



COUNCIL MINUTES

August 24, 2023

The City Council of the City of Mesa met in a Study Session in the lower-level meeting room of the Council Chambers, 57 East 1st Street, on August 24, 2023, at 7:30 a.m.

COUNCIL PRESENT

John Giles
Francisco Heredia
Mark Freeman
Alicia Goforth
Scott Somers

COUNCIL ABSENT

Jennifer Duff
Julie Spilsbury

OFFICERS PRESENT

Christopher Brady
Holly Moseley
Jim Smith

Mayor Giles conducted a roll call.

Mayor Giles excused Councilmembers Duff and Spilsbury from the entire meeting.

1. Review and discuss items on the agenda for the August 28, 2023, Regular Council meeting.

All of the items on the agenda were reviewed among Council and staff and the following was noted:

Conflict of interest: None

Items removed from the consent agenda: None

In response to a request from Councilmember Somers for an update regarding Item 6-a, **(ZON23-00282 "Mountain America Credit Union Mesa Branch" (District 6) Within the 4900 block of South Power Road (east side). Located north of Ray Road on the east side of Power Road (1± acres). Major Site Plan Modification and amending the conditions of approval for Case No. ZON21-00069. This request will allow for a financial institution with a drive-thru. Michael Sanders, Sanders Associates Architects, applicant; POWER 202 MIXED-USE LLC, owner.)**, on the Regular Council meeting agenda, Economic Development Director William Jabjiniak introduced Principal Planner Evan Balmer, Jose Pombo, partner at VIVO Development, and displayed a PowerPoint presentation. **(See Attachment 1)**

Mr. Pombo discussed the vision of creating a design that is aesthetically appealing, timeless, and highly desirable over the long term for the Gallery Park project. He shared the multi-family component will consist of 305 units and is on hold until the owners secure financing. He provided an update on the hotel, which has changed from a single-flag to a dual-flag Hilton Garden Inn/Homewood Suites and a building permit was submitted last year. He anticipates the hotel to break ground within the next six to nine months, if financing is secured. (See Page 1 of Attachment 1)

In response to a question posed by Councilmember Somers, Mr. Pombo replied that Mountain American Credit Union was selected as the bank for Gallery Park based on their expansion plans, reputation, and the quality of development aligns with VIVO Development's vision.

Mr. Pombo explained VIVO's role in protecting the quality and vision of the Gallery Park project, as well as its extensive review process with all users. He noted the special material design requirements for all buildings at Gallery Park are 50%, while Mountain America Credit Union's are 90%. (See Page 10 of Attachment 2)

In response to a question from Councilmember Goforth, Mr. Pombo explained that more than the required parking spaces will be added, when possible, to support future infrastructure.

In response to a question from Councilmember Freeman, Mr. Pombo replied that the Council Use Permit (CUP) was submitted for the residential component with overlay for fair operations area (AOA), due to the proximity to the airport.

2. Current events summary including meetings and conferences attended.

Mayor Giles and Councilmembers highlighted the events, meetings and conferences recently attended.

3. Scheduling of meetings.

City Manager Christopher Brady stated that the schedule of meetings is as follows:

Thursday, August 24, 2023, 5:00 p.m. – Historic Presentation meeting

Monday, August 28, 2023, 5:15 p.m. – Study Session

Monday, August 28, 2023, 5:45 p.m. – Regular meeting

4. Convene an Executive Session.

It was moved by Councilmember Somers, seconded by Councilmember Freeman, that the Council adjourn the Study Session at 7:52 a.m. and enter into an Executive Session.

Upon tabulation of votes, it showed:

AYES – Giles-Heredia-Freeman-Goforth-Somers

NAYS – None

ABSENT – Duff-Spilsbury

Mayor Giles declared the motion passed unanimously by those present.

4.a Discussion or consideration of employment, assignment, appointment, promotion, demotion, salaries, discipline, dismissal, or resignation of a public officer, appointee or employee of the City. (A.R.S. §38-431.03A (1)):

1. City Auditor Review
2. City Clerk Review

- 3. City Attorney Review
- 4. City Manager Review

5. Adjournment.

Without objection, the Study Session adjourned at 9:54 a.m.





JOHN GILES, MAYOR

ATTEST:



HOLLY MOSELEY, CITY CLERK

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Study Session of the City Council of Mesa, Arizona, held on the 24th day of August 2023. I further certify that the meeting was duly called and held and that a quorum was present.

