



Planning and Zoning Board

Staff Report

CASE NUMBER: Z17-044 (PLN2017-00352)
LOCATION/ADDRESS: The 1300 through 1400 blocks of West Main Street (north side)
GENERAL VICINITY: Located west of Alma School Road on the north side of Main Street.
REQUEST: Modification of the Bonus Intensity Zone Overlay, Council Use Permit; and Site Plan. Also, consider a preliminary plat for "West Main Station Village".
PURPOSE: This request will allow the development of a multi-residence development in the NC zoning district with potential commercial services.
COUNCIL DISTRICT: District 3
OWNER: Mesa Main Street, LLC
APPLICANT: Fred Woods, Wood Associates Architects, LLC
STAFF PLANNER: Lesley Davis

SITE DATA

PARCEL NO.: 135-52-048A, 047B, 038D, 037A, and 039A
PARCEL SIZE: .87± acre portion of the overall 3.3± acre development site
EXISTING ZONING: NC CUP-BIZ
GENERAL PLAN CHARACTER: Neighborhood – Transit Corridor
CURRENT LAND USE: Vacant

SITE CONTEXT

NORTH: Existing multi-residence attached townhomes, zoned RM-4 BIZ
EAST: Existing 2-story Motel – zoned C-3
SOUTH: (across Main Street) Group Commercial development – zoned C-2
(across Main Street) East Valley Institute of Technology – zoned PF
WEST: (across Rogers) Existing Commercial Uses – zoned C-3

STAFF RECOMMENDATION:

P&Z BOARD RECOMMENDATION: Approval with conditions. Denial

PROPOSITION 207 WAIVER SIGNED: Yes No

HISTORY/RELATED CASES

January 5, 1949: Annexed into the City of Mesa (Ord. # 228) Subsequently zoned C-3.
August 13, 2007: City Council approved a rezone from GC to NC CUP-BIZ and Site Plan Review to allow the development of a mixed-use transit oriented development consisting of 13 live/work units and 44 townhomes units. (Z07-028)

PROJECT DESCRIPTION / REQUEST

The applicant is requesting to modify the previously approved Council Use Permit that allowed 13 live/work townhome units with ground floor retail within the approved West Main Station development (Z07-028), which will also include a preliminary plat for “West Main Station Village”. This proposal is to allow 26 townhomes with a ground floor business/office/bedroom option. The new concept will fit within the same building footprint, so the site plan is not affected except for the required parking. The applicant has expressed a desire to provide more flexibility within these buildings to allow a homeowner the option to utilize the ground floor for additional residential space.

NEIGHBORHOOD PARTICIPATION:

The applicant initially has completed a Citizen Participation Process, which included a mailed letter to property owners within 500-feet of the site, as well as HOAs within a ½ mile and registered neighborhoods within a mile. Staff notified the applicant in their first review comments, that they should expand the notification boundary for property owners to 1,000’. Staff has not been contacted by any property owner’s, HOA’s or registered neighborhoods regarding this proposal.

At the time that this report was written staff had not yet received the updated Citizen Participation Report, however staff anticipates submittal of that document prior to the September 19, 2017 Study Session. Planning staff will provide an update to the Board at that time.

STAFF ANALYSIS

MESA 2040 GENERAL PLAN:

Staff has reviewed the proposal and found that it is consistent with the criteria for review as outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan and has determined that the proposed use is in conformance with the General Plan.

The Mesa 2040 General Plan designates the character type appropriate for this site as Neighborhood – Transit Corridor. The proposal is for the consideration of Modification of the existing Bonus Intensity Zone Overlay, Council Use Permit; and Site Plan to allow for the conversion of 13 live/work townhome units with ground floor retail to allow 26 townhomes with a ground floor business/office/bedroom option. This conversion takes place within the approved footprint included with the previously approved site plan as part of Z07-028.

The Mesa 2040 General Plan Character area designation is Neighborhood – Transit Corridor. This project also falls within the boundary for the West Main Area 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. The Transit District Character type overlays the other neighborhood character type to transition the area into a more transit and pedestrian

oriented development form, which encourages higher density residential uses with buildings located close to the street offering ground floor offices or retail.

The proposed use is compatible with both the Neighborhood and Transit Corridor designations by providing higher density residential development located at the street along Main Street, while still offering the option for ground floor office or retail. This proposal is in conformance with the General Plan as well as the West Main Area Plan.

BIZ OVERLAY MODIFICATIONS - MZO Section 11-21-3:

The site currently has a BIZ overlay to allow for deviations to code for building and landscape setbacks as well as separation between buildings. The proposal would include an additional deviation to code to reduce the required number of parking spaces by 6, however that does not include the additional 19 parking spaces that exist along Main Street in front of this development. These additional spaces eliminate any negative impact of the requested deviation to code.

