

# Planning and Zoning Board



## *Study Session Minutes*

Mesa City Council Chambers – Lower Level, 57 East 1<sup>st</sup> Street

Date: July 26, 2023 Time: 3:30 p.m.

### **MEMBERS PRESENT:**

Benjamin Ayers  
Jeff Pitcher  
Jeffery Crockett  
Troy Peterson  
Genessee Montes  
Jamie Blakeman  
Jayson Carpenter\*

### **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  
Jennifer Merrill  
Sean Pesek  
Joshua Grandlienard  
Sergio Solis  
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 3:30 p.m.

#### **2 Review items on the agenda for the July 12, 2023, regular Planning and Zoning Board Hearing.**

**Staff Planner Joshua Grandlienard presented case ZON22-01038. See attached presentation.**  
The board had no questions for staff.

**Staff Planner Sergio Solis presented case ZON22-01298. See attached presentation.**

Boardmember Peterson asked for clarification of the location of the buildings being reviewed.

Boardmember Crockett asked about the security of the facility if there would be fencing or anything to protect the students.

Staff Planner Sergio Solis replied that the activities taken place on site would be conducted inside the buildings.

Boardmember Peterson asked for clarification on the area that will be landscaped.

Staff Planner Sergio Solis explained that it is everything shown on the site plan.

**Case ZON23-00222 was continued to the August 9, 2023 Planning and Zoning Board meeting.**

**Staff Planner Sean Pesek presented case ZON23-00282. See attached presentation.**  
The board had no questions for staff.

**Staff Planner Jennifer Merrill presented case ZON23-00338. See attached presentation.**

Boardmember Pitcher asked if there would be any kind of manufacturing in the facility.

Staff Planner Jennifer Merrill responded that a portion of the building is indicated as fabrication where they will assemble the off-road vehicles.

Boardmember Pitcher asked if the Mesa Gateway Airport staff had reviewed the request.

Staff Planner Jennifer Merrill responded that they have reviewed the request.

**Staff Planner Michelle Dahlke presented case ZON23-00384. See attached presentation.**

Boardmember Crockett asked if the overlay applies only to this specific property.

Staff Planner Michelle Dahlke responded that it does.

Boardmember Crockett asked if there has been any interest from other property owners in the area.

Staff Planner Michelle Dahlke responded that we have not had any interest at this time.

**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](http://www.mesaaz.gov)**

**4 Planning Director Update:** Urban Lab Workshop happening tonight in the Grande Room at Dobson Ranch Community Center for the General Plan where future land use designations and future land use strategies will be discussed.

**5 Adjournment.**

Boardmember Peterson motioned to adjourn the study session. The motion was seconded by Boardmember Crockett.

The study sessions was adjourned at 4:04 pm.

**Vote: 7-0**

**Upon tabulation of vote, it showed:**

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

**NAYS – None**

Respectfully submitted,

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Evan Balmer  
Principal Planner

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# ZON22-01038

Josh Grandlienard, AICP, Planner II

July 26, 2023



# Request

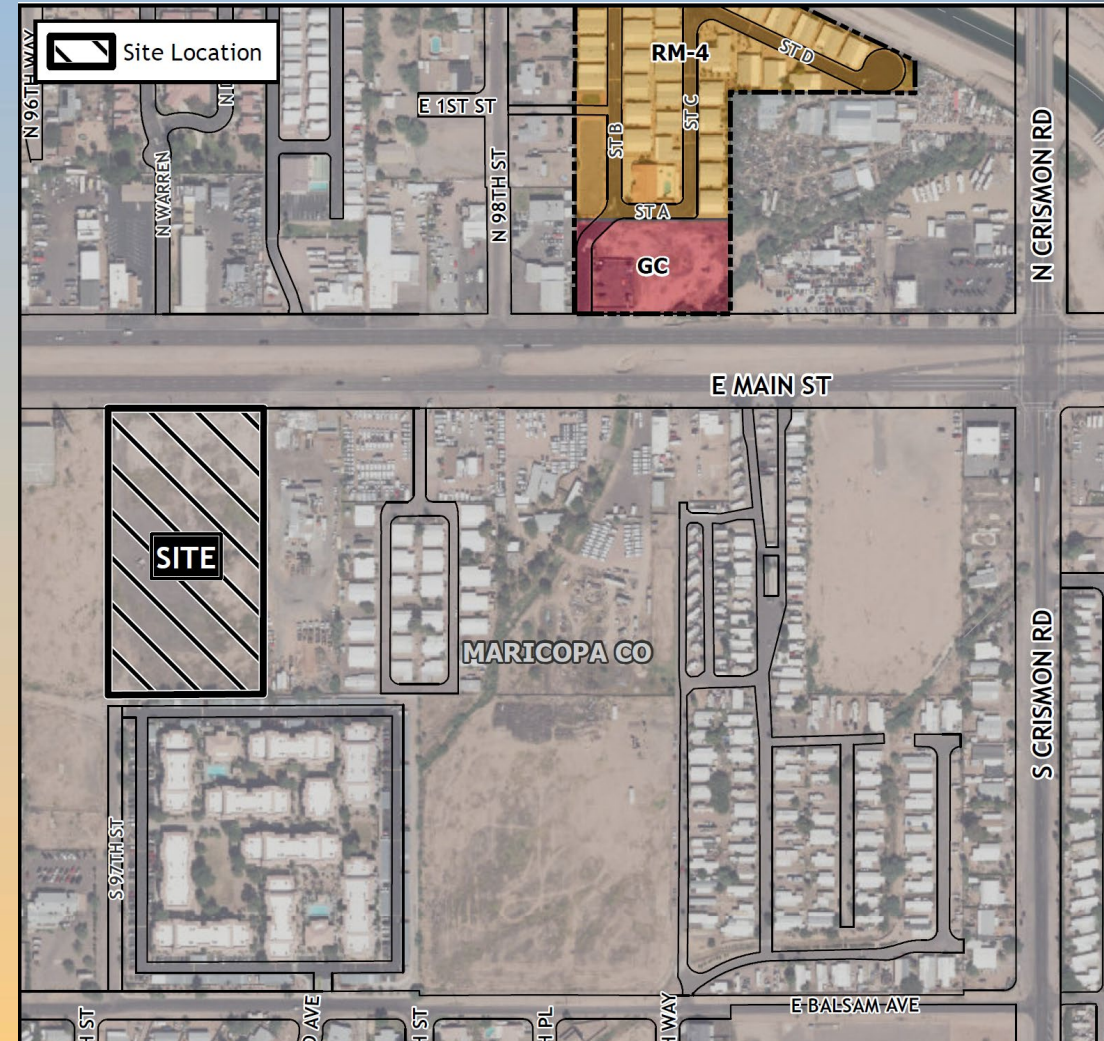
- Site Plan Review and Rezone
- To allow for a multiple residence development





# Location

- West of Crismon Road
- South side of Main Street (Apache Trail)

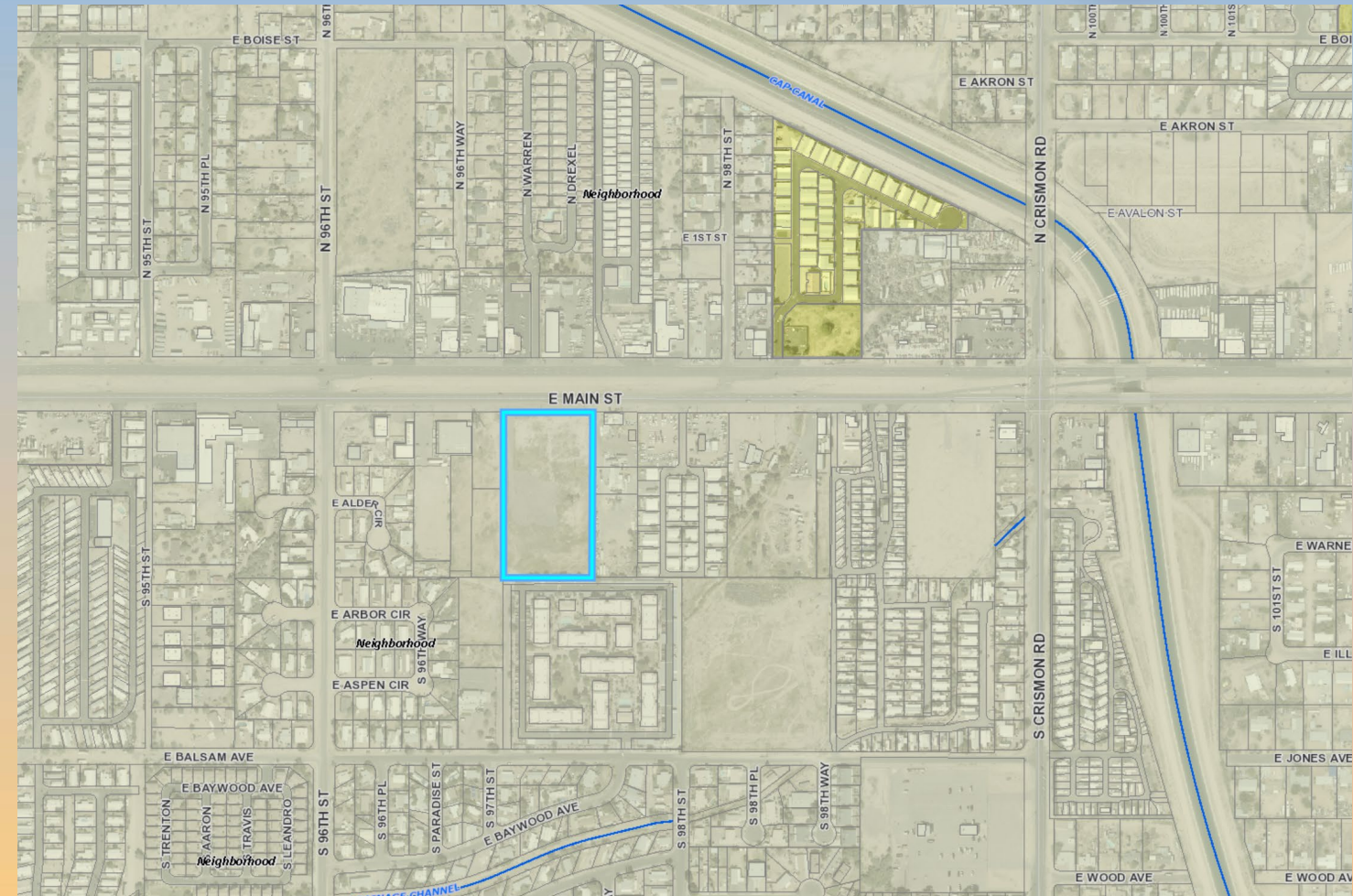




# General Plan

## Neighborhood

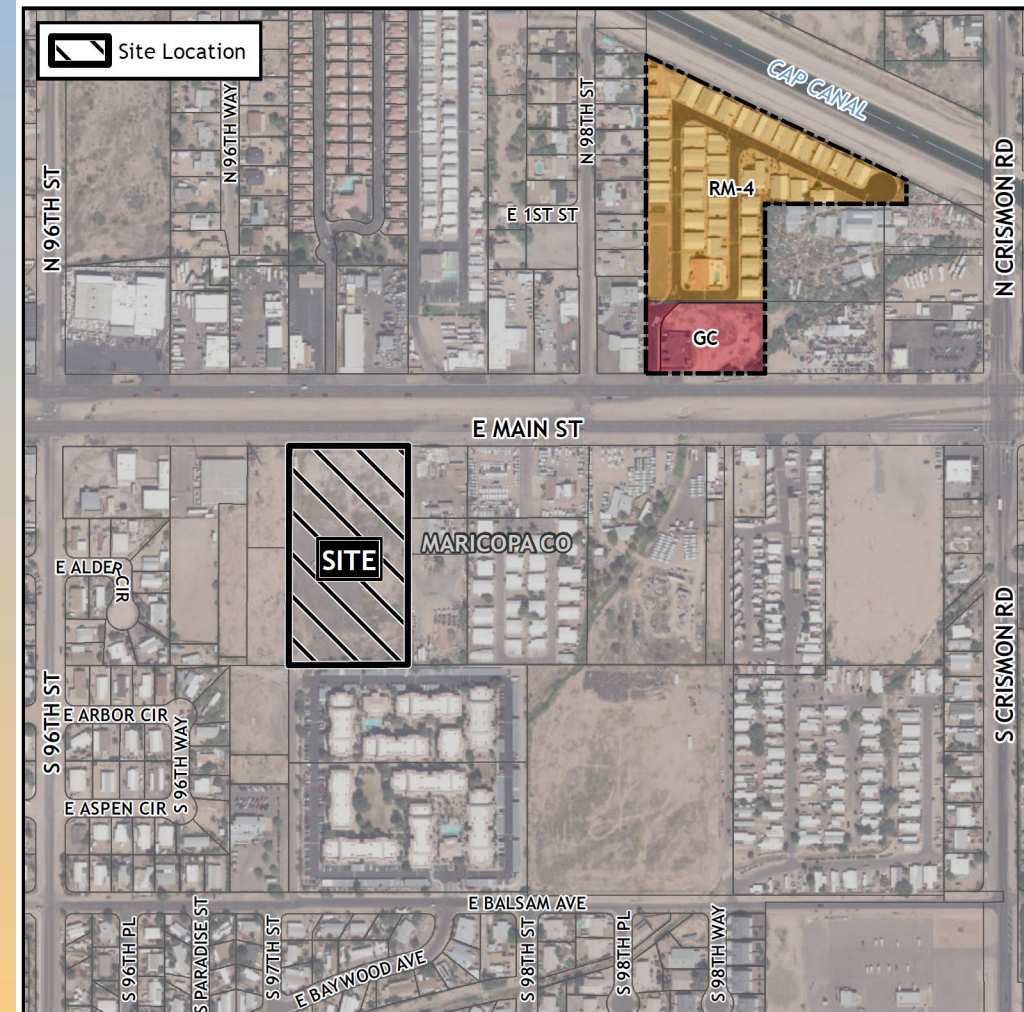
- Safe places to live and enjoy surrounding community





