

Planning and Zoning Board



Study Session Minutes

Mesa City Council Chambers – Lower Level, 57 East 1st Street

Date: March 13, 2024 Time: 3:00 p.m.

MEMBERS PRESENT:

Benjamin Ayers

Jeff Pitcher

Jeffery Crockett

Troy Peterson

Jamie Blakeman

Jayson Carpenter

(*Boardmembers and staff participated in the meeting through the use of telephonic and video conference equipment)

MEMBERS ABSENT

Genessee Montes

STAFF PRESENT:

Rachel Nettles

Evan Balmer

Cassidy Welch

Jennifer Merrill

Charlotte Bridges

Josh Grandlienard

Sarah Steadman

Alexis Wagner

OTHERS PRESENT:

1 Call meeting to order.

Chair Ayers excused Boardmember Montes and declared a quorum present, the meeting was called to order at 3:02 pm.

2 Review items on the agenda for the March 13, 2024, regular Planning and Zoning Board Hearing.

Staff Planner Charlotte Bridges presented case ZON23-00857. See attached presentation.

The Board had no questions.

Staff Planner Cassidy Welch presented case ZON23-00897. See attached presentation.

The Board had no questions.

Staff Planner Joshua Grandlienard presented case ZON23-00378. See attached presentation.

Boardmember Peterson asked for clarification on the elevations.

MINUTES OF THE MARCH 13, 2024 PLANNING & ZONING STUDY SESSION

Case ZON23-00559 was presented at the regular meeting.

Staff Planner Cassidy Welch presented ZON23-00329. See attached presentation.

Boardmember Carpenter asked for clarification on the Right of Way dedication.

Staff Planner Jennifer Merrill presented case ZON23-01037. See attached presentation.

The Board had no questions.

3 Planning Director Update: None

4 Adjournment.

Boardmember Crockett motioned to adjourn the study session. The motion was seconded by Vice Chair Pitcher.

The study session was adjourned at 3:27 pm.

Vote (6 – 0; Boardmember Montes, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Crockett, Peterson, Blakeman, Carpenter

NAYS – None

Respectfully submitted,

Evan Balmer, Principal Planner

Note: Audio recordings of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also “live broadcasted” through the City of Mesa’s website at www.mesaaz.gov



ZON23-00857

America First Credit Union



Request

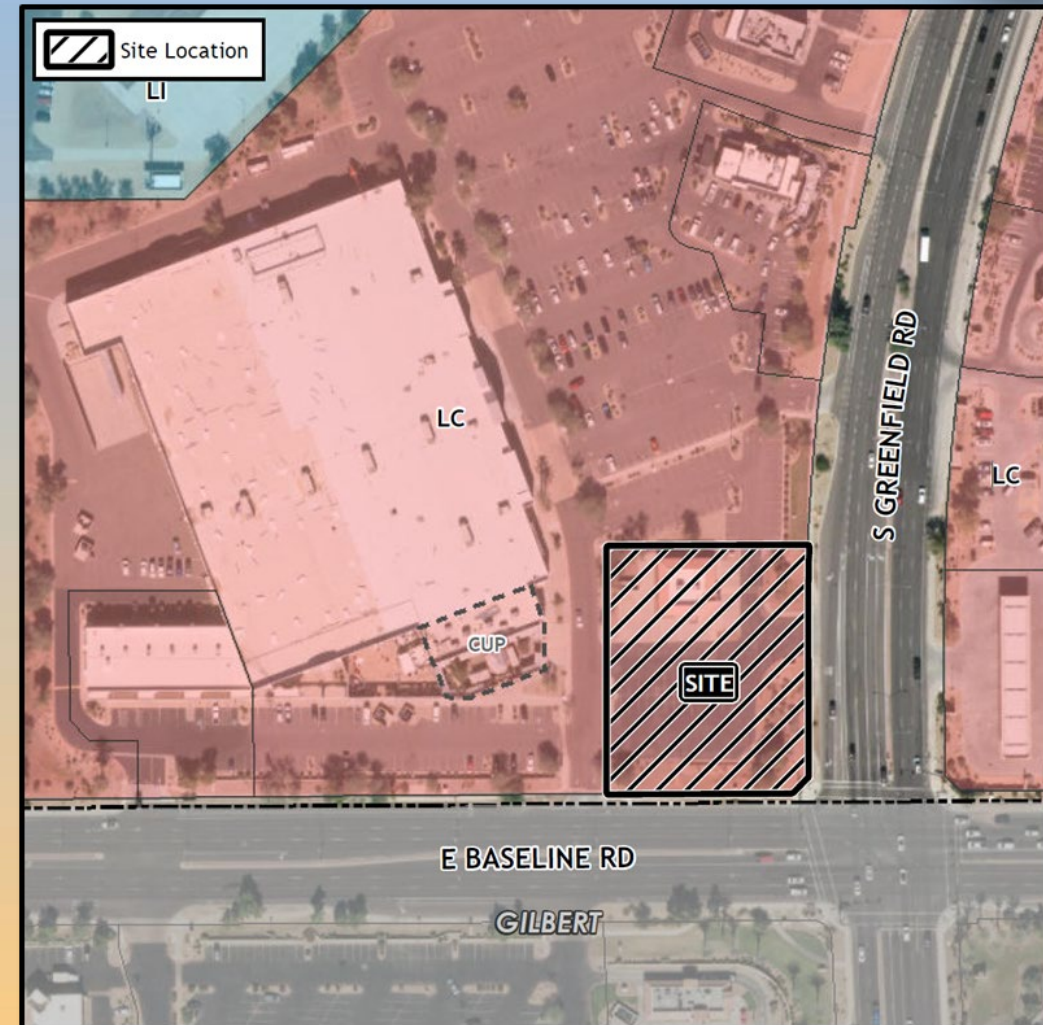
- Major Site Plan Modification
- To allow a financial institution with drive-up ATMs





Location

- Within the 4300 block of East Baseline Road (north side) and the 1900 block of South Greenfield Road (west side).
- Located north of Baseline Road on the west side of Greenfield Road.

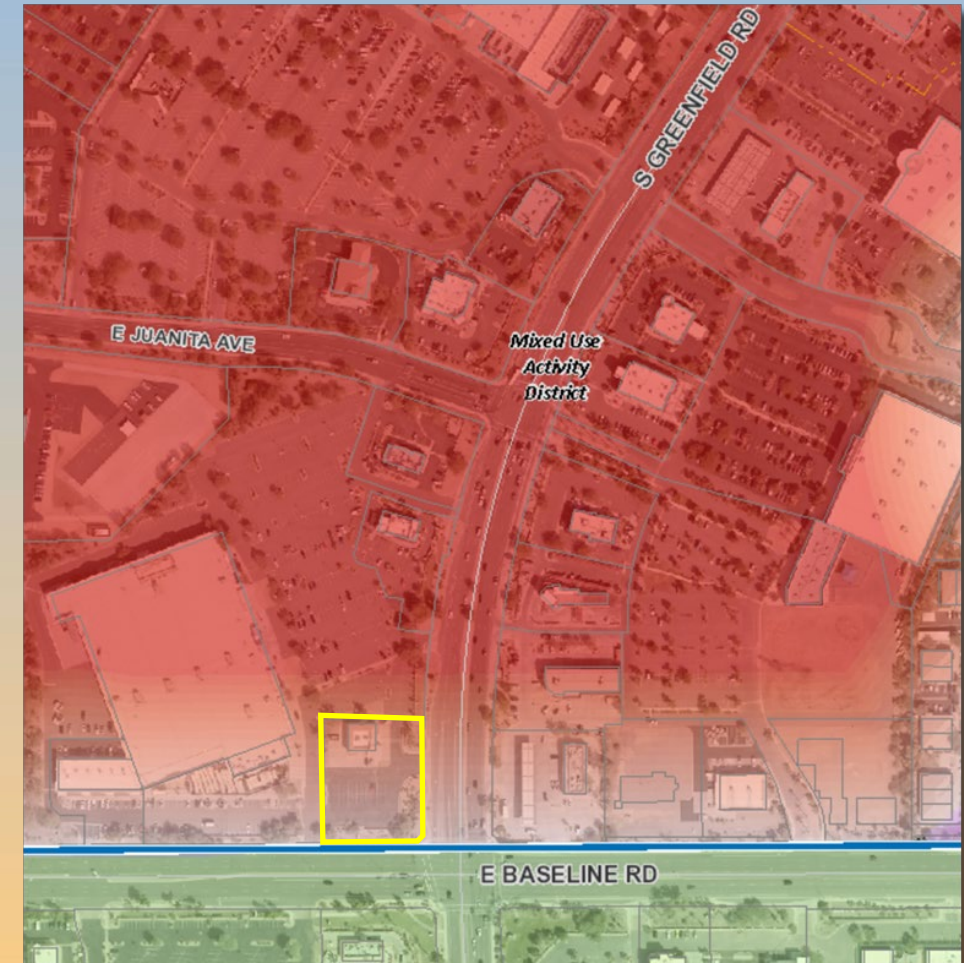




General Plan

Mixed Use Activity District

- Large scale and regional activity areas with a significant retail commercial component
- Designed and developed to attract customers from a large radius

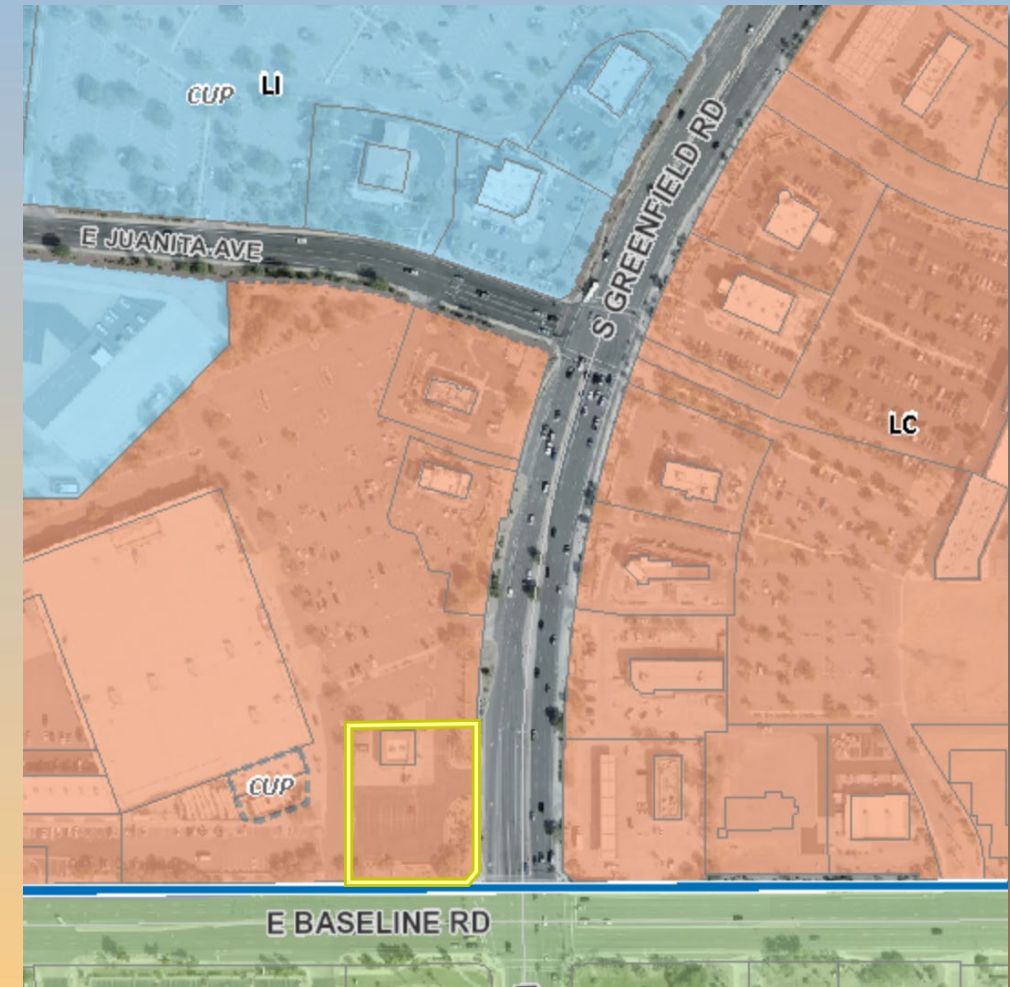




Zoning

Limited Commercial (LC)

