

Planning and Zoning Board



Study Session Minutes

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

Date: June 14 2023 Time: 3:30 p.m.

MEMBERS PRESENT:

Jeff Crockett
Benjamin Ayers
Jessica Sarkissian
Shelly Allen
Troy Peterson
Jeff Pitcher*
Genessee Montes*

MEMBERS ABSENT

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

STAFF PRESENT:

Mary Kopaskie-Brown
Rachel Nettles
Michelle Dahlke
Evan Balmer
Sean Pesek
Sarah Steadman
Alexis Jacobs

OTHERS PRESENT:

1 Call meeting to order.

Chair Crockett declared a quorum present, and the meeting was called to order at 3:31 p.m.

2 Review items on the agenda for the June 14, 2023, regular Planning and Zoning Board Hearing.

Staff Planner Evan Balmer presented case ZON22-00984 on behalf of Staff Planner Charlotte Bridges. See attached presentation.

Boardmember Sarkissian asked if the Mesa Zoning Ordinance had a separation distance requirement for crematories.

Staff Planner Evan Balmer replied that there are no separation requirements.

Boardmember Sarkissian asked if there are any requirements for crematoriums that monitor the operations to ensure they are operating correctly?

Staff Planner Evan Balmer responded that once the SUP is approved it will go through building permits and whatever permitting is required by Maricopa County

Boardmember Sarkissian clarified that there are other agencies involved in the approval process and it is not solely City of Mesa.

Boardmember Peterson pointed out that the sign says Sunflower Cremation and Burial, is cremation currently conducted at that site?

Staff Planner Evan Balmer responded that there is no cremation at the site right now. It currently operates as funeral home.

Boardmember Peterson asked if there are any special use permits in place right now?

Staff Planner Evan Balmer replied that there are none at this time.

Boardmember Peterson asked staff to explain the thought process on criteria number three for a Special Use Permit: the proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, nor will the proposed project or improvements be injurious or detrimental to the neighborhood or to the general welfare of the City.

Staff Planner Evan Balmer explained that it is a commercially zoned property, this whole section of Main Street on the both the north and the south side with the exception of one neighborhood on the south side. The majority of the area is Limited Commercial zoning district up and down Main Street. The funeral home use is permitted, and the crematory is an accessory use, and staff does not view that as injurious or detrimental to adjacent properties. It's hidden behind the building. It's an accessory use. It's not the primary function of the building. And it's really an accessory to the primary use. That's how staff arrived at our analysis.

Boardmember Peterson asked what a retort is?

Staff Planner Evan Balmer responded that he believes that is where the cremation occurs.

Boardmember Pitcher stated that some of the comment cards seem to indicate that there will be smoke and odors affiliated with this use, how are these concerns going to be addressed.

Chair Crockett invited the applicant up to speak.

Applicant Kent Volkmer acknowledged that these are valid concerns and went on to explain how the specific retorts they will be using are specifically designed to limit any omissions. This specific retort that we're using will have what's called a serpentine secondary chamber which maximizes the retention time to hold gases and clean emissions before being released into the atmosphere. There's something called the smoke buster system. It's the largest secondary combustion chamber in its class, it's designed to ensure that the smoke is completely combusted before anything is released into the atmosphere. There's an emissions monitoring system, it's called an opacity meter that is constantly

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measuring it to make sure that it is not the color of smoke that is completely clear. If it is the color of smoke, it actually caps it and doesn't allow it to release and it returns until it is completely eliminated.

Chair Crockett asked if there will be an air quality permit and if that is through ADEQ or Maricopa County?

Applicant Kent Volkmer replied that it is through the County. Additionally, if the City of Mesa does approve this and we install the retorts we are not able to operate until we have obtained our air quality permit from Maricopa County. We have to report all the number of cremations that we are completing, we will be subject to spot checks and there is information that we regularly have to provide to the County because they have to measure all of those particulates.

Further discussion ensued regarding the operations and processes with County.

Boardmember Pitcher asked if there was going to be a Development Agreement in place to ensure that this is how the crematory would operate.

Assistant Planning Director Rachel Nettles replied that the city doesn't regulate the emission part of the operation. And that's done through the county. So, they would be required to get their permits through the county and those inspections. The city would not be going out and doing any of our own inspections, because we don't do that.

Boardmember Pitcher asked if the equipment that's going to be installed is something the city would mandate or make a stipulation to.

Assistant Planning Director Rachel Nettles replied that the city's purview is on the land use portion of it and not on the mechanics and the specifics of the machinery used. Once again that will go back to the permits that would be required through the county and making sure that they're meeting those quality standards.

Boardmember Peterson asked if there are other operating crematories in the City of Mesa?

Assistant Planning Director Rachel Nettles replied that we do have several. We have one right downtown here, and one just north on Center Street near Broadway.

Boardmember Peterson asked if the city has ever received comments or complaints that you are aware of?

Assistant Planning Director Rachel Nettles replied that she is not aware of any.

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Staff Planner Evan Balmer presented case ZON22-01332 on behalf of Staff Planner Charlotte Bridges. See attached presentation.

The board had no questions for staff.

Staff Planner Evan Balmer presented case ZON23-00092 on behalf of Staff Planner Joshua Grandlienard. See attached presentation.

The board had no questions for staff.

Staff Planner Sean Pesek presented case ZON23-00235. See attached presentation.

Boardmember Peterson asked if the flag portion of the site is needed for access.

Staff Planner Sean Pesek answered that it is not, the applicant will be using 80th Street and Sebring for access.

Vice Chair Ayers asked for clarification of the need to have the flag portion of the site.

Staff Planner Sean Pesek responded that our subdivision regulations require new lots to have frontage on a public street. So that was likely created to get them out to Warner.

3 Planning Director Update: None

4 Adjournment.

Boardmember Sarkissian motioned to adjourn the study session. The motion was seconded by Boardmember Allen.

The study sessions was adjourned at 4:08 pm.

Vote: 7-0

Upon tabulation of vote, it showed:

AYES – Crockett, Ayers, Sarkissian, Allen, Peterson, Pitcher, Montes

NAYS – None

Respectfully submitted,

Michelle Dahlke
Principal Planner

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Planning and Zoning Board



ZON22-00984

Charlotte Bridges, Planner II

June 14, 2023



Request

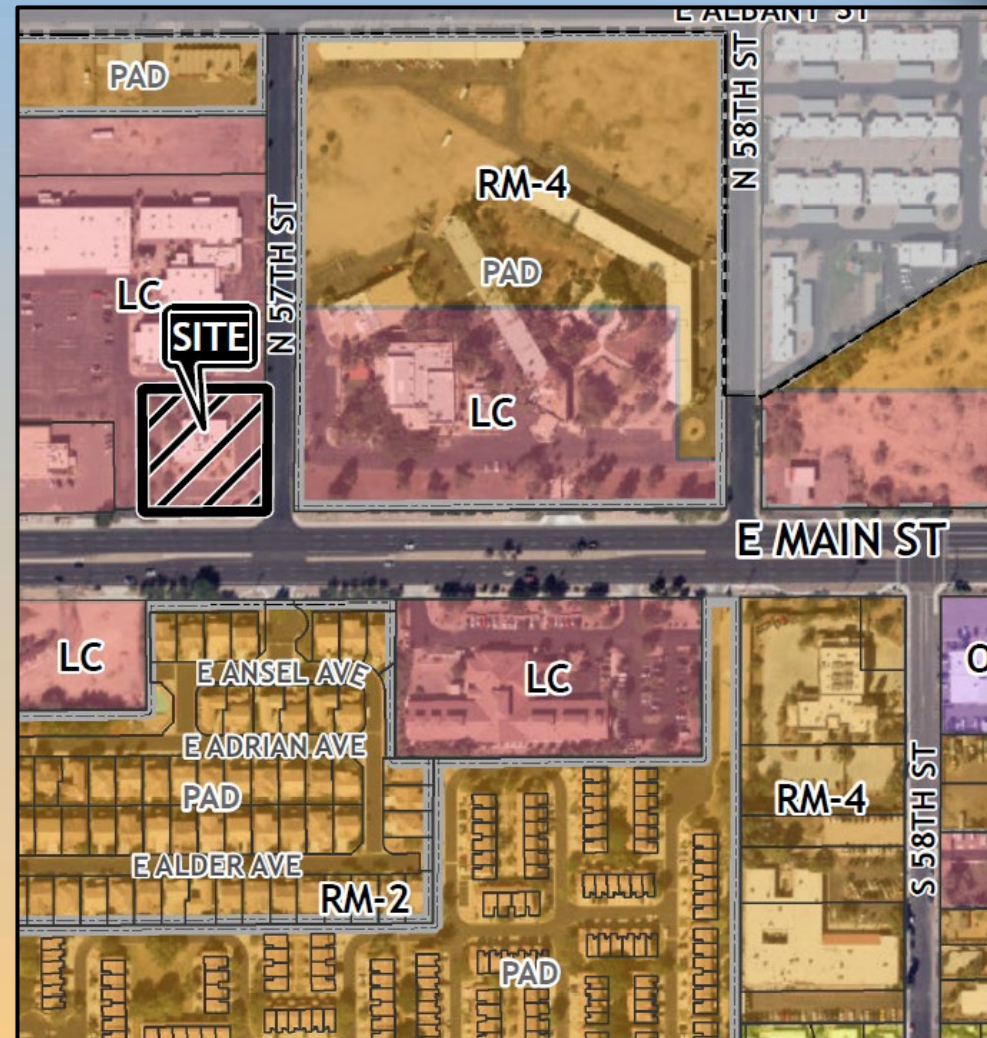
- Site Plan Review
- Special Use Permit for an accessory crematorium
- To allow a mortuary with an accessory crematorium