The Zoning Ordinance allows the City Council to approve modifications to the underlying district standards proportionate to number of items and degree of compliance provided by a project. Projects with few modifications need comply with a lower percentage of criteria. Projects with a higher number and greater deviation from adopted standards shall comply with a higher percentage of criteria.

The criteria include a requirement that the BIZ overlay facilitate “unique, innovative developments of superior quality.” Planning Staff is supportive of the application of the BIZ overlay for the live/work portion of the project, as the Main Street frontage represent a unique and innovative development. The proposal increases the density within the existing footprint, which is encouraged by the General Plan within a Transit Corridor. Although it removes a requirement for ground floor commercial, it still offers the option to allow for more flexibility in marketing. The applicant previously received Design Review approval for the buildings, which will be slightly modified to address the increase in units through the Administrative Review process with approval by the Planning Director. The building design will be held to a higher standard, due to the BIZ overlay.

The BIZ overlay criteria also encourages redevelopment and rehabilitation on economically distressed properties, utilization of existing transportation infrastructure for higher density development, utilization of locations along the light rail line and site design to facilitate alternative modes of transportation to reduce onsite environmental impacts.

The proposed project meets these criteria, including a reduction in parking for a project with easy access to mass transit and on-street parking.

SITE PLAN - MZO Section 11-69-5:

The proposed site plan meets the review criteria outlined in the Zoning Ordinance. The site plan approved as part of Z07-028 is only minimally impacted by this proposal. It will include additional driveways/garages along the north side of the building and slight modifications to the entry courtyards along Main Street, increasing the number of gates accessing those courtyards. The building footprint will be nearly identical to that approved and the intent is to maintain all of the approved amenities for the project including the 1930 Mesa Train Depot replica ramada located along Main Street between the buildings.

COUNCIL USE PERMIT- MZO Section 11-31-3:

Developments exceeding the residential density maximums specified in the Zoning Ordinance and commercial floor area requirements that differ from the areas specified, require approval of a Council Use Permit. The review of Council Use Permit requires a determination that the project is in compliance with minimum criteria established in this section of the Ordinance.

Planning staff has evaluated the request for a modification to the existing Council Use Permit for the addition of 13 residential units and the removal for the requirement for ground floor retail/office, allowing it to be optional.

The use complies with the General Plan, Sub Area Plans and other recognized development plans or policies, and will be compatible with surrounding uses. The subject site is within the Transit District character type of the general plan, specifically the Transit Corridor and also the West Main Street Area Plan. The proposal is consistent with the policies for both documents.

The applicant has submitted a plan of operation demonstrating compliance, which satisfies section 11-31-31 of the Zoning Ordinance. That plan identifies that there will be an Owner's Association and professional management company that will take care of all property related matters to ensure that the mixture of uses is operated and maintained in a professional manner and in compliance with the deed restrictions. An acceptable 'good neighbor policy' has also been submitted.

The documents submitted demonstrate general compliance with City development standards and where deficient, they are required to comply with previously approved deviations to setbacks that were approved as part of Z07-028 as well as the additional reduction for required parking, which is a deviation to code that they have requested as a modification to the existing BIZ Overlay.

CONCLUSION:

The proposed development was approved in 2007. The applicant is proposing minor modifications to the Council Use Permit and BIZ overlay. The modifications will accommodate a minor reduction in the number of parking spaces provided on site and increase the number of units along Main Street with removal of the requirement for ground floor office/retail allowing it to be an option for a buyer. The request also includes consideration of a preliminary plat for "West Main Station Village" to accommodate individual ownership of 26 townhome units.

The proposal is in conformance with the General Plan and West Main Area Plan. The applicant has provided an acceptable "Operational Plan" and "Good Neighbor Policy" to satisfy the requirements for a CUP, allowing the residential use in the NC Zoning District. The applicant has also satisfied the requirement for the BIZ overlay.

Staff recommends approval of Z17-044 with the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the basic development as described in the project narrative, and as shown on the site plan submitted, (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Subdivision Technical Review Committee.

4. Dedication of right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication, whichever comes first.
5. Compliance with all requirements of Design Review approval through DR07-095 except as modified through the Administrative Approval process, which requires approval by the Planning Director for the revised elevations.
6. Compliance with all requirements of Z07-028, except as modified by this request.

