

Planning and Zoning Board



Study Session Minutes

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

Date: January 22, 2025 Time: 3:30 p.m.

MEMBERS PRESENT:

Benjamin Ayers
Jeff Pitcher*
Genessee Montes
Jayson Carpenter
Chase Farnsworth

MEMBERS ABSENT

Troy Peterson
Jamie Blakeman

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

STAFF PRESENT:

Mary Kopaskie-Brown
Rachel Nettles
Evan Balmer
Cassidy Welch
Joshua Grandlienard
Kirstin Dvorchak
Alexis Wagner

OTHERS PRESENT:

1 Call meeting to order.

Chair Ayers excused Boardmember Peterson and Blakeman and declared a quorum present, the meeting was called to order at 3:30 pm.

2 Review items on the agenda for the January 22, 2025, regular Planning and Zoning Board Hearing.

Staff Planner Cassidy Welch presented case ZON24-00291. See attached presentation.

The Board had no questions for staff.

Staff Planner Joshua Grandlienard presented case ZON24-00638. See attached presentation.

The Board had no questions for staff.

3 Planning Director Update: Cassidy will make a presentation in February to update the board on the outcomes of the recent changes made for drive thru's.

MINUTES OF THE JANUARY 22, 2025 PLANNING & ZONING STUDY SESSION

4 Adjournment.

Boardmember Carpenter motioned to adjourn the study session. The motion was seconded by Boardmember Montes.

The study session was adjourned at 3:53 pm.

Vote (5 – 0; Boardmember Peterson and Blakeman, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Montes, Carpenter, Farnsworth

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



ZON24-00291

Project Borealis

Cassidy Welch, Principal Planner

January 22, 2025



Request

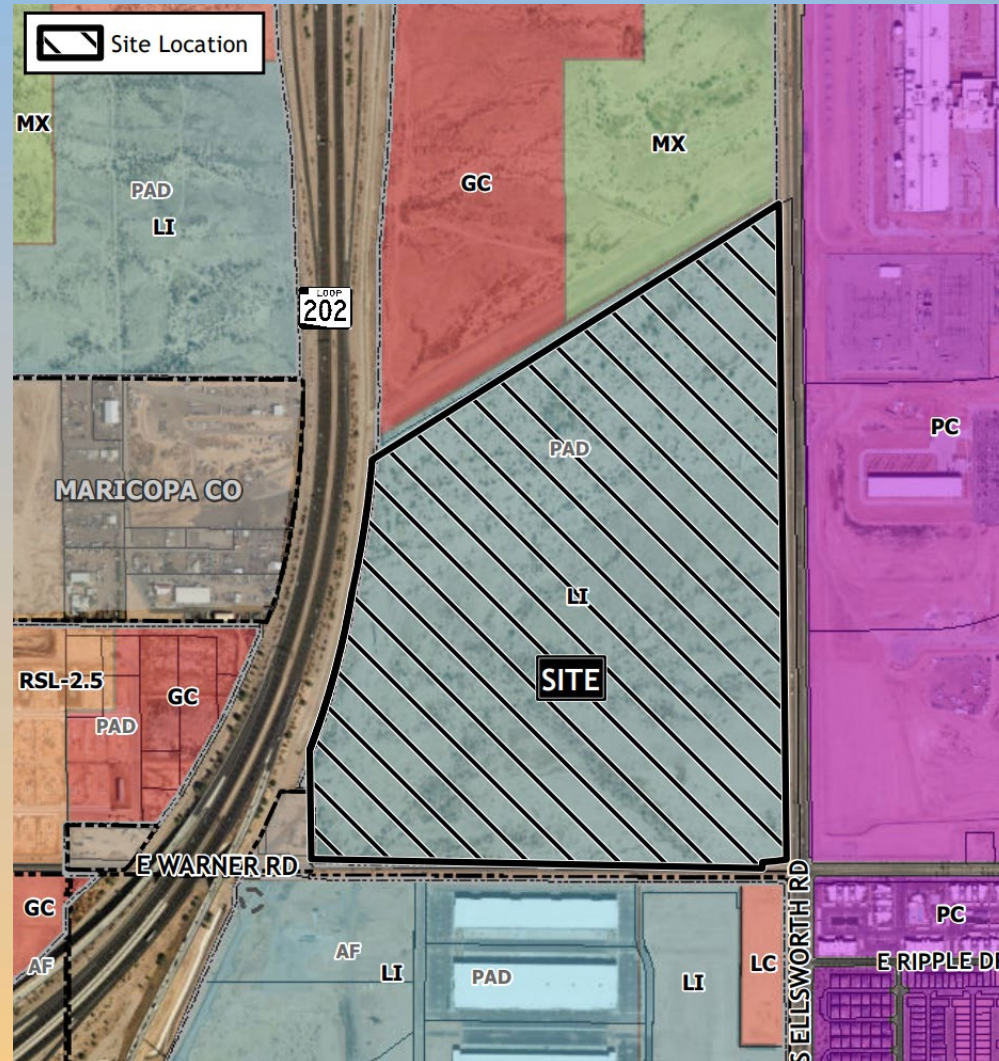
- Site Plan Review
- Special Use Permit
- To allow for a mixed-use development





