

Planning and Zoning Board



Study Session Minutes

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

Date: August 13, 2025 Time: 3:00 p.m.

MEMBERS PRESENT:

Benjamin Ayers
Troy Peterson
Jeff Pitcher
Genessee Montes
Jamie Blakeman
Jayson Carpenter

MEMBERS ABSENT

Chase Farnsworth

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

STAFF PRESENT:

Mary Kopaskie-Brown
Rachel Phillips
Evan Balmer
Kirstin Dvorchak
Emily Johnson
Joshua Grandlienard
Jennifer Merrill
Alexis Wagner

OTHERS PRESENT:

1 Call meeting to order.

Chair Ayers excused Boardmember Farnsworth and declared a quorum present; the meeting was called to order at 3:00 pm.

2 Review items on the agenda for the August 13, 2025, regular Planning and Zoning Board Hearing.

Staff Planner Emily Johnson presented case ZON25-00301. See attached presentation.

The Board had no questions for staff.

Staff Planner Cassidy Welch presented case ZON22-00890. See attached presentation.

In response to Vice Chair Peterson's question, Ms. Welch explained that the original PAD design, established in 2007, was highly prescriptive and intended for a larger 35-acre site on both the north and south sides. Since that plan never materialized, retaining the existing PAD would not create a cohesive development. Instead, the proposal is to zone the property Limited

MINUTES OF THE AUGUST 13, 2025 PLANNING & ZONING STUDY SESSION

Commercial to provide flexibility, with the option for future users to apply for a pad overlay tailored to their specific development.

Staff Planner Jennifer Merrill presented case ZON25-00304. See attached presentation.

In response to Vice Chair Peterson's question, Ms. Merrill confirmed that transportation staff reviewed the proposal and worked closely with the applicant to ensure the exit-only gate functions appropriately. Solid Waste staff also reviewed the proposed project and confirmed it meets their standards.

Planning Director Mary Kopaskie-Brown responded to concerns about discrepancies in the citizen participation report by explaining that such notes and summaries from public meetings don't significantly influence the staff's overall review. She emphasized that the meetings are primarily for applicants to hear directly from residents, and since formal minutes aren't taken, any inconsistencies are best addressed by the applicant. She offered to have the applicant speak to those discrepancies during the meeting.

Applicant Sean Lake stated that the citizen participation report is a summarized account of the meeting, not a verbatim transcript, and accurately reflects the discussion. He explained that a Traffic Impact Analysis was not required, as the project did not meet the necessary thresholds. Regarding speed humps on Lehi Road, he noted that such requests must come from the community through the Transportation Department. He confirmed that while there is no adjacent horse ownership, nearby ownership will be disclosed regardless of conditions.

Staff Planner Joshua Grandlienard presented case ZON25-00529. See attached presentation.

The Board had no questions for staff.

Staff Planner Jennifer Merrill presented case ZON25-00366. See attached presentation.

In response to Vice Chair Peterson's question Ms. Merrill explained that there is a concurrent request for a preliminary plat which would allow the units to be individually owned.

Staff Planner Jennifer Merrill presented case ZON25-0025. See attached presentation.

The Board had no questions for staff.

Staff Planner Rachel Phillips presented the proposed amendments to Chapters 14 and 86 of Title 11 of the Mesa City Code.

Staff clarified that under the EO text amendment, political subdivisions must own both the land and improvements to qualify for exemptions, which apply only to governmental (not commercial) purposes as defined by case law. Political subdivisions include entities such as state agencies and the Arizona Board of Regents. When such an entity submits an EO development plan, the specific uses and conditions will be outlined in that plan and through an accompanying intergovernmental or development agreement. To utilize the EO district, subdivisions must maintain at least 140 contiguous acres; selling land that reduces acreage below this threshold would violate the plan and require an amendment.

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

MINUTES OF THE AUGUST 13, 2025 PLANNING & ZONING STUDY SESSION

3 Planning Director Update: None.

3-a Balanced Housing Plan Follow-up – Year to Date Summary of Housing Entitlements.

4 Adjournment.

Boardmember Carpenter motioned to adjourn the study session. The motion was seconded by Vice Chair Peterson.

The study session was adjourned at 4:08 pm.

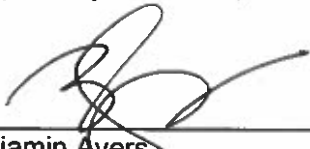
Vote (6-0; Boardmember Farnsworth, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

Respectfully submitted,



Benjamin Ayers
Planning and Zoning Board Chair

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ZON25-00301

Mesa Padel Club

Emily Johnson, Planner II

August 13, 2025



Request

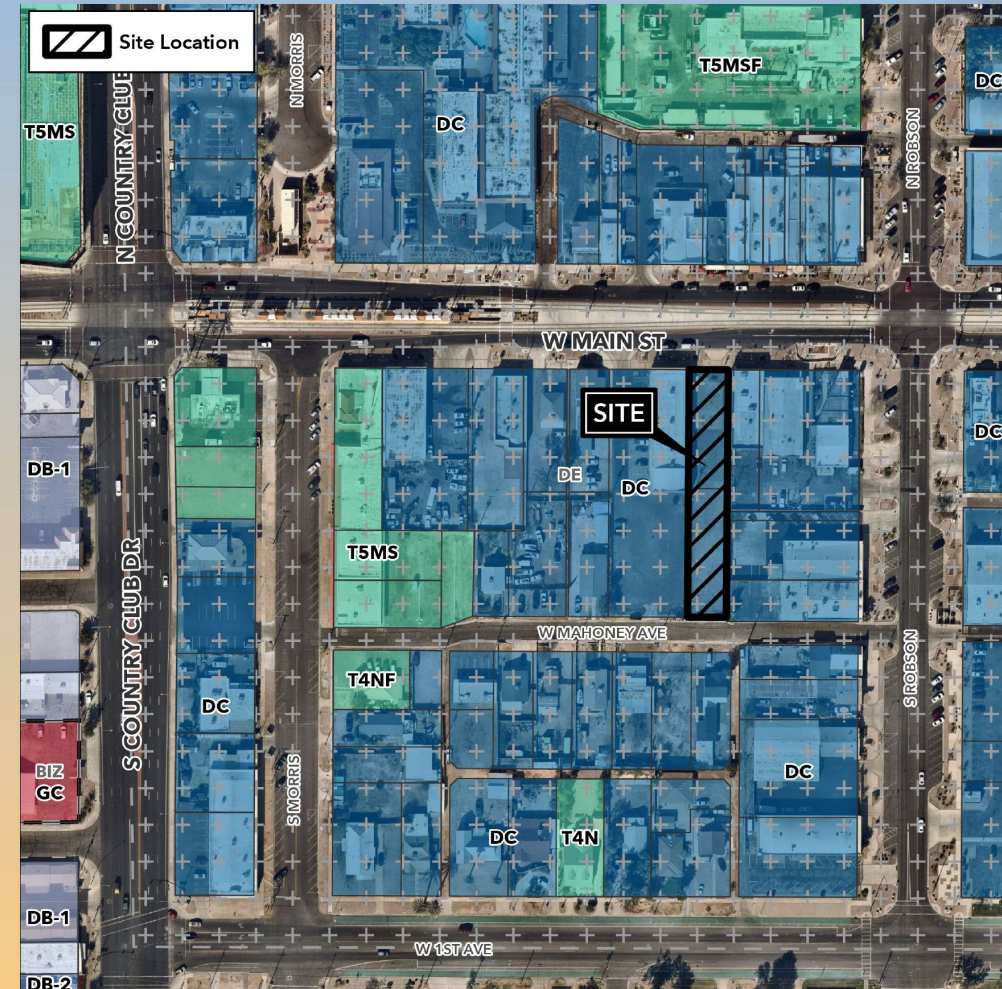
- Site plan review for a Small-Scale Commercial Recreation Facility





Location

- Located on the south side of Main Street
- East of Country Club Drive

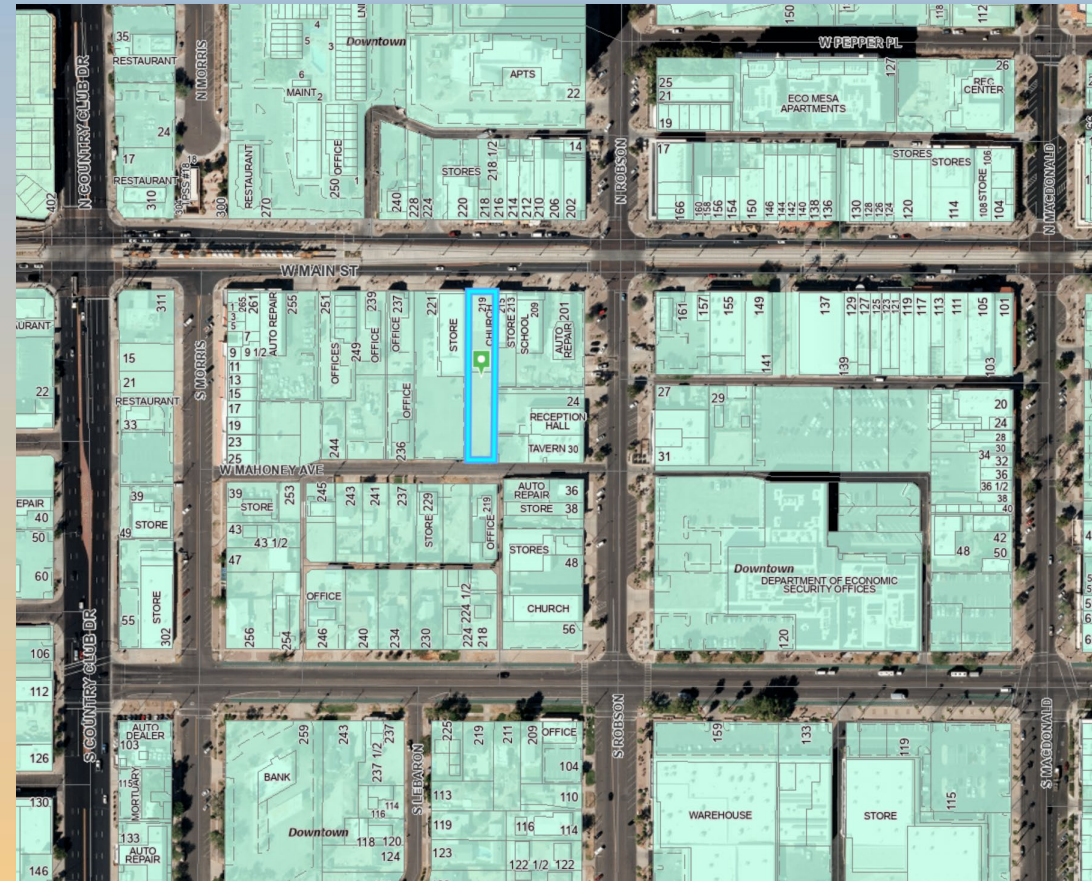




General Plan

Downtown - Evolve

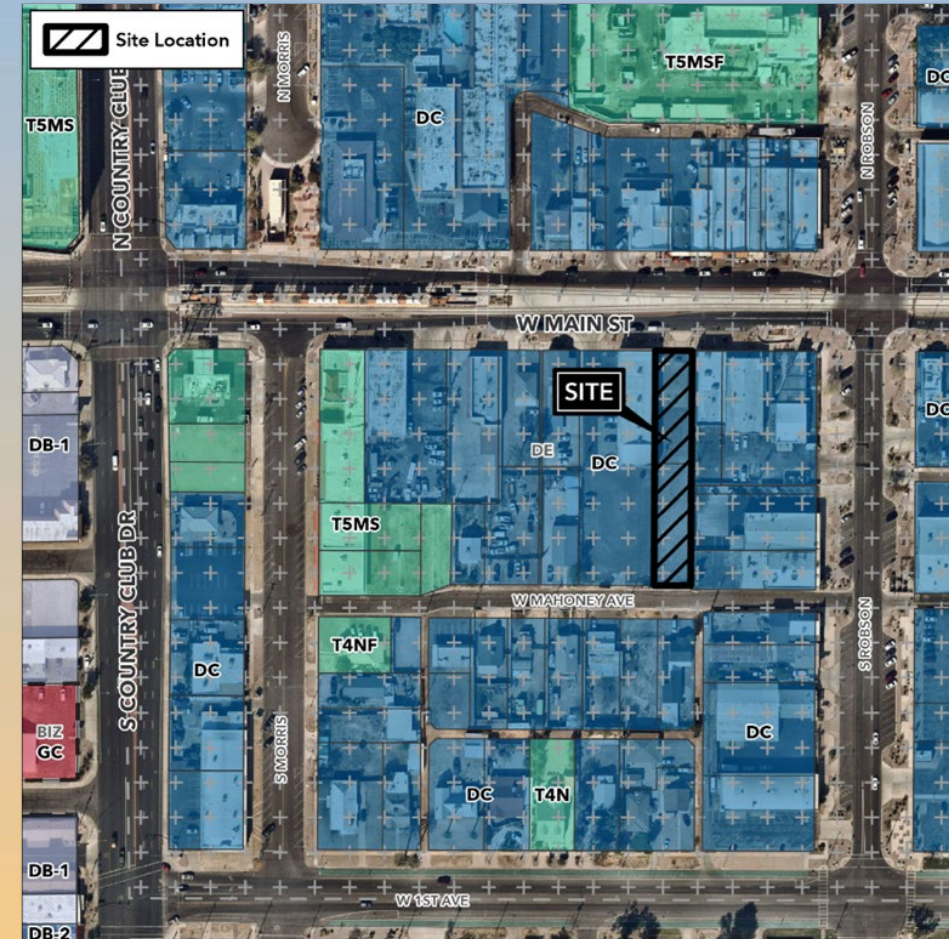
- N2: Promote adaptive reuse and infill
- LU3: Encourage infill and redevelopment
- LU5: Encourage development of vibrant activity centers
- Principal Land Use





Zoning

- Existing: Downtown Commercial with a Downtown Events Overlay





Site Photos

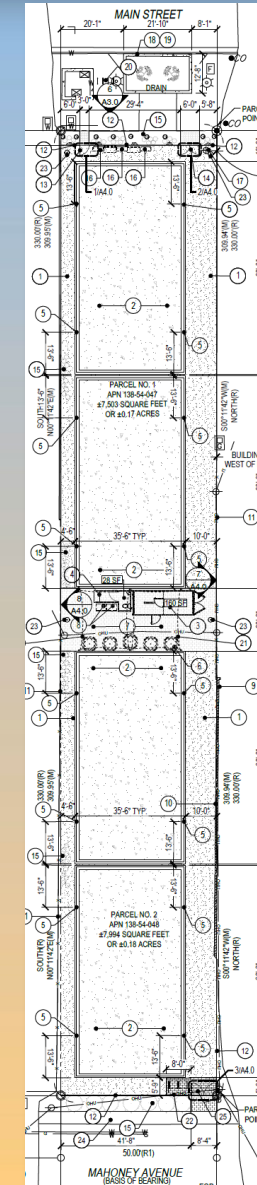


Looking south from Main Street



Site Plan

- Four padel ball courts
- Spectator and gathering areas along Main St and centrally between courts
- Converted shipping container to serve as office and rental facility
- Street and public parking

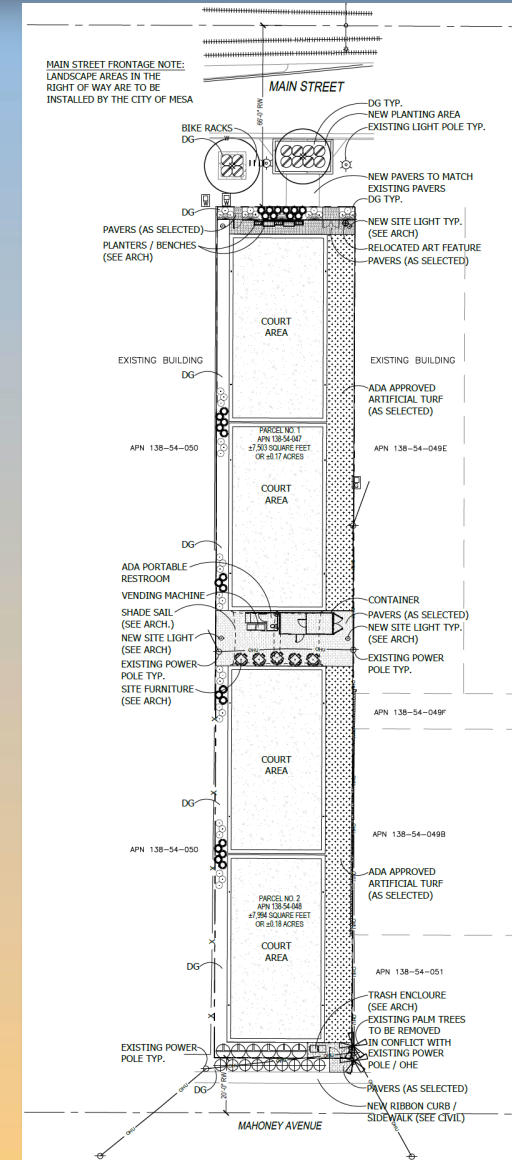




Landscape Plan

PLANTING LEGEND

SYMBOL	TREES	SIZE / QTY
	PARKINSONIA 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	36" BOX / 2 QTY / LOW-BREAKING
	EXISTING MEXICAN FAN PALM TO BE REMOVED	2 QTY
SYMBOL	SHRUBS	SIZE/ QTY
	HESPERALOE PARVIFLORA 'LITTLE GIANT' LITTLE GIANT RED YUCCA	15 GAL, 26 QTY
	DODONAEA VISCOSA 'EMERALD ICE' HOPSEED	5 GAL, 6 QTY
	JUSTICIA CALIFORNICA CHUPAROSA	5 GAL, 12 QTY
	LEUCOPHYLLUM 'SAN ANTONIO ROSE' COMPACT TEXAS SAGE	5 GAL, 9 QTY
	RUSSELLIA EQUISETIFORMIS 'JASPER' CORAL FOUNTAIN GRASS	5 GAL, 6 QTY
	EREMOPHILA GLABRA OUTBACK SUNRISE EMU	5 GAL, 36 QTY
	FICUS PUMILA CREEPING FIG VINE	5 GAL, 5 QTY
SYMBOL	INERT MATERIAL	SIZE/ COMMENTS
	DECOMPOSED GRANITE MADISON GOLD	1/2" SCREENED, 2" DEPTH TYP.
	ARTIFICIAL GRASS / SPORT TURF - AS SELECTED ADA COMPLIANT	SEE ARCHITECT FOR DETAILS
	PAVERS - AS SELECTED ACKERSTONE OR EQUAL	SEE ARCHITECT FOR DETAILS



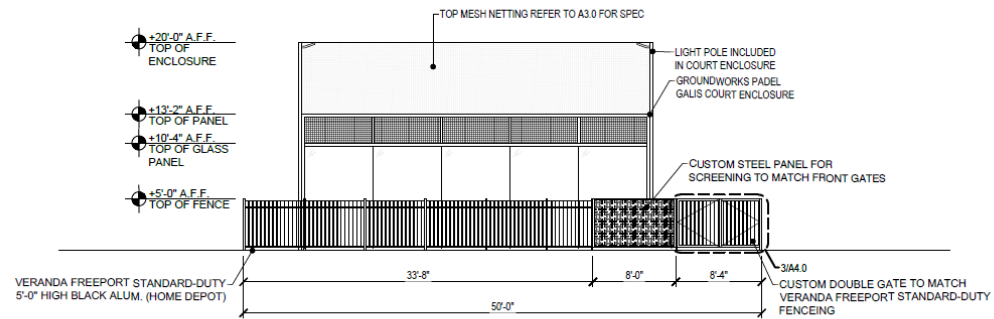


Elevations

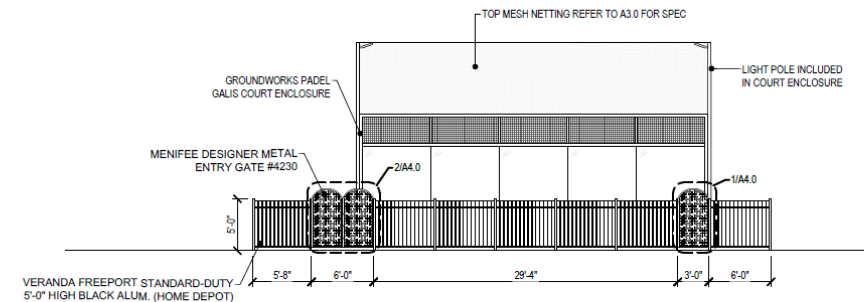




Elevations



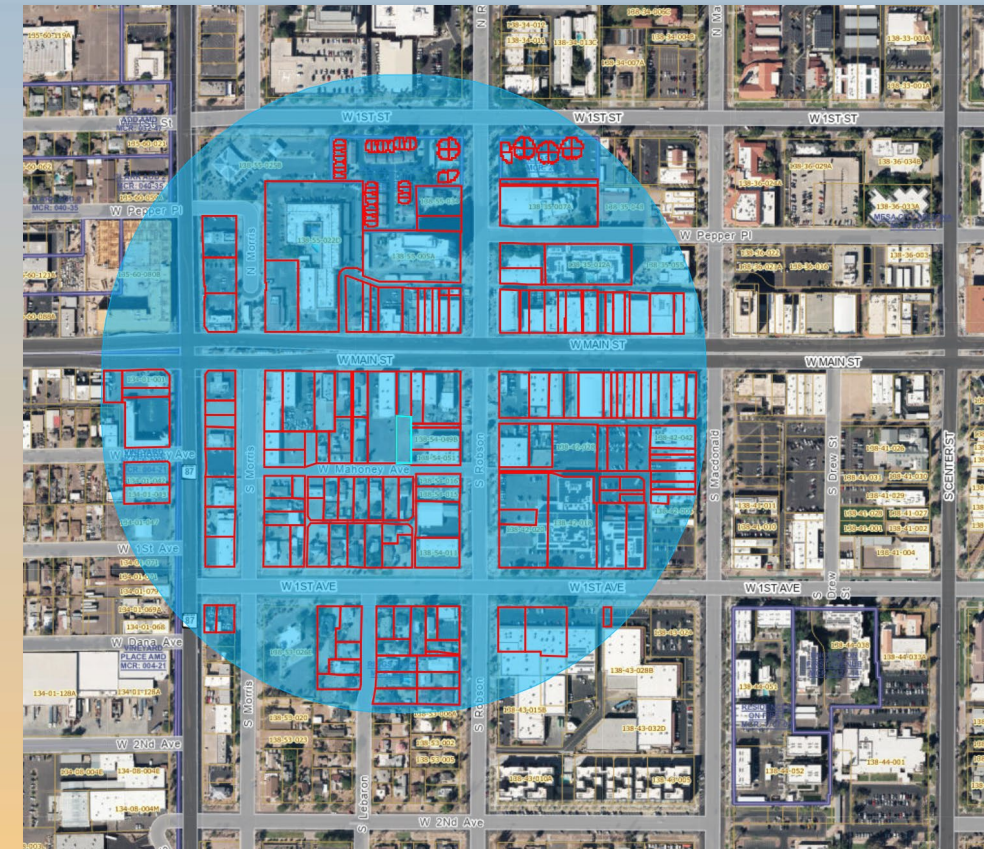
5 SOUTH ELEVATION
 SCALE: 1/8"=1'-0"



6 NORTH ELEVATION
 SCALE: 1/8"=1'-0"



- Notified property owners within 1,000', HOAs, and registered neighborhoods
- Neighborhood meeting was held June 30, 2025, with three neighbors in attendance
- No additional feedback has been received





Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Criteria in Chapter 69 for Site Plan Review

