



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

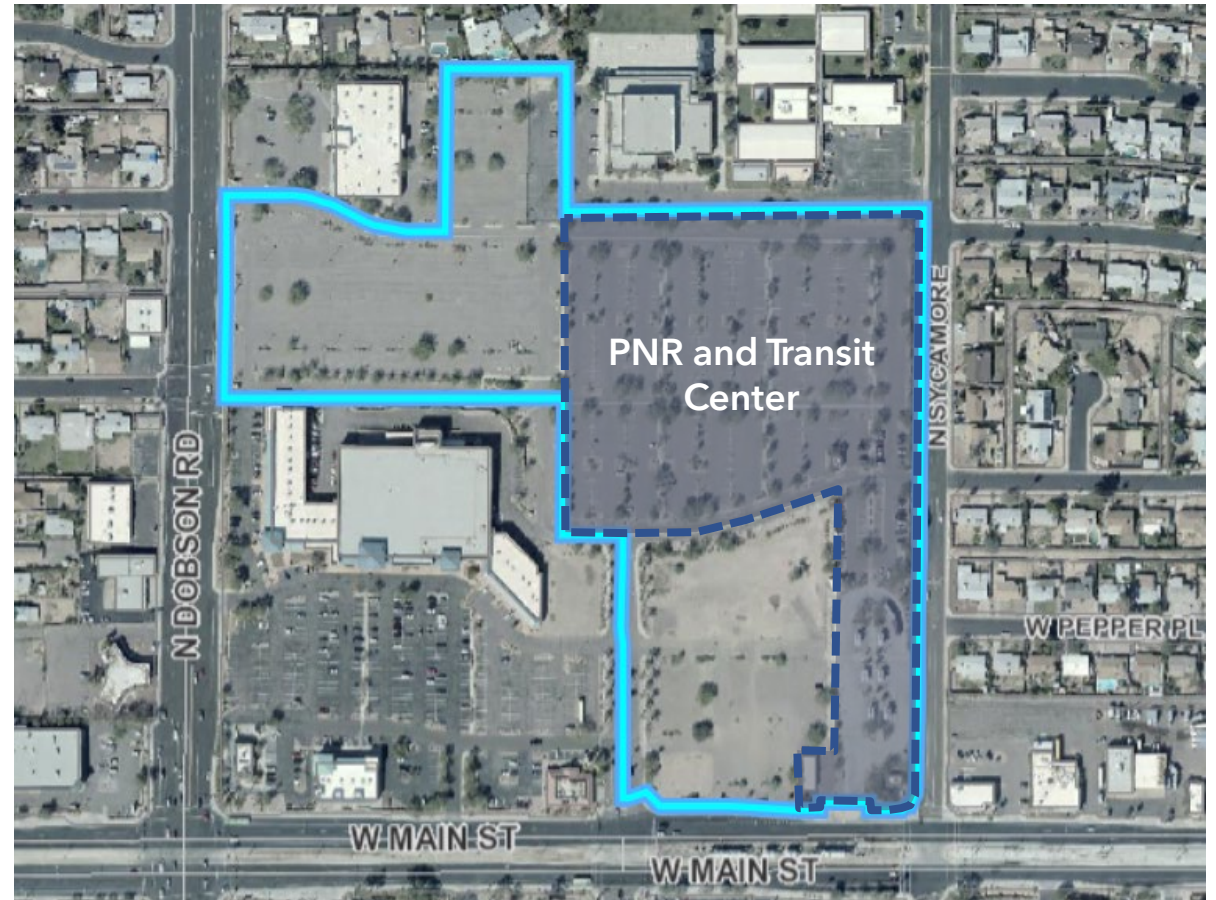
Background

Status of City Property/discussion during the 2016 approval:

Needed for initial light rail project
Federal Transit Administration
interest in property

Required a Development Agreement
with City of Mesa

Long-term capitalized lease with 41
years remaining



Smart Growth Community Plan

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

Requirements:

- Pedestrian Sheds

- Transect Zones

- Thoroughfare Network

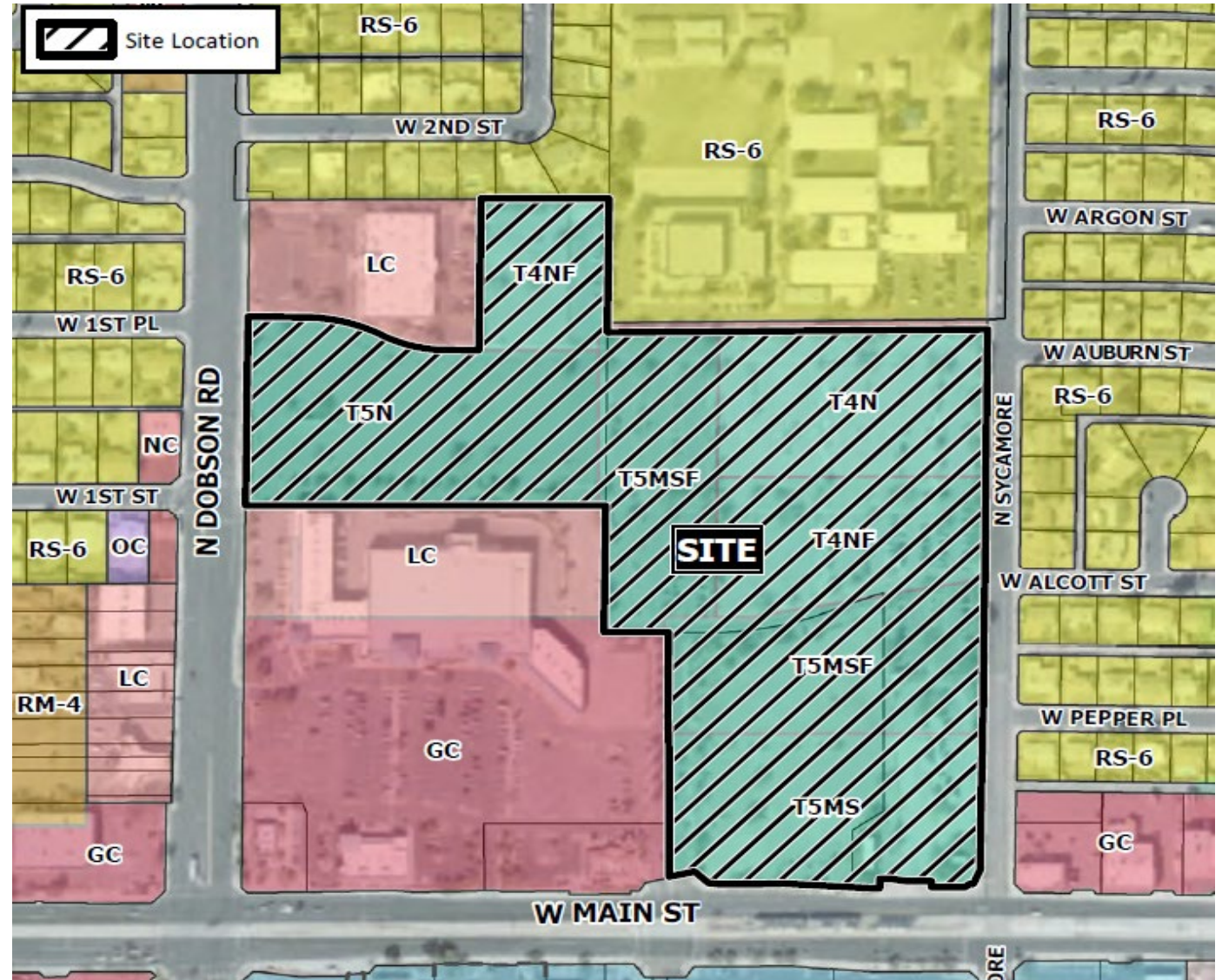
- Civic Spaces