Location

- North of Warner Road
- East of Ellsworth Road

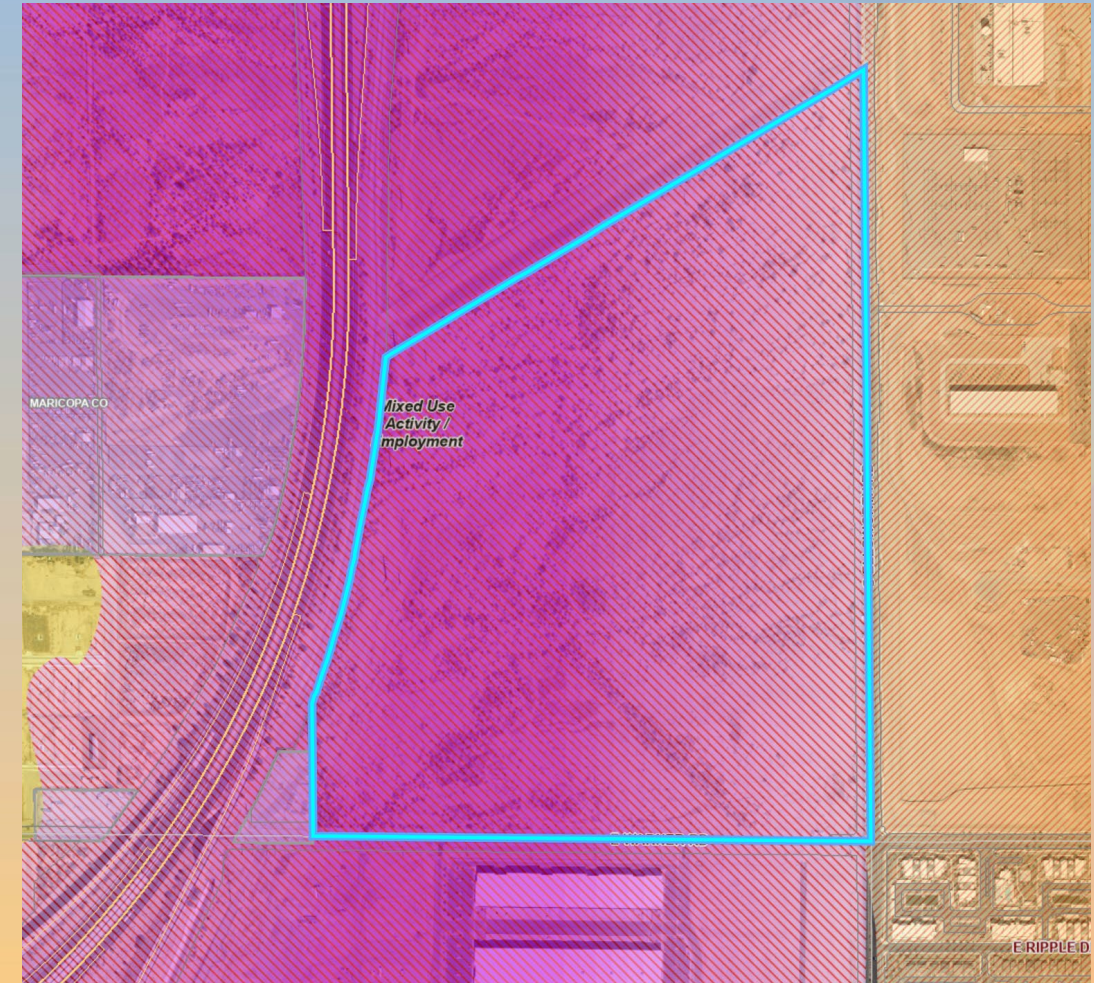




General Plan

Mixed Use Activity District/Employment

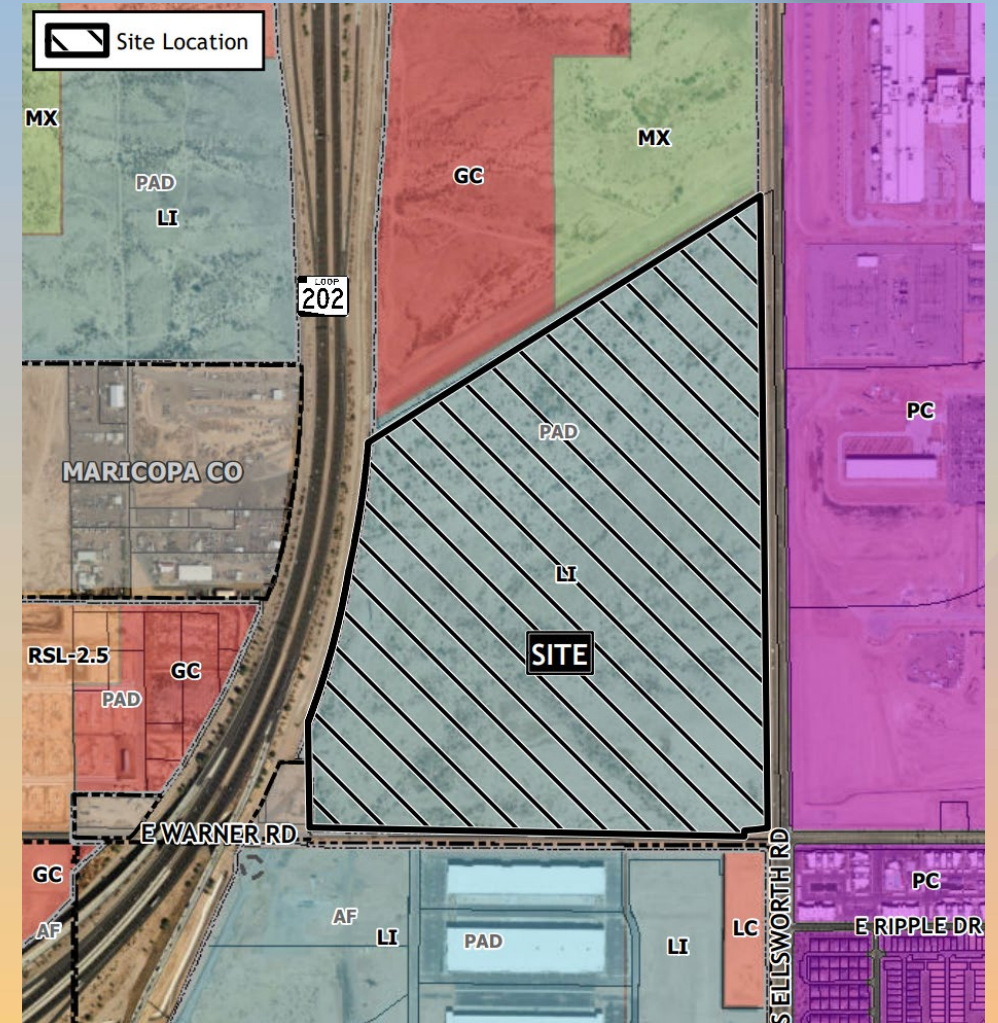
- Create strong and viable centers of commercial activity
- Wide range of employment opportunities in high quality settings





Zoning

- Light Industrial with a Planned Area Development overlay (LI-PAD)
- Indoor Warehousing and Storage (Data Center), Office, and Retail are permitted uses within the LI zoning district





Site Photos

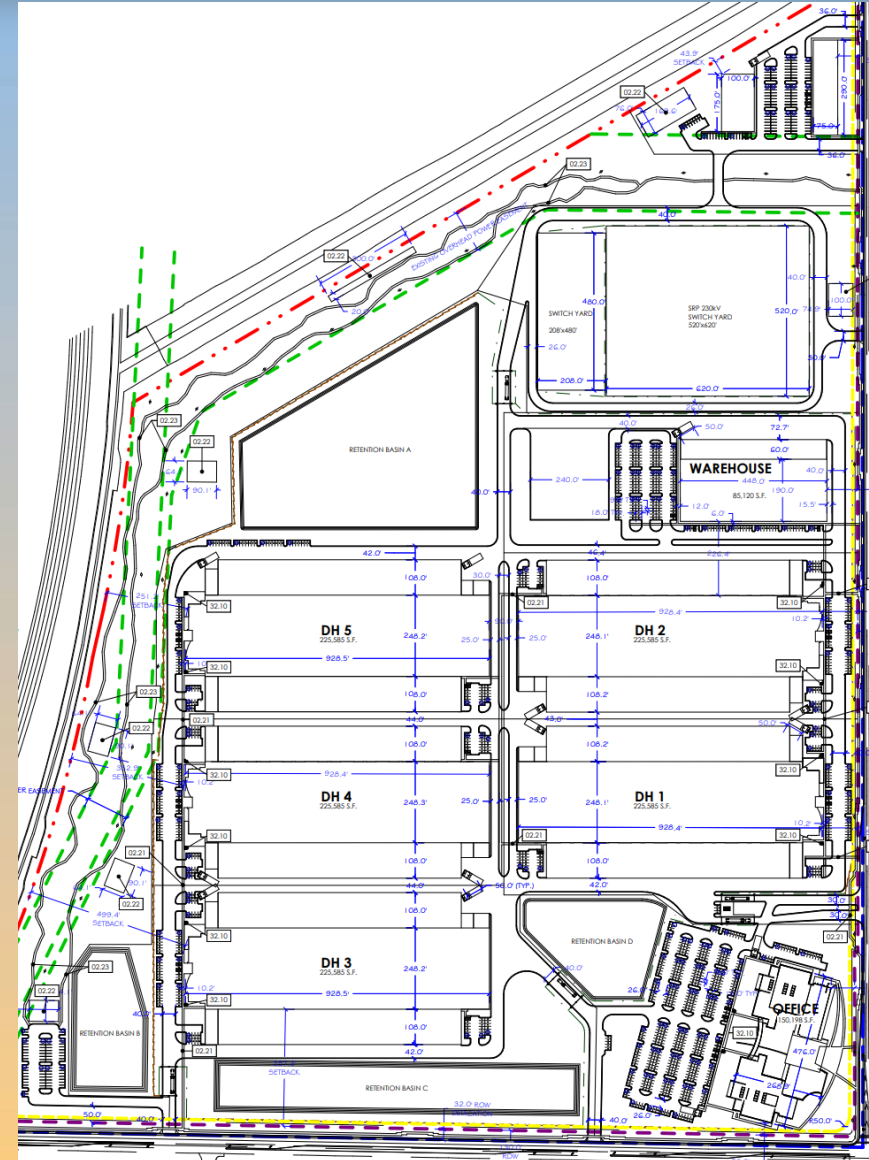


Looking north towards the site



Site Plan

- 1 Office building
- 5 Data Halls
- 1 Warehouse building
- Associated SRP yard
- 2 Retail Buildings
- 1,335 spaces required;
433 provided





Approval Criteria

Section 11-70-5 Special Use Permit Criteria

- ✓ #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



Landscape Plan

PLANT LEGEND

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
CONIFERS						
	CAB	44	Cupressus arborescens 'Blue Ice' Blue Ice Arizona Cypress	36"ea		5'-6"
	CSG	51	Cupressus sempervirens 'Glauca' Blue Italian Cypress	24"ea		6'-7"
	JSM	7	Juniperus horizontalis 'Moonglow' Moonglow Juniper	B & B		6'
	PEA	18	Pinus edulis Alphina Pine	24"ea		7'-9"
DECIDUOUS TREES						
	AWP	46	Anacardium occidentale Palm Beach	24"ea		2'x4'
	CTD	50	Chionochloa laevis 'Desert Willow' Desert Willow	24"ea	Multitrunked	6'-7"
	CTL	81	Chionochloa laevis 'Desert Willow' Desert Willow	36"ea	Multitrunked	
	LID	26	Lagerstroemia indica 'White' Dynamite Lagerstroemia	24"ea	Clump	
	PTM	20	Parthenocissus vitacea 'Desert Willow' Desert Willow	24"ea	Multitrunked	6'-7"
	PIR	133	Pisonia indica 'Red Palm' Red Palm Chinese Parasol	36"ea		2'x4'
	PJT	52	Prosopis juliflora 'Thornless' Thornless Chinese Parasol	24"ea		2'x4'
	UPS	40	Ulmus parvifolius 'Sempervirens' Chinese Elm	36"ea		2'x4'
EVERGREEN TREES						
	AWM	200	Anacardium occidentale Majesty	24"ea		2'x4'
	AWM	41	Anacardium occidentale Majesty	24"ea		2'x4'
	FINL	4	Ficus indica Indian Land	24"ea		2'x4'
	OEW	36	Olea europaea 'Wilson' Wilson Olive	24"ea		2'x4'
	PTT	104	Philadelphus bicoloratus Texas Ebony	24"ea		2'x4'
	QVH	108	Quercus virginiana 'Q111' Higgins Live Oak	24"ea		2'x4'
PALMS						
	CHM	24	Chamaecyparis lawsoniana Mediterranean Fan Palm	48"ea	Clump	
	PCD	105	Phoenix canariensis Paraguay Palm	48"ea		10'-12'
	PVD	14	Phoenix dactylifera Date Palm	48"ea		10'-12'