# Zoning

- Currently within Maricopa County
- Proposed rezone to Multiple Residence-4 with a Planned Area Development overlay (RM-4-PAD)







# Site Photo

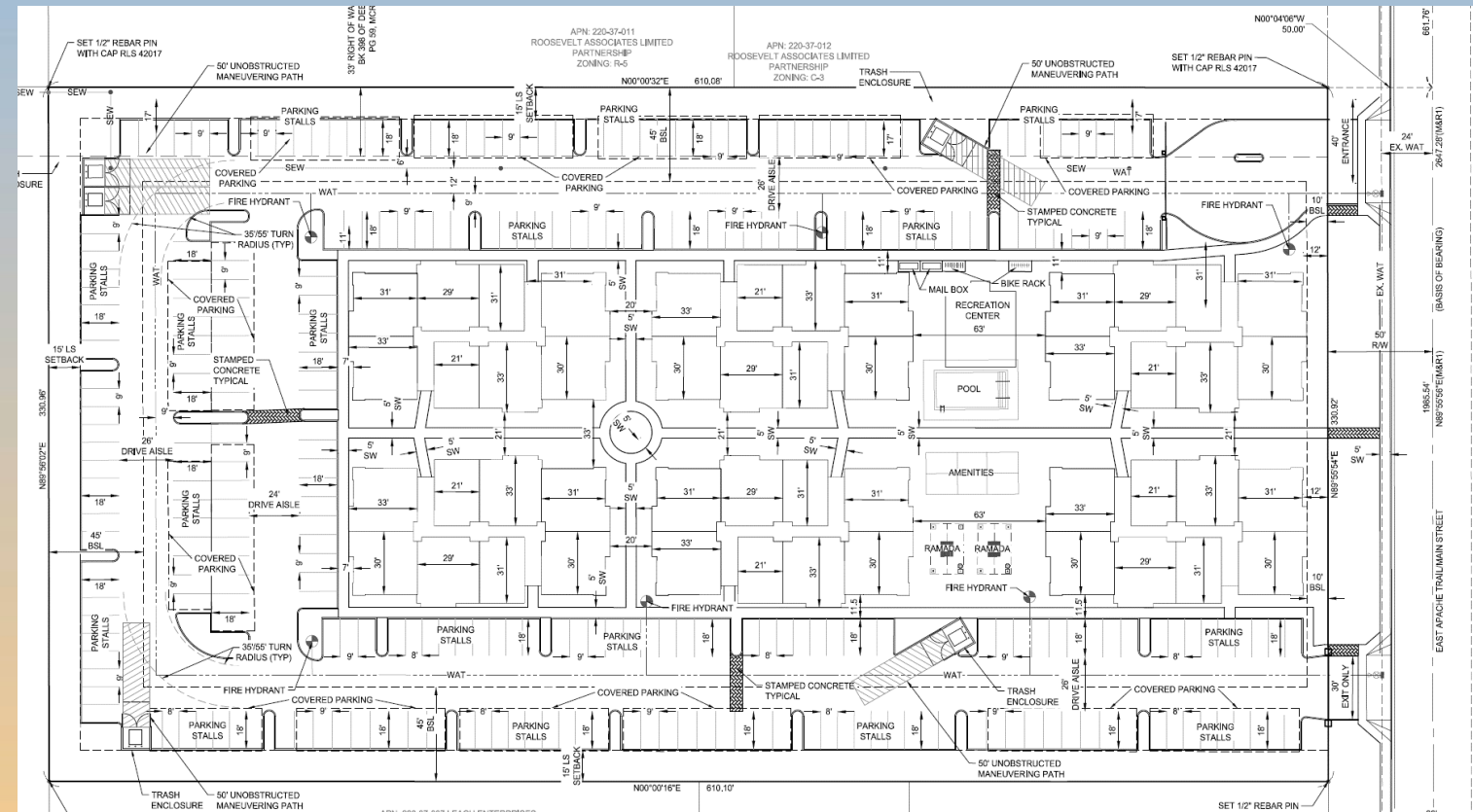


Looking south from Main Street



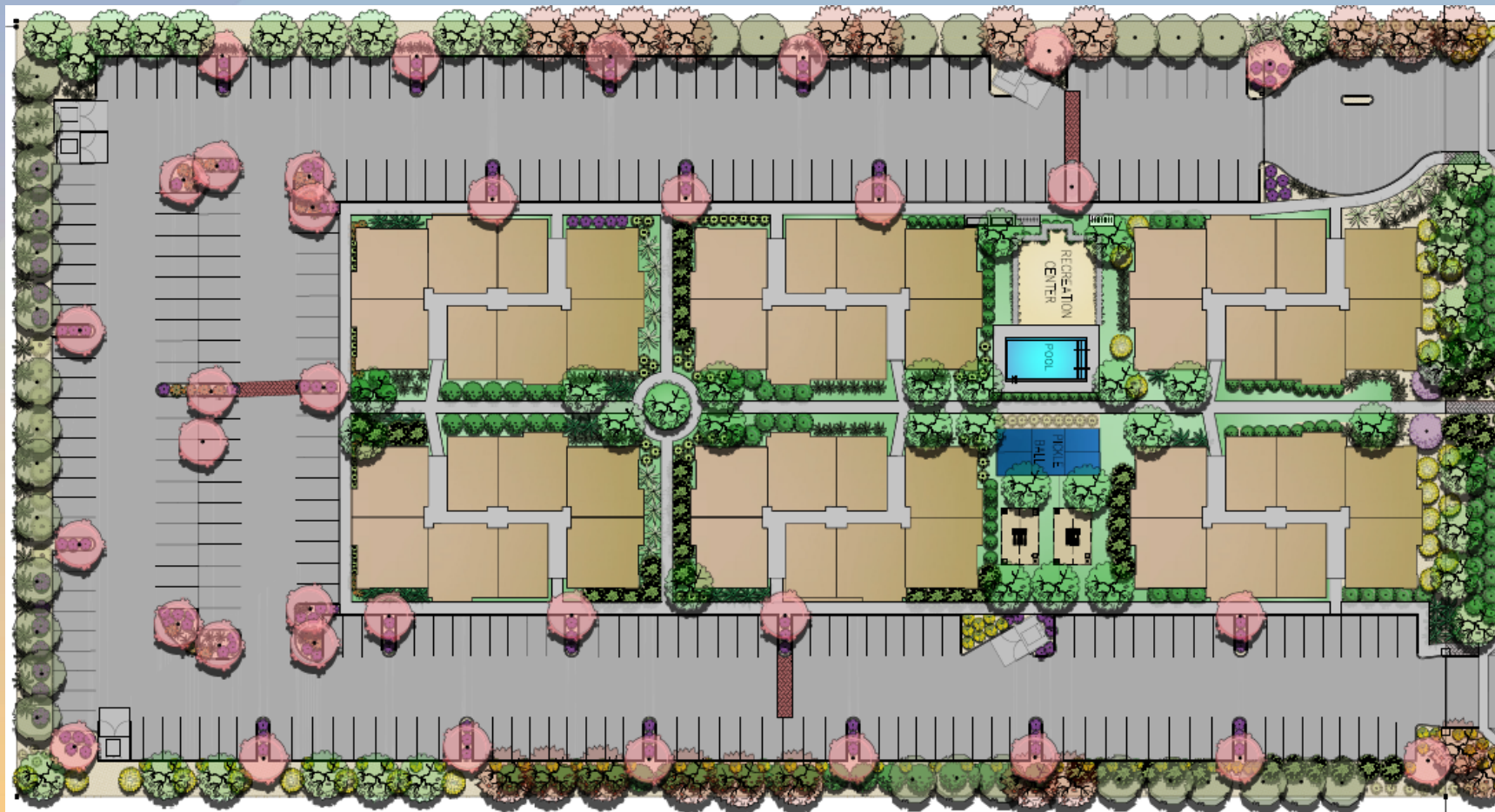
# Site Plan


- Six 3-story apartment buildings
- Centrally located amenities
- Gated development
- Pavers at entry
- Pedestrian paths around buildings and amenities





# Landscape Plan

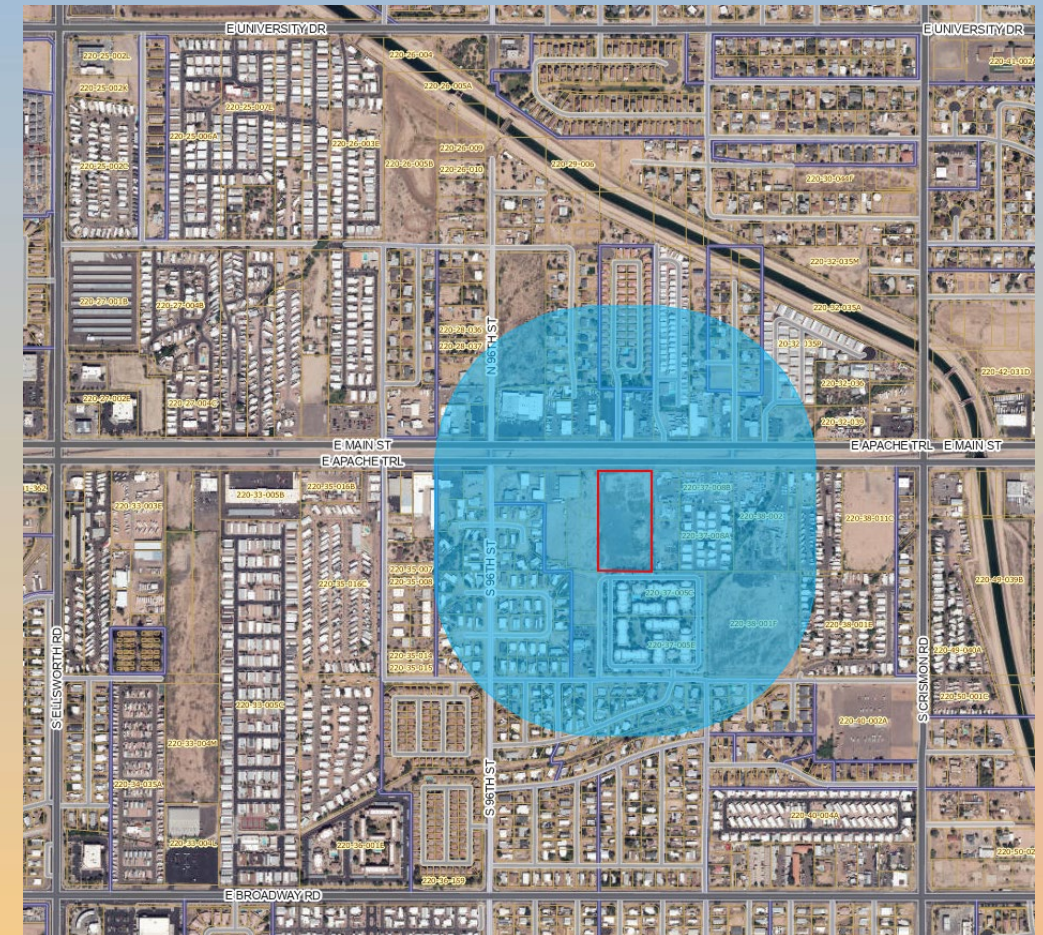


TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	<i>Calia secundiflora</i> Texas Mountain Laurel	24" Box	2
	<i>Olea europaea</i> "Fruitless" Fruitless Olive	36" Box	50
	<i>Pistacia</i> x "Red Push" Pistache	24" Box	21
	<i>Quercus virginiana</i> "Heritage" Heritage Southern Live Oak	24" Box	30
	x <i>Chitalpa tashkentensis</i> "Pink Dawn" Pink Dawn Chitalpa	24" Box	35



# 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 Chapter 22 of the MZO for a PAD Overlay
- ✓ Criteria in Chapter 69 of the MZO for Site Plan Review