- Proposed use is permitted





Site Photo



Looking north from Baseline Road



Site Photos

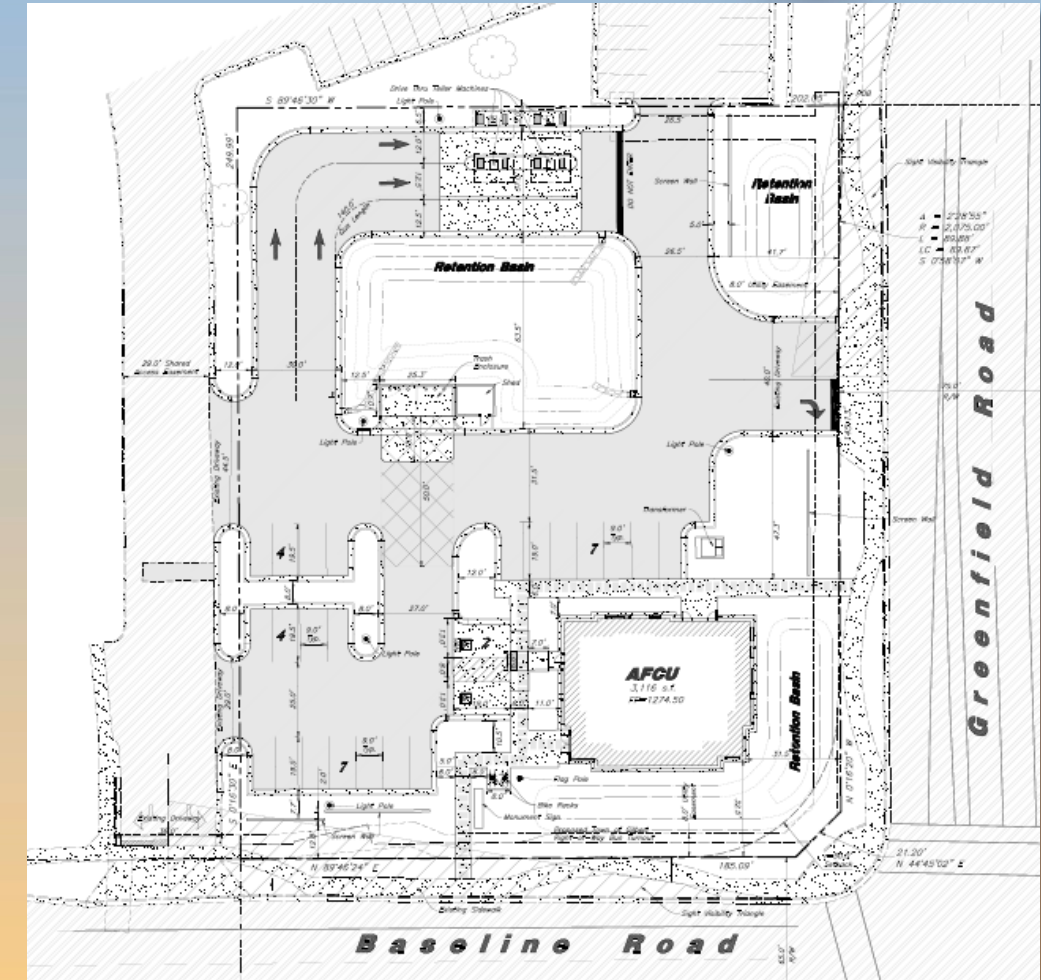


Looking west from Greenfield Road



Site Plan

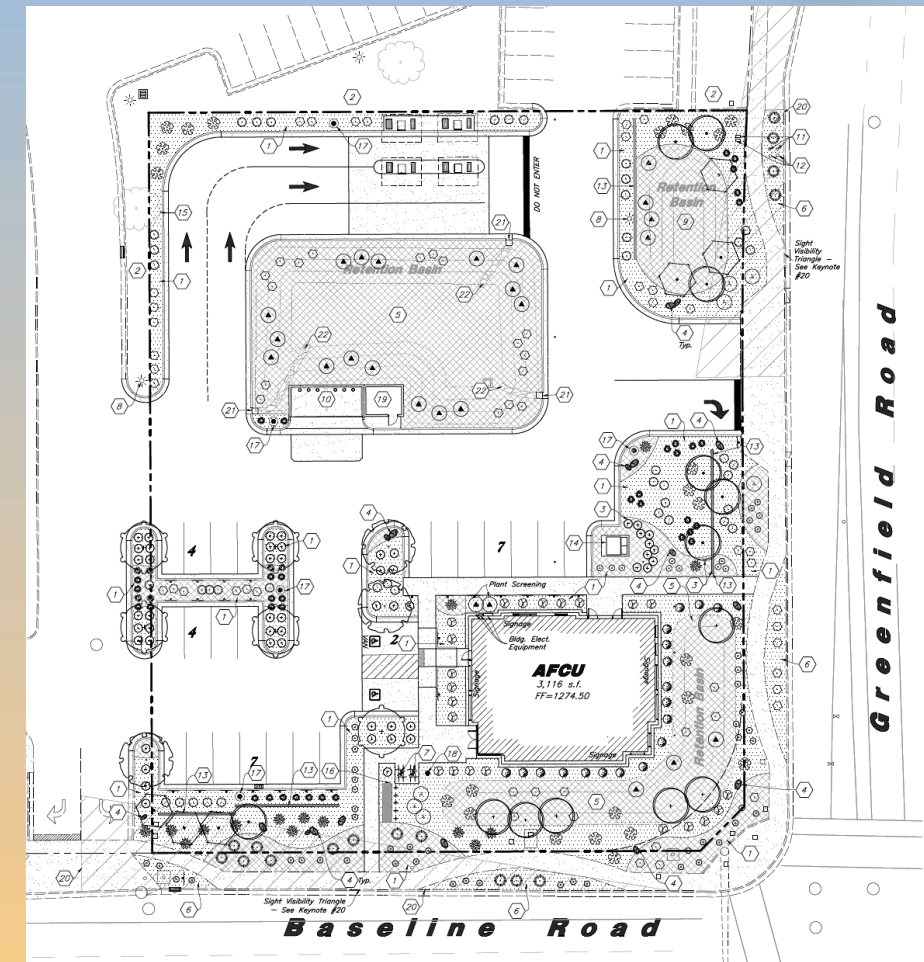
- New 3,116 square foot building
- Access drive from Greenfield Road and cross access with adjacent commercial center to additional access drives
- 8 parking spaces required
- 24 parking spaces provided
- AUP to allow the number of provided parking spaces to exceed 125%
- Drive-up ATMs (2 separate lanes)





Landscape Plan

- Updates to perimeter plant material
- Medians and parking lot landscape islands contain plant material





Renderings





Renderings





Citizen Participation

- Notified property owners within 1,000 ft., HOAs and registered neighborhoods
- No comments received





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets review criteria in Chapter 69 for Site Plan Review