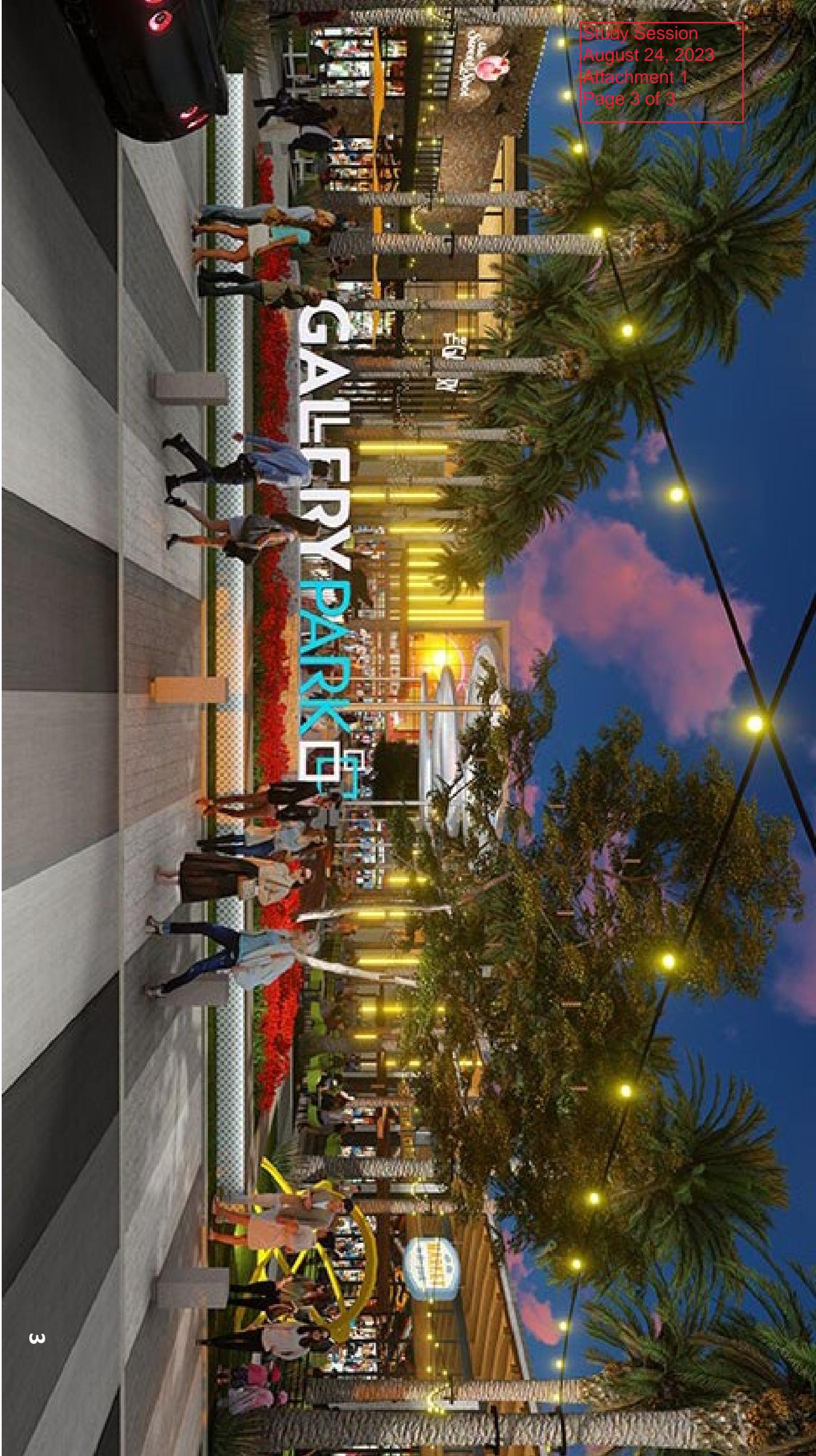


HOLLY MOSELEY, CITY CLERK

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(Attachments – 2)