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

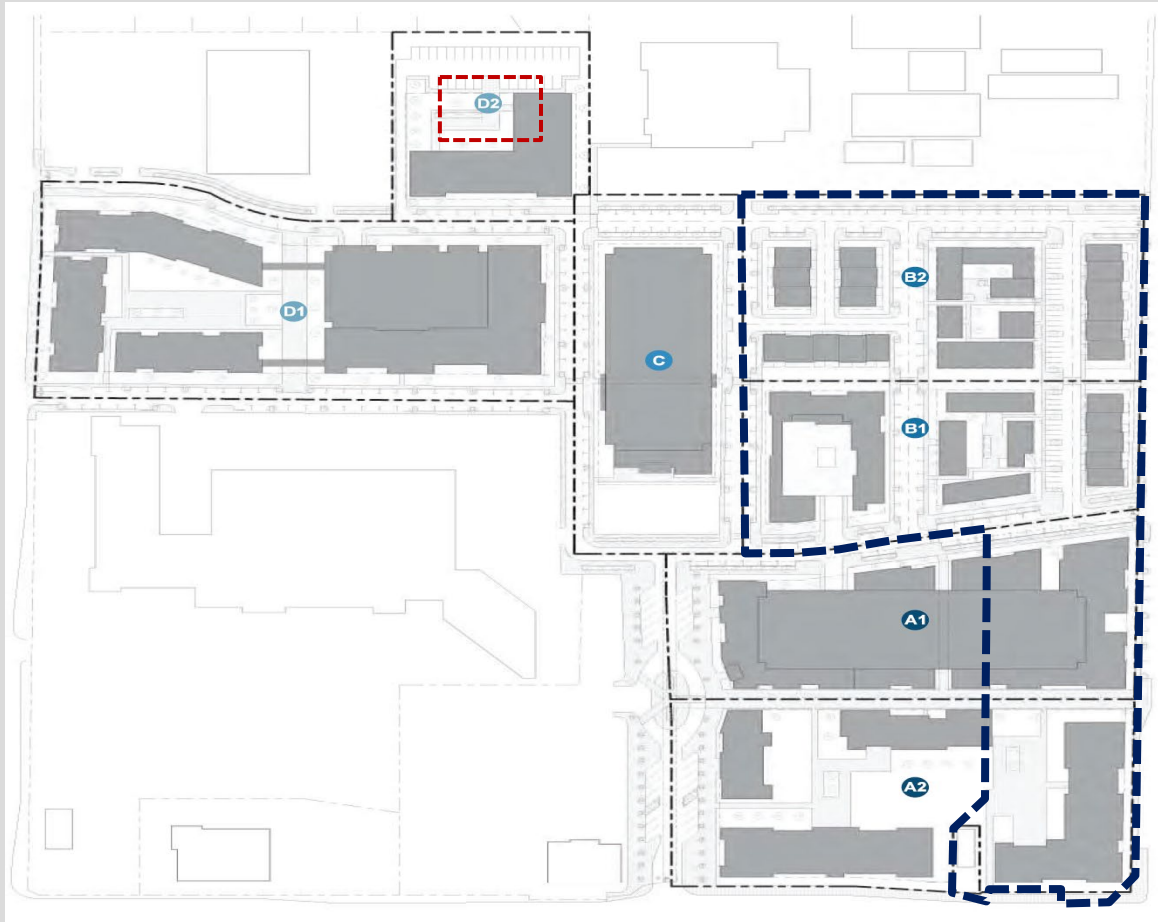
Zoning

