

#### **Planning and Zoning Board**

Study Session Minutes

Mesa City Council Chambers – Lower Level, 57 East 1<sup>st</sup> Street Date: March 26, 2025 Time: 3:00 p.m.

#### MEMBERS PRESENT:

**Benjamin Ayers** 

Troy Peterson Jamie Blakeman\* Chase Farnsworth

Jeff Pitcher\*

#### **MEMBERS ABSENT**

Genessee Montes Jayson Carpenter

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

#### **STAFF PRESENT:**

#### **OTHERS PRESENT:**

Mary Kopaskie-Brown Rachel Nettles Evan Balmer Mallory Ress Joshua Grandlienard Kwasi Abebrese Alexis Wagner

#### 1 Call meeting to order.

Chair Ayers excused Boardmember Montes and Boardmember Carpenter and declared a quorum present; the meeting was called to order at 3:01 pm.

2 Review items on the agenda for the March 26, 2025, regular Planning and Zoning Board Hearing.

### Staff Planner Joshua Grandlienard presented case ZON24-01019. See attached presentation.

Chair Ayers recused himself from the case.

Staff provided clarifying information based on the Boardmembers' discussion.

### Staff Planner Kwasi Abebrese presented case ZON24-01022 and associated preliminary plat. See attached presentation.

In response to Boardmember Peterson and Boardmember Farnsworth's questions, Principal Planner Evan Balmer explained that the surface would need to be dust-proof, typically asphalt

MINUTES OF THE MARCH 26, 2025 PLANNING & ZONING STUDY SESSION

or concrete, though other alternatives could be considered. The applicant would need approval from the civil group to ensure the surface can handle the loads and will not deteriorate.

#### Staff Planner Mallory Ress presented case ZON24-01079 and associated preliminary plat. See attached presentation.

In response to Boardmember Peterson's question, Mr. Balmer explained that veterinary clinics, kennels, and similar establishments have additional requirements at the building permit stage, specifically regarding insulation and sound deadening in the building.

#### Case ZON24-00548 was continued to a date uncertain.

- 3 Planning Director Update: The text amendment for manufactured home and RV subdivisions is being revised based on feedback from the Cultural and Community Development Committee, with clarifications on definitions like manufactured homes, RVs, and stick-built structures. The revised ordinance will be brought back to the Planning and Zoning Board for further review and a new recommendation to the council.
- 4 Adjournment.

Boardmember Farnsworth motioned to adjourn the study session. The motion was seconded by Boardmember Peterson.

The study session was adjourned at 3:37 pm.

Vote (5-0; Boardmember Montes and Boardmember Carpenter, absent) Upon tabulation of vote, it showed: AYES – Ayers, Pitcher, Peterson, Blakeman, Farnsworth NAYS – None

Respectfully submitted,

Benjamik Ayers Planning and Zoning Board Chair

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





## ZON24-01019

Josh Grandlienard, AICP, Senior Planner

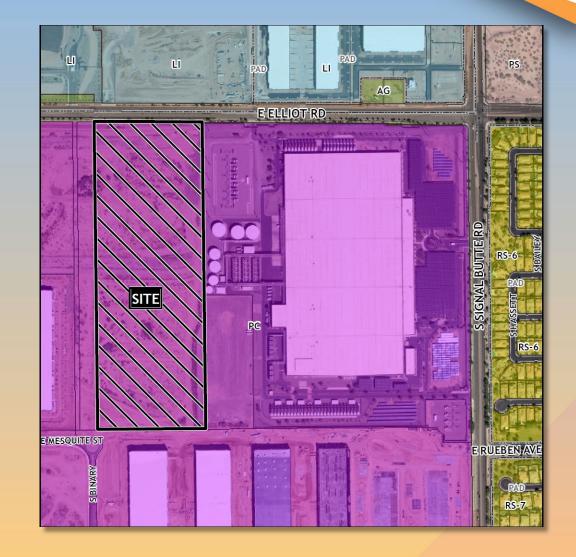
March 26, 2025





### Location

- West of Signal Butte Road
- South of Elliot Road









Looking south from Elliot Road



### Request

 Requesting the modification of stipulations for ZON24-00019





### Request

The applicant is requesting the following changes to Conditions of Approval No. 2 and 3 for Case No. ZON24-00019:

- Condition of Approval No. 2 states: "Prior to the issuance of any building permit, obtain final approval from the Eastmark Design Review Committee."
  - The applicant is requesting to modify the condition to read "Prior to the issuance of any building permit, comply with the requirements of Mesa's Design Review Process."
- Condition of Approval No. 3 states: "Compliance with all requirements of the Eastmark Design Review Committee."