Staff recommend Approval with Conditions



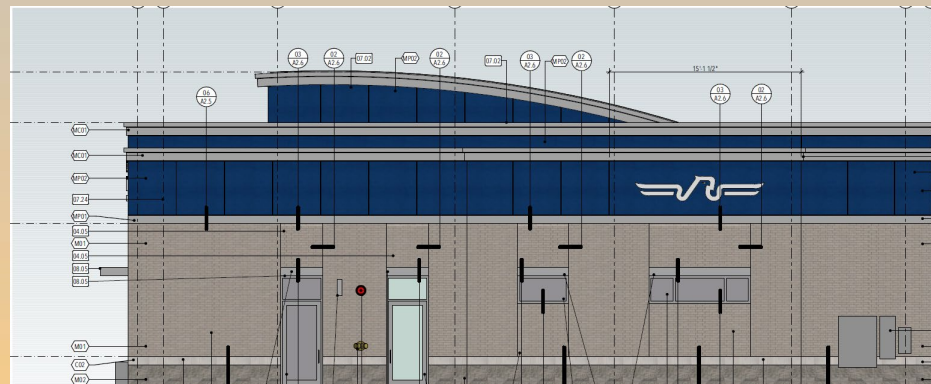
Elevations



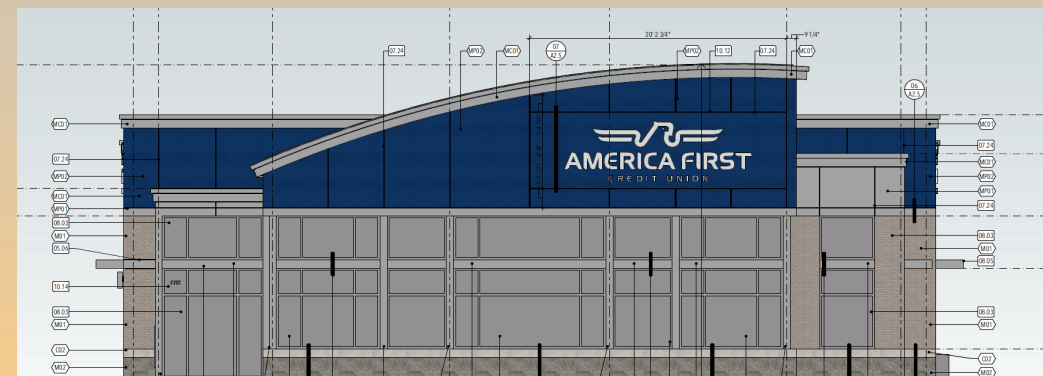
West



East



North



South



ZON23-00897



Request

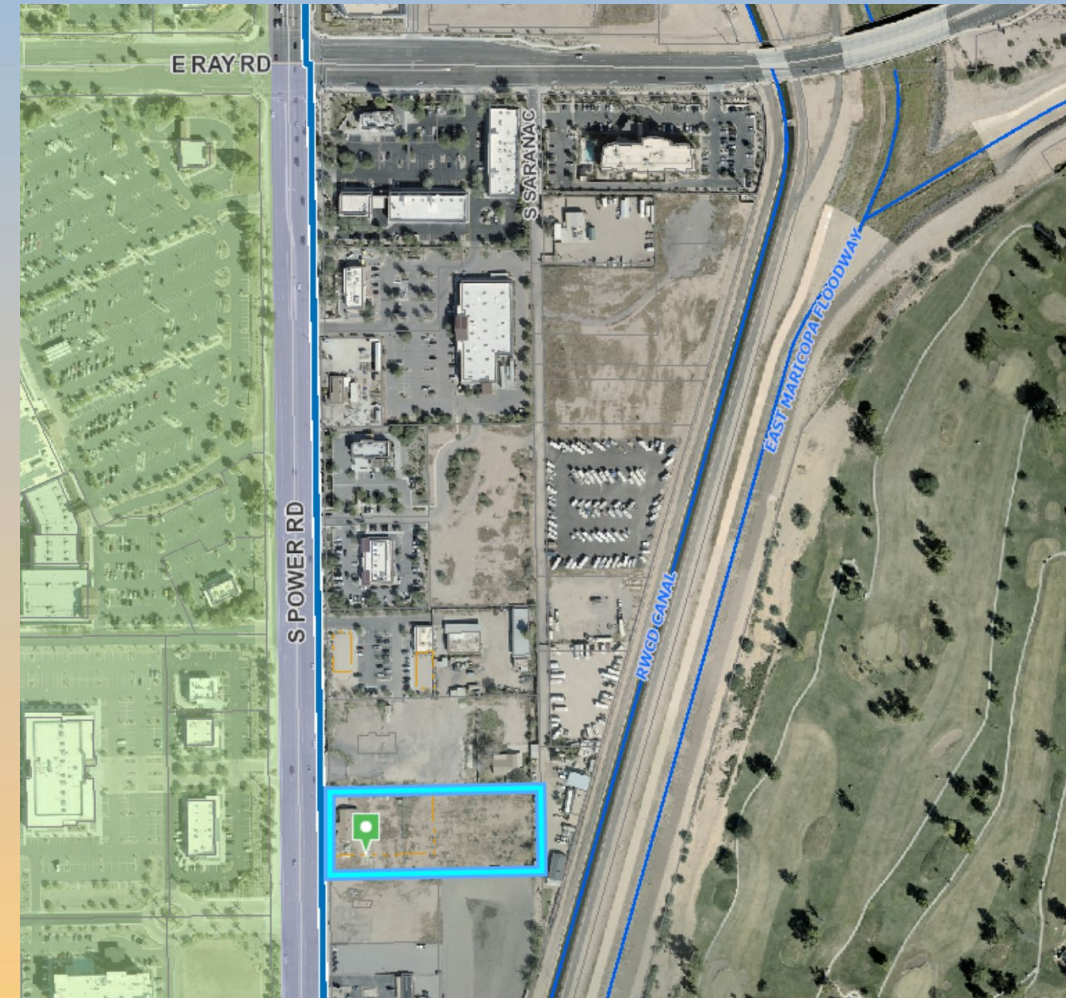
- Site Plan Review
- To allow for a coffee shop with a drive-thru facility and a minor automobile repair





Location

- South of Ray Road
- East of Power Road

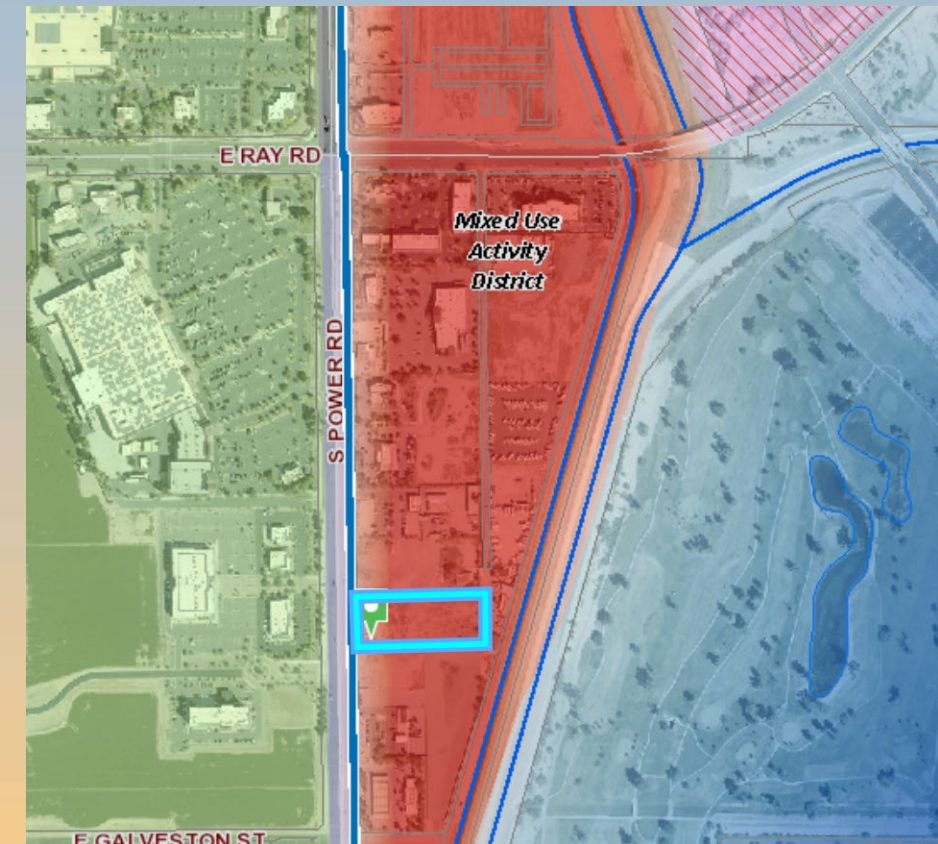




General Plan

Mixed Use Activity District

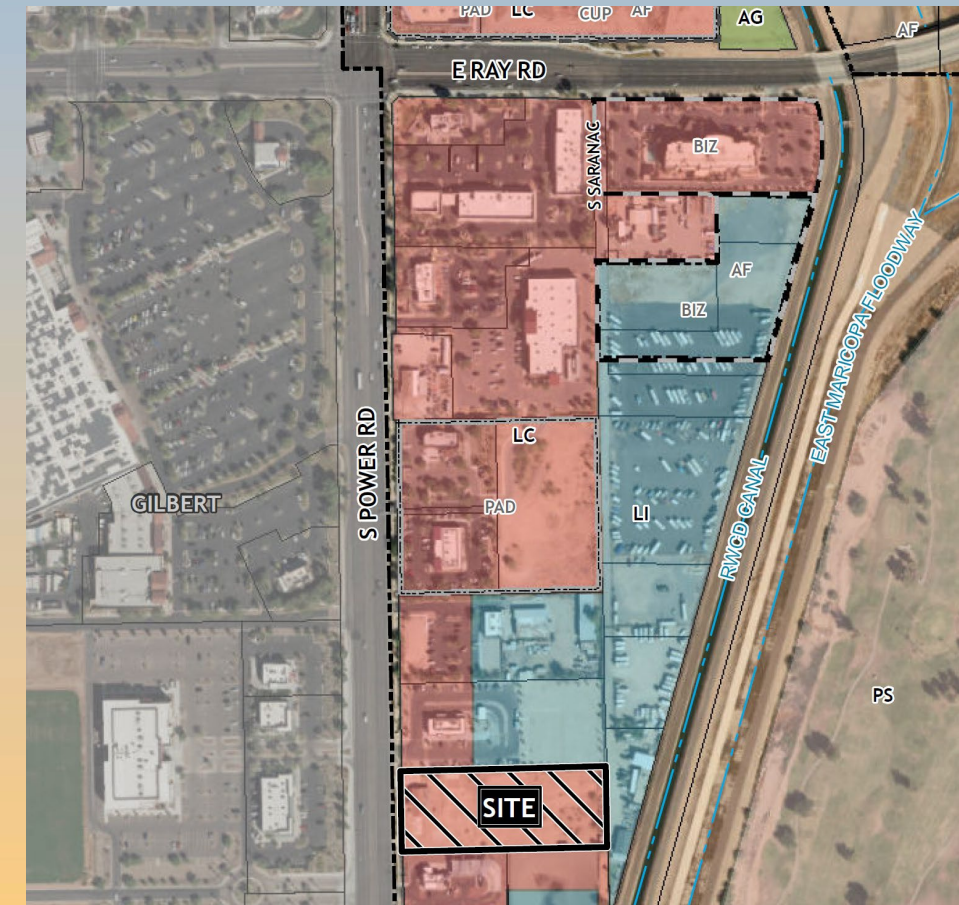
- Community-scale activity areas
- Wide range of commercial uses





Zoning

- Limited Commercial (LC)
- Coffee Shops with Drive-Thrus and Minor Automobile Repair are permitted uses





