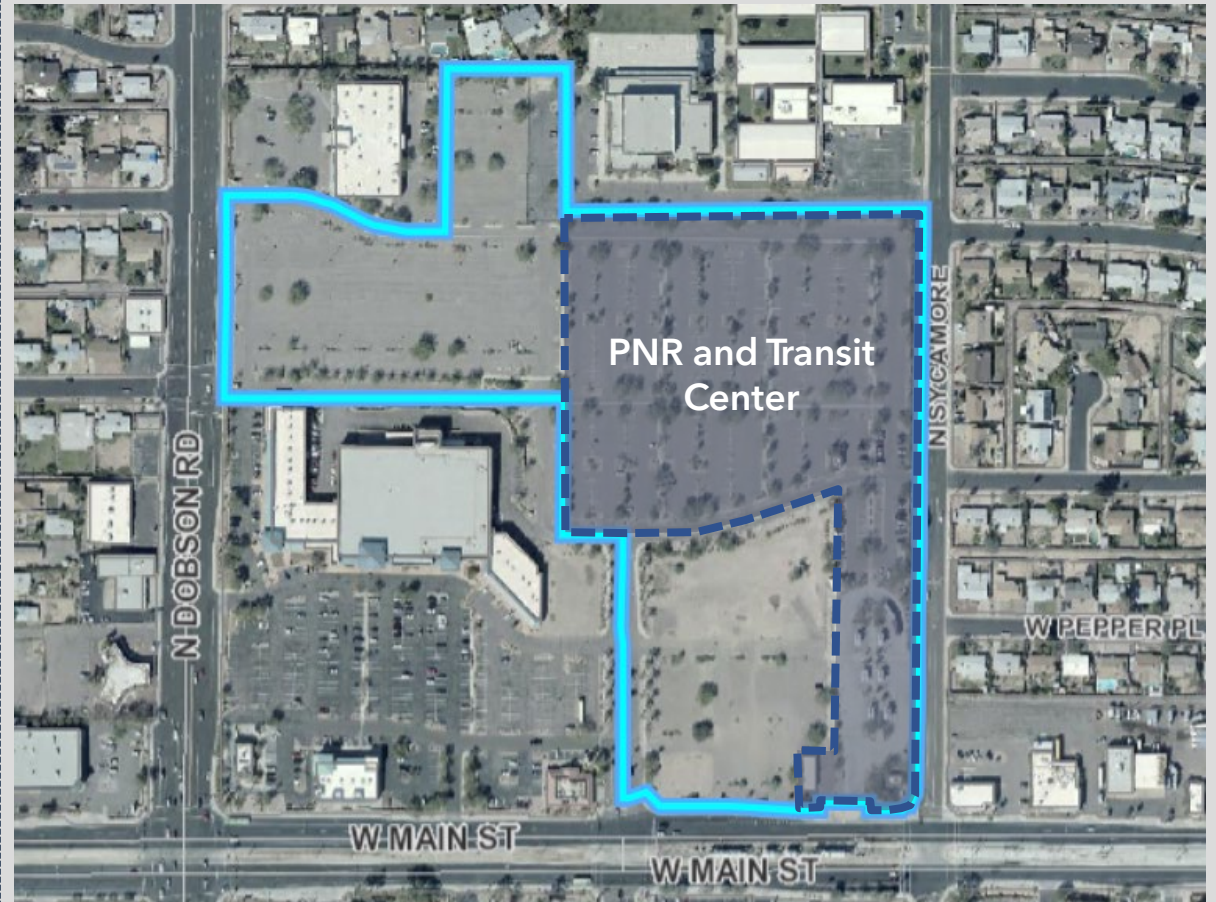
Background

- 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:

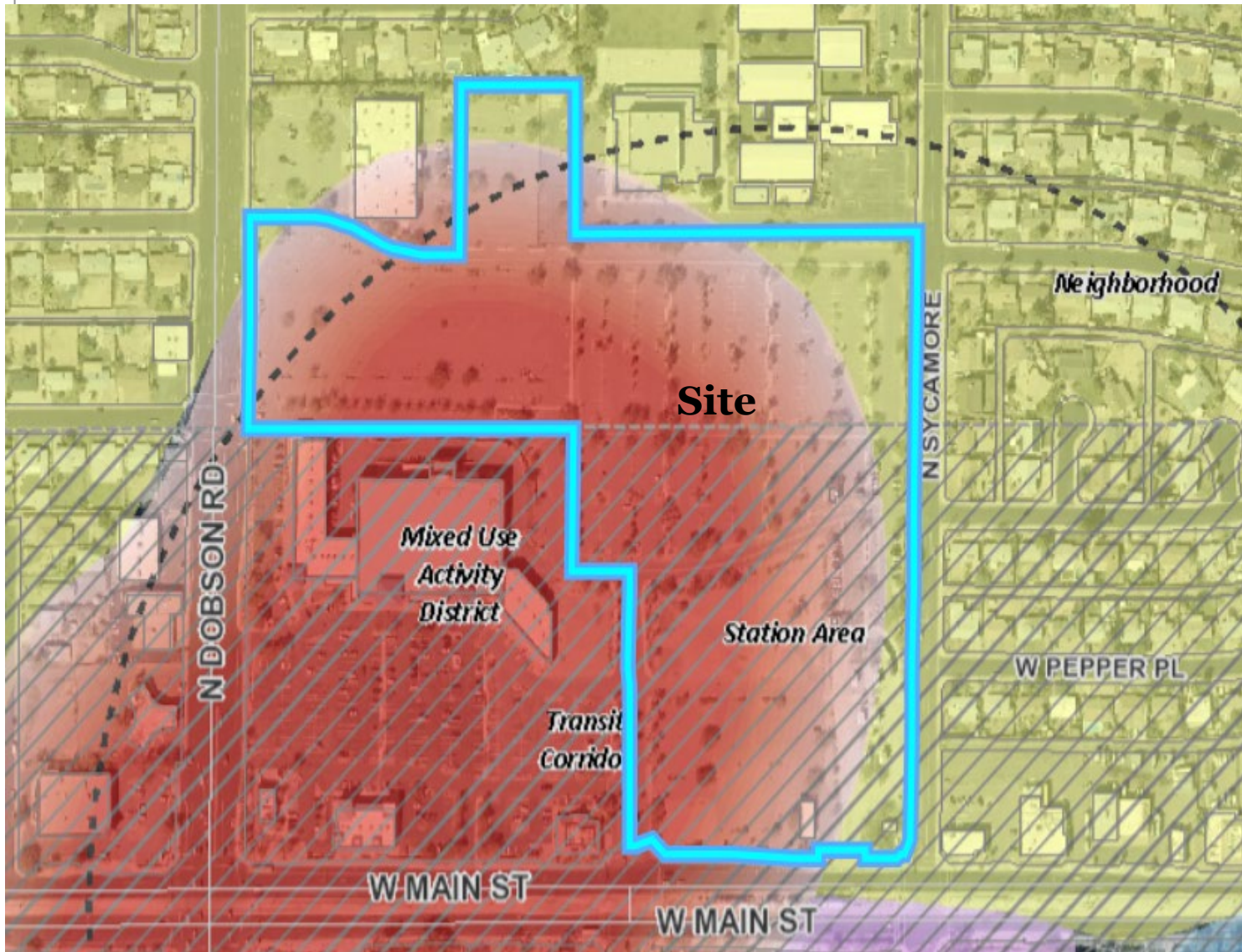
- Pedestrian Sheds

- Transect Zones

- Thoroughfare Network

- Civic Spaces