City Council

ZON23-00282

Mountain America Credit Union



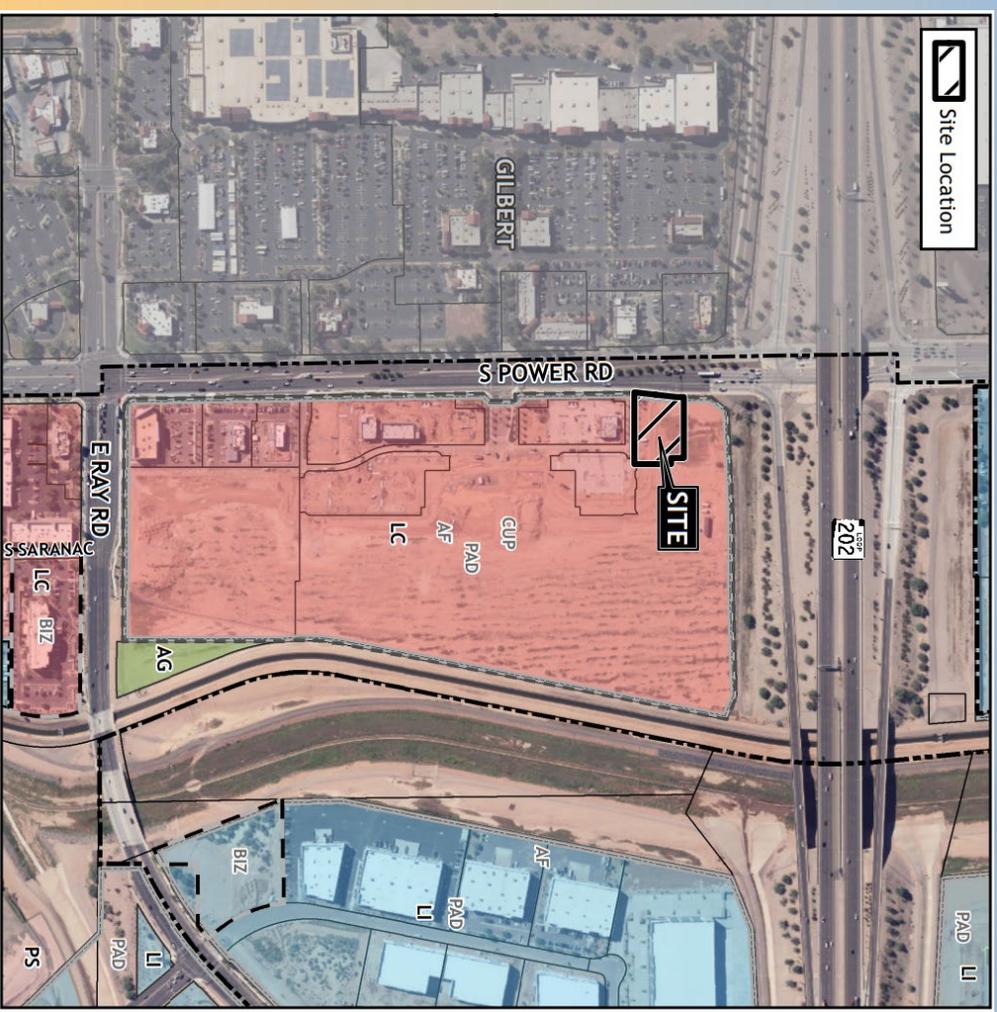
Request

- Site Plan Modification
- To allow for a financial institution with drive-thru



Location

- Lot 14 within Gallery Park
- South of Loop 202 Freeway
- East side of Power Road