■ **PROJECT NARRATIVE:**

This is a request to amend the Council Use Permit on a property that is zoned NC BIZ. The 3.32 acres development known as West Main Street Station Village includes an adjacent 42 townhouses zoned RM-4 BIZ.

Construction on this project was started shortly after City Council Approval in 2007. Work has been stalled until 2016 when a new developer came in and completed the first twelve townhomes of the RM-4 BIZ. Permits have been issued for another twelve townhouses in this portion and are currently under construction.

We are requesting a modification to the live/work residences along the main Street frontage within the NC BIZ portion of the project. We have developed a revised townhouse concept which includes the following modifications:

1. Change from 13 condominium type residences each with 13 ground floor business spaces to 26 townhouse type residences each with a ground floor business/office/bedroom option.
2. The new concept will fit within the same building footprint. No site changes will be required.
3. The residential courtyard entries along Main Street will basically remain unchanged as previously approved.
4. The 1930 Mesa Train Depot replica Ramada will be included as originally proposed.
5. 13 townhouses will have a two-car garage and 13 will have a single car garage. This is an additional 13 on-site parking spaces added to the project. The two-car garage has been narrowed to 18'-6" which is 8" smaller than the original townhouse garage.
6. Parking required by ordinance is 2 spaces per townhouse which is 136 spaces. 55 of the townhouses have 2-car garages and 13 have single car garages which equals 123 spaces. The project has an additional 7 visitor parking spaces which equals 130 of the required 136 spaces.

We are requesting approval of this 6-space deficiency. The following are justifications to approve this parking shortage.

1. There are 19 street parking spaces along Main Street immediately adjacent to the front door of the 26 townhomes along the side walk of Main Street. These parking spaces were built with the recent Main Street Light Rail improvements specifically for use by this project. This is the only frontage with street parking in this area of Main Street.
2. Light Rail service is conveniently adjacent to these residences. The ordinance also requires 2 covered parking spaces per townhouse. We are requesting approval of this 6 spaces shortage also.

Grading and Drainage Design: Because these proposed modifications do not change the building envelope no changes to the approved/existing grading and drainage design are required.

Final Plat: A preliminary plat is included for review and approval. A final plat will be processed through the City of Mesa subdivision approval process.

Building architecture, colors and materials: The building architecture, colors and materials will remain like the original approved concept with only minor modifications to reflect the modified residential floor plans.

Plan of Operation: The plan of operation identifies that there will be an Owner's Association and professional management company that will take care of all property related matters to ensure that the mixture of uses is operated and maintained in a professional manner and in compliance with the deed restrictions.

Good Neighbor Policy:

The Owner's Association will work to ensure ongoing compatibility with adjacent uses and include measures to assure residences are maintained and commercial activity as allowed will remain viable and not detrimental to Owners.

■ **SITE PHOTOS:**











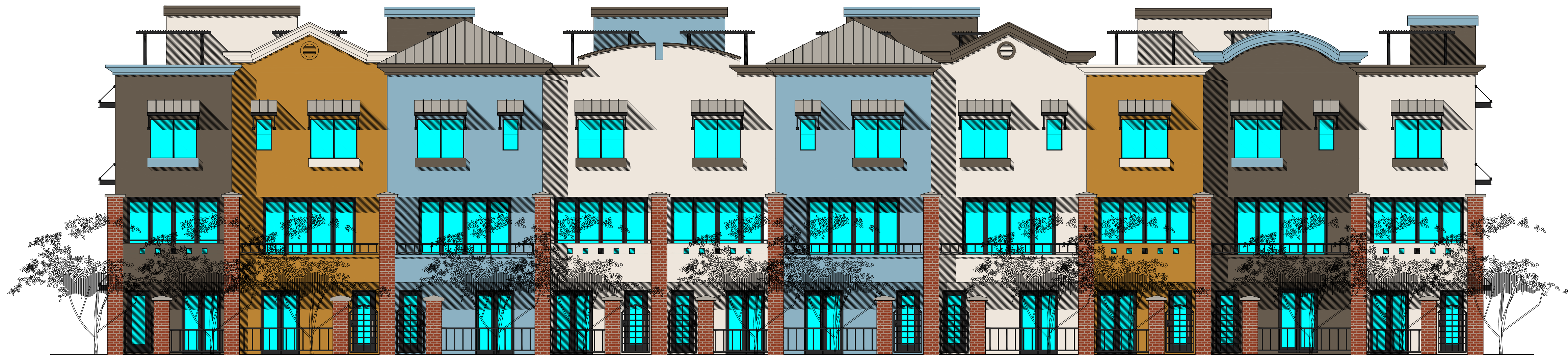
WEST MAIN STATION VILLAGE



WEST MAIN STATION VILLAGE



WEST MAIN STATION VILLAGE



LOFTS
MAIN STREET SOUTH ELEVATION
1/8" = 1'-0"