• The applicant is requesting the condition be removed in its entirety.



### Findings

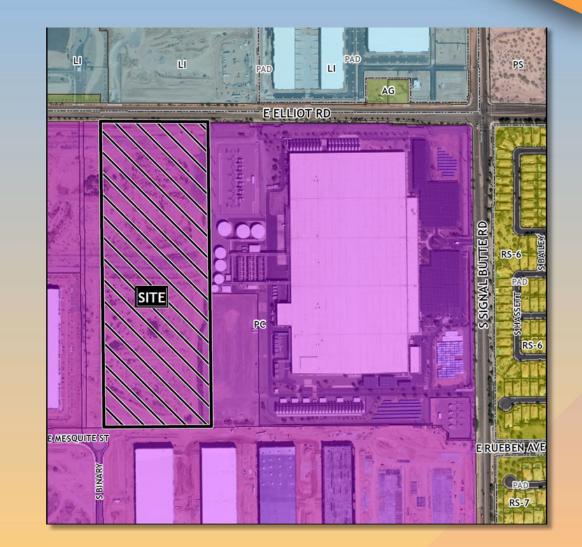
- Staff recommends the removal of Conditions of Approval No. 2 and 3 from case ZON24-00019.
- Staff also recommends adding a modified condition of approval that states: "Prior to the issuance of any building permit, complete an administrative design review with the City, and comply with the requirements of the administrative design review case."





## Zoning

- Planned Community
- Indoor warehousing and storage are allowed by right within the PC zone within LUG-C
- Special Use Permit for a Parking Reduction

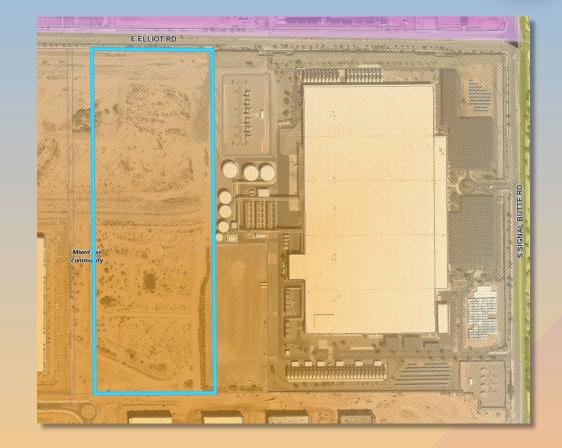




## General Plan

### Mixed Use Community

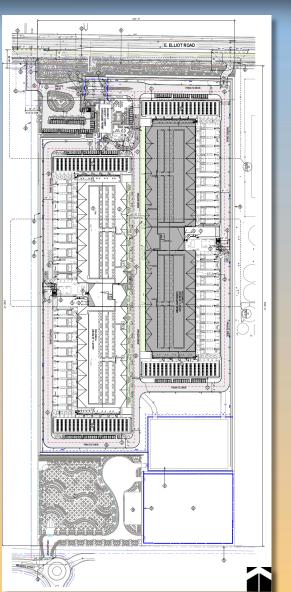
- Contain a mix of employment, office, retail, medical, ..., and residential uses to provide a complete community with a sense of place.
- Planned Community is a primary zoning District





### Site Plan

- 2 separate Data Center structures proposed
- One Security Building at northern entrance of the site
- Vehicular access to the site is provided from Elliot Road
- 152 parking spaces provided