GRASSES

	MCL	2,173	Muhlenbergia capillaris 'Yucca' Regal Mohr Pink Mohr Grass	1 gal		
	MCL	489	Muhlenbergia capillaris 'Yucca' Autumn Glow™ Lindheimer's Mohr	1 gal		
	MCL	1,089	Muhlenbergia capillaris Dawn Grass	1 gal		
PERENNIALS						
	QWB	302	Gaura lindheimeri 'Whirling Butterflies' Whirling Butterflies	1 gal		
	LSS	118	Lavandula stoechas Spanish Lavender	1 gal		
	SGR	544	Salvia greggii 'Red' Red Autumn Sage	1 gal		

SUCCULENTS

	AWB	54	Agave chameleone 'Blue Flame' Blue Flame Agave	3 gal		
	AMV	15	Agave americana 'Majesty' Majesty Century Plant	3 gal		
	APT	129	Agave parviflora 'Purpurea' Purpurea Century Plant	5 gal		
	DXM	149	Dasylirion wheeleri 'Mexican Grass Tree' Mexican Grass Tree	5 gal		
	FSD	6	Fouquieria splendens Ocotillo	3 gal		
	HPP	72	Hesperaloe parviflora 'Purpurea' Red Yucca	3 gal		
	NMB	34	Nolina microcarpa Burgundy	5 gal		
	EFTB	72	Euphorbia corollata 'Blue Bell' Blue Bell Euphorbia	5 gal		
	EMV	93	Euphorbia maculata 'Valentine' Valentine Spotted Euphorbia	5 gal		
	JHW	26	Juniperus horizontalis 'Wilson' Blue Rug Juniper	5 gal		
	LGM	21	Larrea tridentata 'Gold Mound' Gold Mound Larrea	5 gal		
	LFG	822	Leucophyllum frutescens 'Green Cloud' Green Cloud Texas Sage	5 gal		
	LTC	69	Larrea tridentata Canyon Bush	5 gal		
	LZC	115	Leucophyllum frutescens Canyon Texas Sage	5 gal		
	MFT	139	Mirta coccinea 'Bicolor' Bicolor Texas Cactus Myrtle	5 gal		
	OEW	801	Olea europaea 'Wilson' Wilson Olive	5 gal		
	PTV	10	Pterocarpus totia 'Vanguard' Vanguard Black Orange	5 gal		
	RFJ	66	Ruscus aculeatus 'Fountain' Fountain Plant	5 gal		
	RIB	212	Rhaphidophora indica 'Tall' Bicolor Indian Hawthorn	5 gal		
	RIP	115	Rhaphidophora indica 'Tall' Pink Lady Indian Hawthorn	5 gal		
	ROP	78	Rosmarinus officinalis 'Prostratus' Creeping Rosemary	5 gal		
	ROT	13	Rosmarinus officinalis 'Tuscan Blue' Tuscan Blue Rosemary	5 gal		
	SCJ	138	Santalum indicum Jade	5 gal		
	SYL	33	Symplocos tinctoria Texas Mountain Land	15 gal		

SITE MATERIALS LEGEND



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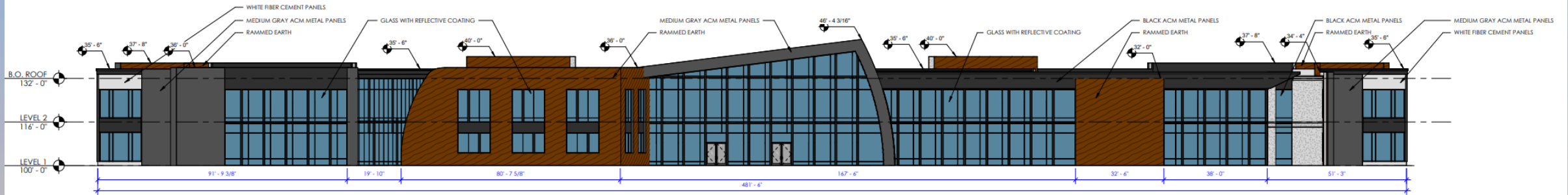


Renderings

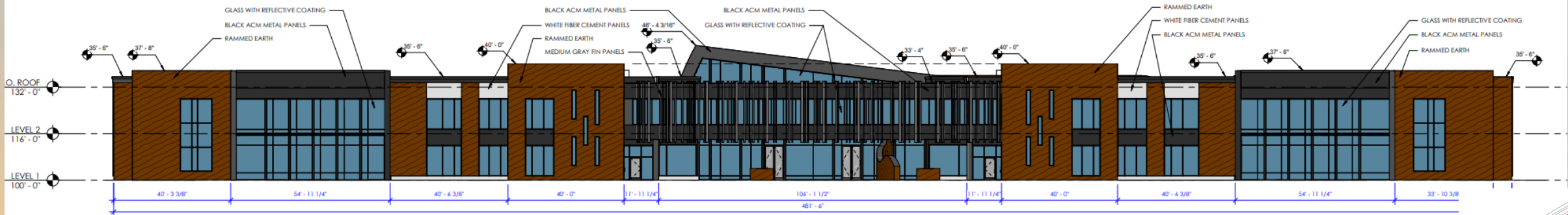




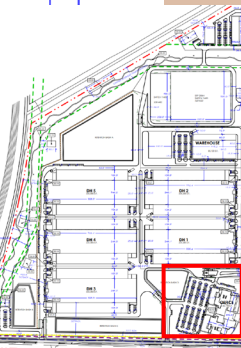
Elevations - Office



BS NORTH ELEVATION
1/16" = 1'-0"

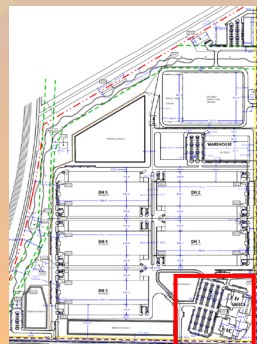


AS SOUTH ELEVATION
1/16" = 1'-0"



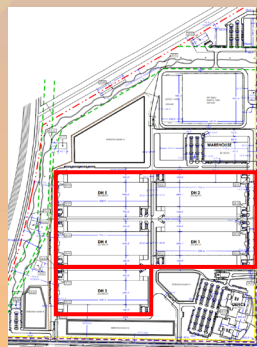
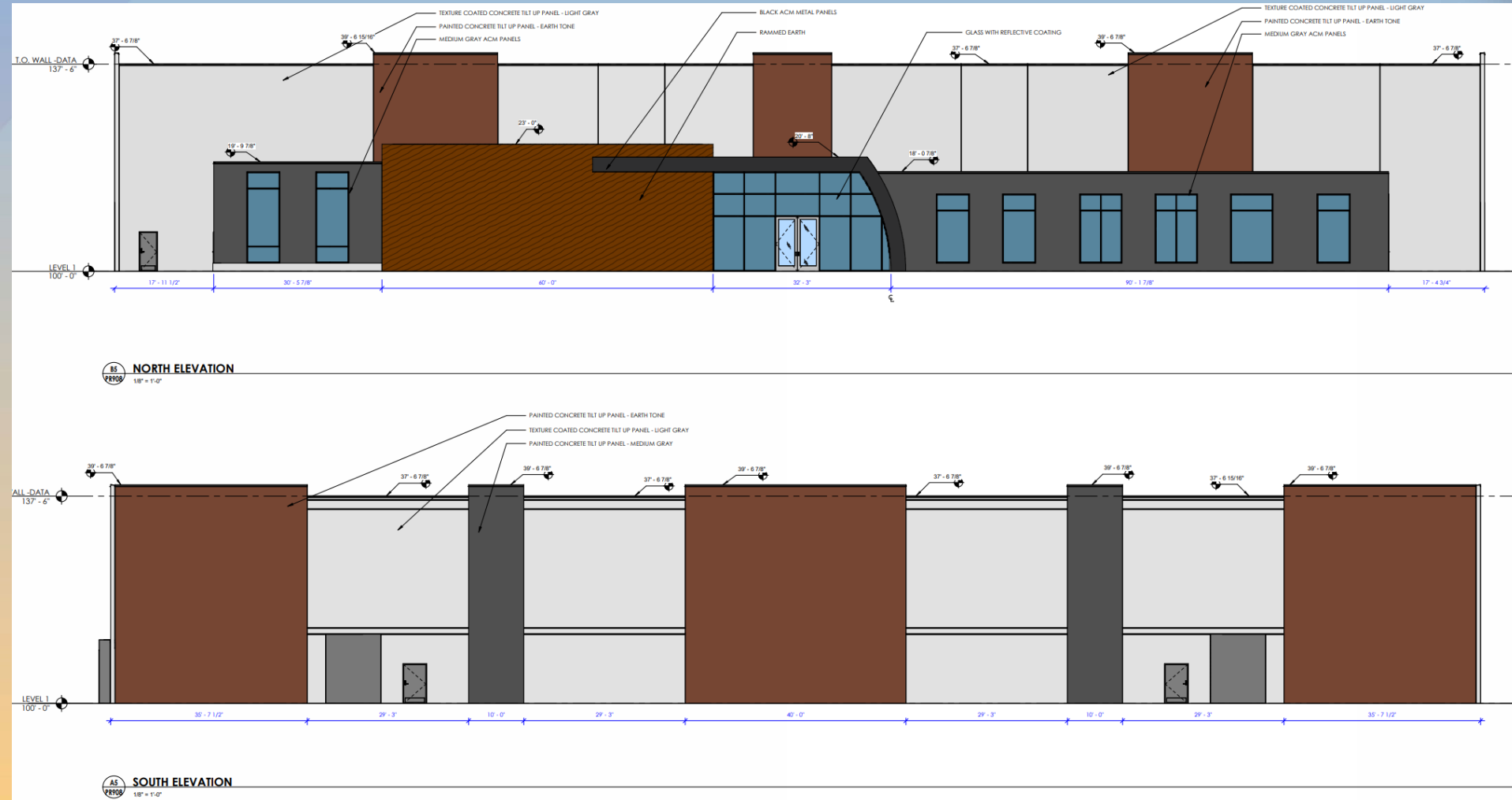


