

Planning and Zoning Board



Study Session Minutes

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

Date: June 11, 2025 Time: 3:00 p.m.

MEMBERS PRESENT:

Jeff Pitcher
Troy Peterson
Jamie Blakeman
Jayson Carpenter

MEMBERS ABSENT

Benjamin Ayers
Genessee Montes
Chase Farnsworth

(*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
Tulili Tuiteleleapaga
Alexis Wagner

OTHERS PRESENT:

1 Call meeting to order.

Vice Chair Pitcher excused Chair Ayers, Boardmember Montes and 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 June 11, 2025, regular Planning and Zoning Board Hearing.

Staff Planner Tulili Tuiteleleapaga presented case ZON25-00082. See attached presentation.

The Board had no questions for staff.

Staff Planner Evan Balmer presented case ZON24-01052. See attached presentation.

In response to Boardmembers' questions, Mr. Balmer explained that the project meets reduced parking standards due to its proximity to light rail, and parking on Beverly is not restricted. Regarding covered parking, he noted that while the Code requires one covered space per unit (36 in this case), the applicant has requested none; although reductions are sometimes requested, staff could not recall a recent case where zero covered spaces were approved.

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Staff Planner Evan Balmer presented case ZON25-00203. See attached presentation.

Mr. Balmer added that the current development on the property is a 12-unit multifamily complex.

Staff Planner Evan Balmer presented case ZON24-01090. See attached presentation.

The Board had no questions for staff.

Staff Planner Rachel Phillips presented proposed amendments to Chapters 6, 7, 22, 31, 32, and 86 of Title 11 of the Mesa City Code pertaining to Data Centers and Planned Area Development Overlay Districts. See attached presentation

In response to questions from Boardmember Blakeman, Staff explained that the proposed data center code amendments are a response to ongoing concerns raised by the community, City Council, and the Planning and Zoning Board about design, height, noise, and proximity to sensitive uses like homes, schools, and parks. The goal is not to prohibit Data Centers but to codify design and impact mitigation standards—such as sound studies, separation requirements, and resource demand evaluations—to ensure better planning and reduce negative impacts, based on issues observed over the past two and a half years.

To answer Boardmember Peterson’s questions, Assistant Planning Director Rachel Phillips explained that there is no formal requirement to hold public meetings for text amendments, and due to the number of amendments being processed before the Council break, this particular amendment followed standard outreach procedures. It was posted online and shared with the Development Advisory Forum and a list serve for Long-Range Planning, which led to stakeholder conversations. In response to a question about the architectural criteria, Staff clarified that the Design Review Board does not review text amendments—this responsibility falls under the Planning and Zoning Board’s purview.

Boardmember Peterson noted that “acoustical engineer” is not a recognized designation under Arizona’s Board of Technical Registration and suggested using “acoustical consultant” instead to avoid confusion for staff and the public.

Planning Director Mary Kopaskie-Brown replied that we can update the language to match the terminology used in the drive-through ordinance, ensuring consistency and clarity regarding sound study requirements.

Boardmember Peterson expressed the need for clarity in the accessory use criteria—particularly regarding the reference to the property owner versus tenant, the origin and rationale behind the 10% footprint limit, and whether that limit is necessary if leasing to third parties is already prohibited.

Ms. Phillips explained that the intent of the criteria is to ensure the Data Center use remains ancillary to the primary operation. She noted that staff based the 10% limit and other standards on similar provisions in Chandler’s adopted ordinance and Phoenix’s proposed regulations, aiming for consistency across municipalities in response to public feedback.

Ms. Kopaskie-Brown clarified that the IT room and data storage area may serve different functions, with only the data storage counting toward the 10% limit. She also noted that the

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code includes a definition for accessory use, which staff would refer to in determining whether a use is truly an accessory to the primary function.

In response to Boardmember Peterson's question about the standalone structure language, Ms. Kopaskie-Brown explained that Chandler's ordinance includes three criteria: the Data Center is not housed in a separate standalone structure on the parcel, occupies no more than 10% of the building footprint, and is used to serve the enterprise functions of the on-site property owner and not used to lease data and processing services. She noted that in Mesa's version, the second criterion was split into two bullet points, but overall, the language is very much in line with Chandler's code.

Ms. Phillips confirmed that, yes, the only permitted development standard modification or deviation is for the maximum building height; no other criteria can be modified through variances or other processes.

Boardmember Peterson asked if the separation requirement to residential zoning districts applies to undeveloped County residential areas like RS-43. Staff responded that it likely only applies to residential zones within the City but agreed to confirm and follow up on whether County zones are considered.

Boardmember Peterson asked for clarification on what "oriented to adjacent arterial roadways and intersections" means, and staff explained it refers to the building's front-facing public facade facing the main public realm, such as an arterial or intersection.

Ms. Kopaskie-Brown explained that right now, the City uses PAD and BIZ overlays, and what they're looking to do is a more comprehensive update of the PAD overlay, specifically for Data Centers. The current amendment mainly modifies the part that allows use changes under the PAD overlay, which is the key for Data Centers, not how the PAD overlay works overall, and what the development standards would be. The larger update of how PAD overlays work and its development standards is a separate, broader discussion.

Ms. Phillips explained that the parking measurement based on building square footage aligns with typical Data Center requests and accounts for ancillary uses like offices and employees. She noted that parking requirements are usually tied to building size rather than employee count, since staffing levels can change over time.

Boardmember Blakeman asked how the City's focus on compatibility and zoning restrictions for Data Centers balances with the goal of promoting economic growth and job creation.

Economic Development Project Manager Nick Juszczak explained that while Data Centers currently occupy about 1,400 acres in southeast Mesa with roughly 1,400 associated jobs—about one job per acre—other industries, especially advanced manufacturing, offer a higher jobs-per-acre ratio. He emphasized the City's goal to attract 100,000 jobs and the importance of balancing Data Center growth with efforts to bring in more high-quality manufacturing jobs.

Ms. Kopaskie-Brown clarified that Data Centers have historically been allowed in the LI district due to their similarity to Warehousing, but this amendment formally defines Data Centers as a distinct use with specific regulations to determine appropriate locations in the City.

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In response to Boardmember Peterson's question, Mr. Juszczak explained that while past Data Centers like Meta used water cooling, most new centers now use air cooling, which significantly increases power demand. He emphasized that power—not water—is the primary utility challenge, noting that SRP has received Data Center inquiries requesting nearly as much power as their entire peak summer load from last year.

In response to Boardmember Carpenter's question about undergrounding transmission lines, Energy Resources Program Manager Anthony Cadorin clarified that the intent is not to require large transmission lines (like 230 or 500 kV) to be placed underground. He explained that while the Utilities Department receives requests to underground infrastructure, they prefer not to pass those costs on to Mesa's 18,000 existing customers—developers, like Data Centers, would need to cover those costs. Each Data Center's service plan will vary, but the City aims to preserve existing infrastructure whenever possible to minimize expense.

Staff Planner Rachel Phillips presented proposed amendments to Chapters 81 and 87 of Title 11 of the Mesa City Code pertaining to Adaptive Reuse Permits. See attached presentation.

The Board had no questions for staff.

Staff Planner Rachel Phillips presented proposed amendments to Chapters 30, 31, and 87 of Title 11 of the Mesa City Code pertaining to Accessory Dwelling Units, Detached Accessory Buildings or Structures, and Home Occupations. See attached presentation.

The Board had no questions for staff.

- 3 Planning Director Update:** The text amendments related to subdivisions, form-based code, marijuana, and adaptive reuse are moving forward to City Council for introduction on Monday. Additionally, starting with the first meeting each month, the Board will receive an updated memo tracking progress on the Balanced Housing Plan goals.

- 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 Boardmember Peterson.

The Study Session was adjourned at 4:27 pm.

Vote (4-0; Chair Ayers, Boardmember Montes and Boardmember Farnsworth, absent)

Upon tabulation of vote, it showed:

AYES –Pitcher, Peterson, Blakeman, Carpenter

NAYS – None

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Respectfully submitted,

Benjamin Ayers
Planning and Zoning Board Chair

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ZON25-00082

Culvers



Request

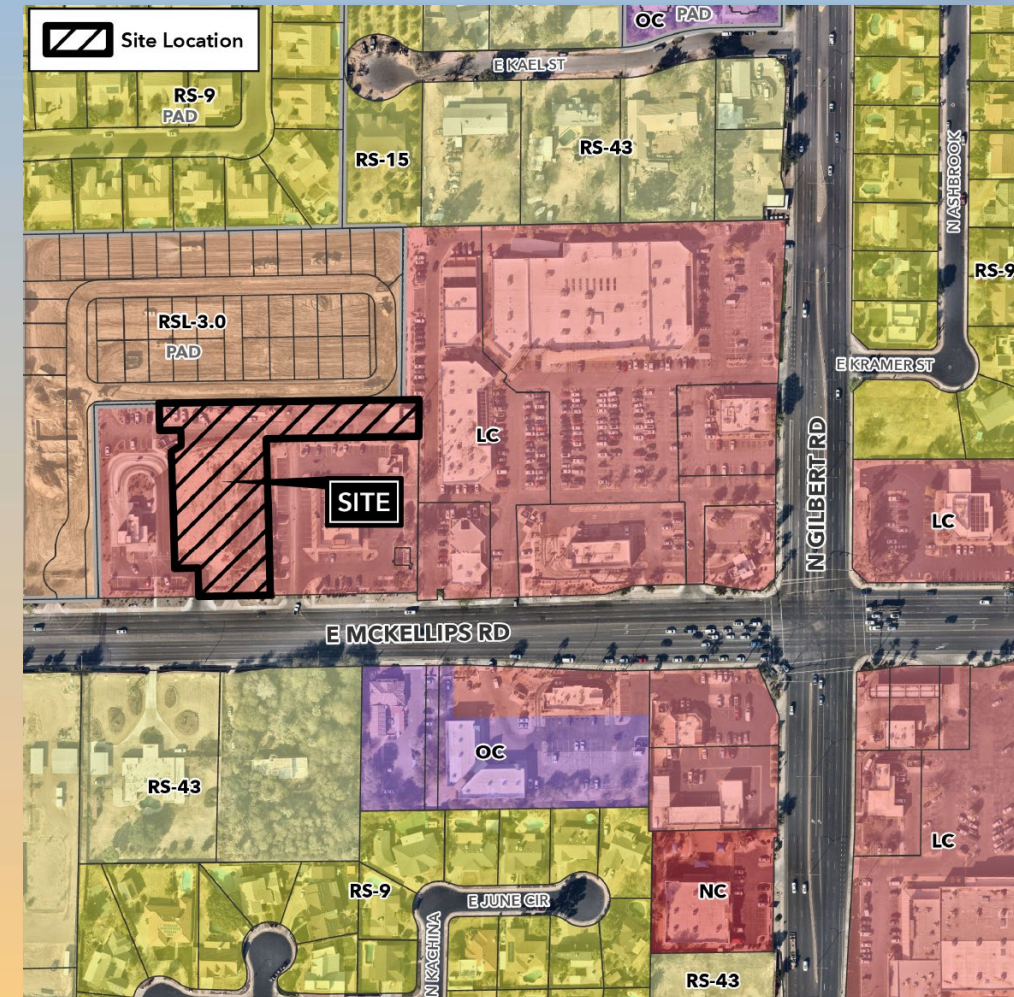
- Major Site Plan Modification
- To allow the development of a Limited-Service Restaurant with drive thru