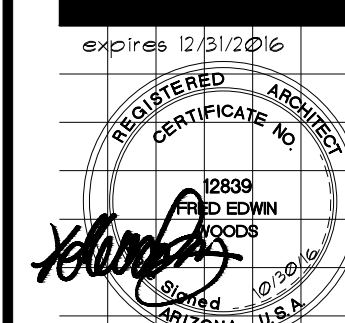
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MAIN STREET NORTH ELEVATION
1/8" = 1'-0"



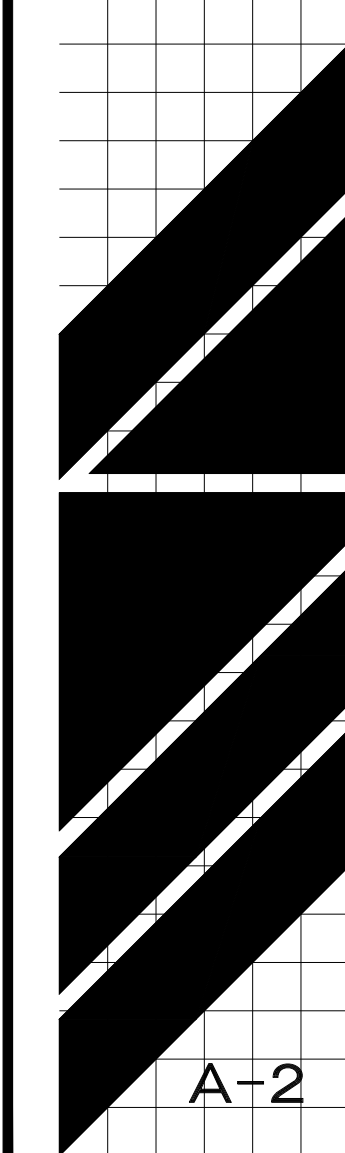
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1/8" = 1'-0"

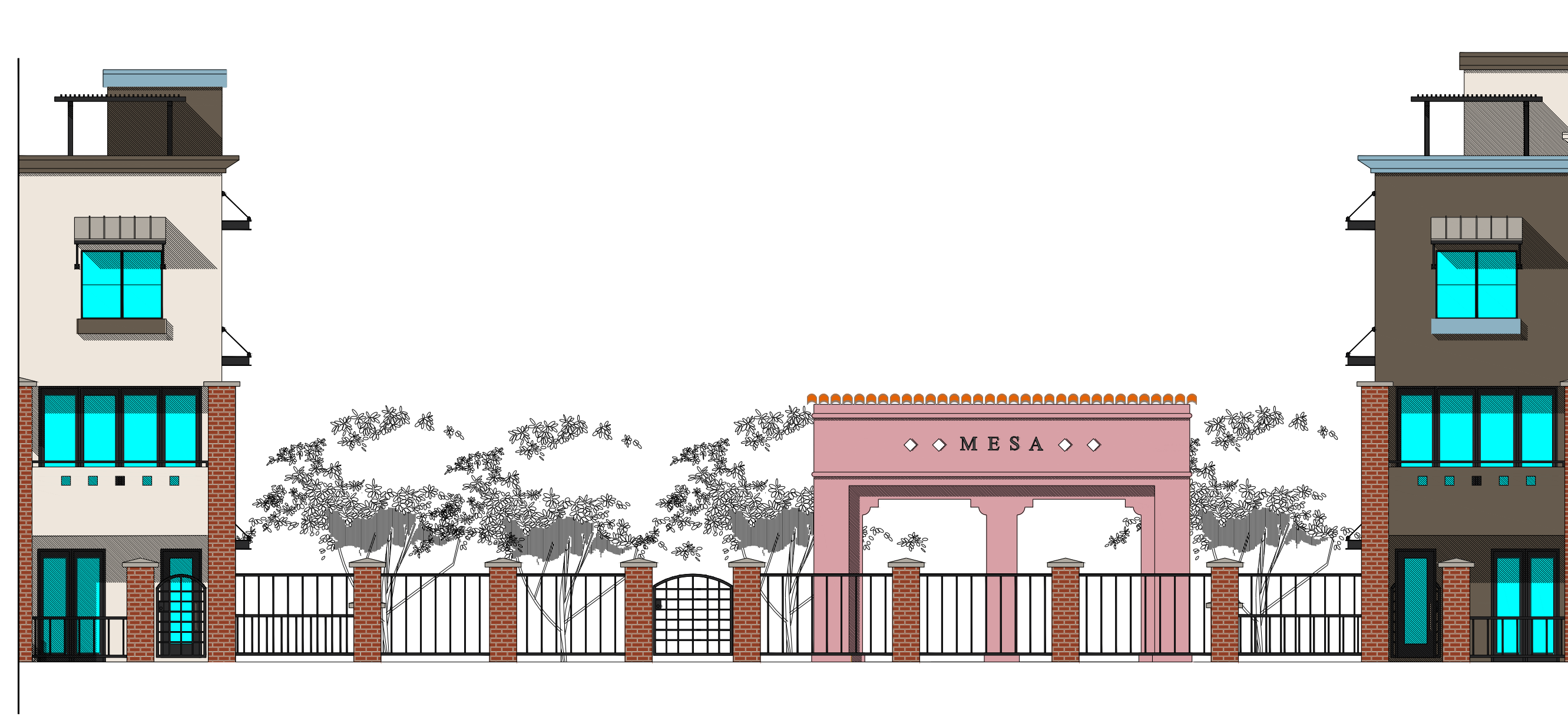
LOFTS
MAIN STREET EAST ELEVATION
1/8" = 1'-0"