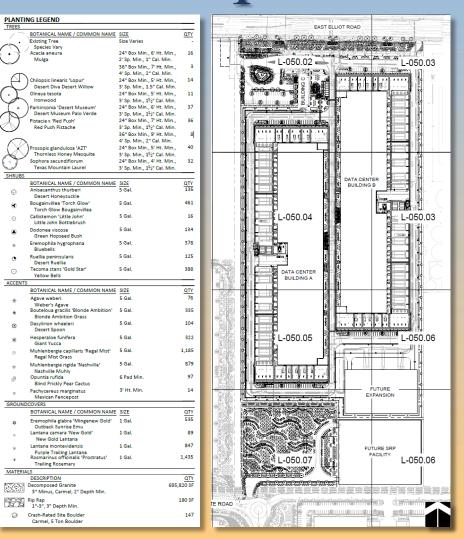
mesa·az

PLANNING



### Landscape Plan

COLOR COLOR

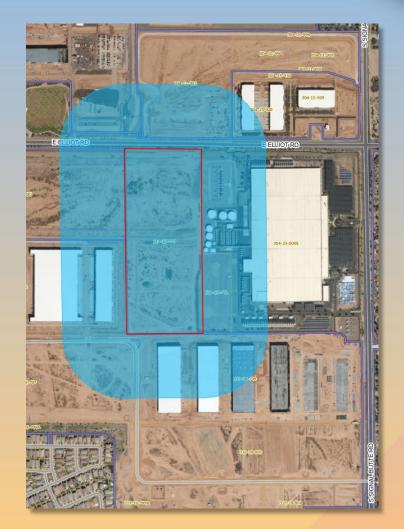






### **Citizen Participation**

- Notified property owners within 750 ft., HOAs, and registered neighborhoods
- Staff has not been contacted by interested parties





## ZON24-01022 Atlas Mesa Eastmark

Kwasi Abebrese, Planner II

March 26, 2025



### Request

- Site Plan Review
- Preliminary Plat
- To allow for an Industrial development







### Location

- West side of Signal Butte Road
- South side of Elliot Road
- Within Eastmark Development Unit 6 North







### **General Plan**

- Regional Employment Center -Evolve
- Wide range of employment opportunities
- Light industrial uses are a principal land use

### Mesa Gateway Strategic Development Plan

 Located within the Mixed-Use Community District





## Zoning

- Planned Community (PC)
- Within the Regional Center/Campus Land Use Group (LUG-C)
- Proposed industrial use is allowed by right within LUG-C
- An automobile service facility and outdoor storage areas within the LUG-C require approval of an AUP









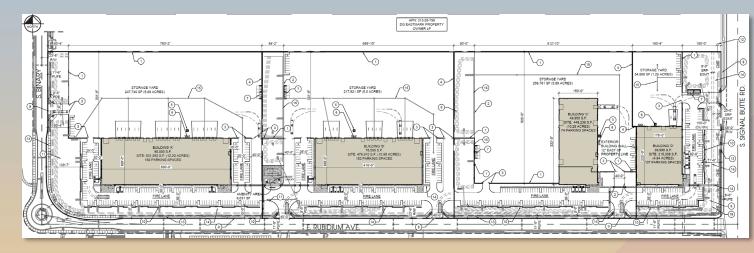
#### Looking west from Signal Butte Road