Site Photos

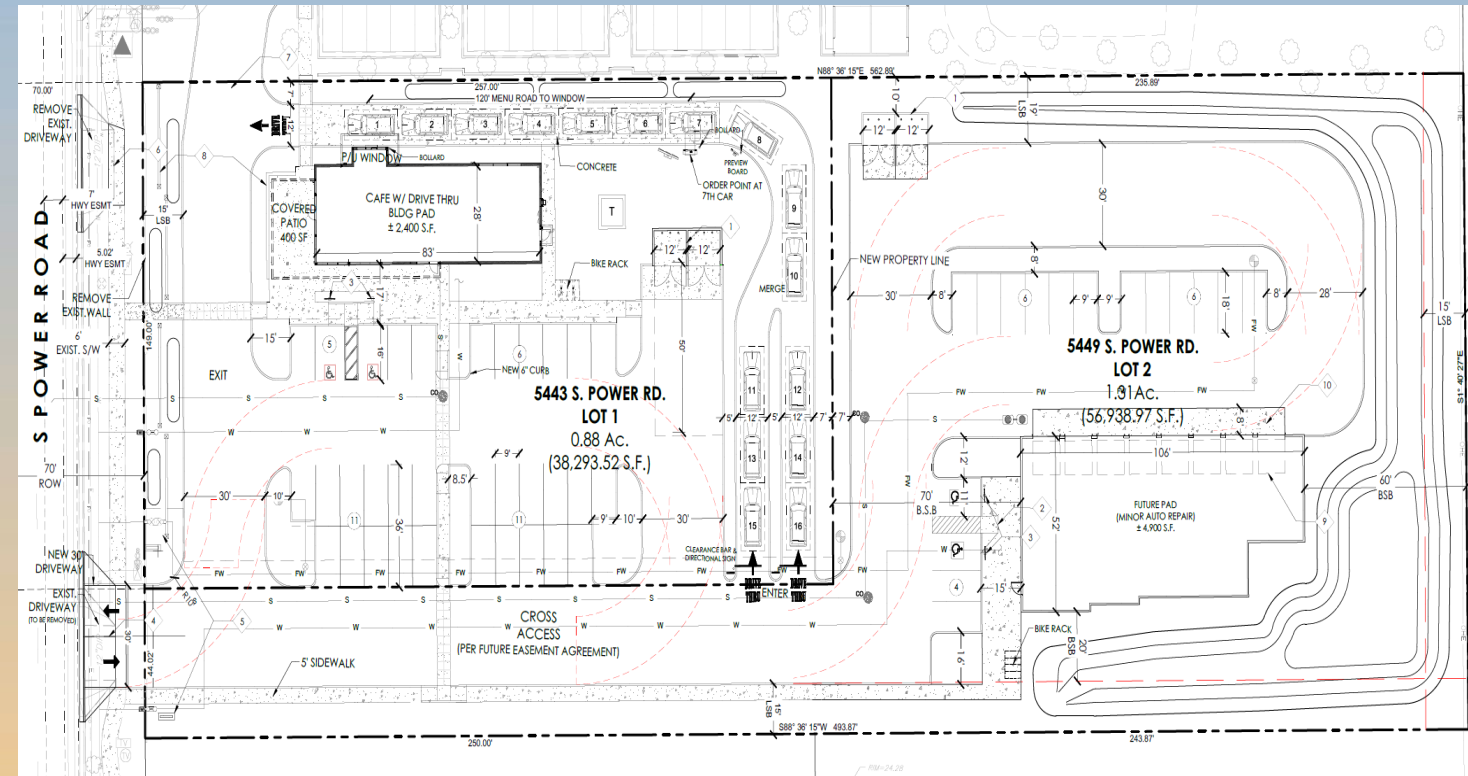


Looking east towards the site



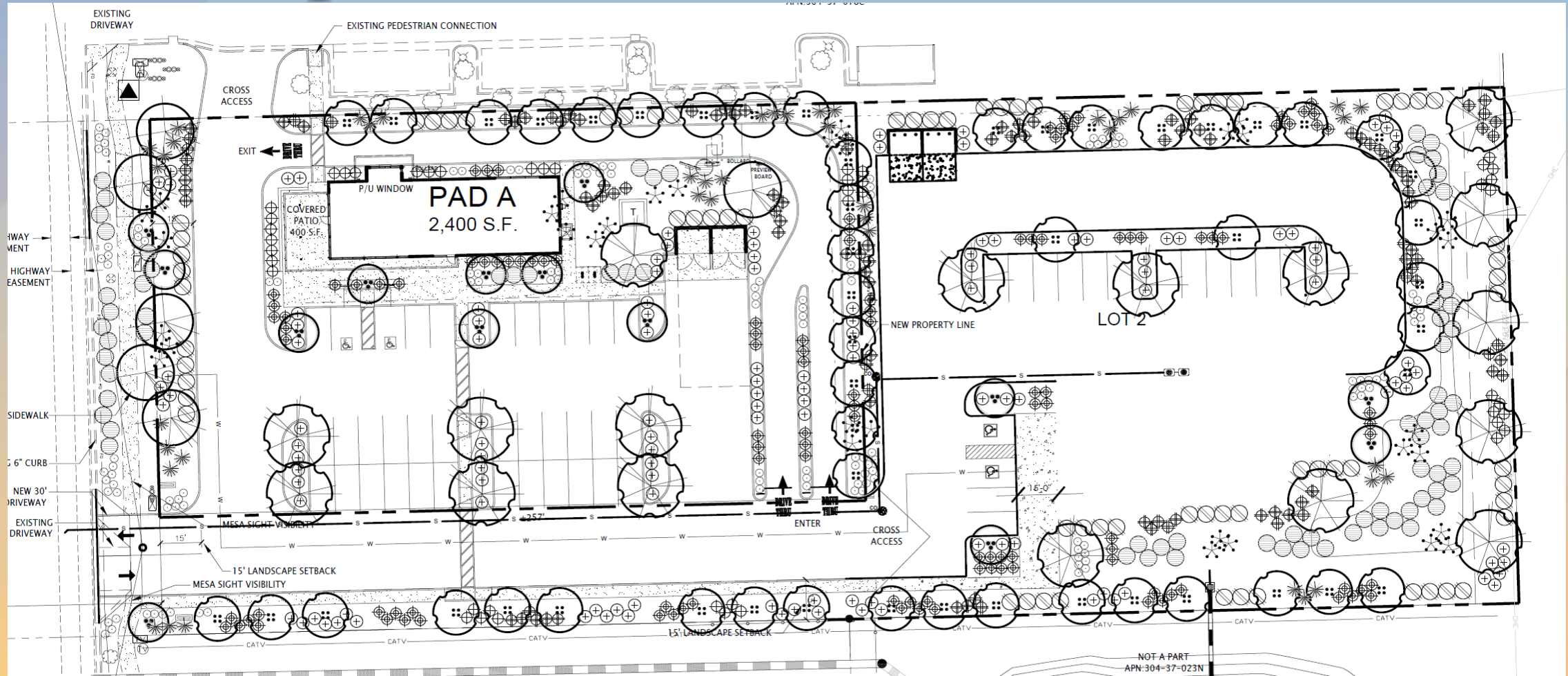
Site Plan

- 2,400 SF coffee shop with drive-thru
- 4,900 SF minor auto repair
- Access from Power Road and cross access to North
- 40 spaces required; 51 spaces provided





Landscape Plan





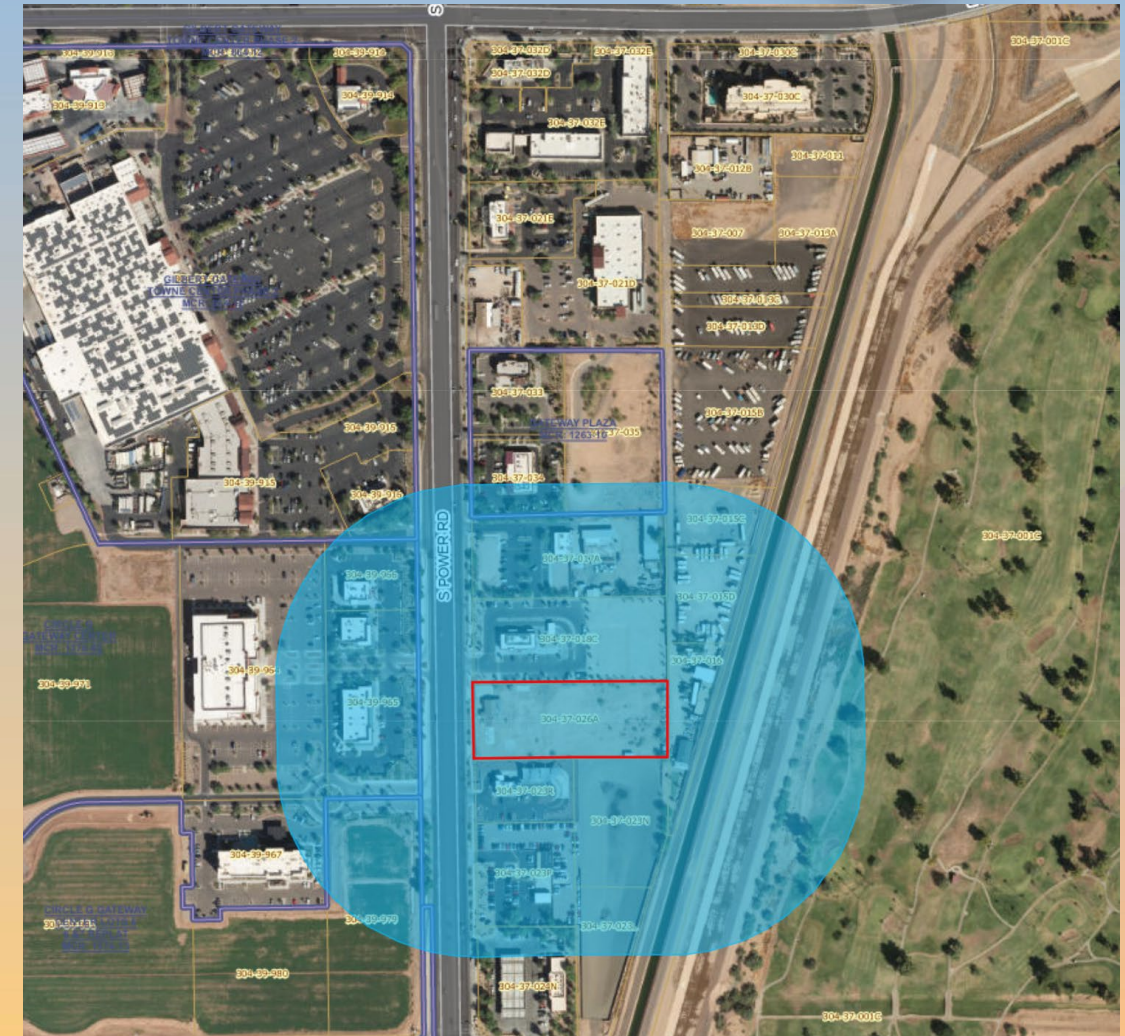
Elevations





Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- Staff received 2 responses; 1 in support, 1 in opposition
- Concerns:
 - Number of similar uses in area





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Criteria in Chapter 69 for Site Plan Review

Staff recommend Approval with Conditions



ZON23-00378



Request

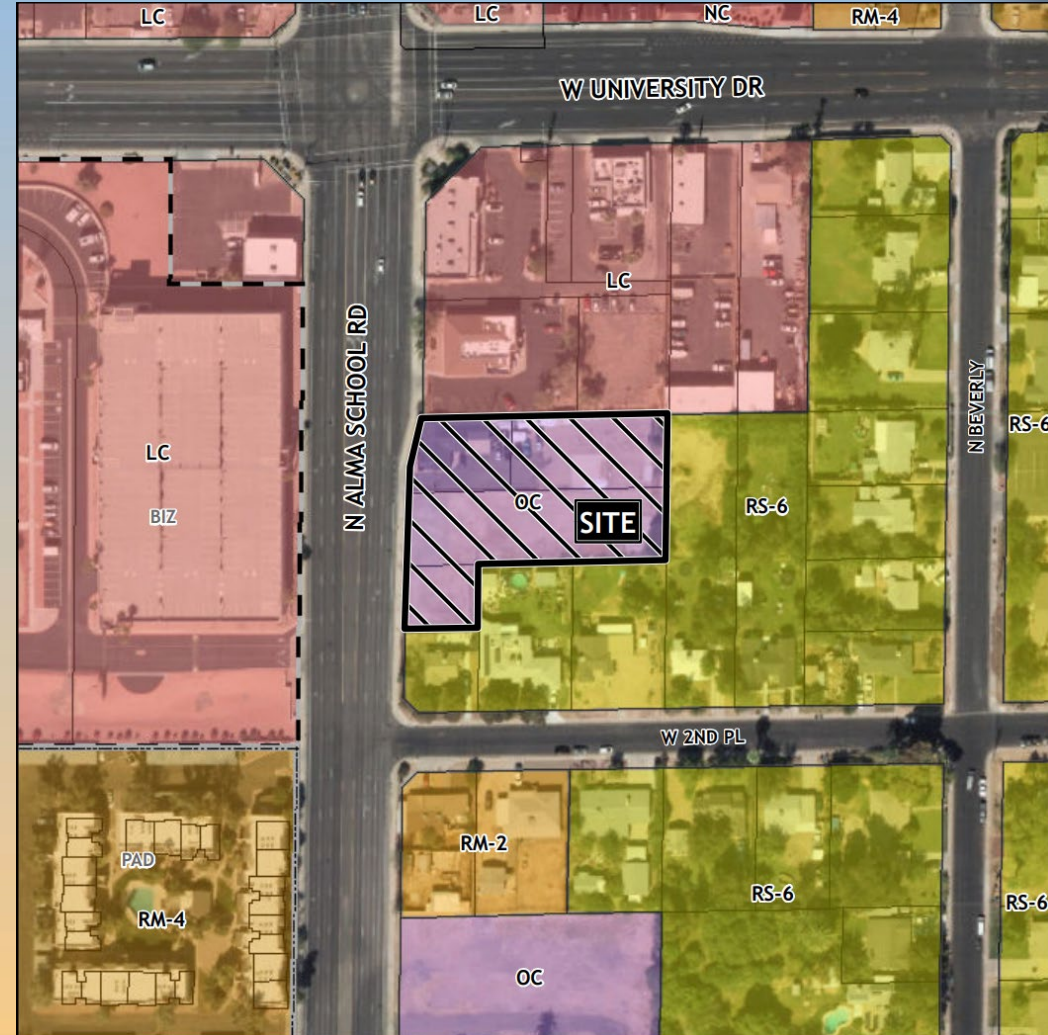
- Rezone from Office Commercial (OC) to Limited Commercial with a Bonus Intensity Zone overlay (LC-BIZ)
- Council Use Permit (CUP)
- Site Plan Review
- To allow for a Mixed Use Development