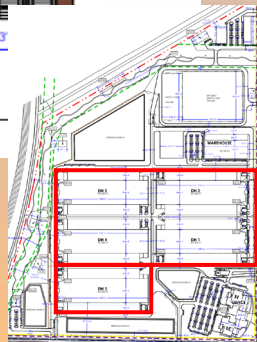
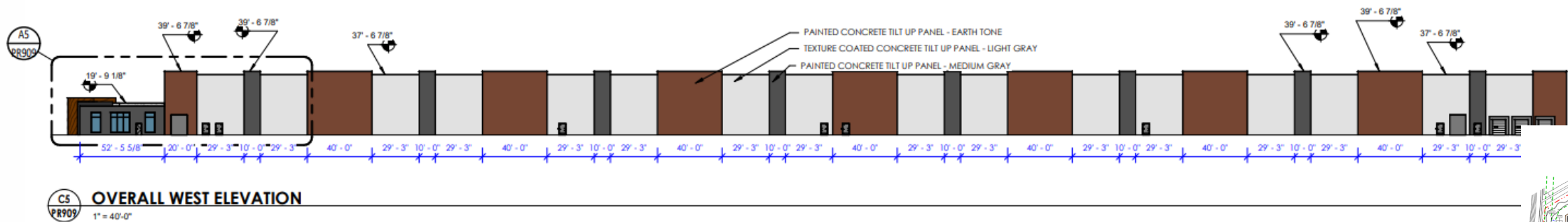
Elevations - Office





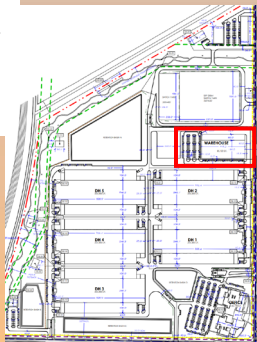
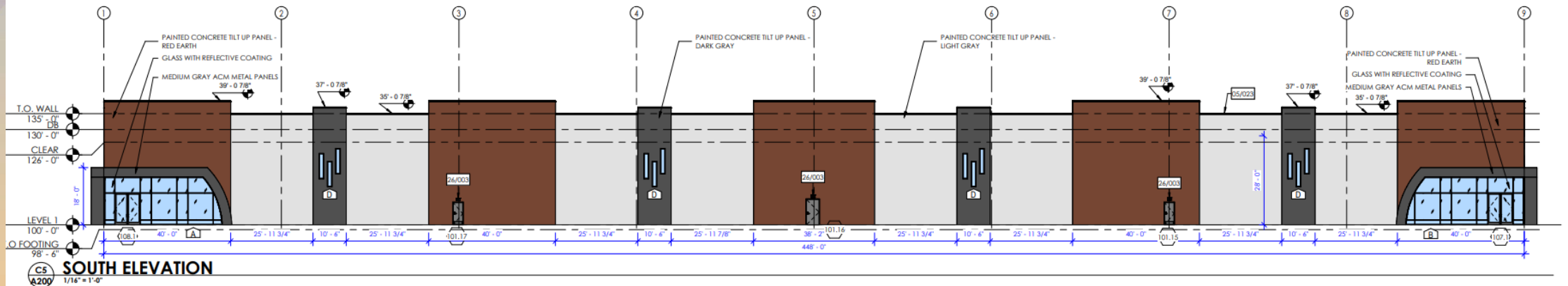
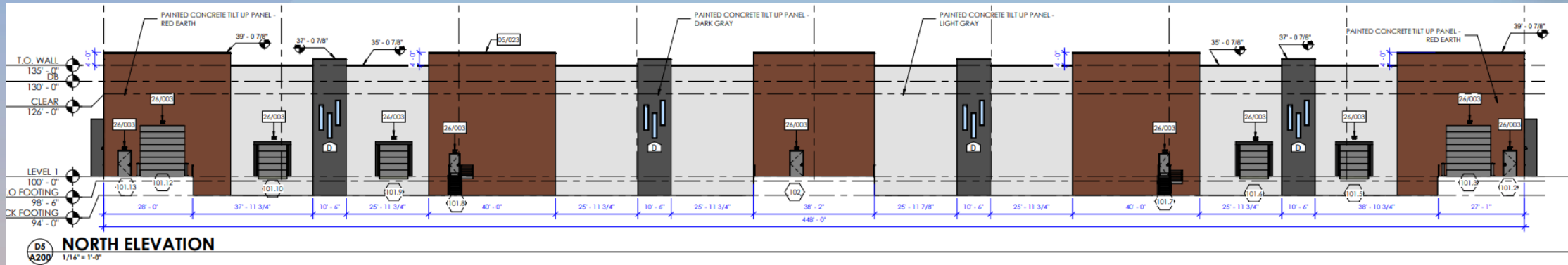
Elevations – Data Halls



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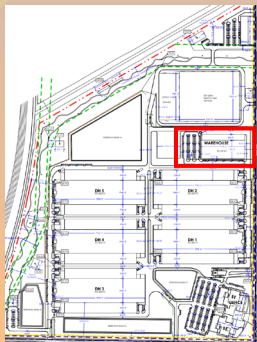
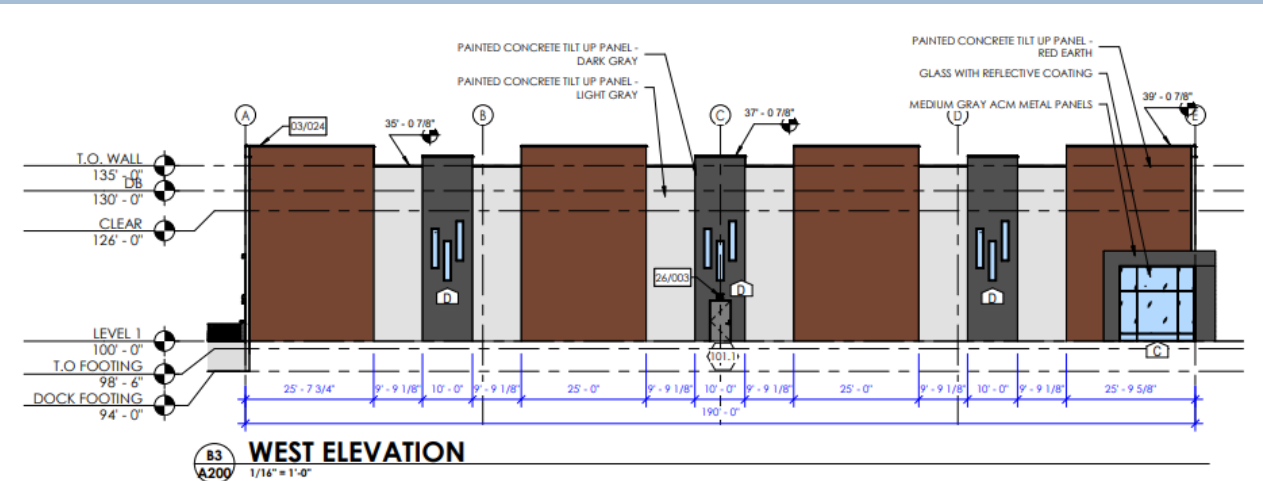
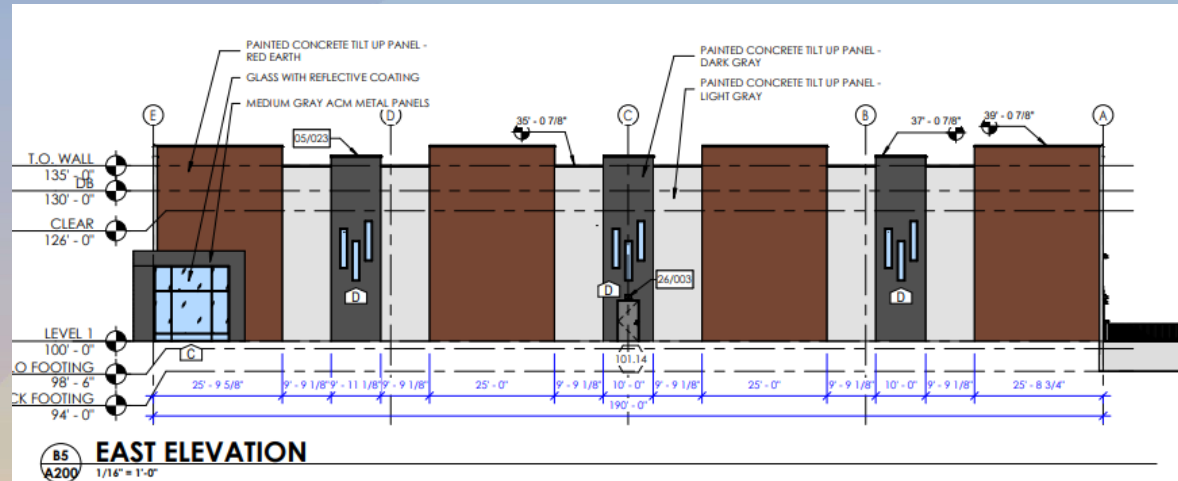