Staff recommend Approval with Conditions







ZON22-00890

Gateway Park

Cassidy Welch, Principal Planner

August 13, 2025



Request

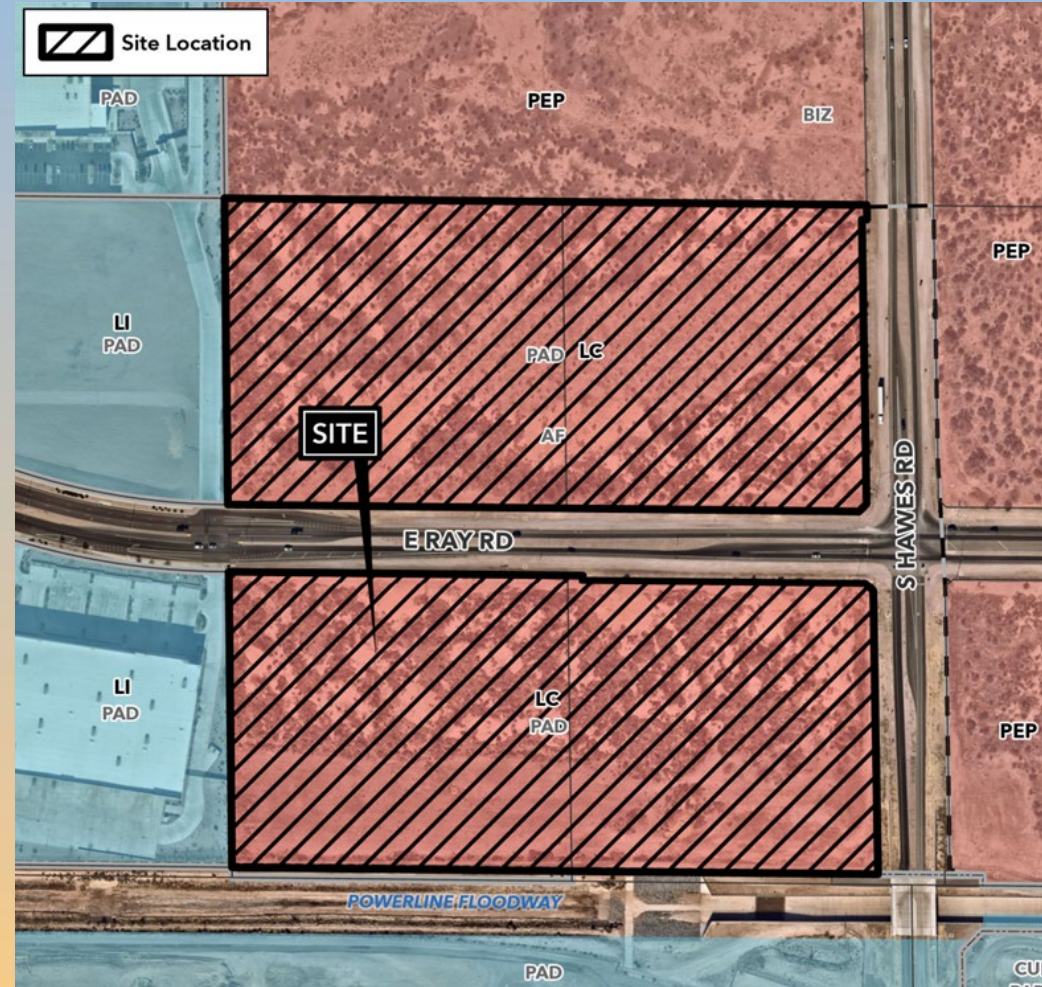
- Rezone 15.6± acres from LC-PAD to LC
- Rezone 17.7± acres from LC-PAD to LI-PAD and Site Plan Review for 235,600± industrial development





Location

- North and South sides of Ray Road
- West of Hawes Road

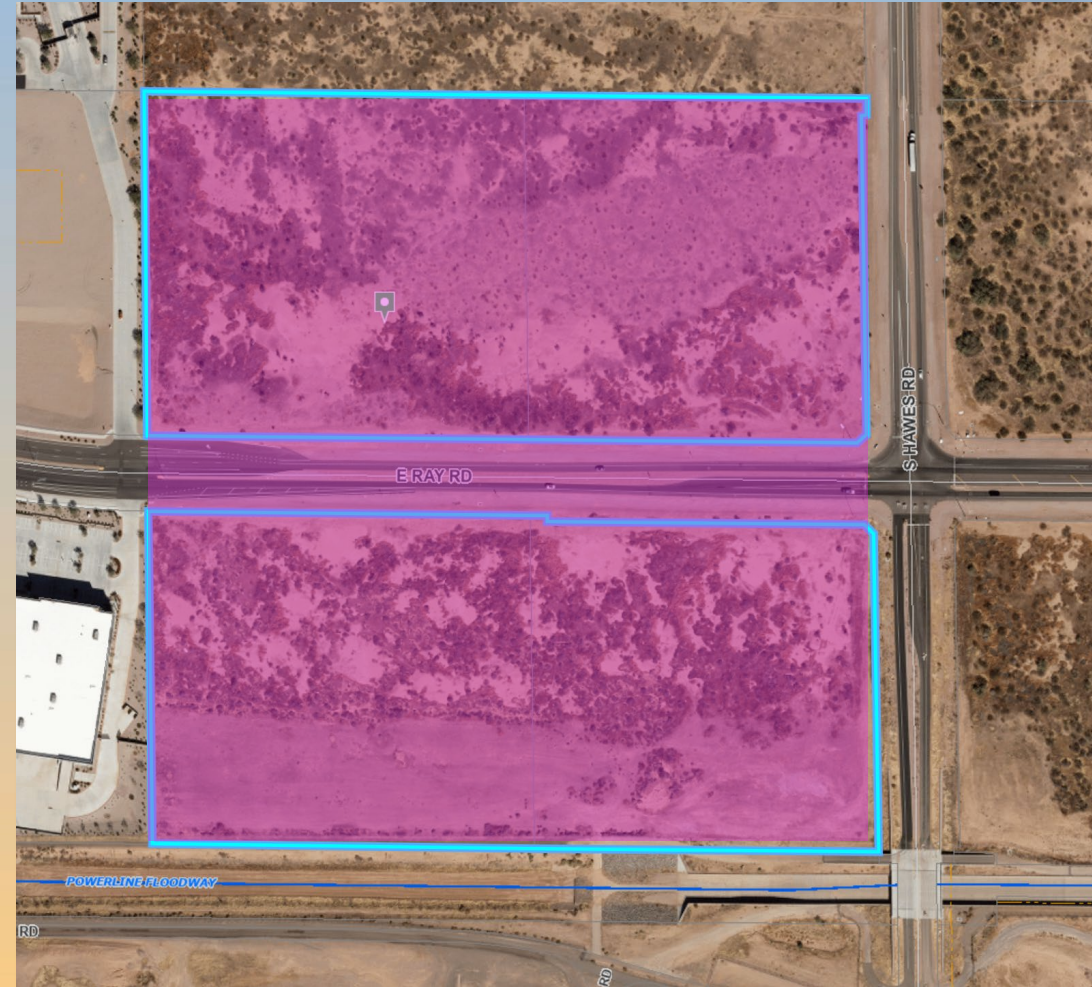




General Plan

Mixed Use Activity District/Employment

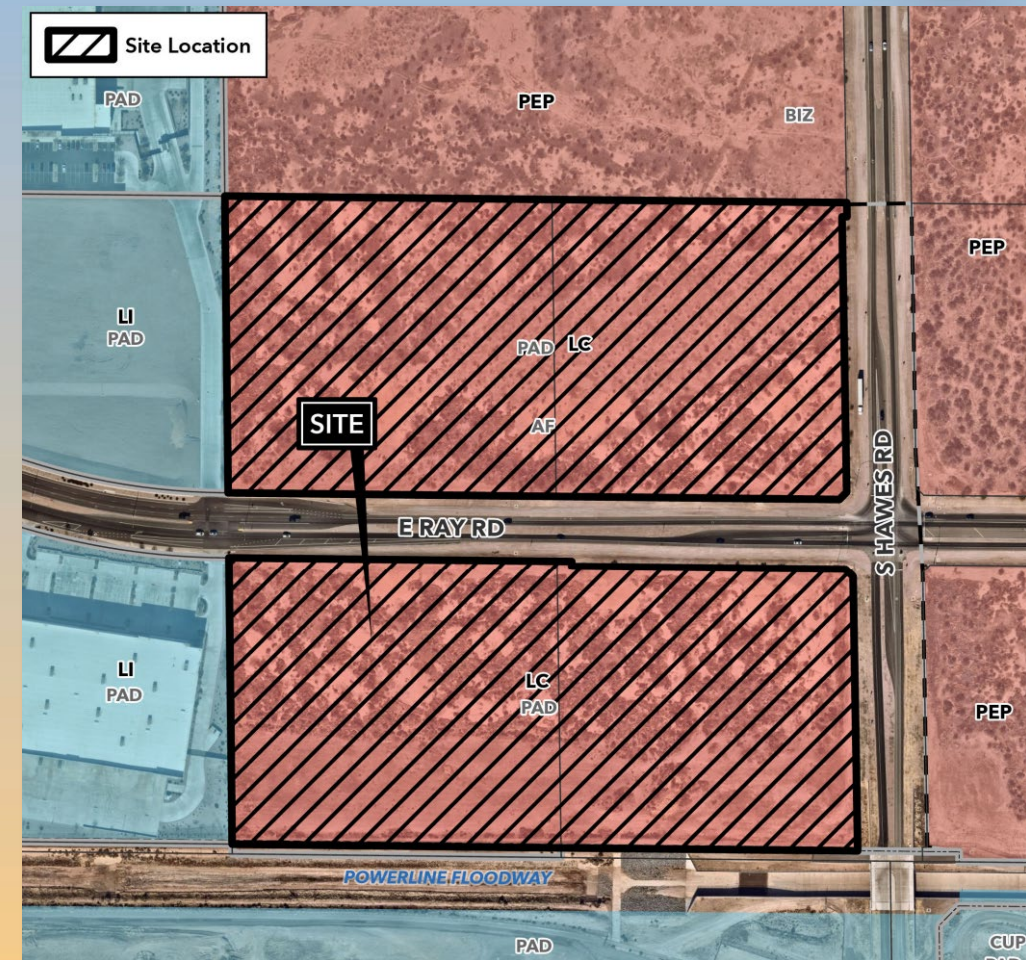
- Regional activity areas
- Wide range of employment
- Supportive commercial





Zoning

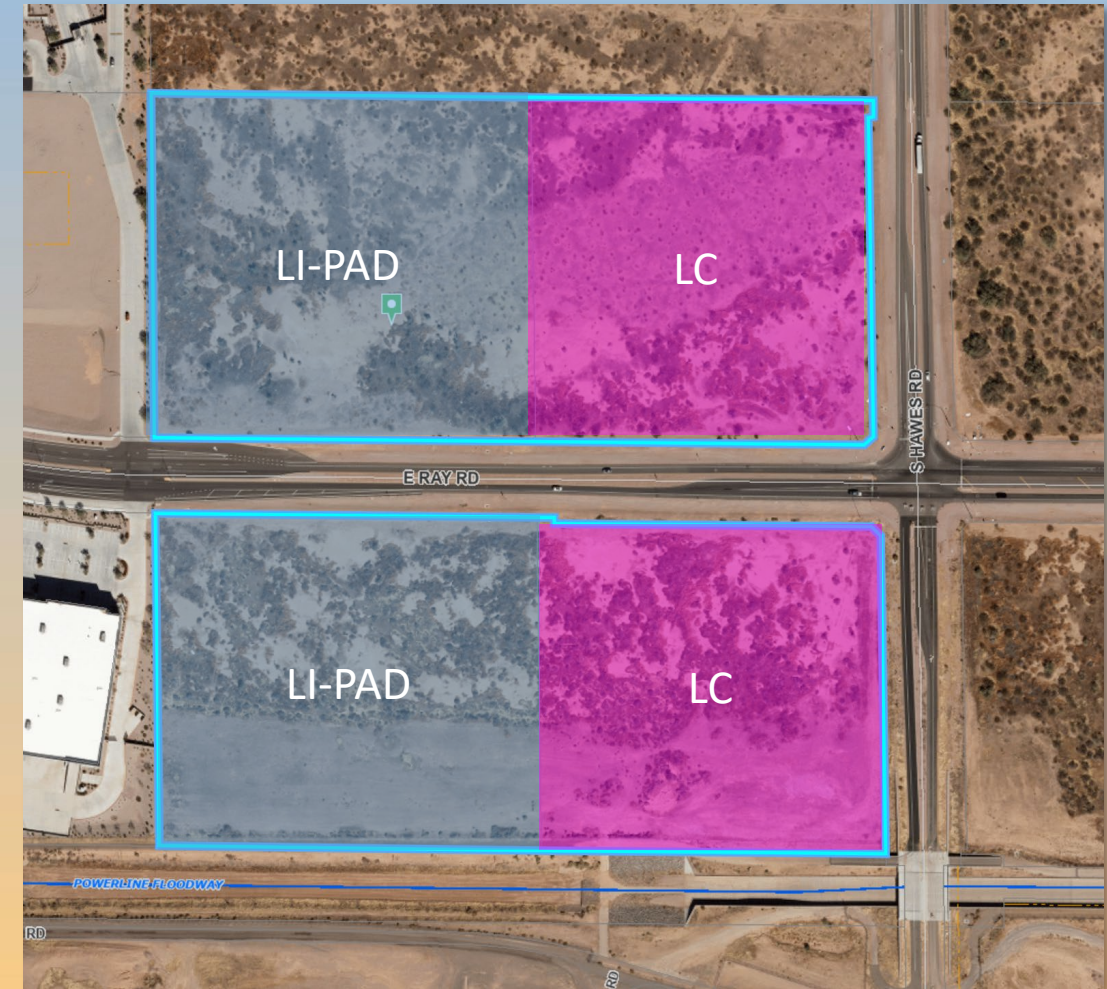
- Existing: Limited Commercial with a Planned Area Development (LC-PAD)
- Part of previous Gateway Park PAD





Zoning

- Proposed: Light Industrial with a Planned Area Development (LI-PAD) and Limited Commercial (LC)
- New Gateway Park PAD on LI only
- No PAD overlay on LC





Site Photos



Looking north towards the site



Site Photos

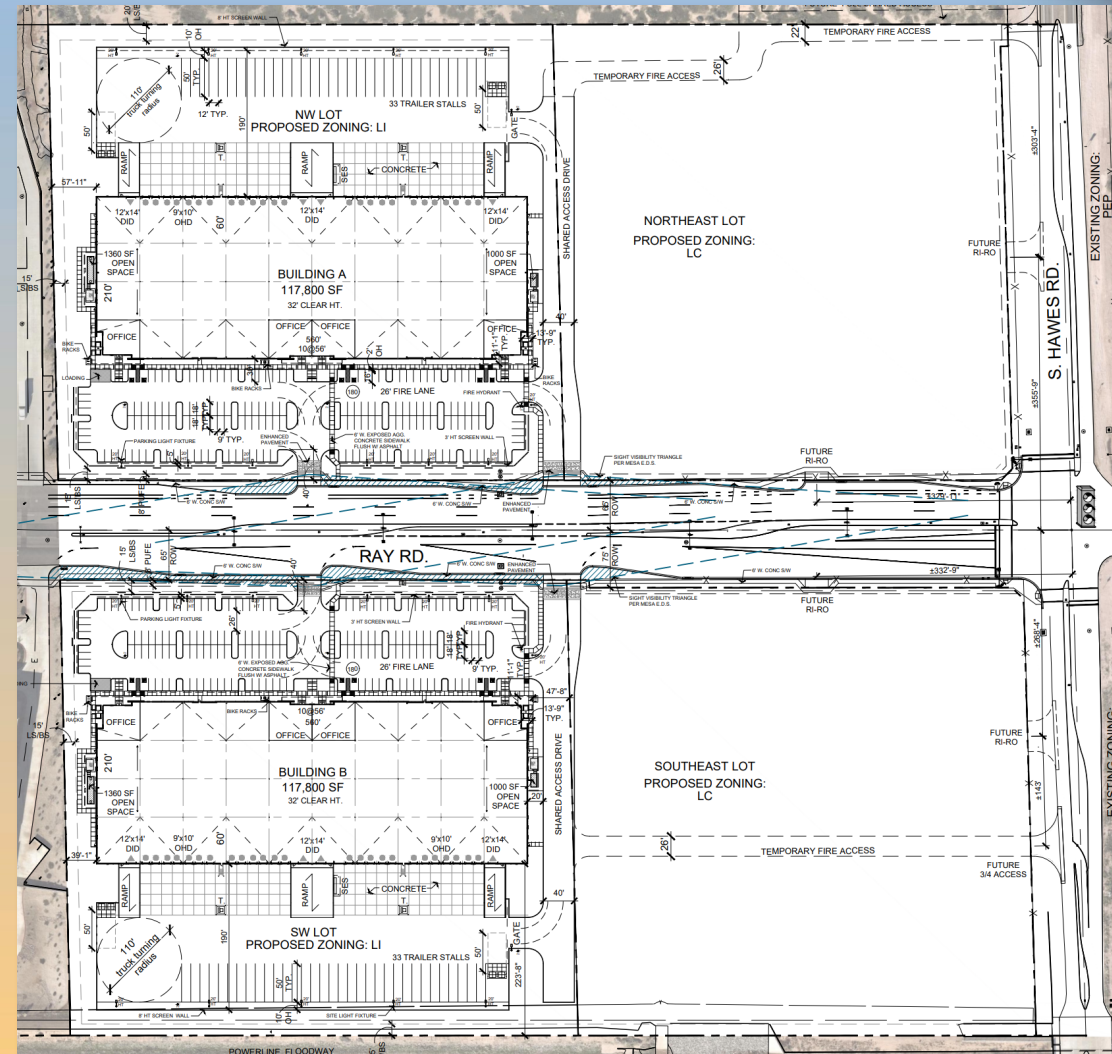


Looking south towards the site



Site Plan

- Two industrial buildings
- 117,800 sq. ft. each, 235,600 sq. ft. total
- 147 parking spaces required, 180 spaces provided
- Future Site Plan Review of LC parcels





Planned Area Development

Development Standard	MZO Required	PAD Proposed
<u>Maximum Building Height</u>	40 feet	50 feet
<u>Minimum Setback –</u> <i>Adjacent to Commercial Districts</i>	50 feet total	0 feet
<u>Foundation Base –</u> <i>Exterior Walls with Public Entrances</i>	15 feet	12 feet



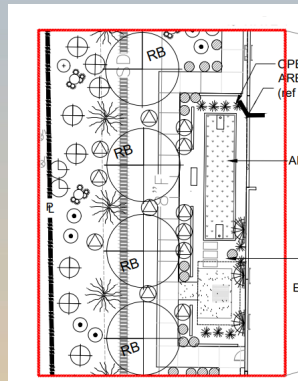
Planned Area Development

Development Standard	MZO Required	PAD Proposed
<u>Screening –</u> <i>Ground-Mounted Equipment</i>	Screened a minimum 12 inches above equipment and shall consist of decorative walls, berms, and landscaping	Screened through use of artistic wrap or mural
<u>Setback of Cross Drive Aisles</u>	50 feet	40 feet
<u>Parking–</u> <i>Standard Parking Spaces</i>	9 feet wide by 18 feet long	9 feet wide by 18 feet long. Where noted on site plan, 2-foot overhang permitted in adjacent sidewalk or landscape area

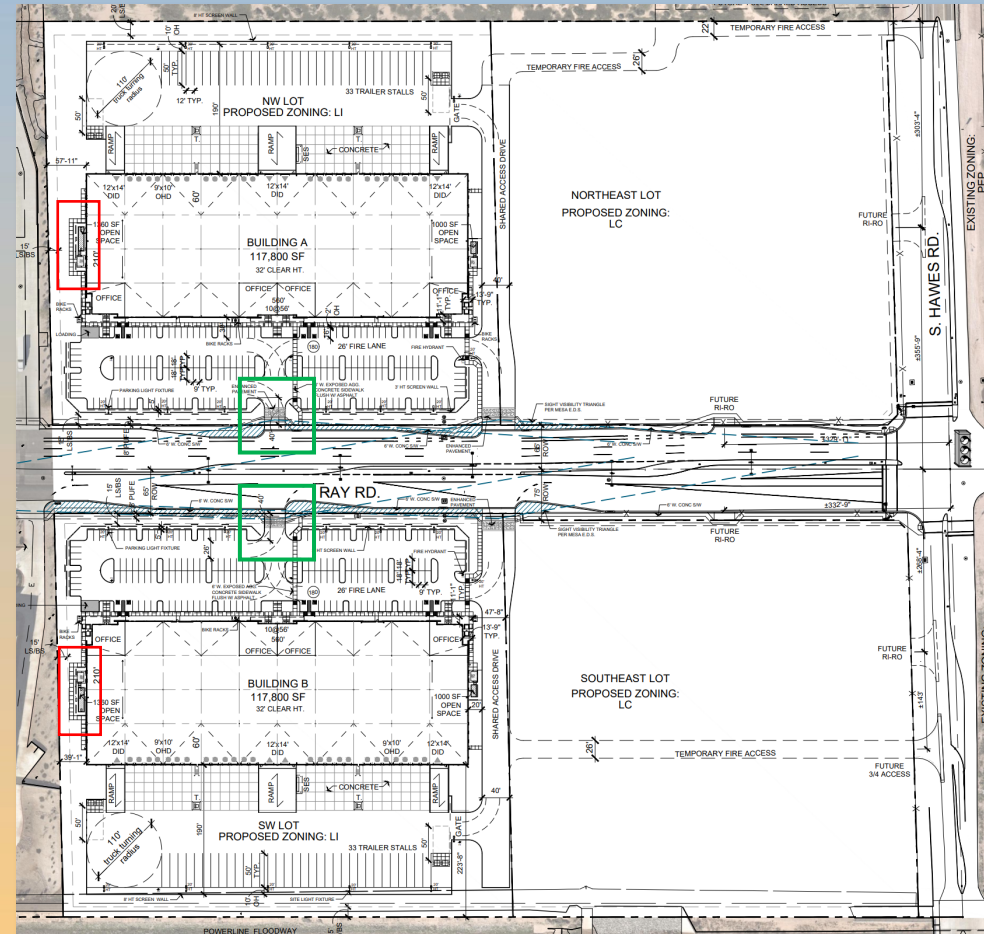


Planned Area Development

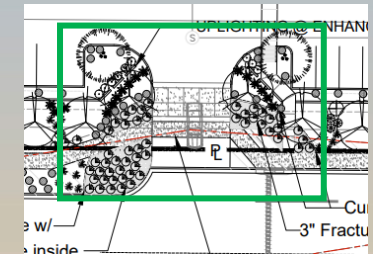
- Exceeding common open space and employee amenities



- High-quality architecture and site design consistent with MZO & QDDGs



- Enhanced primary entry drive through alternative pavement and landscaping



- Balanced mix of land uses while reserving intersection for future commercial



Landscape Plan

LANDSCAPE LEGEND

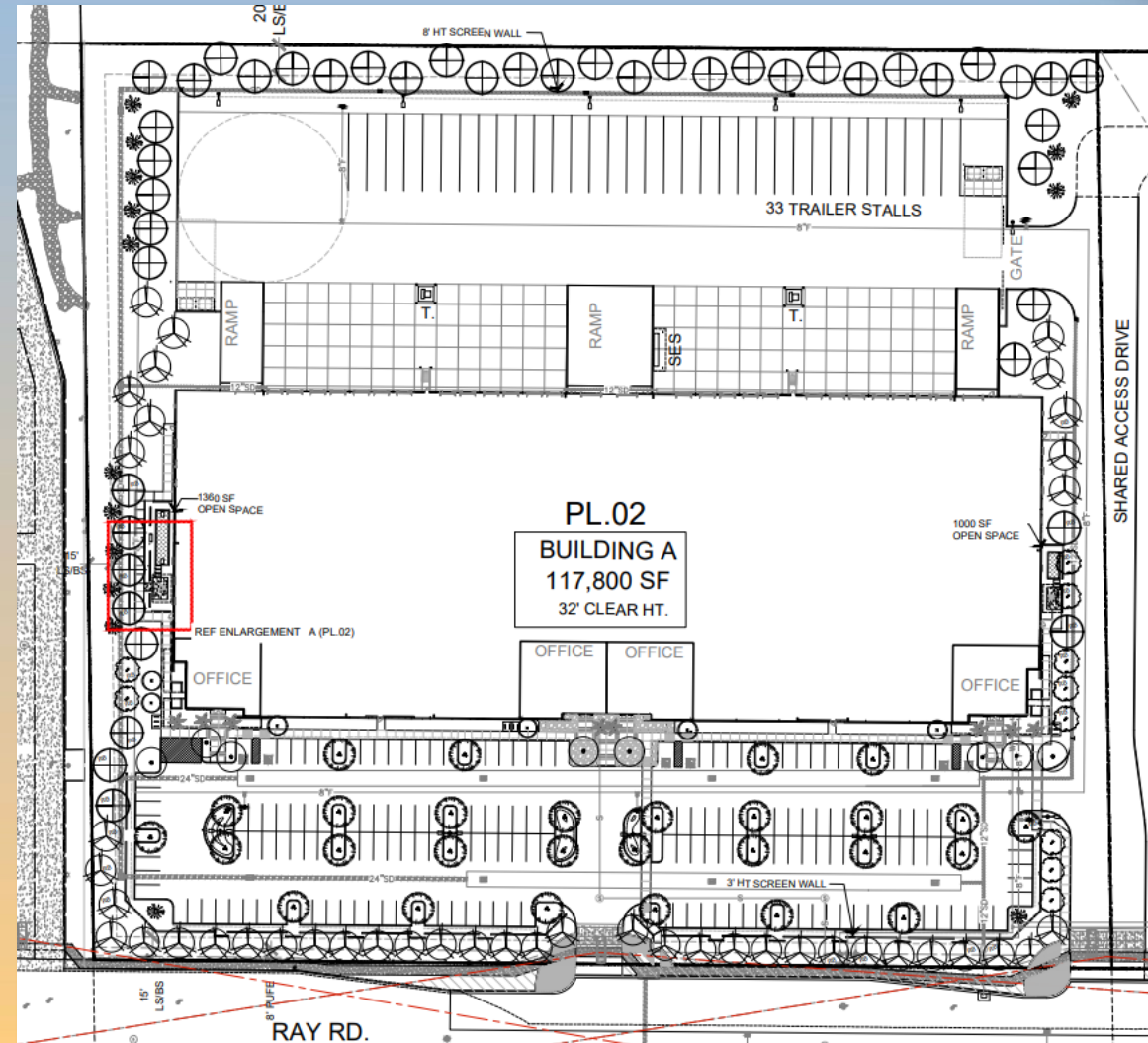
CITY OF PLANTS, AS NO COMPENSATION WILL BE MADE FOR ERROR IN QUANTITIES IF PLANT COUNTS OCCUR ON PLANT LEGEND, IT IS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. VERIFY PLANT COUNTS W/ PLAN. IN CASE OF DISCREPANCY, PLANS SHALL GOVERN.