Location

- 5650 East Main Street
- East of Recker Road
- On north side of Main Street

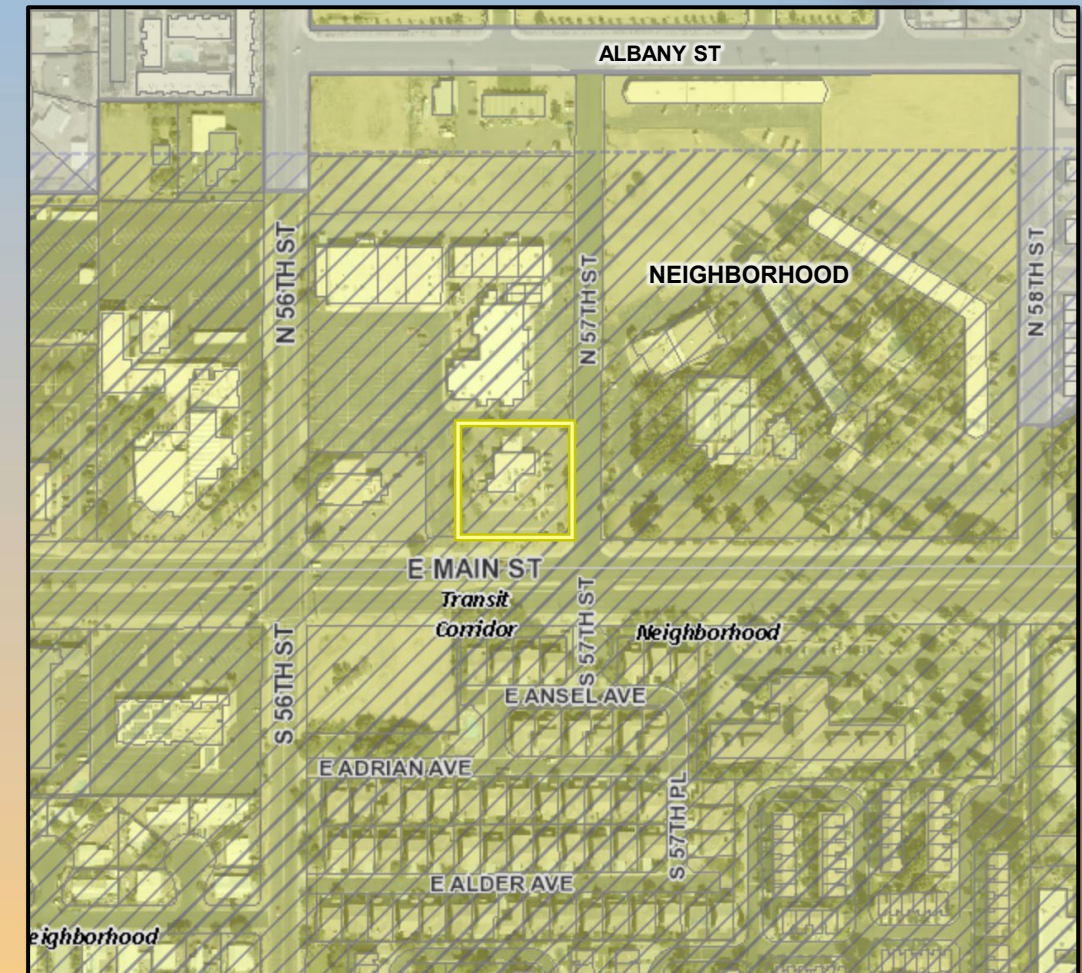




General Plan

Neighborhood with Transit Corridor Overlay

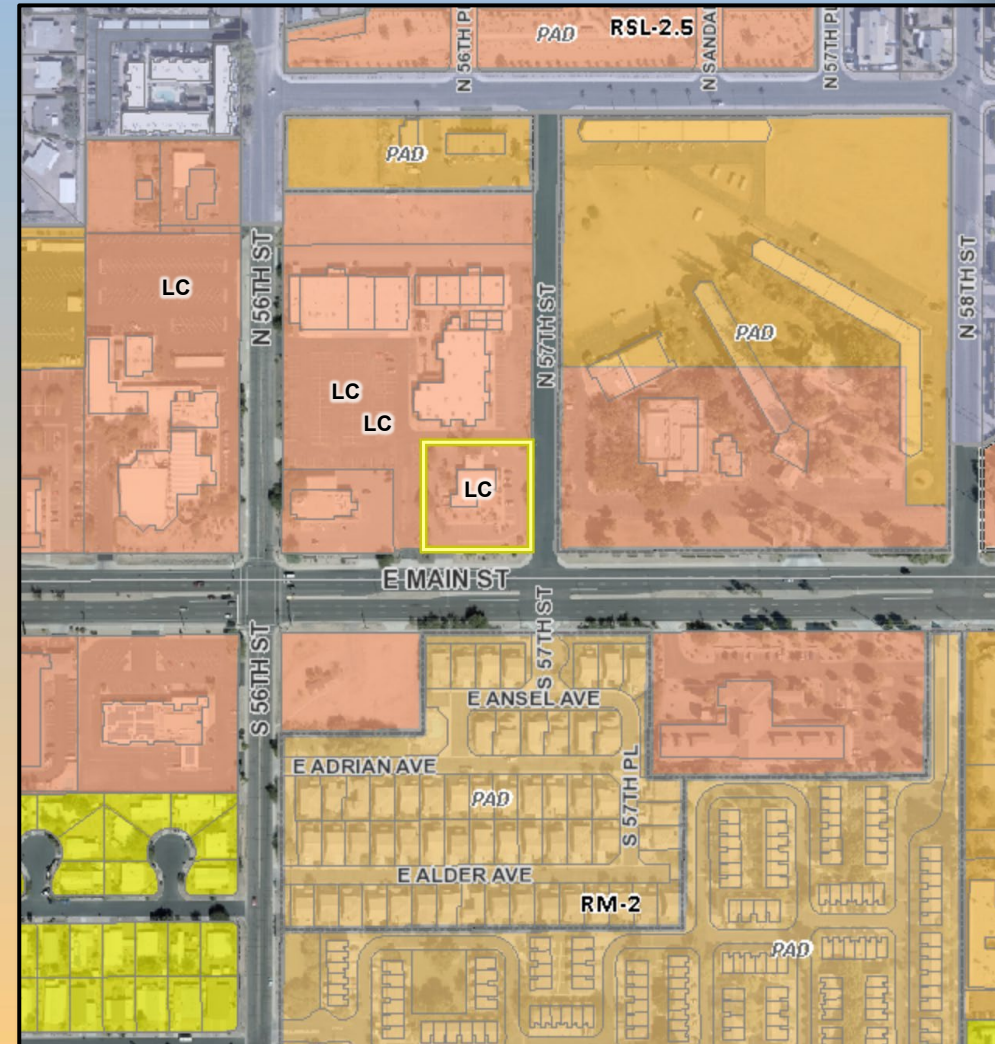
- Safe places for people to live and enjoy the surrounding community
- Often have associated nonresidential uses





Zoning

- Limited Commercial (LC)
- Funeral Parlor and Mortuary is a permitted use
- Accessory Crematorium requires approval of a Special Use Permit





Site Photo



Looking north from Main Street



Site Photo

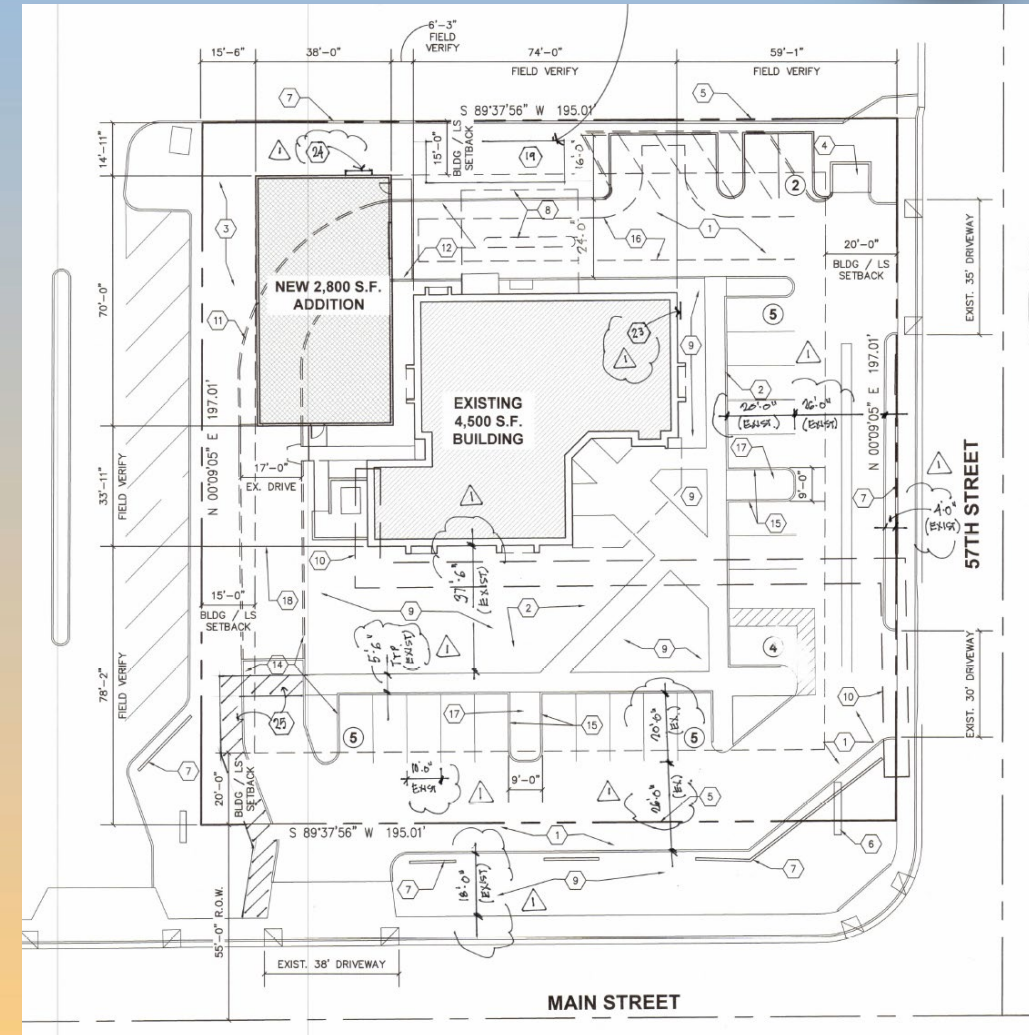


Looking west from 57th Street



Site Plan

- Existing 4,500 SF Funeral Home
- New 2,800 SF accessory crematorium
- Vehicular access from Main and 57th Street
- 21 parking spaces