Location

- North of McKellips Road
- West of Gilbert Road

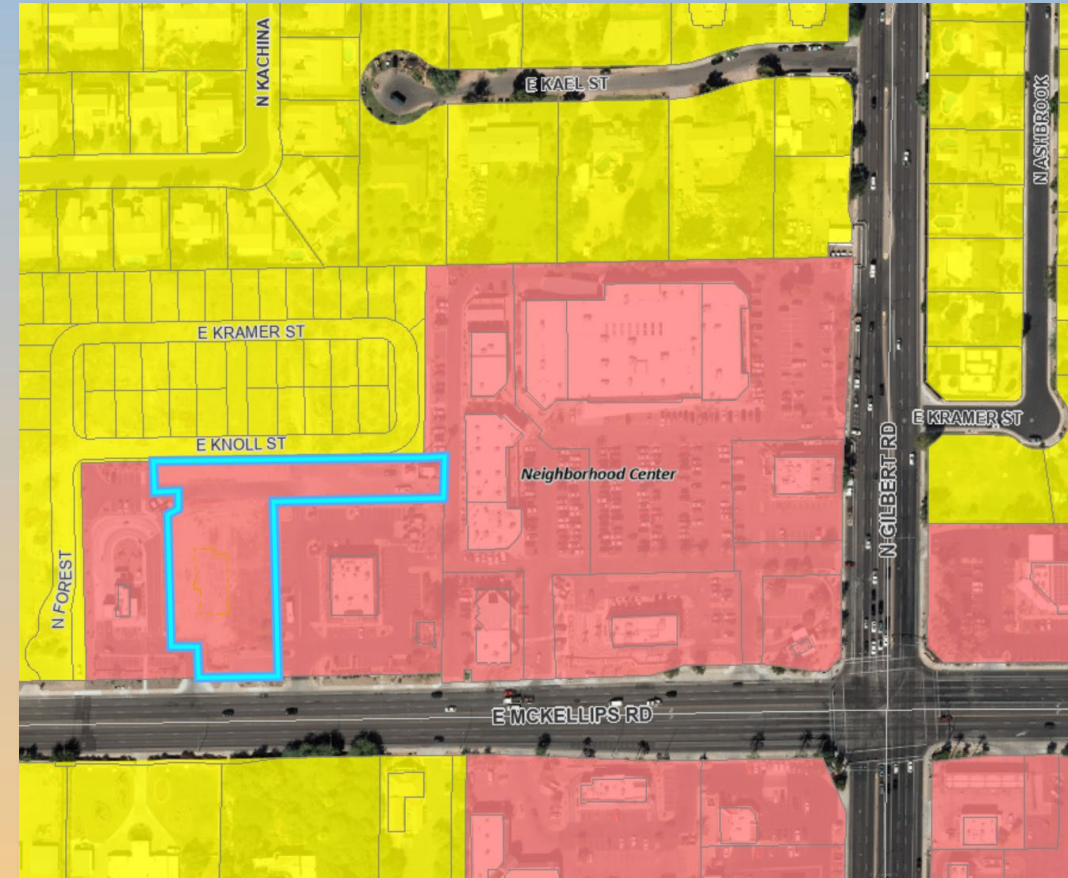




General Plan

Neighborhood Center

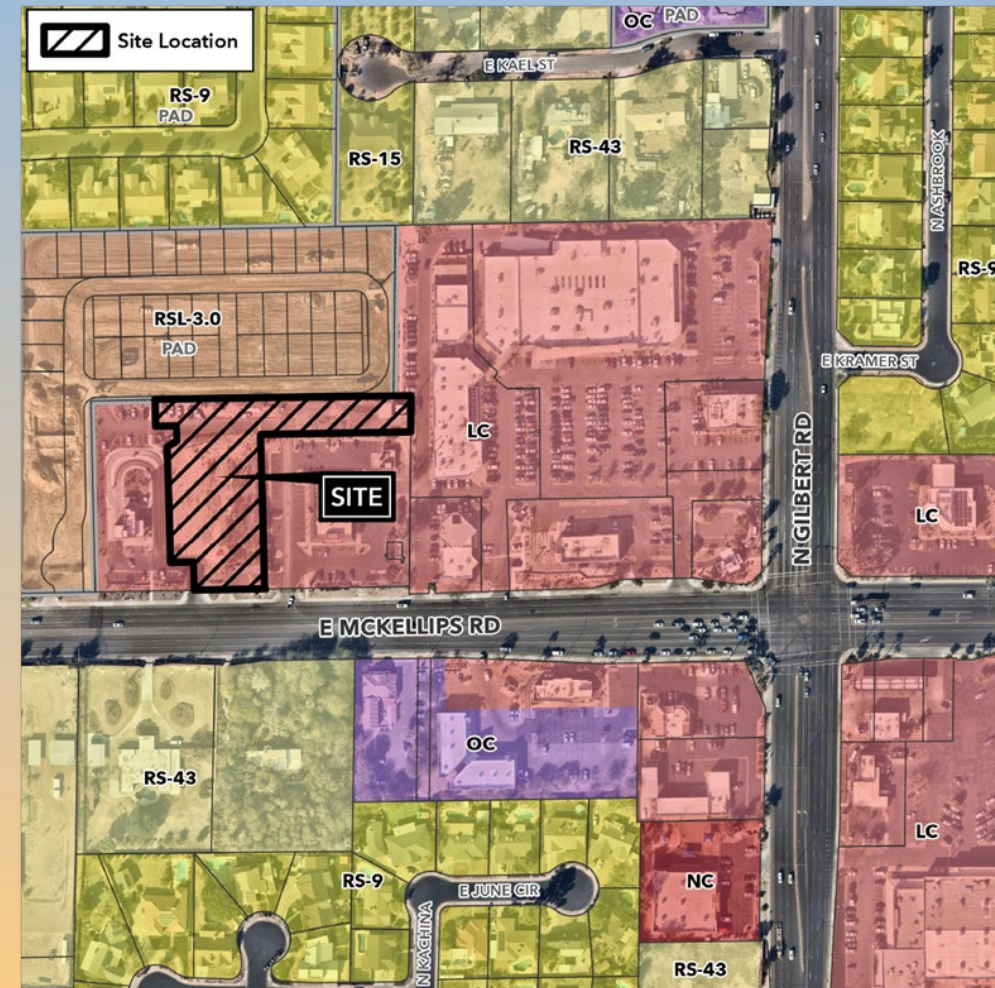
- Strong and viable centers of commercial activity





Zoning

- Limited Commercial (LC)
- Eating and drinking establishments with associated drive-thru facility permitted





Site Photos

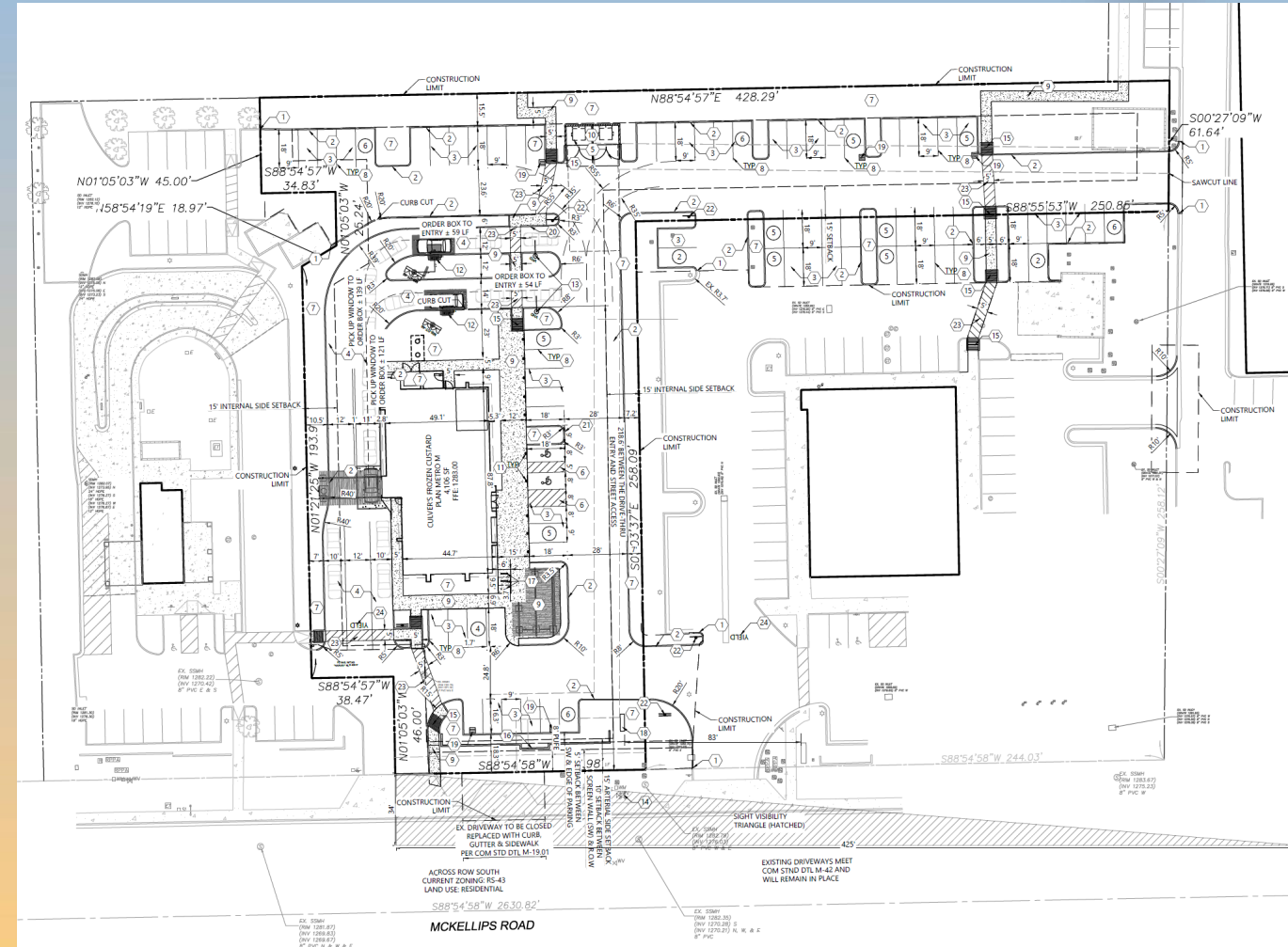


Looking north from McKellips Road



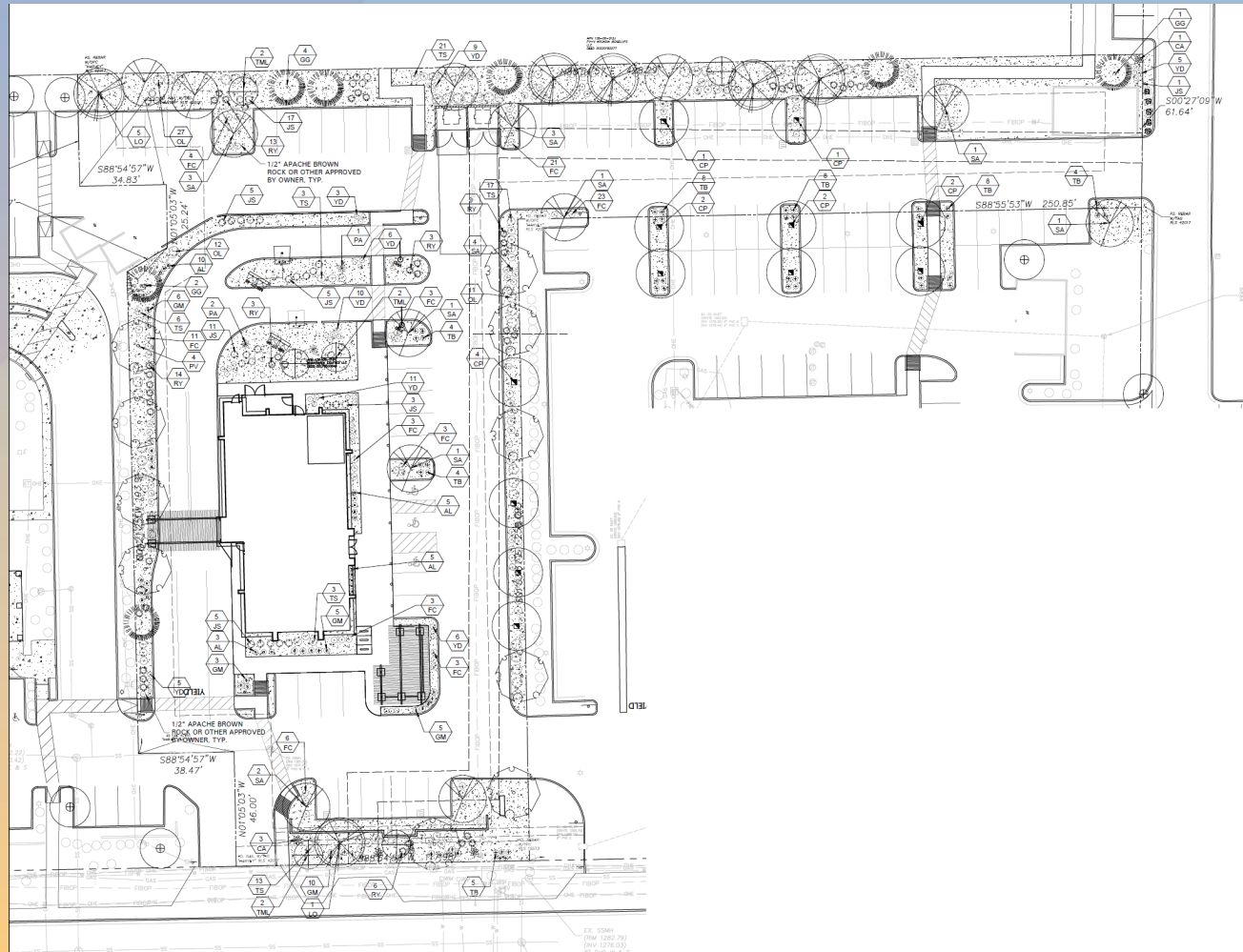
Site Plan

- 4,106 sq. ft. building
- 360 sq. ft. outdoor patio
- 42 parking spaces required
- 49 provided parking spaces





Landscape Plan



PLANT SCHEDULE							
QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES	MATURE SIZE	CANOPY COVERAGE (3.14 x R squared)* tree #
TREES							
12	CP	Chinese Pistache	<i>Pistacia chinensis</i>	24" tree box	12' ht., 4' spread, matching	Deciduous, 40' x 35'	11539.5
7	GG	Ghost Gum	<i>Corymbia papuana</i>	24" tree box	12' ht., 4' spread, matching	Evergreen, 40' x 25'	3434.375
6	LO	Live Oak	<i>Quercus virginiana</i>	24" tree box	12' ht., 4' spread, matching	Evergreen, 40' x 50'	1884
10	PV	Fruitless Olive	<i>Olea europaea</i>	24" tree box	10' ht., 3' spread, matching	Evergreen 25' x 25'	4906.25
13	SA	Shoestring Acacia	<i>Acacia stenophylla</i>	24" tree box	12' ht., 4' spread, matching	Evergreen, 30' x 20'	4082
6	TML	Texas Mountain Laurel	<i>Sophora secundiflora</i>	24" tree box	8' ht., 4' spread min.	Evergreen, 10' x 8'	301.44
TOTAL SITE CANOPY IN S.F.							26147.566
SITE CANOPY PERCENTAGE							41%
SHRUBS							
23	AL	Medicinal Aloe	<i>Aloe vera</i>	5 gal.	full, 24" o.c.		
4	CA	Cowhorn Agave	<i>Agave bovicornuta</i>	5 gal.	full, 24" spread, 48" o.c.		
80	FC	Coral Fountain	<i>Russelia equisetiformis</i>	5 gal.	full, 30" o.c.		
29	GM	Pink Muhly (Gulf)	<i>Muhlenbergia capillaris</i>	3 gal.	full, 30" o.c.		
47	JS	Jerusalem Sage	<i>Phlomis fruticosa</i>	5 gal.	full, 24" sprd, 36" o.c.		
50	OL	Oleander	<i>Nerium oleander</i>	7 gal.	full, 30" sprd, 40" o.c.		
3	PA	Parry's Agave	<i>Agave parryi var. truncate</i>	5 gal.	full, 24" sprd, 36" o.c.		
48	RY	Red Yucca 'Brakelights'	<i>Hesperaloe parviflora</i> 'PERPA' Brakelights	5 gal.	full, 24" sprd, 30" o.c.		
41	TB	Turpentine Bush	<i>Ericameria laricifolia</i>	5 gal.	full, 24" o.c.		
63	TS	Texas Sage	<i>Leucophyllum frutescens</i>	5 gal.	full, 24" sprd, 36" o.c.		
55	YD	Yellow Dot	<i>Sphagneticola trilobata</i>	3 gal.	full, 24" o.c.		
GROUND COVER/VINES/GRASS							
Rock to match adjacent sites, potentially Apache brown 1/2"					match neighbor		
Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.							