FBC Transect Zones

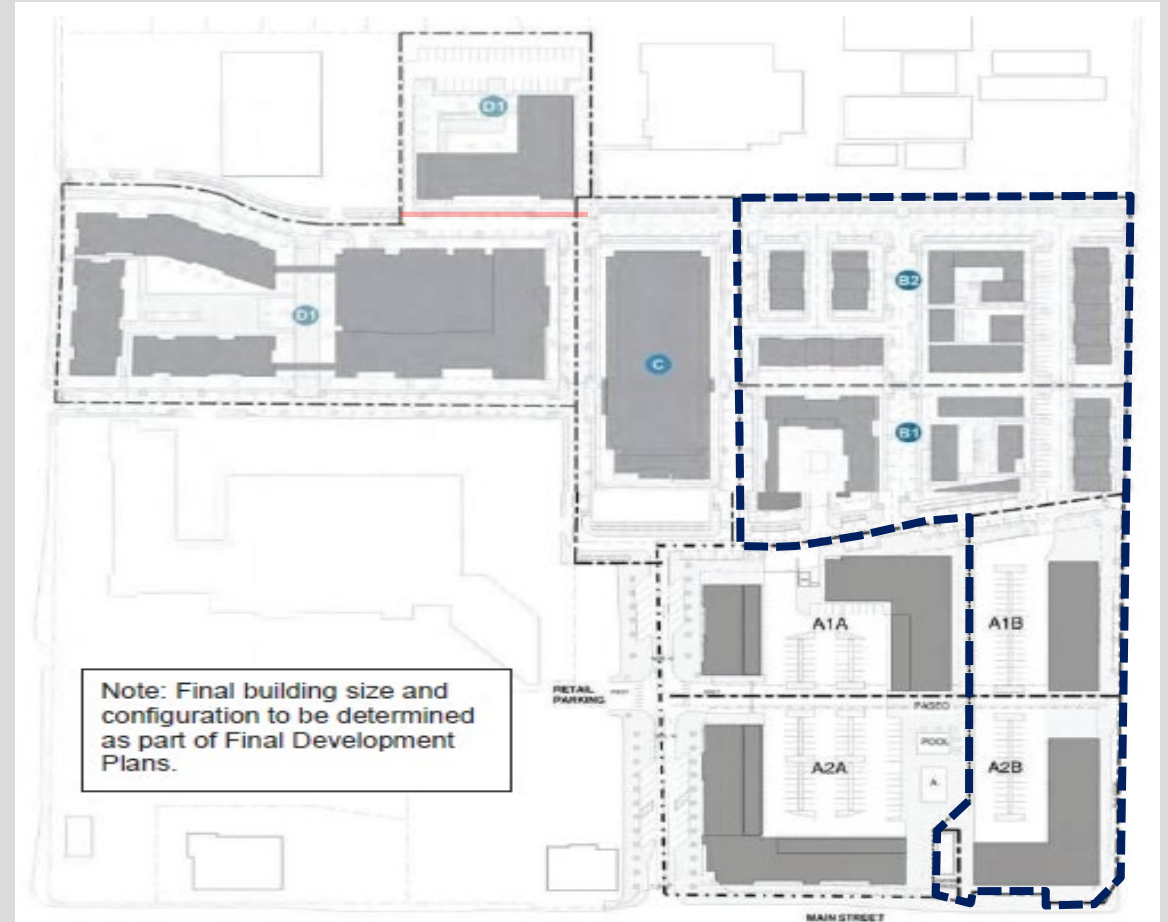
- T4N, T4NF, T5N, T5MS & T5MSF
- No changes to transect zones