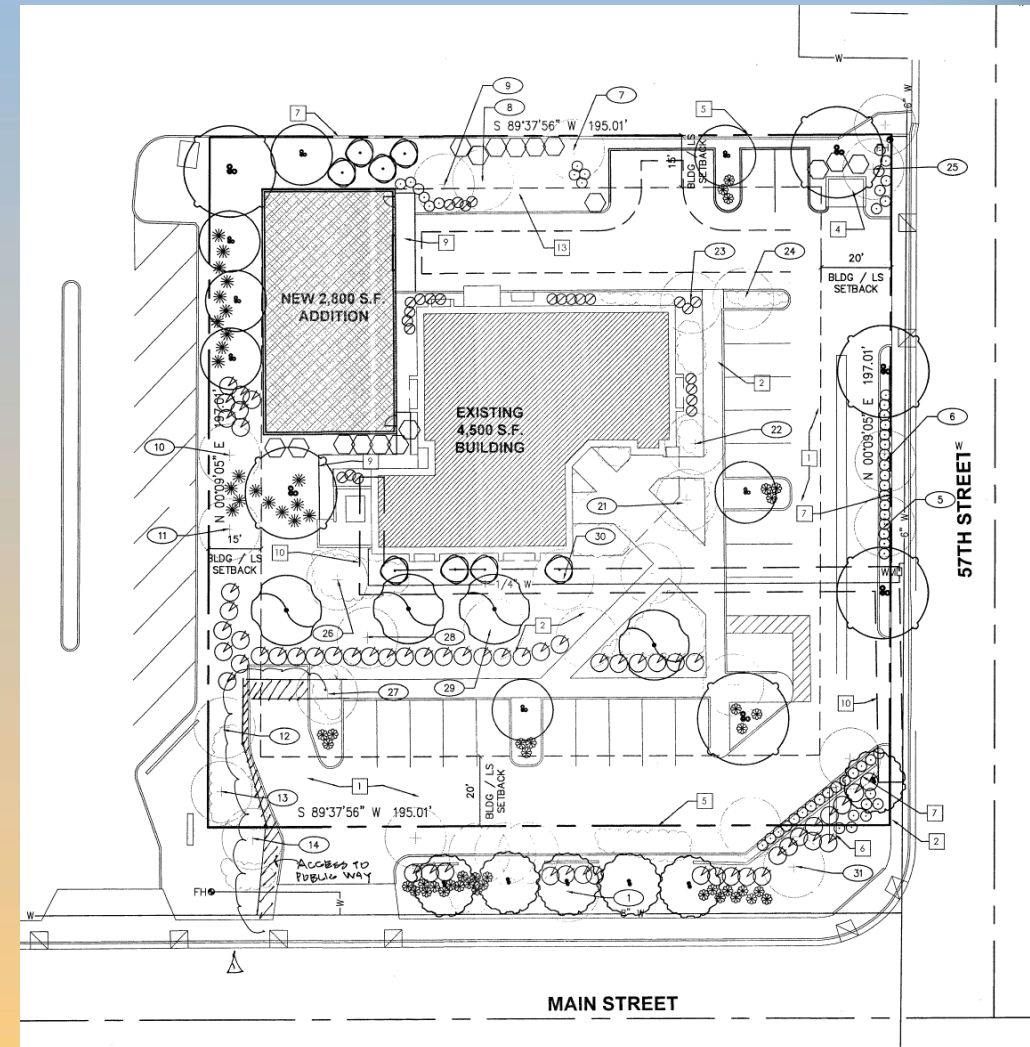




Landscape Plan

PLANT LEGEND

SYM.	BOTANICAL NAME COMMON NAME	SIZE	QTY/EQUIV.	NOTES/DETAILS
	Aloe vera Medicinal Aloe	5 GAL.	21 7	
	Carissa grandiflora 'Tuttle' Creeping Natal plum	5 GAL.	26 25	
	Chilopsis linearis 'Lois Adams' Desert Willow	24" BOX	8 35	MULTISTEM
	Convolvulus cneorum Bush Morning Glory	1 GAL.	56 34	
	Eremophila hygrophana Aussie Bluebells	5 GAL.	38 35	
	Leucophyllum frutescens 'Compact' Pink Texas Sage	5 GAL.	17 30	
	Olea europea Swan Hill Fruitless Olive	36" BOX	4 100	STANDARD
	Ebanopsis ebano Texas Ebony	24" BOX	6 150	
	Prosopis chilensis Chilean Mesquite	15 GAL.	5 125	MULTISTEM
	Russelia equisetiformis Coral Fountain	5 GAL.	59 35	
	Tecoma stans Yellow Bells	5 GAL.	8 100	
	EXISTING SHRUBS TO REMAIN OLEANDER, CARISSA, PRICKLY PEAR, CASSIA			





Renderings



PROPOSED SOUTH WEST ELEVATION

SCALE: 1/4"=1'-0"



PROPOSED NORTH WEST ELEVATION

SCALE: 1/4"=1'-0"



Special Use Permit

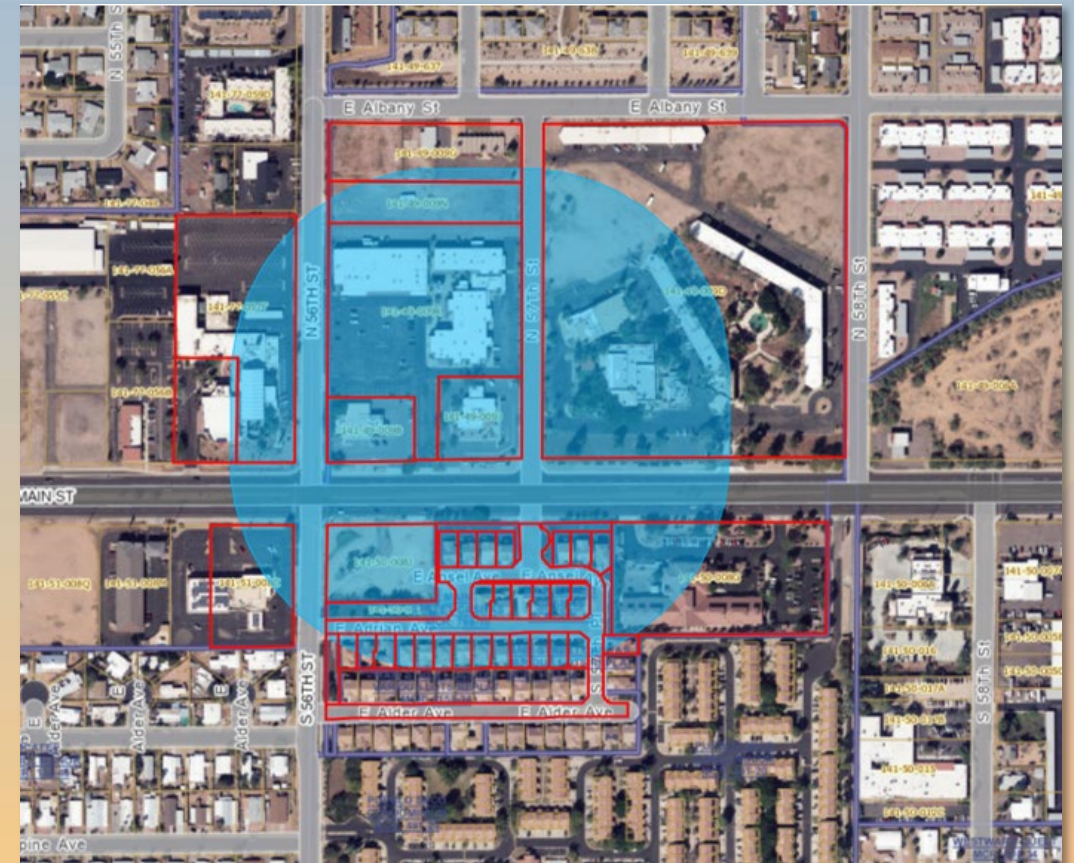
Section 11-70-5(E): Special Use Permit Required Findings

- ✓ #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 1,000 feet, neighborhoods and HOAs
- Staff has received 2 phone calls and 1 email in opposition to the accessory crematorium (email included in CPR)





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with the review criteria in Chapter 69 of the MZO for Site Plan Review
- ✓ Complies with the review criteria in Section 11-7-5 of the MZO for Special Use Permit