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.



Elevations





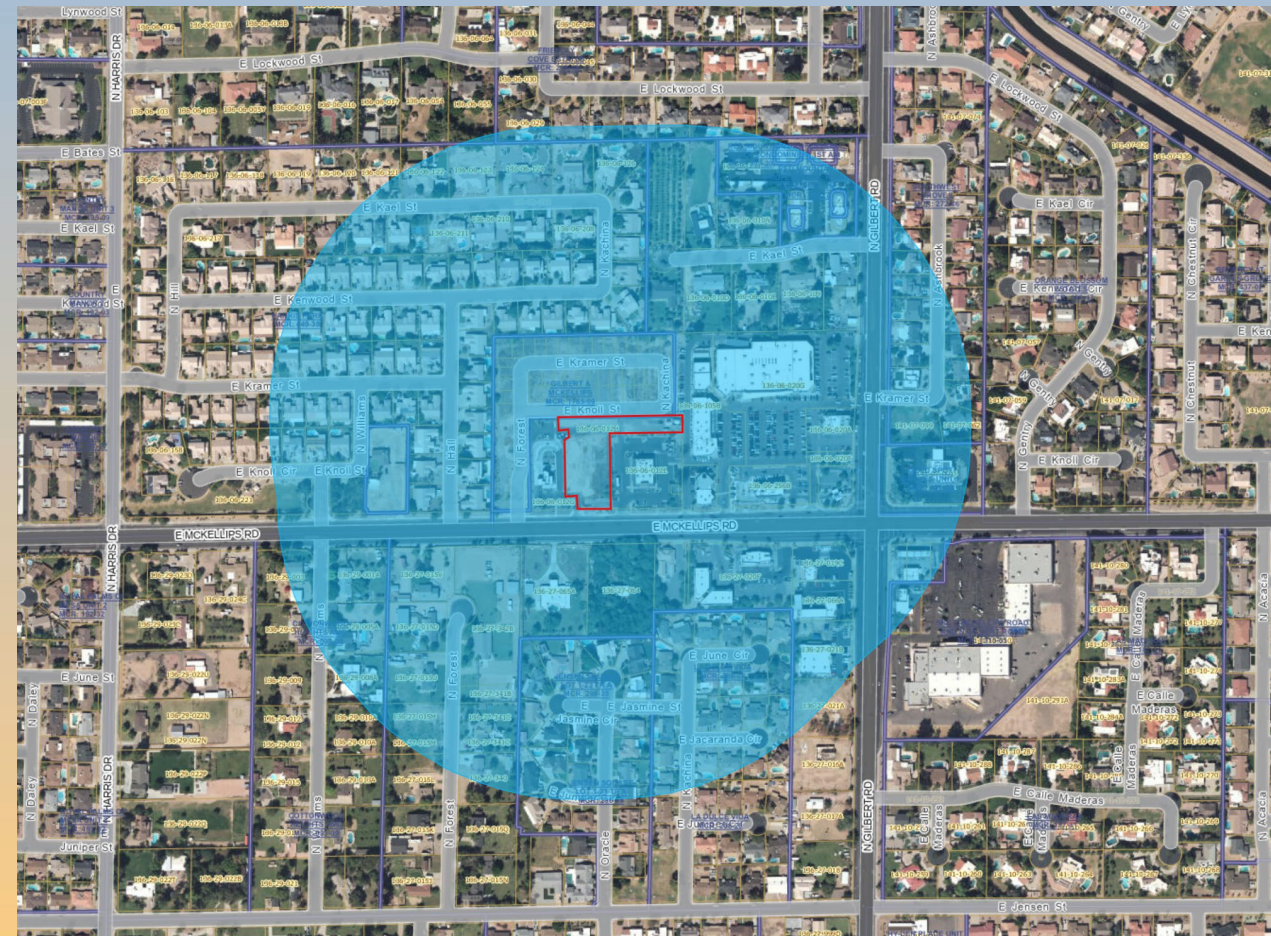
Elevations





Citizen Participation

- Notified property owners within 1,000 feet
- Staff has received no correspondence regarding the proposed use.





Findings

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

Staff recommends Approval with Conditions



Renderings



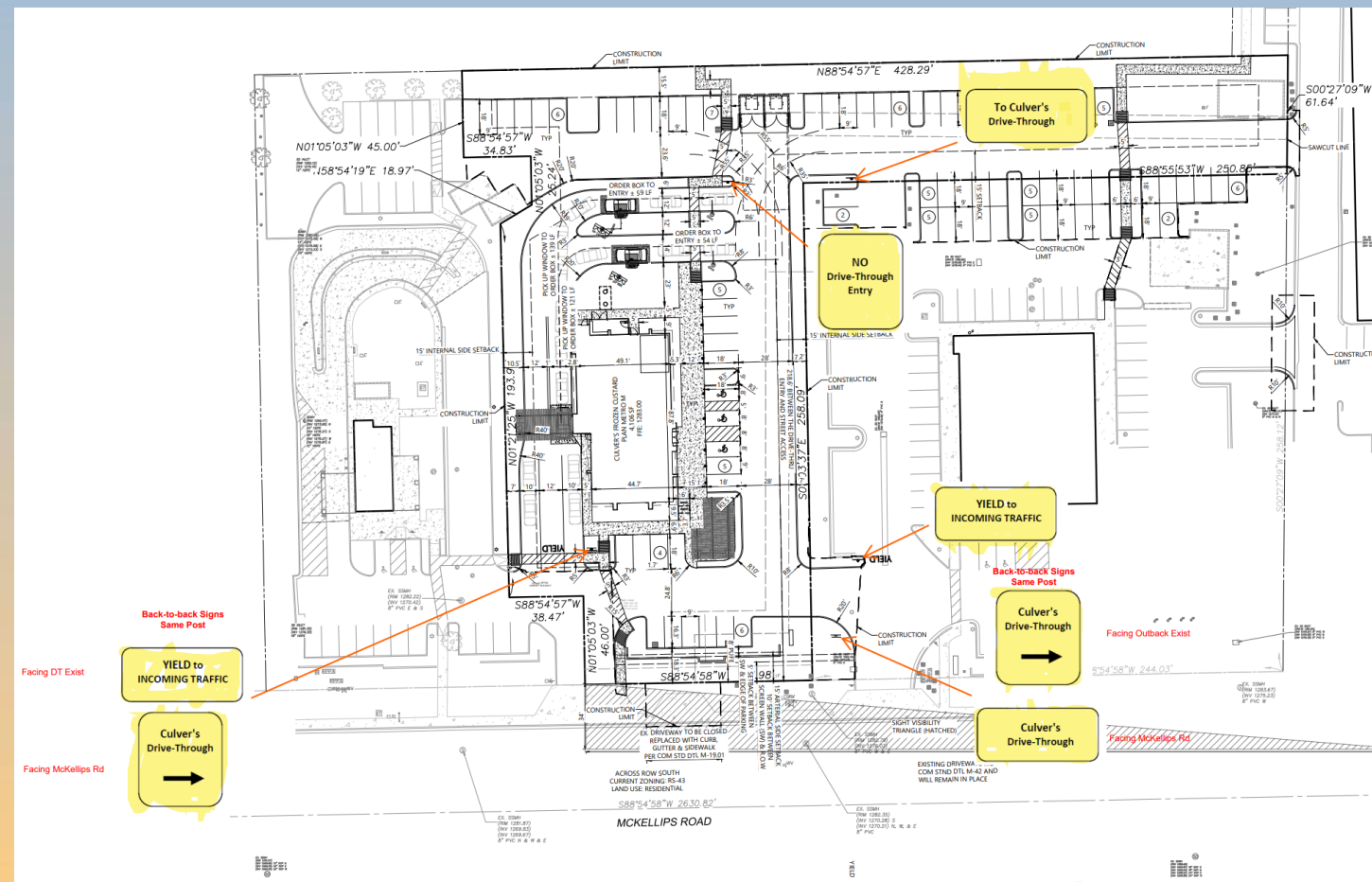


Renderings





Wayfinding Sign Plan





ZON24-01052

Beverly Apartments



Request

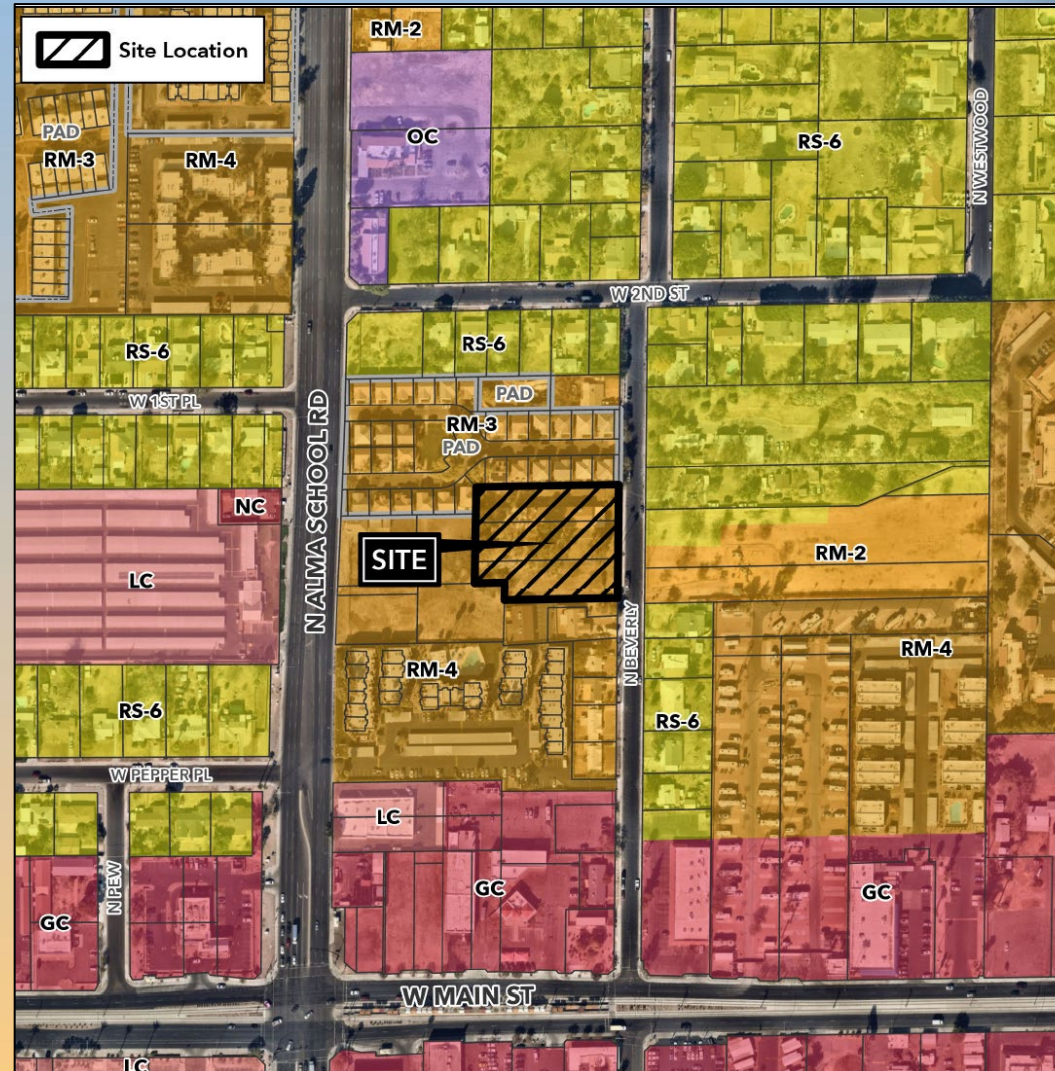
- Rezone from RM-2 and RM-3 to RM-4-PAD
- Site Plan Review
- To allow for a 36-unit multiple residence development





Location

- 120 North Beverly
- West of Alma School Road
- North of Main Street
- West side of Beverly