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



General Plan Designation

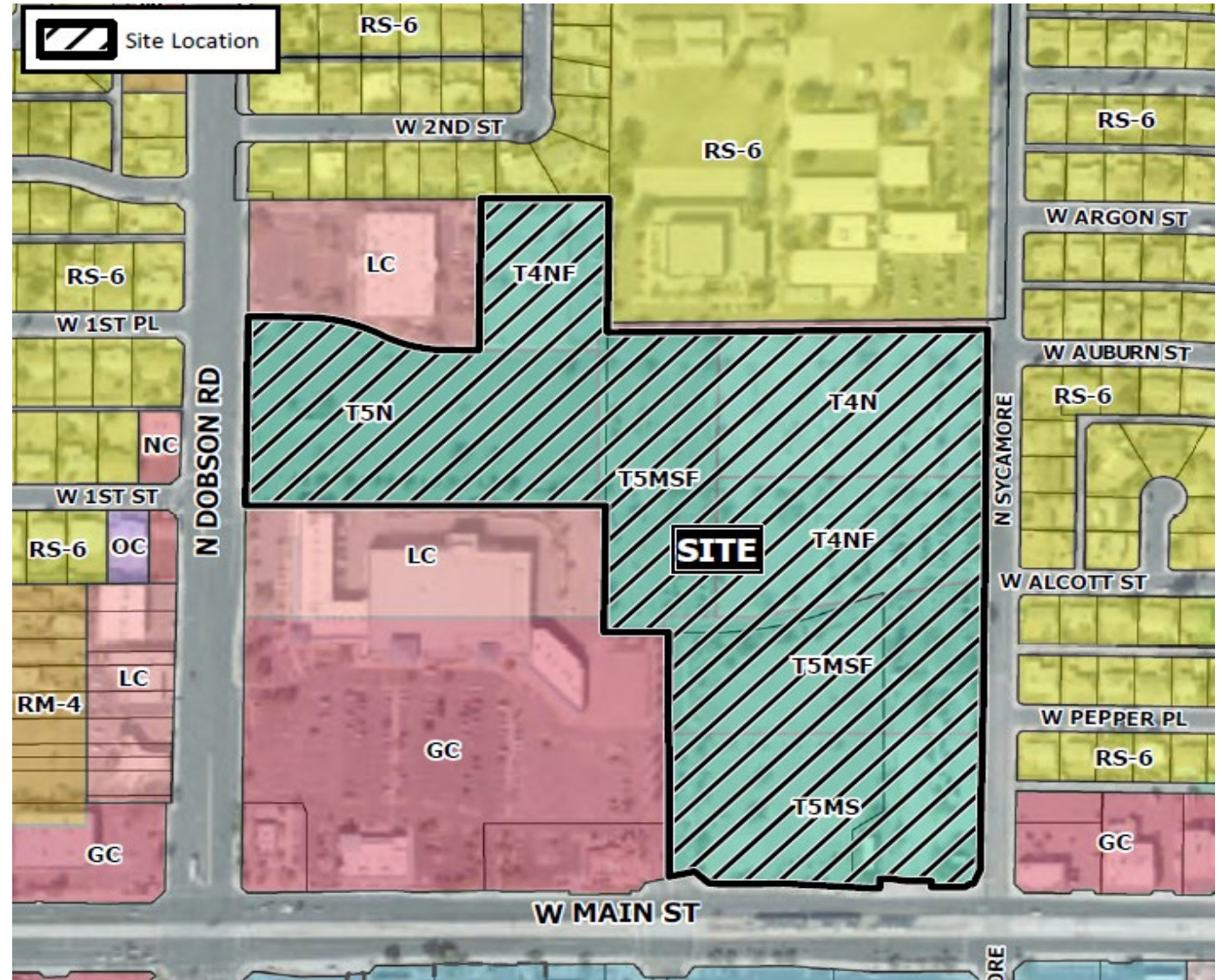
Mixed Use Activity District:

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

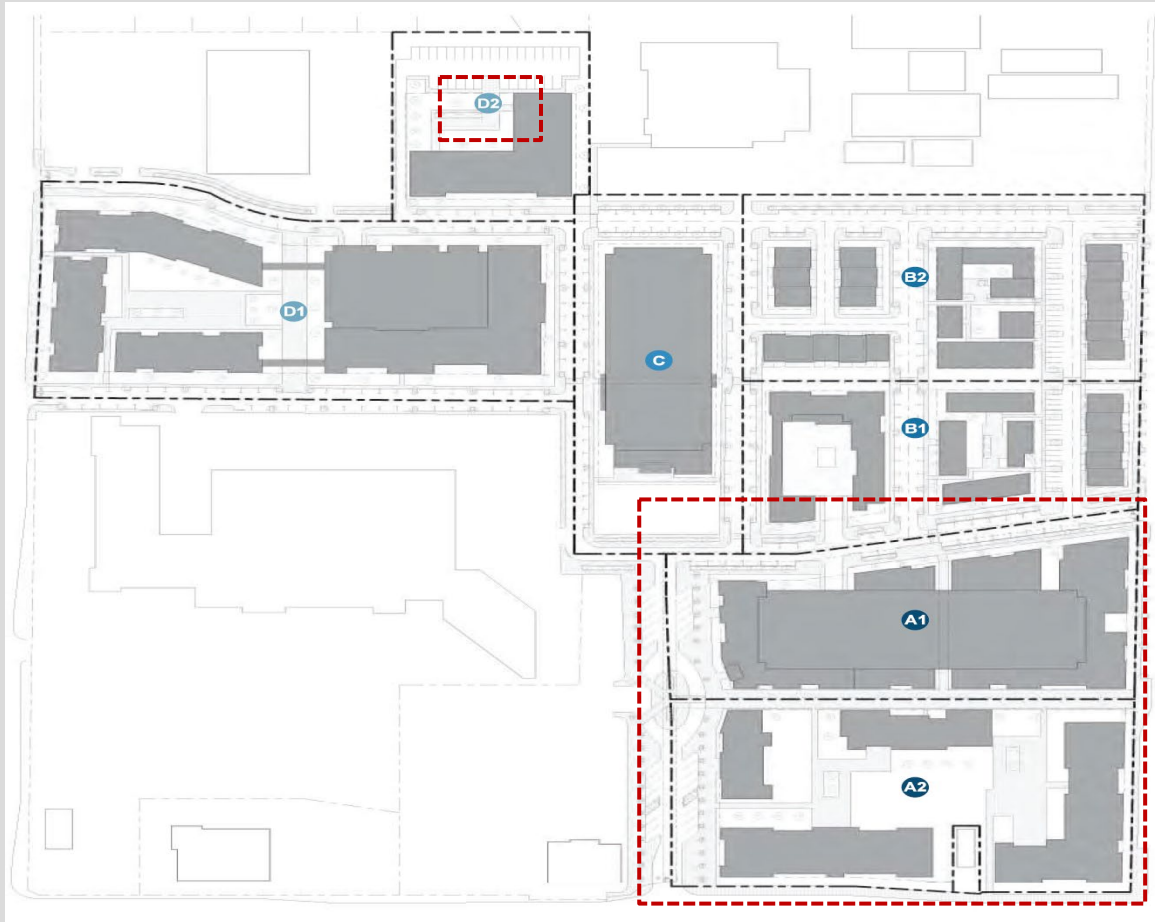
Zoning

FBC Transect Zones