Proposed Modifications



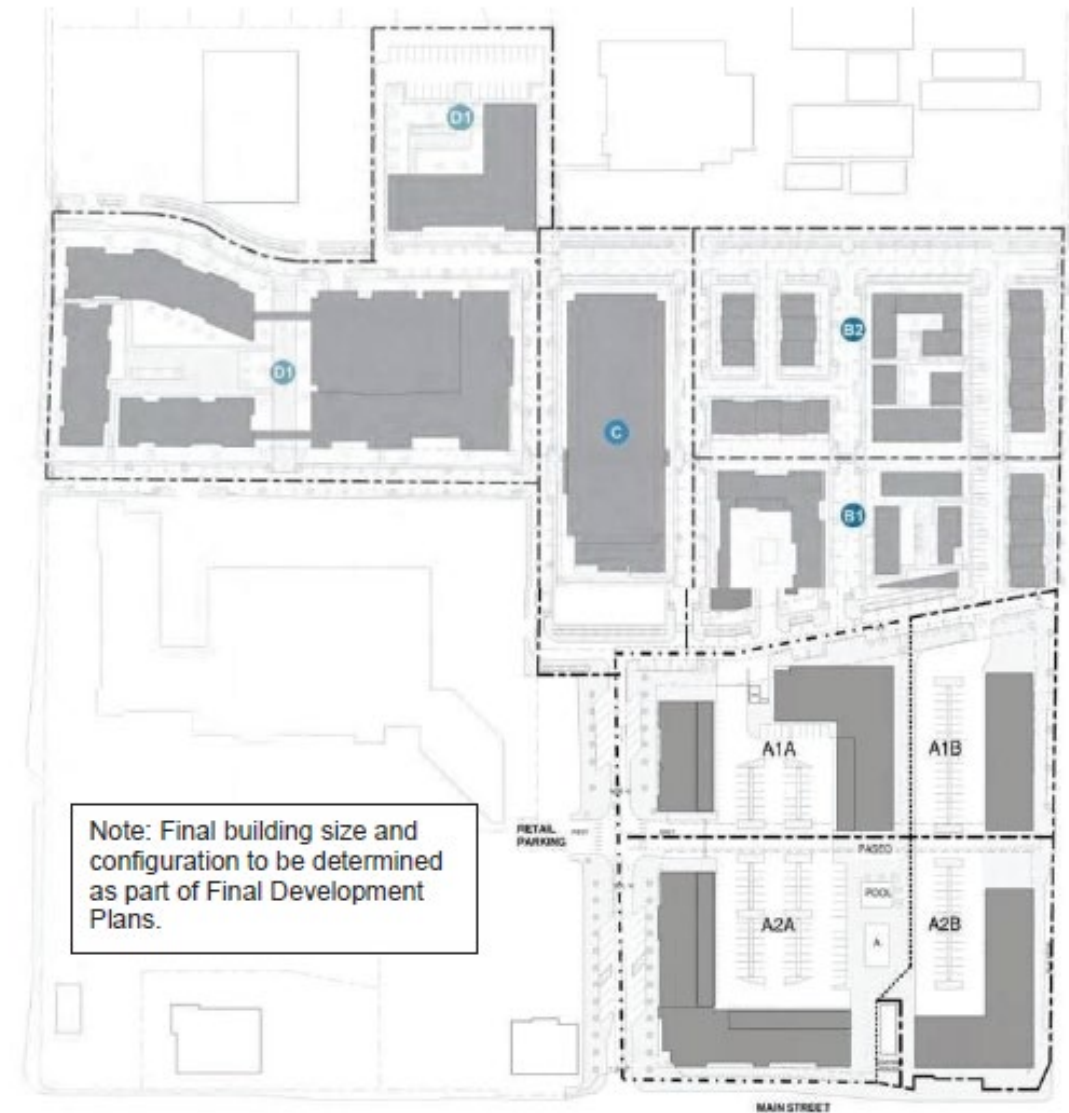
Approved Plan



Proposed Plan

Preliminary Development Plan (2021)

- Modifications:
 - Parcel configurations
 - Parking standards
 - Pedestrian & vehicular thoroughfares
 - Building form standards



Citizen Participation

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



New Proposed Condition of Approval

- Staff recommendation to add new condition of approval
- Condition addresses first floor standards along Main Street
 - Requires first floor to be designed and constructed to commercial standards
 - Requires commercial uses on the first floor along Main Street
- Re-introduce Ordinance on August 23rd
- Council action on August 30th