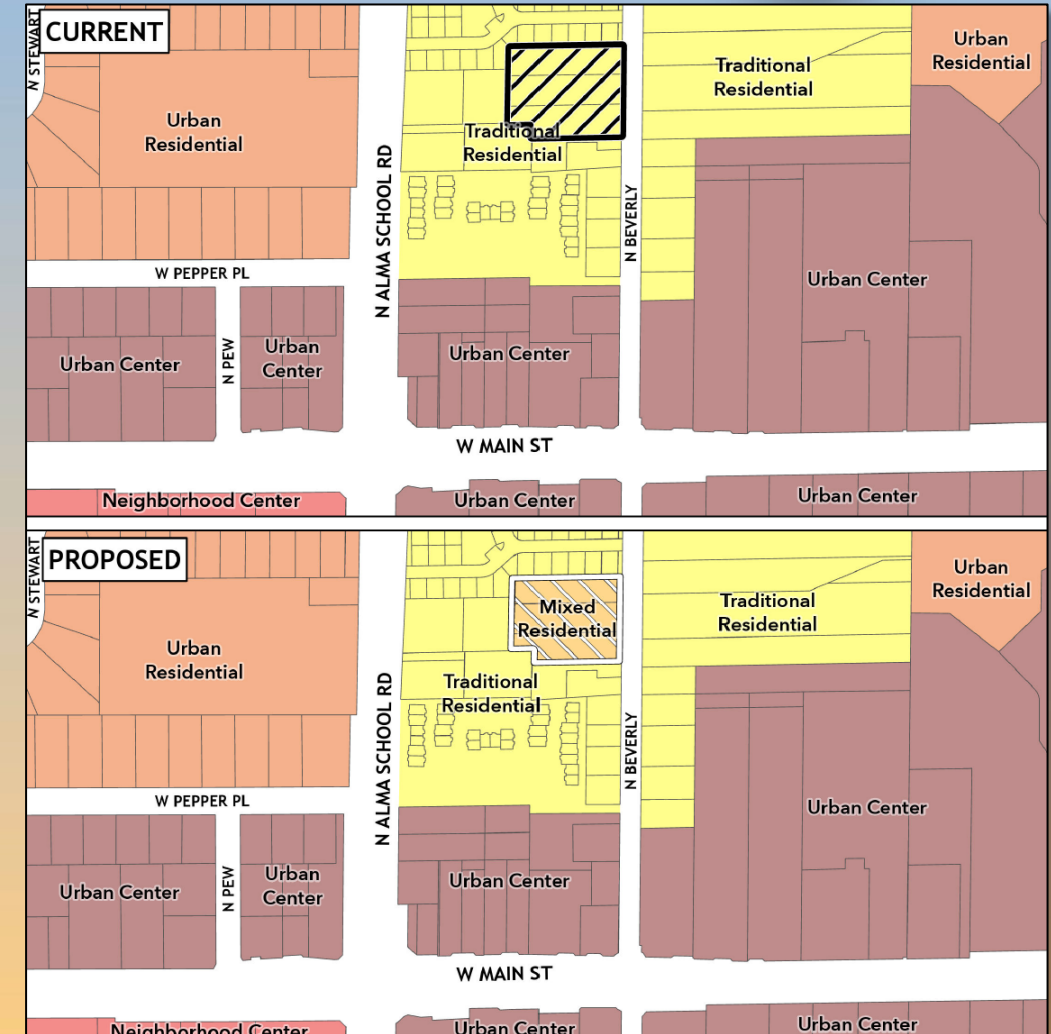
General Plan

Current – Traditional Residential Placetype

- Primarily single-family homes on medium or large lots with densities up to 7.26 dwelling units per acre

Proposed – Mixed Residential Placetype

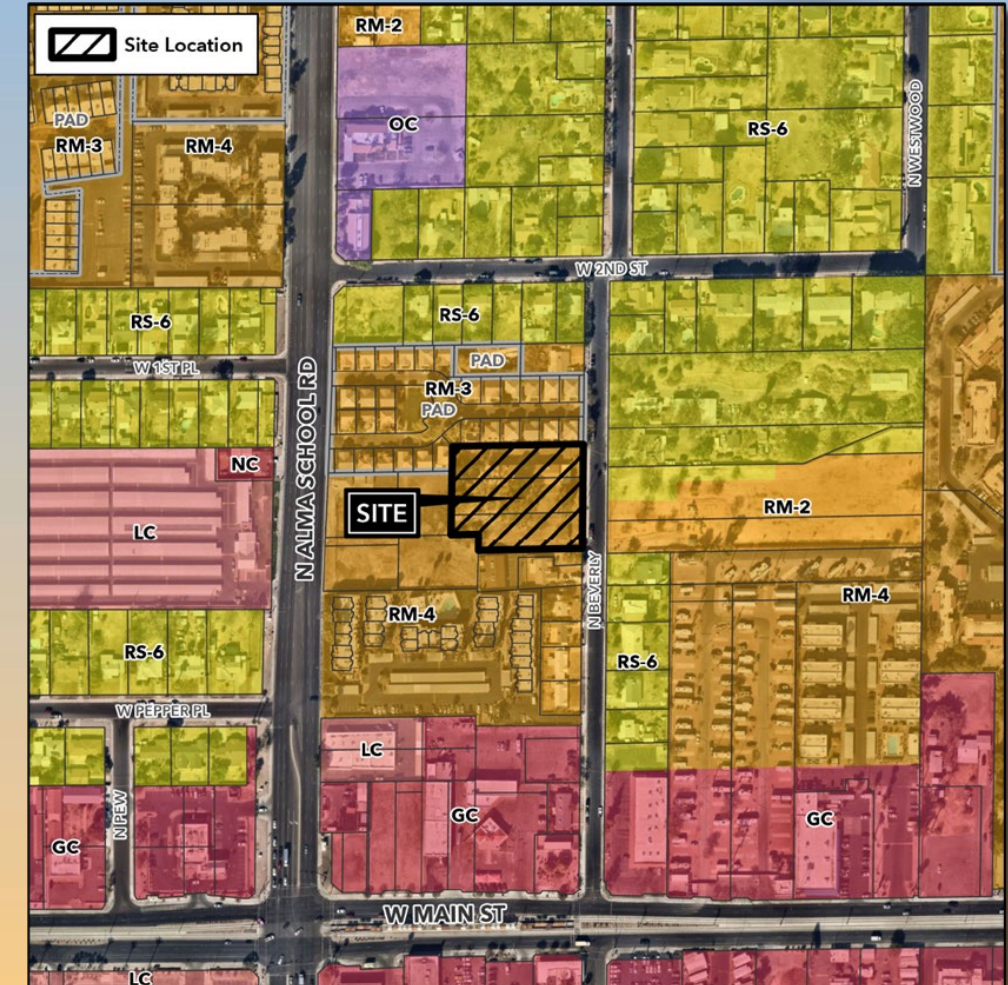
- Variety of housing types, not to exceed 30 dwelling units per acre





Zoning

- Current:
 - RM-2 and RM-3
- Proposed:
 - RM-4-PAD
- Multiple residence with a maximum density of 30 du/acre permitted in RM-4 District
- Proposed density is 29 du/acre





Site Photo



Looking west from Beverly



Site Photo

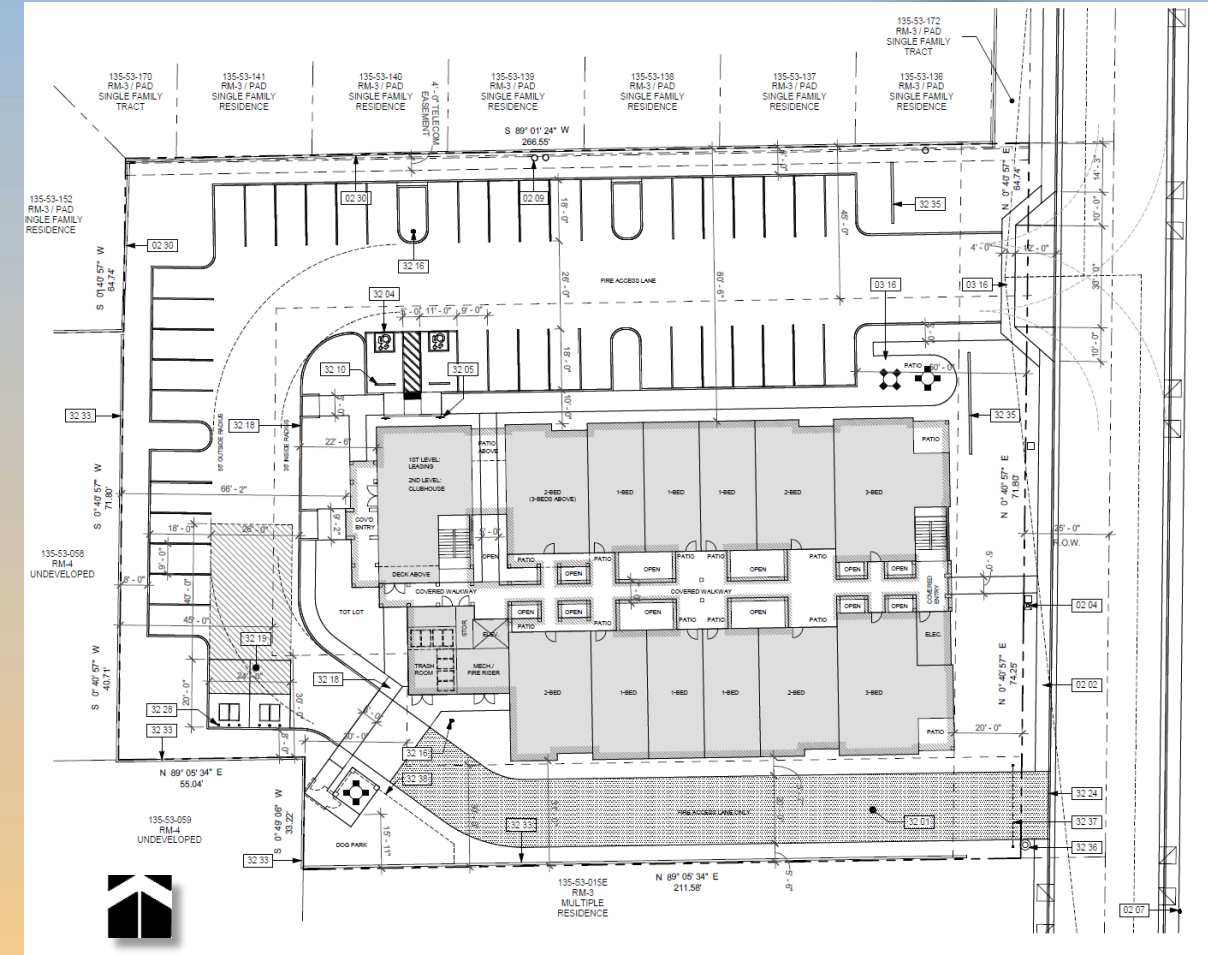


Looking west from Beverly



Site Plan

- Three-story, 36-unit, multiple residence building
- Primary access from Beverly at the north end of the project site
- A second access from Beverly on the south side of the project is site for emergency and solid waste vehicle only
- 44 on-site parking spaces provided (44 spaces required)