WEST MAIN STATION VILLAGE
1350 W MAIN ST
MESA, ARIZONA

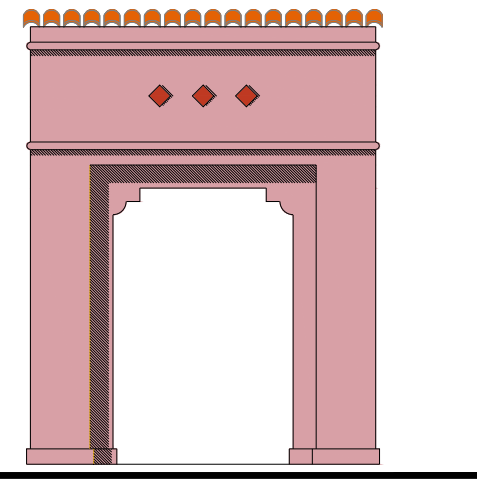


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3319 E. McDOWELL RD.
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(480) 962-7672

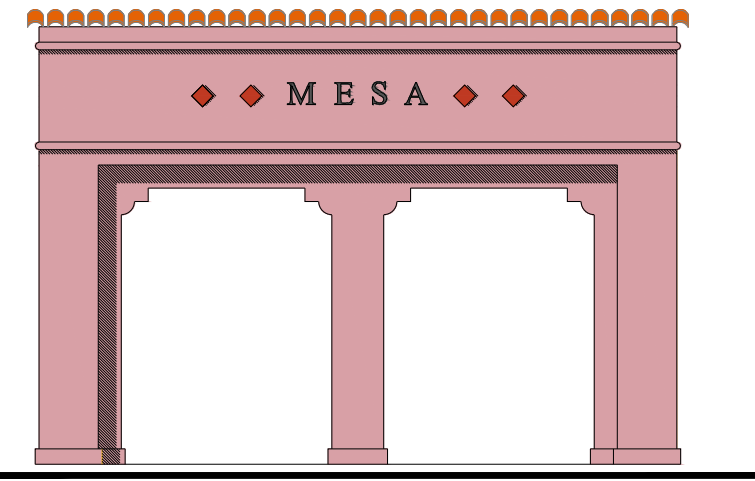




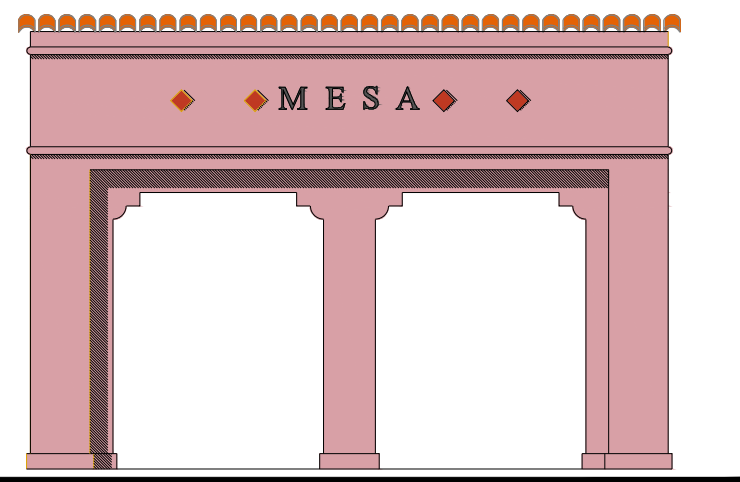
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 1/8" = 1'-0"