TREES	SIZE
	24" box
	Multi-Trunk
	36" Box
	Standard
RB = Root Barrier for trees between 6' and 10' of Utility (typ)	
	36" Box
	Multi-Trunk
	24" Box U.O.N.
	15 Gallon
	24" Box
	Multi-Trunk
	approx 24" Box
	4' tall Matching
	8' Tall - 10 Cane Minimum
	
	36" Box
	Standard - Matching

SHRUBS / ACCENTS / VINES

SHRUBS / ACCENTS / VINES	SIZE
	5 Gallon
	
	5 Gallon
	
	3 Gallon
	
	5 Gallon
	
	5 Gallon
	
	5 Gallon
	
	5 Gallon
	5 Gallon
	5 Gallon
	5 Gallon
	5 Gallon
	3 pad min
	5 Gallon

(4)





Landscape Plan

LANDSCAPE LEGEND

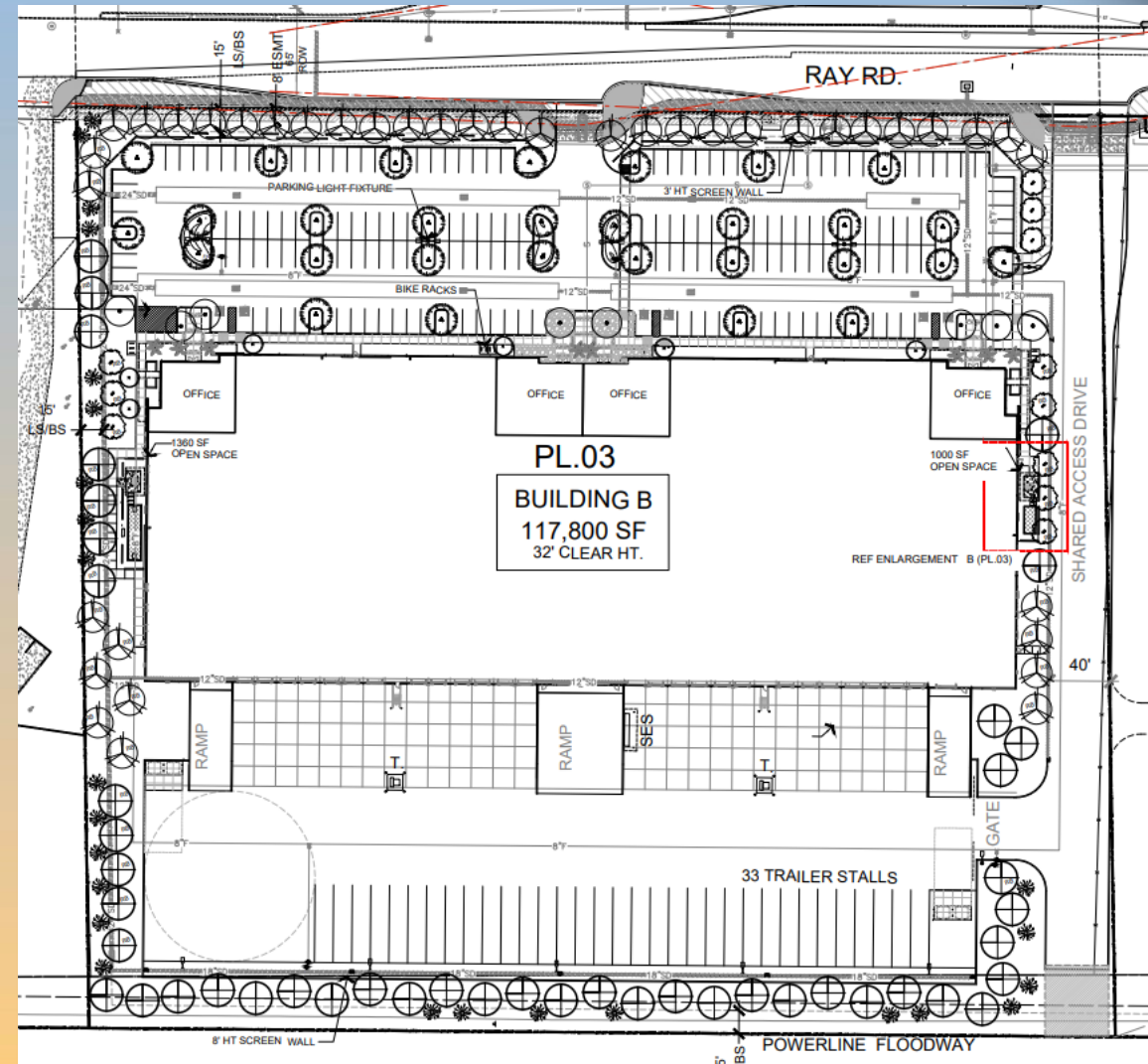
QTY OF PLANTS, AS NO COMPENSATION WILL BE MADE FOR ERROR IN QUANTITIES IF PLANT COUNTS OCCUR ON PLANT LEGEND, IT IS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. VERIFY PLANT COUNTS W/ PLAN. IN CASE OF DISCREPANCY, PLANS SHALL GOVERN.

TREES	SIZE
 Chilopsis linearis 'Bubba'	24" box
 Seedless Desert Willow - Bubba var.	Multi-Trunk
 Ulmus parviflora 'True green'	36" Box
 Chinese Evergreen elm True green var.	Standard
RB = Root Barrier for trees between 6' and 10' of Utility (typ)	
 Olea europaea 'Wilsonii' Multi	36" Box
 Wilson var. Fruitless Olive	Multi-Trunk
 Prosopis velutina 'Hybrid Cooperii'	24" Box U.O.N.
 Cooper's Thornless Mesquite	15 Gallon
 Caesalpinia mexicana	24" Box
 Mexican Bird of Paradise	Multi-Trunk
 Trachycarpus fortunei	approx 24" Box
 Windmill Palm	4' tall Matching
 Fouquieria splendens	8' Tall - 10 Cane Minimum
 Ocotillo	
 Quercus virginiana "Heritage"	36" Box
 Heritage Live Oak	Standard - Matching

SHRUBS / ACCENTS / VINES

SHRUBS / ACCENTS / VINES	SIZE
 Dasylirion wheeleri	5 Gallon
 Desert Spoon	
 Vauquelinia californica	5 Gallon
 Arizona Rosewood	
 Hesperaloe parviflora 'Perpa'	3 Gallon
 Brake Light Red Yucca	
 Ruellia Simplex	5 Gallon
 Mexican Bluebell	
 Hesperaloe parviflora 'Yellow'	5 Gallon
 Yellow Yucca	
 Muhlenbergia rigida "Nashville"	5 Gallon
 Nashville Grass	
 Hesperaloe funifera	5 Gallon
 Giant Hesperaloe	
 Caesalpinia pulcherrima	5 Gallon
 Red Bird of Paradise	
Senna Wislizenii	5 Gallon
Shrubby Senna	
Eremophila hygrophana	5 Gallon
Blue Bells	
Tecoma stans	5 Gallon
Yellow Bells	
Opuntia sp. Kelly's Choice	3 pad min
Kelly's var. Purple Prickly Pear	
Bougainvillea 'Barbara Karst'	5 Gallon
Staked Bougainvillea 'espalier to screen'	

(4)





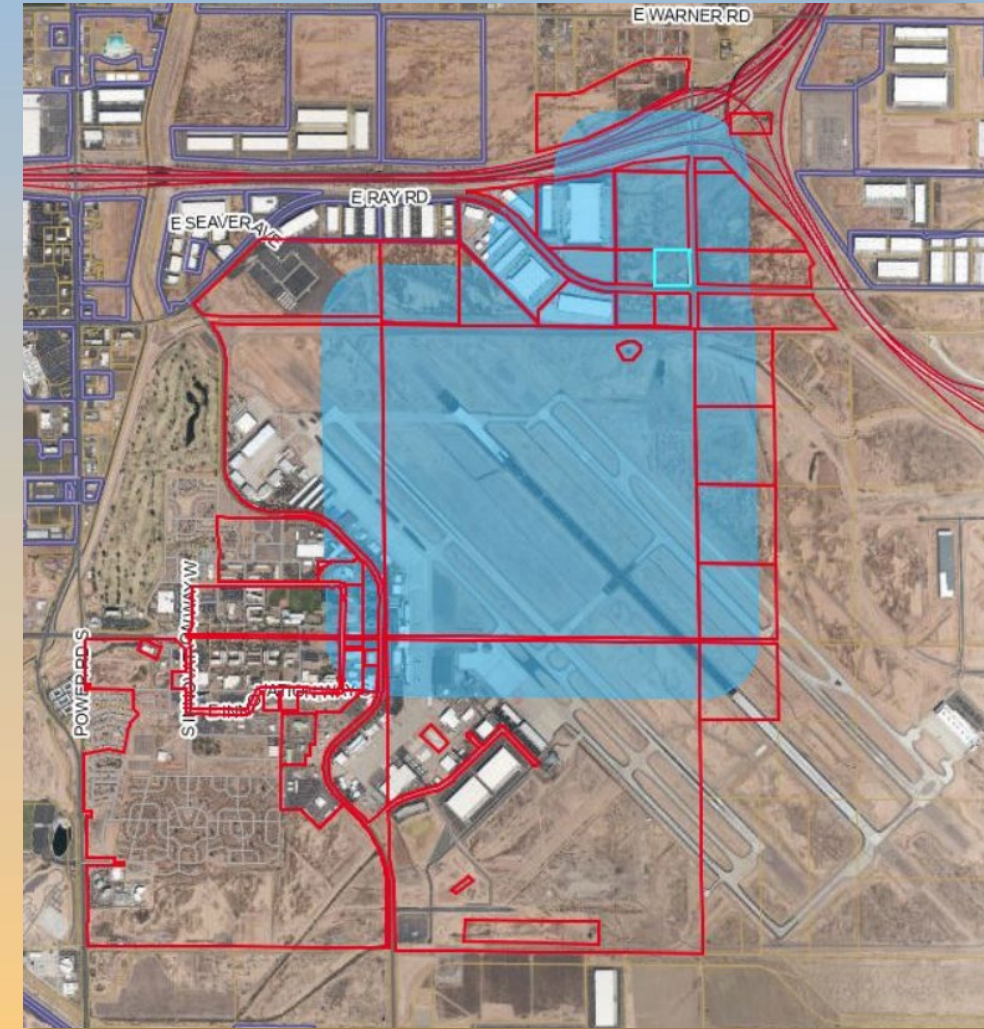
Elevations





Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- No responses received





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Gateway Strategic Development Plan
- ✓ Criteria in Chapters 22 & 69 for PAD & Site Plan Review

Staff recommend Approval with Conditions



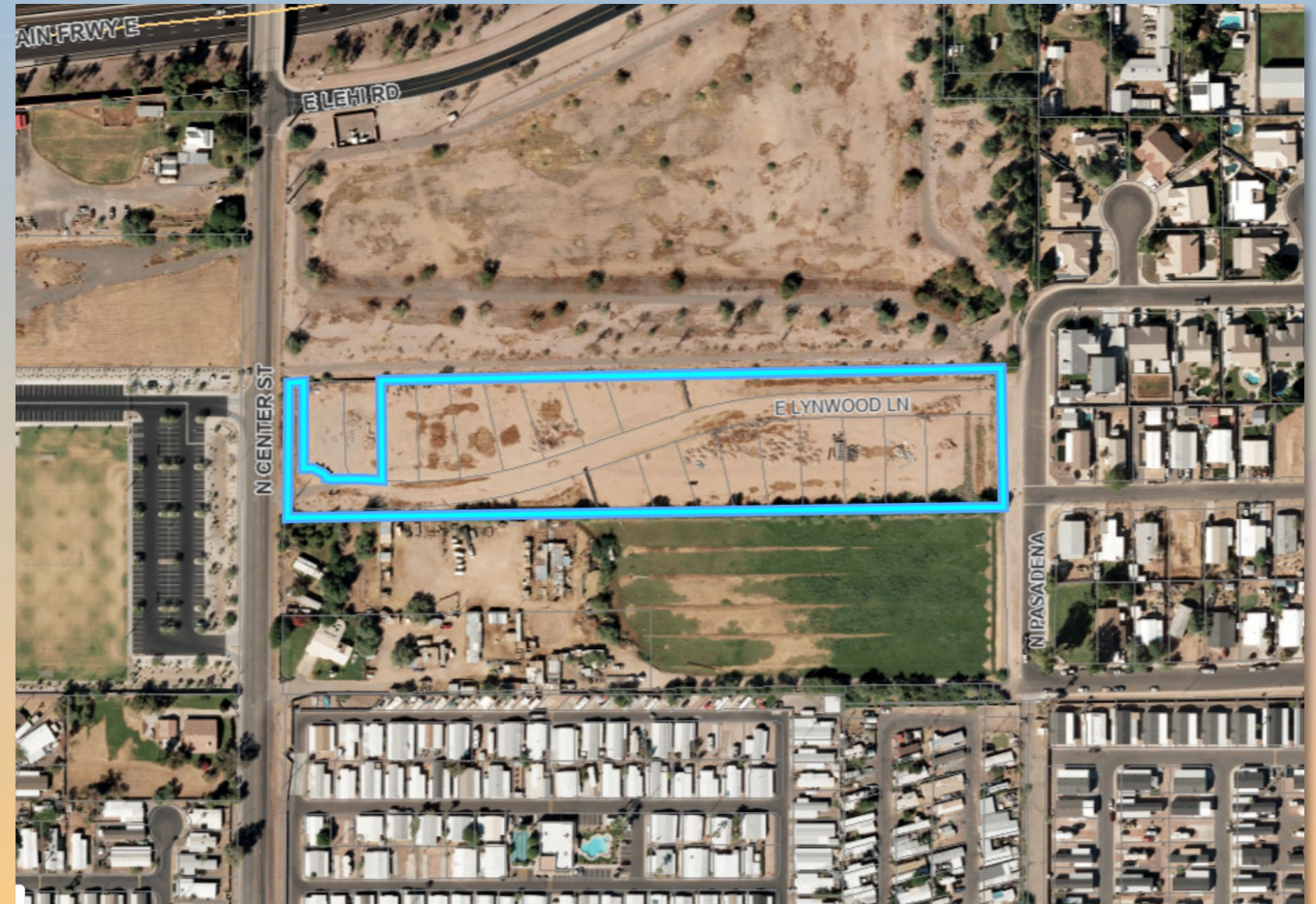
ZON25-00304

Price Manor II



Request

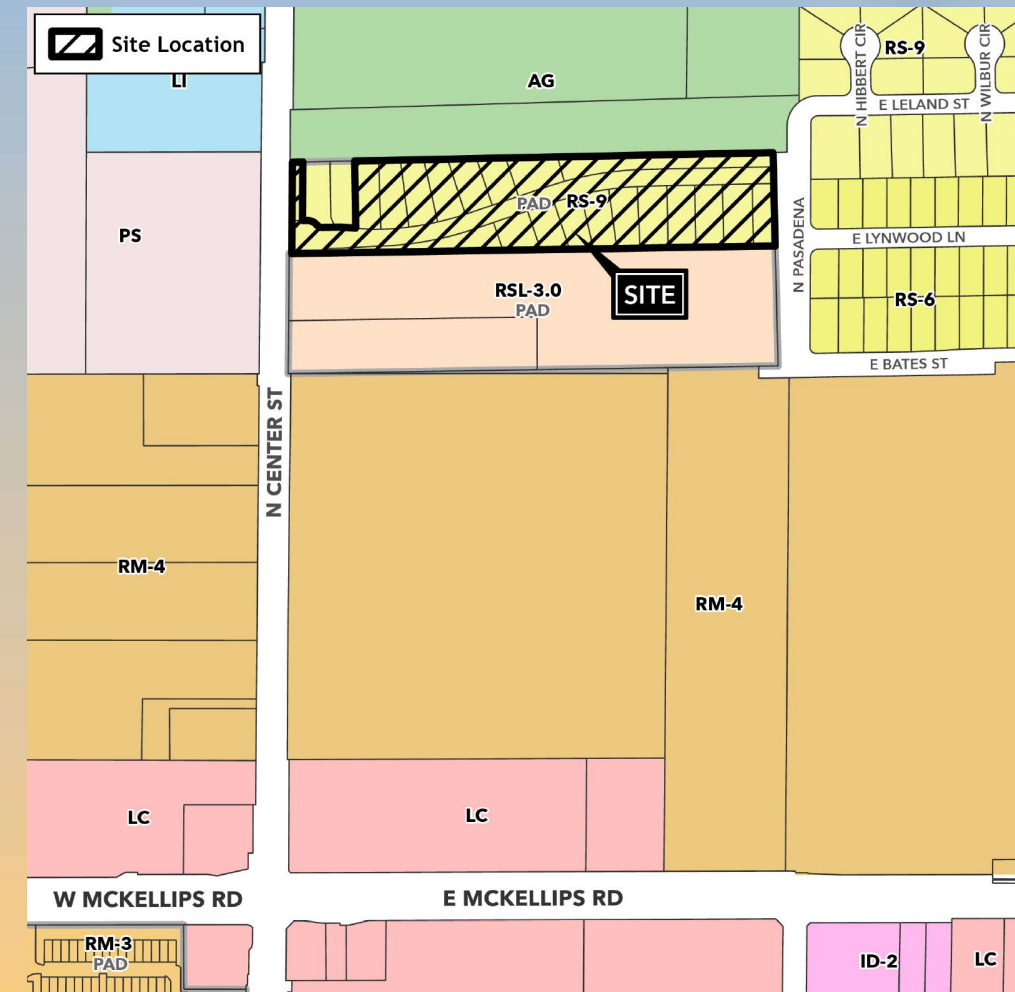
- Rezone from RS-9-PAD to RSL-4.5 with a new PAD Overlay
- 41-lot single residence development





Location

- North of McKellips Road
- East Side of Center Street





General Plan

Traditional Residential

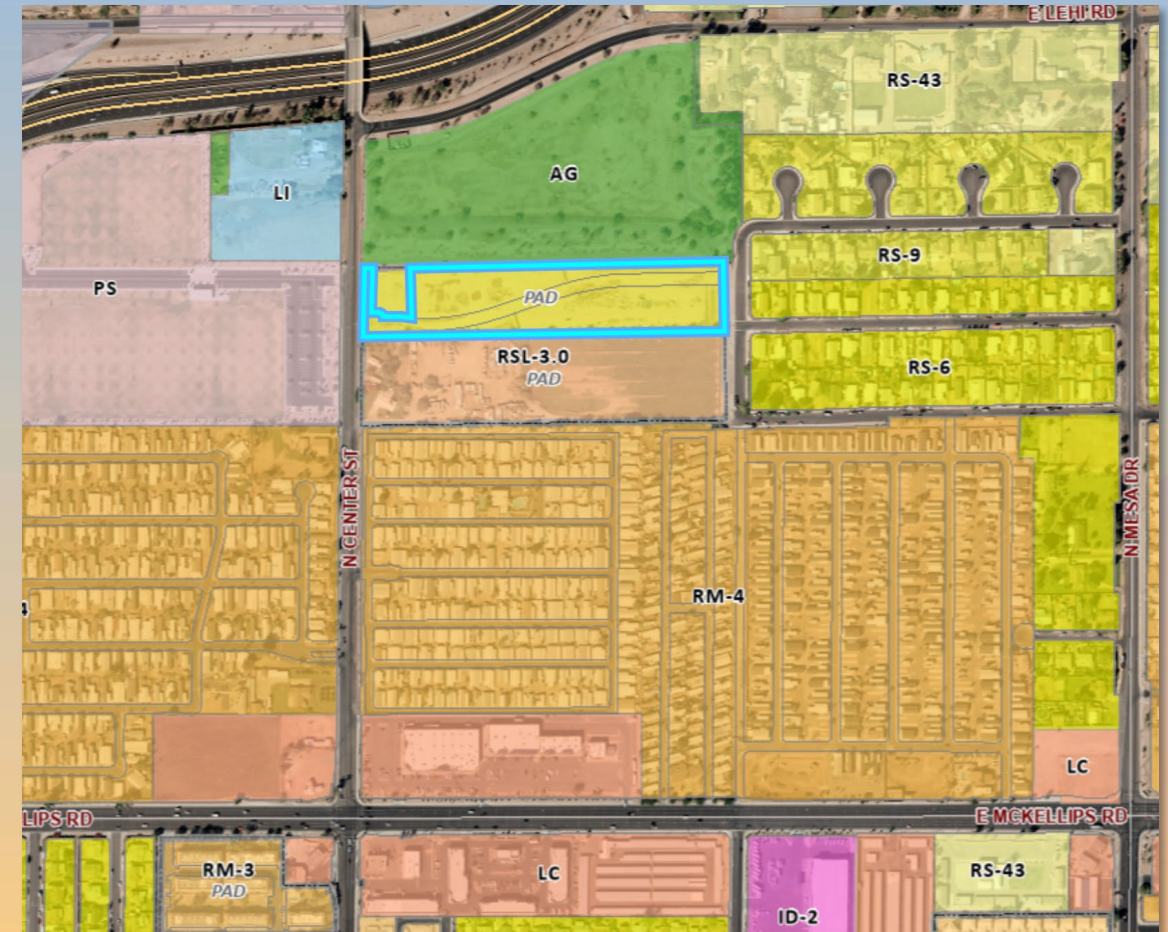
- Primarily detached single-family homes on medium or large lots with densities up to 7.26 du/ac
- The proposed project has a density of 6.7 du/ac
- Single-family residential is a principal land use