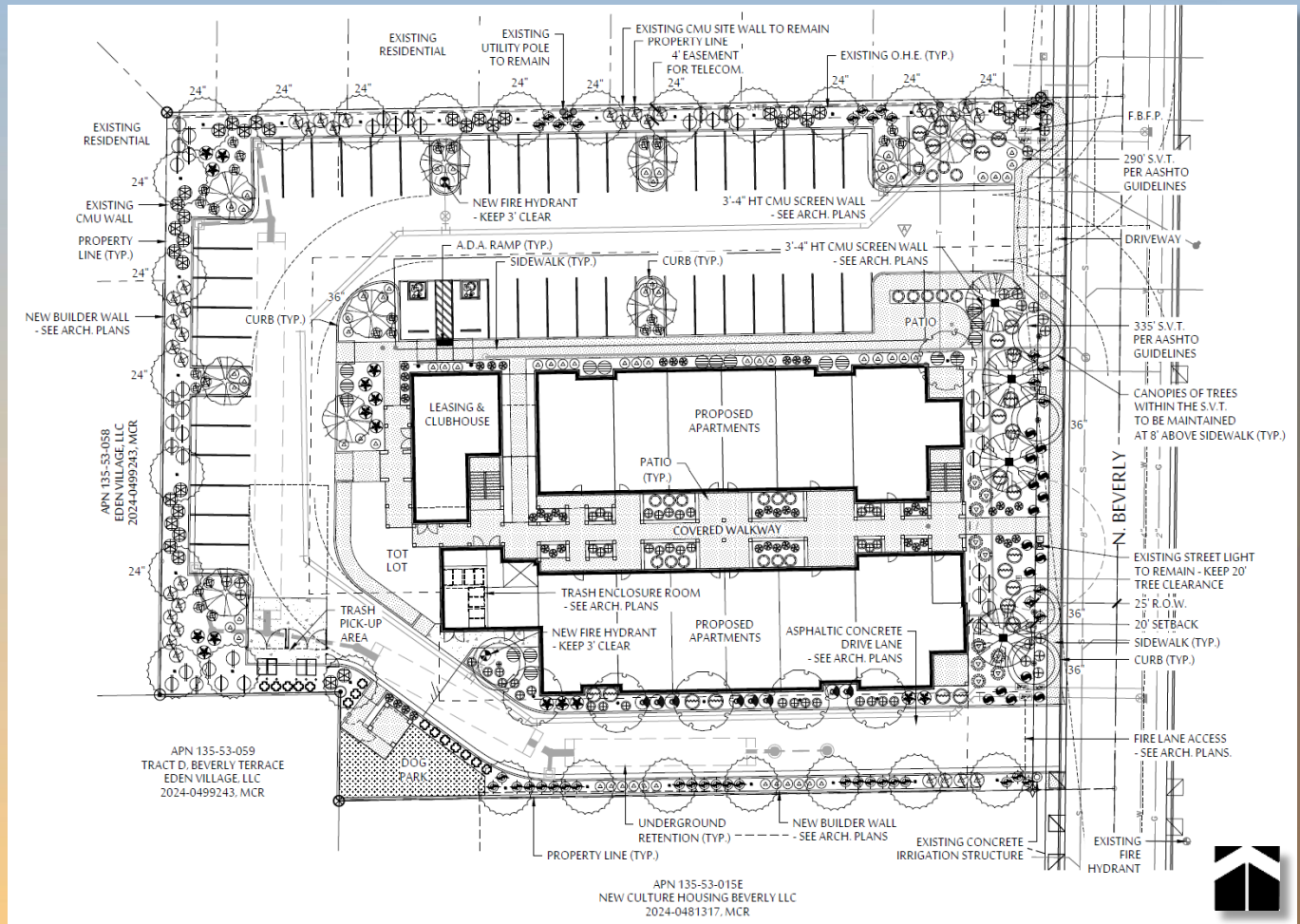




Landscape Plan

PRELIMINARY PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME	SIZE	QTY.
TREES			
	ACACIA ANEURA - MULGA ACACIA	15 GAL	14
	CHITALPA TASHKENTENSIS - CHITALPA	24" BOX	13
	PISTACIA CHINENSIS - CHINESE PISTACHE	24" BOX	6
	QUERCUS VIRGINIANA - SOUTHERN LIVE OAK	24" BOX	2
	ULMUS PARVIFOLIA 'ALLEE' - ALLEE ELM	36" BOX	9
	ULMUS PARVIFOLIA 'ALLEE' - ALLEE ELM	24" BOX	1
	ULMUS PARVIFOLIA 'ALLEE' - ALLEE ELM	24" BOX	4
SHRUBS			
	BOUGAINVILLEA SPP. - BUSH BOUG 'FLAME'	5 GAL	25
	DODONAEA VISCOSA - HOP BUSH	5 GAL	39
	EREMOPHILA HYGROPHANA - BLUE BELLS	5 GAL	60
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' - RIO BRAVO TEXAS SAGE	5 GAL	10
	MYRTUS COMMUNIS 'COMPACTA' - COMPACT MYRTLE	5 GAL	21
	RUELLIA BRITTONIANA - MEXICAN PETUNIA	5 GAL	26
	RUELLIA PENINSULARIS - DESERT RUELLIA	5 GAL	33
	RUSSELLIA EQUISETIFORMIS - CORAL FOUNTAIN	5 GAL	18
	SENNA ARTEMISIOIDES 'SILVER' - FEATHERY SENNA	5 GAL	34
	TECOMA STANS 'BELLS OF FIRE' - BELLS OF FIRE TECOMA	5 GAL	8
ACCENTS			
	ALOE BARBADENSIS - ALOE VERA	5 GAL	48
	BOUTELOUA GRACILIS - BLONDE AMBITION	5 GAL	15
	MUHLENBERGIA CAPILLARIS - PINK MUHLY GRASS	5 GAL	16
	PORTULACARIA AFRA - ELEPHANT FOOD	5 GAL	40
GROUND COVERS			
	EREMOPHILA GLABRA 'MINGENW GOLD' - OUTBACK SUNRISE EMU	5 GAL	18
	LANTANA MONTEVIDENSIS - PURPLE TRAILING LANTANA	5 GAL	15
	LANTANA X 'NEW GOLD' - NEW GOLD LANTANA	5 GAL	43
	DECOMPOSED GRANITE - 1/2" SCREENED, COLOR TO BE 'MOUNTAIN VISTA BROWN' BY KILAUEA CRUSHERS. INSTALL AT 2" DEPTH MIN.	13,786 SQ. FT.	
	ARTIFICIAL TURF	692 SQ. FT.	





Rendering





Planned Area Development

Development Standard	MZO Required	PAD Proposed
<u>Proportion of Private and Common Open Space – MZO</u> Section 11-5-5(A)(3)(a) <ul style="list-style-type: none"> - Two bedroom units - Three bedroom units 	100 square feet of private open space 120 square feet of private open space	88 square feet of private open space 110 square feet of private open space
<u>Foundation Base, Exterior Walls with a Public Entrance –</u> MZO Section 11-33-5(A)(1) <ul style="list-style-type: none"> - North elevation 	A 15-foot-wide foundation base shall be provided, measured from face of building to face of curb along the entire length of the exterior wall.	A 10-foot-wide foundation base shall be provided, measured from face of building to face of curb along the entire length of the exterior wall.
<u>Covered Spaces –</u> MZO Section 11-32-3(D)(2) <ul style="list-style-type: none"> - Multiple residences 	36 covered parking spaces (1 covered parking space per unit)	0 covered parking spaces



Planned Area Development

Development Standard

MZO Required

PAD Proposed

Additional Standards for Private Open Space – Accessibility and Location – MZO Section 11-5-5(A)(3)(i)(1) and (2)

- Ground level private open space
- Above ground private open space

Private open space shall be accessible to only one living unit by a doorway to a habitable room or hallway.
Private open space located at the ground level (e.g., yards, decks, patios) shall have no dimension less than ten (10) feet.

Above-ground private open space (e.g., balconies) shall be a minimum of 60 square feet and shall not be less than eight (8) feet wide or less than six (6) feet deep.

Private open space located at the ground level (e.g., yards, decks, patios) shall have no dimension less than six feet, ten inches.

Above-ground private open space (e.g., balconies) shall be a minimum of 60 square feet and shall not be less than six feet, ten inches wide or six feet in depth.



Planned Area Development

Development Standard

MZO Required

PAD Proposed

Required Landscape Yard Width – MZO Section 11-33-3(B)(1)(a)(i) & Section 11-33-3(B)(2)(a)(ii)

- Non-single residences uses adjacent to single residence uses or districts: sites less than five acres

(North property line)

20 feet

8 feet

(West property line)

20 feet

8 feet

- Non-single residence uses adjacent to other non-single residence uses or districts

(West property line)

15 feet

5 feet

(South Property line)

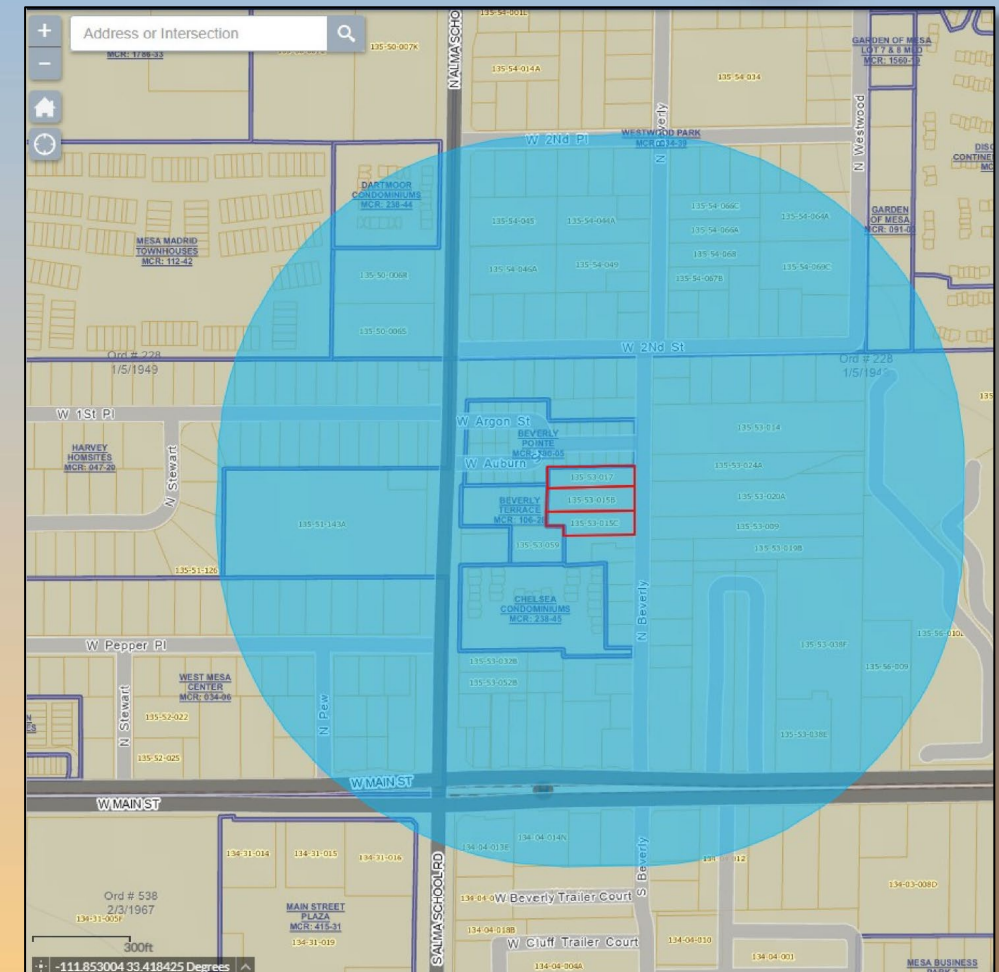
15 feet

5 feet



Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- Virtual neighborhood meeting held on March 19, 2025, attended by one neighbor
- In-person neighborhood meeting held on April 22, 2025, approximately 12 neighbors attended
- Citizen Participation Report outlines neighbors' concerns and the applicant's responses





Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Complies with Chapter 22 of the MZO for a PAD Overlay
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review

Staff recommends Approval with Conditions



Rendering





Rendering





Rendering





Rendering





Rendering



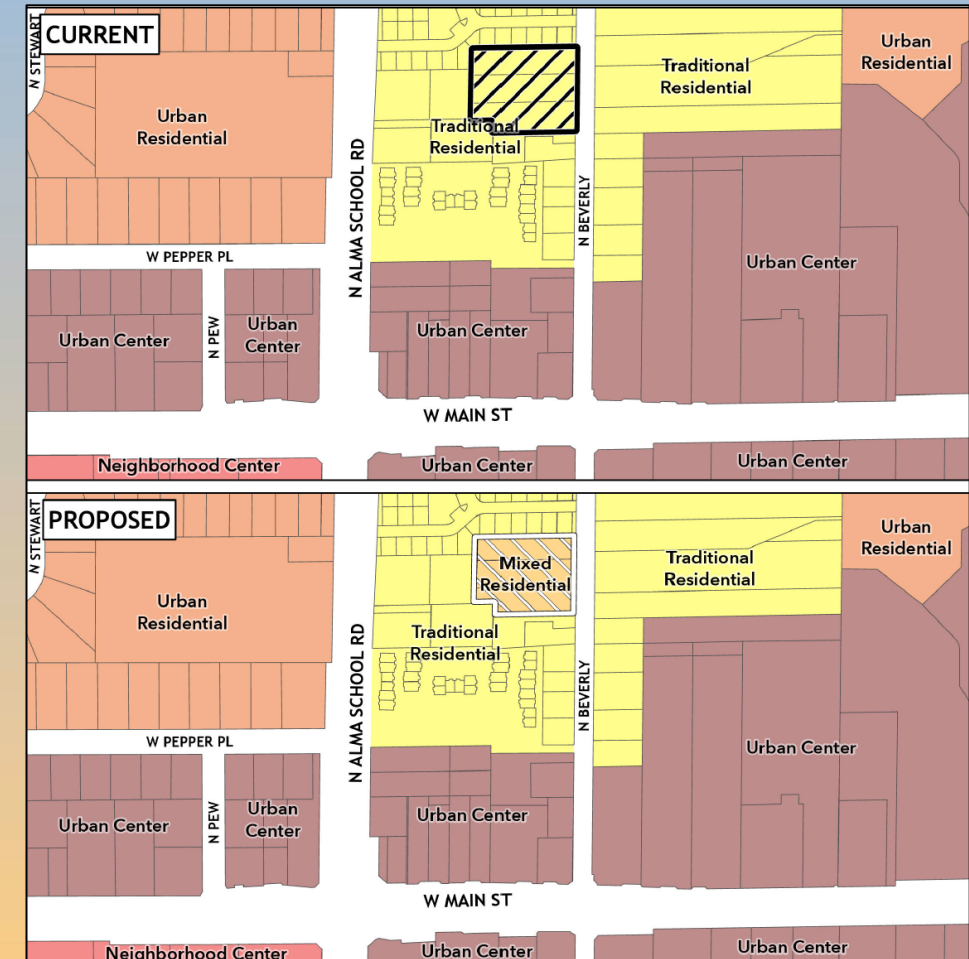


ZON25-00203



Request

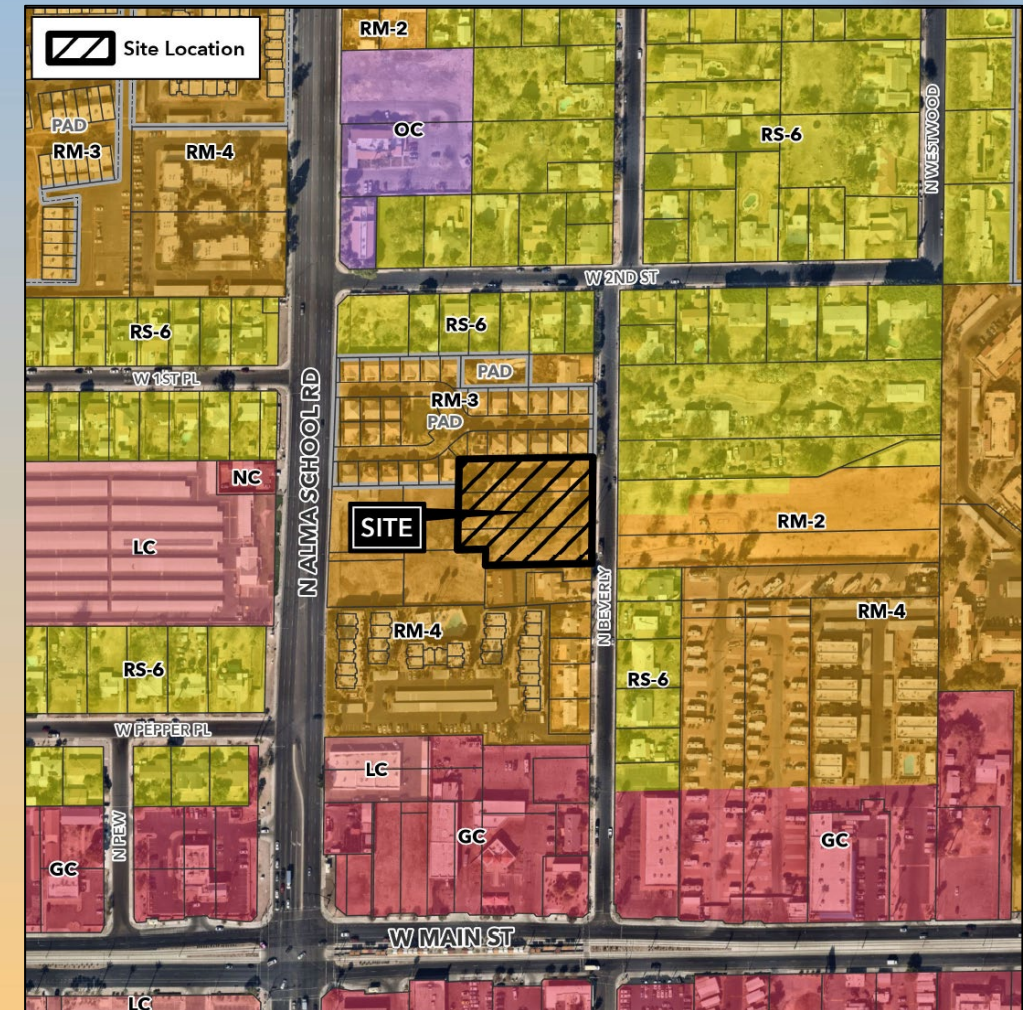
- Minor General Plan Amendment
- Traditional Residential Placetype to Mixed Residential Placetype