Staff recommends Approval with Conditions



Planning and Zoning Board



Planning and Zoning Board



ZON22-01332

Charlotte Bridges, Planner II

June 14, 2023



Request

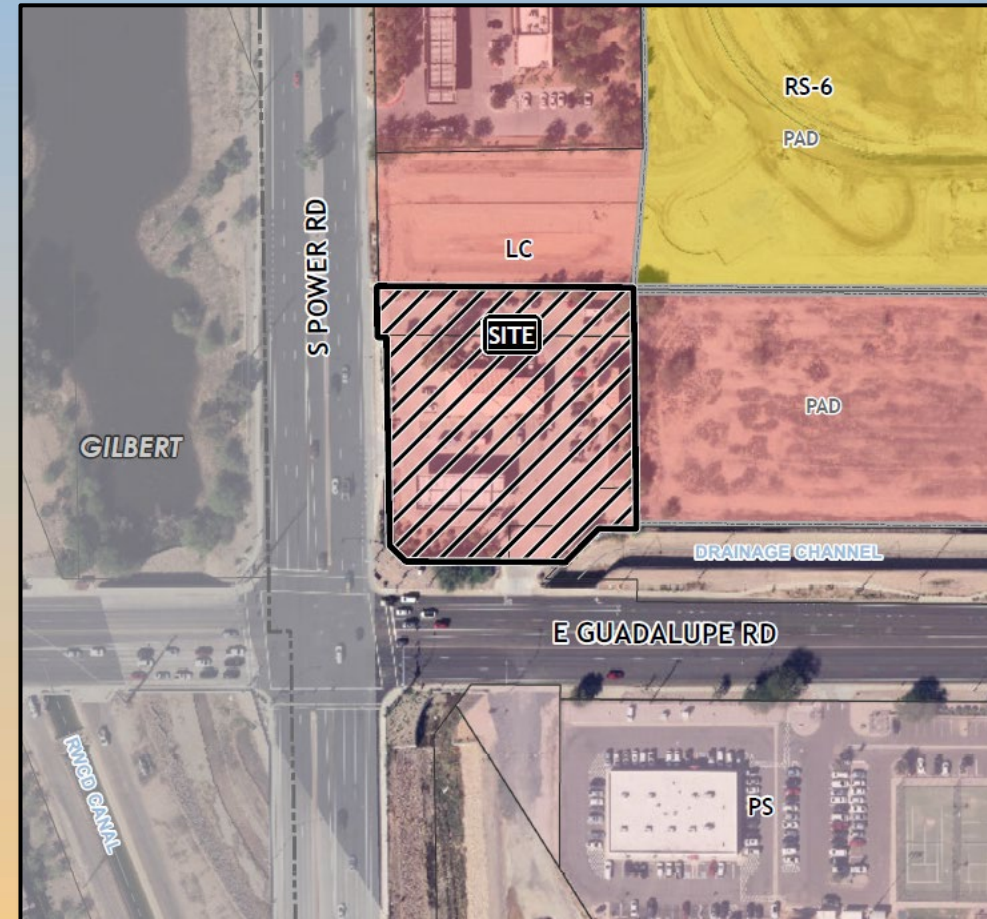
- Site Plan Review
- Special Use Permit to allow a parking reduction
- To allow for a restaurant with drive-thru facilities and automobile/vehicle washing facility with vacuum bays





Location

- 6810 East Guadalupe Road
- Northeast corner of Power and Guadalupe Roads





General Plan

Neighborhood

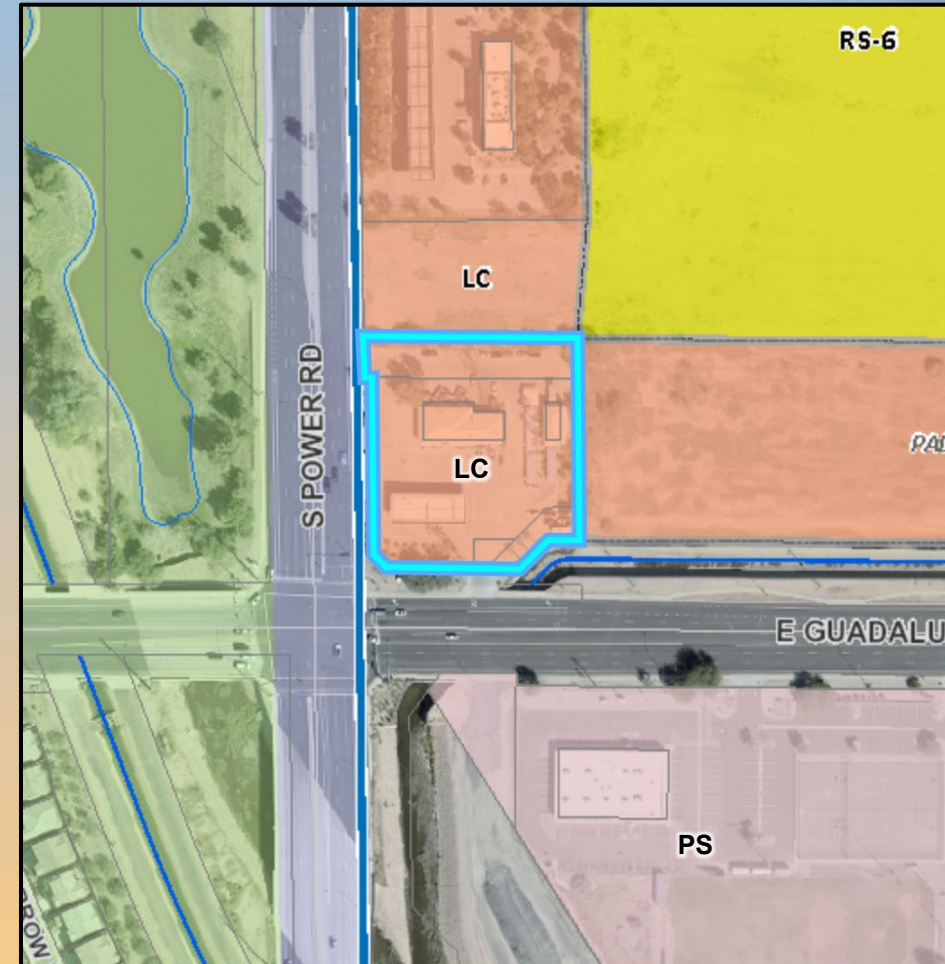
- Safe places for people to live and enjoy the surrounding community.
- Often have associated nonresidential uses





Zoning

- Limited Commercial (LC)
- Limited service restaurant with drive-thru facilities is a permitted use
- Special Use Permit is required for the carwash





Site Photo



Looking north from Guadalupe Road



Site Photo

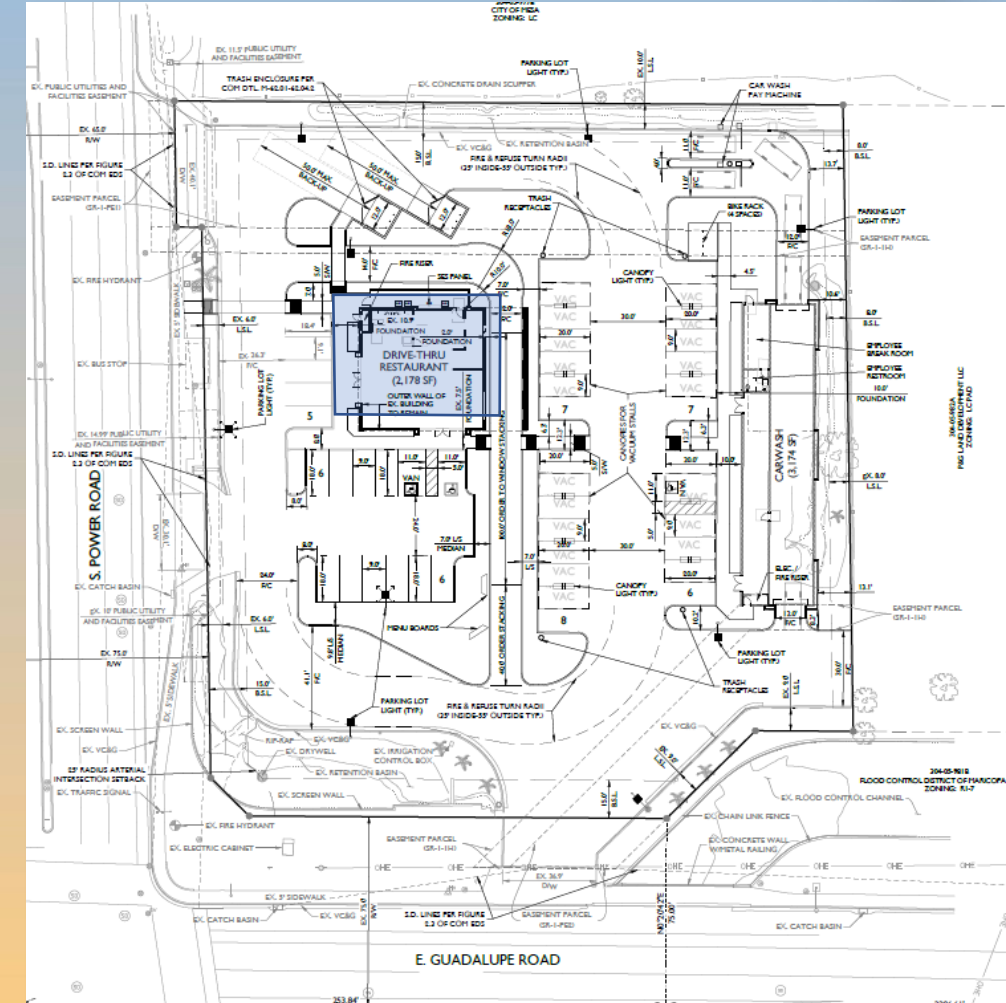


Looking east from Power Road



Site Plan

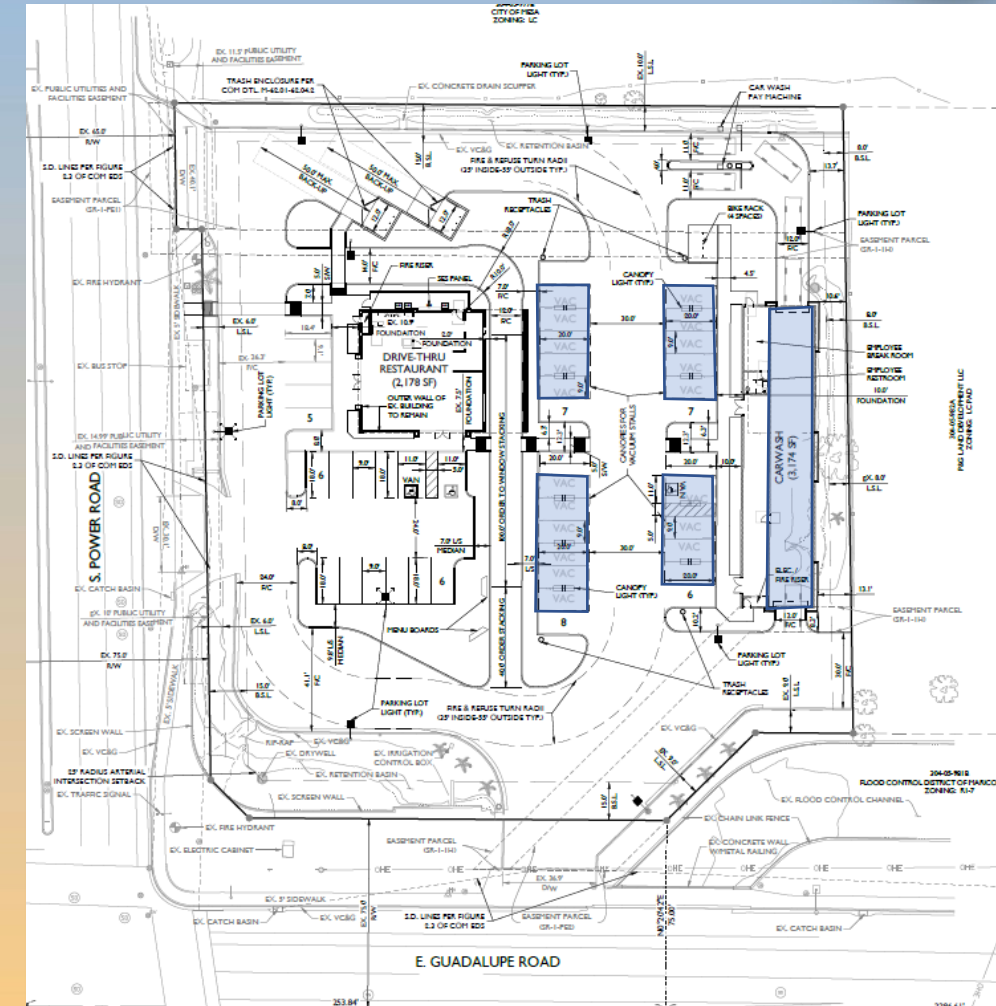
- Demo service station fuel canopy
- Existing convenience store and lube center redeveloped into a 2,178 SF restaurant with drive thru facilities
- Vehicular access from Power and Guadalupe Roads
- SUP request for a parking reduction:
 - 22 parking space required
 - 17 parking spaces provided