Zoning

- Existing: RS-9-PAD
- Proposed: RSL-4.5-PAD





Site Photo



Looking east towards the site



Site Photo

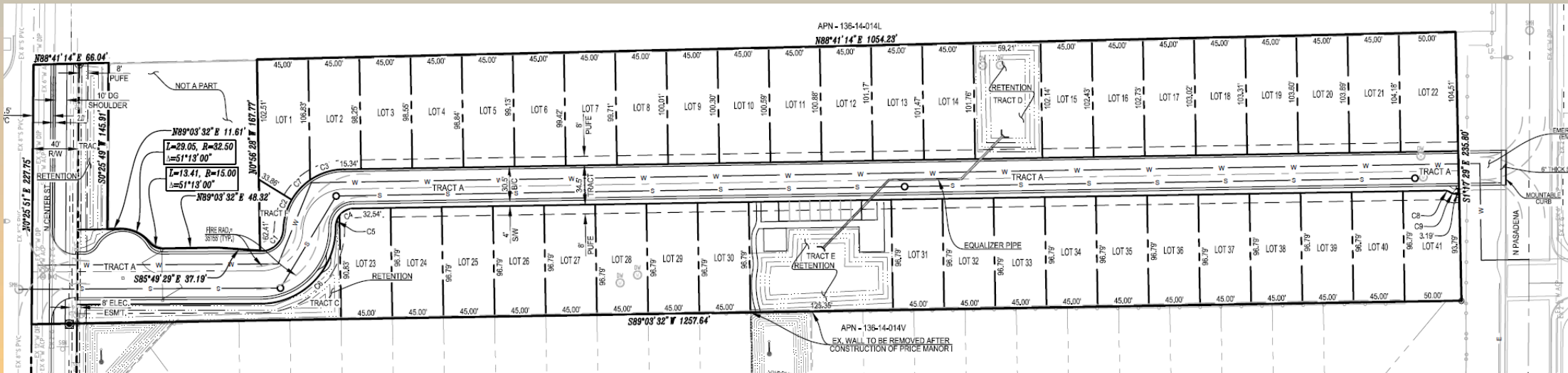


Looking southeast towards the site



Site Plan

- Gated 41-lot subdivision accessed from Center Street
- Exit-only gate at east end, to Pasadena
- Price Manor I is adjacent to the south:
 - Centrally-located pedestrian connection & shared amenities
- SRP well site at west end





Planned Area Development

Development Standard	MZO Required	PAD Proposed
<u>Fencing and Freestanding Walls;</u> AG, RS, RSL, RM and DR Districts - Maximum Height, Side and Rear Yards	No fence or freestanding wall within or along the exterior boundary of the required side or rear yards shall exceed a height of 6 feet.	No fence or freestanding wall within or along the exterior boundary of the required side or rear yards shall exceed a height of 6 feet, except where adjacent to the well site, where no fence or freestanding wall shall exceed a height of 8 feet.
<u>Lots and Subdivisions</u>	Every lot shall have frontage on a dedicated public street unless the lot is part of an approved Planned Area Development (PAD), Bonus Intensity Zone (BIZ), Infill Development District (ID-1 or ID-2), Planned Employment Park District (PEP), a unit in a condominium subdivision or an alternative is specified in an approved Community Plan for a Planned Community District (PC).	Every lot shall have frontage on a private street



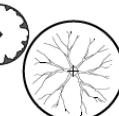
Planned Area Development

- High-Quality: Residential lots that exceed the minimum lot width, depth and area required in the RSL-4.5 District
- Livable and Well-Connected Communities: Shared amenities with Price Manor I, which includes a pickleball court, play structure and additional green spaces
- Superior Design: Quality residential product including a variety of materials and detailing
- Creative land planning: Coordination with SRP regarding the future well site, landscaping, screen walls

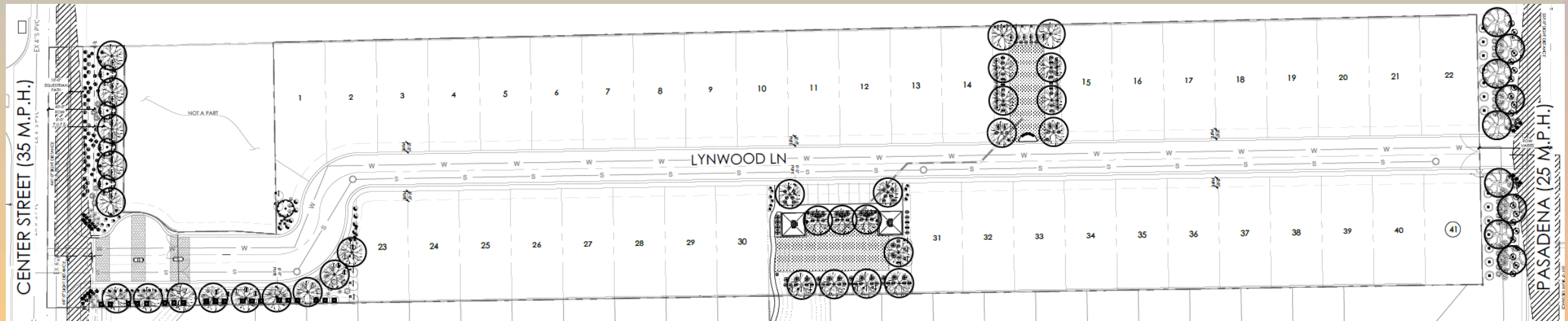


Landscape Plan

plant legend

	botanical name common name	emitters	size	qty	comments	mature tree canopy
evergreen trees						
	ACACIA ANEURA MULGA	(5 @ 1.0 GPH)	24" BOX 36" BOX	6 2	6.0H., 2.0W., .75 CAL. 7.0H., 4.0W., 1.5 CAL. STAKE IN PLACE	8 TREES - 15' MATURE WIDTH 177 S.F. CANOPY 1,414 S.F. COVERAGE
	TIPUANA TIPU TIPU TREE	(6 @ 2.0 GPH)	24" BOX 36" BOX	25 7	7.0H., 3.0W., 1.0 CAL. 9.0H., 5.0W., 1.75 CAL. STAKE IN PLACE	32 TREES - 25' MATURE WIDTH 491 S.F. CANOPY 15,708 S.F. COVERAGE
shade trees						
	PROSOPIS CHILENSIS THORNLESS ¹ THORNLESS CHILEAN MESQUITE	(5 @ 1.0 GPH)	24" BOX 36" BOX	5 4	5.0H., 6.0W., 1.25 CAL. 8.0H., 7.0W., 1.75 CAL. STAKE IN PLACE	9 TREES - 25' MATURE WIDTH 491 S.F. CANOPY 4,418 S.F. COVERAGE
						TOTAL CANOPY COVERAGE 20,126 S.F. 7.41% OF SITE

	botanical name common name	emitters	size	qty	comments
small shrubs					
*	ASCLEPIAS SUBULATA DESERT MILKWEED	(1 @	5 GAL.	19	1.0 GPH)
●	EREMOPHILA GLABRA SP. CARNOSA 'WINTER BLAZE'	(1 @	5 GAL.	10	1.0 GPH)
●	WINTER BLAZE EREMOPHILA	(1 @	5 GAL.	12	1.0 GPH)
●	HESPERALOE PARVIFLORA RED YUCCA	(1 @	5 GAL.	31	1.0 GPH)
●	MUHLENBERGIA CAPILLARIS 'PINK MUHLY'	(1 @	5 GAL.	70	1.0 GPH)
●	REGAL MIST	(1 @	5 GAL.	21	1.0 GPH)
●	RUELLIA BRITTONIANA MEXICAN PETUNIA	(1 @	5 GAL.	14	1.0 GPH)
●	YUCCA RUPICOLA TWISTED LEAF YUCCA	(1 @	5 GAL.		
●	YUCCA PALLIDA PALE LEAF YUCCA	(1 @	5 GAL.		





Elevations - Spanish





Elevations - Ranch





Elevations – Desert Prairie





Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- Neighborhood meeting on May 27, 2025
- Neighbors' concerns:
 - Increased traffic in neighborhood to east
 - Prefer lower density
- Exit-only gate proposed
- Some neighbors support the proposal



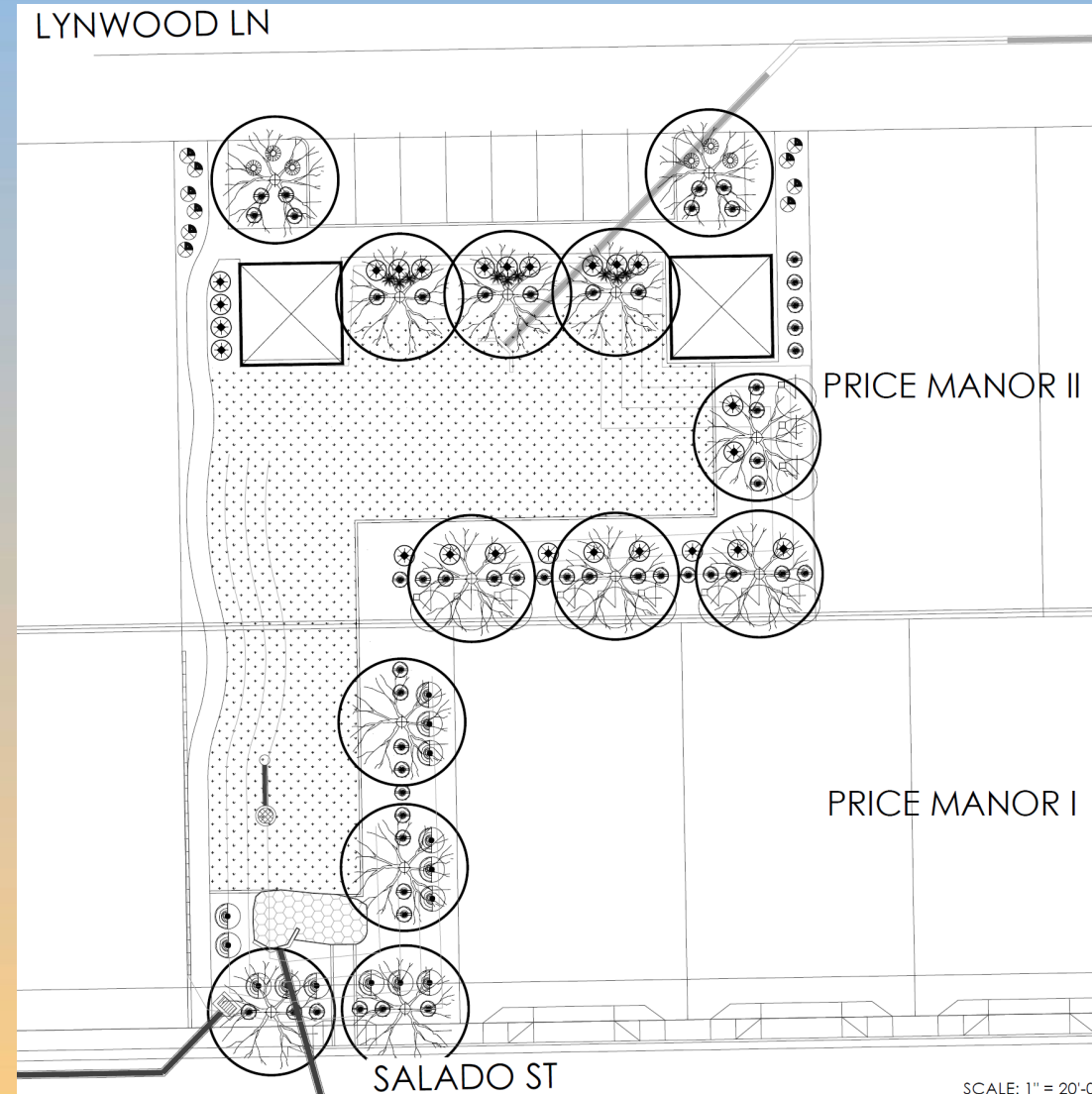
Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Criteria in Chapters 22 & 69 for PAD & Site Plan Review

Staff recommend Approval with Conditions

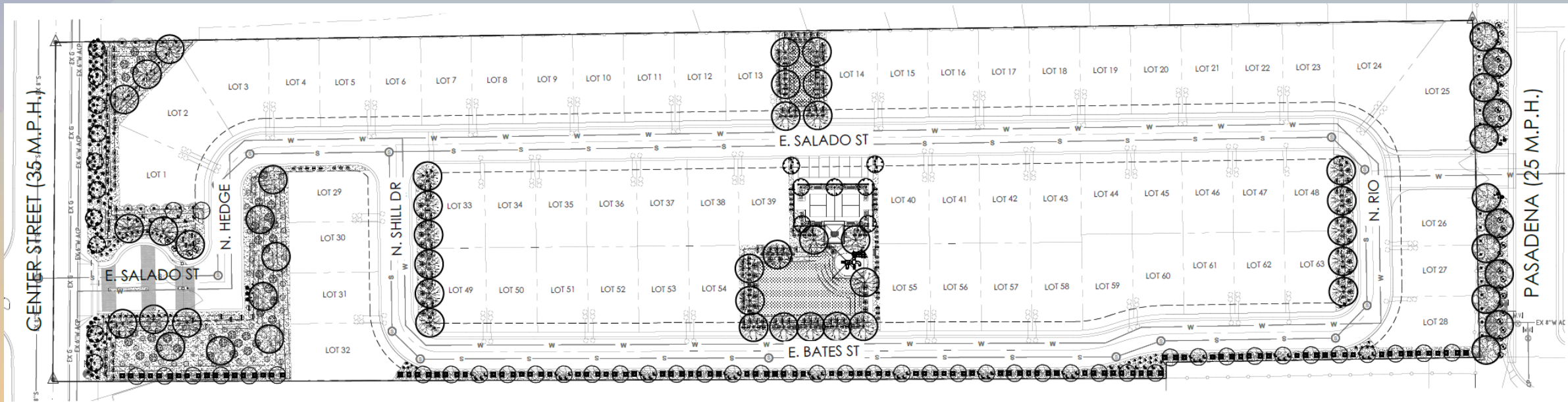


Combined Amenity Area Connection



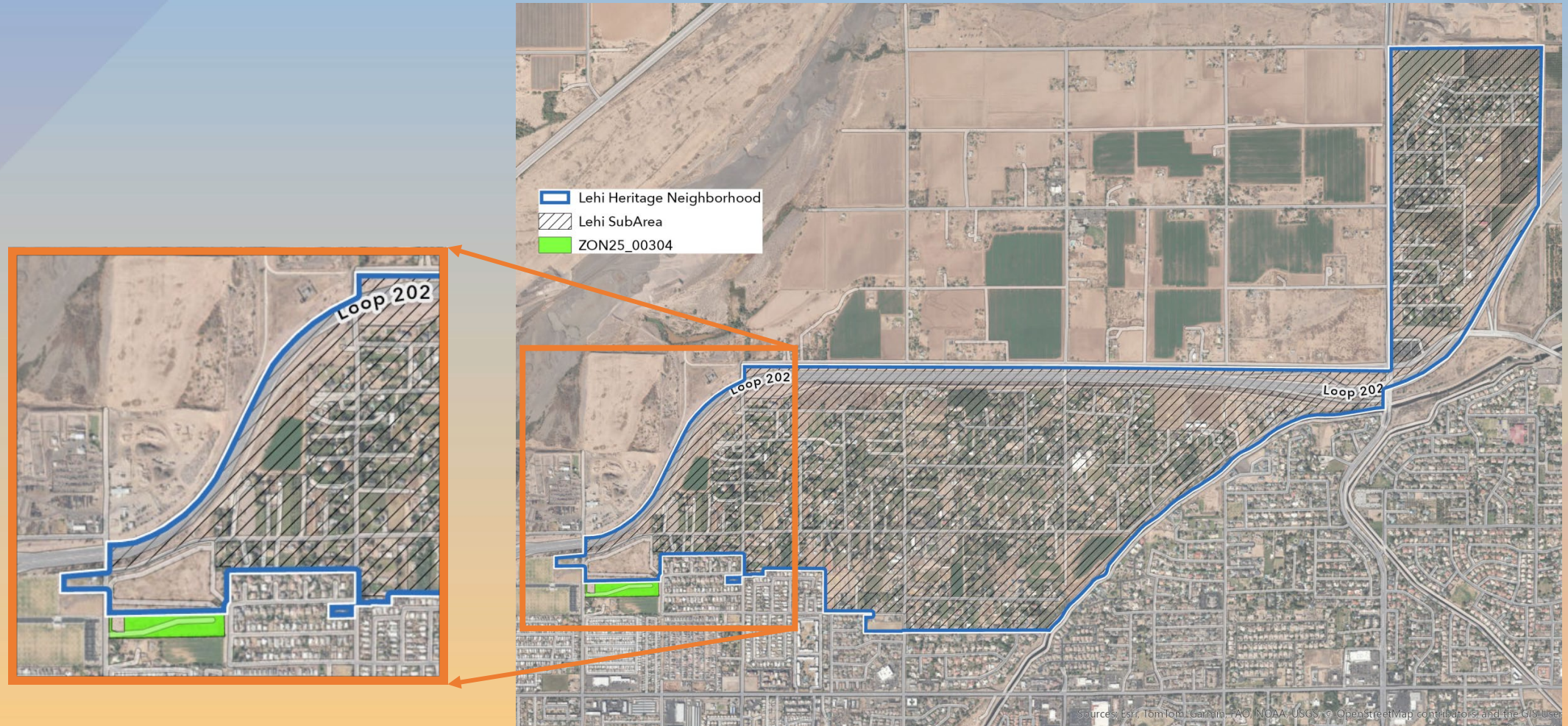


Adjacent Development to South: Price Manor I - Landscape Plan





Context with Lehi Community





ZON25-00529

CV Germann Industrial Park



Request

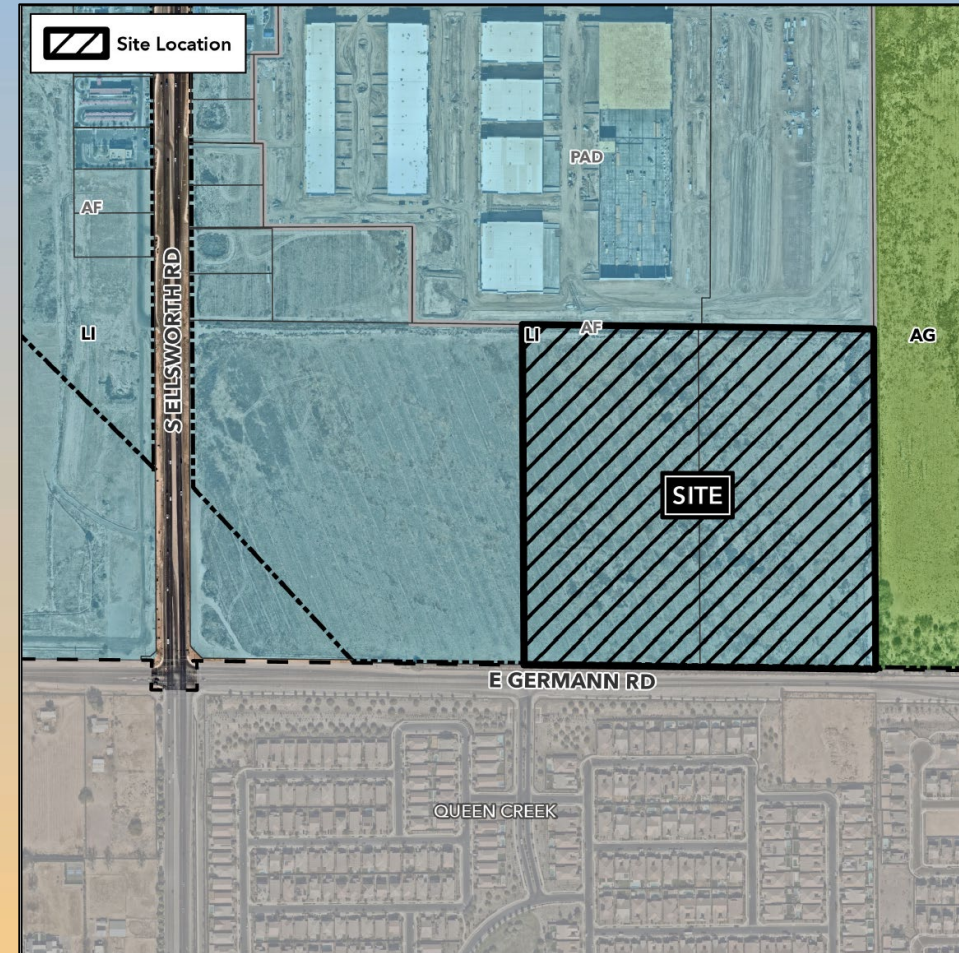
- Site Plan Review
- Previously approved site plan with ZON22-00437, site plan expired in September 2024