### Site Plan

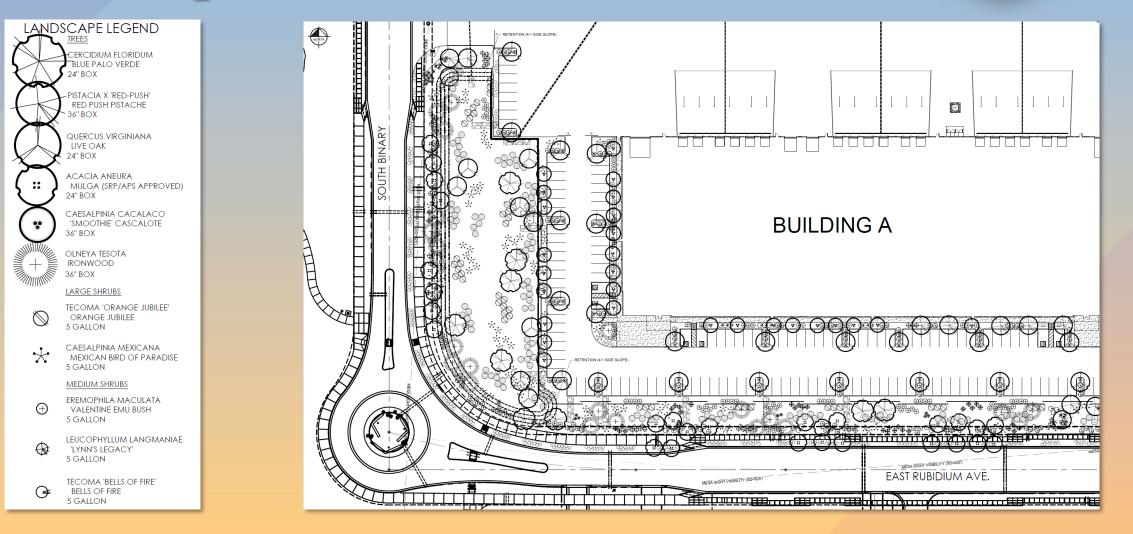
- Three shell industrial buildings and an automobile service facility
- Range from 39,995 to 90,000 square feet
- All four buildings will include outdoor storage areas
- Vehicular access to the site is provided from Signal Butte Road and Rubidium Avenue









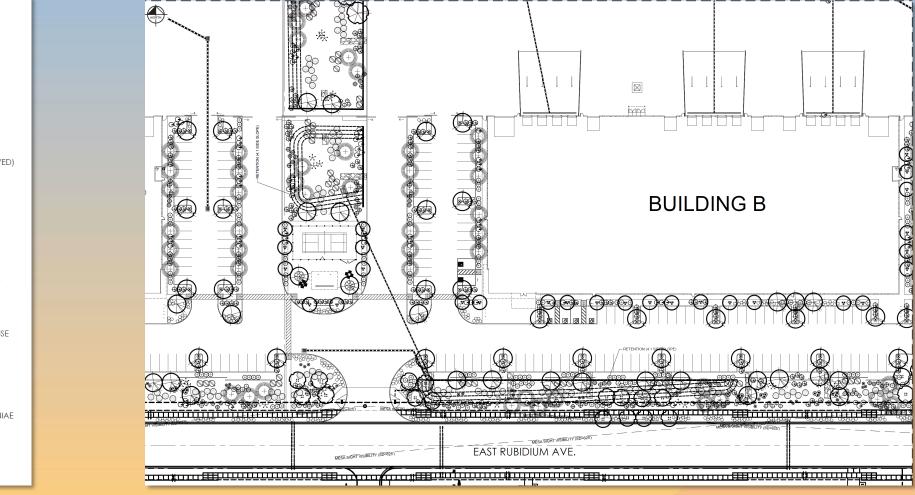






### Landscape Plan



















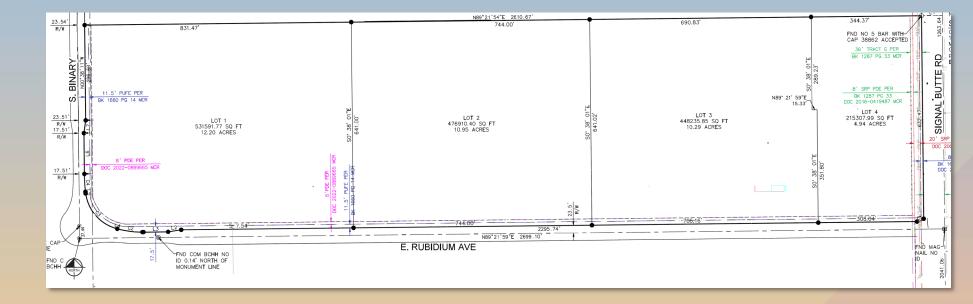




### **Preliminary Plat**

• 38 acres in size

4 proposed lots







### **Citizen Participation**

- Notified property owners within 750 feet, HOAs and registered neighborhoods
- No comments received from neighboring property owners







## Findings

- Complies with the 2050 Mesa General Plan
- Complies with the Gateway Strategic Development Plan
- Meets the review criteria in Section 6.1 of the Eastmark Community Plan for Site Plan Review
- Complies with Mesa Subdivision Regulations Section 9-6-2