***Staff recommends Approval with Conditions***



# ZON22-01298

Sergio Solis, Planner I

July 26, 2023



# Request

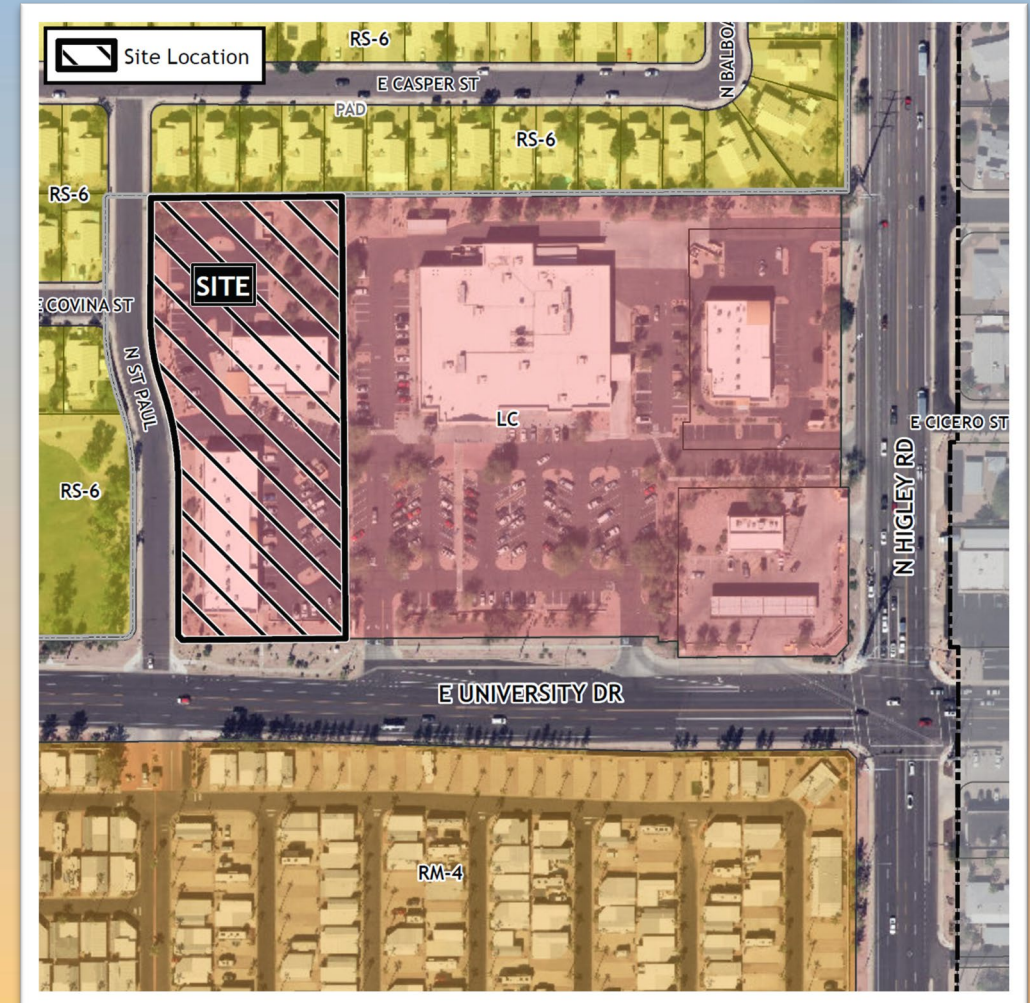
- Council Use Permit (CUP) to allow for a K-12 private school in the Limited Commercial (LC) zoning district





# Location

- East of Greenfield Road
- West of Higley Road
- North side of University Drive



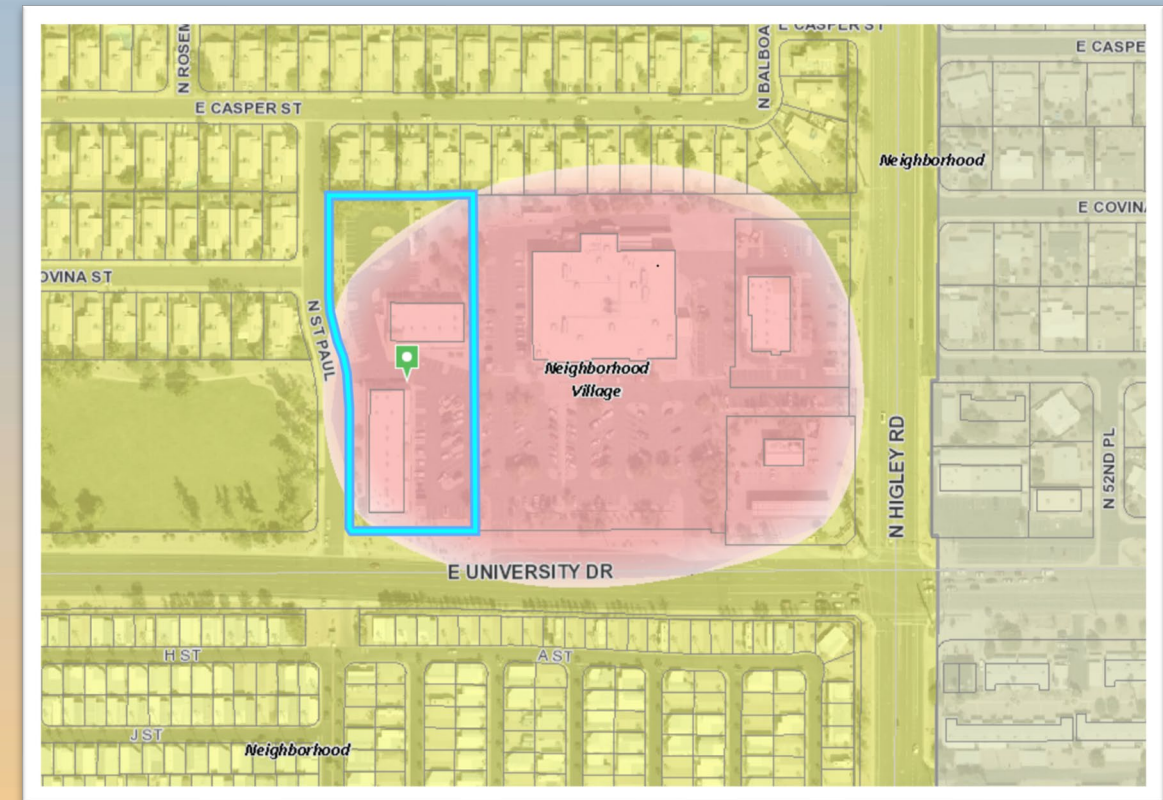




# General Plan

## Neighborhood Village

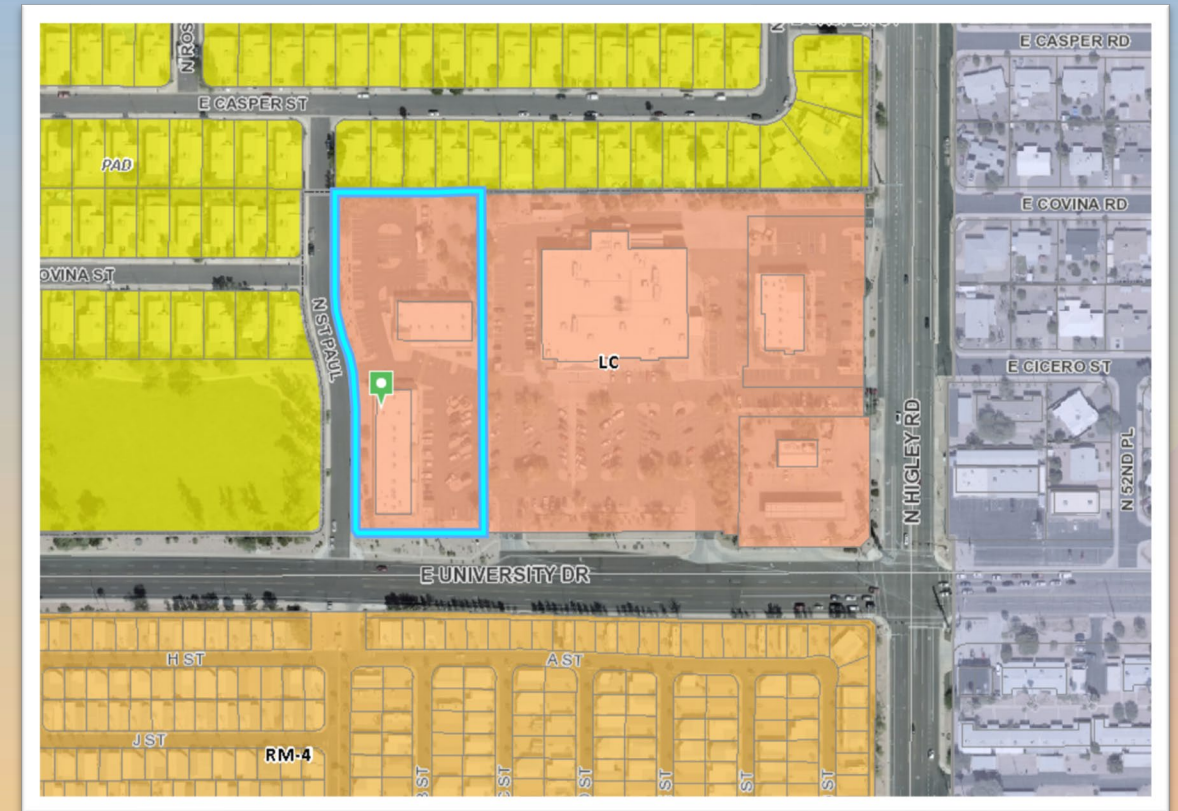
- Commercial and mixed-use nodes of activity
- Generally, between 15 and 25 acres in size
- Serve the surrounding neighborhoods





# Zoning

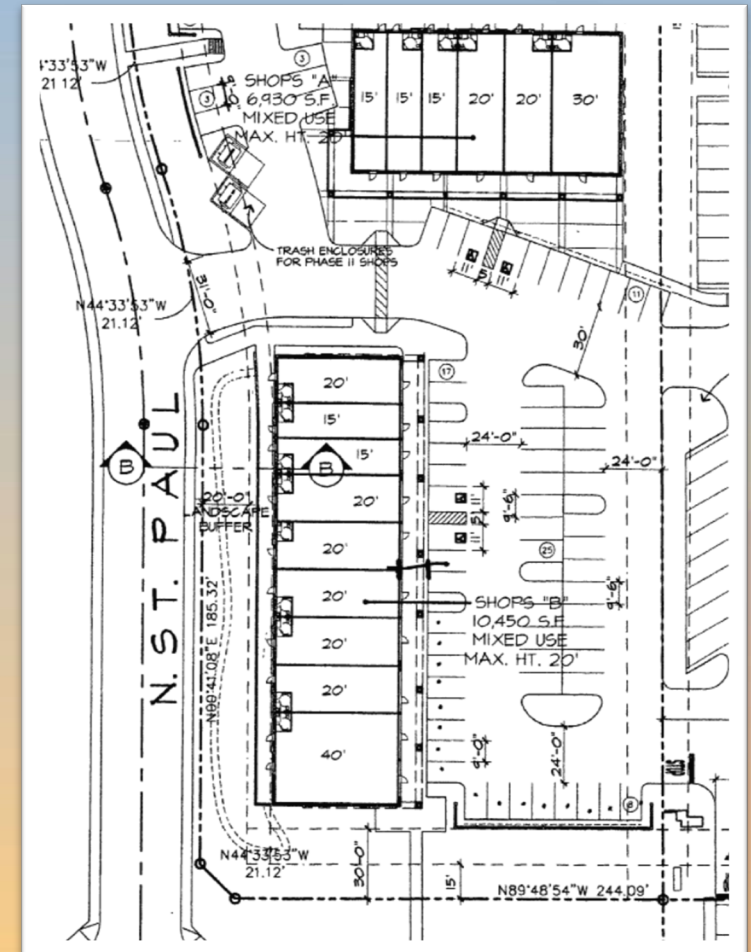
- Limited Commercial (LC)





# Site Plan

- Parcel includes (2) existing retail/restaurant buildings 'Shops A' and 'Shops B'
- Proposed K-12 academy seeks to lease Suites 110-114 of 'Shops A'
- No changes are proposed to the exterior of Shops A





