

Planning and Zoning Board



Study Session Minutes

Mesa City Council Chambers – Lower Level, 57 East 1st Street
Date: March 12, 2025 Time: 3:30 p.m.

MEMBERS PRESENT:

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

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
Evan Balmer
Cassidy Welch
Chloe Durfee Daniel
Kwasi Abebrese
Alexis Wagner

OTHERS PRESENT:

1 Call meeting to order.

Chair Ayers declared a quorum present; the meeting was called to order at 3:30 pm.

2 Review items on the agenda for the March 12, 2025, regular Planning and Zoning Board Hearing.

Staff Planner Kwasi Abebrese presented case ZON24-00962. See attached presentation.

The Board had no questions for staff.

Staff Planner Chloe Durfee Daniel presented case ZON24-01061. See attached presentation.

The Board had no questions for staff.

Staff Planner Cassidy Welch presented case ZON24-00876. See attached presentation.

The Board had no questions for staff.

MINUTES OF THE MARCH 12, 2025 PLANNING & ZONING STUDY SESSION

3 Planning Director Update: As part of the ongoing update to the manufactured home and RV subdivision ordinance to allow for conventional construction, we initially did not conduct outreach. Following feedback from the Community Development Committee, we held an in-person meeting with 20 attendees on Monday and will host a virtual meeting tomorrow to address any concerns from residents. We plan to present the updated proposal to the committee by the end of the month and to the City Council shortly thereafter.

4 Adjournment.

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

The study session was adjourned at 3:50 pm.

Vote (7 – 0)

Upon tabulation of vote, it showed:

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

NAYS – None

Respectfully submitted,

Benjamin Ayers
Planning and Zoning Board Chair

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



ZON24-00962

Longbow 202 Shell Building

Kwasi Abebrese, Planner II

March 12, 2025



Request

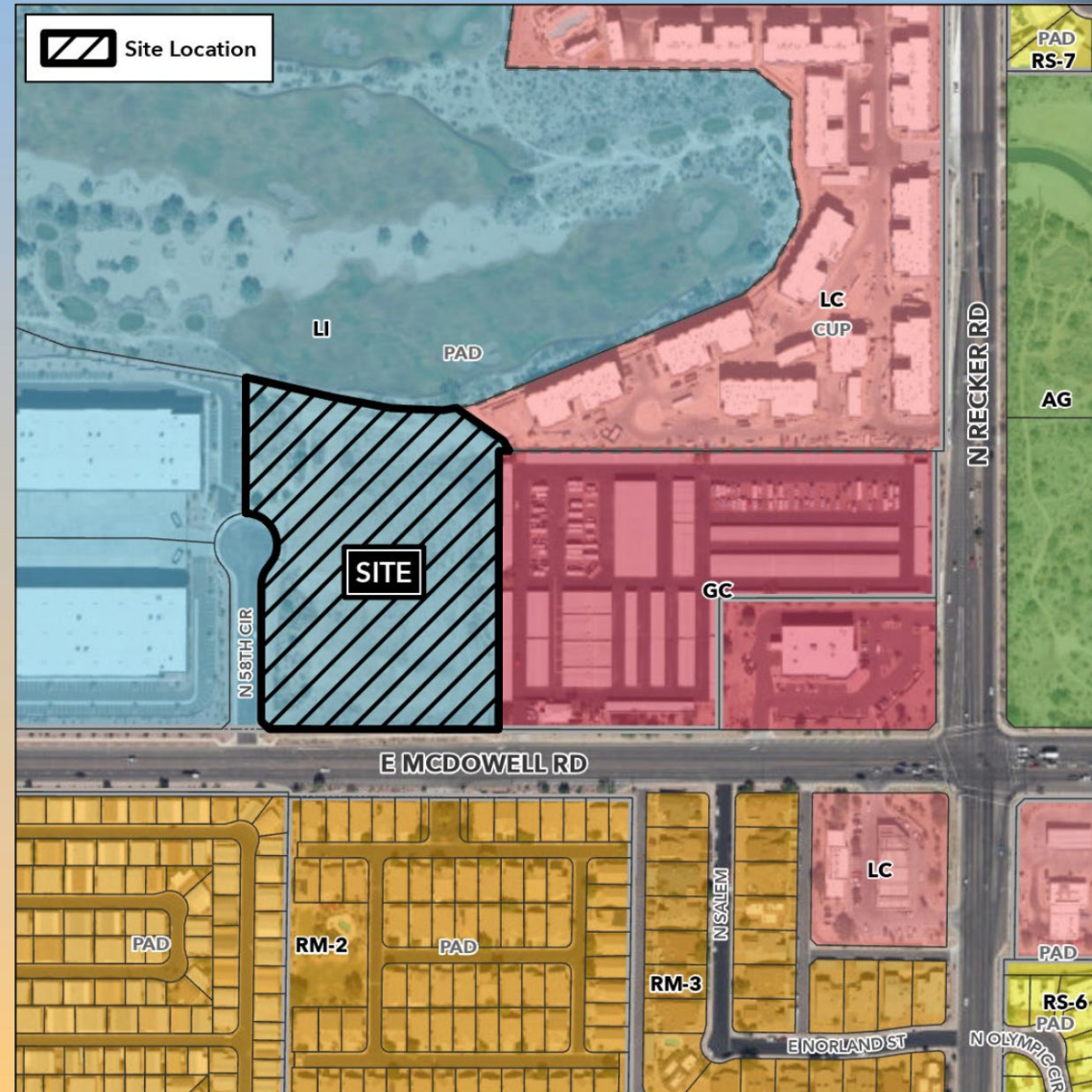
- Site Plan Review
- Special Use Permit (SUP)
- To allow for an industrial development