Location

- Located on the north side of Germann Road
- East of Ellsworth Road

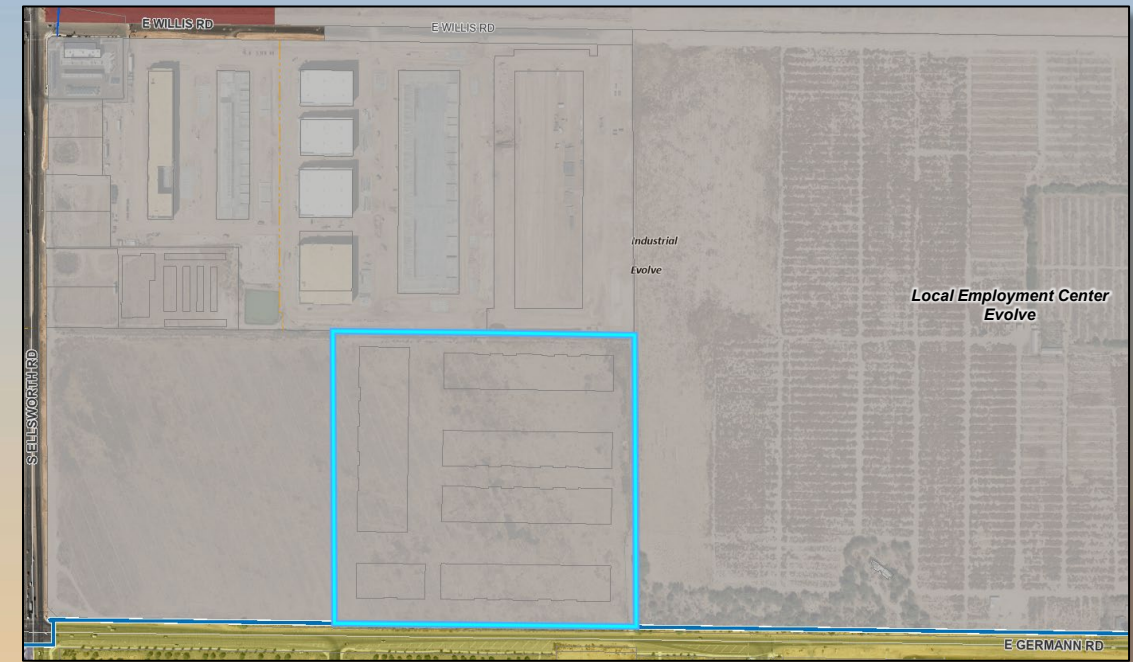




General Plan

Industrial - Evolve

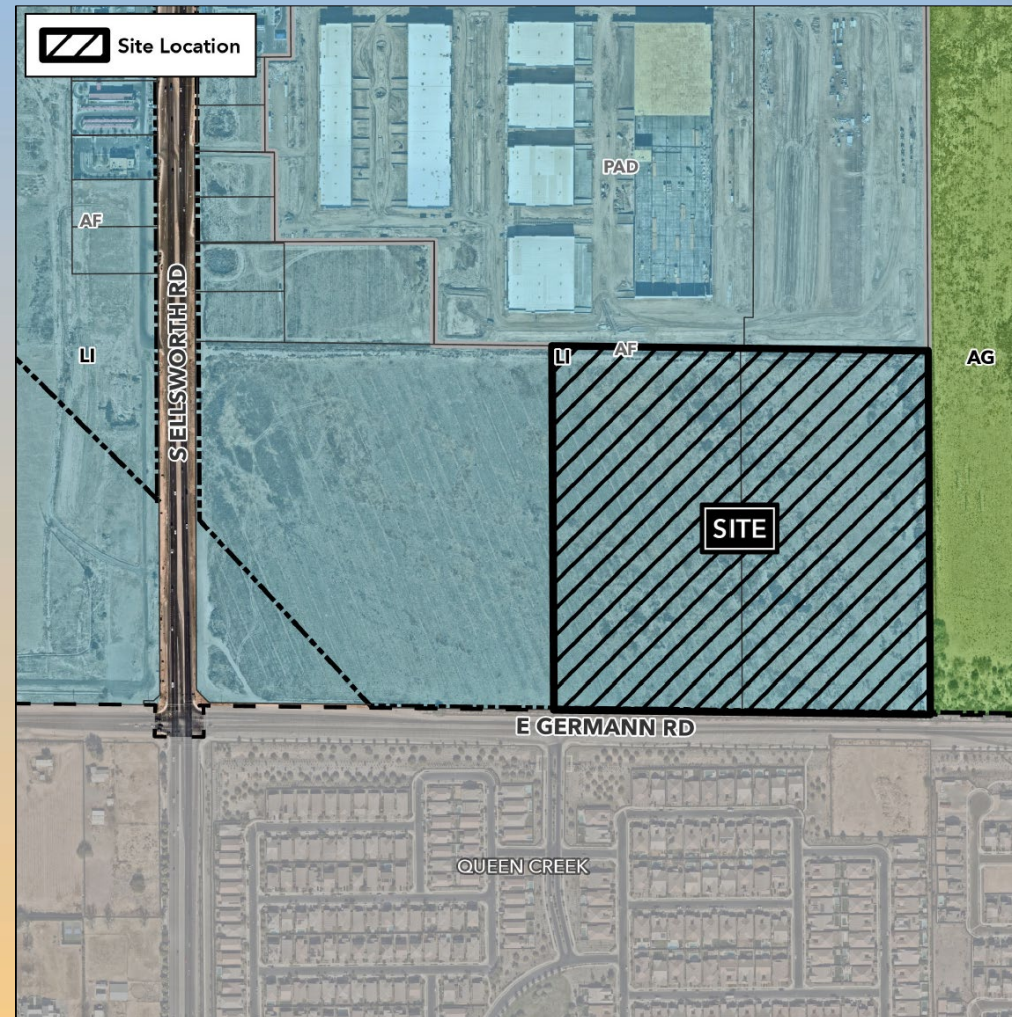
- LU3. Encourage infill and redevelopment to meet the community's strategic needs.
- Principal Land Use





Zoning

- Current: LI





Site Photo

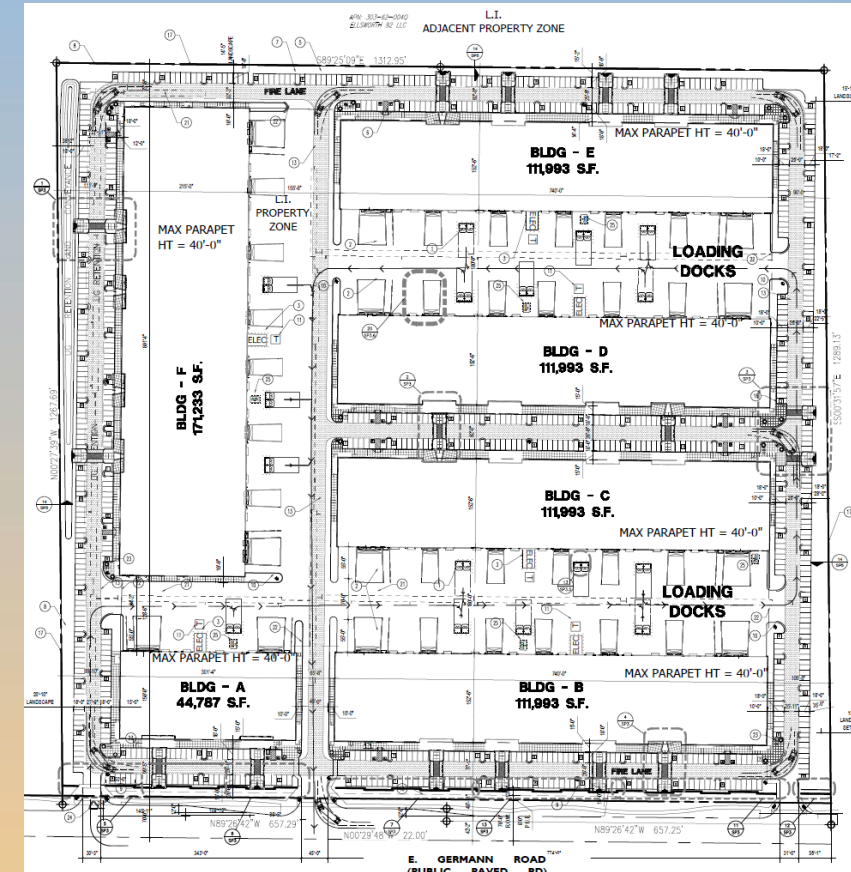


Looking north from Germann Road



Site Plan

- No changes proposed from the Site Plan approved with Case No. ZON22-00437

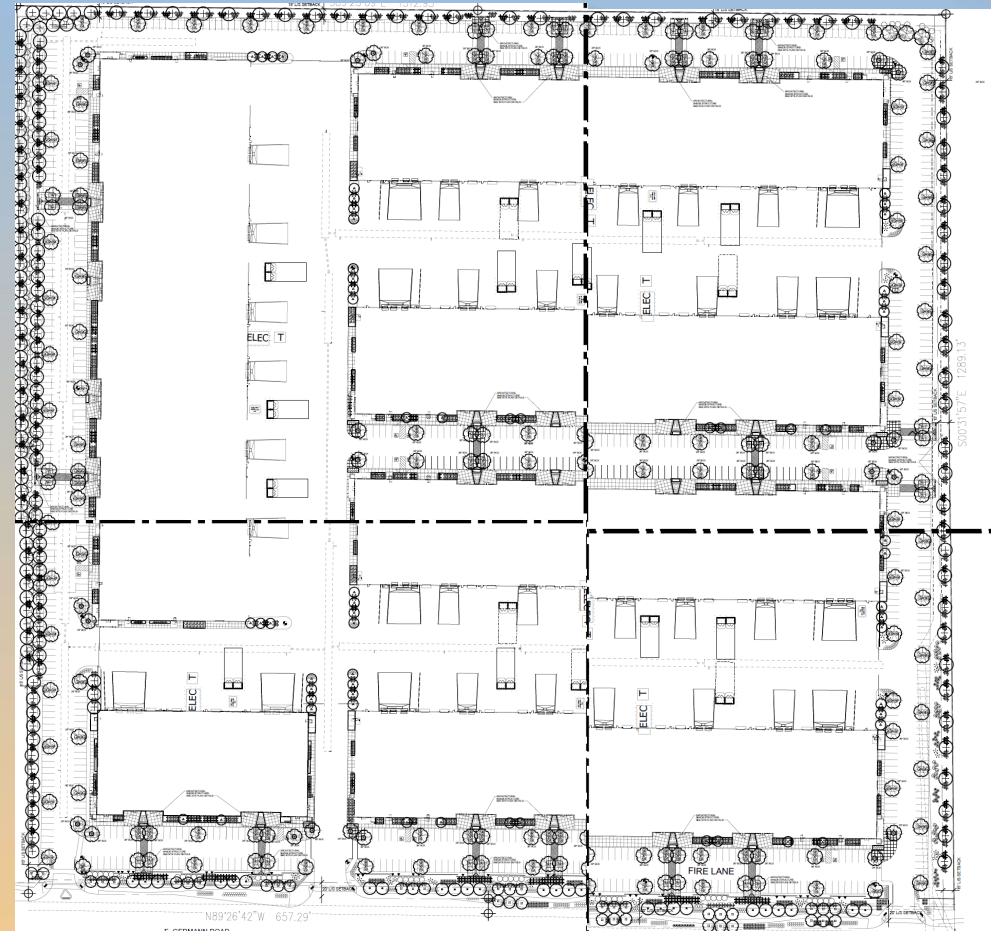




Landscape Plan

- No Proposed changes from Landscape Plan approved with ZON22-00437

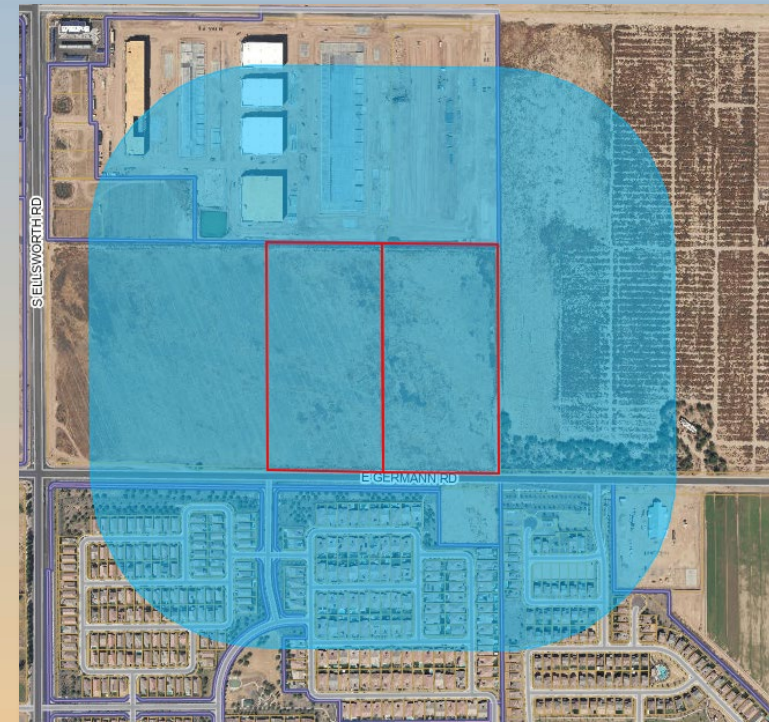
LANDSCAPE LEGEND	
	ULMUS PARVIFOLIA "CHINESE ELM" 24" BOX UNLESS NOTED 36" BOX (184)
	ACACIA SALICINA WILLOW ACACIA 24" BOX (136)
	PISTACHE "RED-PUSH" RED PUSH PISTACHE 24" BOX (98)
	CAESALPINIA CACALACO CAESALCOTE 36" BOX (56)
	QUERCUS VIRGINIANA LIVE OAK 24" BOX (28)
	LEUCOPHYLLUM FRUTESCENS "GREEN CLOUD" 5 GALLON (419)
	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE 5 GALLON (44)
	HESPERALOE PARVIFLORA RED YUCCA 5 GALLON (1122)
	DASYLIRION WHEELERII DESERT SPOON 5 GALLON (753)
	AGAVE GEMIFLORA TWIN FLOWERED AGAVE 5 GALLON (136)
	LANTANA MONTEVIDENSIS "GOLD MOUND" 1 GALLON (250)
	ROSEMARINUS PROSTRATA ROSEMARY 5 GALLON (359)
	BOUGAINVILLEA "BARBARA KARST" BOUGAINVILLEA 5 GALLON (34)
	ACACIA REDOLENS "DESERT CARPET" 1 GALLON (192)
1/2" SCREENED SADDLEBACK BROWN DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS	





Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- No correspondence received by staff





Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review

Staff recommends Approval with Conditions

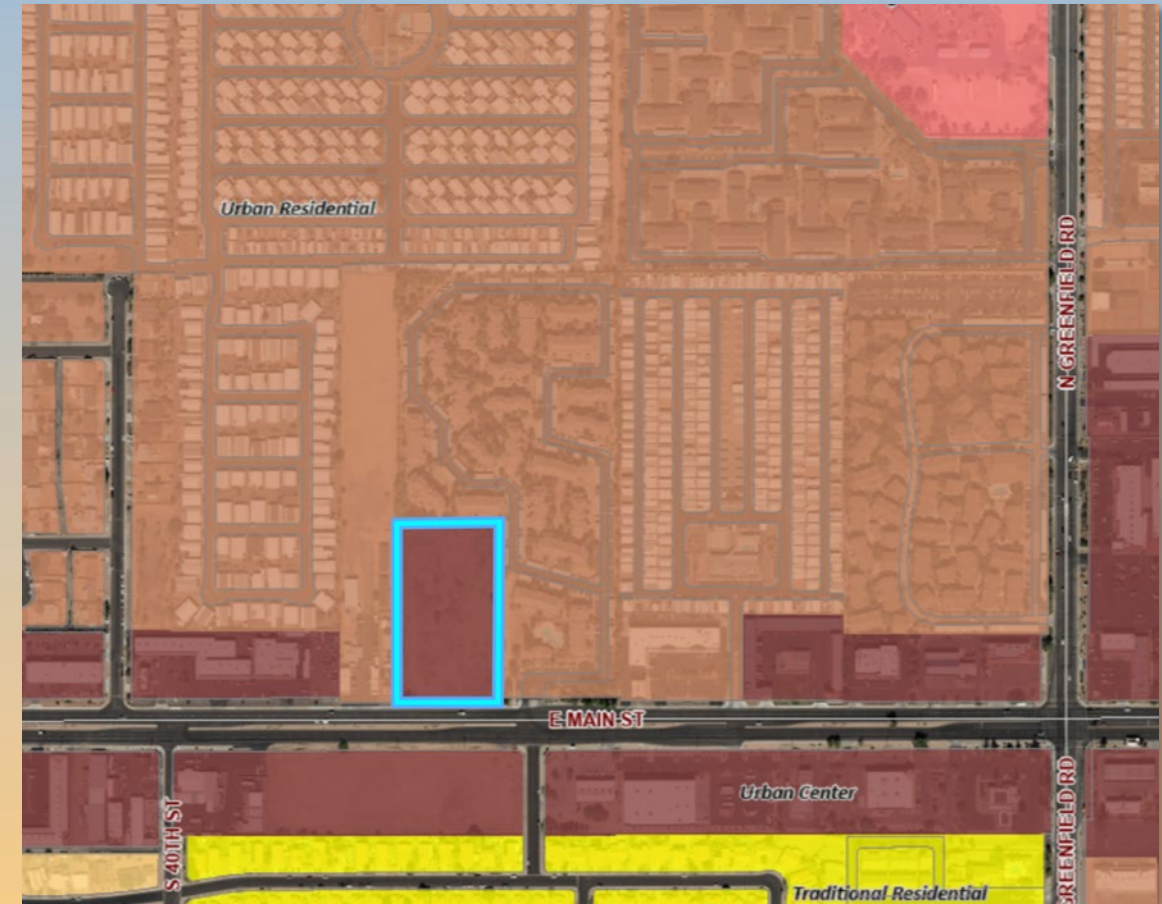


ZON25-00366



Request

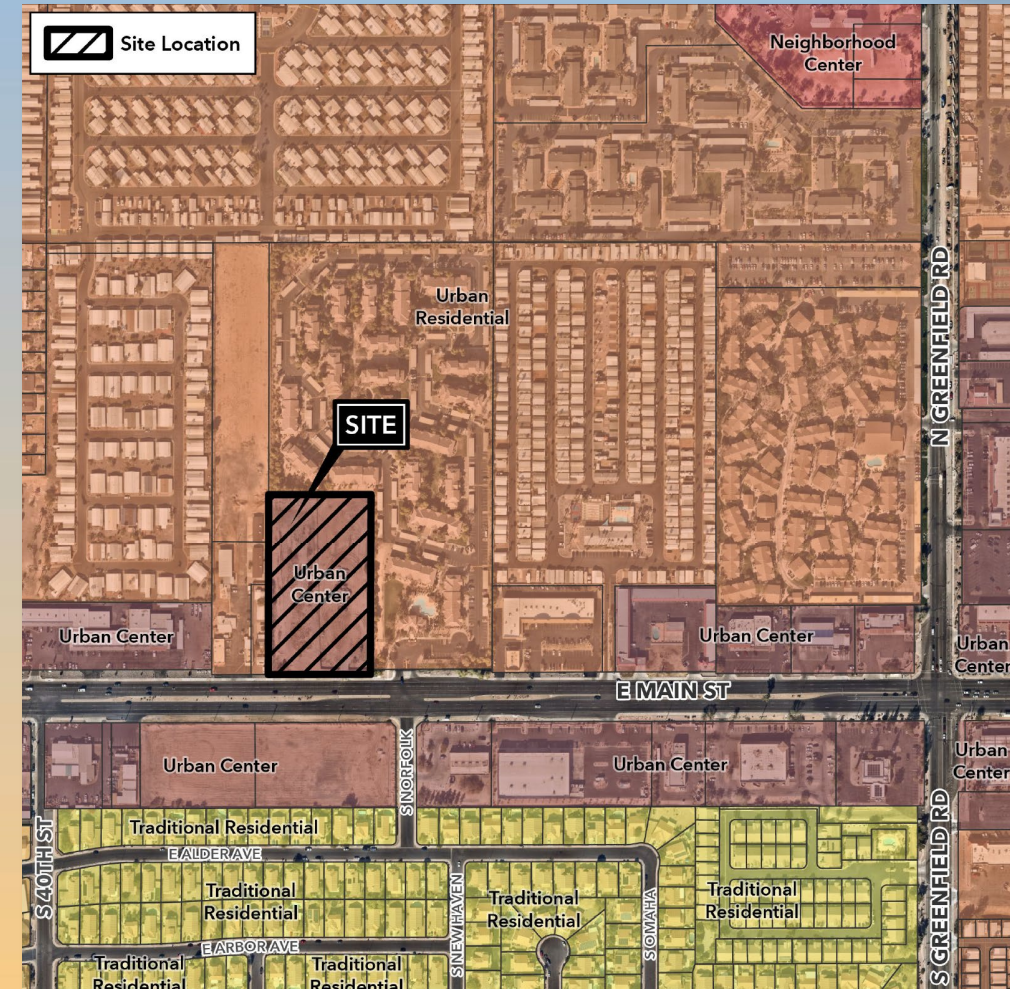
- Minor General Plan Amendment
- Urban Center Placetype to Urban Residential Placetype





Location

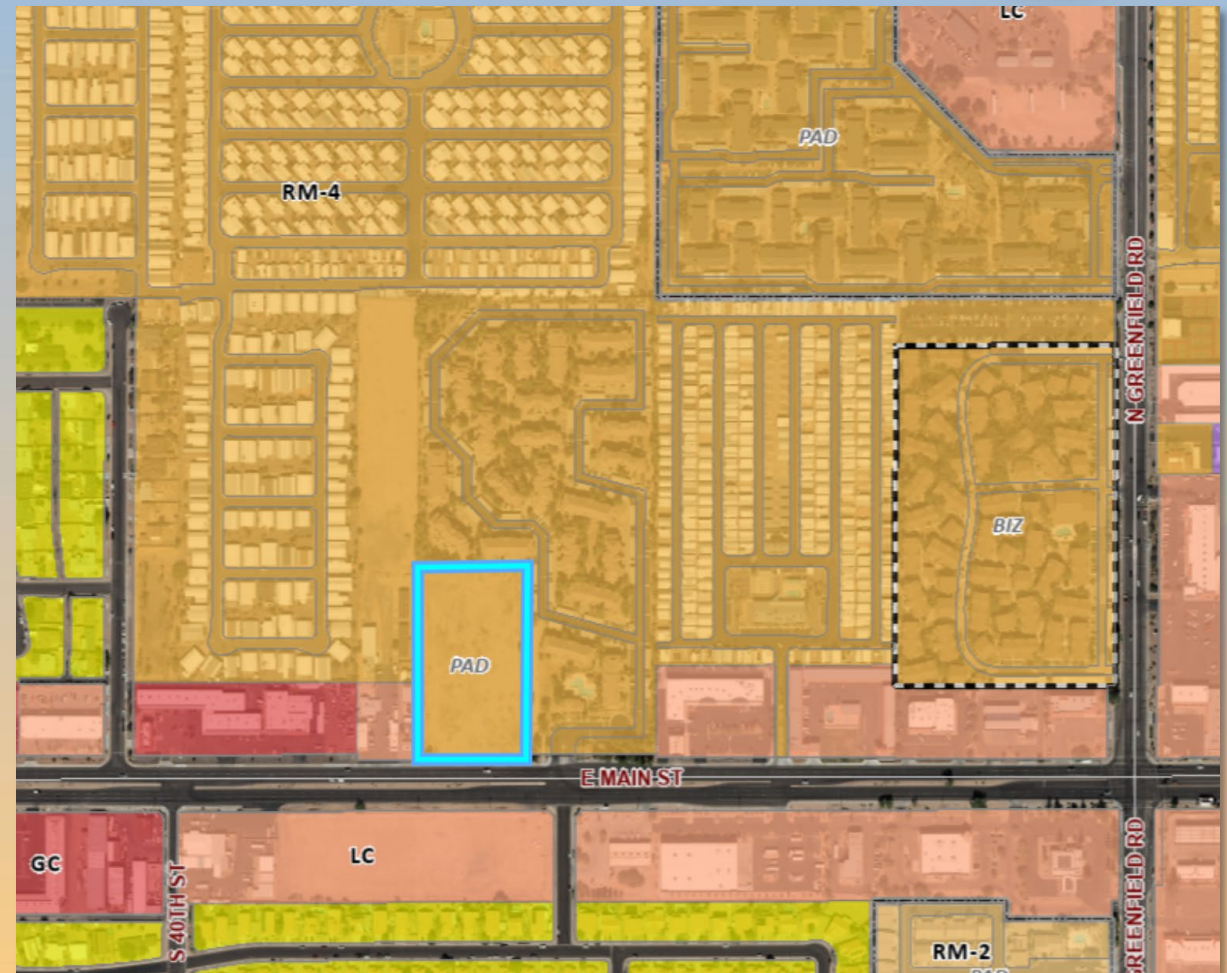
- West of Greenfield Road
- North side of Main Street





Zoning

- Current: RM-4-PAD
- Proposed: RM-4-PAD
- Multiple residence with a maximum density of 30 du/ac permitted in the RM-4 District
- Proposed density: 19.6 du/ac