Summary

Findings

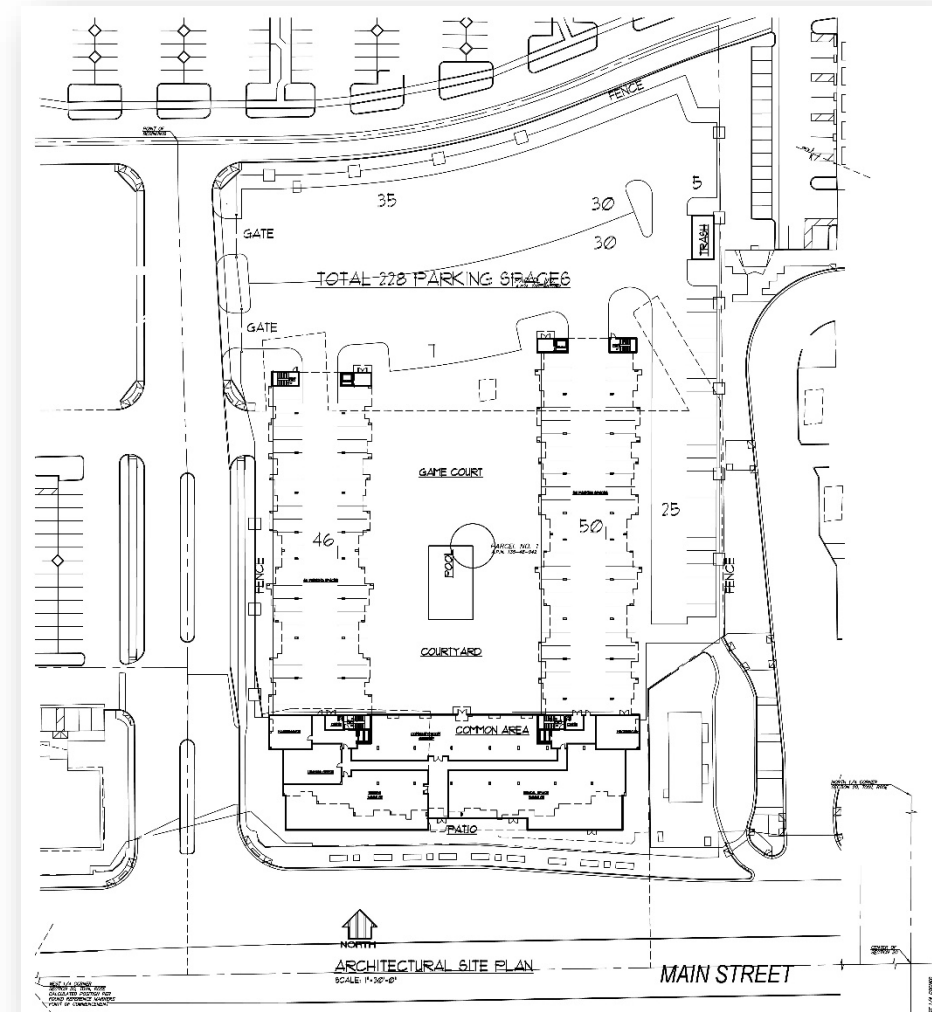
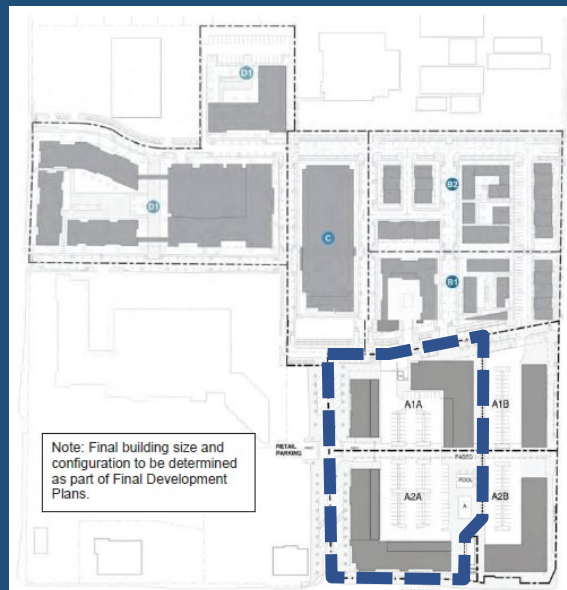
- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies the City's Zoning Ordinance