# Site Photos



Looking east towards the site from  
St. Paul

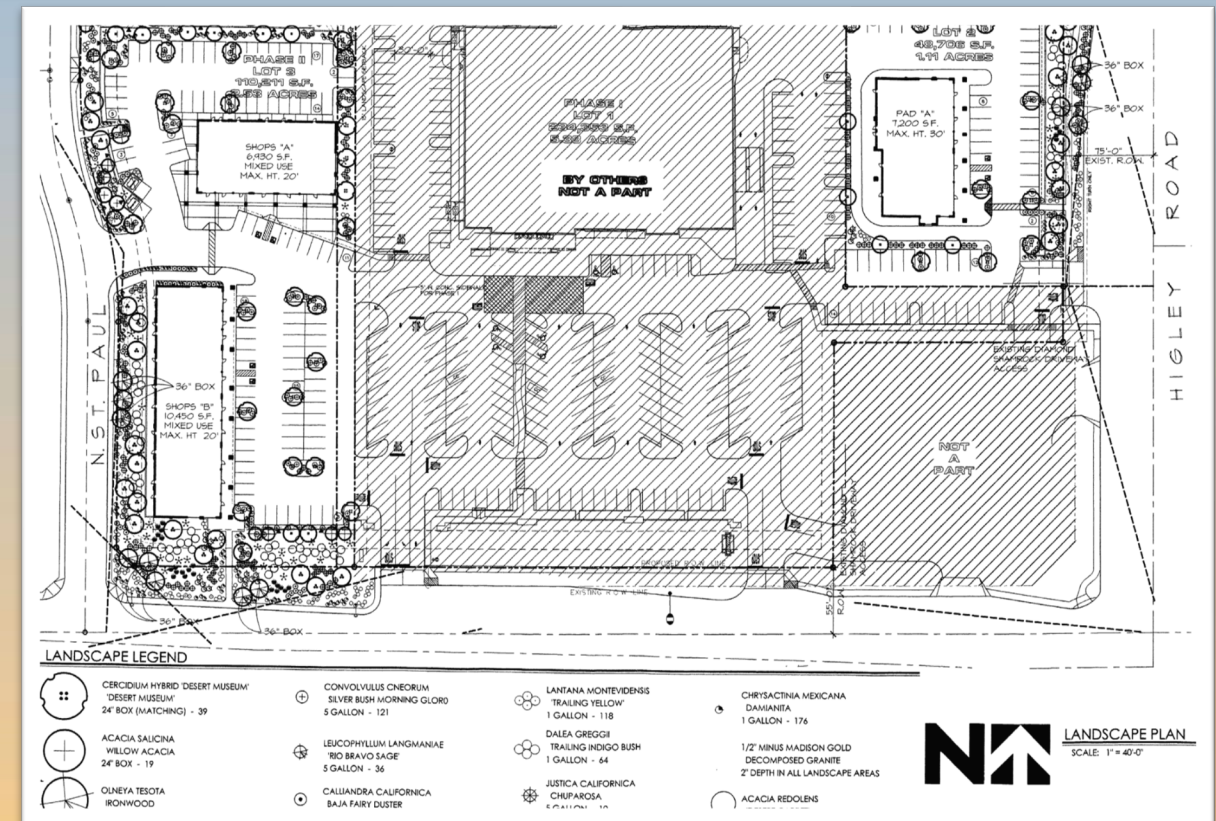


Looking north from shopping center



# Landscape Plan

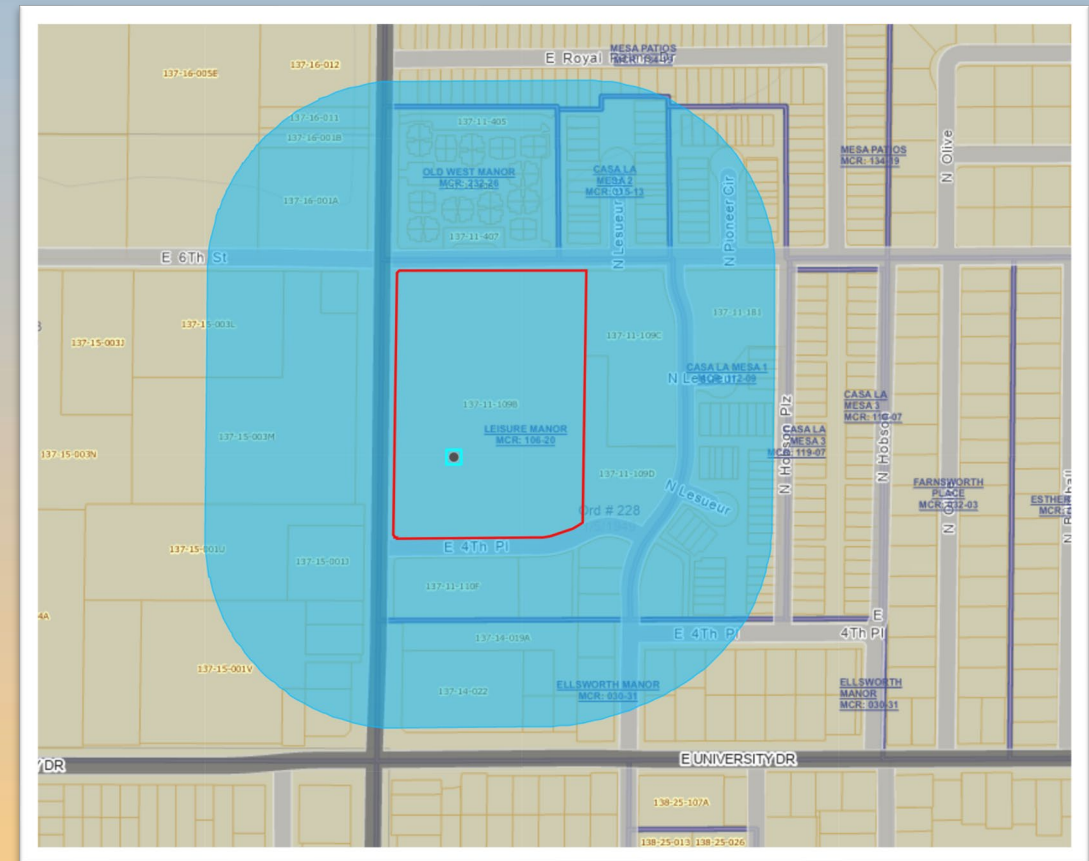
- Site to be brought in compliance with the landscape plan in original approvals (DR03-083)





# Citizen Participation

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





# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with CUP review criteria on MZO 11-70-6
- ✓ Complies with guidelines for schools in MZO 11-31-24

***Staff recommends Approval with Conditions***



# ZON23-00282

Sean Pesek, Planner II

July 26, 2023





# Request

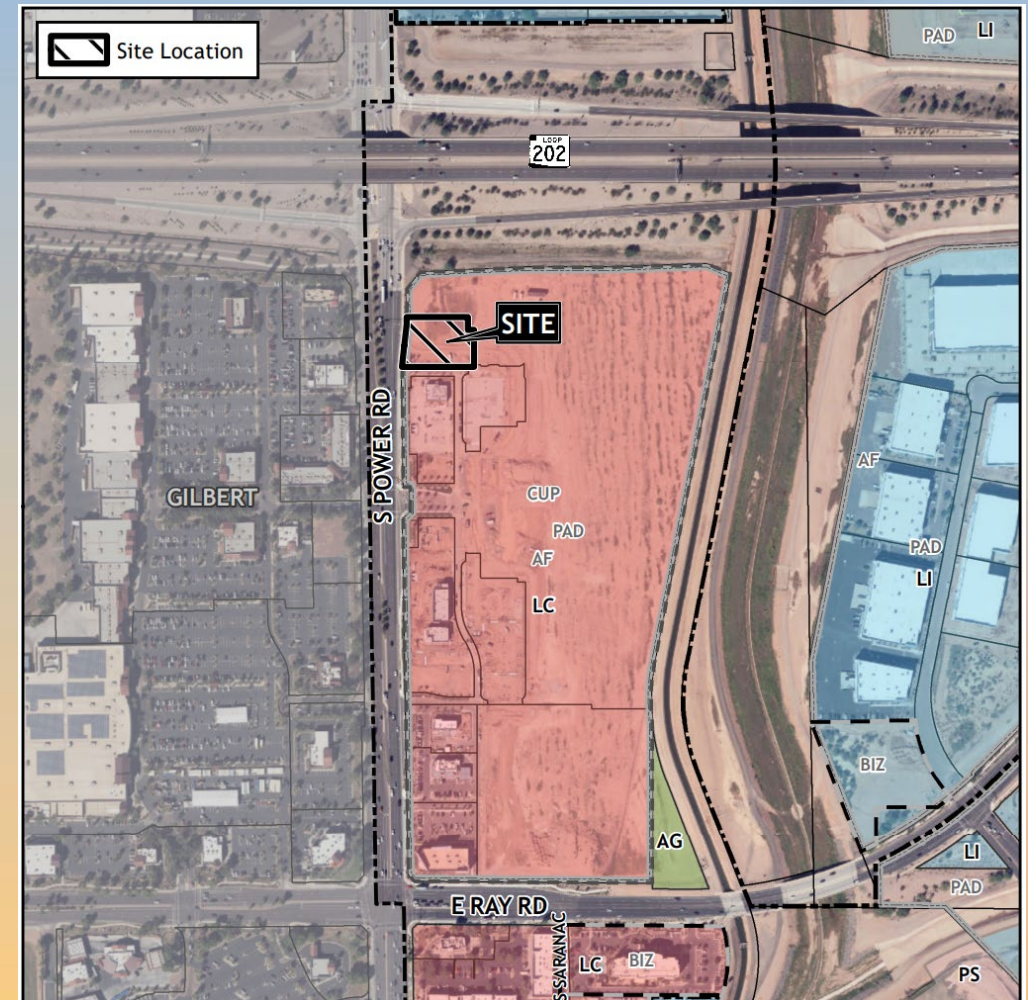
- Site Plan Modification
- To allow for a financial institution with drive-thru





# Location

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





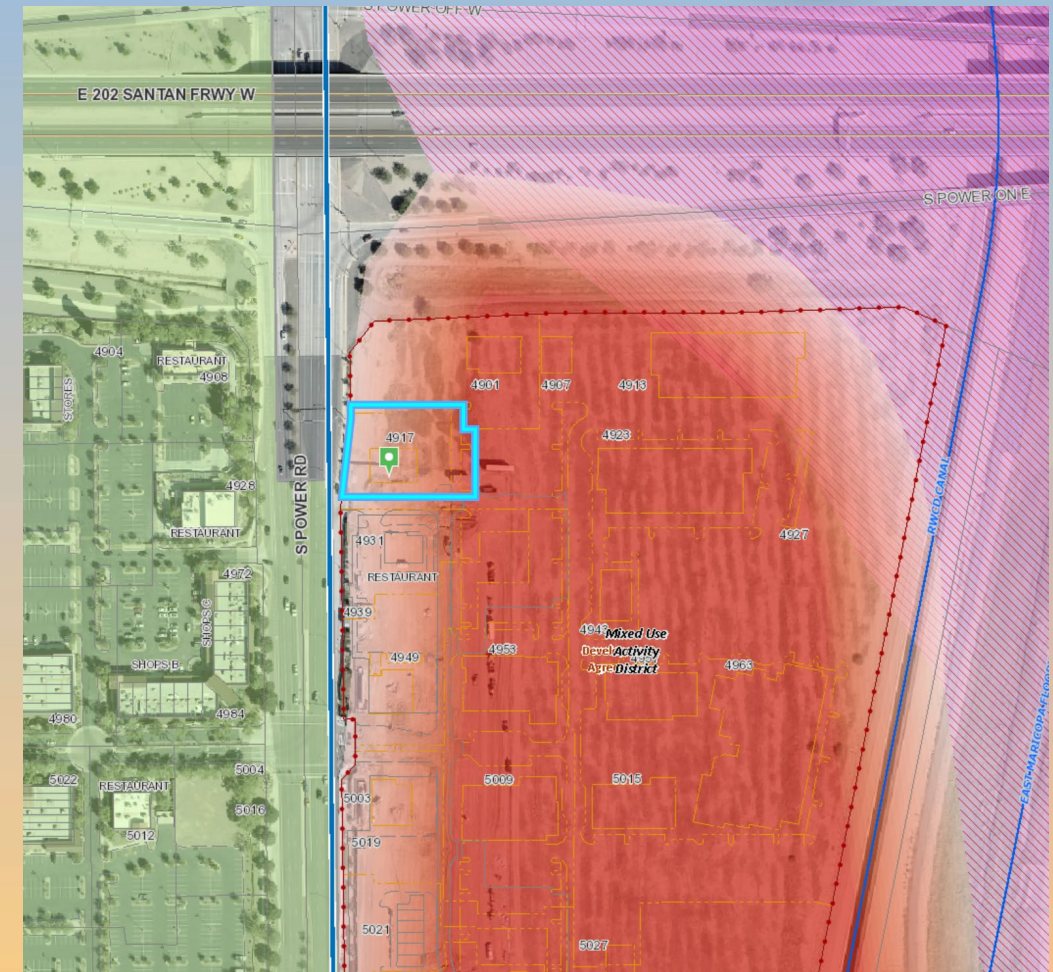
# General Plan

## Mixed Use Activity

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

## Mesa Gateway Strategic Development Plan - Inner Loop

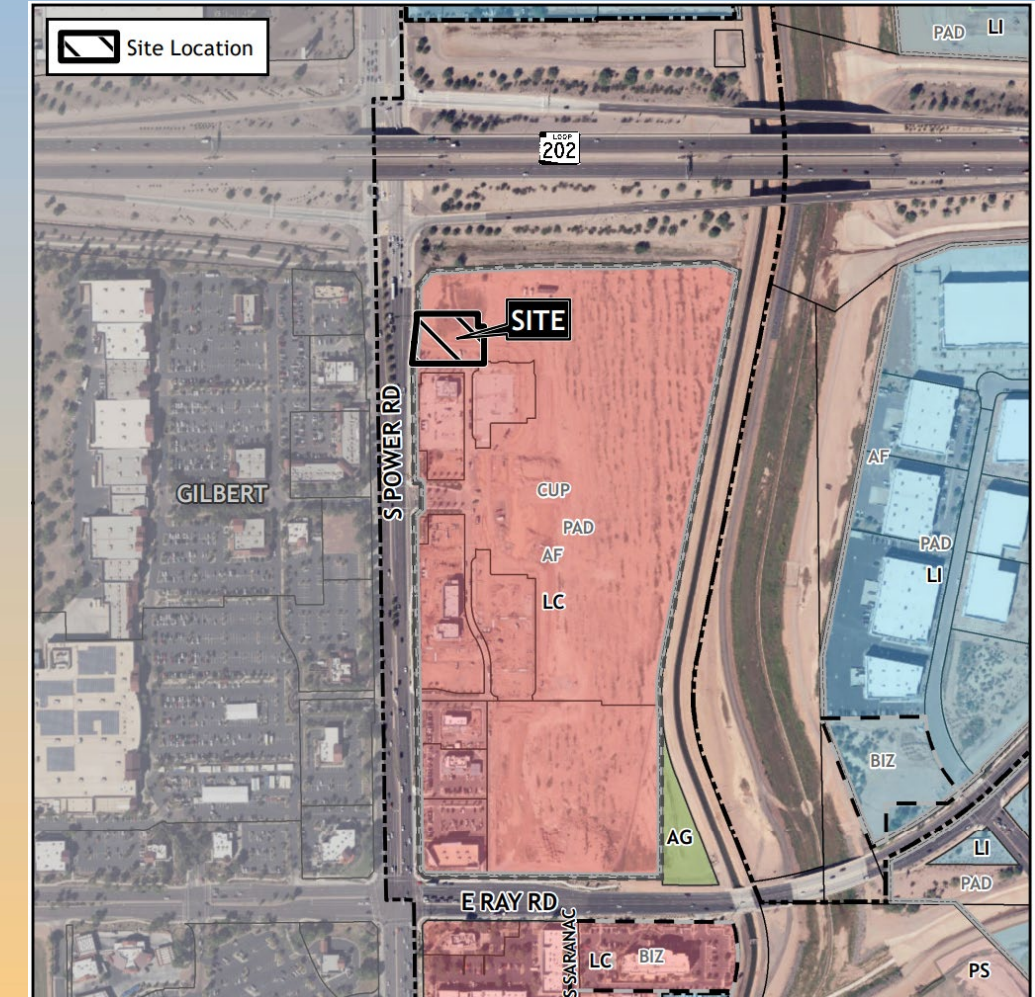
- Provide high-quality mixed-use development