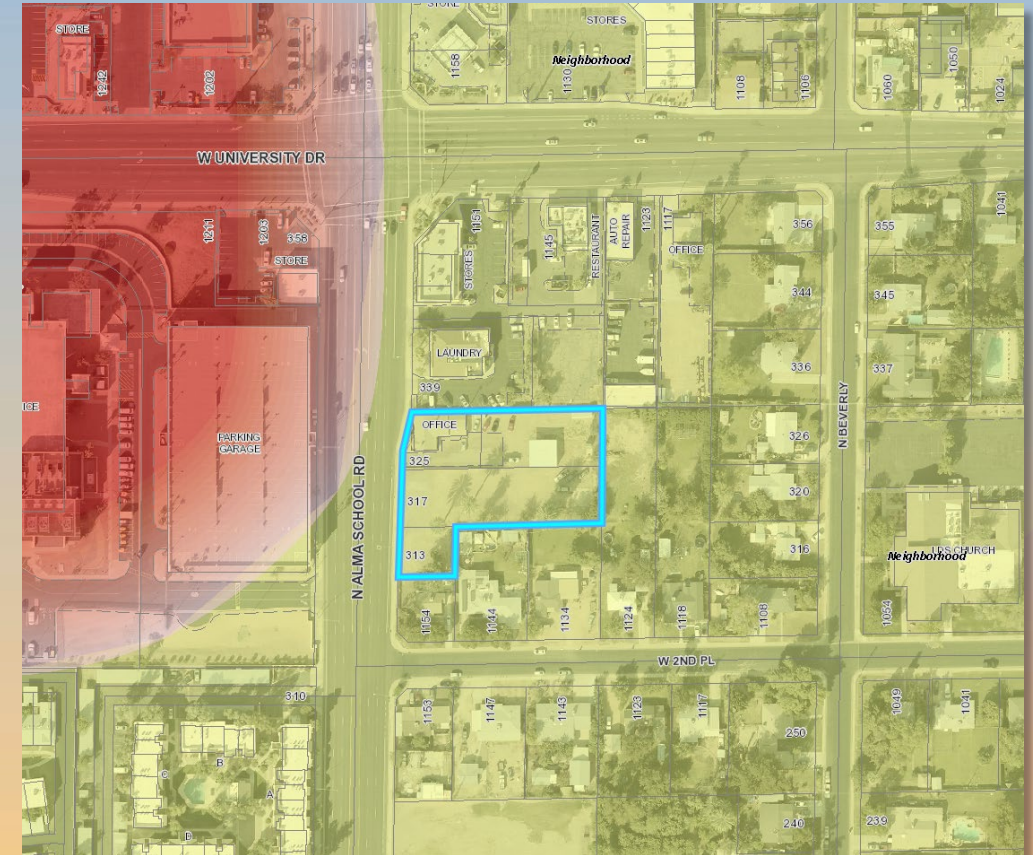
Location

- East side of North Alma School Road
- South of West University Drive





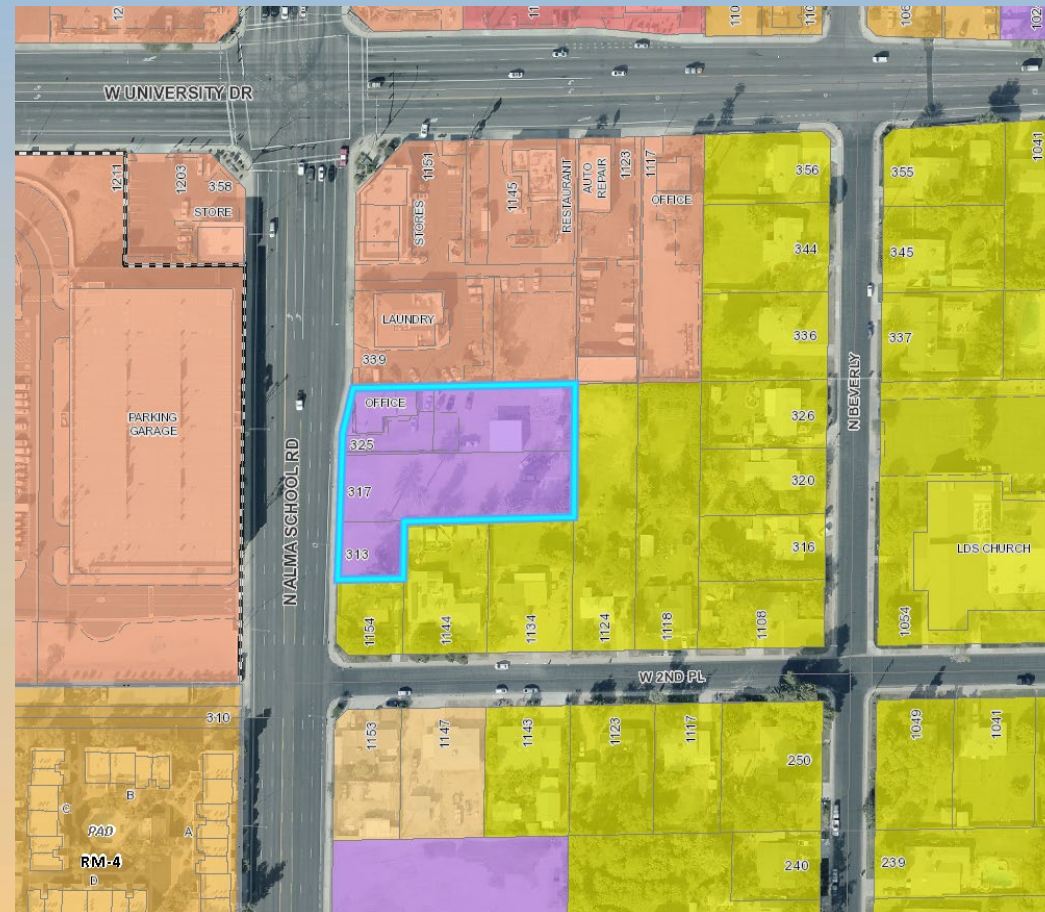
- Provide safe places for people to live where they can feel secure and enjoy their surrounding community
- LC is a secondary zoning district
- Multiple Residence is a primary use





Zoning

- Rezone from Office Commercial (OC) to Limited Commercial with a Bonus Intensity Zone overlay (LC-BIZ)
- Commercial uses are allowed within the LC zone
- CUP request for residential