Elevations - Warehouse





Elevations - Warehouse





Technical drawing showing a cross-section of a wall assembly. The top section is a concrete wall with oblique screening panels, labeled "OBLIQUE" and "18'-0\"". The bottom section is a precast concrete screening wall, labeled "PRECAST CONCRETE SCREENING WALL". The wall is supported by a base, labeled "PAINTED STEEL FENCE: SEE CS/PR011 FOR DETAILS; FINISH TBD". Dimensions include 7'-0\" for the top section, 18'-0\" for the bottom section, and 10'-0\" for the base. The wall is shown in a perspective view, with a side elevation view below it.

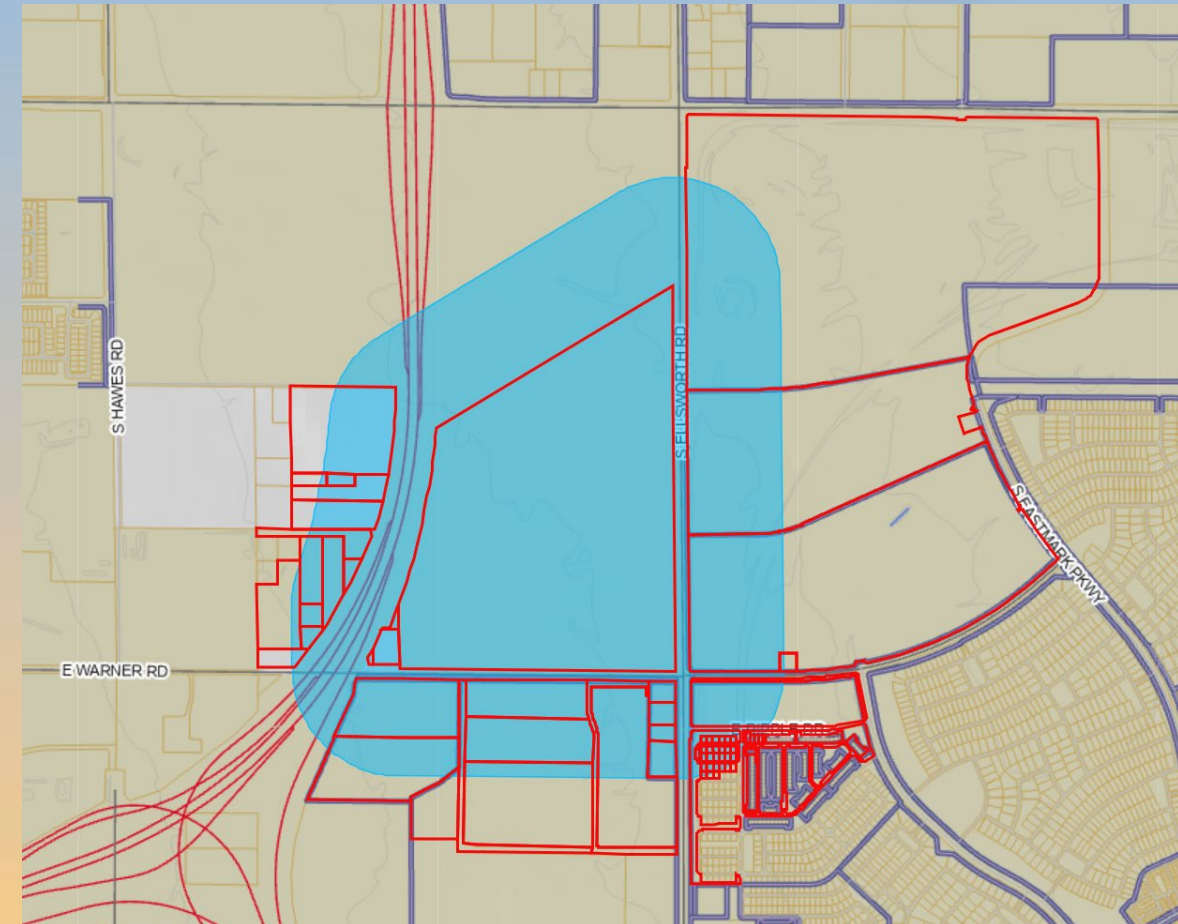
$$1/4'' = 1'-0''$$

$$1/4'' = 1'-0''$$



Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- Neighborhood meeting was held on July 11, 2024. Three neighbors participated. No concerns were raised that needed to be addressed.
- No correspondence received by applicant or staff





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with the Hawes Crossing PAD & Development Agreement
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review
- ✓ Complies with Chapters 32 & 70 for Special Use Permit

Staff recommends Approval with Conditions



ZON24-00638

Lofts at 121



Request

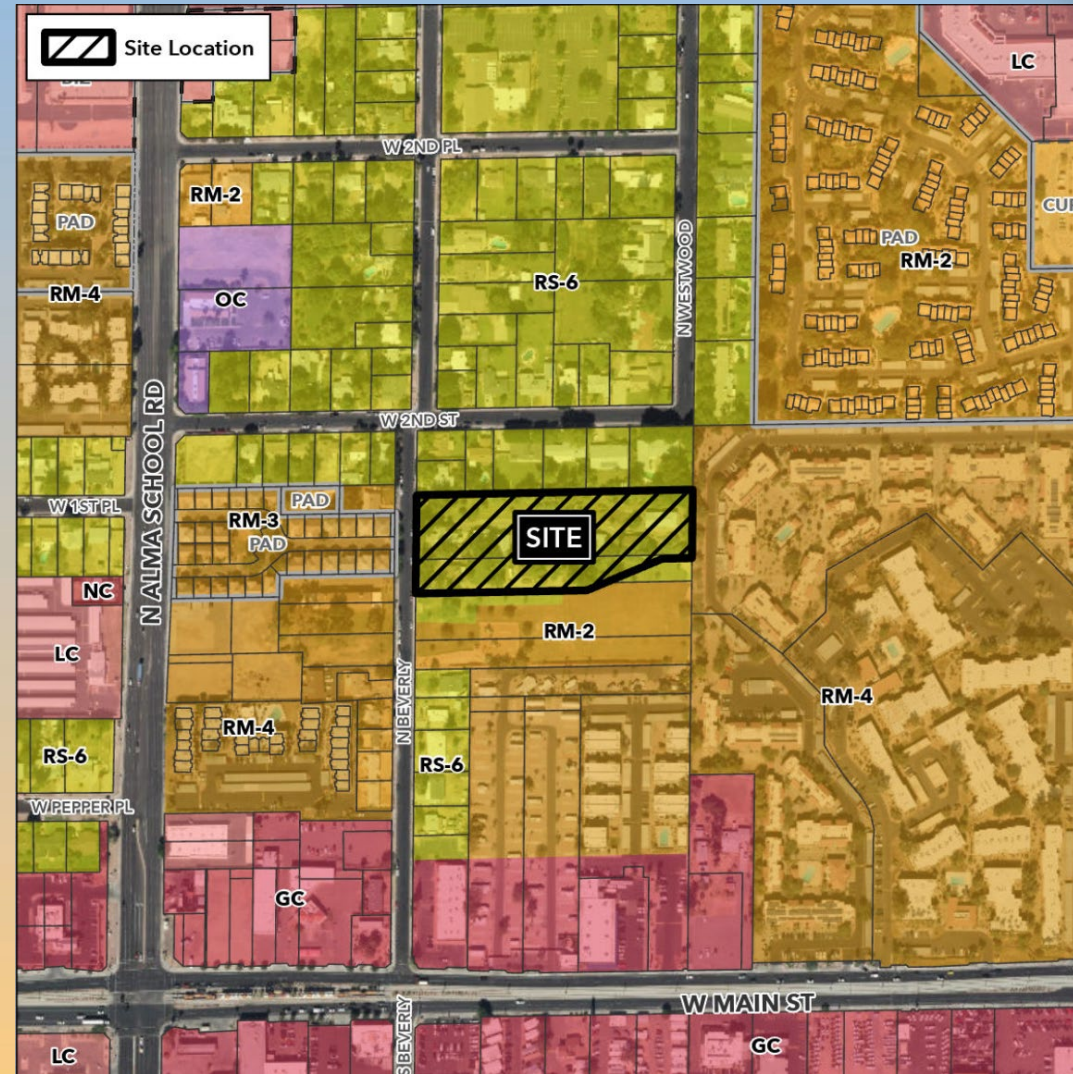
- Rezone RS-6 to RM-4-PAD
- Site Plan Review
- To allow for a multiple residence development