Location

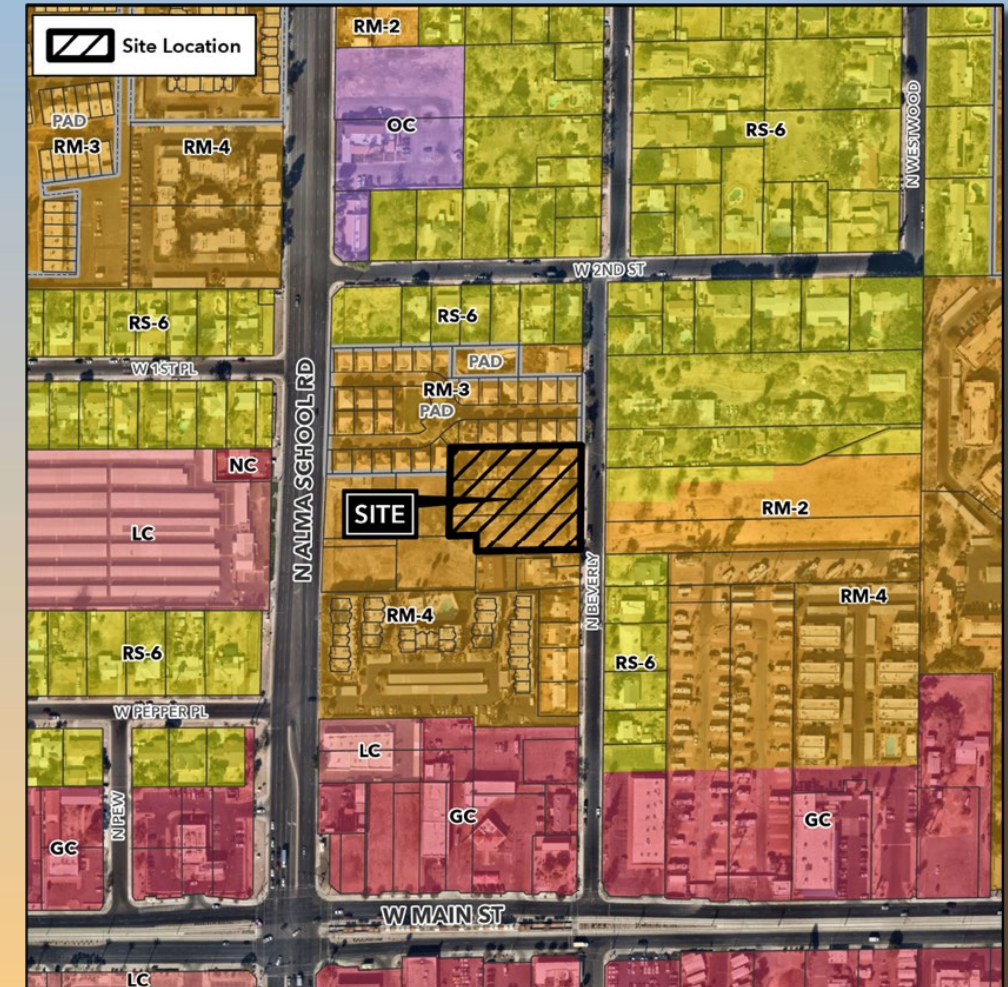
- 120 North Beverly
- West of Alma School Road
- North of Main Street
- West side of Beverly





Zoning

- Current:
 - RM-2 and RM-3
- Proposed:
 - RM-4-PAD
- Multiple residence with a maximum density of 30 du/acre permitted in RM-4 District
- Proposed density is 29 du/acre

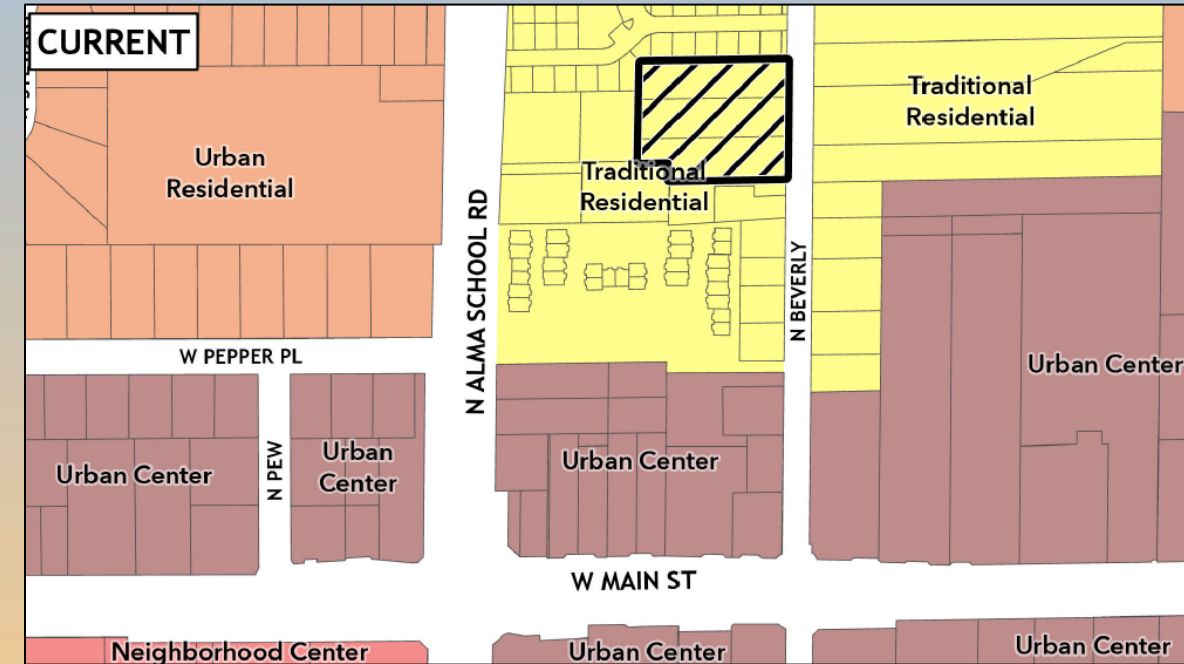




General Plan

Current - Traditional Residential

- Primarily detached single family homes on medium or large lots with densities up to 7.26 du/acre
- Low density multi-family with densities up to 15 du/acre is a supporting land use
- Zoning districts: RS-43, RS-35, RS-15, RS-9, RS-7, RS-6, RSL-4.5 and RM-2

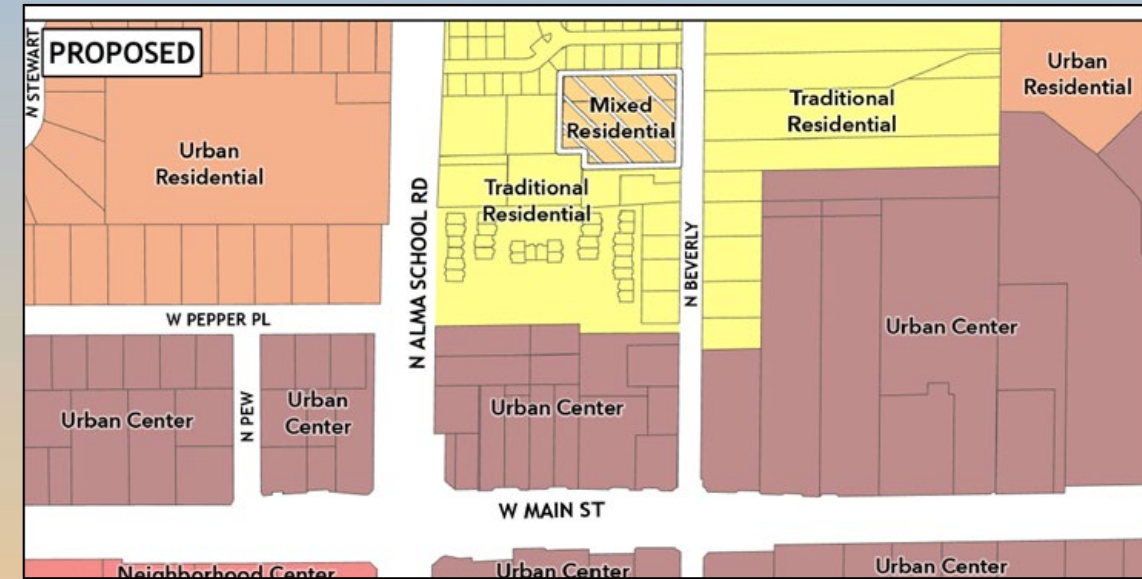




General Plan

Proposed - Mixed Residential

- Primarily a residential area that contain a variety of housing types
- Low- to medium-density multiple residences, not to exceed 30 dwelling units per acre.
- Mixed Residential areas have excellent connectivity and include multimodal paths
- Zoning districts: RS-35, RS-15, RS-9, RS-7, RS-6, RSL-4.5, RSL-4.0, RSL-3.0, RSL-2.5, RM-2, RM-3, and RM-4





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



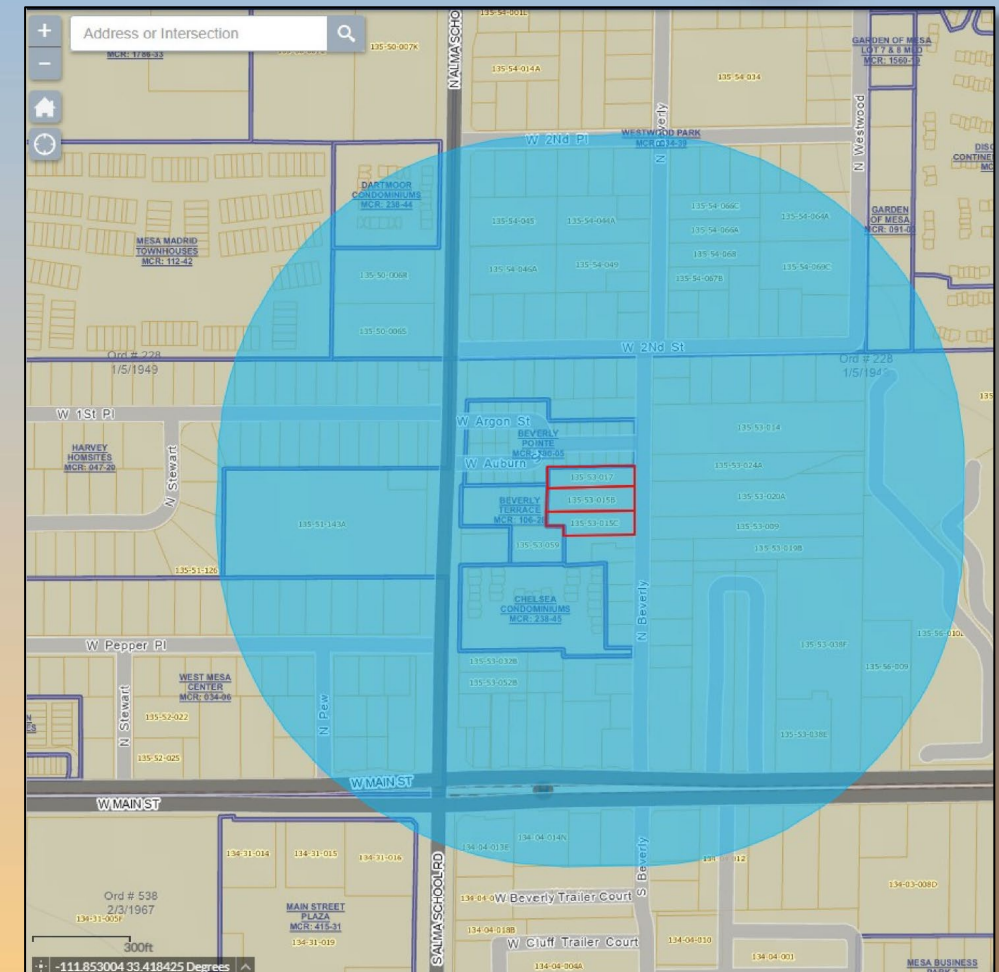
General Plan Amendment Approval Criteria

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 1000 feet, HOAs and registered neighborhoods
- Virtual neighborhood meeting held on March 19, 2025, attended by one neighbor
- In-person neighborhood meeting held on April 22, 2025, approximately 12 neighbors attended
- Citizen Participation Report outlines neighbors' concerns and the applicant's responses





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:**
 - Approximately 60 acres of land directly north and northeast of the project site remain designated as Traditional Residential Place Type.
- 2. Whether events after the adoption of the General Plan have changed the character or condition of the area:**
 - Given the surrounding land use and zoning pattern, the proposed project is appropriate and consistent with the existing context.