Site Photo

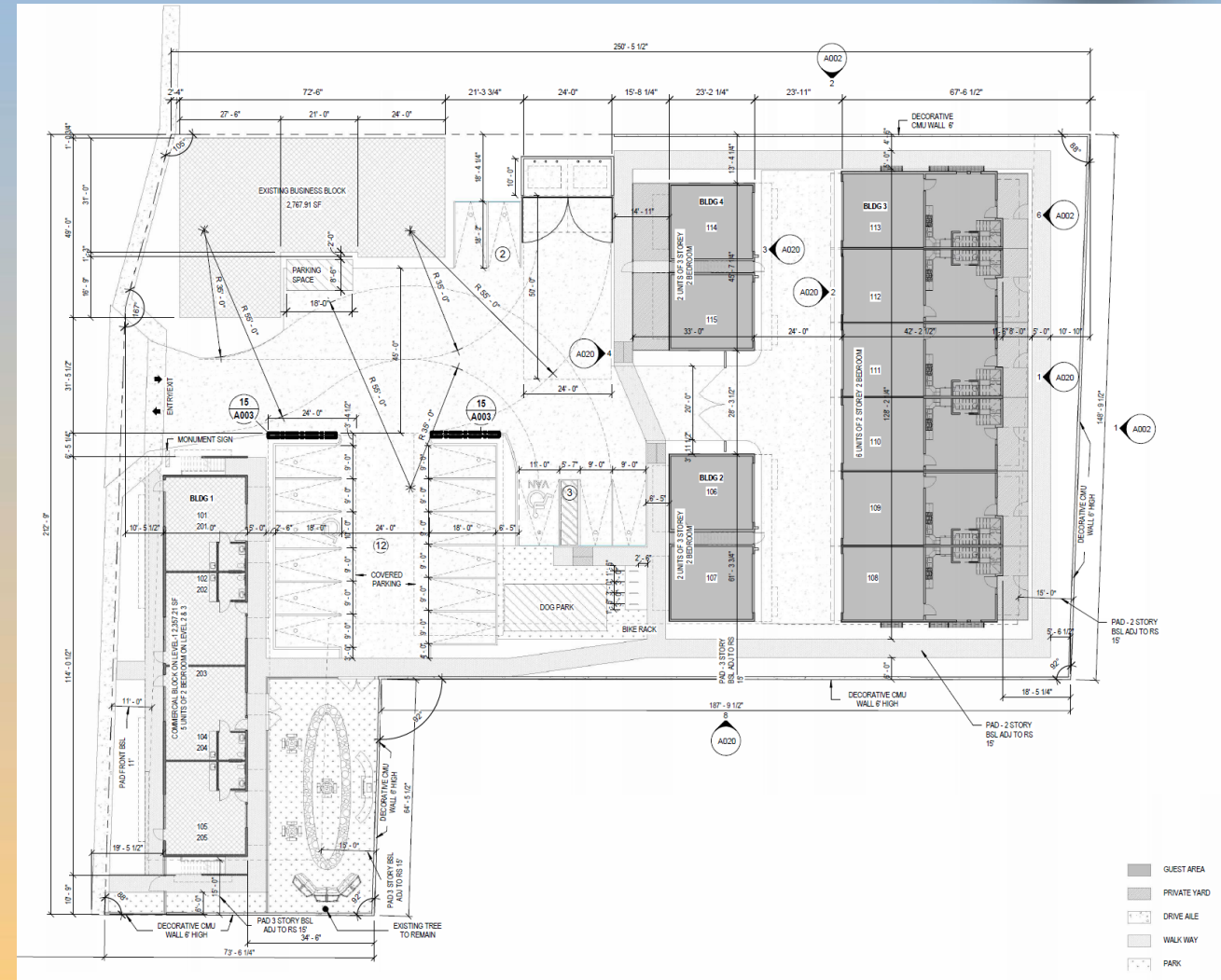


Looking east from Alma School Road



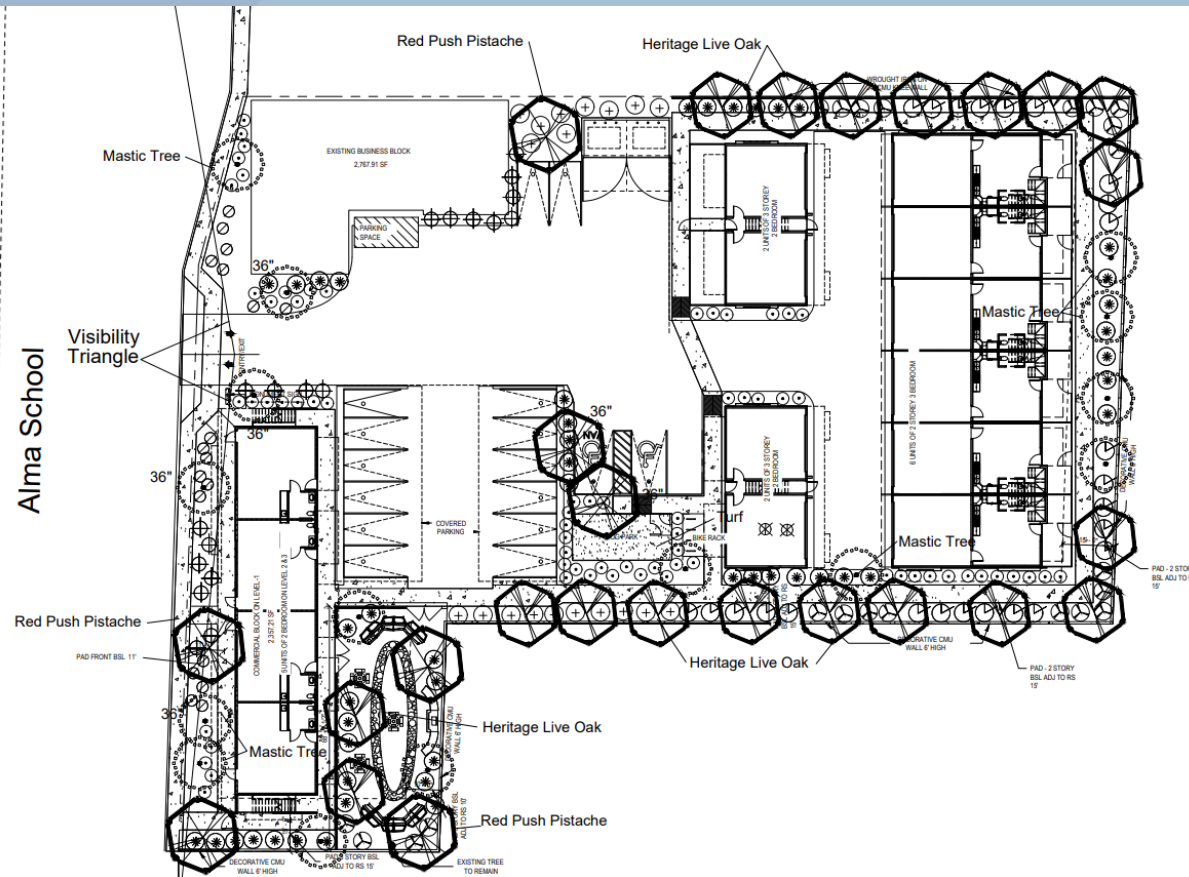
Site Plan

- Access from Alma School Road
- 5 Buildings Total
 - 1 existing commercial building to remain
 - 3 townhouse structures
 - 1 mixed use structure
- 38 Parking spaces proposed





Alma School



KEY	SYMBOL	BOTANICAL/COMMON NAME	SIZE	(Height, Canopy, & Caliper)
TREES				
①		Pistacia a. 'Red Push' Red Push Pistache	24" Box Double-Staked Typ.	10' 4" 1.5"
②		Pistacia lentiscus Mastic Tree	24" Box 36" Box Double-Staked Typ.	9' 4" 1.25" 12' 8" 3"
③		Quercus virginiana Heritage Live Oak	24" Box 36" Box Double-Staked Typ.	9' 4" 1.25" 13' 8" 2.75"
LARGE SHRUBS				
④		Leucophyllum laevigatum Chihuahuan Sage	5 Gallon	
⑤		Olea europaea 'Little Olie' Little Olie	5 Gallon	
⑥		Nerium o. 'Petite Pink' Petite Pink Oleander	5 Gallon	
MEDIUM AND SMALL SHRUBS				
⑦		Rosmarinus officinalis 'Prostratus' Dwarf Rosemary	5 Gallon	
⑧		Callistemon c. 'Little John' Little John Bottle Brush	5 Gallon	
⑨		Muhlenbergia capillaris 'Regal Mist' Regal Mist Deer Grass	5 Gallon	
GROUNDCOVERS				
⑩		Lantana m. 'New Gold' New Gold Lantana	1 Gallon	
ACCENTS				
⑪		Tecoma 'Orange Jubilee' Orange Jubilee	5 Gallon	
LANDSCAPE MATERIALS				
⑫		Decomposed Granite Desert Gold	1/2" size screened 2" Deep	
⑬		Concrete Header	4" x 6", Curbstyle 2" Deep	
⑭		Midiron Bermuda	Sod	



Elevations





Elevations





Planned Area Development

[illegible]



Planned Area Development

Development Standard	MZO Required	BIZ Proposed
<u>Minimum Landscape Yards - MZO Section 11-33-3(B)(2)</u> -Non-single residence uses adjacent to other non-single residence (North Side) -Street-Facing Side (Alma School Road)	15 feet 20 feet	1 foot total 10 feet
<u>Minimum Separation between Buildings on the Same Lot - MZO Table 11-6-3</u> -Buildings between 20 and 40 ft.	30 feet	15 feet



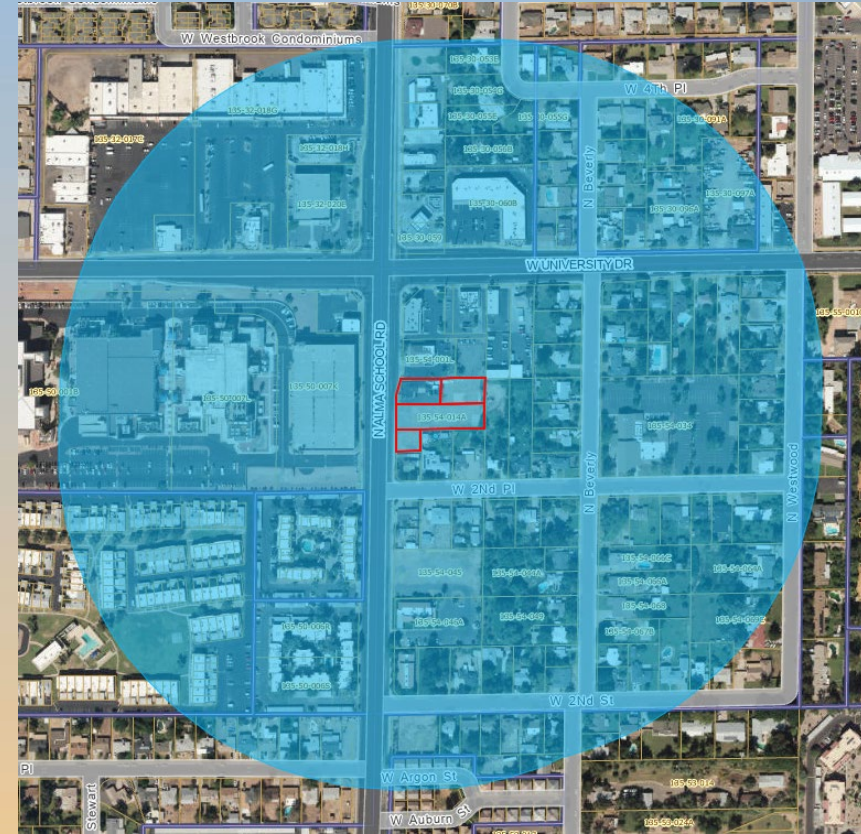
Planned Area Development

Development Standard	MZO Required	BIZ Proposed
<u>Required Parking Spaces –</u> <i>MZO Section 11-32-3(A)</i> - Multiple Residence -Personal Services	2.1 spaces per dwelling unit (32 spaces total) 1 space per 375 square feet (14 spaces total)	2 Spaces per dwelling unit (30 spaces) 1 space per 650 square feet (8 spaces)
<u>Landscape Islands – MZO Section</u> <i>11-33-4(B)(2)</i>	Landscape islands shall be a minimum of eight feet wide and 15 feet in length for single-row of parking	Landscape islands shall be a minimum of one (1) foot wide and 15 feet in length for a single-row of parking



Citizen Participation

- Notified property owners within 1000 ft., HOAs, and registered neighborhoods
- Staff has received an email concerned with the quality of the proposed amenities as well as a phone call with concerns related to the existing irrigation easement





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 22 of the MZO for a PAD overlay
- ✓ Criteria in Chapter 69 of the MZO for Site Plan Review