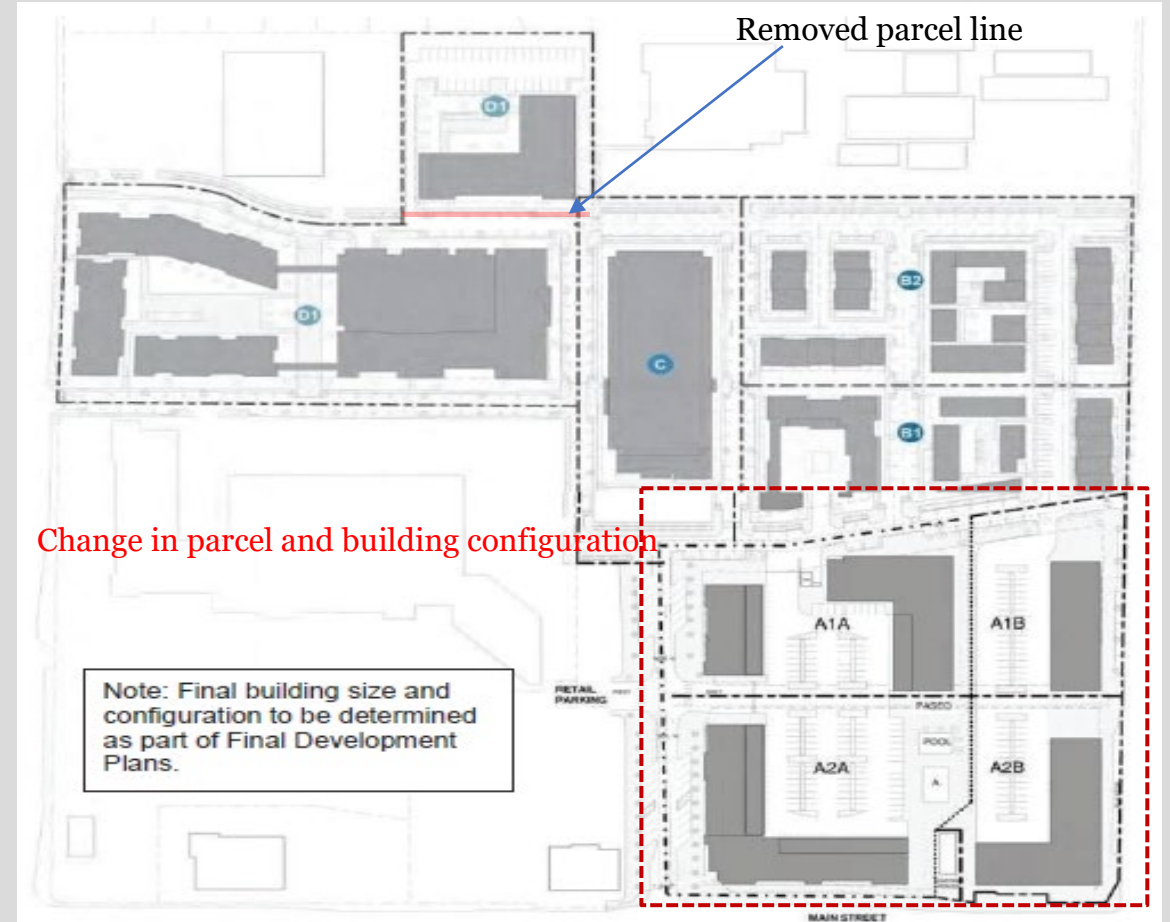
- T4N, T4NF, T5N, T5MS & T5MSF
- No changes to transect zones