Site Plan

- Car wash expanded from 1,152 SF to 3,174 SF
- 8 parking spaces and 20 vacuum spaces provided





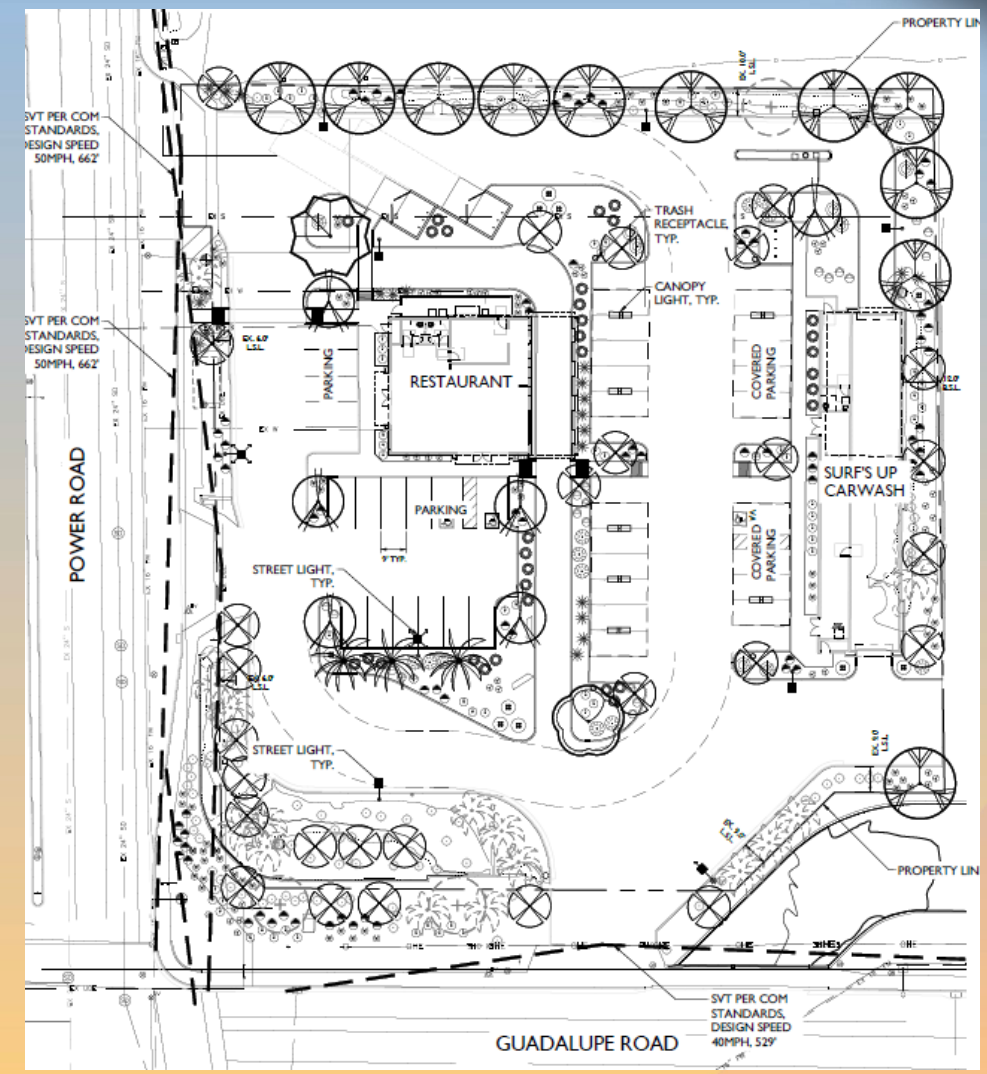
Landscape Plan

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
	<i>Acacia aneura</i>	Mulga	24" Box	22
	<i>Chilopsis linearis</i>	Desert Willow	36" Box	6
	<i>Caesalpinia cacalaco 'Smoothie'</i>	Thornless Cascalote	24" Box	4
	<i>Pinus eldarica</i>	Afghan Pine	36" Box	2
	<i>Prosopis hybrid 'Phoenix'</i>	Thornless Mesquite	24" Box	11
	<i>Phoenix dactylifera</i>	Date Palm	18' Tall	3
	Existing palm - to remain		18' Tall	15
	Existing shade tree - to remain		18' Tall	3
SHRUBS/ACCENTS				
	<i>Agave desmettiana</i>	Smooth Agave	5 Gal	66
	<i>Asclepias subulata</i>	Desert Milkweed	5 Gal	11
	<i>Dasylium wheeleri</i>	Desert Spoon	5 Gal	21
	<i>Hesperaloe parviflora 'Brakelights'</i>	Brakelights Red Yucca	5 Gal	64
	<i>Leucophyllum langmaniae 'Rio Bravo'</i>	Rio Bravo Sage	5 Gal	13
	<i>Muhlenbergia rigens</i>	Deer Grass	5 Gal	32
	<i>Opuntia violacea 'Santa Rita'</i>	Purple Prickly Pear	5 Gal	43
	Existing shrub - to remain		5 Gal	91
GROUNDCOVERS				
	<i>Eremophila prostrata 'Outback Sunrise'</i>	'Outback Sunrise'	1 Gal	9
	<i>Lantana montevidensis</i>	Trailing Purple Lantana	1 Gal	71
	<i>Lantana x 'New Gold'</i>	New Gold Lantana	1 Gal	22
MATERIALS				QTY
	1" Screened Apache Brown 2" Min. Depth			10,648 S.F.

NOTES:

- ALL LANDSCAPE AREA WILL BE COVERED BY 1" SCREENED APACHE BROWN DECOMPOSED GRANITE, 2" MIN. DEPTH.
- EXISTING PLANTS TO REMAIN ARE SHOWN AROUND THE PROPERTY PERIMETER.





Rendering - Restaurant



RETAIL EXTERIOR - SOUTH



Rendering – Car Wash



CAR WASH EXTERIOR - SOUTH



Special Use Permit

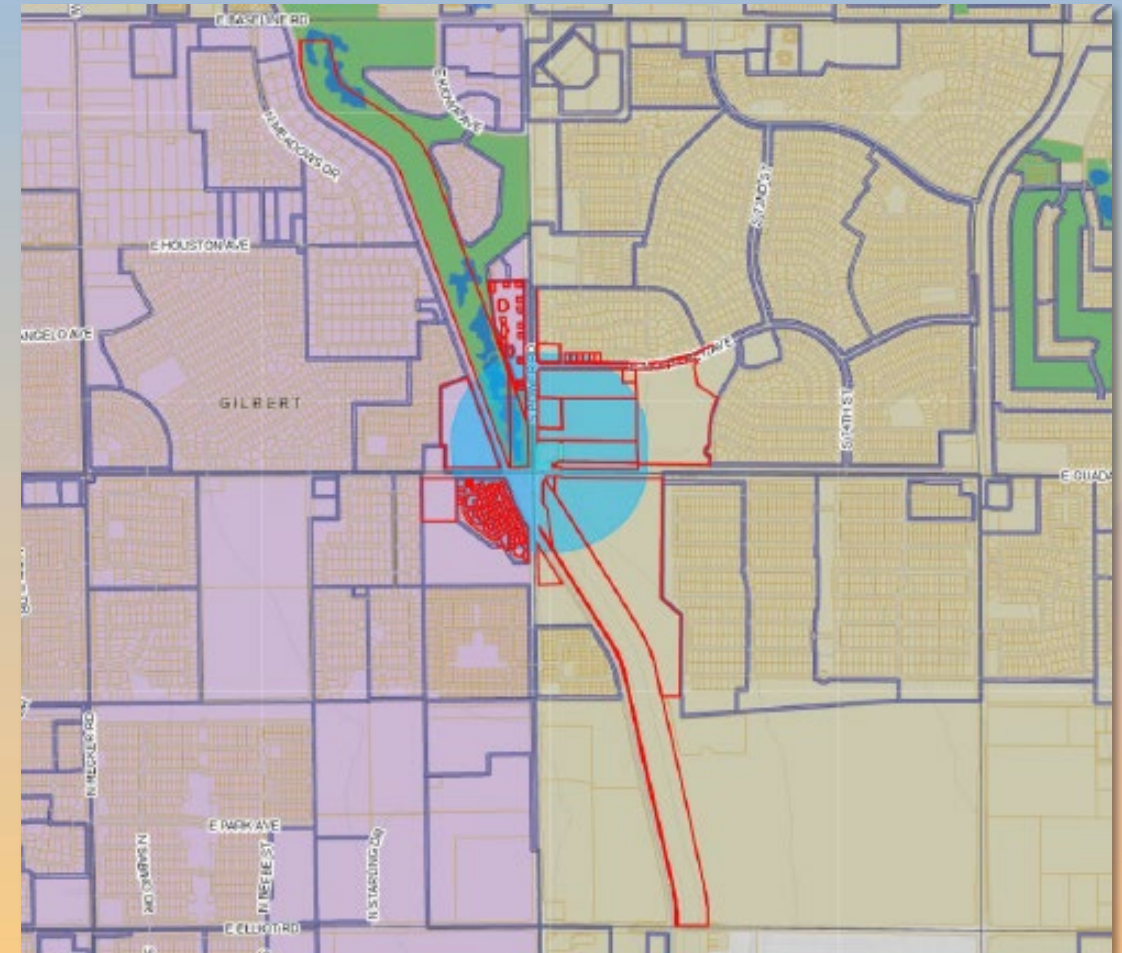
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- ✓ #4 Adequate public services, public facilities and public infrastructure are available to serve the proposed project