# Zoning

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





# Site Photo

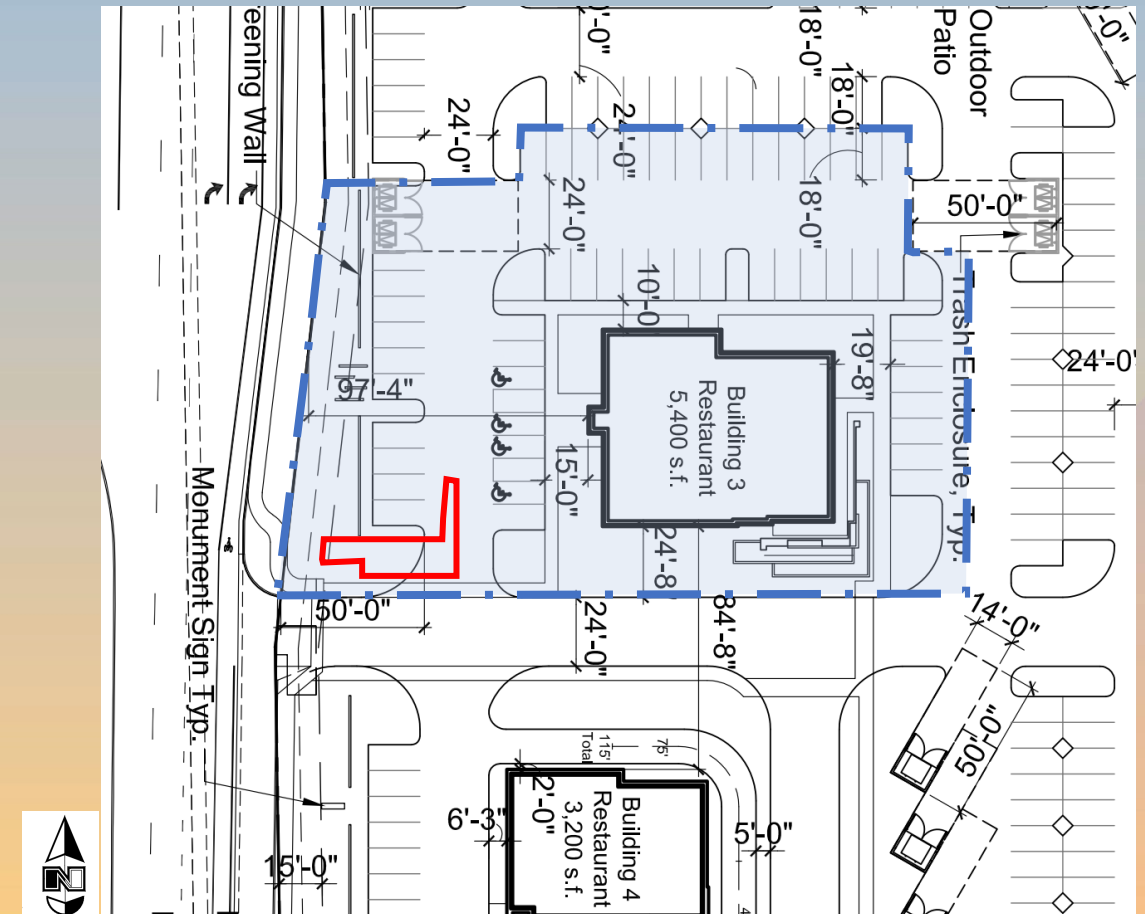


Looking east from Power Road



# Previously Approved Site Plan

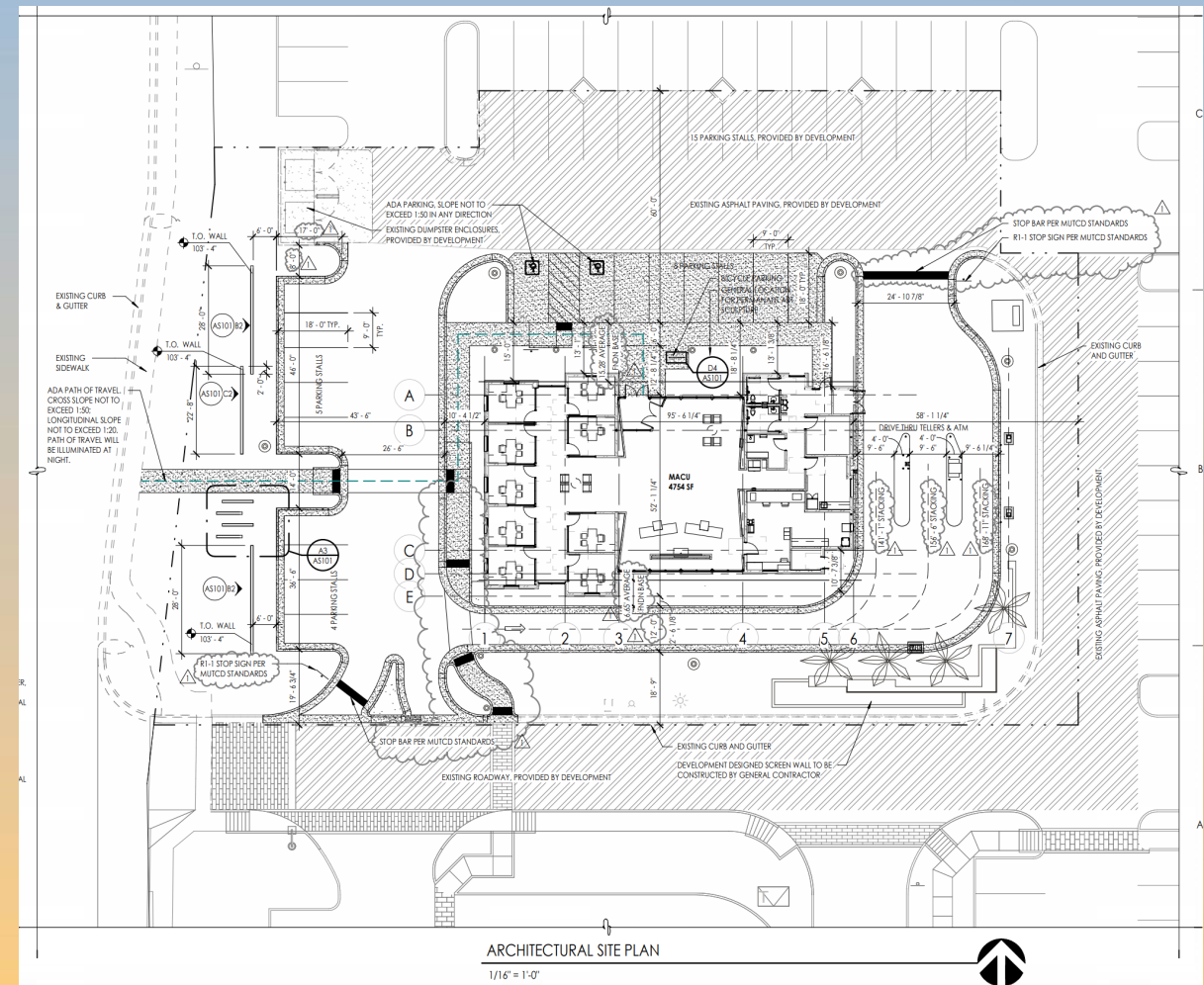
- 5,400 sq. ft. restaurant w/ no drive-thru lane
- 52 parking spaces
- Entry monumentation in the southeast corner
- Access from shared drive





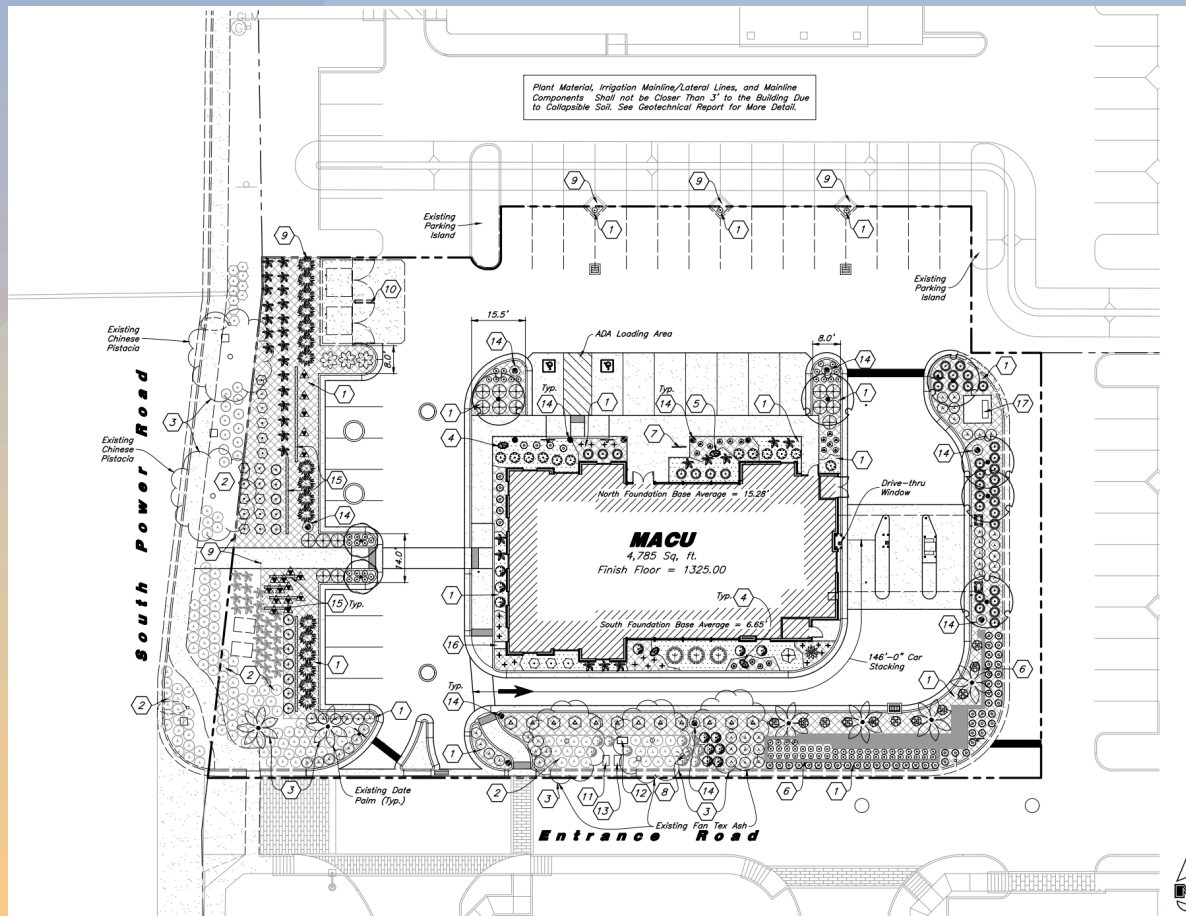
# Proposed Site Plan

- 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. 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</i> x Sierra Apricot / Apricot Trumpet Bush	5 gal
3	<i>Tecoma</i> x 'Orange Jubilee' / Orange Jubilee Yellow Bells	5 gal