LOFTS
 RAMADA SOUTH ELEVATION
 1/8" = 1'-0"



LOFTS
 RAMADA EAST ELEVATION
 1/8" = 1'-0"

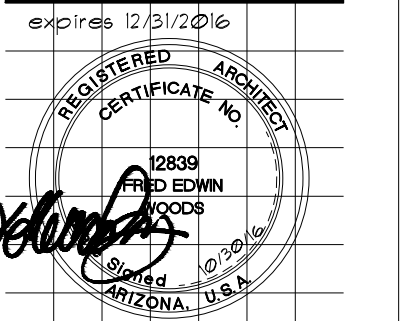


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 RAMADA WEST ELEVATION
 1/8" = 1'-0"

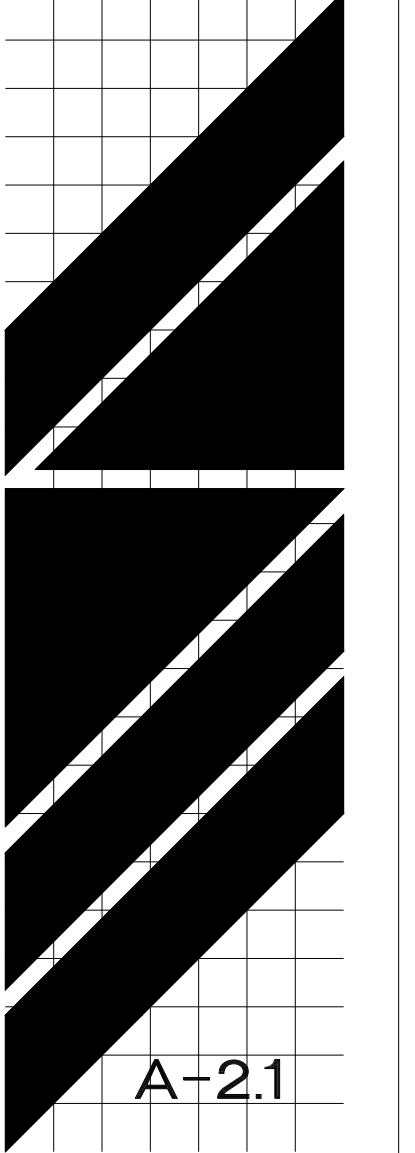
MESA DEPOT RAMADA

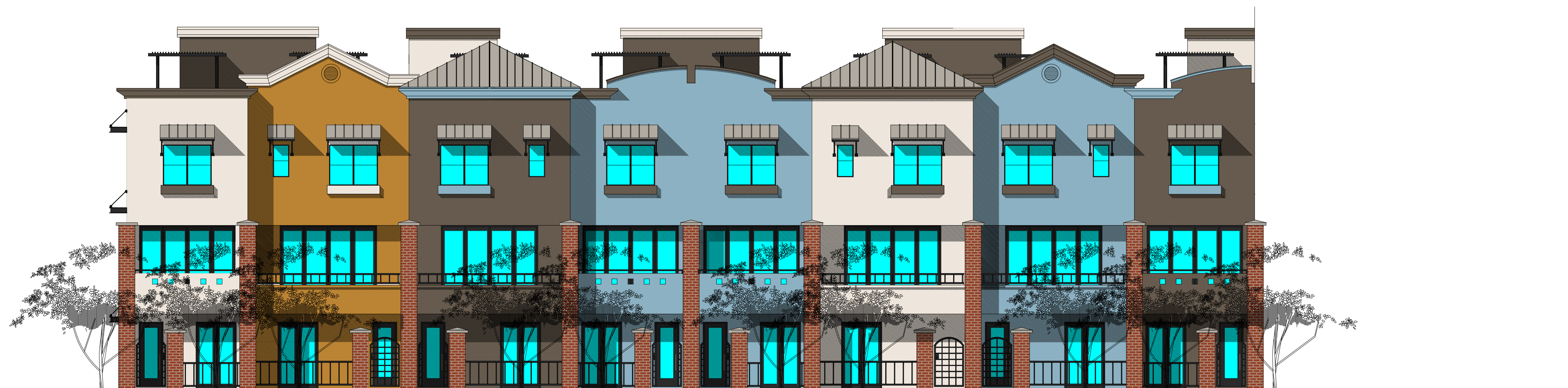
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WEST MAIN STATION VILLAGE
 1350 W MAIN ST
 MESA, ARIZONA