Citizen Participation

- Notified property owners within 1,000 feet, neighborhoods and HOAs
- Staff and applicants have received no comments or concerns





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with the review criteria in Chapter 69 of the MZO for Site Plan Review
- ✓ Complies with the review criteria in Section 11-7-5 of the MZO for Special Use Permit

Staff recommends Approval with Conditions



Planning and Zoning Board



Planning and Zoning Board



ZON23-00092

Josh Grandlienard, AICP, Planner II

June 14, 2023



Request

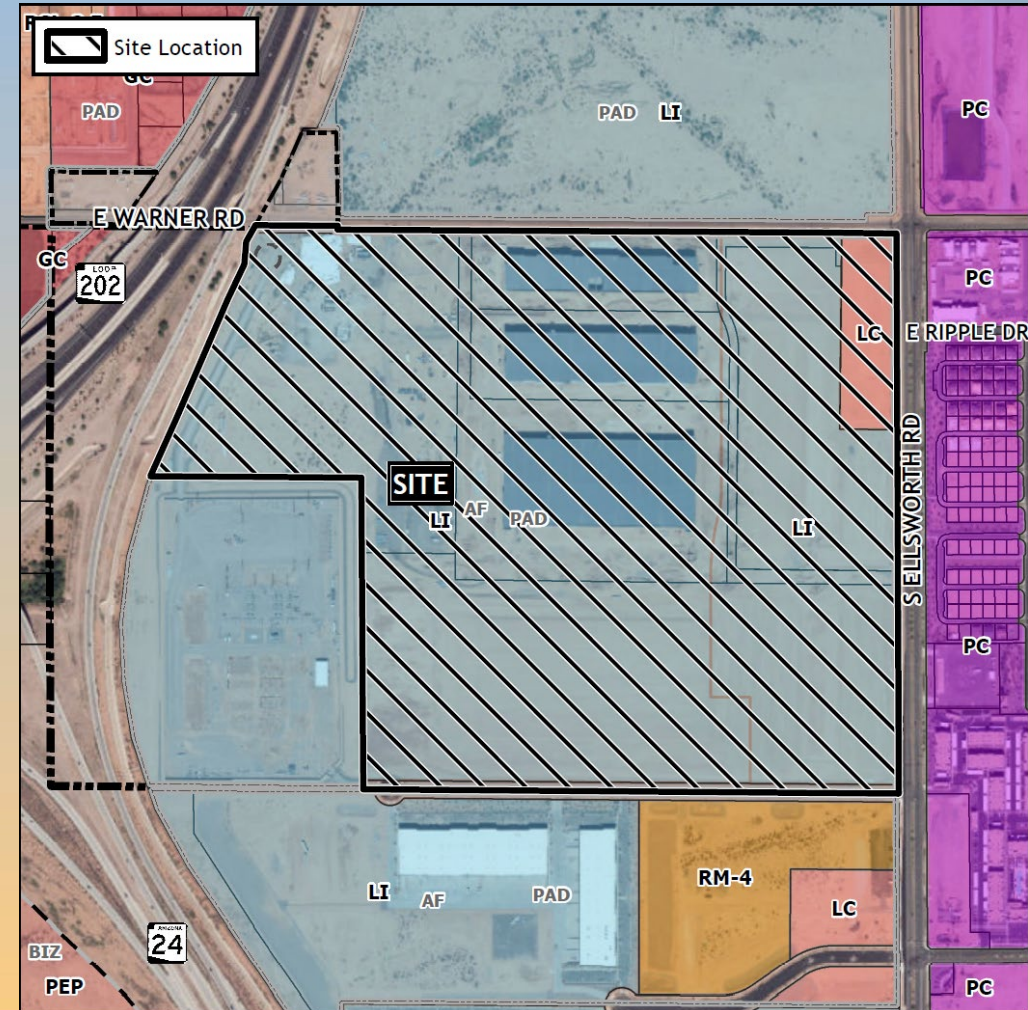
- Site Plan Modification
- To allow for an accessory truck facility for a user within the larger industrial center