General Plan

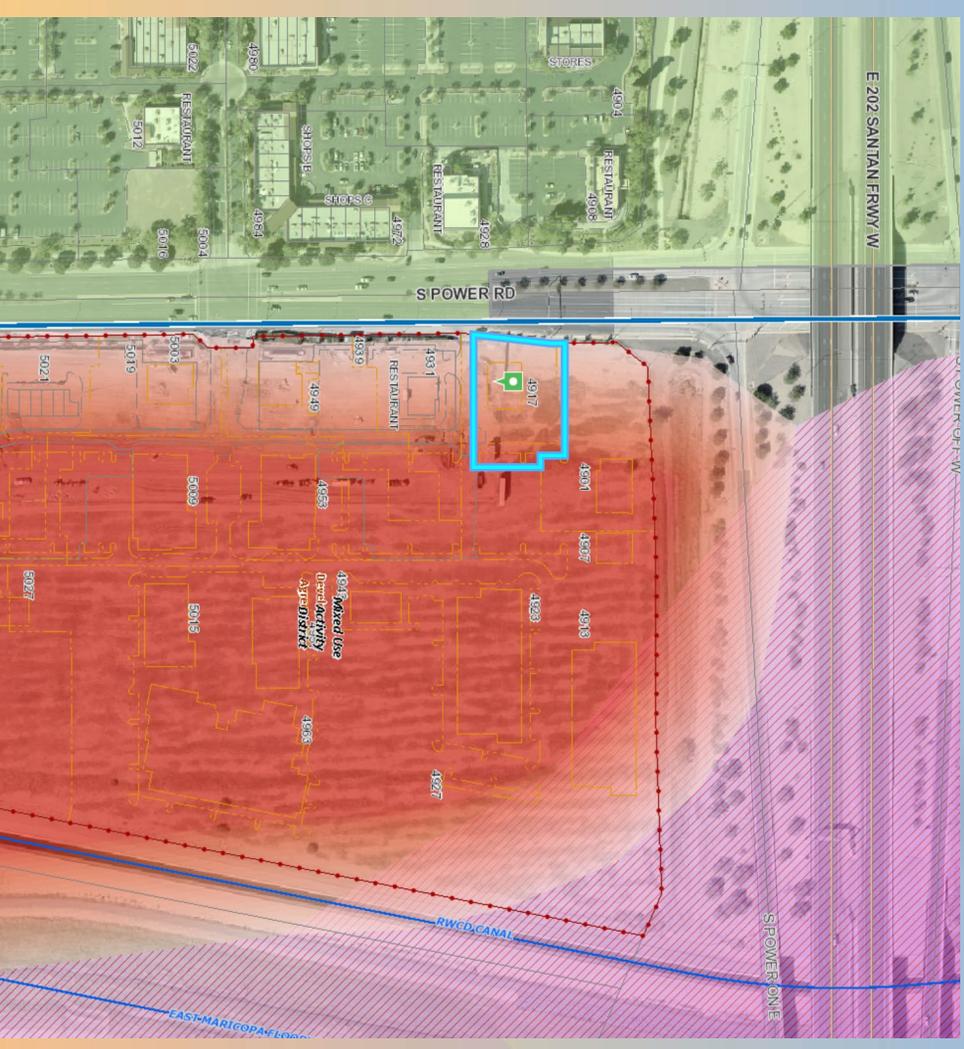
Mixed Use Activity

- Large-scale activity area that has a significant retail commercial component

Mesa Gateway Strategic

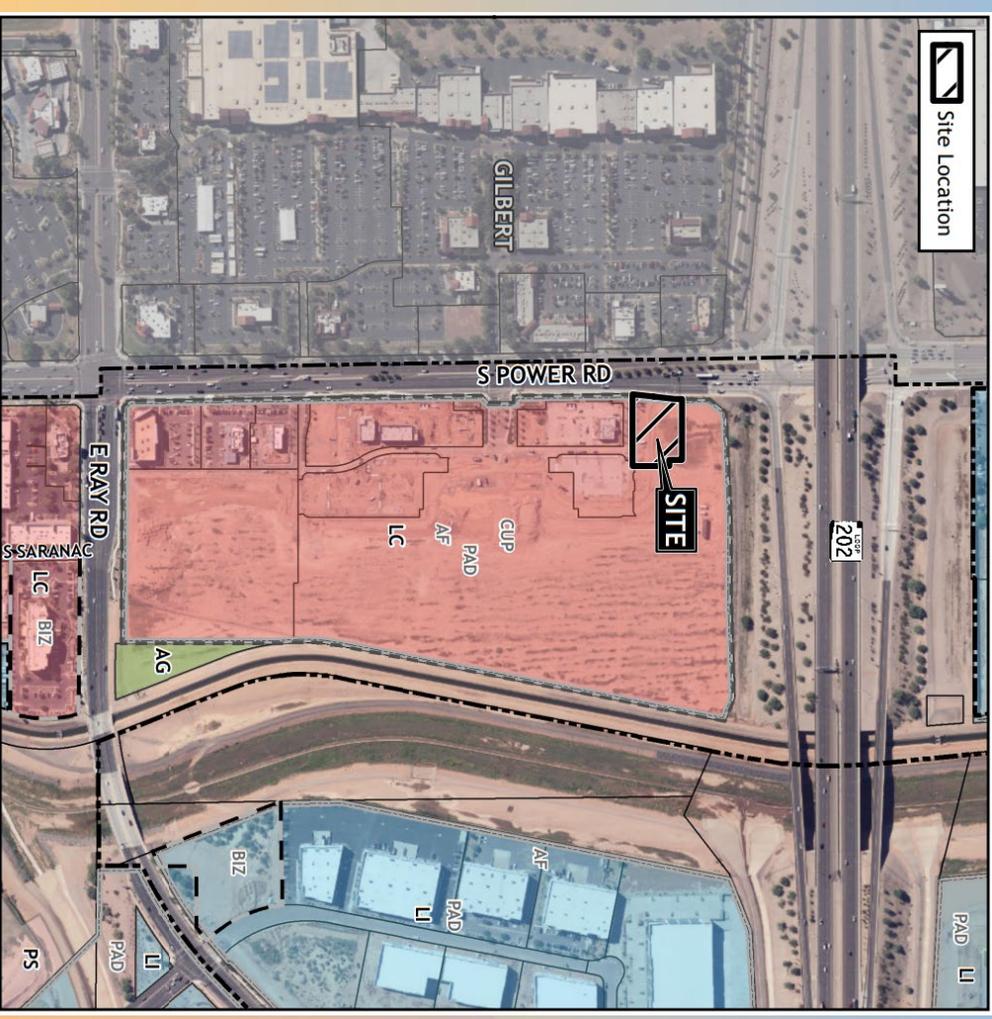
Development Plan - Inner Loop