Staff recommends Approval with Conditions

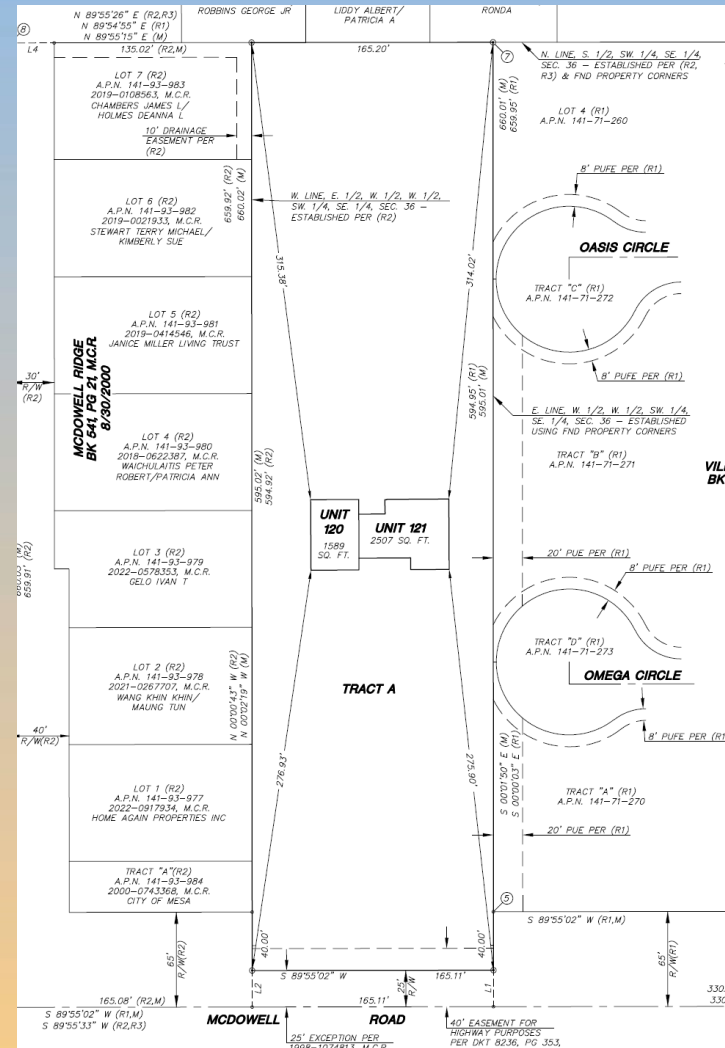


ZON23-00329



Request

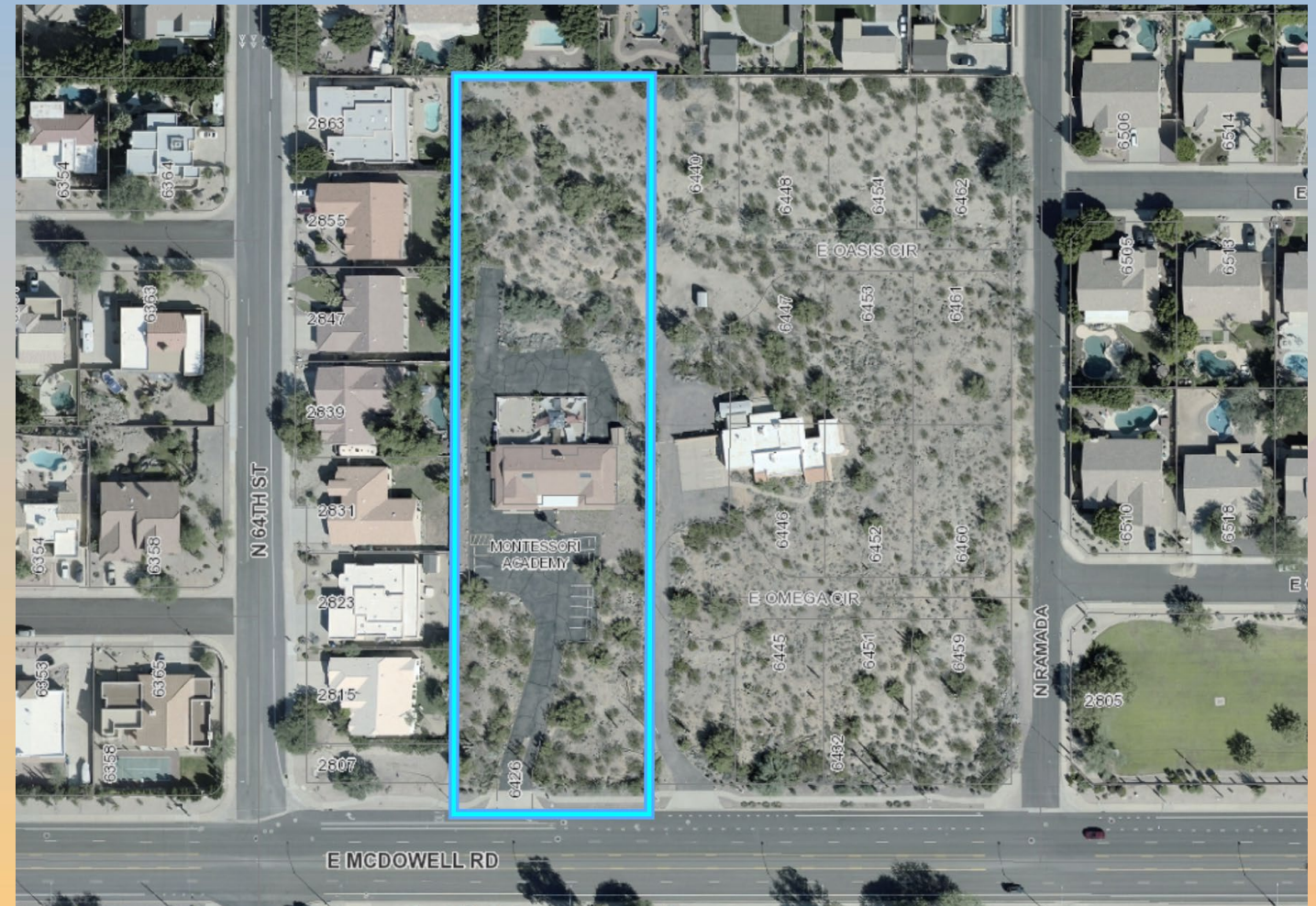
- Preliminary Plat for a 2 lot condominium subdivision
- To allow for an office development





Location

- North of McDowell Road
- West of Power Road





General Plan

Neighborhood

- Safe places for people to live
- Variety of housing and non-residential uses





- Office Commercial (OC)
- Offices are a permitted use



Site Photos

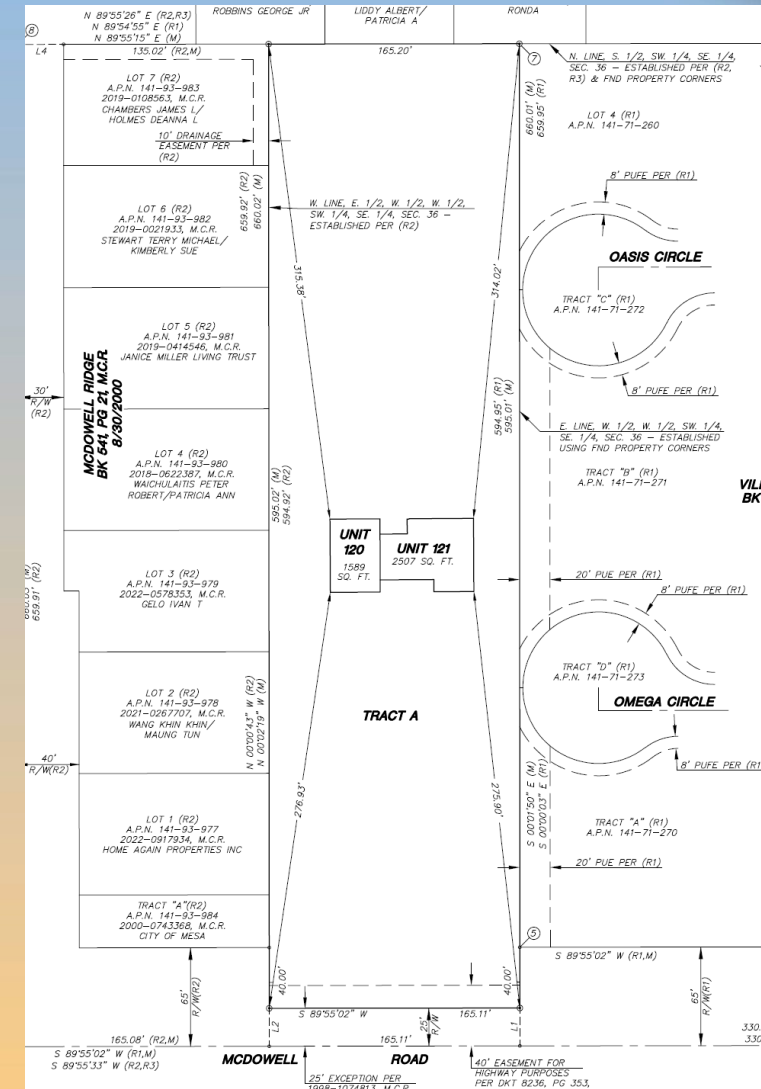


Looking north towards the site



Preliminary Plat

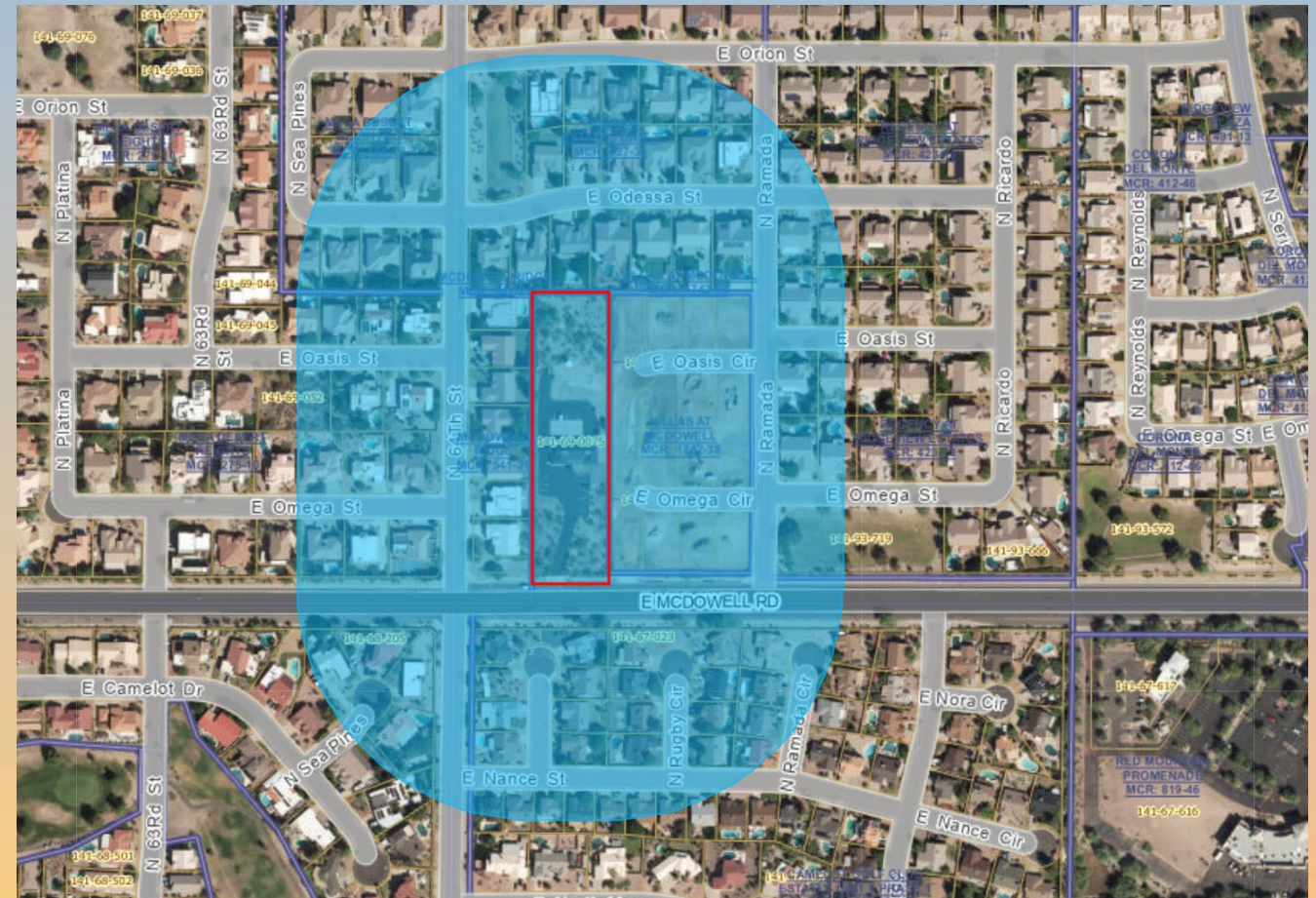
- 1 existing building
- 2 condominium lots within building
- No changes to the site are proposed





Citizen Participation

- Notified property owners within 500'
- Staff received one response with overall concerns about development in the area





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Criteria in Subdivision Regulations Section 9-6-2