Proposed Modifications

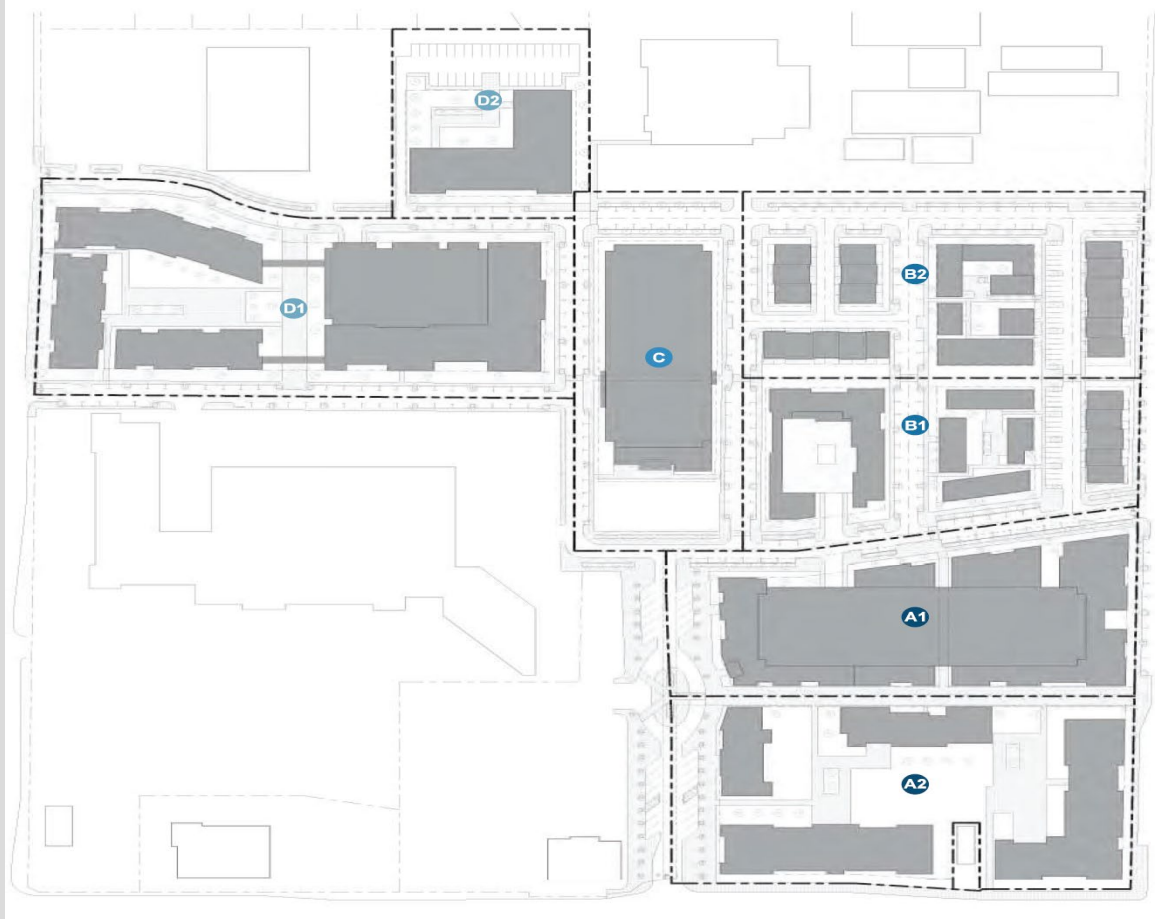


Approved Plan

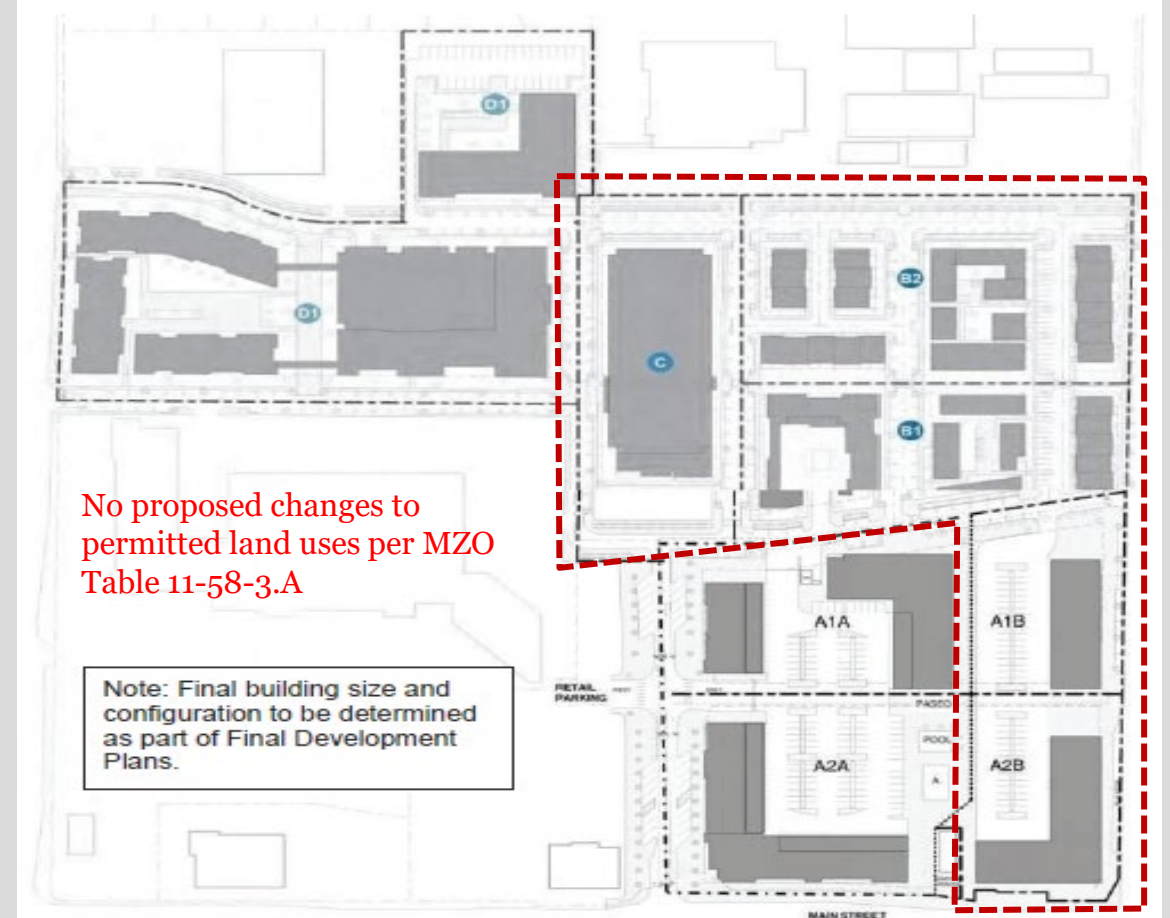


Proposed Plan

Proposed Modifications (City parcel)