Location

- East of SR Loop 202
- South of E Warner Road
- West side of S Ellsworth Road





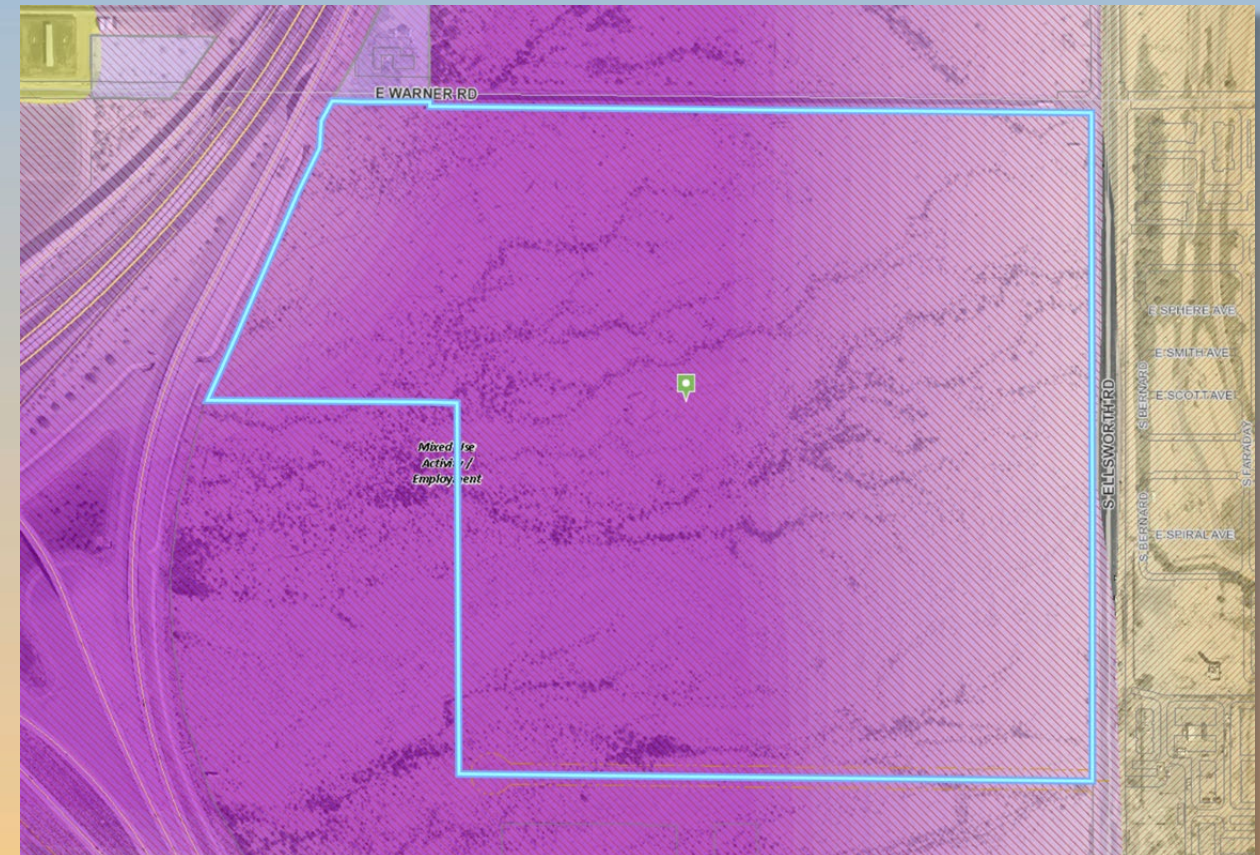
General Plan

Employment

- Wide range of employment opportunities in high-quality settings

Mixed Use Activity

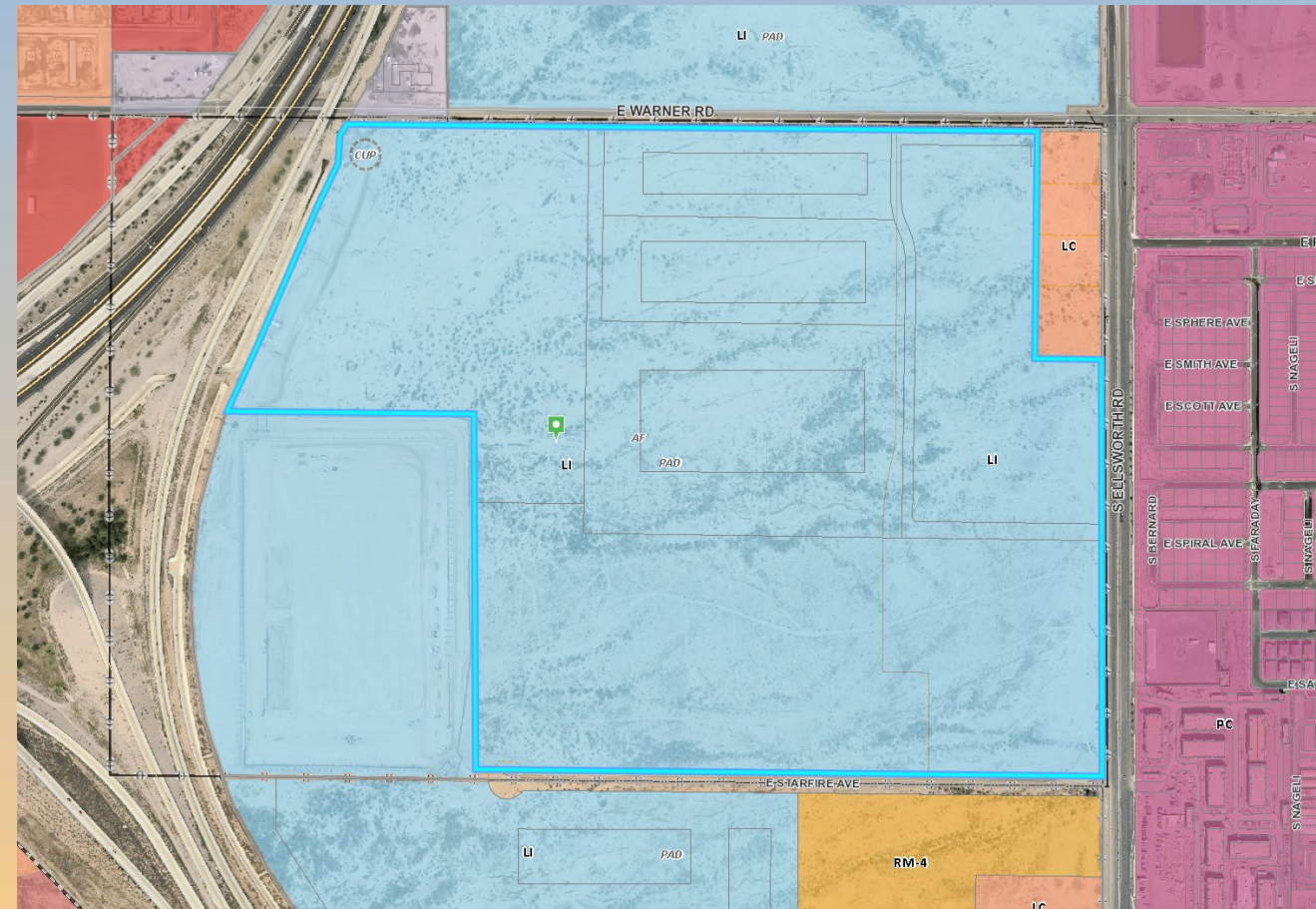
- Community and regional activity area





Zoning

- Light Industrial with a Planned Area Development Overlay (LI-PAD)
- Accessory use for a user within the larger industrial center





Site Photos

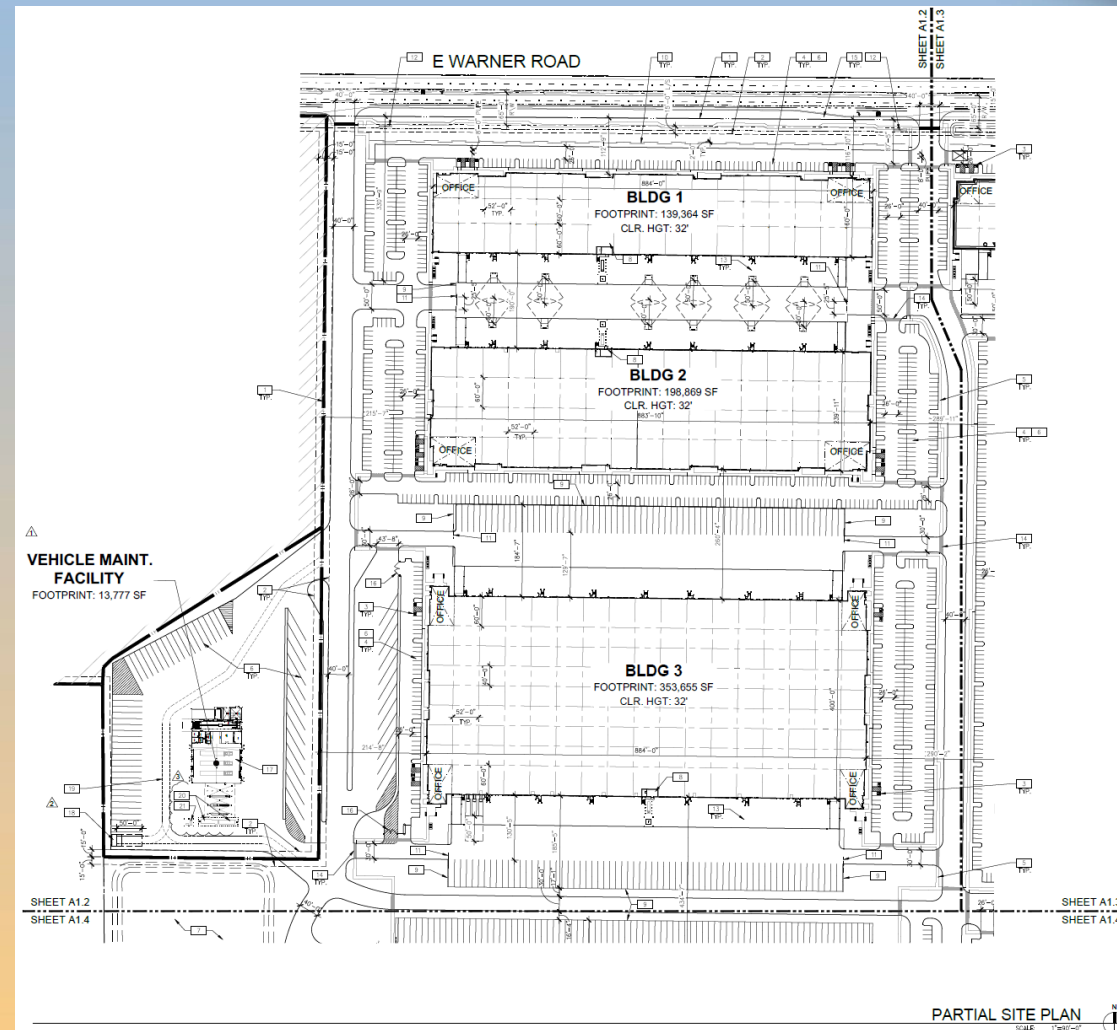


Looking West from S Ellsworth Road



Site Plan

- 1 New accessory structure for the user of Building 3
- Screened by an 8' high CMU wall and Building 3

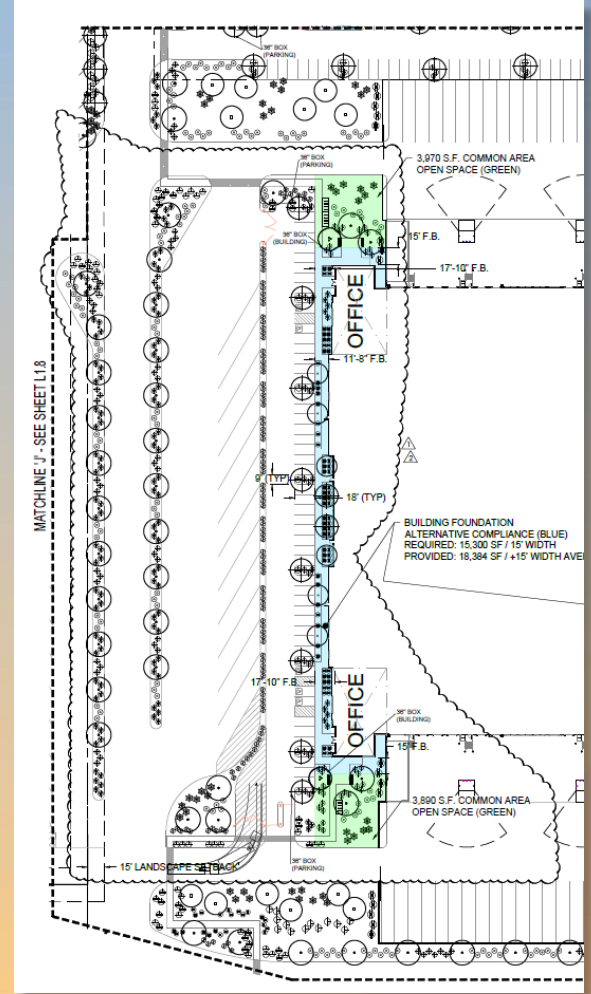
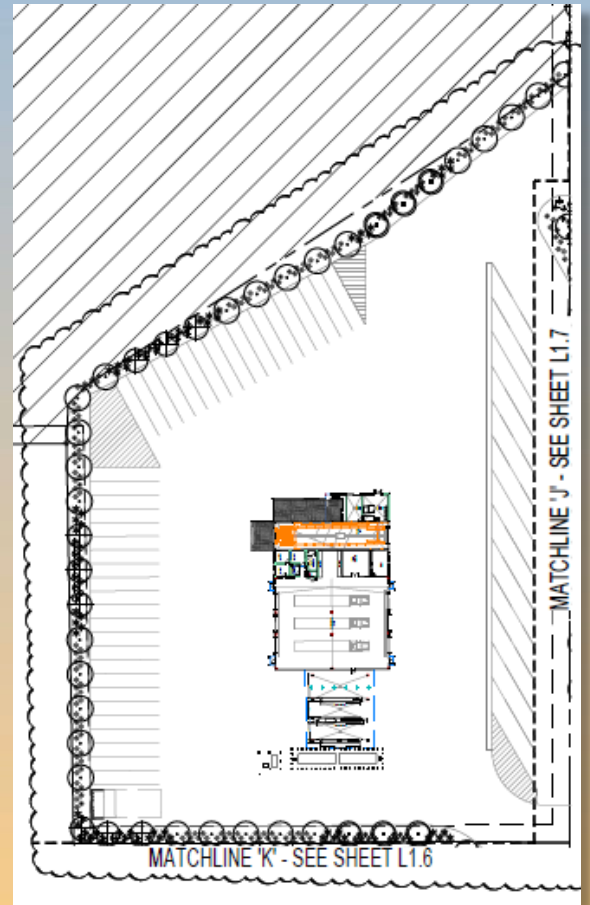