- Provide high-quality mixed-use development



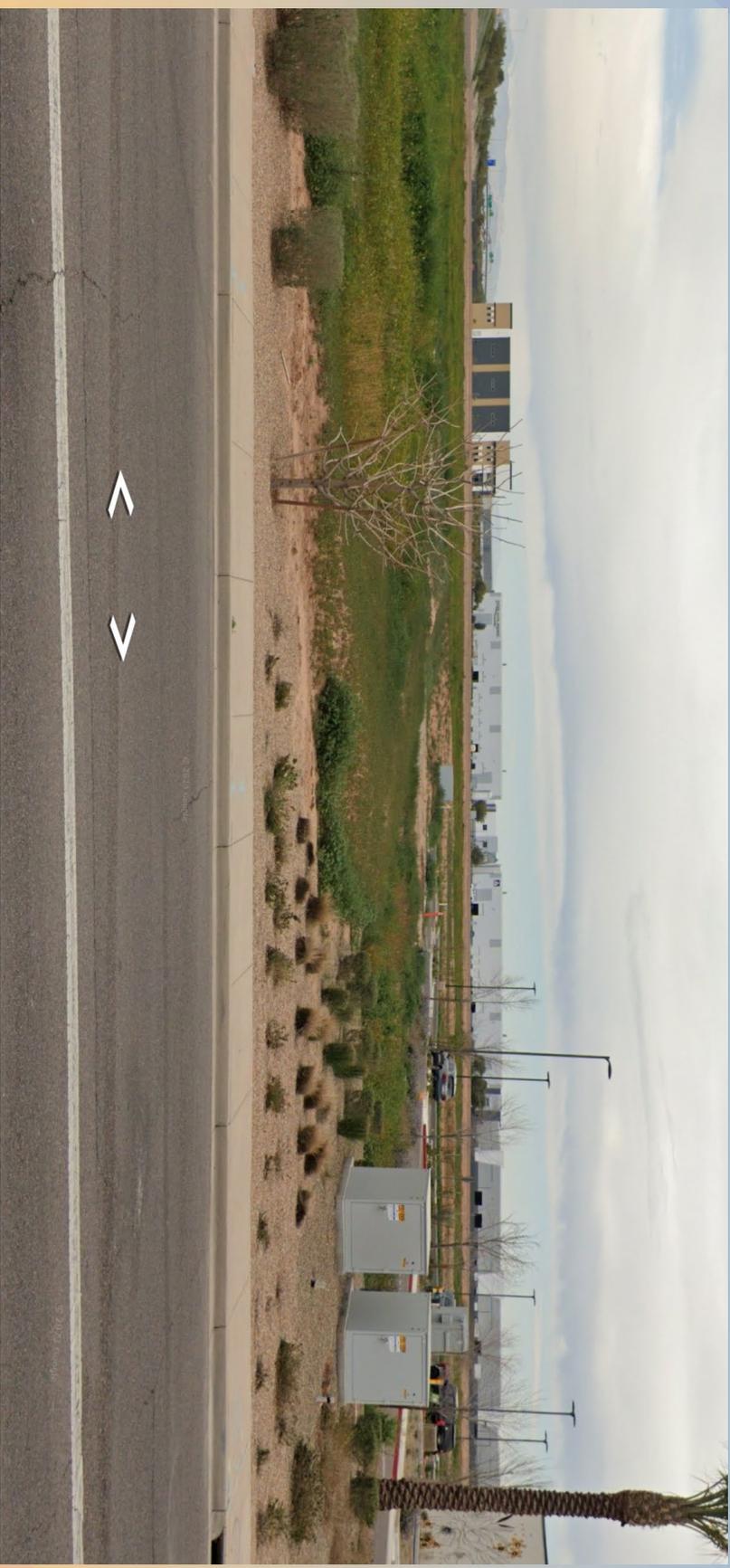
Zoning

- Limited Commercial with a Planned Area Development (PAD) and Council Use Permit (CUP) overlays
- Proposed use permitted within LC