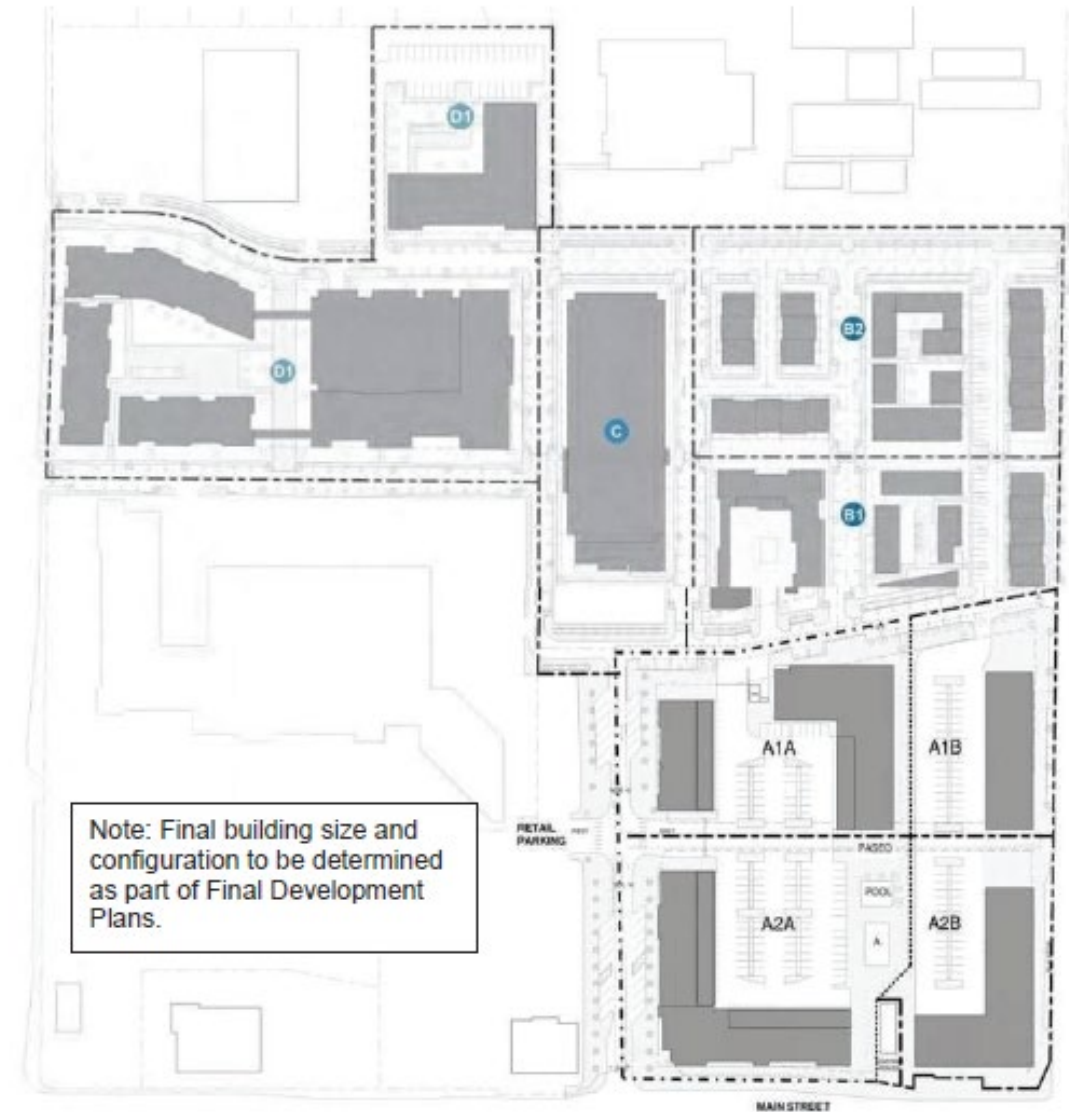
Approved Plan



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