### Staff recommends Approval with Conditions



# ZON24-01079 Get Air Sports Mesa

Mallory Ress, Senior Planner

March 26, 2025



### Request

- Site Plan Review
- Special Use Permit for height increase
- To allow a Small-Scale Commercial Recreation facility with attached commercial uses







### Location

- East side of Ellsworth Road
- North side of Elliot Road

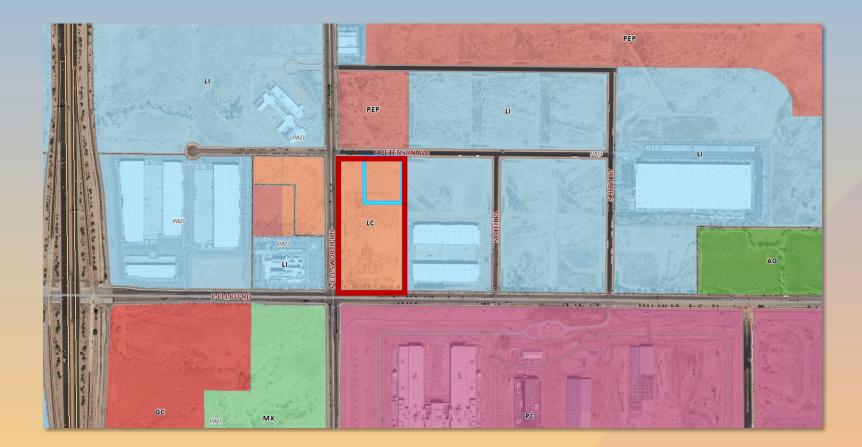






## Zoning

- LC-PAD
- Uses are permitted







## General Plan

- Urban Center Evolve
- Mixed use area where people live, work and play
- Retail, personal service, eating and drinking establishments, entertainment and recreation