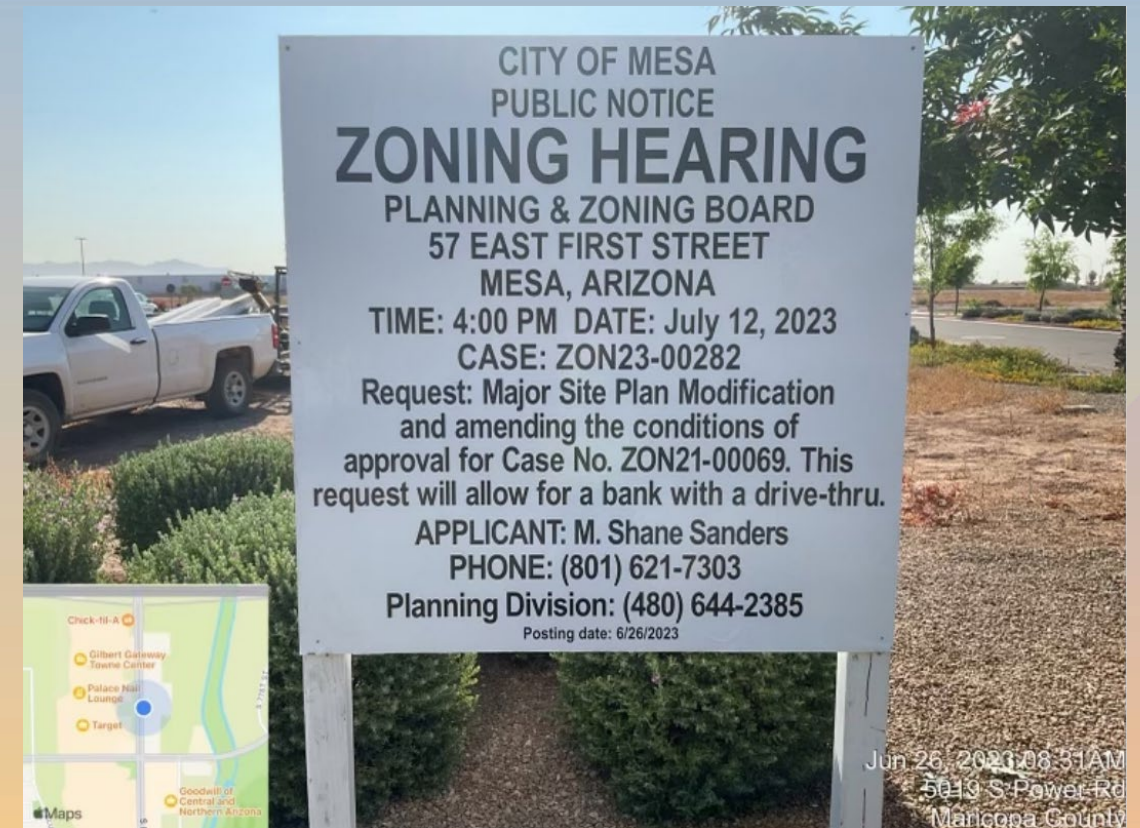
# Rendering





# 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 recommends Approval with Conditions*



# ZON23-00338

Jennifer Merrill, Senior Planner

July 26, 2023



# Request

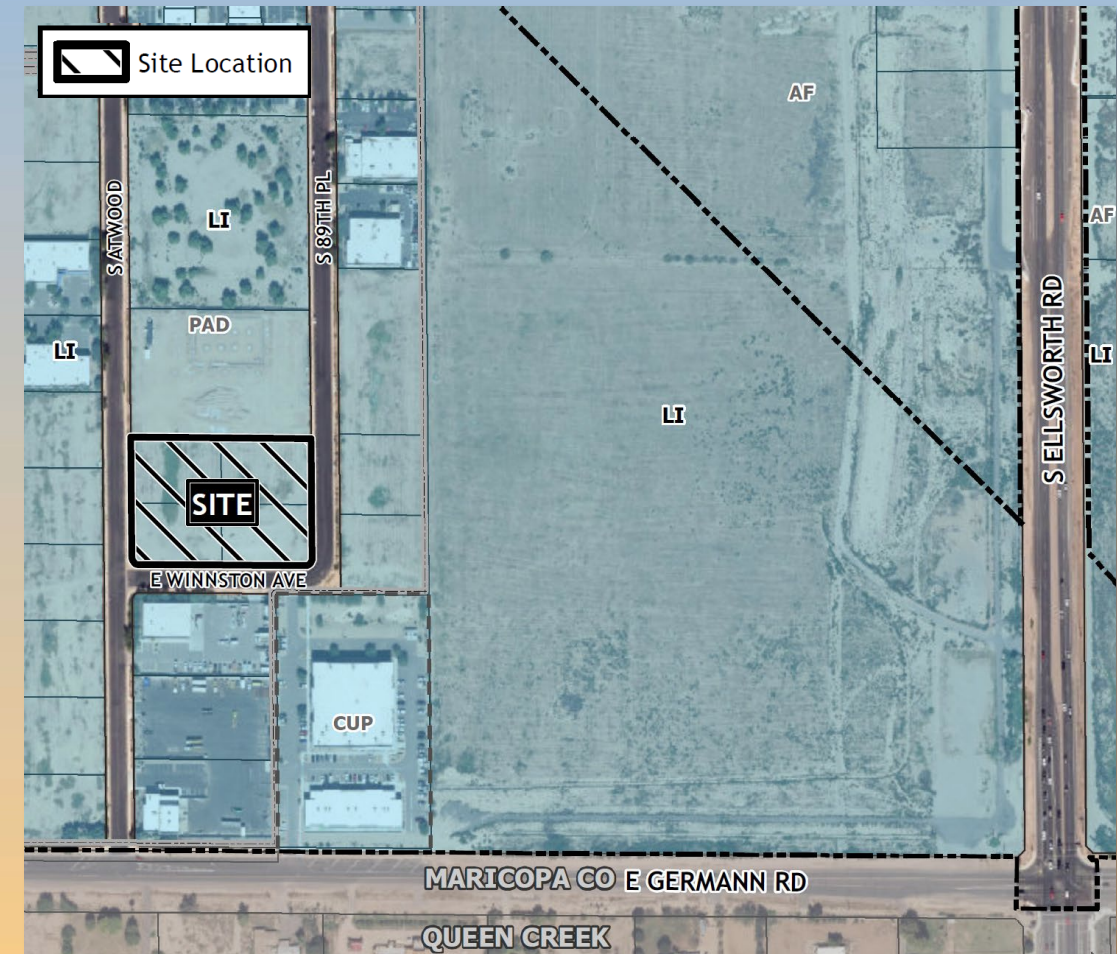
- Rezone from LI-PAD to LI-PAD-BIZ
- Site Plan Review
- To allow a new industrial building





# Location

- West of Ellsworth Road
- North of Germann Road
- Within Gateway Airport Commerce Park

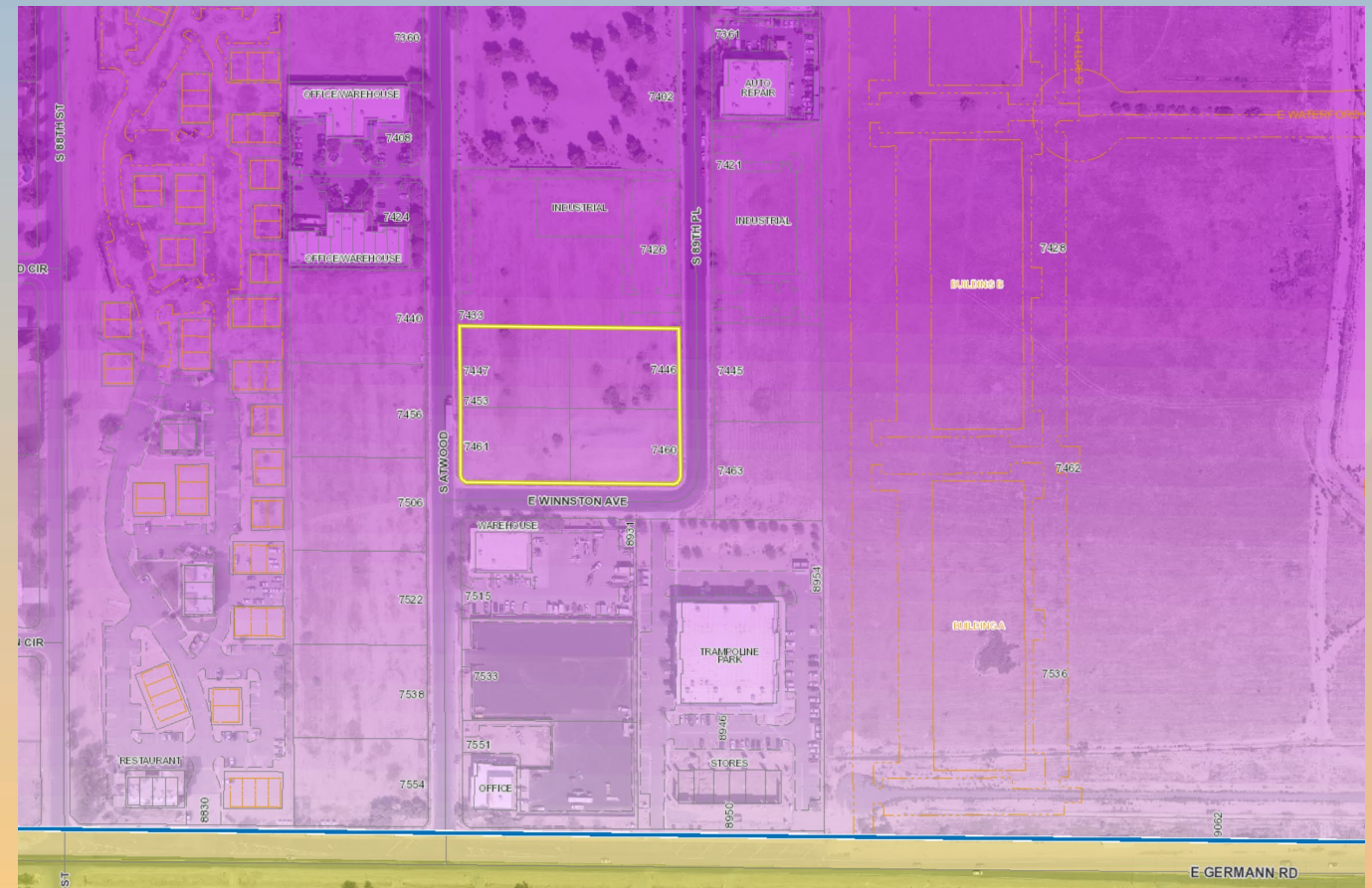




# General Plan

## Employment

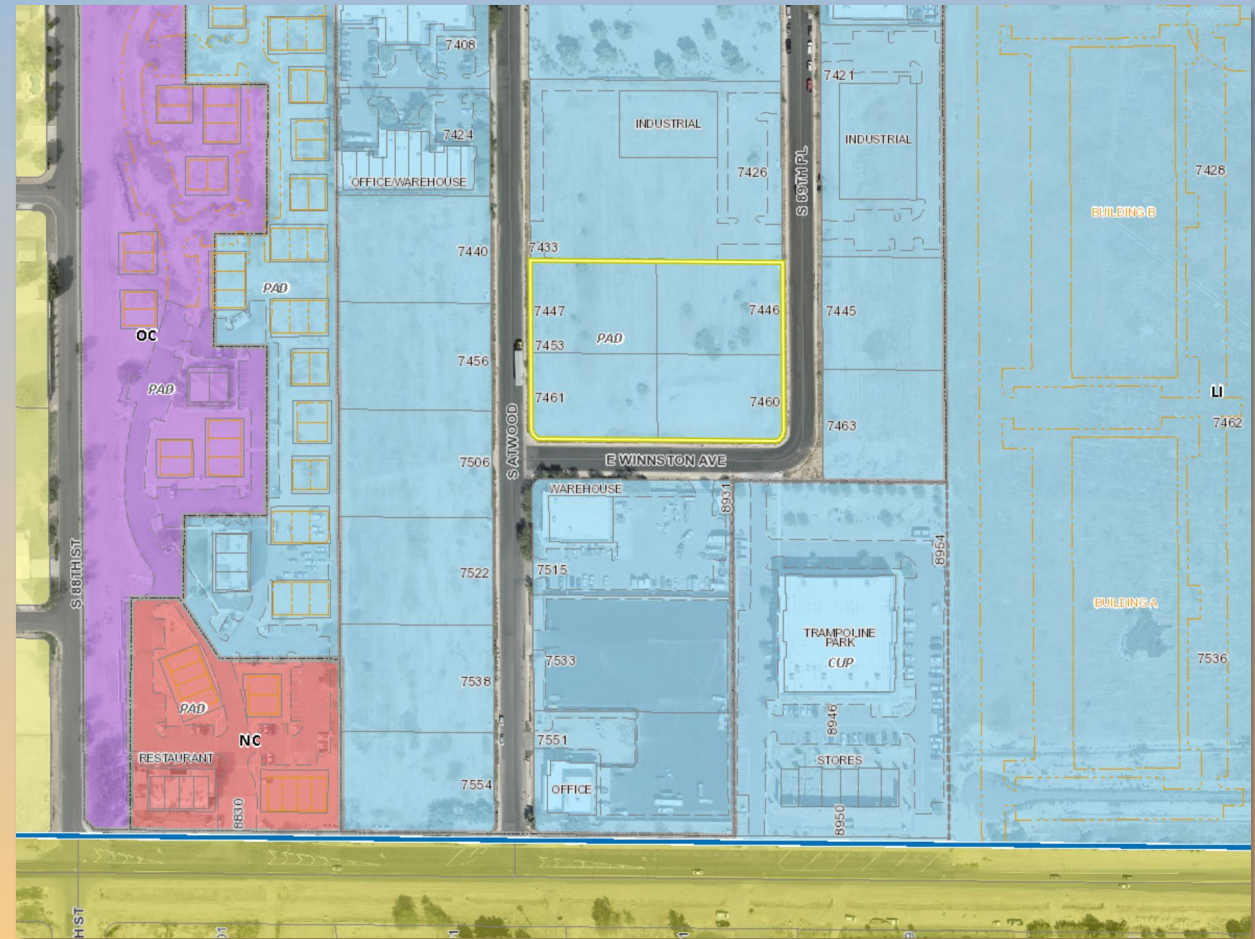
- Wide range of employment opportunities
- Request is consistent with the intent of the General Plan