Staff Recommendation
Approval with Conditions

Planning & Zoning Board
Recommended
Approval with Conditions

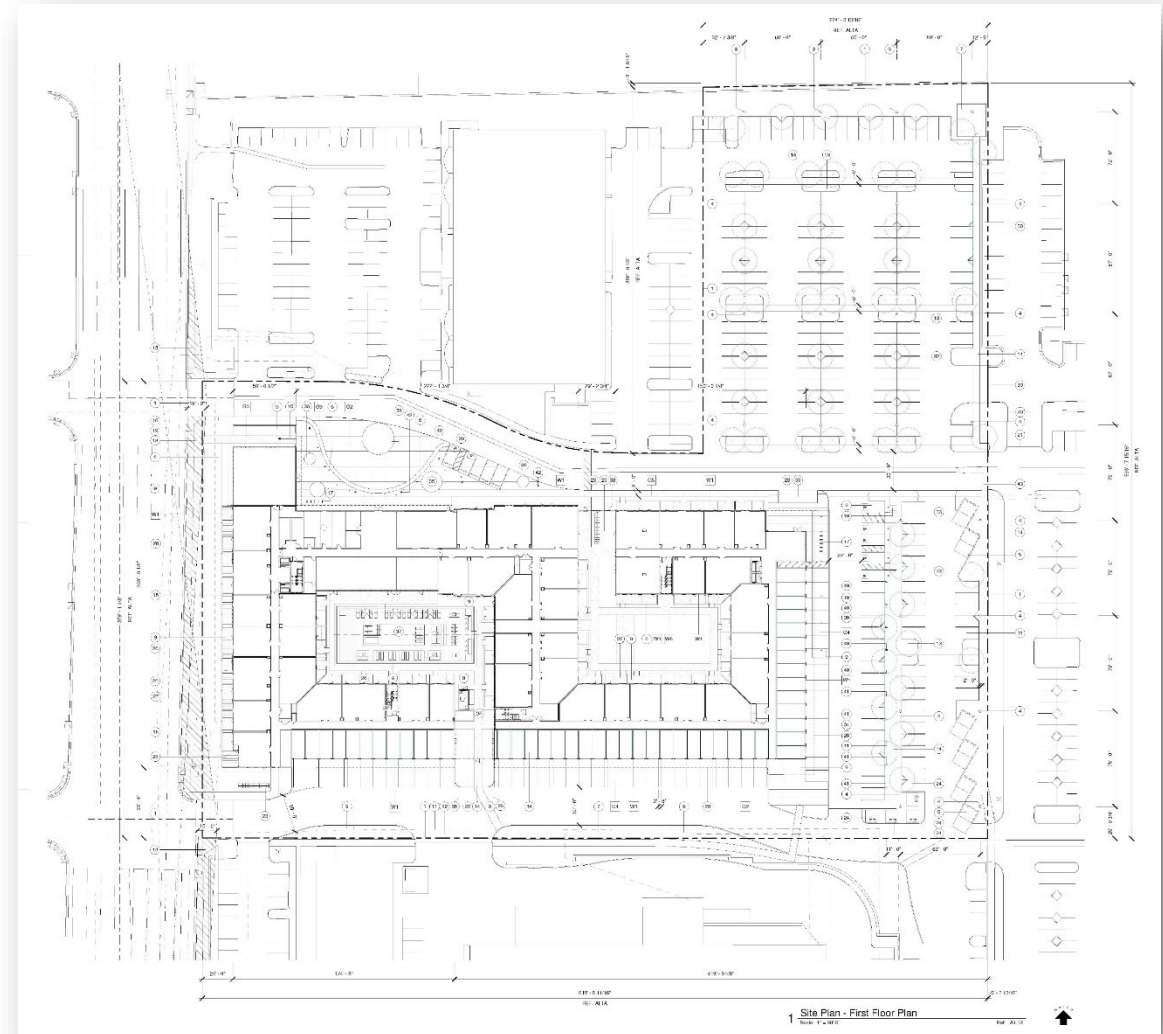
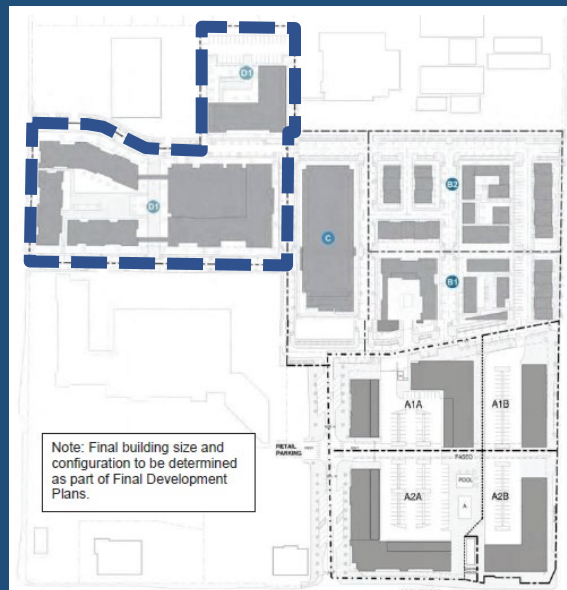
Final Development Plans (Under Administrative Review)