### Site Photo



### Looking north towards the site from Elliot Road



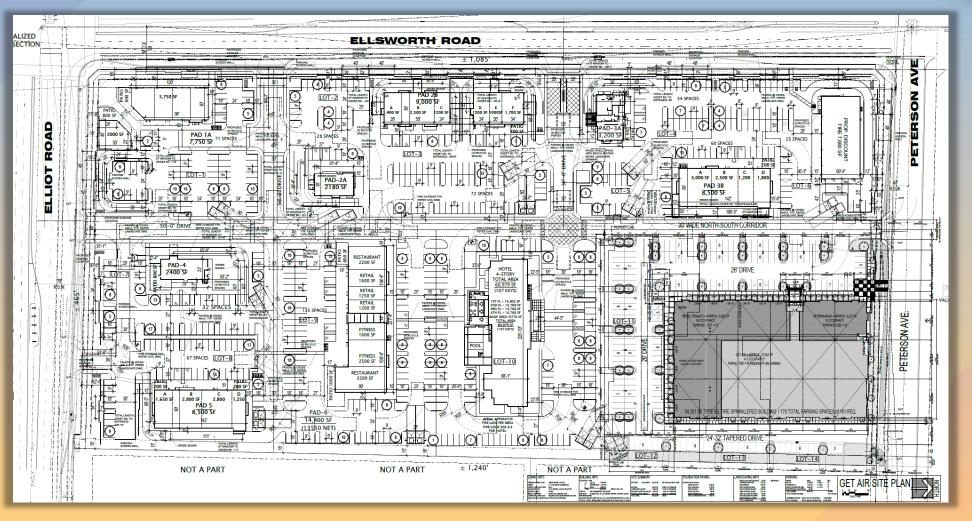




### Looking south towards the site from Peterson Avenue



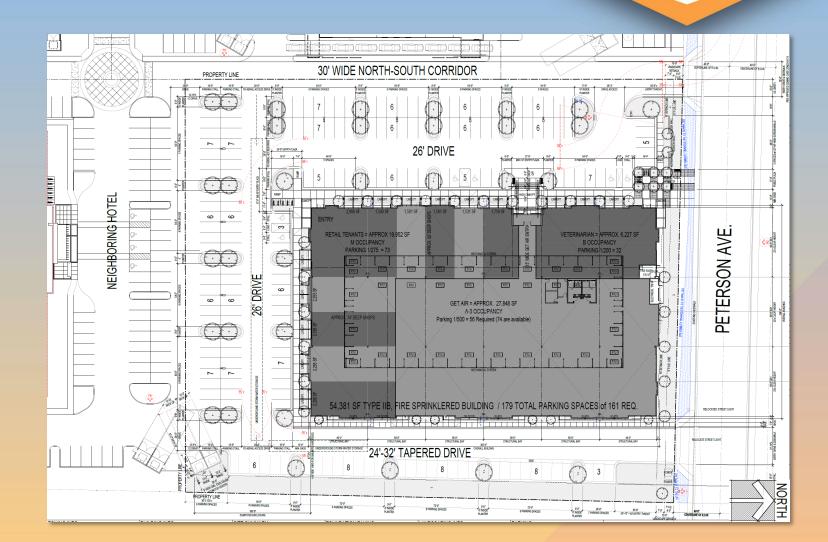
## Site Plan





# Site Plan

- 54,400 sq. ft. building
- Public building entries at the west and south building facades
- Primary vehicular access from Peterson Avenue
- 161 parking spaces required; 179 parking spaces proposed