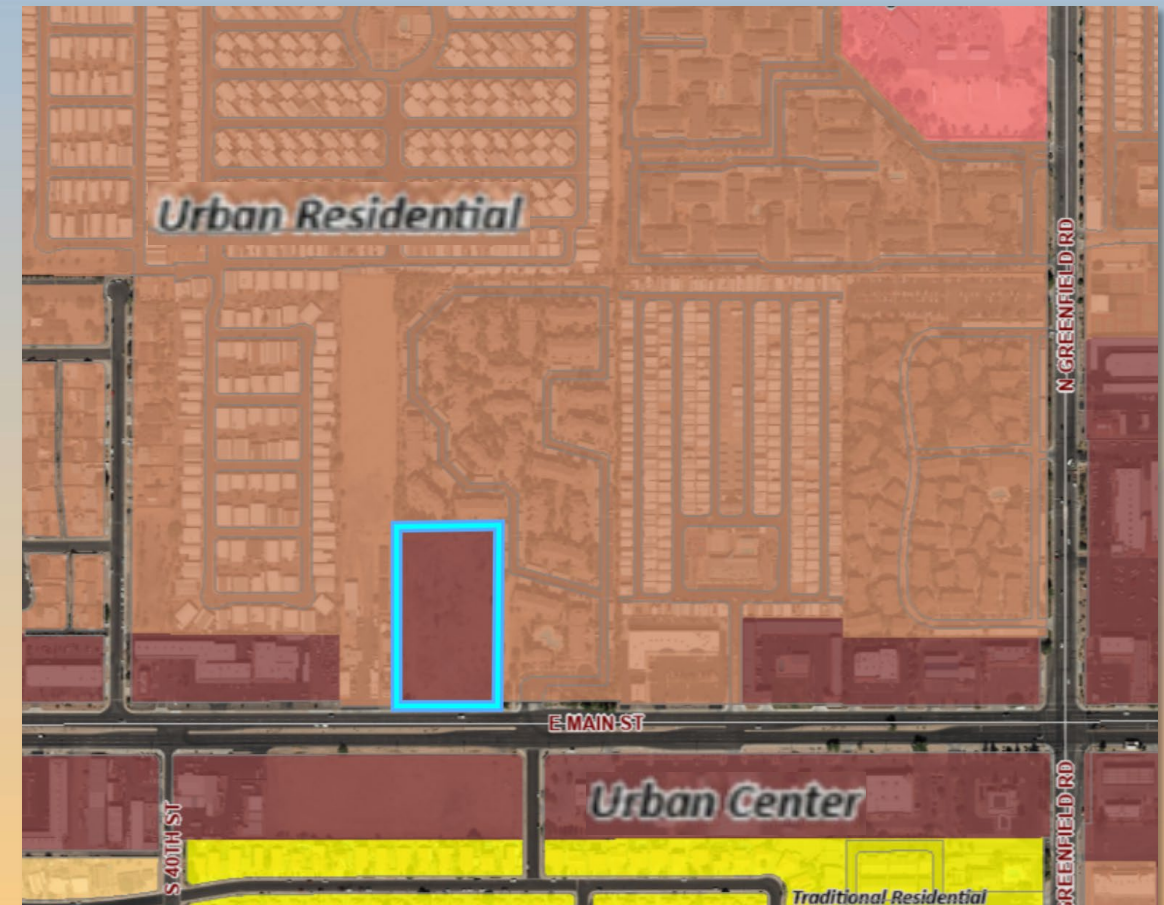




General Plan

Current - Urban Center

- Compact, mixed-use areas where many people live, work, and play
- Does not support single-family land uses
- Zoning districts: RM-2, RM-3, RM-4, RM-5, OC, NC, LC, GC, MX, LR, PC, ID-1, ID-2, PS

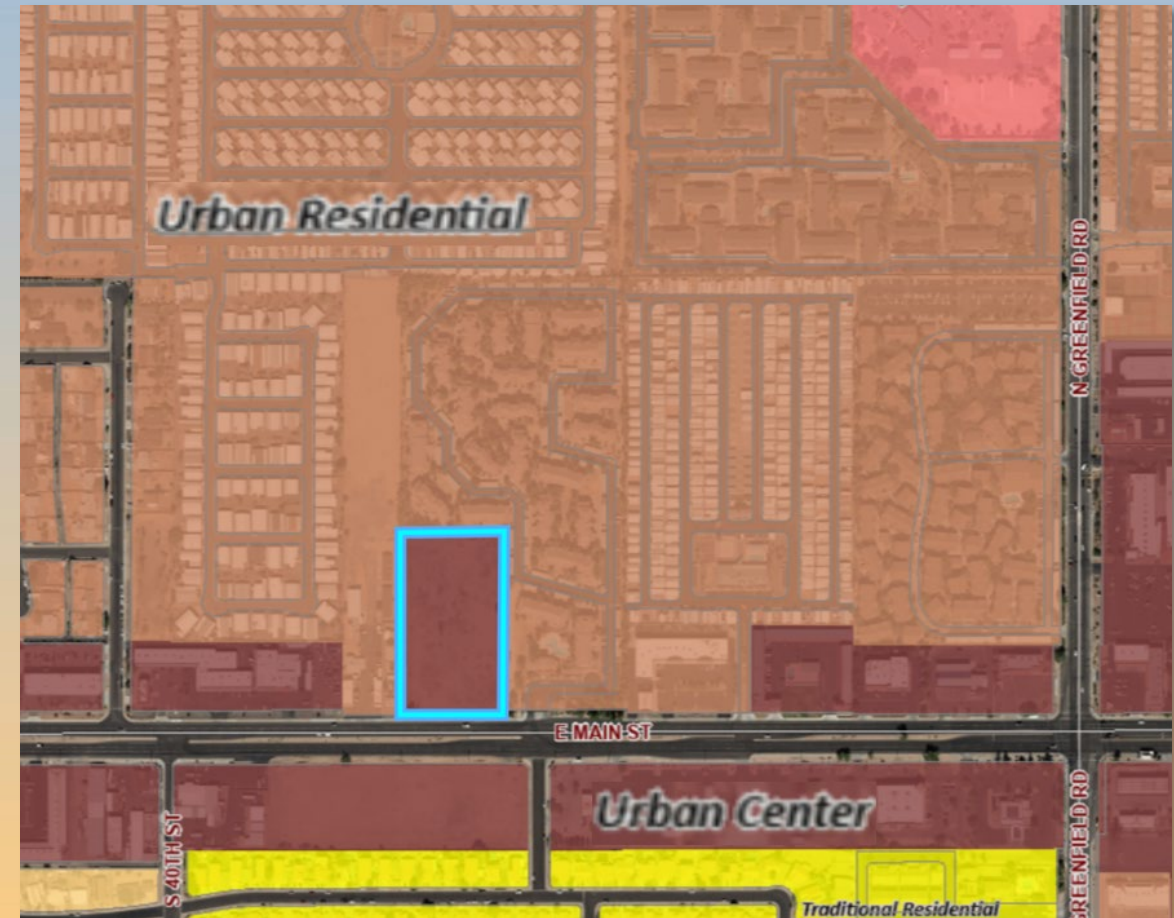




General Plan

Proposed - Urban Residential

- Diverse mixture of uses where commercial, residential, and public/semi-public uses coexist
- Single-family residential is a principal land use
- Zoning districts: RS-9, RS-7, RS-6, RSL-4.5, RSL-4.0, RSL-3.0, RSL-2.5, RM-2, RM-3, RM-4, RM-5, OC, NC, LC, GC, MX, PC, ID-1, ID-2, LR, PS





General Plan Amendment Approval Criteria

1. The Proposed Project will not result in a shortage of land for other planned uses
2. Whether events after the adoption of the General Plan have changed the character or condition of the area
3. The degree to which the proposed amendment will impact the whole community or a portion of the community by:
 - a. Altering existing land use patterns in a significant way that is contrary to the Vision, Guiding Principals, or Strategies identified in the General Plan
 - b. Requiring larger or more extensive improvements to roads, sewer or water systems that may negatively impact development of other lands
 - c. Adversely impacting existing uses due to increased traffic congestion that is not accommodated by planned roadway improvements or other planned transportation improvements such as nonmotorized transportation alternatives or transit



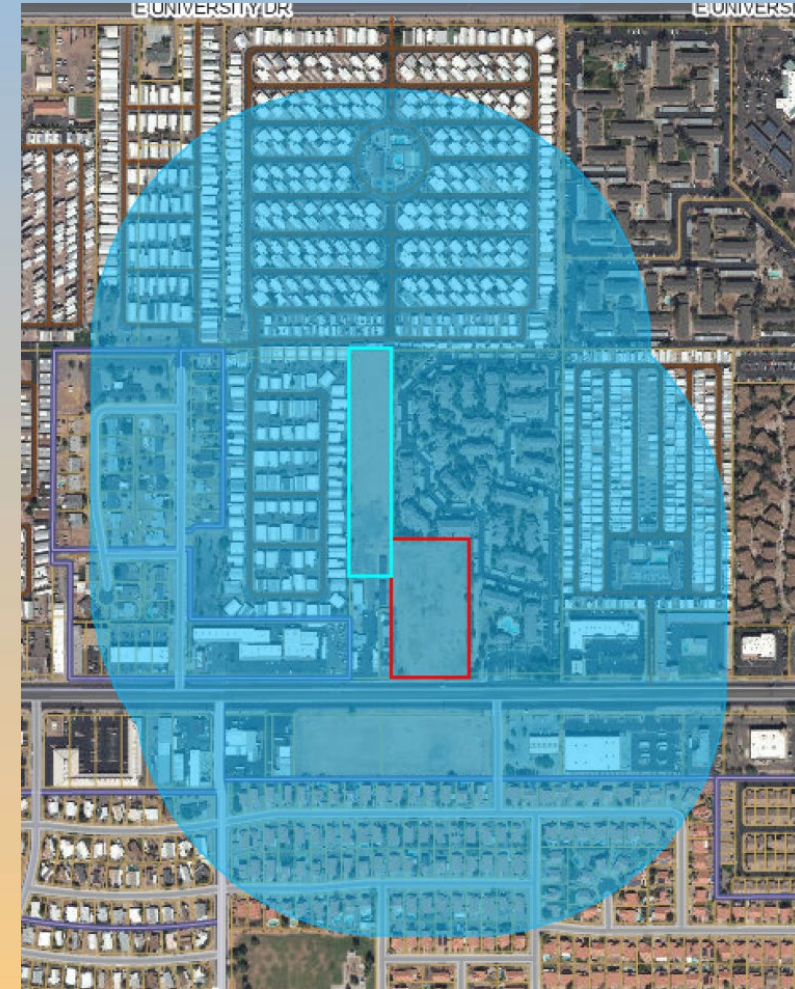
General Plan Amendment Approval Criteria

4. Whether the proposed amendment is consistent with the Vision, Guiding Principles, or Strategies of the General Plan
5. Whether the proposed amendment constitutes an overall improvement to the General Plan and the City of Mesa
6. The extent to which the benefits of the proposed amendment outweigh any of the impacts identified by these criteria



Citizen Participation

- Notified property owners within 1,000' of the larger development
- Posted the Site
- No responses received





Findings

- ✓ Complies with the amendment criteria in Chapter 5 of the 2050 Mesa General Plan

Staff Recommends Approval with Conditions



General Plan Amendment Approval Criteria

- 1. The Proposed Project will not result in a shortage of land for other planned uses:**
 - A majority of the north side of Main Street and the entirety of the south side of Main Street between Val Vista Drive and Greenfield Road remains designated as Urban Center Place Type and is largely developed with retail, eating and drinking establishments, offices and related uses.
- 2. Whether events after the adoption of the General Plan have changed the character or condition of the area:**
 - Attached single-residence projects have become more viable for developers. An increase of residents in the area will lead to reinvestment in a transitioning corridor.



General Plan Amendment Approval Criteria

3. The degree to which the proposed amendment will impact the whole community or a portion of the community by:

- a. Altering existing land use patterns in a significant way that is contrary to the Vision, Guiding Principals, or Strategies identified in the General Plan:**
 - The request is to change the Placetype to match that of the surrounding properties to the west, north and east.
- b. Requiring larger or more extensive improvements to roads, sewer or water systems that may negatively impact development of other lands:**
 - Main Street is fully improved, and the existing utility infrastructure has the capacity to accommodate this request.



General Plan Amendment Approval Criteria

c. Adversely impacting existing uses due to increased traffic congestion that is not accommodated by planned roadway improvements or other planned transportation improvements such as nonmotorized transportation alternatives or transit:

- Main Street, in its existing condition, has the capacity to service the anticipated number of dwelling units.

4. Whether the proposed amendment is consistent with the Vision, Guiding Principles, or Strategies of the General Plan:

- N1. Promote complete communities in both existing and new neighborhoods.



General Plan Amendment Approval Criteria

- N2. Promote adaptive reuse and infill as tools to rejuvenate and revitalize established neighborhoods.
- N5. Improve street and open space network connectivity within neighborhoods and to local serving amenities.
- H1. Create more opportunities for housing options.
- H2. Sustain an adequate supply of attainable housing units to meet the needs of residents vulnerable to rising housing costs.
- H4. Encourage the development of high-density housing in proximity to transit and major activity centers.
- LU1. Promote a balance of land uses to enhance the quality of life for current and future generations.
- LU3. Encourage infill and redevelopment to meet the community's strategic needs.



General Plan Amendment Approval Criteria

- 5. Whether the proposed amendment constitutes an overall improvement to the General Plan and the City of Mesa:**
 - The proposed amendment constitutes an overall improvement to both the General Plan and the City of Mesa by facilitating the development of a blighted property.
- 6. The extent to which the benefits of the proposed amendment outweigh any of the impacts identified by these criteria:**
 - The addition of a high-quality attached single-residential development in this area helps to fulfill a number of strategies identified in the General Plan by creating additional housing opportunities and bringing renewed vibrancy to a transitioning corridor.



ZON25-00025

4062 E Main



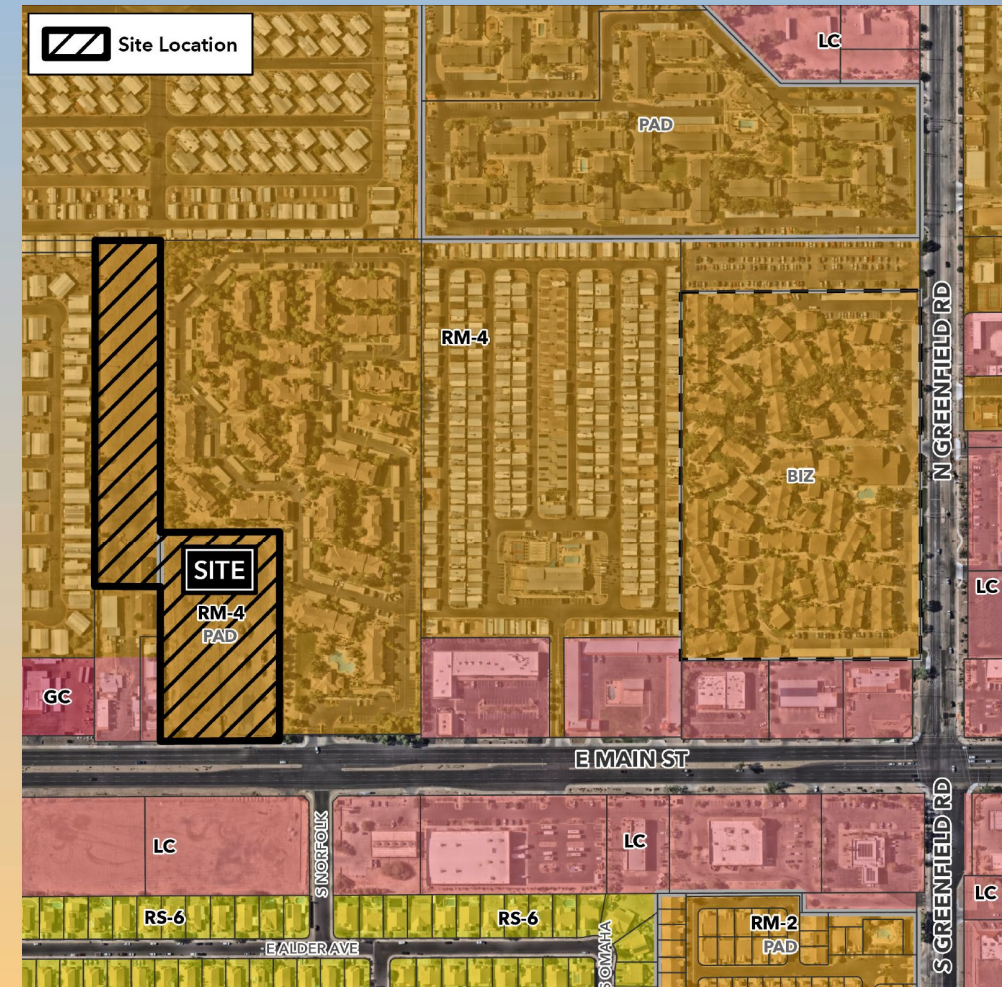
Request

- Rezone 3.3± acres from RM-4 and 3.7± acres from RM-4-PAD to RM-4 with a new PAD Overlay
- Site Plan Review for a 137-unit attached single-residence development





- West of Greenfield Road
- North side of Main Street





General Plan

Urban Residential

- Diverse mixture of uses where commercial, residential, and public/semi-public uses coexist
- Single-family residential is a principal land use

Urban Center

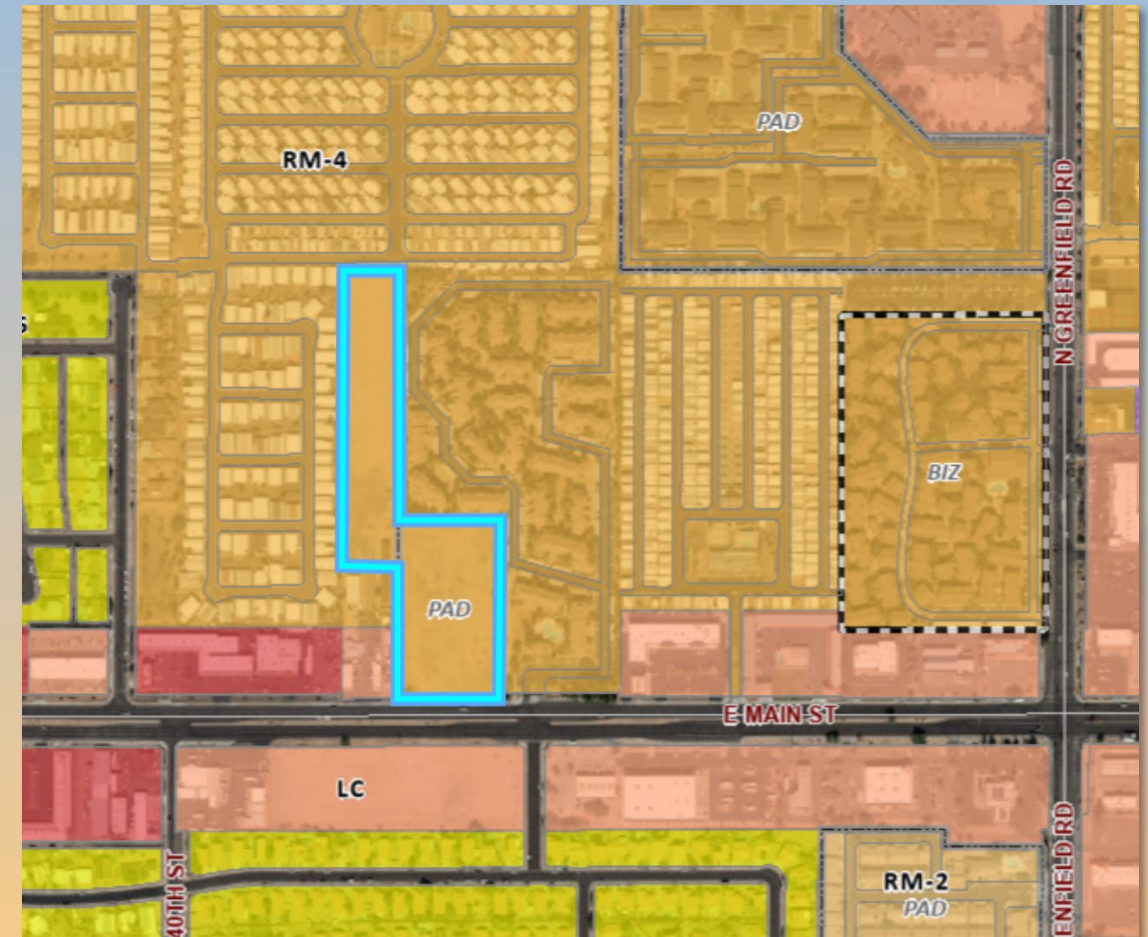
- Does not support single-family
- Concurrent Minor GPA Request





Zoning

- Existing: RM-4 & RM-4-PAD
- Proposed: RM-4-PAD
- Multiple Residences with a max. density of 30 dwelling units per acre (du/ac) are permitted in the RM-4 District.
- Proposed density: 19.6 du/ac





Site Photo



Looking northwest towards the site



Site Photo

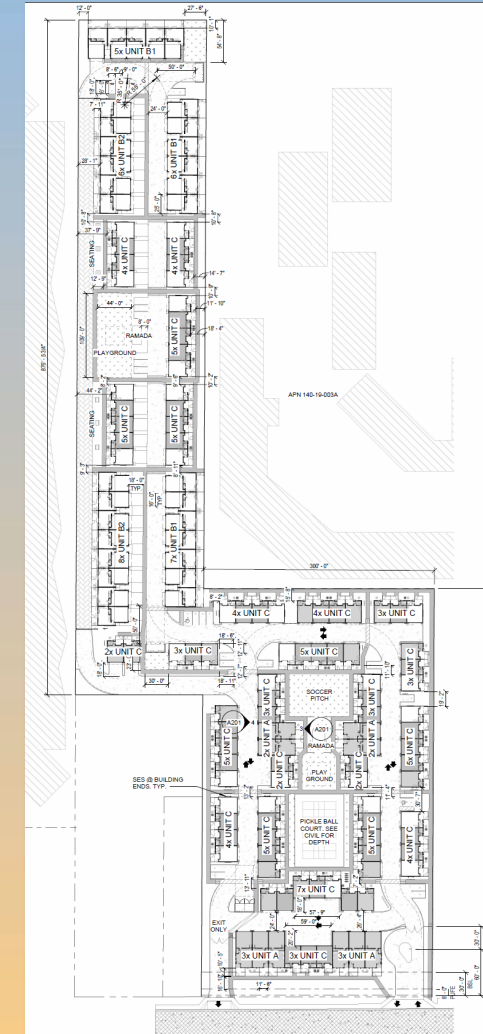


Looking northeast towards the site



Site Plan

- Gated subdivision accessed from Main Street
- 27 buildings
- Two- and Three-Stories
- 137 Attached Single-Residence Units
- 27 visitor parking spaces provided (0 required)





Planned Area Development

Development Standard	MZO Required	PAD Proposed
<u>Minimum Lot Area (sq. ft.)</u>	6,000 sq. ft.	800 sq. ft.
<u>Minimum Lot Width (ft.)</u>		
- Single-Residence Attached	25 ft.	20.75 ft.
<u>Minimum Lot Depth (ft.)</u>		
Single-Residence Attached	75 ft.	38.5 ft.
<u>Minimum Lot Area per Dwelling Unit (sq. ft.)</u>	1,452 sq. ft	800 sq. ft.
<u>Maximum Lot Coverage (% of lot)</u>	70%	86%



Planned Area Development

Development Standard	MZO Required	PAD Proposed
<u>Minimum Yards (ft.)</u>		
Front and Street-Facing Side	Local Street: 20 ft.	Local Street: 0 ft.
Rear: 1 or 2 units on lot	15 ft.	4.25 ft.
<u>Yards for Attached single-residence structures</u>	Minimum interior side yard shall be 10 feet on the end units	Minimum interior side yard shall be 0 feet on the end units
<u>Paving of Street-Facing Yards</u>	No more than 50 percent (50%) of any required front or street-facing side yard may be covered with a paved surface.	No more than 70 percent (70%) of any required front or street-facing side yard may be covered with a paved surface.