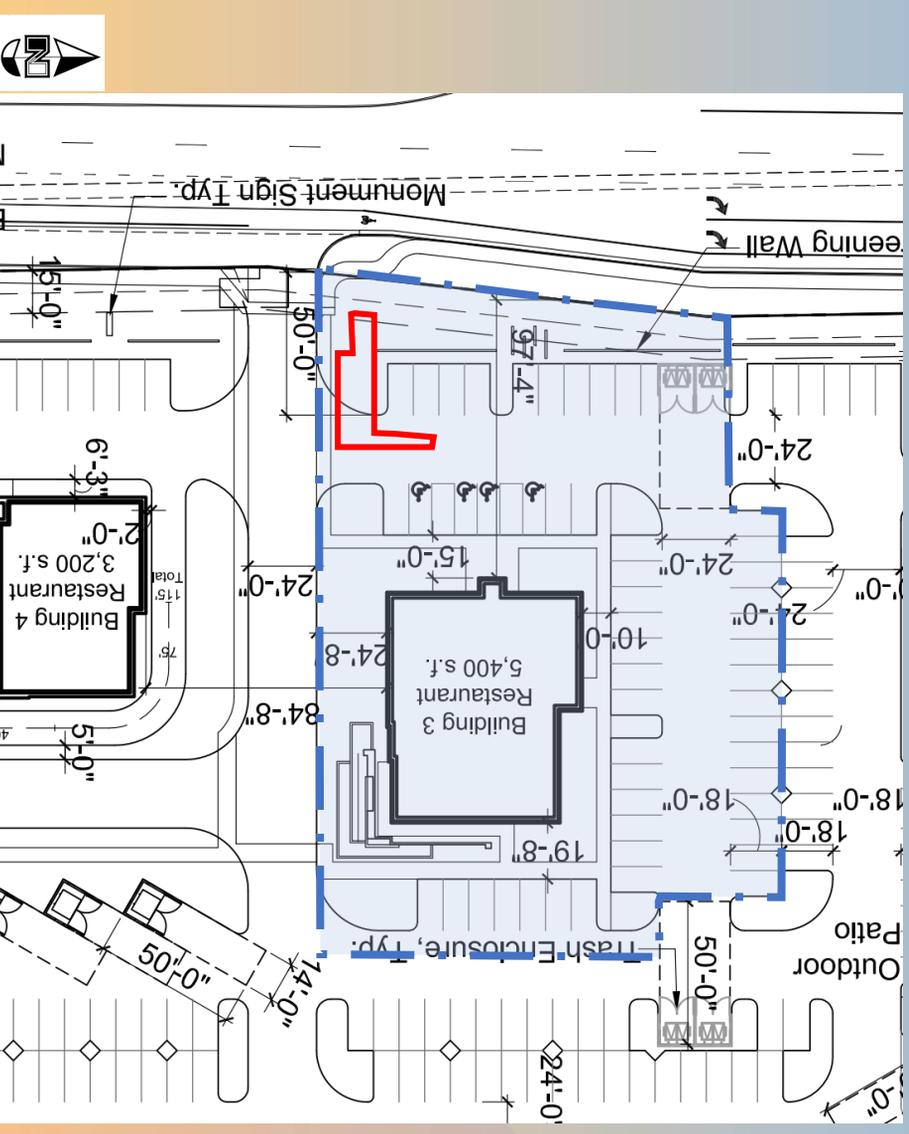
Site Photo



Looking east from Power Road

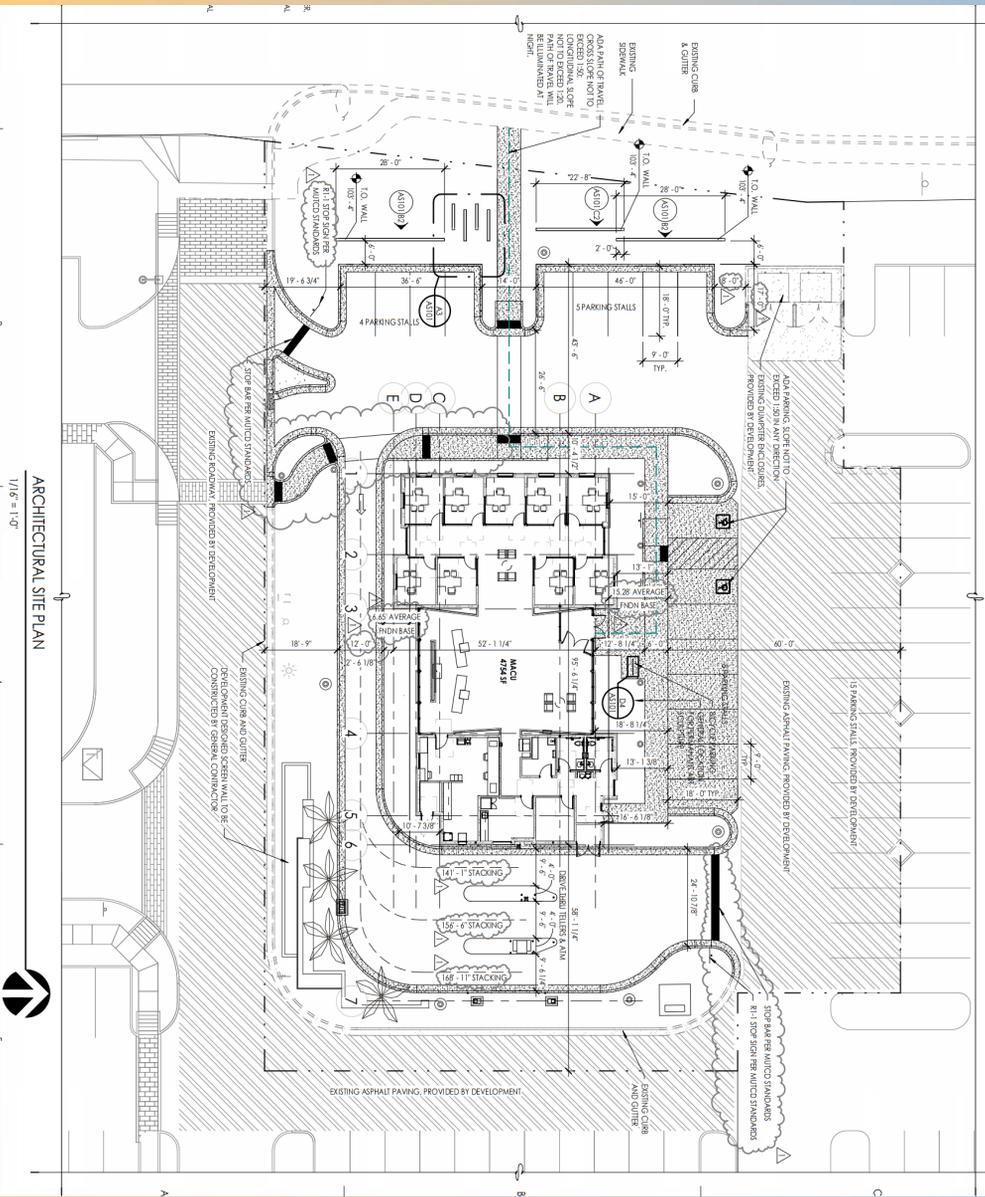
Previously Approved Site Plan

- 5,400 sq. ft. restaurant w/ no drive-thru lane
- 52 parking spaces
- Entry monumentation in the southeast corner