Location

- East of Alma School Road
- North of Main Street

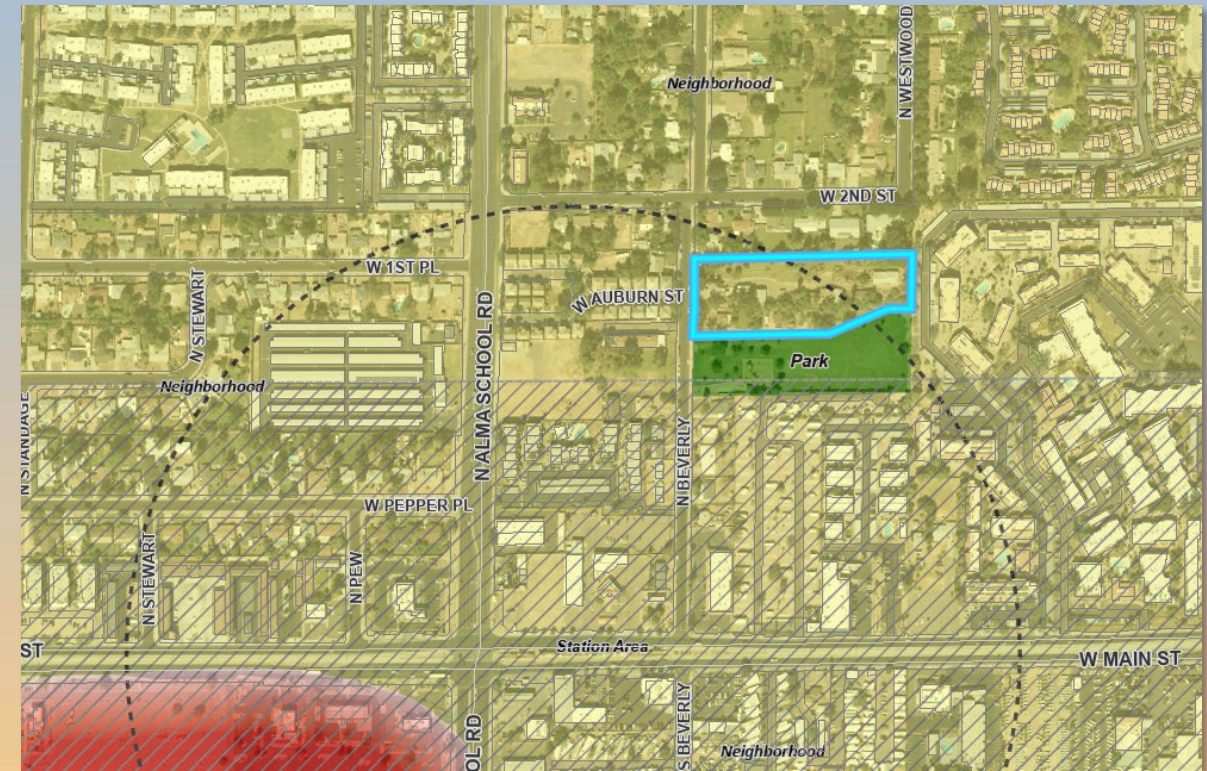




General Plan

Neighborhood/Transit Corridor Station Area

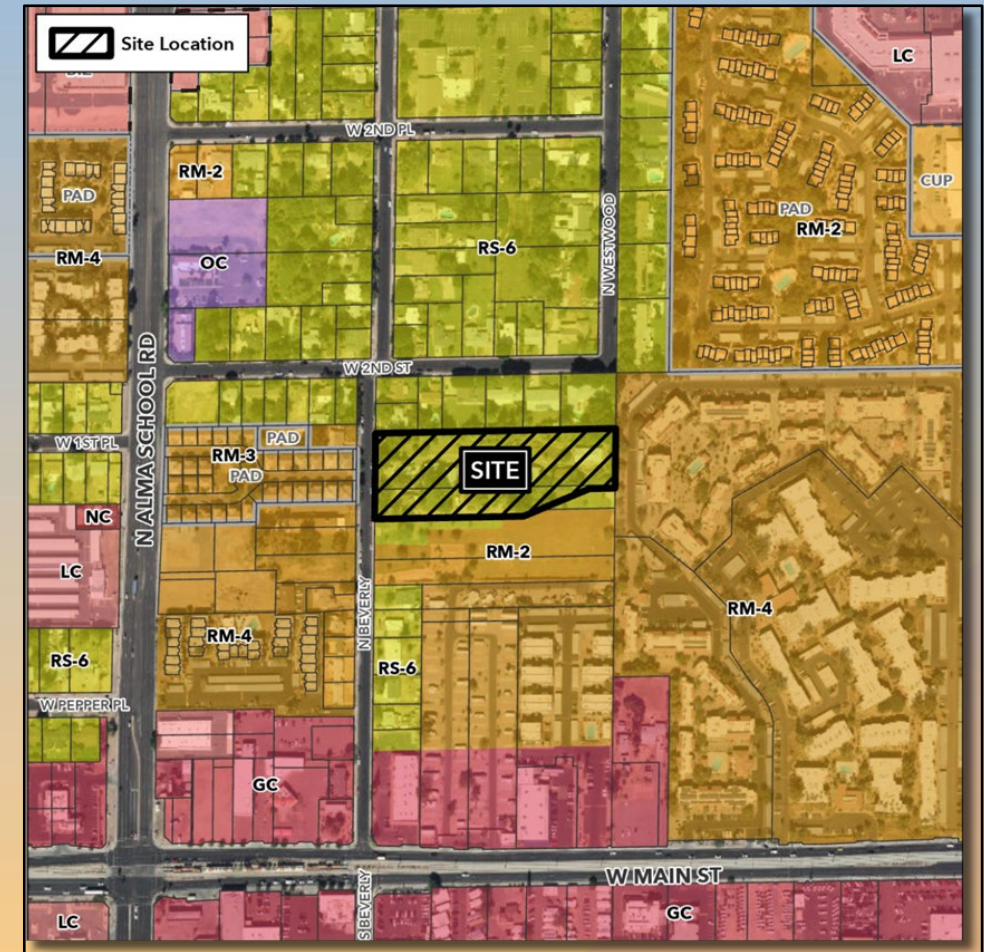
- predominantly single residence in character but may contain a variety of lot sizes and dwelling types
- Station Area character type is intended to have more intense development than the associated corridor and are expected to transition into an urban building form





Zoning

- Current: RS-6
- Proposed: Multiple Residence-4 with a Planned Area Development Overlay (RM-4-PAD)
- Multiple Residence is a permitted use within the RM-4 district