- Sycamore Landings



Final Development Plans (Under Administrative Review)

- Dobson Station



Discussion and Questions

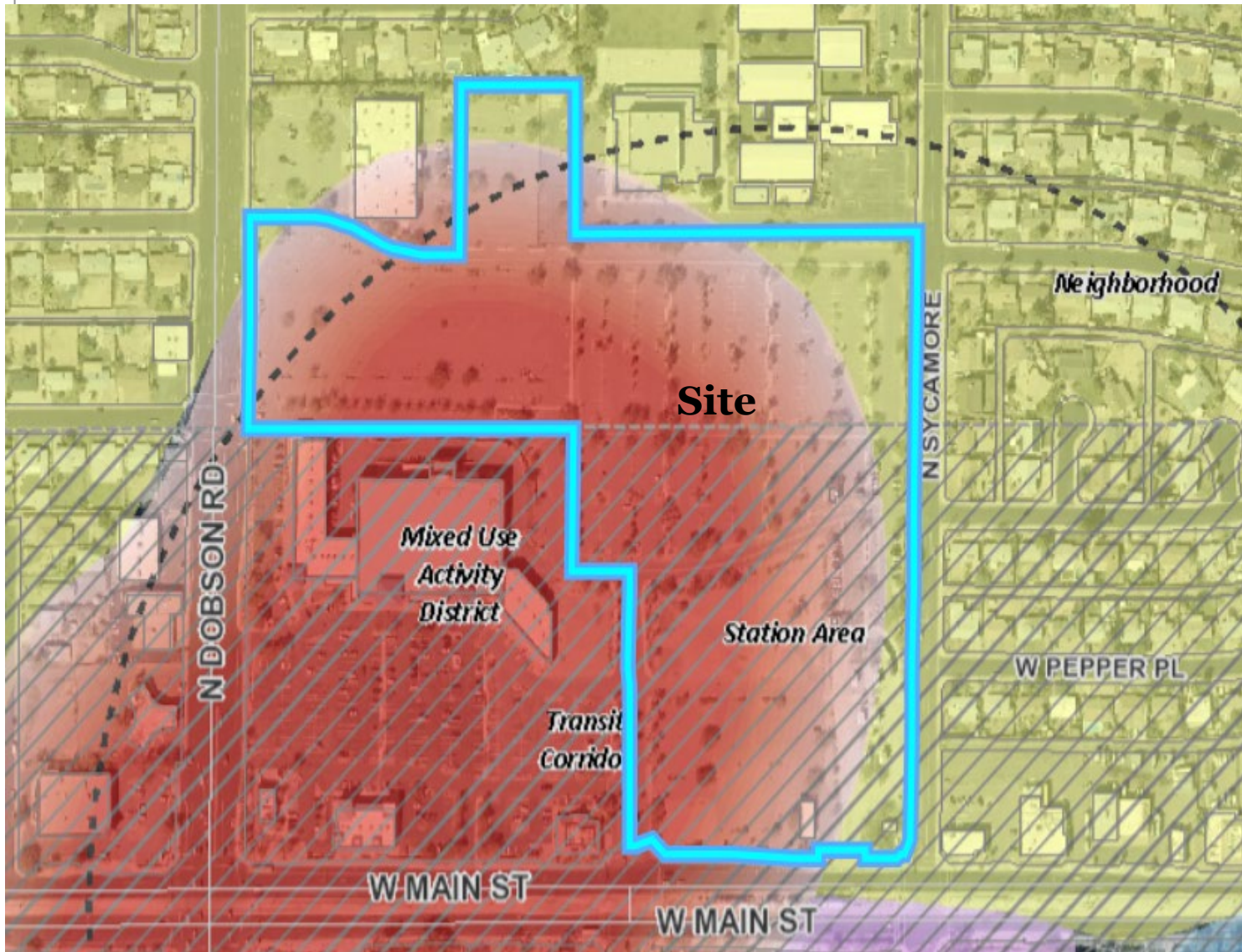
Site Photos



Looking north towards the site



Looking east towards the site



General Plan Designation

Mixed Use Activity District:

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

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

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)