- Access from shared drive

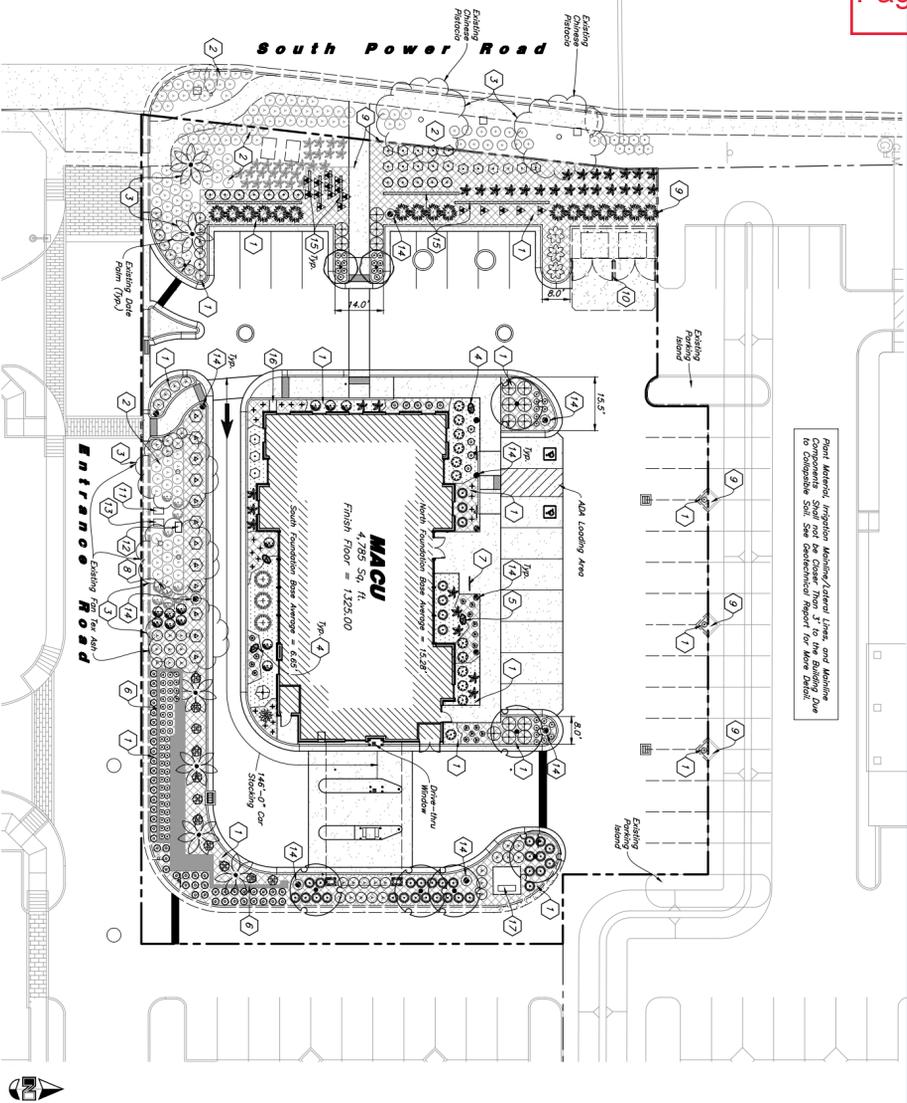


Proposed Site Plan

- 4,754 sq. ft. financial institution with drive-thru (11.9% decrease in floor area)
- 32 parking stalls provided
- Access from Power Rd.