Site Photo

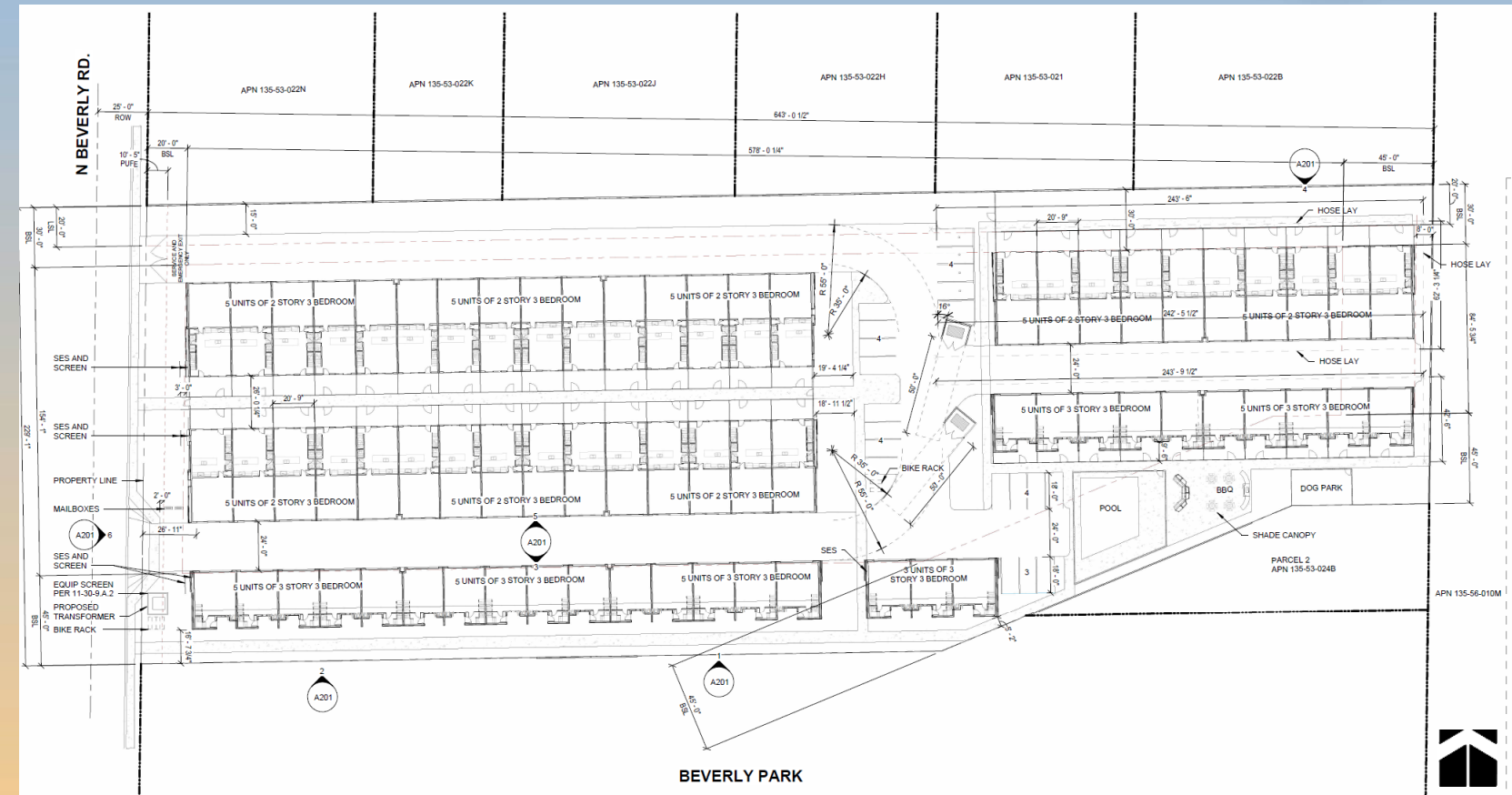


Looking east from North Beverly



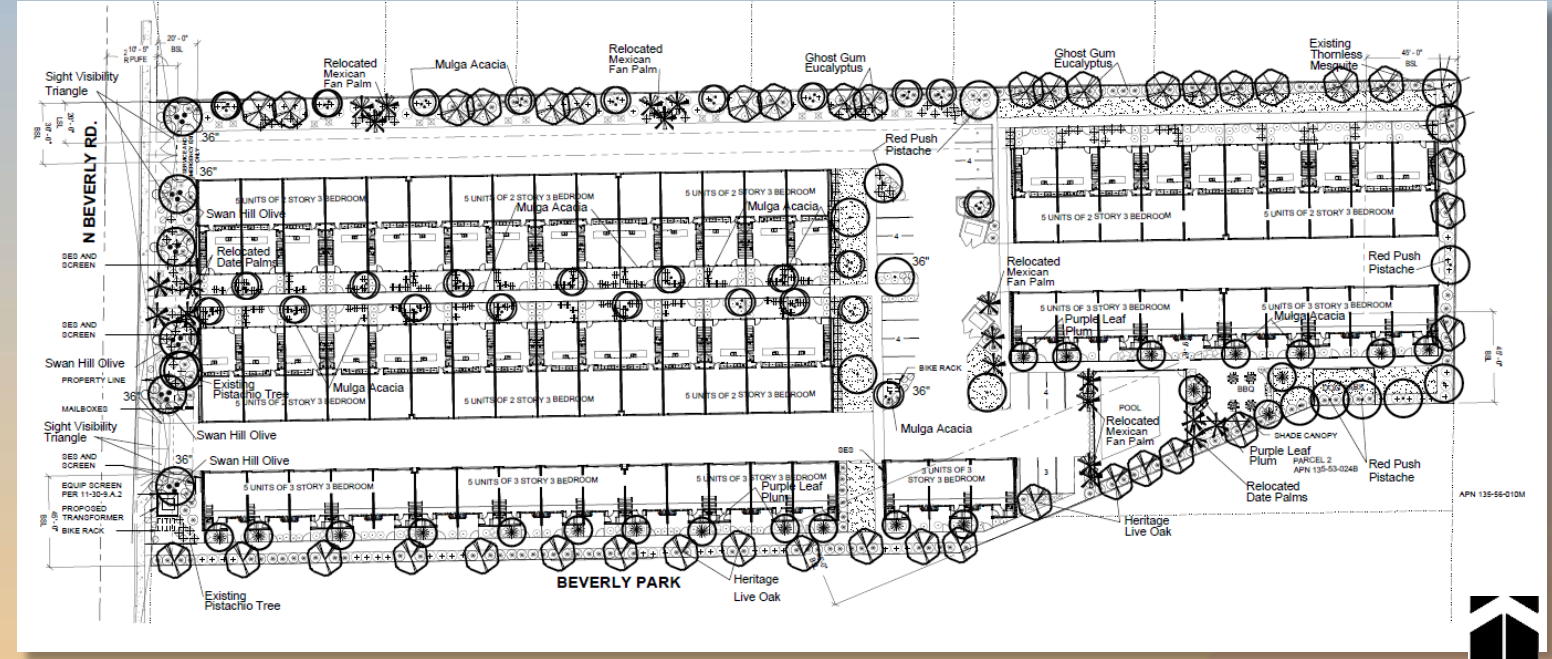
Site Plan

- 68 Unit Townhouse Development
- Vehicular access to the site is provided from an access from North Beverly





PLANT MATERIAL LEGEND					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	Height (ft.)	Spread (ft.)	QUANTITY
TREE					
	Phoenix palm <i>Phoenix rostrata</i>	Existing to remain in place	2		
	Silver cholla <i>Cholla</i>	Existing to remain in place	1		
	Olive tree (different varieties)	Existing to remain in place	2		
	Washington redbud <i>Madroño</i>	Existing to remain in place	13		
	Pinyon pine <i>Pinus</i>	Existing to remain in place	7		
SHRUB					
	Agave attenuata <i>Agave</i>	24" Box, 10" 6" 1.5" 25" 25" 1.5" 19"	25		
	Echinocactus <i>Cactus</i>	24" Box, 10" 6" 1.5" 25" 25" 1.5" 19"	19		
	Desert cholla <i>Cholla</i>	36" Box, 10" 6" 2.5" 22"	22		
	Desert shrub <i>Shrub</i>	24" Box, 9" 6" 1.25" 21"	21		
	Olive tree <i>Olive</i>	36" Box, 12" 10" 3" 6"	6		
	Echinocactus <i>Cactus</i>	24" Box, 8" 5" 2.5" 11"	11		
	Echinocactus <i>Cactus</i>	36" Box, 4" 8" 2.5" 11"	11		
GROUNDCOVERS					
	Agave attenuata <i>Agave</i>	24" Box, 9" 6" 1.25" 21"	21		
	Desert shrub <i>Shrub</i>	36" Box, 12" 10" 3" 6"	6		
	Echinocactus <i>Cactus</i>	24" Box, 8" 5" 2.5" 11"	11		
	Echinocactus <i>Cactus</i>	36" Box, 4" 8" 2.5" 11"	11		
LANDSCAPE MATERIALS					
	Decomposed granite <i>Gravel</i>	1/2" size screened Desert Gold	4" Deep		
	Concrete border	4" x 6" Grubline 2" Deep			
	Mulch	Yellow Bark	Sod, 5,811 S.F.		





Site Rendering





Planned Area Development

Development Standard	MZO Required	PAD Proposed
<u>Lot coverage</u> – MZO Table 11-5-5	70%	78%
<u>Minimum Setbacks</u> – MZO Table 11-5-5 -Interior Side and Rear: 3 or more units on lot	15 feet per story (30 feet for a two-story building and 45 feet for a three-story building)	20 feet minimum (north property line only) 8 feet minimum (eastern property line only) 5 feet (south property line only)



Planned Area Development

Development Standard

Attached Garages – MZO Section 11-5-5(B)(4)(f)(iii)

MZO Required

The maximum number of garage doors adjacent to one another shall be limited to three (3), unless there is a break in the building façade between garage doors.

PAD Proposed

The maximum number of garage doors adjacent to one another shall be limited to five (5), unless there is a break in the building façade between garage doors.