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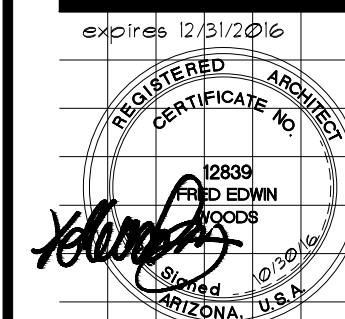
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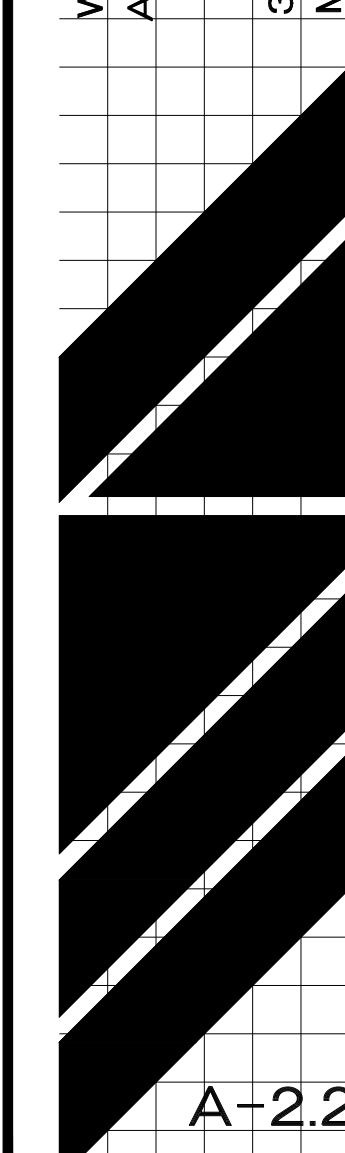
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MAIN STREET EAST ELEVATION
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LOFTS
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1/8" = 1'-0"

WEST MAIN STATION VILLAGE
1350 W MAIN ST
MESA, ARIZONA



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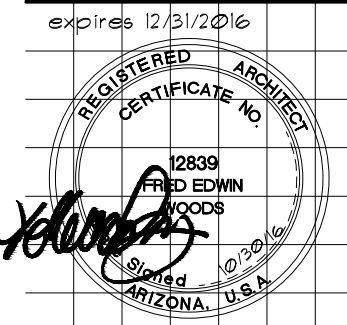


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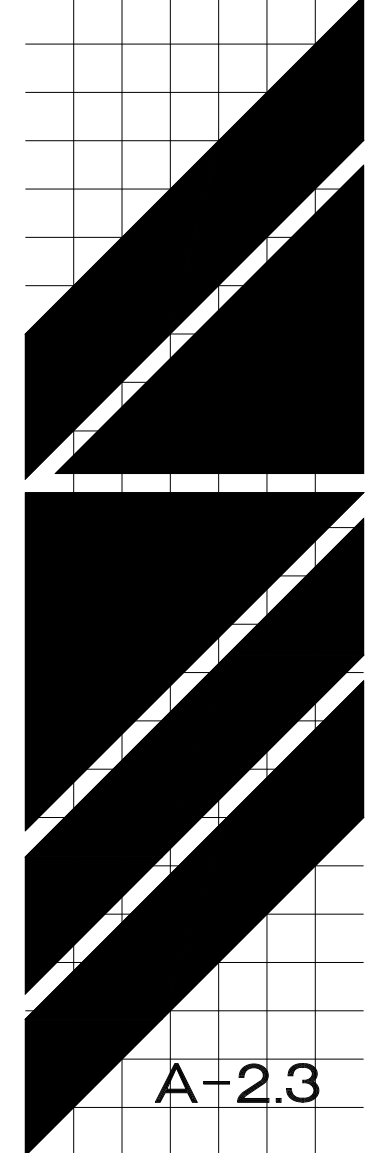


LOFTS
MAIN STREET NORTH ELEVATION
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WEST MAIN STATION VILLAGE
1350 W MAIN ST
MESA, ARIZONA



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September 13, 2017

■ **CITIZEN PARTICIPATION REPORT
Council Use Permit & Design Review Case – Z17-044
MESA, ARIZONA**

- 4:00 PM SEPTEMBER 20TH, 2017
City of Mesa Council Chambers-lower level
57 East First Street, Mesa AZ 85201

■ **RE: WEST MAIN STATION VILLAGE
1350 W. MAIN STREET
MESA, ARIZONA**

PURPOSE:

The purpose of this Citizen Participation Report is to provide initial results of the implementation of the Citizen Participation Plan to inform citizens, property owners, neighborhood associations, and businesses in the vicinity concerning the Applicant's request to the City of Mesa for the following items related to the property located at 1350 W. Main Street Mesa, Arizona

1. Council Use Permit to consider a Modification of the Bonus Intensity Zone Overlay, Council Use Permit; and Site Plan. This request will allow the development of a multi-residence development in the NC zoning district with potential commercial services. (PLN2017-00352).