Landscape Plan

PLANT SCHEDULE				
SYMBOL	BOTANICAL/Common NAME	SIZE	QTY.	REMARKS
TREES				
○	ACACIA SALICINA WILLOWLEAF ACACIA	24" BOX	127	STAKE AS REQUIRED
○	PARKINSONIA FLORIDUM BLUE PALO VERDE	24" BOX 36" BOX	450 81	STAKE AS REQUIRED
○	PARKINSONIA PREACOX PALO BREA	24" BOX 36" BOX	34 46	STAKE AS REQUIRED
○	PROSOPIS CHILENSIS 'THORNLESS' THORNLESS CHILEAN MESQUITE	15 GAL. 24" BOX	329 87	STAKE AS REQUIRED
○	PROSOPIS 'AZT PODLESS' AZT PODLESS MESQUITE	24" BOX 36" BOX	0	STAKE AS REQUIRED
○	CHILOPSIS LINEARIS 'DESERT DIVA' DESERT DIVA DESERT WILLOW	24" BOX 36" BOX	32 10	STAKE AS REQUIRED
○	PROSOPIS JULIFLORA VELVET MESQUITE	15 GAL.	65	STAKE AS REQUIRED
○	PHOENIX DACTYLIFERA DATE PALM	25" CLEAR TRUNK	20	
SHRUBS				
⊕	CASSIA NEMOPHILA DESERT CASSIA	1 GAL.	150	1 GPH EMITTER
⊕	EREMOPHILA HYGROPHANA 'BLUE BELLS' BLUE BELLS EMU	5 GAL.	987	1 GPH EMITTER
⊕	EREMOPHILA MACULATA 'VALENTINE' VALENTINE EMU	5 GAL.	1507	1 GPH EMITTER
⊕	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' GREEN CLOUD SAGE	5 GAL.	312	1 GPH EMITTER
⊕	ACACIA REDOLENS 'DESERT CARPET' N.C.N.	1 GAL.	288	1 GPH EMITTER
⊕	LEUCOPHYLLUM LANGMANAE 'RIO BRAVO' RIO BRAVO SAGE	5 GAL.	1,595	1 GPH EMITTER
⊕	LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' THUNDER CLOUD SAGE	5 GAL.	1,608	1 GPH EMITTER
⊕	TECOMA 'CRIMSON FLARE' CRIMSON FLARE ESPERANZA	5 GAL.	216	1 GPH EMITTER
ACCENTS				
⊕	HESPERALOE FUNIFERA GIANT YUCCA	5 GAL.	391	1 GPH EMITTER
⊕	HESPERALOE PARVIFLORA RED YUCCA	5 GAL.	539	1 GPH EMITTER
⊕	HESPERALOE CAMPANULATA 'MSM NUEVO LEON' LIONHEART® P.P.#32069	5 GAL.	1,554	1 GPH EMITTER
GROUND COVER				
⊕	EREMOPHILA GLABRA 'MINGEW GOLD' OUTBACK SUNRISE EMU	1 GAL.	1,591	1 GPH EMITTER
⊕	DECOMPOSED GRANITE 'EXPRESS GOLD'	3/4" SCREENED		2" DEPTH ALL LANDSCAPE AREAS
⊕	DECOMPOSED GRANITE RIP-RAP 'EXPRESS GOLD'	6-8" SIZE		8" DEPTH AS SHOWN

NOTES:
 1) TREE HEIGHTS AND CALIPERS WILL COMPLY WITH "ARIZONA NURSERY ASSOCIATION SPECIFICATIONS" FOR THAT TYPE AND SIZE OF TREE
 2) LANDSCAPE TO BE WATERED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.





Renderings





Material Comparison



KEYNOTES

- A** SHERWIN WILLIAMS:
PEPPERCORN - SW 7674
- B** SHERWIN WILLIAMS:
MINDFUL GRAY - SW 7016
- C** CMU
- D** SHERWIN WILLIAMS
BLUE MOSQUE - SW 6789
- E** BLACK ANODIZED ALUMINUM MULLION SYSTEM W/
HIGH PERFORMANCE INSULATED GLAZING - VITRO
OPTIBLUE GLASS

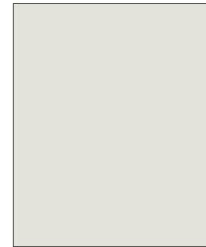




Colors and Materials



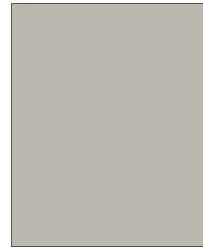
1 VITRO OPTIBLUE GLASS



2 SHERWIN WILLIAMS:
ETHEREAL WHITE -
SW 6182



3 SHERWIN WILLIAMS:
CONSERVATIVE GRAY -
SW 6183



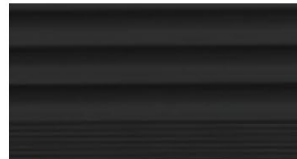
4 SHERWIN WILLIAMS:
MINDFUL GRAY - SW 7016



5 SHERWIN WILLIAMS:
GAUNTLET GRAY - SW 7019



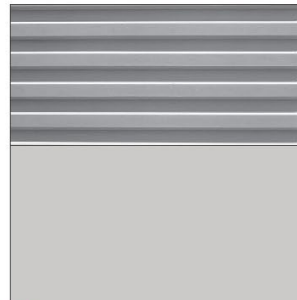
6 SHERWIN WILLIAMS:
PEPPERCORN - SW 7674



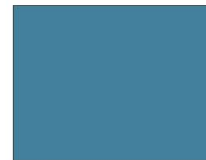
7 ALUMINUM STOREFRONT
ARCADIA, BLACK AB-8



9 CMU BLOCK:
COLOR/FINISH: MERLOT /
SPLIT FACE (OR APPROVED
EQUIVALENT MATERIAL
WITH COMPARABLE COLOR
AND TEXTURE, SUCH AS
FORMLINER)



8 US FORMLINER: 1/31 RIB TYPE C -
COLOR TO MATCH SHERWIN WILLIAMS:
PASSIVE - SW 7064



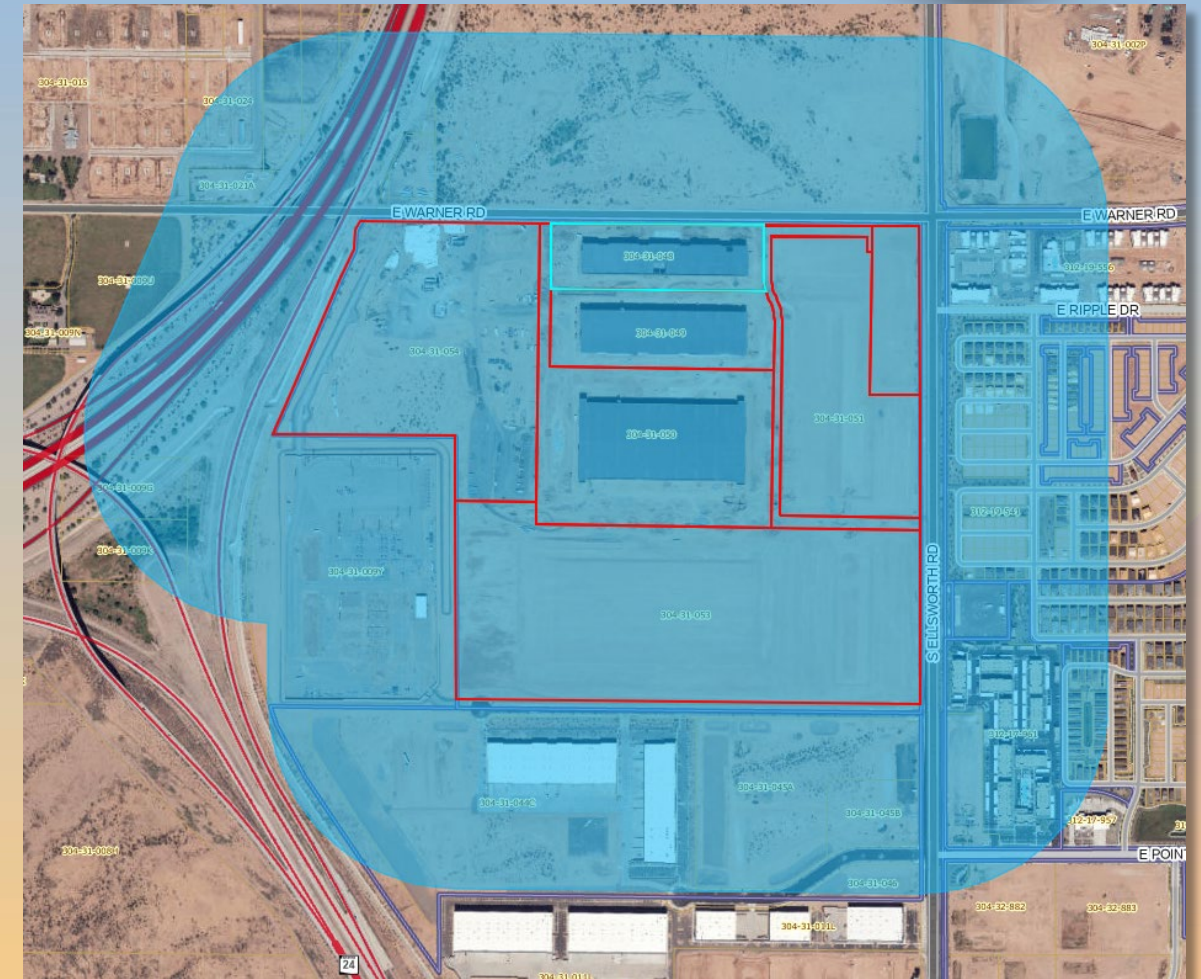
10 CANOPY STEEL TO MATCH:
SHERWIN WILLIAMS:
BLUE MOSQUE - SW 6789





Citizen Participation

- Notified property owners within 1,000 feet, HOAs and registered neighborhoods
- No Comments received from neighboring property owners





Findings

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

Staff recommends Approval with Conditions



Planning and Zoning Board