Landscape Plan



PLANT SCHEDULE

(All Plant Material has Been Selected From the Gallery Park Mesa Plant Schedule Can be Used to Identify Existing Plant Material)

TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	6	<i>Olea europaea</i> 'Wilsonii' / Wilson Olive	24" Box:
	4	<i>Phoenix dactylifera</i> / Date Palm	18' Trunk
	2	<i>Sophora secundiflora</i> / Texas Mountain Laurel	36" box
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	11	<i>Bougainvillea</i> x 'La Jolla' / La Jolla Bougainvillea	5 gal
	12	<i>Buxus sempervirens</i> 'Suffruticosa' / Suffruticosa Common Boxwood	5 gal
	12	<i>Eremophila hygrophana</i> 'Blue Bells' / Blue Bells Emu Bush	5 gal
	19	<i>Hesperaloe parviflora</i> 'Perpa' / Brakelights Red Yucca	5 gal
	12	<i>Leucophyllum langmaniae</i> 'Rio Bravo' / Rio Bravo Langman's Sage	5 gal
	35	<i>Myrtus communis</i> 'Compacta' / Dwarf Common Myrtle	5 gal
	16	<i>Ruellia peninsularis</i> / Baja Ruellia	5 gal
	17	<i>Tecoma stans stans</i> 'Gold Star' / Gold Star Yellow Bells	5 gal
	12	<i>Tecoma x Sierra Apricot</i> / Apricot Trumpet Bush	5 gal
	3	<i>Tecoma</i> x 'Orange Jubilee' / Orange Jubilee Yellow Bells	5 gal



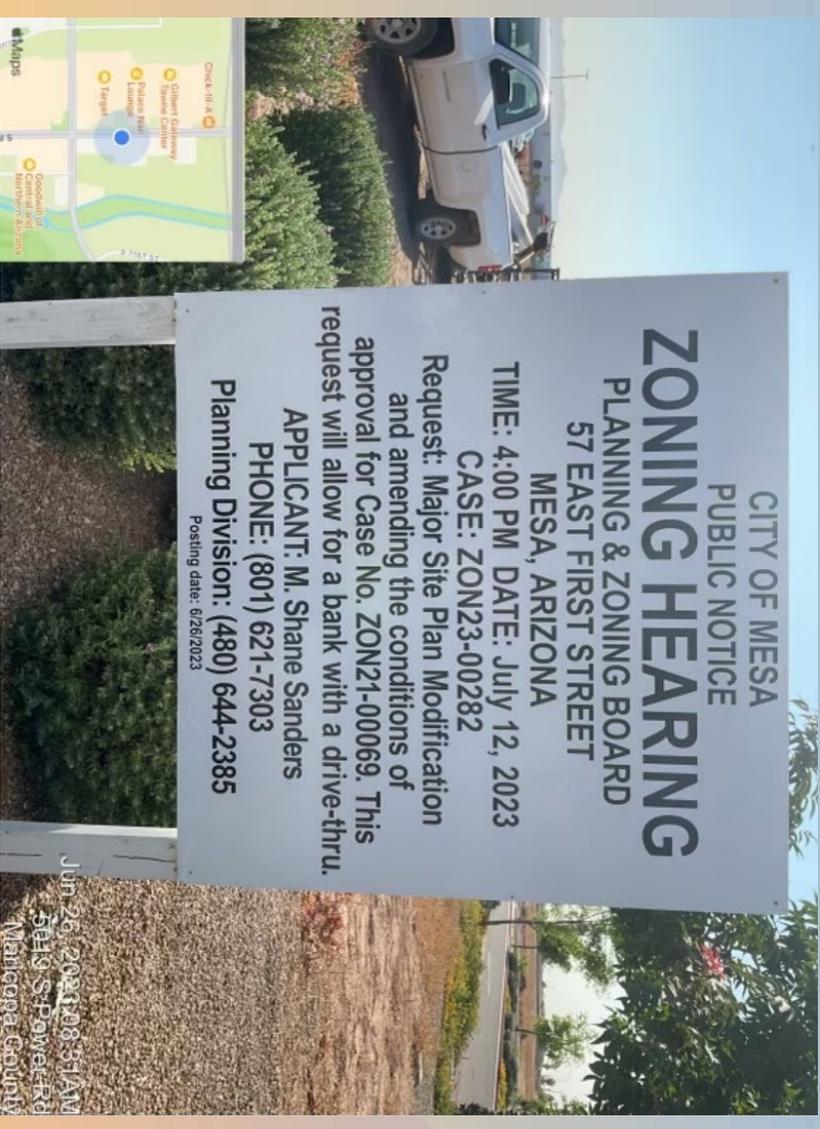


Rendering



Citizen Participation

- Notified property owners within 1,000 ft., HOAs, and registered neighborhoods
- Staff has not been contacted from interested parties



Findings

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

Staff recommendation: Approval with Conditions

Planning and Zoning Board Recommendation: Approval with Conditions (7-0)





Overall Site Plan