Planned Area Development

Development Standard	MZO Required	PAD Proposed
<u>Standards for Private Open Space</u>	Private open space located at the ground level (e.g., yards, decks, patios) shall have no dimension less than ten (10) feet.	Private open space located at the ground level (e.g., yards, decks, patios) shall have no dimension less than 7'11".
<u>Building Entrances; Projection or Recess</u>	Building entrances and individual exterior unit entrances must have a roofed projection (such as a porch) or recess with a minimum depth of at least five (5) feet and minimum horizontal area of 50 square feet.	Building entrances and individual exterior unit entrances must have a roofed projection (such as a porch) or recess with a minimum depth of at least five (5) feet and minimum horizontal area of 20 square feet.
<u>Access, Circulation and Parking; Attached Garages</u>	When multiple garage doors are located within one (1) building, 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.	When multiple garage doors are located within one (1) building, the maximum number of garage doors adjacent to one another shall be limited to three (5), unless there is a break in the building façade between garage doors.



Planned Area Development

Development Standard	MZO Required	PAD Proposed
<u>Landscaping for Non-Single Residence Uses Adjacent to Other Non-Single Residence uses or districts; Number of Plants</u>	A minimum of three (3) non-deciduous trees and 20 shrubs per 100 linear feet of adjacent property line shall be provided.	A minimum of three (0) non-deciduous trees and 0 shrubs per 100 linear feet of adjacent property line shall be provided.
<u>Interior Parking Lot Landscaping; Landscape Islands</u>	Landscape islands shall be a minimum of eight feet wide and 15 feet in length for single-row and 30 feet in length for double-row parking.	Landscape islands shall be a minimum of 5.5 feet wide and 15 feet in length for single-row and 30 feet in length for double-row parking.
<u>Interior Parking Lot Landscaping; Plant Materials</u>	One shade tree and three shrubs shall be provided for every 15-foot parking island.	Zero shade trees and four shrubs shall be provided for every 15-foot parking island.



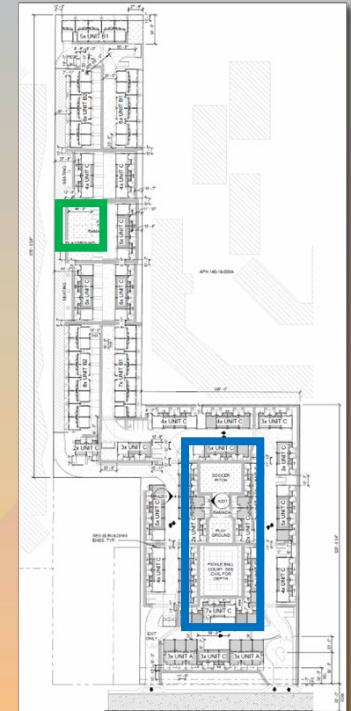
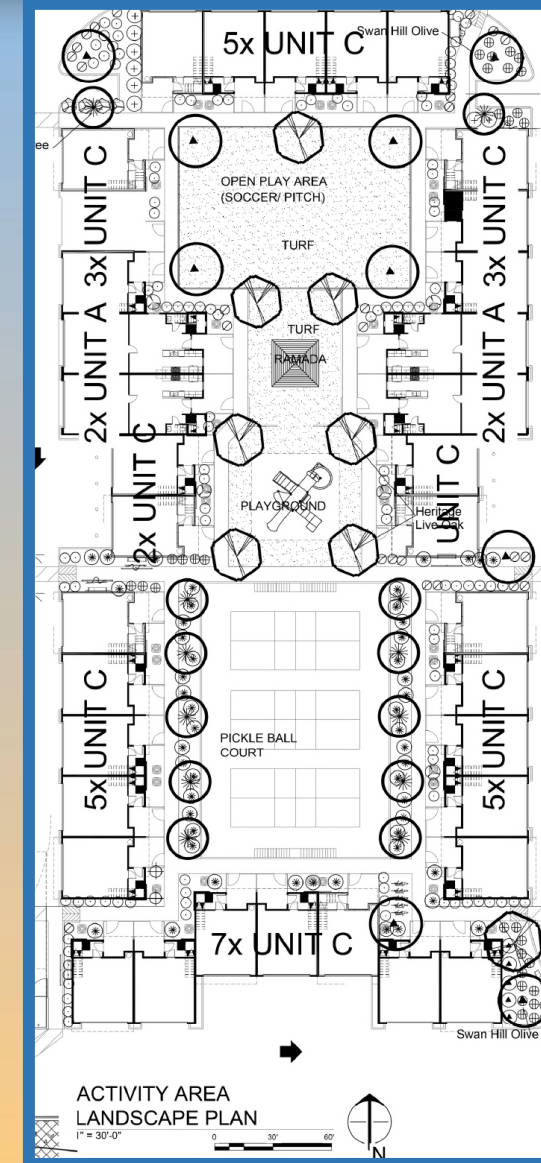
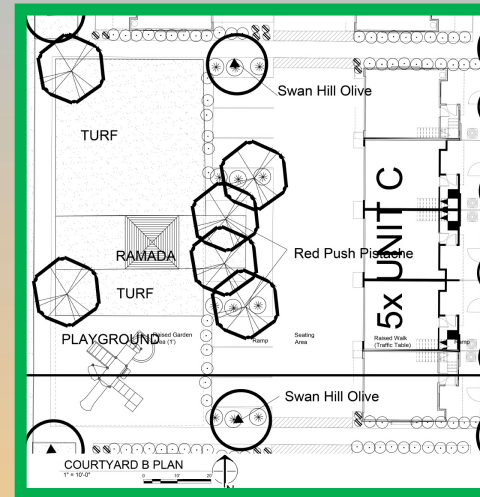
Planned Area Development

Development Standard	MZO Required	PAD Proposed
<u>Lots and Subdivisions</u>	Every lot shall have frontage on a dedicated public street unless the lot is part of an approved Planned Area Development (PAD), Bonus Intensity Zone (BIZ), Infill Development District (ID-1 or ID-2), Planned Employment Park District (PEP), a unit in a condominium subdivision or an alternative is specified in an approved Community Plan for a Planned Community District (PC).	Proposed lots have frontage on a private street



Planned Area Development – Open Space / Amenities

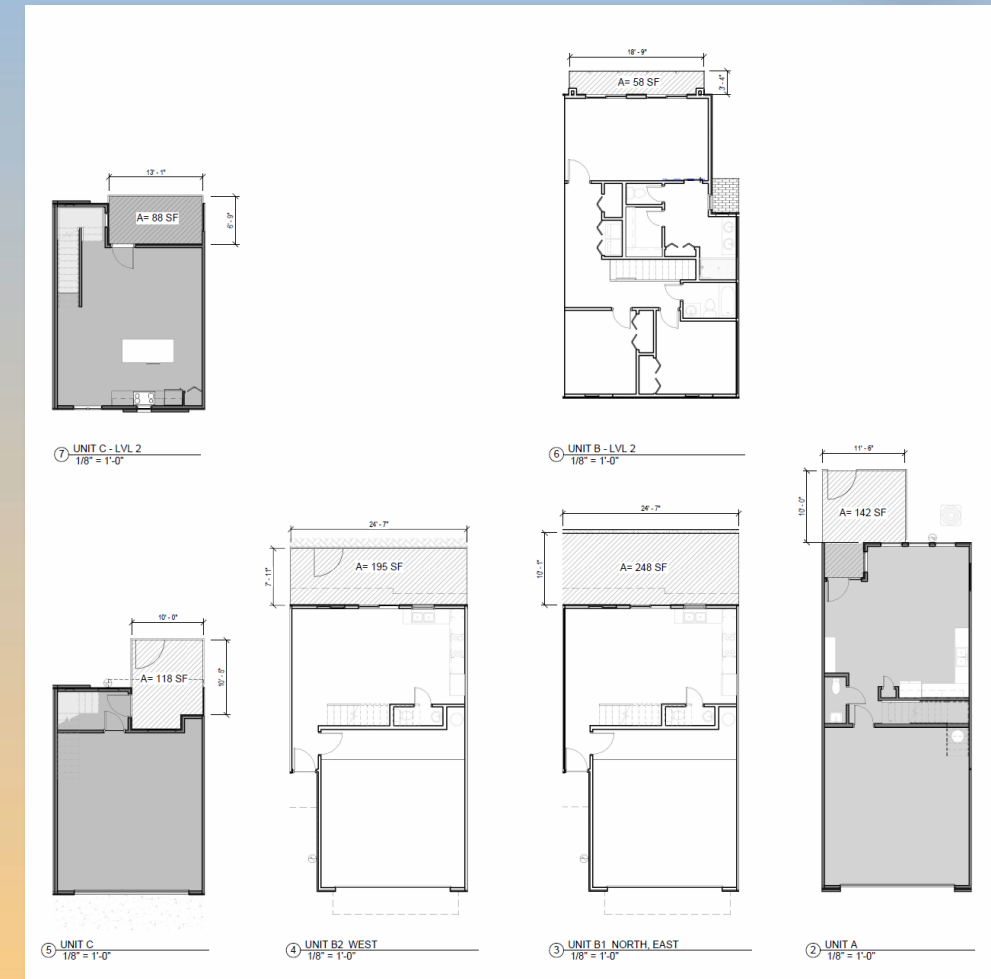
- Exceeds the size requirements by 200%
- Pickleball Courts
- Play Field
- Two Playgrounds
- Ramadas





Planned Area Development – Open Space

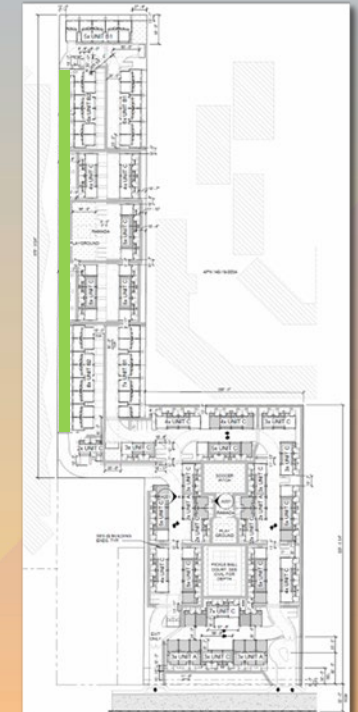
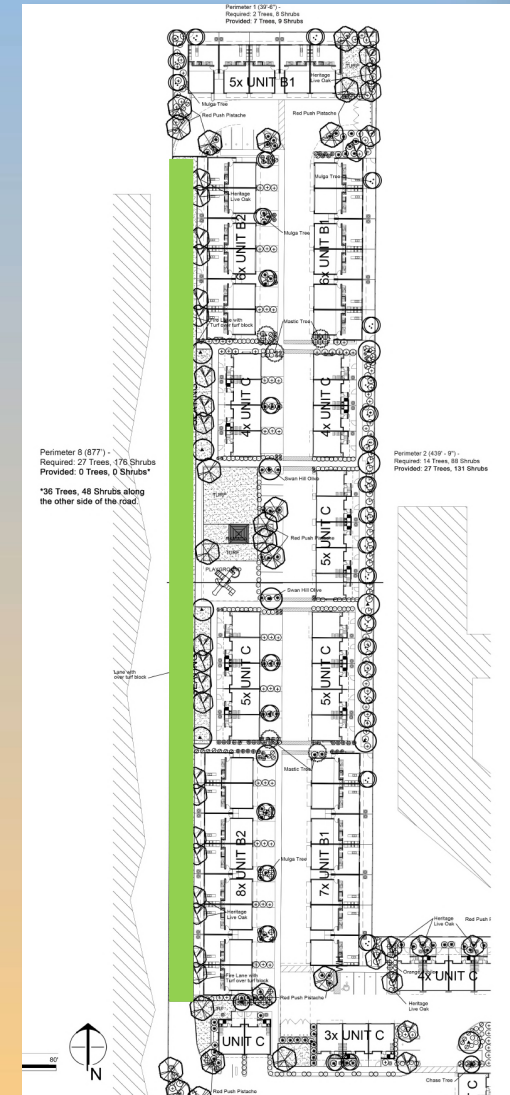
- 142+ square feet of private open space (120 sq. ft. required)





Planned Area Development

- 27 guest parking spaces (0 required)
- Fire lane comprised of turf block





The landscape plan for Phase 1 shows a large building complex with various unit counts: 3x UNIT C, 4x UNIT C, 5x UNIT C, 7x UNIT C, and 10x UNIT C. The building is surrounded by parking lots and landscaped areas. Key features include:

- Streets:** Highway 101 to the north, East Main to the east, and a proposed driveway to the south.
- Landscaping:** Numerous trees (deciduous and evergreen) and shrubs are planted around the building and in the parking areas.
- Units and Amenities:** The plan shows different unit types (e.g., 3x UNIT C, 5x UNIT C) and common areas like a playground, basketball court, and picnic area.
- Orientation:** A north arrow is located in the bottom right corner, and a scale bar indicates distances in feet (0, 30, 60).

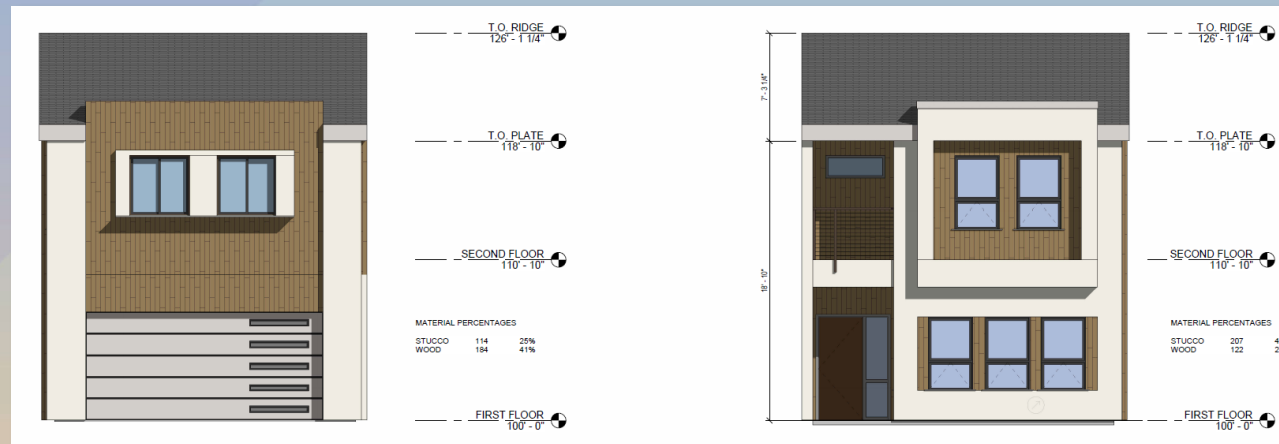


Elevations



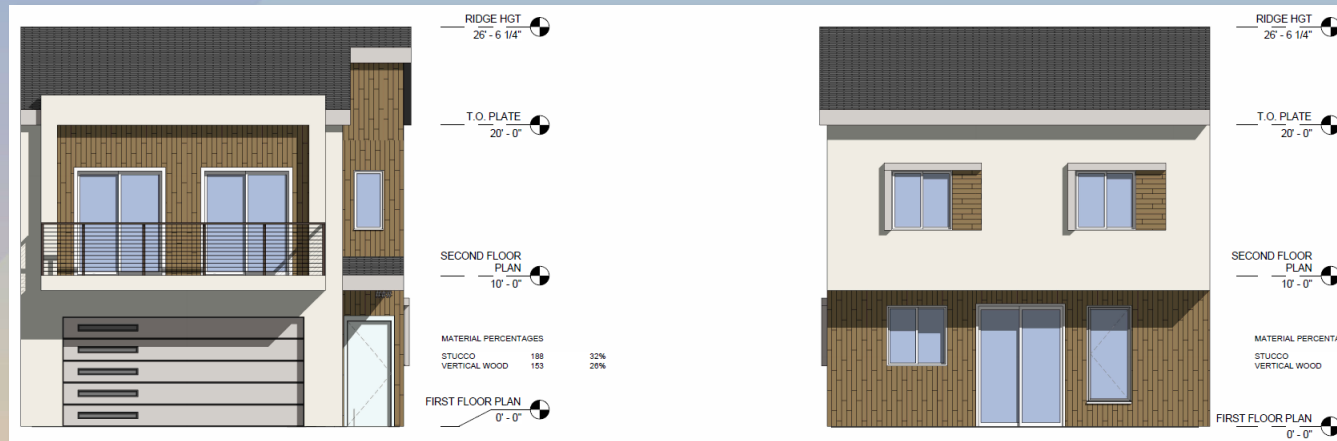


Elevations – Unit A (10 units)



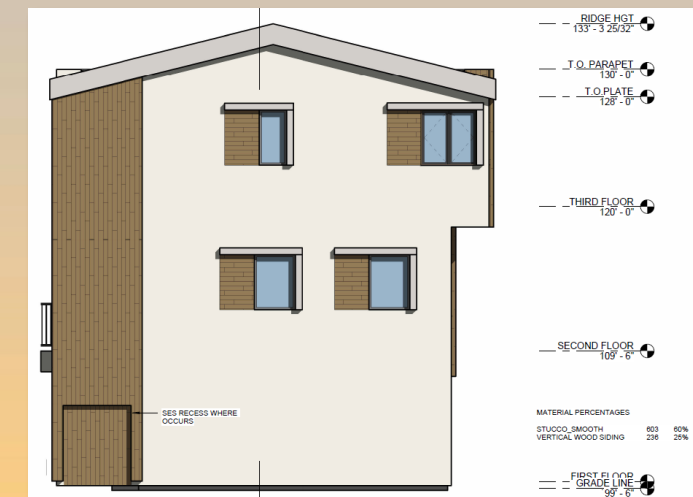
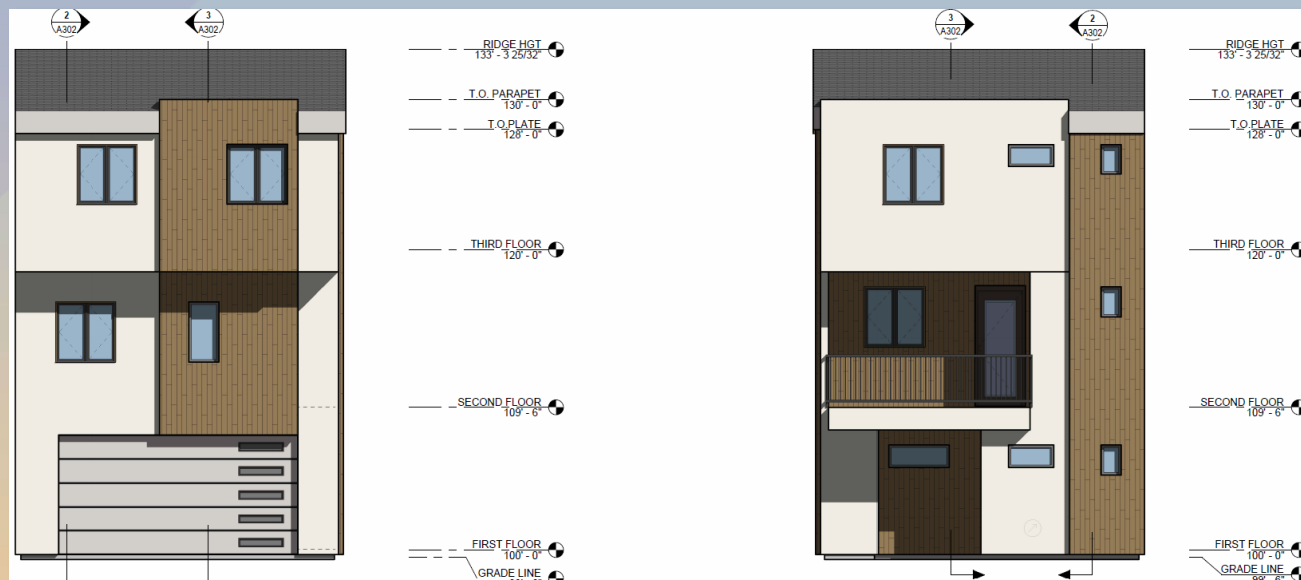


Elevations – Unit B (32 units)





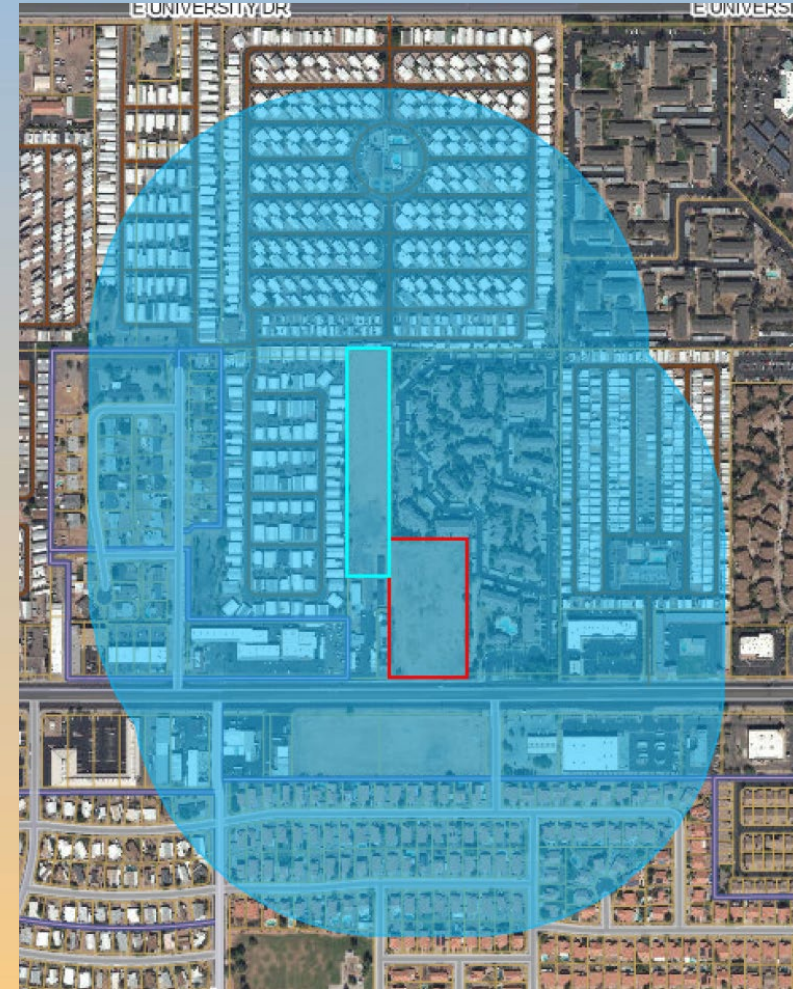
Elevations – Unit C (95 units)





Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- Neighborhood meeting on March 11, 2025
 - No neighbors attended
- No responses received