# Zoning

- Light Industrial
- Warehouse, fabrication, and office/showroom permitted uses







# Site Photo

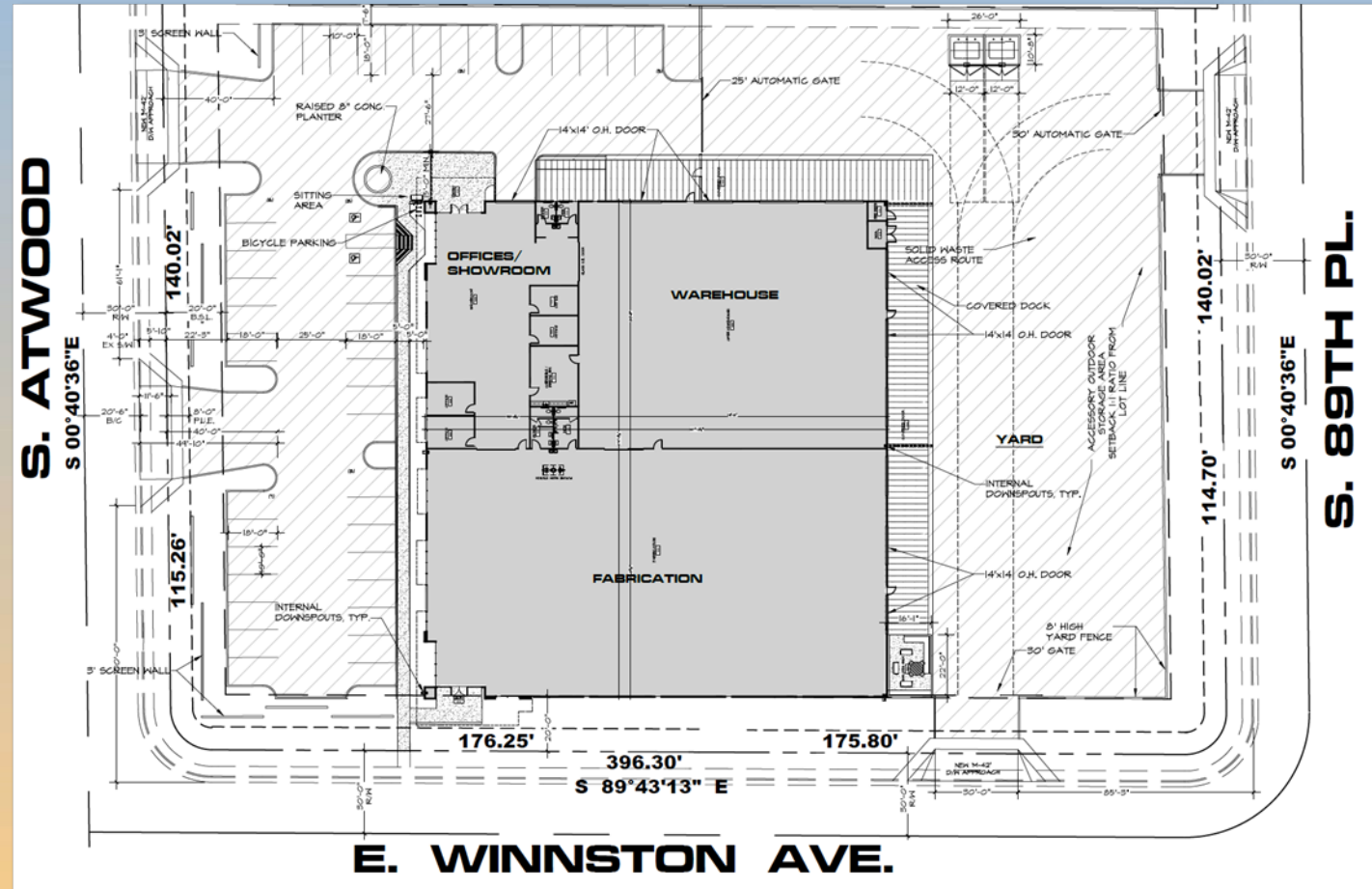


View from the southwest corner of the site



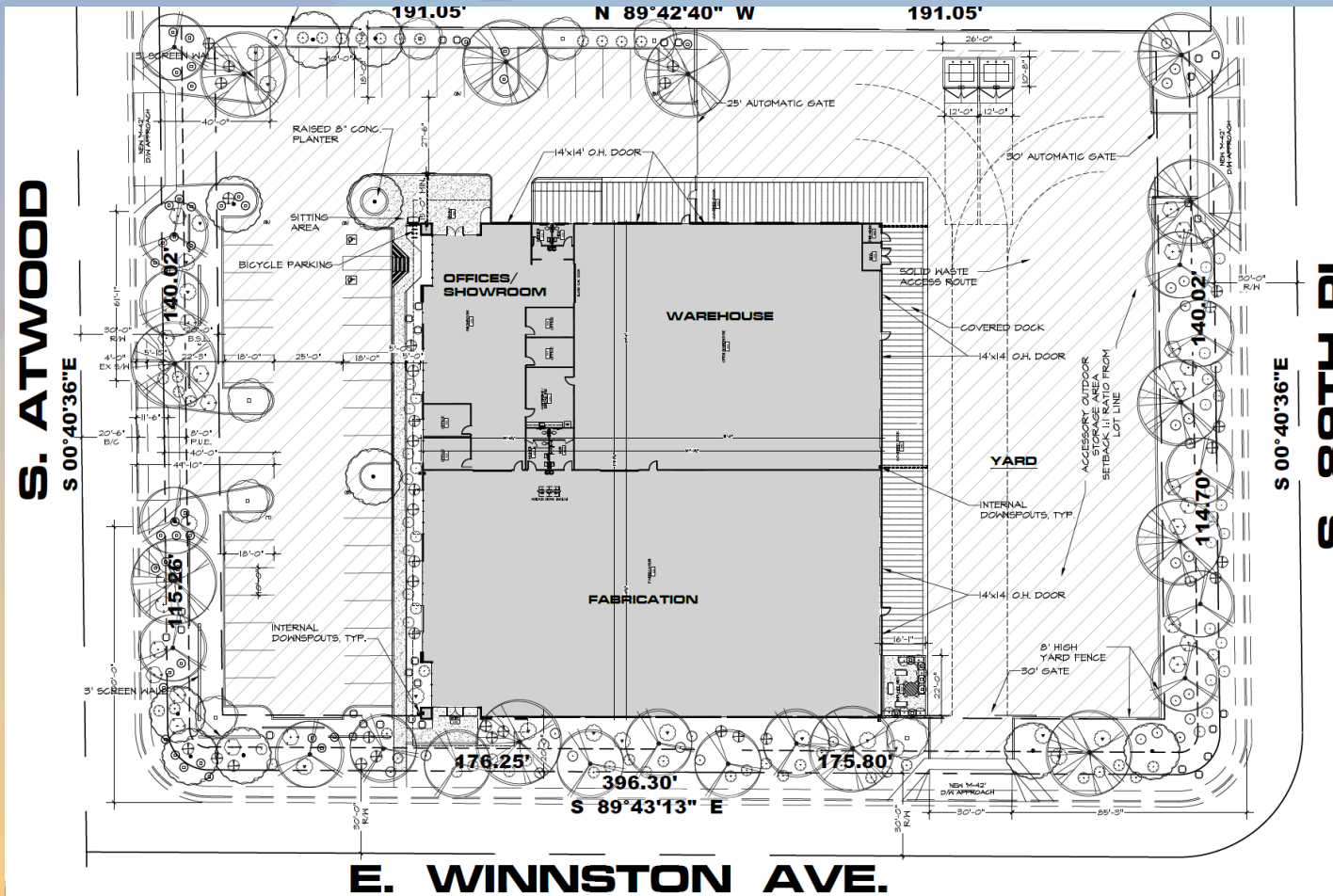
# Site Plan

- New 29,937 sq ft building
- Primary access from Atwood
- Screened yard in rear (east) one-half of property





# Landscape Plan



PLANT SCHEDULE		
TREES:		
BOTANICAL NAME		COMMON NAME
ACACIA STENOPHYLLA		SHOESTRING ACACIA
CERCICUM FLORIDUM 'INDO BLUE'		BLUE PALO VERDE
CHILOPSIS LINEARIS		DESERT WILLOW
PARKINSONIA ACULEATA HYBRID		DESERT MUSEUM PALO VERDE
ULMUS PARVIOIA 'TRUE GREEN'		EVERGREEN ELM
SHRUBS:		
BOTANICAL NAME		COMMON NAME
CAESALPINIA PULCHERRIMA		RED BIRD OF PARADISE
DASYLIRIUM WHEELERI		DESERT SPOON
HESPERALOE PARVIFOLIA		RED YUCCA
LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD'		THUNDER CLOUD SAGE
LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'		GREEN CLOUD SAGE
NOLINA MICROCARPA		BEAR GRASS
GROUND COVER:		
BOTANICAL NAME		COMMON NAME
LANTANA 'BANDANA RED'		BANDANA RED LANTANA
LANTANA 'NEW GOLD'		NEW GOLD LANTANA



# Bonus Intensity Zone

## Development Standard

## MZO Required

## BIZ Proposed

Site Planning and Design Standards –  
*MZO Section 11-7-3(B)(5)*  
 - Materials and Colors

No more than 50% of the total façade may be covered with 1 single material

**No more than 81% of the total façade may be covered with 1 single material (concrete tilt panel)**

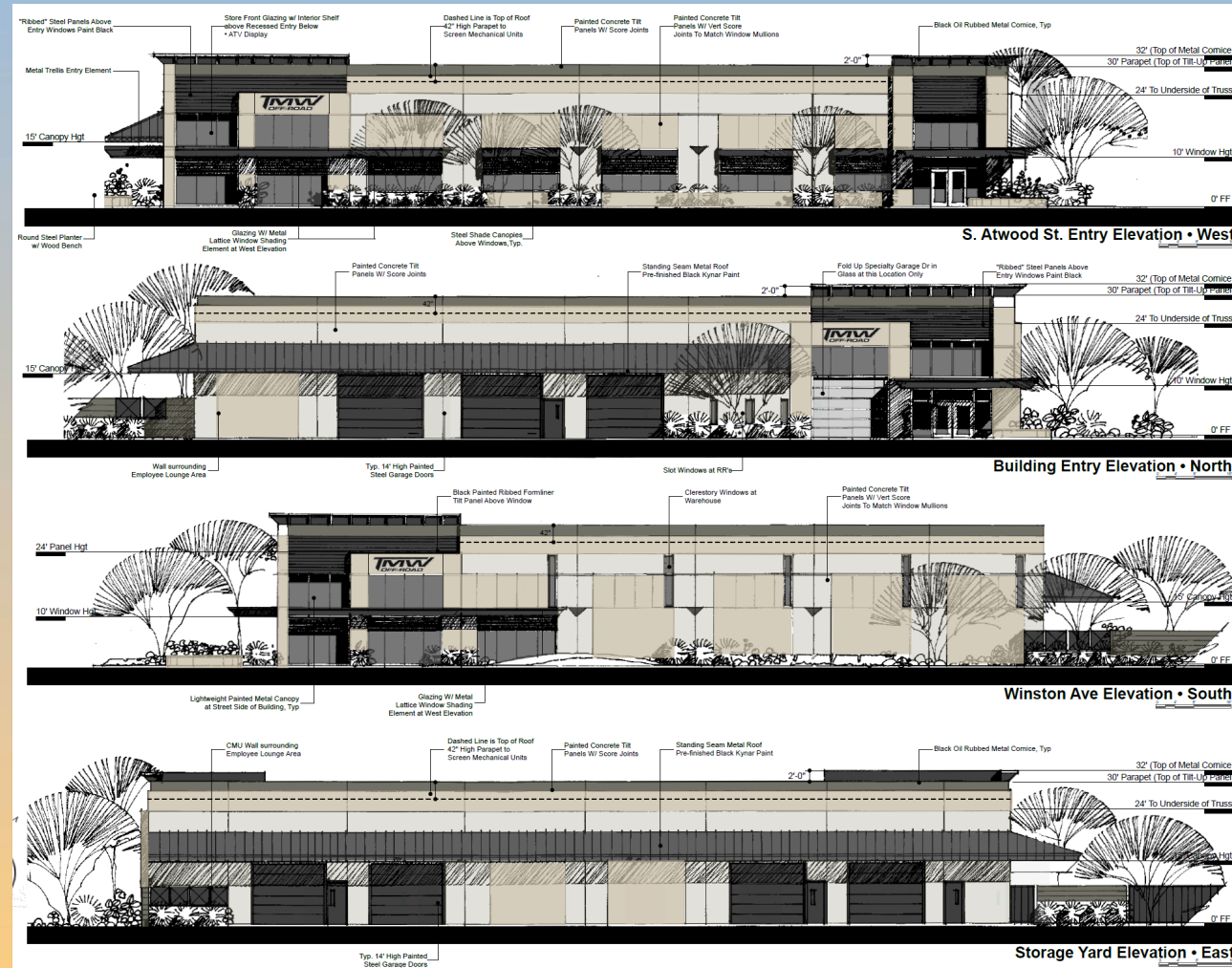
Parking Area Design –  
*MZO Section 11-32-4(A)*  
 - Setback of cross Drive Aisles