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 Proposed Project is consistent with the Vision, Guiding Principles and Strategies identified in the 2050 Mesa General Plan.
 - b. **Requiring larger or more extensive improvements to roads, sewer or water systems that may negatively impact development of other lands:**
 - Beverly 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:**
 - Beverly in its existing condition, has the capacity to service the anticipated number of dwelling units. In addition, the Alma School light rail station is within walking distance (750± feet) of the Proposed Project.



General Plan Amendment Approval Criteria

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.
- N2. Promote adaptive reuse and infill as tools to rejuvenate and revitalize established neighborhoods.
- H1. Create more opportunities for housing options.
- 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 redevelopment of this infill site will serve as an optimal transition to the single residence uses to the north.

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 multiple residence development in this area helps to fulfill a number of strategies identified in the General Plan by creating additional housing opportunities and revitalizing an established neighborhood.

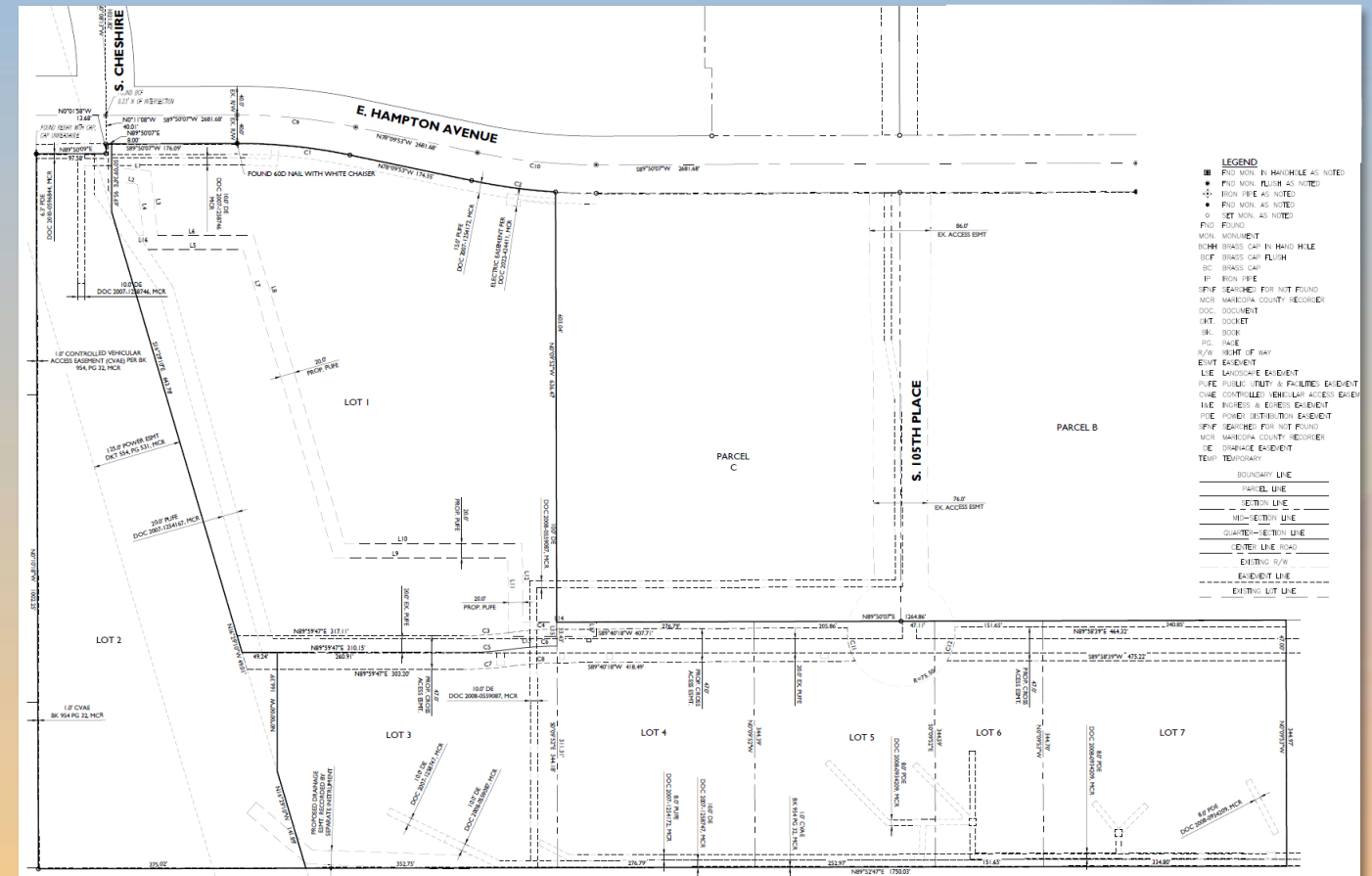


ZON24-01090

Mountain Vista – Preliminary Plat



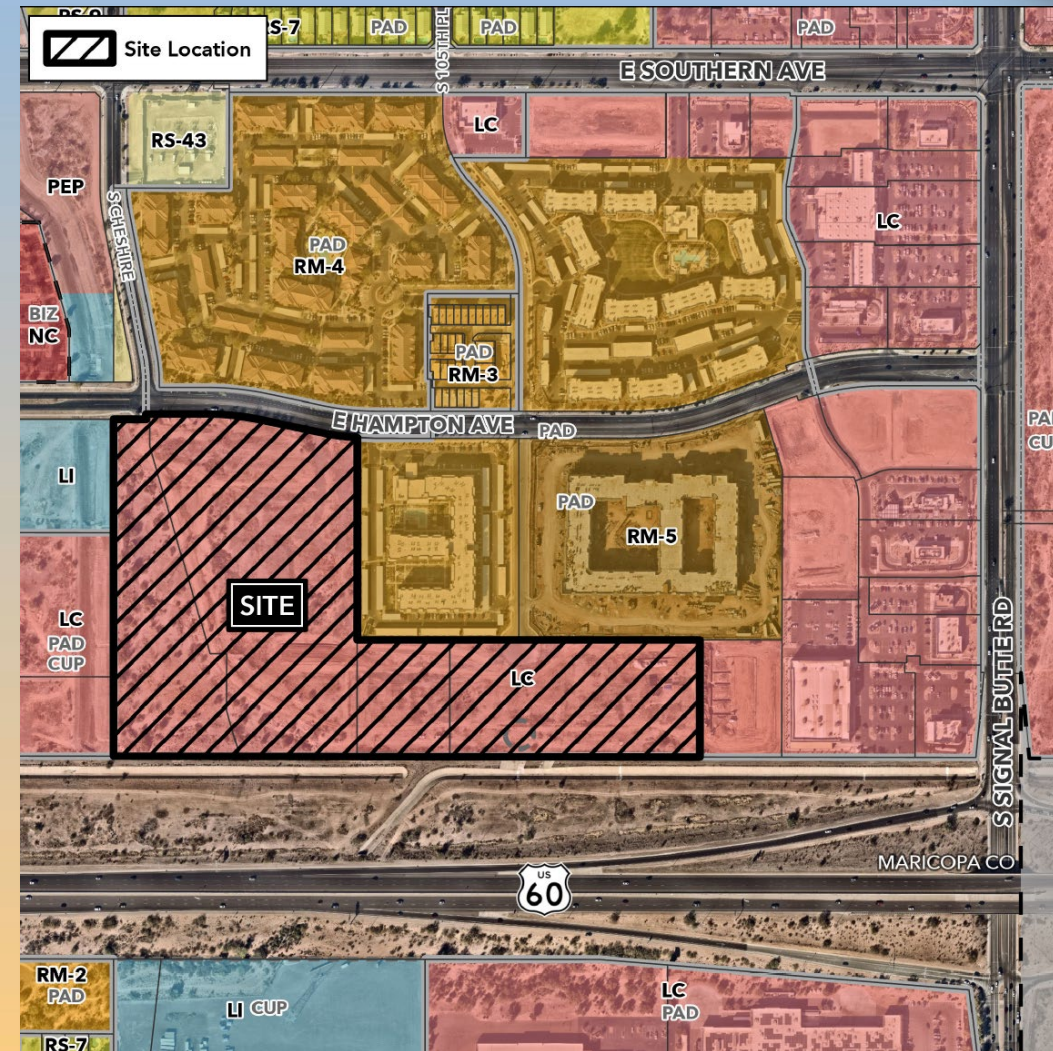
- Preliminary Plat
- For a seven-lot commercial subdivision





Location

- Approximately 850 feet west of the southwest corner of East Hampton Avenue and South Signal Butte Road
- South side of Hampton Avenue

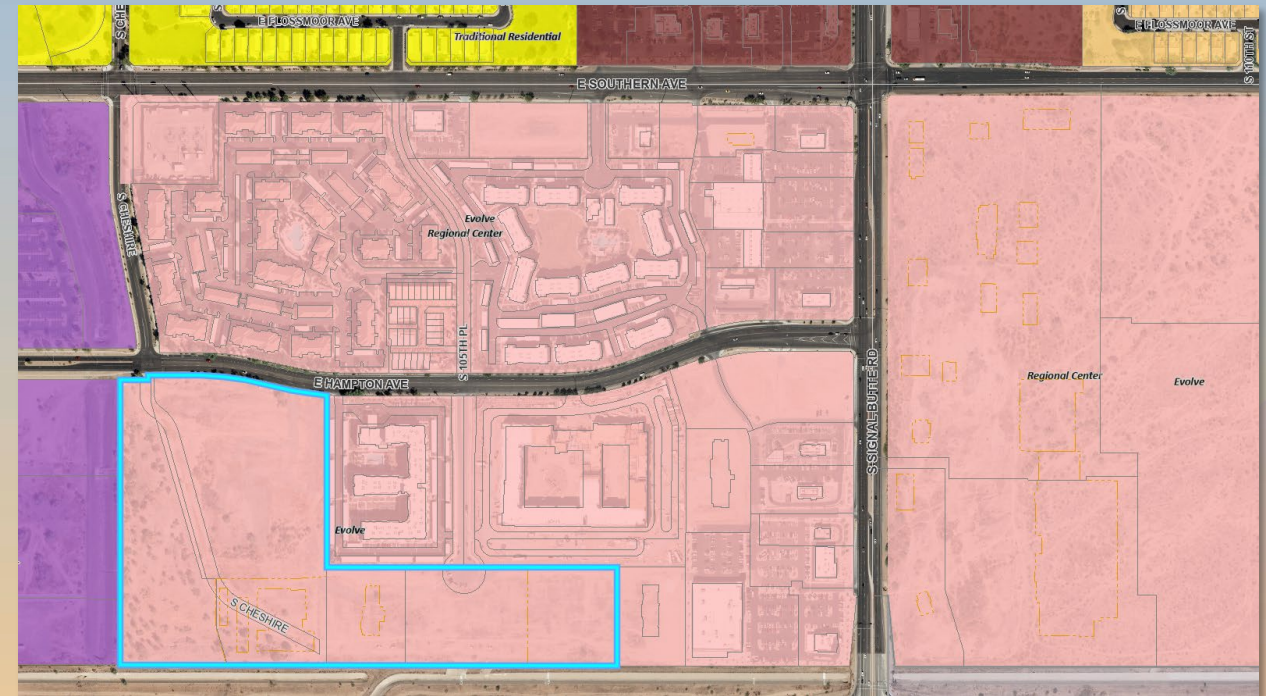




General Plan

Regional Center

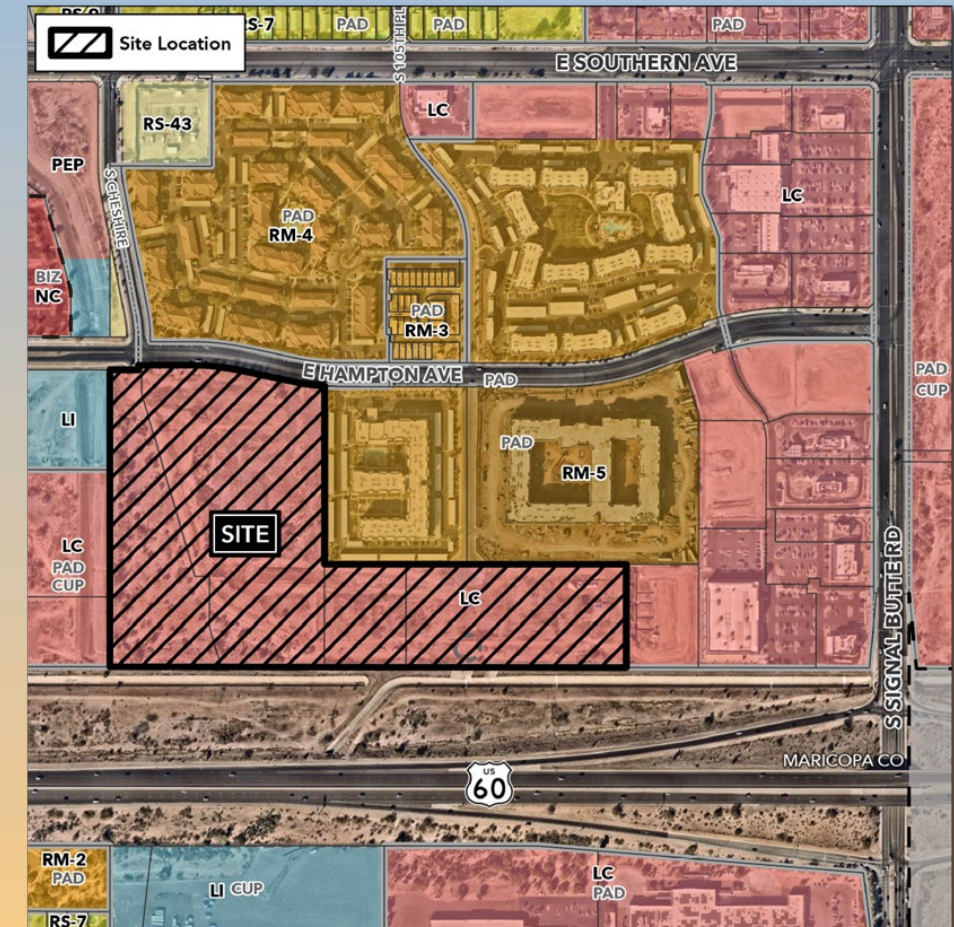
- Mixed-use activity centers that include varied commercial uses such as retail or dining, a variety of housing choices, and recreational opportunities.





