



**PLANNING DIVISION
STAFF REPORT**

Board of Adjustment

September 1, 2021

CASE No.: BOA21-00766	CASE NAME: Mesa Temple Open House
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Owner's Name:	TEMPLE CORPORATION OF THE CHURCH OF LDS
Applicant's Name:	W. Ralph Pew, Pew & Lake, P.L.C.
Location of Request:	Within the 500 block of East Main Street (south side), within the 500 block of East 2 nd Avenue (north side), within the 0 to 100 blocks of south Lesueur (east side) and within the 0 to 100 blocks of south Hobson (west side)
Parcel Nos:	138-27-099A
Nature of Request:	Requesting a Special Use Permit (SUP) for a Special Event to exceed a duration of four consecutive days in the General Commercial (GC), Downtown Residential 2 (DR-2) and Multiple Residential 2 (RM-2) Districts
Zone District:	Downtown Residence 2 (DR-2), Multiple Residence 2 (RM-2), General Commercial (GC)
Council District:	4
Site size:	771,803 square feet or 17.72± acres
Existing use:	Mesa Temple
Staff Planner:	Jennifer Gniffke
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **June 10, 1930**, 551 acres were annexed into the City of Mesa, including the subject site (Ord. 157).

On **September 8, 1987**, City Council approved the creation of new zoning districts, development regulations, a new zoning map and new design guidelines for all properties within Mesa's Town Center, and the west half of the subject site was rezoned to Restricted Multiple Residential (TCR-

2) (Case No. Z87-040, Ord. 2254).

On **April 2, 2001**, City Council approved the Historic Preservation Overlay District for the Temple District, involving 50 acres including the subject site (Case No. HP00-001, Ord. 3876).

On **November 21, 2006**, the Zoning Administrator approved a Special Use Permit to allow a Special Event to exceed the maximum days permitted in the TCR-2, R-2 and C-3 zoning districts, for the annual Easter Pageant (Case No. ZA06-130).

On **May 24, 2018**, the Historic Preservation Officer approved a Certificate of Appropriateness for the Mesa Temple Renovation (Case No. ADM18-00384).

PROJECT DESCRIPTION

Background:

The applicant is requesting a Special Use Permit (SUP) for a Special Event to exceed a duration of four consecutive days in the General Commercial (GC), Downtown Residential 2 (DR-2) and Multiple Residential 2 (RM-2) Districts.

Per Section 11-31-27(A)(3) of the Mesa Zoning Ordinance (MZO), special events are limited to a duration of four consecutive days. However, Section 11-31-27(D)(1) of the MZO, allows special events to exceed this with the approval of a Special Use Permit (SUP). Per the submitted narrative, the applicant is requesting approval of an SUP to allow a Special Event for a duration of seven weeks, from October 4, 2021 through November 20, 2021.

General Plan Character Area Designation and Goals:

The Mesa 2040 General Plan Character Area designation on the property is Neighborhood, Transit Corridor, Station Area. Per Chapter 7 of the General Plan, the primary focus of the Neighborhoods character type is to provide safe places for people to live where they can feel secure and enjoy their surrounding community. Neighborhoods can contain a wide range of housing options and often have associated nonresidential uses such as schools, parks, places of worship, and local serving businesses. Nonresidential areas within neighborhoods should be designed and located to bring people together and to not disrupt the fabric and functioning of the neighborhood as a place where people live. Neighborhoods are also designed to provide opportunities for people to gain a sense of place and feel connected to the larger community.

The focus in the Transit character type is to develop a mixed-use, pedestrian-oriented, urban environment, particularly within walking distance of transit stops. This overall category is divided into corridors and station areas. Station areas will have more intense development.

The proposed special event advances the goals and objectives of the Mesa 2040 General Plan by providing an opportunity for the community to gather. The Mesa Temple is a historical landmark in the City of Mesa and provides a strong sense of place. The open house event provides an opportunity for the residents of Mesa to tour the facility.

Site Characteristics:

The subject site is located east of Mesa Drive on the south side of Main Street, specifically from Main Street south to 2nd Avenue between Lesueur and Hobson. The open house will occupy the entire 17+ acre site.

Surrounding Zoning Designations and Existing Use Activity:

Northwest (Across Main and Lesueur) DC Park & Ride lot	North (Across Main Street) DR-2, GC and RM-2 Pioneer Park	Northeast (Across Main Street and Hobson) LC Commercial
West (Across Lesueur) T5MSF, T4N, DR-2 Mesa Temple Visitor Center, Apartments, Townhomes, Single Residences	Subject Property DR-2, RM-2 and GC Mesa Temple	East (Across Hobson) LC, RM-2 Commercial, Office, Single Residence
Southwest (Across 2 nd Ave) DR-2 PAD, DR-2 Residential Condominiums, Office	South (Across 2 nd Ave) RM-2, RS-6, DR-2 Single Residence, Church	Southeast (Across Hobson and 2 nd Ave) RM-3 Single Residence

Mesa Zoning Ordinance Requirements and Regulations:

Per Section 11-31-27(A), (B) and (C) of the MZO, special events are permitted in all zoning districts provided that:

1. The event is licensed in accordance with the provision of Title 5 of the Mesa City Code;

A license through the City of Mesa Tax and License Department is in review. The proposed conditions of approval include a requirement for the applicant to obtain a Special Event License through the City of Mesa Tax and License Department.