Planned Area Development

Development Standard	MZO Required	PAD Proposed
<u>Required Landscape Yard Width – MZO Section 11-33-3(B)(1)(a)(i) & Section 11-33-3(B)(2)(a)(ii)</u> - Non-single residences uses adjacent to single residence uses or districts: sites less than five acres <i>(South property line)</i> <i>(North property line)</i> - Non-single residence uses adjacent to other non-single residence uses or districts <i>(East property line)</i> <i>(South Property line)</i>	 20 feet 20 feet 15 feet 15 feet	 5 feet 15 feet 8 feet 5 feet



Planned Area Development

Development Standard	MZO Required	PAD Proposed
<u>Setback of Cross Drive Aisles</u> - 11-32-4(A)	50 feet	26 feet
<u>Landscape Island Width</u> – MZO Section 11-33-4(B)(2)	8 feet wide	1 foot wide
<u>Landscape Island Plant Material</u> – MZO Section 11-33-4(D)(1)(a)	One shade tree and three shrubs	No landscaping



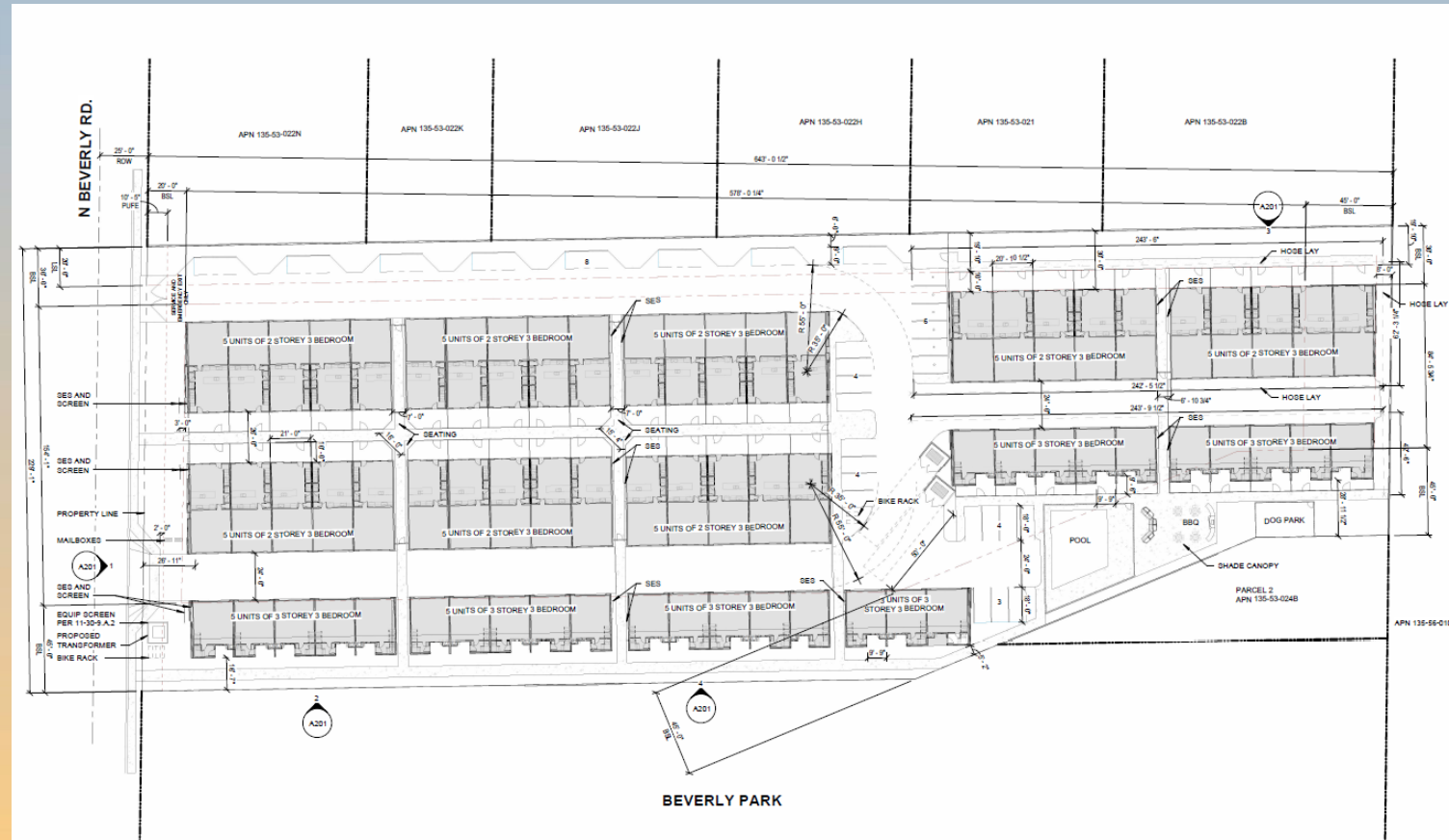
Findings

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

Staff recommends Approval with Conditions



DRB Site Plan





Site Rendering





Site Rendering





Site Rendering





Site Rendering





Building Elevations



④ ELEVATION 2 ST ENTRY
3/32" = 1'-0"



⑤ ELEVATION 3 ST ENTRY
3/32" = 1'-0"



⑥ ELEVATION STREET
3/32" = 1'-0"



Building Elevations



④ SOUTH ELEVATION
1" = 20'-0"



③ 2 STORY 2 BEDROOMS BLDG.
1/16" = 1'-0"



② 3 STORY 3 BEDROOMS BLDG.
1/16" = 1'-0"



① WEST ELEVATION
1/16" = 1'-0"



Site Rendering





Site Rendering



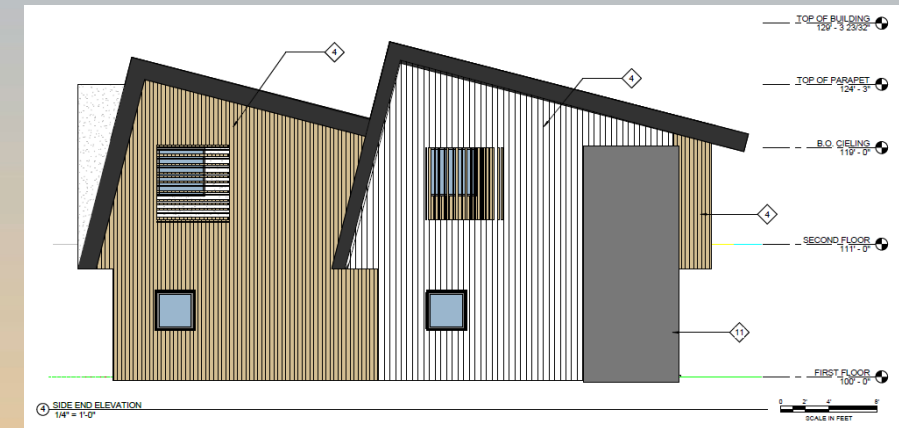
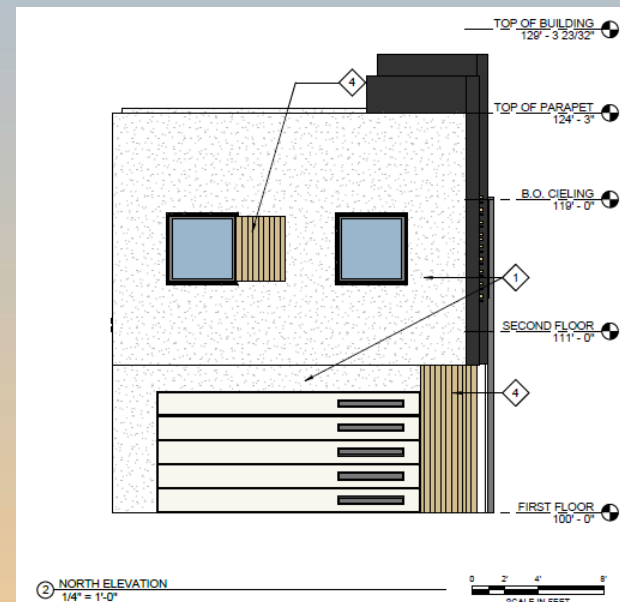
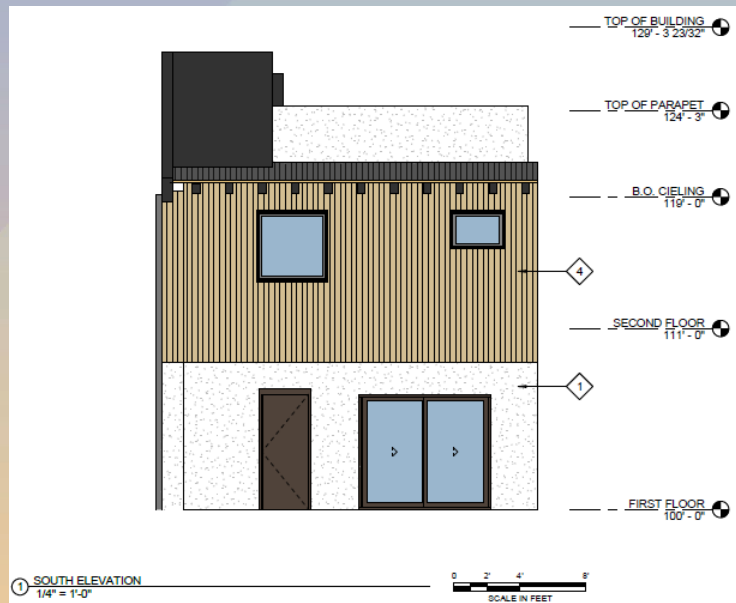


Site Rendering





Building Elevations





Building Elevations