Zoning

- Limited Commercial with a Planned Area Development overlay (LC-PAD)
- Commercial uses are permitted within the LC District





Site Photo



Looking south towards the site from Hampton Ave

[illegible]



Findings

- ✓ Complies with the Mesa 2050 General Plan
- ✓ Conforms with the requirements in Section 9-6-2 of the Mesa City Code for Preliminary Plat approval

Staff recommends Approval with Conditions



DATA CENTER & PAD TEXT AMENDMENTS

June 11, 2025

Mary Kopaskie-Brown, Planning Director

Rachel Phillips, Assistant Planning Director

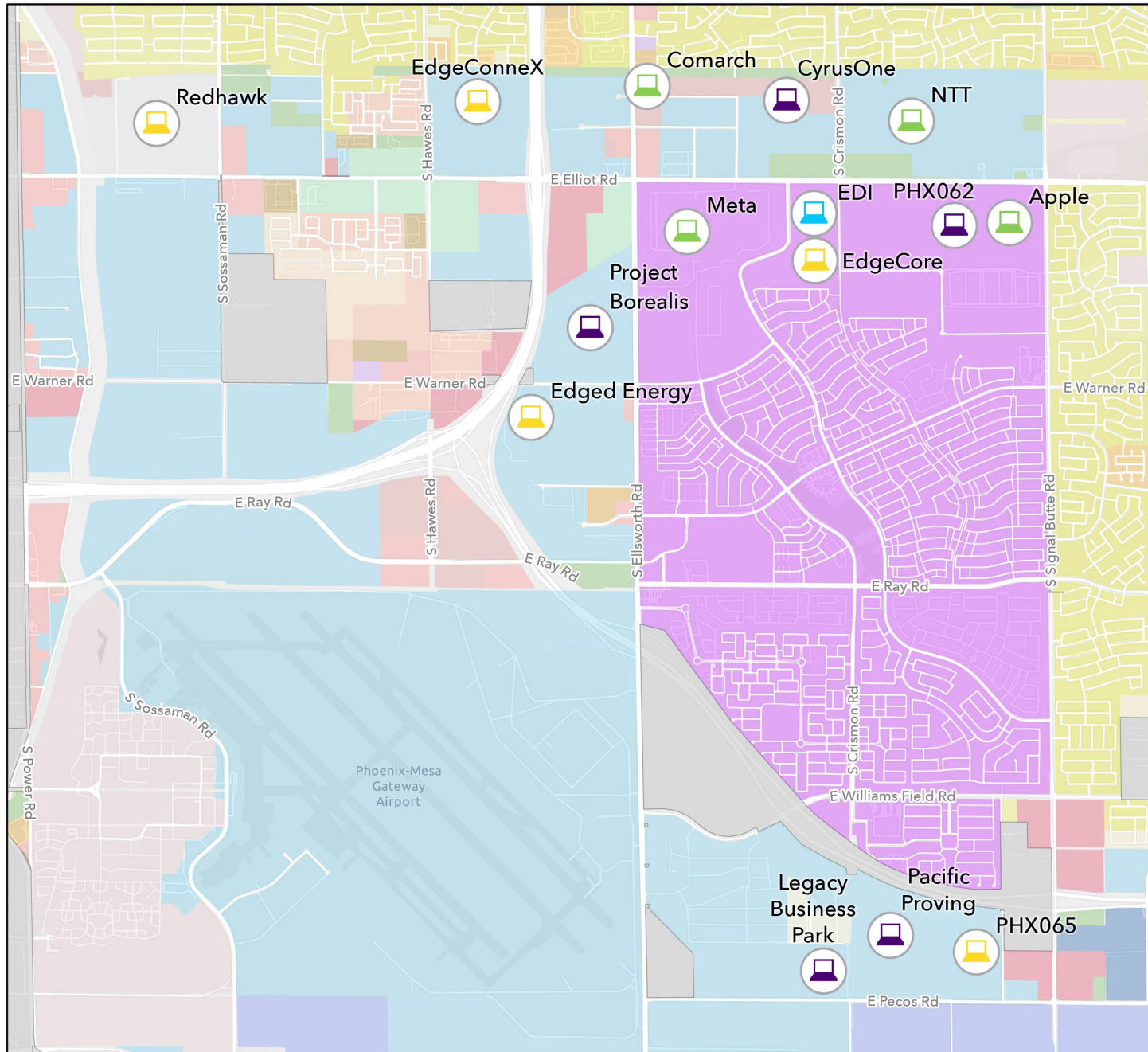
Nick Juszczak, Economic Development Project Manager

Sean Pesek, Senior Planner

Background

2






- Data Centers not a defined use within the Mesa Zoning Ordinance
- Interpreted to most closely resemble and reviewed as Indoor Warehousing and Storage
- Over the past 6 years, 15 data centers have been constructed, approved or proposed



Entitled Data Centers

Data Centers

Status

-  Construction Complete
-  Permit Issued
-  Building / Construction Plan Review
-  Site Plan / Zoning Approved
-  Pending Planning Process

Background

- Staff directed by City Council to draft a text amendment to address data centers and their unique operations
- Due to the number, scale, and their unique impacts/considerations staff believes the text amendments are important
 - Land use compatibility
 - Land availability
 - Utility demand and availability
 - Employment generation
 - Sustainability



Proposed Amendments

5

- Create a land use definition of Data Center
- Permit Data Centers in the General Industrial (GI) and Heavy Industrial (HI) Districts
 - If compliant with all standards of proposed Section 11-31-36: Data Centers
 - When specifically authorized and approved through a Planned Area Development (PAD) Overlay District
- Amendments do not ban data centers



Proposed Amendments

6

- Establish criteria for Data Centers as an accessory use
- Permitted in Commercial and Employment Zoning Districts
- Not subject to Section 11-31-36: Data Centers
 - Exclusively serves the on-site property owner
 - Does not lease data storage or processing services to third parties
 - Occupies no more than 10% of the building
 - Is not housed in a separate stand-alone structure on the parcel

Proposed Amendments

Additional Application Requirements

- Operational Plan
- Good Neighbor Policy
- Water Consumption and Thermal Management Report, describing:
 - Cooling system design - water or air cooled
 - Water usage
- Wastewater Report
- Electric and Natural Gas (Energy) Service Report
 - If in the City's service area - estimated demand
- Initial Sound Study

Proposed Amendments Development Standards

- Separation from residential - 400 ft.
- Height - max. 60 ft.
- Building Placement and Design
- Architectural Design
 - All sided architecture - publicly visible
 - Additional articulation
 - Glazing requirements
 - Architectural features
- Truck Dock, Loading, and Service Areas
- Fences and Freestanding Walls
- Mechanical Equipment
- Substation Screening
- Utility Standards

Proposed Amendments Operational Standards

- Sound Studies
 - Within 30 days of the issuance of certificate of occupancy
 - Annual - for 5 yrs.
- Back up Generators
 - Noticing
 - Hours of operation - normal operation and exceptions



Proposed Amendments

10

- Modifications to Chapter 11 (Planned Area Development Overlay District)
 - Permit land uses not allowed by the underlying zoning district
 - If permitted, additional land uses must adhere to specific use and activity standards

Economic Impacts

11

Considerations for Future Data Center Development

- Scale and pace of growth highlights the need for clear development standards
- Strategic balance needed:
 - Land availability + market readiness
 - Utility capacity and long-term infrastructure planning
 - Impacts on surrounding land uses (noise, compatibility)
 - Low job density vs. fiscal/economic benefits
 - Sustainability + alignment with community goals
- Adopting the proposed text amendments to support responsible, sustainable, and balanced economic growth

Public Participation

- Subscribers to the Long Range Planning Updates List notified on May 27th that the proposed amendments we're available on the website for review and comment
- Staff met one-on-one with and/or talked and/or corresponded with representatives from the following organizations:
 - Data Center Coalition
 - SRP
 - Valley Partnership
 - Edgecore
 - Google
 - Meta
 - Pacific Proving Ground
 - Legacy Business Park
 - Cyrus One
 - Novva
 - C-1 Mesa LLC
 - Berry Riddell LLC

Public Participation - Topics Discussed

13

- **Waiver process**- how the amendments affect current entitlement
- **Substation screening**- what equipment was required to be screened
- **Backup Generators**- hours of operation
- **Electric and Natural Gas (Energy) Service Report**- which provider the report had to be provided for
- **Architectural Features**- suggestions made for additional features
- **Sound Studies**- where the measurements must be taken from
- **Utility Undergrounding** - clarifications on the extent of undergrounding required

Public Participation

- Email sent to stakeholders on June 12th
 - Notifying that the item was continued to June 25th
 - Offering to meet to discuss amendments
 - Requesting any feedback by June 17th at noon to consider incorporating
- Public feedback
 - Opposed- consistent with previous comments
 - In favor - wants greater oversight and regulations to apply to Eastmark
- Table with all comments received by June 17th and responses provided in agenda packet
- All emails and comment cards provided by June 18th provided in agenda packet
- Redline Ordinance and Section 11-31-36 provided to track changes

Public Participation - Revision Topics

15

- **Waiver process-** clarified
 - Section 11-31-36 is not applicable to Eastmark
 - Data Centers with a waiver are legal conforming uses
 - Data centers that have approval or complete application submitted prior to effective date do not have to comply with Section 11-31-36
- **Accessory Use-** removed that it couldn't be in a stand along building
- **Substation screening-** revised
 - Only ground-mounted equipment required to be screened
 - Design options for screening based on height of wall
- **Backup Generators-** revised to allow during “electric utility demand response event”

Public Participation - Revision Topics

16

- **Architectural Features-** Revised to allow Planning Director to approve others
- **Sound Studies-** revised
 - Measured taken during peak “routine” operational
 - Clarified sound study due within 30 days of CofO issuance
 - Conducted by “acoustical consultant”
- **Utility Undergrounding-** clarified requirement only applies to onsite or adjacent infrastructure
- **Building Orientation-** clarified that it applies to the primary (front) façade
- **Mechanical Equipment Location-** prioritize location away from public realm, when possible, at side or rear of building
- **Electric and Natural Gas (Energy) Service Report-** Clarified required if in the City’s service area for electric or natural gas



QUESTIONS?



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2025 ADAPTIVE REUSE PERMIT TEXT AMENDMENTS

June 11, 2025

Mary Kopaskie-Brown, Planning Director

Rachel Phillips, Assistant Planning Director

Sean Pesek, Senior Planner

BACKGROUND

- Apr. 10, 2024 - HB 2297:
 - Municipalities required to allow adaptive reuse of 10% of their existing commercial, office, or mixed-use buildings
- Chapter 81 (Adaptive Reuse Permit) was adopted via ordinance on December 9, 2024
- Apr. 7, 2025 - HB 2110 (emergency measure):
 - Changed the focus from buildings to parcels
 - Clarified the requirements for setbacks and maximum height for adaptive reuse
 - Modified definitions related to adaptive reuse

PROPOSED AMENDMENTS

- Modify terms in Chapter 81 (Adaptive Reuse Permit) to reflect the shift in applicability from buildings to parcels
- Update “application cap” to reflect eligible parcels (202 buildings to 457 parcels)
- Modify definitions to be consistent with HB 2110

PROPOSED AMENDMENTS

- New definition of “Adaptive Reuse” limits reuse to multi-family only, eliminating the need for non-residential land use regulations
- Expand 1-mile comparison rule:
 - Use ANY zoning district with highest residential density, not just multi-family zones
- Clarify non-conforming provisions
 - Non-conforming buildings can expand to the maximum height permitted for the multi-family use (not any use)



QUESTIONS?



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2025 ZONING CODE REFINEMENT

June 11, 2025

Mary Kopaskie-Brown, Planning Director
Rachel Phillips, Assistant Planning Director
Sean Pesek, Senior Planner

PROPOSED AMENDMENTS

2

- Modify the maximum size allowance for detached accessory buildings or structures
- Clarify the setback requirements when converting existing structures to accessory dwelling units
- Modify the definition and requirements for home occupations
- Add a definition for “Building Addition”

SECTION 11-30-1: DETACHED ACCESSORY BUILDINGS OR STRUCTURES

- Total GFA of all detached accessory buildings on a lot-including ADUs-can't exceed the GFA of the primary building
 - State law limits how municipalities can govern ADUs, including size
 - **Recommendation:** Remove ADUs from total GFA calculations for detached accessory buildings
 - Previous amendment to Section 11-30-1 removed the option to exceed the GFA of the primary building with approval of a SUP
 - **Recommendation:** Reinstate the SUP option to restore flexibility

SECTION 11-31-3: ACCESSORY DWELLING UNITS

- Setback requirements for the conversion of an existing structure to an ADU are unclear
- Conflicting setback requirements for legal non-conforming vs. existing structure ADU conversions
 - **Recommendation:** Create separate standards for ADU conversions involving
 - Primary residences
 - Detached accessory structures
 - Legal non-conforming structures

SECTION 11-31-33: HOME OCCUPATIONS

- Home Occupation regulations aren't consistently interpreted, creating enforcement challenges
 - **Recommendation:** Modify the definition and standards to clarify and strengthen its purpose as an incidental use and that adherence to all standards is required

NEW DEFINITION FOR “BUILDING ADDITION”

- MZO lacks clear criteria for when structures are considered attached
- Historically used 6-foot separation rule (from old IRC fire codes)
- Current interpretation: structures within 6 feet = attached
 - **Recommendation:** Create a definition to:
 - Differentiate between attached and detached structures
 - Ensure additions are substantive and not minor “tacked on” elements



QUESTIONS?



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