2. The duration of the event does not exceed the time period specified in the special event license or a maximum of 4 consecutive days, whichever is less,

As stated above, the applicant is requesting a SUP to allow a Special Event for a duration of seven weeks, from October 4, 2021 through November 20, 2021.

3. No more than 4 events are conducted on the same premises during the calendar year;

The Open House is a one-time event. No other events have been requested on the premises during the 2021 calendar year, and future event requests would be reviewed per this criteria.

4. The site of the event is adequately served by utilities and sanitary facilities; and

There are adequate public facilities and infrastructure available to serve the open house, including the additional of several public toiletry facilities at various locations both on and adjacent to the Temple Site.

5. The event will not present a safety hazard or public disturbance and will not cause substantial adverse impacts on surrounding properties or land uses by creating excessive noise, glare, hear, dust, odor, or pollutants as determined by the Director and Fire Marshal.

Per the narrative submitted, the Mesa Arizona Temple has been operating for almost 100 years without serious complaint or impact to adjacent surrounding property owners. The annual Christmas Lights and the Jesus the Christ (Easter) Pageant occurred annually prior to the Temple renovations. There will be no outdoor sound projections or speakers, as this event is meant to be relatively quiet and reverent. Any neighborhood concerns / questions / complaints regarding the event will be addressed immediately by Temple Open House Committee Members. This singular event is not anticipated to be injurious or detrimental to adjacent or surrounding properties in the area.

- B. Special events shall be conducted only on a lot that has an approved dust proof parking surface with permanent driveway access.

Per the site plan, the event is conducted on the improved property that has permanent parking and driveway access from 2nd Avenue.

- C. Facilities, structures, and utilities shall be installed and maintained in conformance with all applicable building, fire, traffic, and zoning regulations.

Staff has included a condition of approval that all special events comply with all requirements of the Development Services Department.

Special Use Permit MZO Section 11-70-5

Per Section 11-70-5(E) of the City of Mesa Zoning Ordinance, the Board of Adjustment shall also find the following criteria are met for approval of a SUP:

1. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies;

The proposed special event is consistent with the location, design and operating characteristics of DR-2, RM-2 and GC districts and conforms with Mesa 2040 General Plan by contributing to a healthful, productive, and vibrant city.

The request complies with this criterion.

2. The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, nor will the proposed project or improvements be injurious or detrimental to the neighborhood or to the general welfare of the City; and

To emphasize public safety and accommodate parking demands, the applicant is encouraging carpooling and the use of light rail to and from the event. To safely accommodate pedestrian traffic, parts of LeSueur and 2nd Avenue will be temporarily closed to vehicular traffic. These closures have been carefully planned with the assistance of the City of Mesa Streets and Police Departments. The primary plan is to create as few traffic restrictions and street closures as possible, while balancing the needs of public safety. Due to careful planning, these road closures will not prohibit any resident from access to their property. Moreover, security and traffic control personnel will be present at all closure locations and the barricades can easily be moved by public safety personnel as needed. In addition, the applicant providing the location of several off-campus parking lots that will be available for self-parking.

Based on the information provided in the Operational Plan and the Narrative, the proposed open house should not be injurious or detrimental to the surrounding properties.

The request complies with this criterion.

3. Adequate public services, public facilities and public infrastructure are available to serve the proposed project.

The City of Mesa utilities and public infrastructure are available to serve the special event. The event organizers are encouraging guests to use public transportation to and from the event.

The request complies with this criterion.

Findings:

- A. The requested SUP would allow one special event (Mesa Temple Open House) to run for seven consecutive weeks, on the Mesa Temple grounds located within the 500 block of East Main Street (south side), within the 500 block of East 2nd Avenue (north side), within

the 0 to 100 blocks of south Lesueur (east side) and within the 0 to 100 blocks of south Hobson (west side).

- B. The special event will be held from October 4, 2021 through November 20, 2021.
- C. The proposed special event is consistent with the location, design and operating characteristics of DR-2, RM-2 and GC districts and conforms with Mesa 2040 General Plan.
- D. The applicant's Operational Plan uses several strategies to accommodate parking demand while maintaining public safety. The proposed operations should not be injurious or detrimental to the surrounding neighborhood.
- E. Staff research indicates that no complaints have been received for any of the Easter Pageant events that have been held annually at the Mesa Temple. Therefore, the proposed special event should not be injurious or detrimental to the surrounding properties.
- F. City of Mesa utilities and public infrastructure are available to serve the special event.

Neighborhood Participation Plan and Public Comments:

The applicant mailed the required notification letters to all property owners within 500 feet of the site. As of the writing of this report, staff has not been contacted by any resident or property owner to express support or opposition to the request.

Staff Recommendation:

Based on the application received and preceding analysis, staff finds the request for a Special Use Permit to allow a Special Event to exceed four consecutive days, meets the required findings of Section 11-70-5(E) of the MZO; and therefore recommends approval with the following conditions:

Conditions of Approval:

- 1. Compliance with the submitted narrative and exhibits.
- 2. Compliance with all requirements of the Development Services Department.
- 3. Prior to operations, the applicant must obtain a Special Event License for the event through the City of Mesa License Department.
- 4. The Special Use Permit shall automatically expire on November 30th, 2021 and be of no further force and effect.
- 5. Event shall operate, per the applicant's Operation Plan, between the hours of 8:00am and 10:00pm, Monday through Saturday.

Attachments:

Exhibit 1 - Vicinity Map

Exhibit 2 - Staff Report

Exhibit 3 - Project Narrative

Exhibit 4 - Exhibits