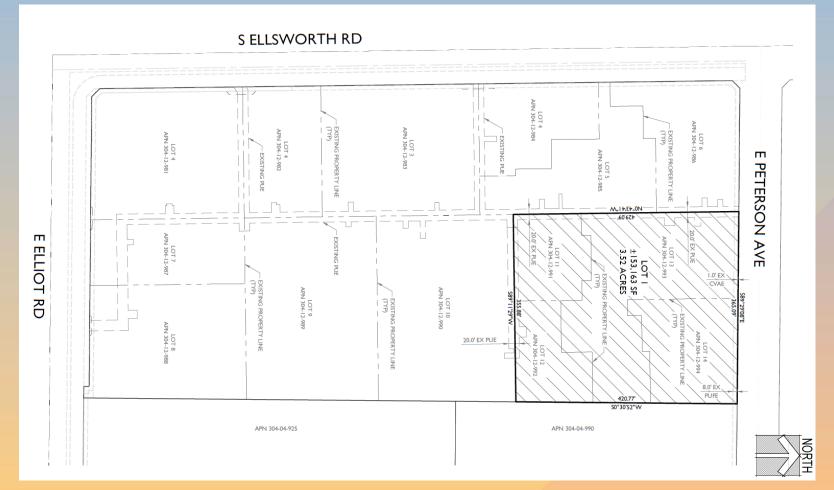
PLANNING



## **Preliminary Plat**

- Replat of the Elliot Retail plat
- Combine Lots 11, 12, 13

   and 14 to create a single
   lot for the Proposed
   Project







## Landscape Plan



PLANT LEGEND							
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY			
TREES							
	Acacia aneura	Mulga	24" Box	110			
	Caesalpina cacalaco	Cascalote 'Smoothie'	36" Box	142			
11 1010	Chitalpa tashkentensis	Chitalpa	24" Box	82			
	Olneya tesota	Ironwood	24" Box	16			
	Parkinsonia praecox	Palo Brea	24" Box	30			
*	Phoenix dactylifera	Date Palm	18' Height	10			
	Prosopis hybrid 'Phoenix'	Thornless Mesquite	24" Box	47			
SHRUBS/AC	CENTS	COMMON NAME	SIZE	QTY			
Agave americana		Century Plant	5 Gal	55			
Agave desmettiana		Smooth Agave	5 Gal	208			
Aloe hybrid 'Blue Elf'		Blue Elf Aloe	5 Gal	398			
Asclepias subulata		Desert Milkweed Woolly Butterfly Bush	5 Gal 5 Gal	47			
Buddleja marrubifolia Dasylirion wheeleri		Desert Spoon	5 Gal	113			
Dodonea viscosa		Hop Bush	5 Gal	27			
Euphorbia rigida		Gopher Plant	5 Gal	152			
Hesperaloe funifera		Giant Hesperaloe	5 Gal	39			
Hesperaloe parviflora 'Brakelights'		Brakelights Red Yucca	5 Gal	158			
Justicia californica		Chuparosa	5 Gal	61			
Justicia spicigera		Mexican Honeysuckle	5 Gal	135			
Leucophyllum langmaniae 'Rio Bravo'		Rio Bravo Sage	5 Gal	170			
Leucophyllum zygophyllum 'Cimarron'		Cimarron Sage	5 Gal	52			
Muhlenbergia rigida 'Nashville'		Purple Muhly	5 Gal	121			
Muhlenbergia lindheimeri 'Autumn Glow'		'Autumn Glow' Muhly	5 Gal	319			
Muhlenbergia rigens		Deer Grass	5 Gal	345			
Pedilanthus macrocarpus		Lady's Slipper	5 Gal	148			
Russeli	a equisetiformus	Coral Fountain	5 Gal	42			
SHRUBS/AG	CCENTS	COMMON NAME	SIZE	QTY			
Ruellia	peninsularis	Desert Ruellia	5 Gal	71			
Simmondsia chinensis 'Vista'		Compact Jojoba	5 Gal	101			
Tecon	a x 'Orange Jubilee'	Orange Jubilee	5 Gal	4			
Tecoma stans 'Gold Star'		Yellow Bells	5 Gal	27			
GROUNDO	COVERS	COMMON NAME	SIZE	QTY			
Convo	lvulus cneorum	Bush Morning Glory	I Gal	35			
Eremo	phila prostrata 'Outback Sunrise'	'Outback Sunrise'	I Gal	36			
Lantan	a x 'Dallas Red'	Dallas Red Lantana	I Gal	108			
	a montevidensis	Trailing Purple Lantana	I Gal	245			
	a x 'New Gold'	New Gold Lantana	I Gal	475			
VINES		COMMON NAME	SIZE	QTY			
	a ocidentalis	Lavender Star Flower Vine	5 Gal	33			
MATERIALS							
	Decomposed Granite With Planting	Table Mesa Brown 2" Depth Min.		142,213 S.F.			





## Landscape Plan

	LEGEND			
SYMBOL	SCIENTIFIC NAME		0.75	
TREES	COMMON NAME	MATURE CANOPY	SIZE	QTY
*	Acacia aneura Mulga	15' dia.	24" Box	21
	Caesalpinia cacalaco Cascalote 'Smoothie'	18' dia.	24" Box	30
	Chitalpa tashkentensis Chitalpa	25' dia.	36" Box	П
and the	Parkinsonia praecox Palo Brea	25' dia.	36" Box	12
	Prosopis hybrid 'Phoenix' Thornless Mesquite	30' dia.	24" Box	13
SHRUBS/ACCENTS		COMMON NAME	SIZE	
Agave desmettiana		Smooth Agave	5 Gal	
Aloe hybrid 'Blue Elf'		Blue Elf Aloe	5 Gal	
Dasylirion wheeleri		Desert Spoon	5 Gal	
Hesperaloe parviflora 'Brakelights'		Brakelights Red Yucca	5 Gal	
Leucophyllum langmaniae 'Rio Bravo'		o' Rio Bravo Sage	5 Gal	
Muhlenbergia rigida 'Nashville'		Purple Muhly	5 Gal	
Muhle	nbergia lindheimeri 'Autumn	Glow' Autumn Glow Muh	nly 5 Gal	
Muhlenbergia rigens		Deer Grass	5 Gal	
Pedilanthus macrocarpus		Lady's Slipper	5 Gal	
Russelia equisetiformus		Coral Fountain	5 Gal	
Simmondsia chinesis 'Vista'		Compact Jojoba	5 Gal	
GROUNDCOVERS		COMMON NAME	SIZE	
Convolvulus cneorum		Bush Morning Glory	I Gal	
Eremophila prostrata 'Outback Sunris		rise' Outback Sunrise	I Gal	
Lantar	na x 'New Gold'	New Gold Lantana	I Gal	
MATERIALS		SIZE		QTY
15 C	AZ Brown" Decomposed iranite or Equal	1/2" Screened 2" Depth Min.		22,372 S.F.