This report helps demonstrate that those potentially affected by this application have had an adequate opportunity to learn about and comment on the proposed development.

CONTACT

Those coordinating the Citizen Participation activities are listed as follows:

Fred Woods, Architect

Woods Associates Architects LLC

3319 E. McDowell Road

Mesa, Arizona 85213

CORRESPONDENCE

A total of 165 notification letters regarding the neighborhood meeting were mailed to those individuals listed on the contact list (see attached); including all property owners within 1000' of the subject property. Additionally, registered neighborhood contacts within ½-mile of the property were also be notified (the

registered neighborhood contacts list was obtained from the City of Mesa Neighborhood Outreach Division).

There are 165 individuals on the contact lists as of the date of this Citizen Participation Report. There has been no contact or inquiry from any property owner.

Attached Exhibits:

- A) List of property owners within 1000' feet of the subject property and registered neighborhood contacts within 1 mile of the property.
- B) Notification Map of surrounding property owners.
- C) Notification letter for the neighborhood meeting.

Schedule:

- Formal Application (P&Z and SUP/DIP) Submittal – June, 2017
- First Staff Review comments– July 31, 2017
- Re-submittal of Application – September 5, 2017
- Notification sign posted on property-September 5, 2017
- Submittal of Citizen Participation Report – September 13, 2016
- Planning and Zoning Board Hearing – September 20, 2017 (Anticipated)
- City Council Introduction – October (Anticipated)
- City Council Final Action – October(Anticipated)

Sincerely,

A handwritten signature in black ink, appearing to read "Fred E. Woods". The signature is stylized and cursive, with a large loop at the end.

■ Fred E. Woods, Architect, 480-962-7672



**WOODS ASSOCIATES
ARCHITECTS LLC**

**WEST MAIN STATION VILLAGE
MAIN STREET LIVE/WORK TOWNHOMES
1350 AND 1420 W. MAIN STREET
MESA, ARIZONA**

Citizen Participation Plan



LOFTS
MAIN STREET SOUTH ELEVATION
18' x 11'-0"

■ **PREPARED FOR:**

MESA MAIN STREET LLC
10751 N. Frank Lloyd Wright Blvd. #201
Scottsdale, Arizona 85259

■ CITIZEN PARTICIPATION PLAN:

PURPOSE

The purpose of this Citizen Participation Plan is inform citizens and property owners in the vicinity concerning the Applicant's request to the City of Mesa for the property located at 8300 E Pecos Road. The specific requests are as follows:

- A. Council Use Permit.
- B. Design Review.

This information will ensure that those potentially affected by these applications will have an adequate opportunity to learn about and comment on the proposed plan addressed in this application.

CONTACT

Those coordinating the Citizen Participation activities are listed as follows:

Fred Woods
Woods Associates Architects LLC
3319 E. McDowell Road
Mesa, Arizona 85213
Phone: 480-962-7672
Email: fredwoods@msn.com

ACTIONS

1. Prior to any public hearings, all property owners within 500' of the site, all HOA's within ½ mile of the site, and all registered neighborhoods within 1 mile of the site will be sent a mailing by the applicant to inform them of this proposed development and the associated requests. Said mailing will include a site plan and elevations. Copies of the mailings and list of those notified will be provided to Mesa with the Citizen Participation Plan Report.
2. For the public hearings, all property owners within 500' of the subject property will be notified of the public hearing before the Mesa Planning & Zoning Board and Design Review Board. These letters will be delivered to the City of Mesa staff as a part of the Citizen Participation Report to be included with the final submittal in this requested action.
3. Presentations will be made to groups of citizens and other interested parties as needed or upon request.

SCHEDULE

- Pre-Application Submittal – Not required per John Wesley
- Formal Application DPR, DR, & LS Submittal - June 5, 2017
- Follow-up Design Review Board Resubmittal - July 2, 2017
- Follow-up Planning & Zoning Board Resubmittal(if needed) - July, 2017

- Design Review Board Work Session(if needed) - August, 2017
- Citizen Participation Report Submittal - August, 2017
- Design Review Board Hearing (if needed) - August, 2017 (If needed)
- City Council Hearing - August , 2017 (Anticipated)