Staff recommend Approval with Conditions



ZON23-01037

Jennifer Merrill, Senior Planner

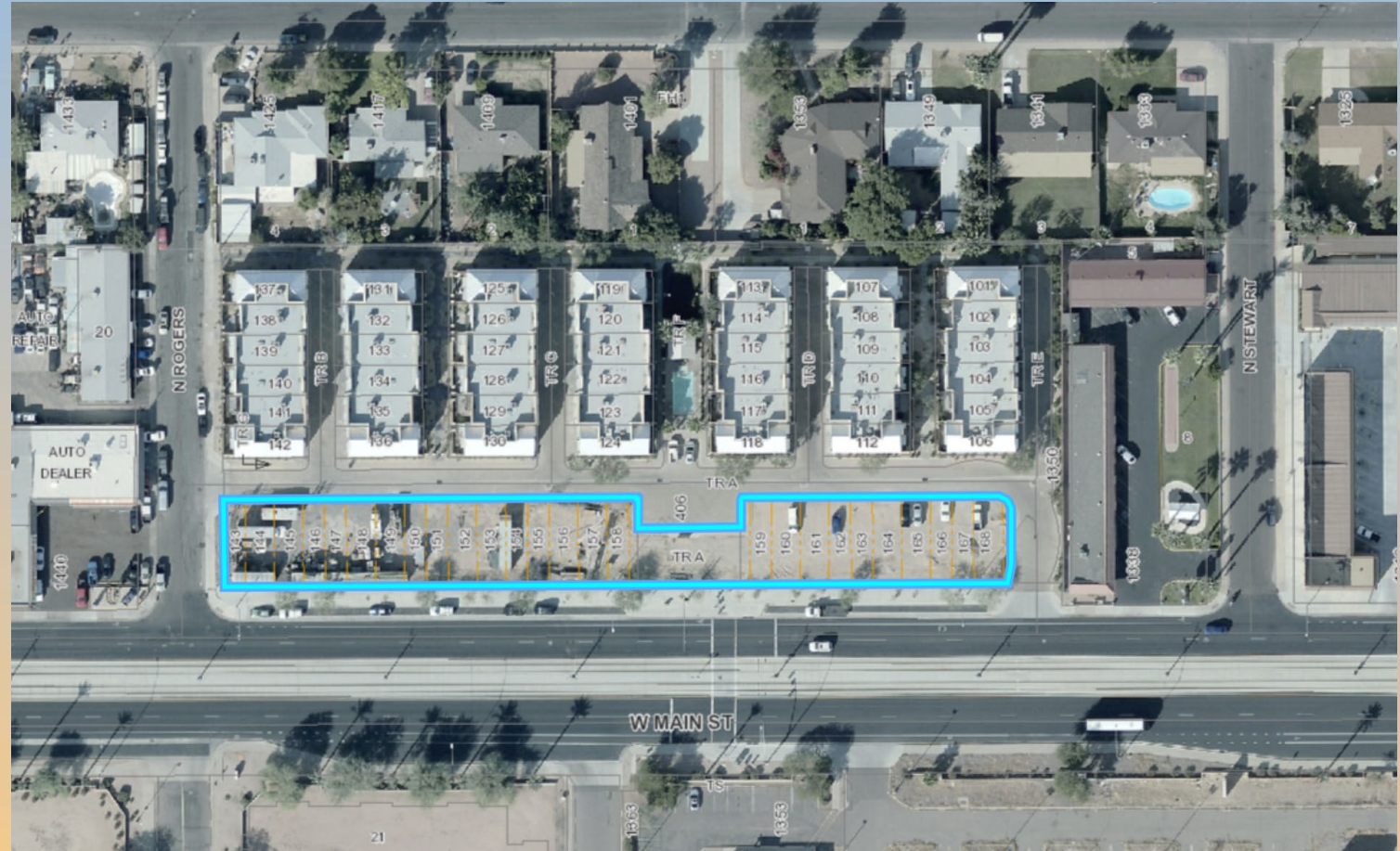
March 13, 2024





Location

- North of Main Street
- West of Alma School Road





General Plan

Neighborhood

- Safe places for people to live
- Variety of housing and non-residential uses

Transit Corridor

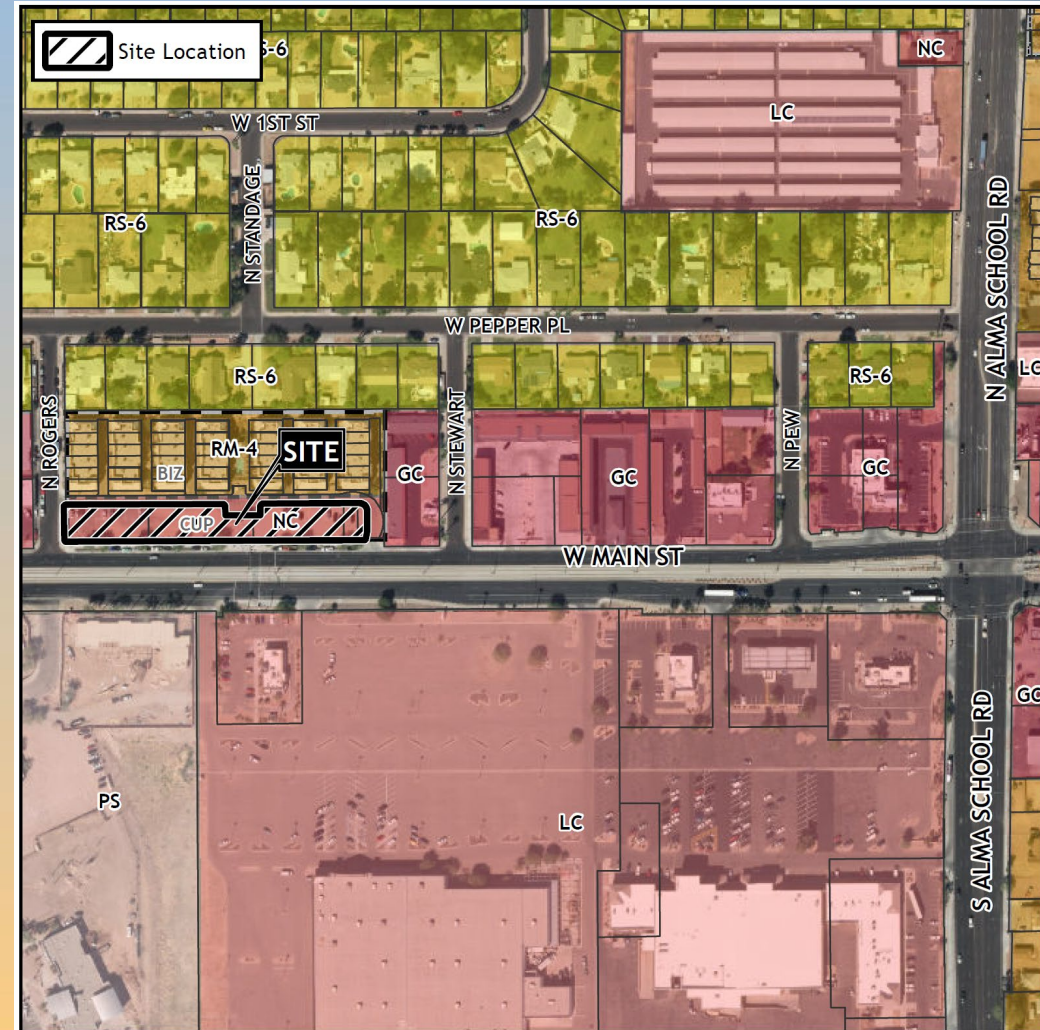
- Evolve into a more urban pattern
- Buildings brought to the street





Zoning

- Neighborhood Commercial (NC)
- Council Use Permit for residential





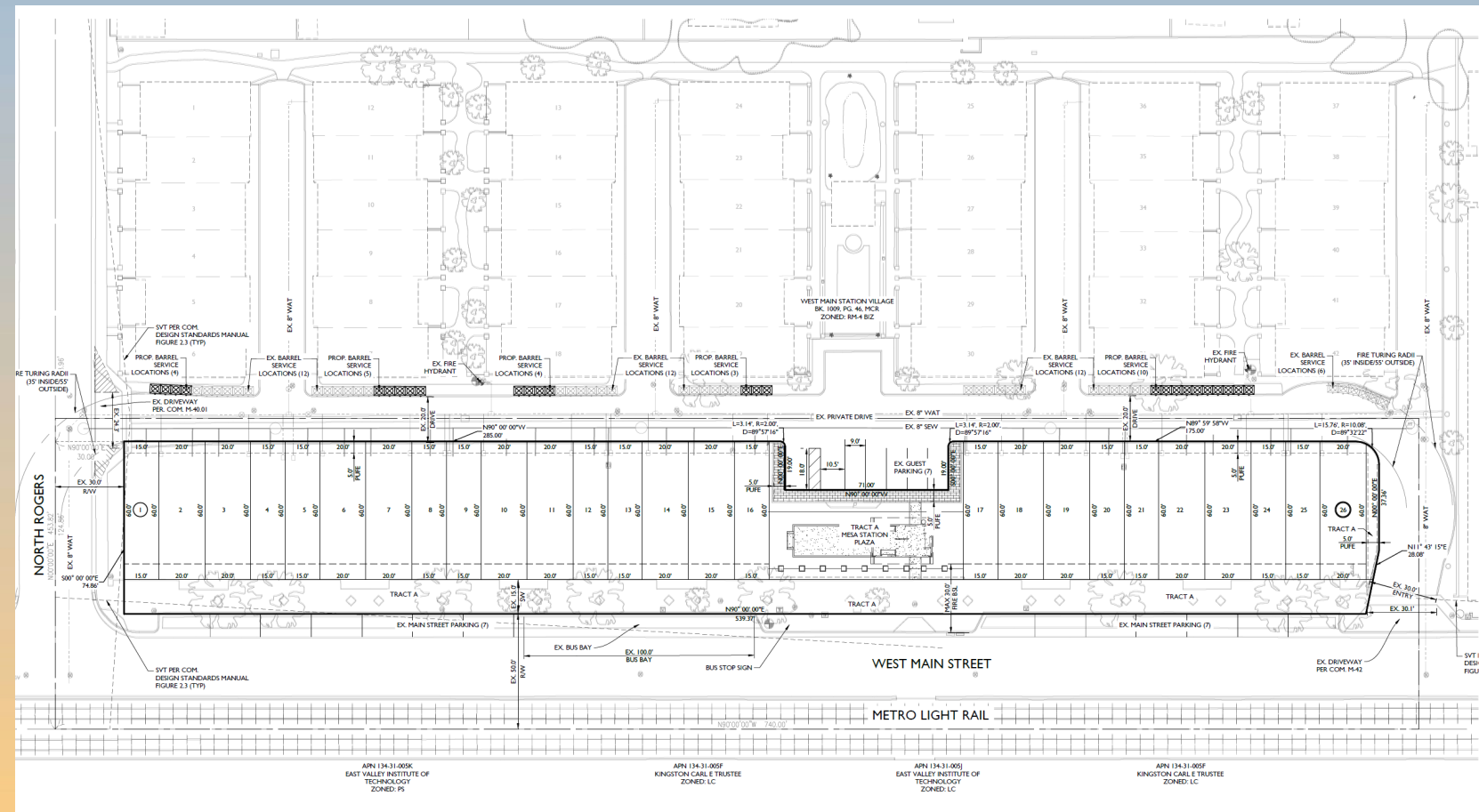
Site Photos



Looking northeast into the site



- 26 attached single-residence units





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Criteria in Subdivision Regulations Section 9-6-2

Staff recommend Approval with Conditions