50 feet from parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisles to the property line abutting the street

**40 feet from parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisels to the property line abutting the street**



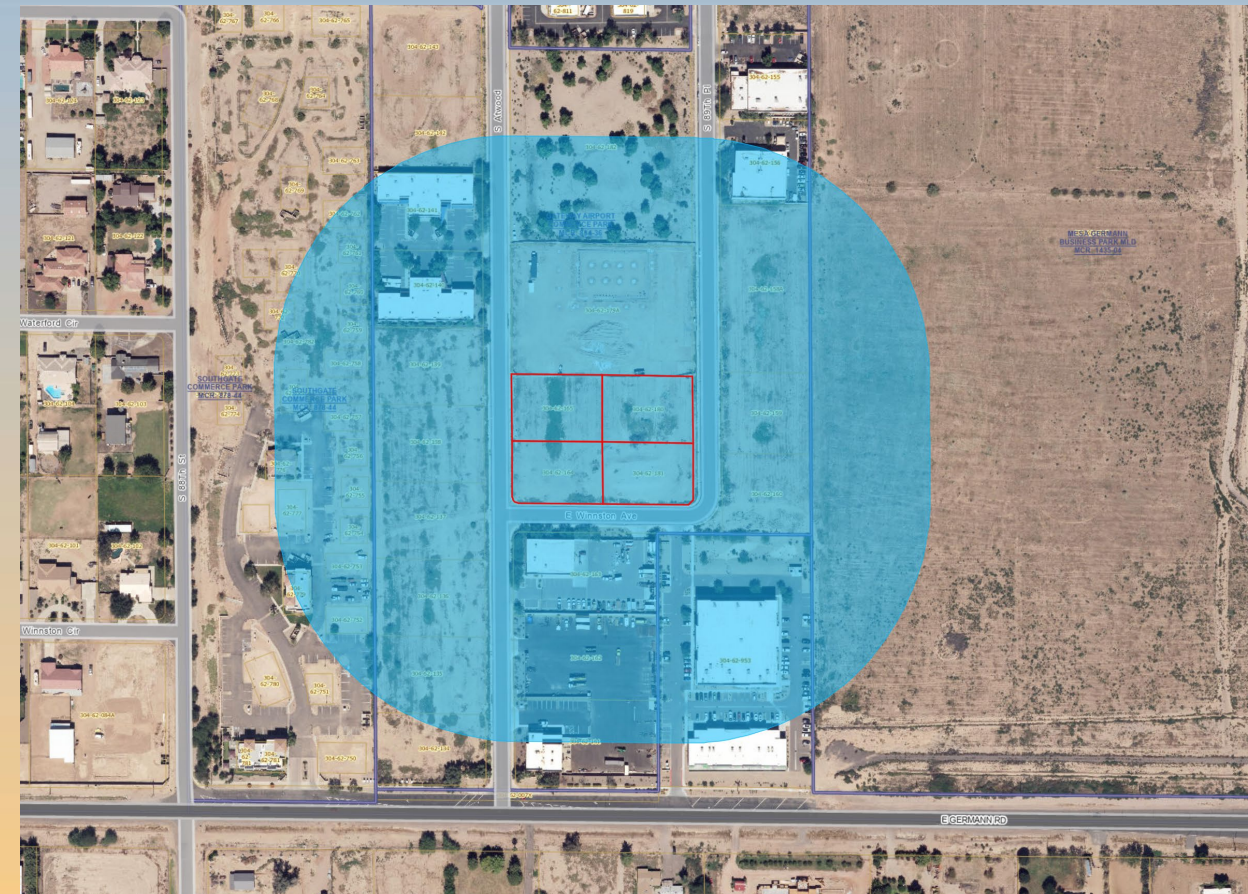
# Elevations





# Citizen Participation

- Notified property owners within 500', HOAs and registered neighborhoods
- One comment card received





# Findings

- ✓ Complies with the Mesa 2040 General Plan
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review
- ✓ Complies with Chapter 21 of the MZO for a BIZ overlay

***Staff recommends Approval with Conditions***



# ZON23-00384

Michelle Dahlke, Principal Planner

July 26, 2023





# Request

- Rezone from Downtown Core with a Downtown Events Overlay (DC-DE) to DC-DE with a Historic Landmark Overlay (DC-DE-HL).
- This request will establish a Historic Landmark Overlay for The Nile.

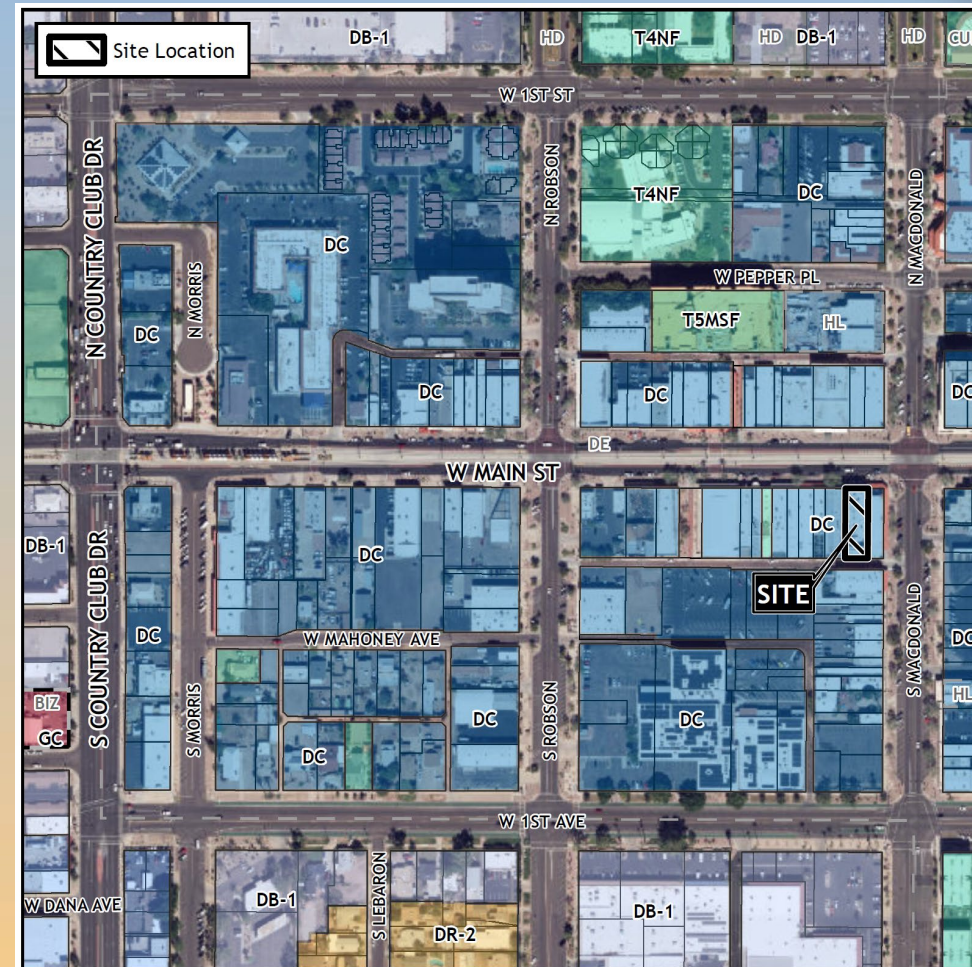




# Location

## 105 W. Main Street

- South of Main Street
- West of Center Street
- North of 1<sup>st</sup> Ave
- East of Country Club Drive





# Site Photo



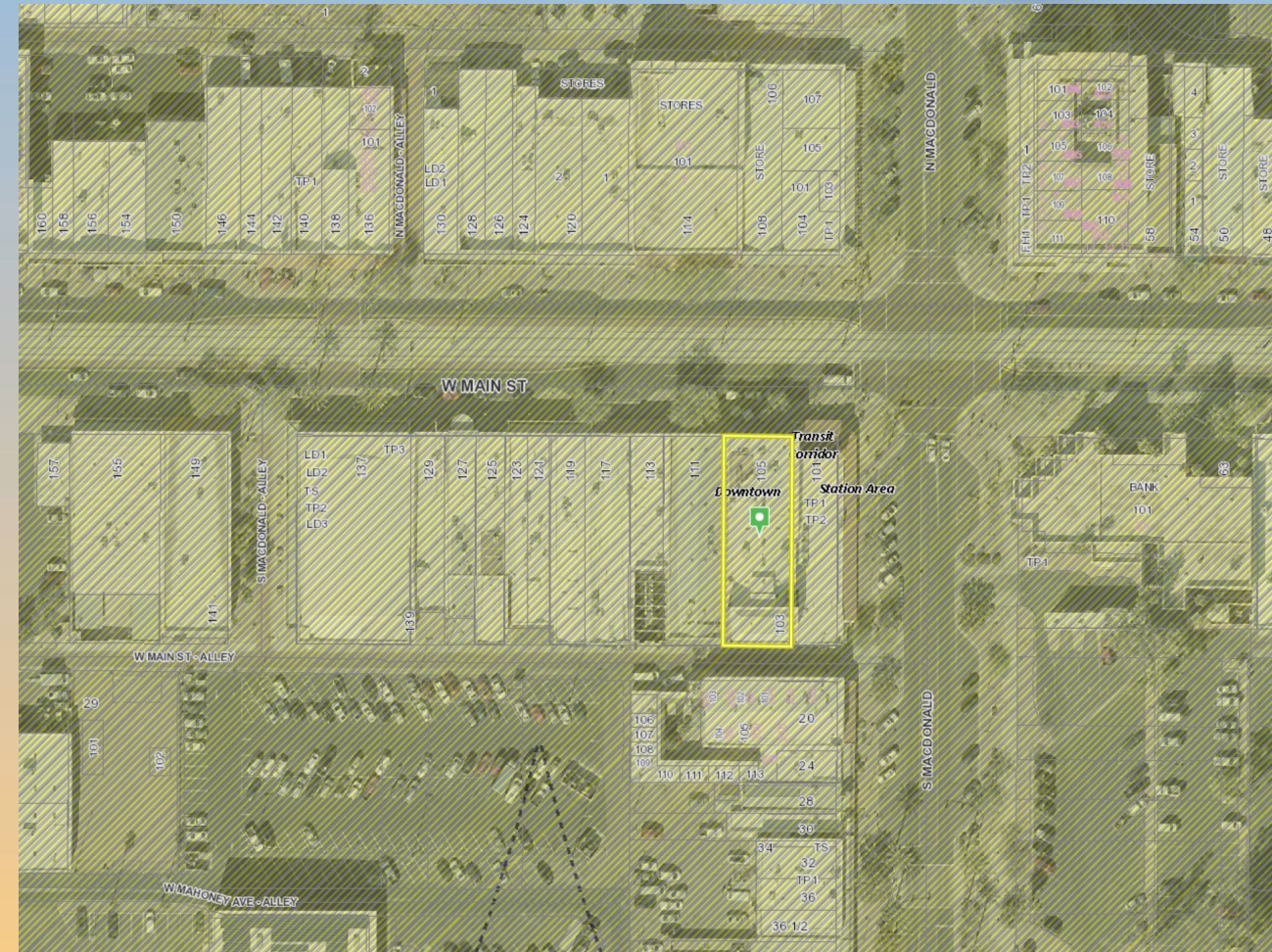
Looking south from Main Street



# General Plan

## Downtown - Transit Corridor- Station Area

- Pedestrian-oriented, transit-rich environment with a lot of activity
- People-friendly area that offers options for housing, employment, shopping, entertainment, and events





# Historic Landmark (HL) Overlay

- Property will be listed as a Historic Landmark on the Mesa Historic Property Register
- Property will be subject to Historic Preservation review for modifications requiring a Certificate of Appropriateness



# HL Eligibility Criteria

Section 11-23-4: **A building, structure or object must display exceptional historic, visual, or architectural significance**, and at least one of the following exists:

- ✓ It meets the criteria for historic sites adopted by the State of Arizona through the State Historic Preservation Office;
- ✓ Any part of it is 50 or more years old; or  
It substantially meets the following criteria for individual listing in the National Register of Historic Places



# Criteria Evaluation





# Criteria Evaluation



*Site of the original Tiffany Kiln used to fire the bricks, prior to moving it to Center and Lehi Road. 1930.*





# Criteria Evaluation





# Criteria Evaluation

**Roofline  
detail**

**Well-  
defined  
separation  
between  
stories**



**Second  
story**

**Rectangular  
form**

**First story  
(storefront  
level)**



# Historic Preservation Board

- Heard by the Historic Preservation Board on June 6, 2023
- Recommend approval to City Council (5-0 )



# Citizen Participation Plan

- The applicant completed a Citizen Participation Process which included mailing letters to property owners within 1,000 feet of the site.
- A neighborhood meeting was held on June 27, 2023.
- The applicant received two emails and one text message from neighbors.
  - Questions included clarification that there would be no construction involved in the zoning overlay process and an inquiry regarding any potential tax benefits as a result of the overlay.



# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets eligibility criteria listed in Section 11-23-4 of the Mesa Zoning Ordinance

*Staff recommends Approval*