# **Special Use Permit**

Section 11-70-5(E): Special Use Permit Required Findings

- #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 plans and/or policies;
- #2 The location, size, design, and operating characteristics of the proposed project are consistent with the purpose of the district where it is located and conform with the General Plan and any other applicable plans and/or policies;
- #3 The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, the greater neighborhood, or the general welfare of the City; and
- #4 Adequate public services, public facilities and public infrastructure are available to serve the proposed project





# **Citizen Participation**

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- One comment in support from adjacent hotel representative







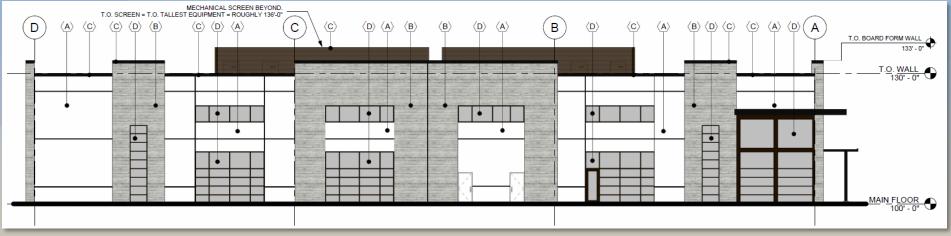
 Complies with the 2050 Mesa General Plan
 Criteria in Chapters 69 and 70 for Site Plan Review and Special Use Permit are met

Staff recommends Approval with Conditions

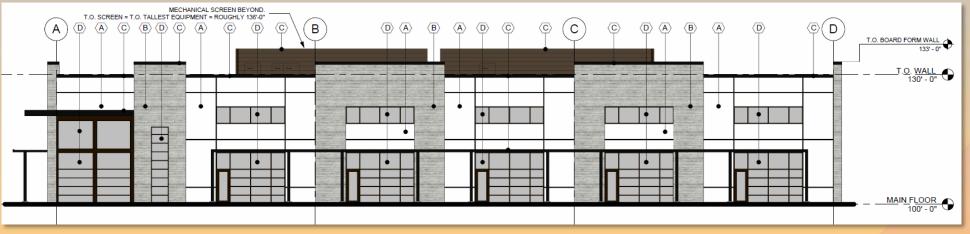




### Elevations



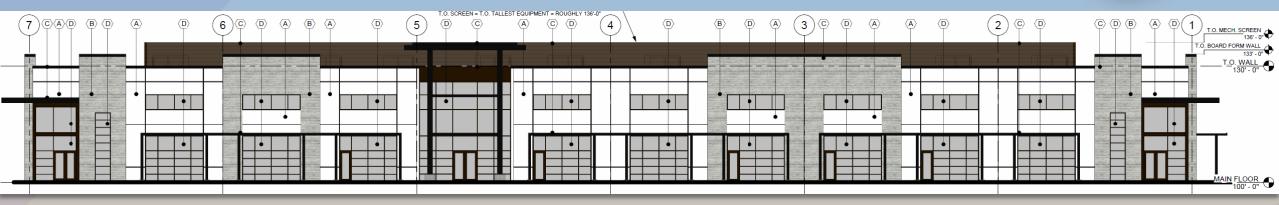
### North Elevation



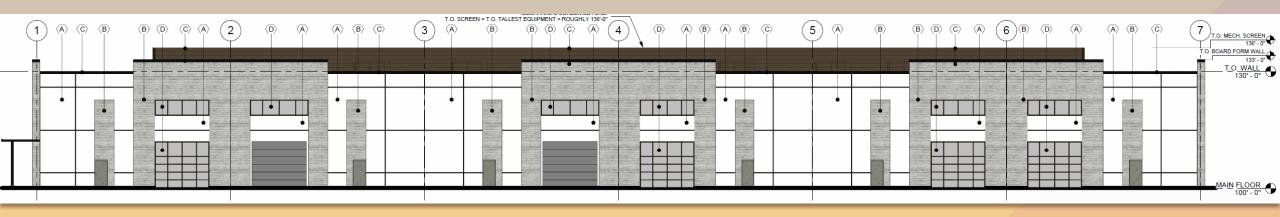
#### **South Elevation**



## Elevations



### West Elevation



**East Elevation** 









## Rendering