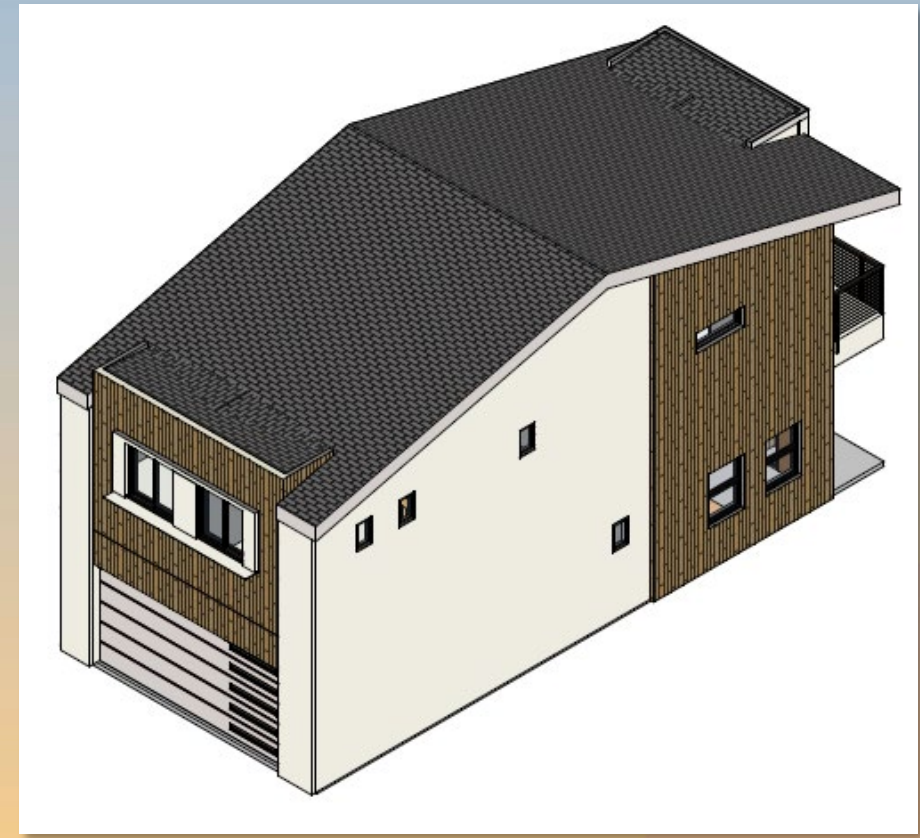
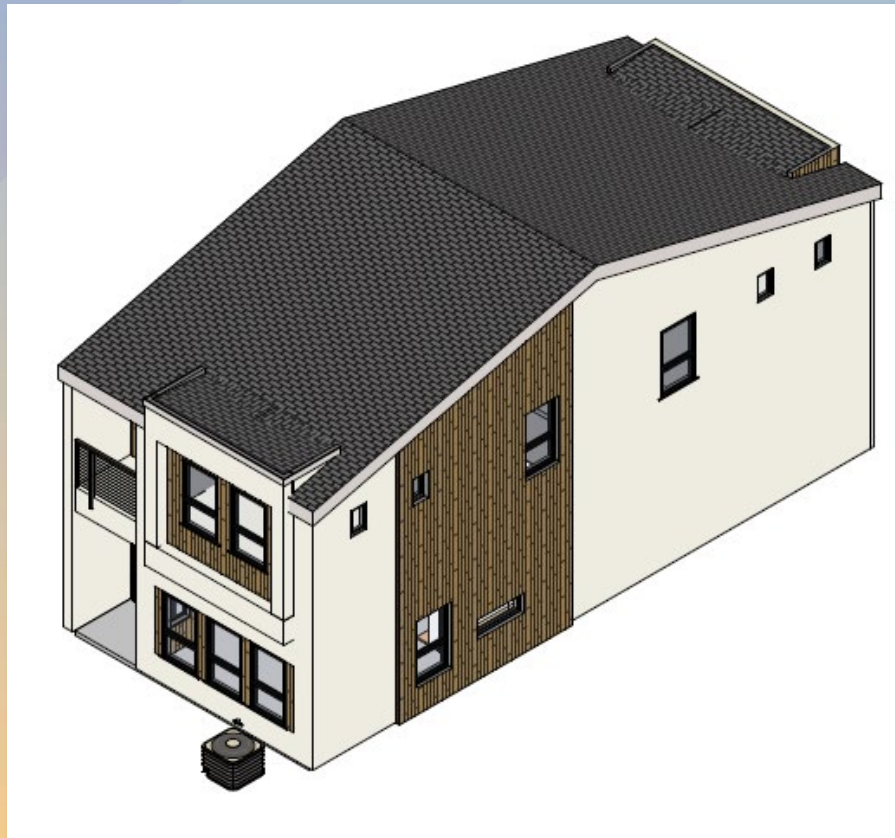
Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Criteria in Chapters 22 & 69 for PAD & Site Plan Review

Staff recommend Approval with Conditions

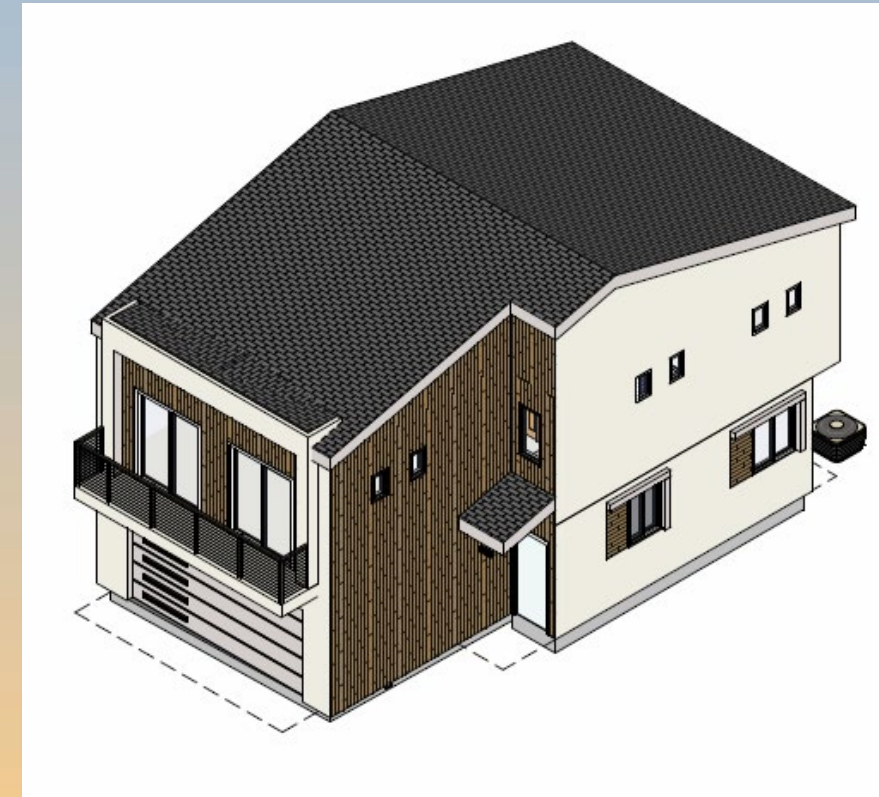
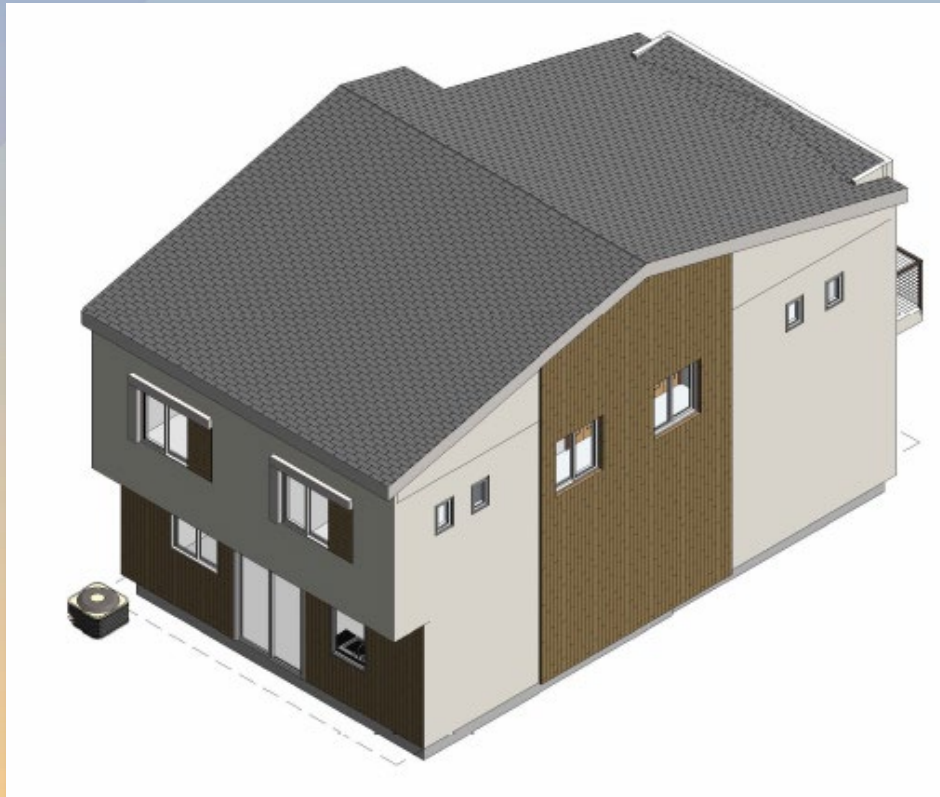


Renderings - Unit A



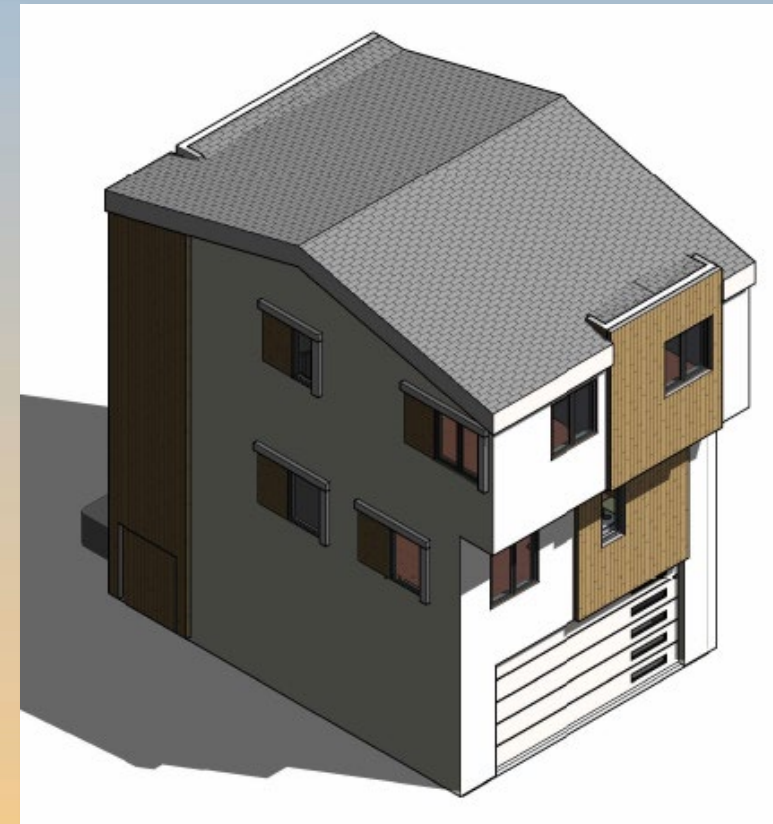
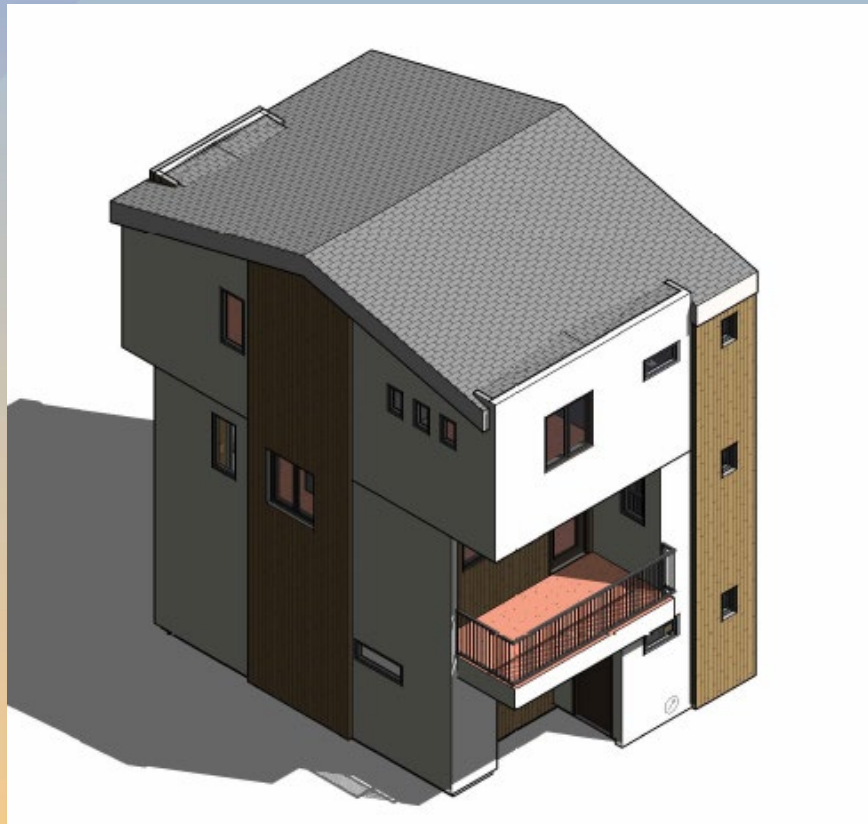


Renderings – Unit B





Renderings – Unit C





Renderings





Renderings





Renderings



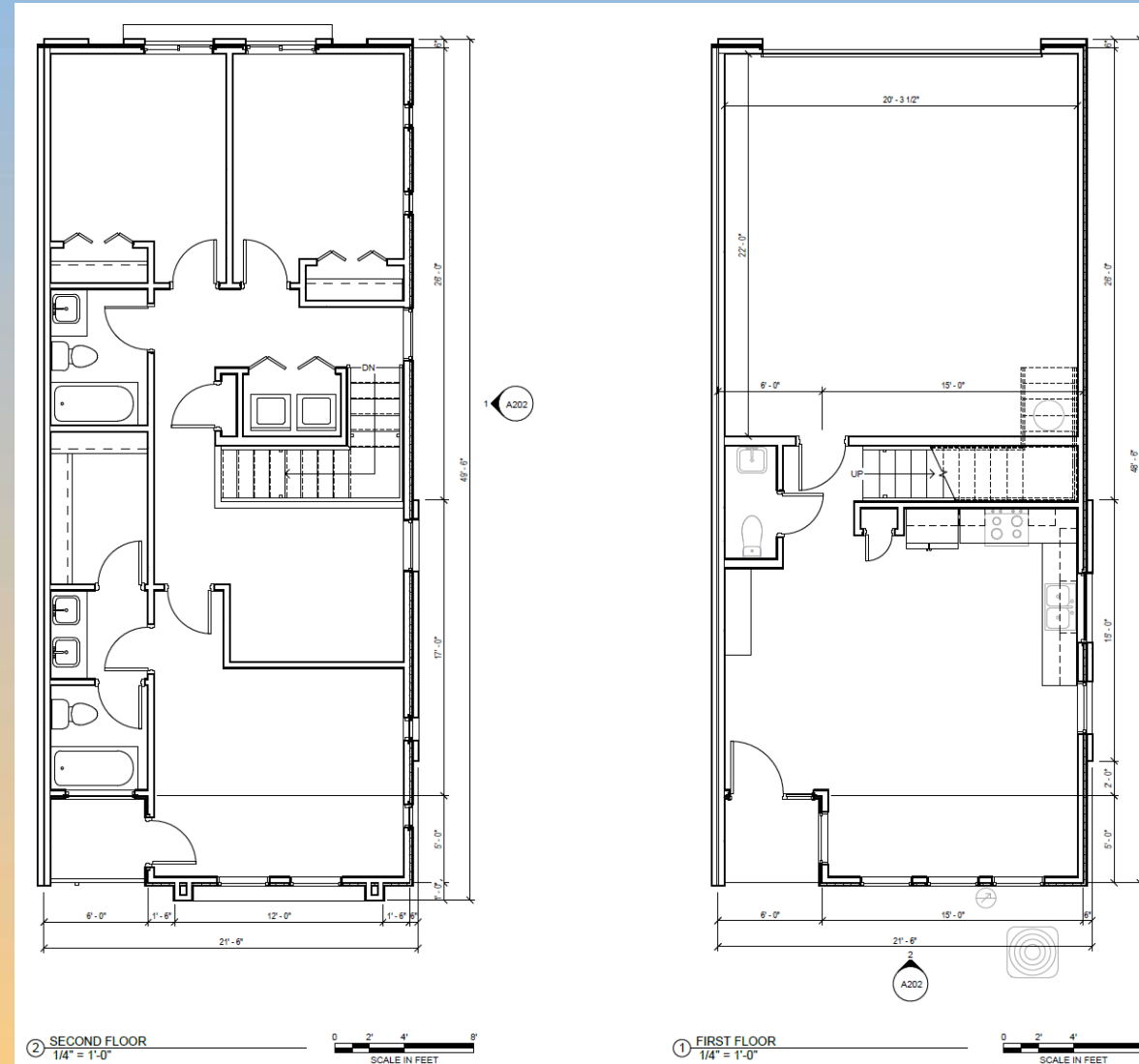


Renderings



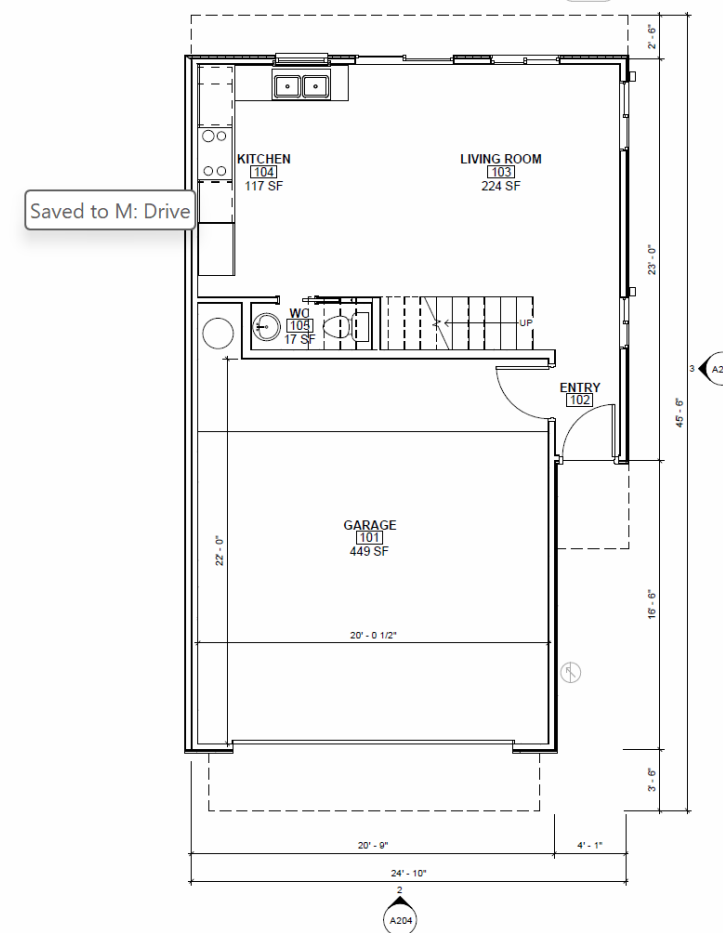
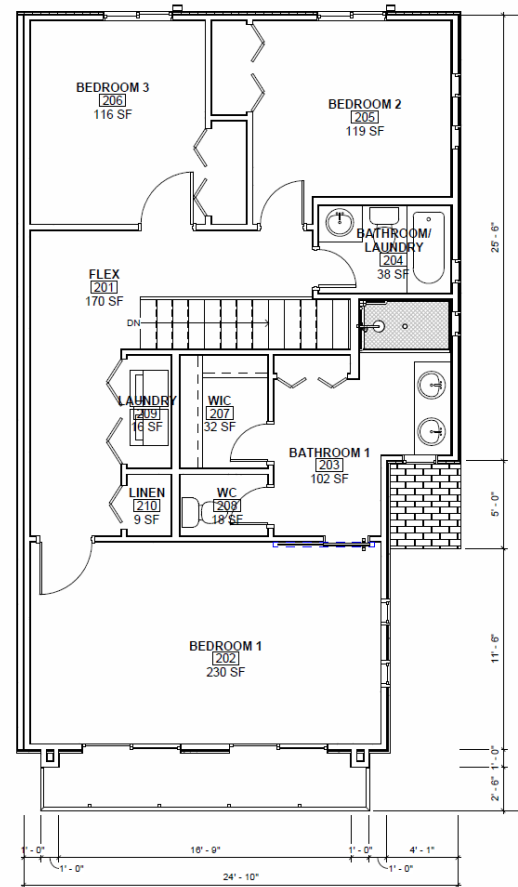


Floor Plans - Unit A





Floor Plans - Unit B





THIRD FLOOR
 1/4" = 1'-0"
 SCALE IN FEET

SECOND FLOOR
 1/4" = 1'-0"
 SCALE IN FEET

FIRST FLOOR
 1/4" = 1'-0"
 SCALE IN FEET



EMPLOYMENT OPPORTUNITY DISTRICT (EO) TEXT AMENDMENTS

August 13, 2025

Mary Kopaskie-Brown, Planning Director
Rachel Phillips, Assistant Planning Director
Cassidy Welch, Principal Planner

WHAT IS AN EO DISTRICT?

2

- An Employment Opportunity (EO) District is a flexible zoning district which allows applicants to establish unique:
 - Land uses and land use groups (LUGs)
 - Development standards
 - Review processes
- Adopted in 2016 by City Council to support:
 - Facilitate entitlements for employment-generating projects with innovative land uses
 - Provide market flexibility while incentivizing high-quality development
 - Enable creative, site-specific design solutions

TEXT AMENDMENT OVERVIEW

3

- Repeal and Replace Chapter 14 - Employment Opportunity District
- Amendments to Section 11-86-1(A), the purpose and applicability statement for use type classifications

TEXT AMENDMENT PURPOSE

4

- To enhance the utility of the EO District and encourage its use for large, mixed-use projects undertaken by political subdivisions of the State of Arizona
- Amendments create a regulatory framework that identifies :
 - Exemptions of political subdivisions of the State of Arizona; and
 - Land uses under the City's authority to review

PROPOSED AMENDMENTS

5

GENERAL TOPICS:

- Update General Plan references
 - From: Employment and/or Employment/Mixed Use Activity District
 - To: Regional Center or Regional Employment Center
- Modify minimum area requirements for an EO District
 - Allow land to be added to an existing EO District with no minimum area requirement

PROPOSED AMENDMENTS

6

GENERAL TOPICS:

- Provide flexibility in the review process for adjustments to development standards
 - Establish unique review criteria - may be based on categories of land use, development activity, project, or site
 - May require an associated development agreement or intergovernmental agreement
- Modify language and organization of the chapter for clarity

PROPOSED AMENDMENTS

7

SPECIFIC TO POLITICAL SUBDIVISIONS:

- Modify minimum area requirements to establish an EO District
 - 140 contiguous acres
- Require that an EO District become the zoning designation immediately - not established as a “floating zone”
- Require an Intergovernmental Agreement or development agreement concurrent with the rezone

PROPOSED AMENDMENTS

8

SPECIFIC TO POLITICAL SUBDIVISIONS:

- Expand ability to categorize land use
 - In addition to establishing the permitted, conditional, and prohibited uses
 - Identify land uses, development activities, projects, and sites that are exempt from the City's review
 - Subject to the political subdivisions site plan review, modification, and expirations
- Requiring all signs to comply with the MZO

QUESTIONS?