Location

- West of Recker Road
- North of McDowell Road





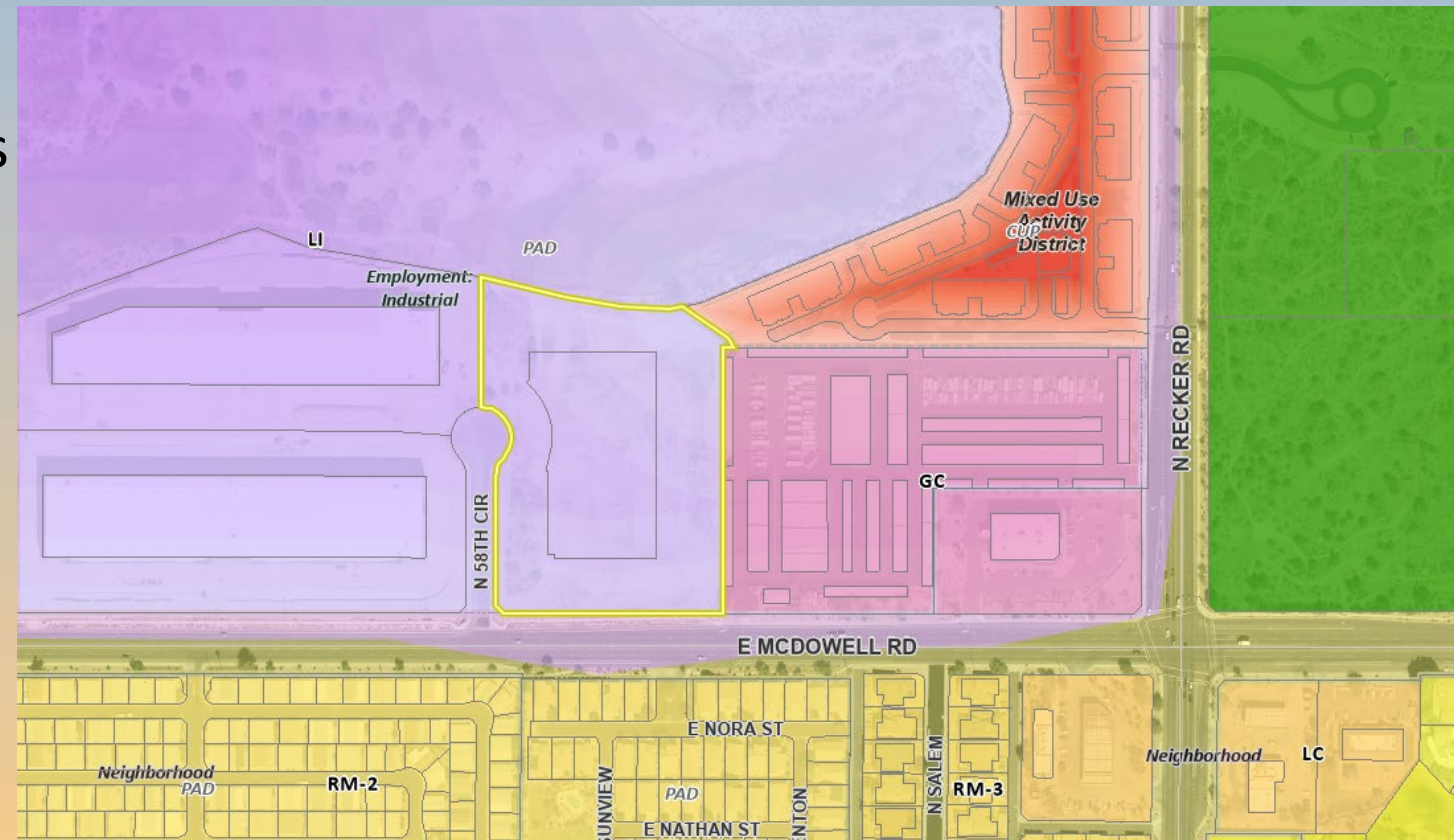
General Plan

Employment

- Wide range of employment opportunities in high quality settings

Falcon Field Sub-Area

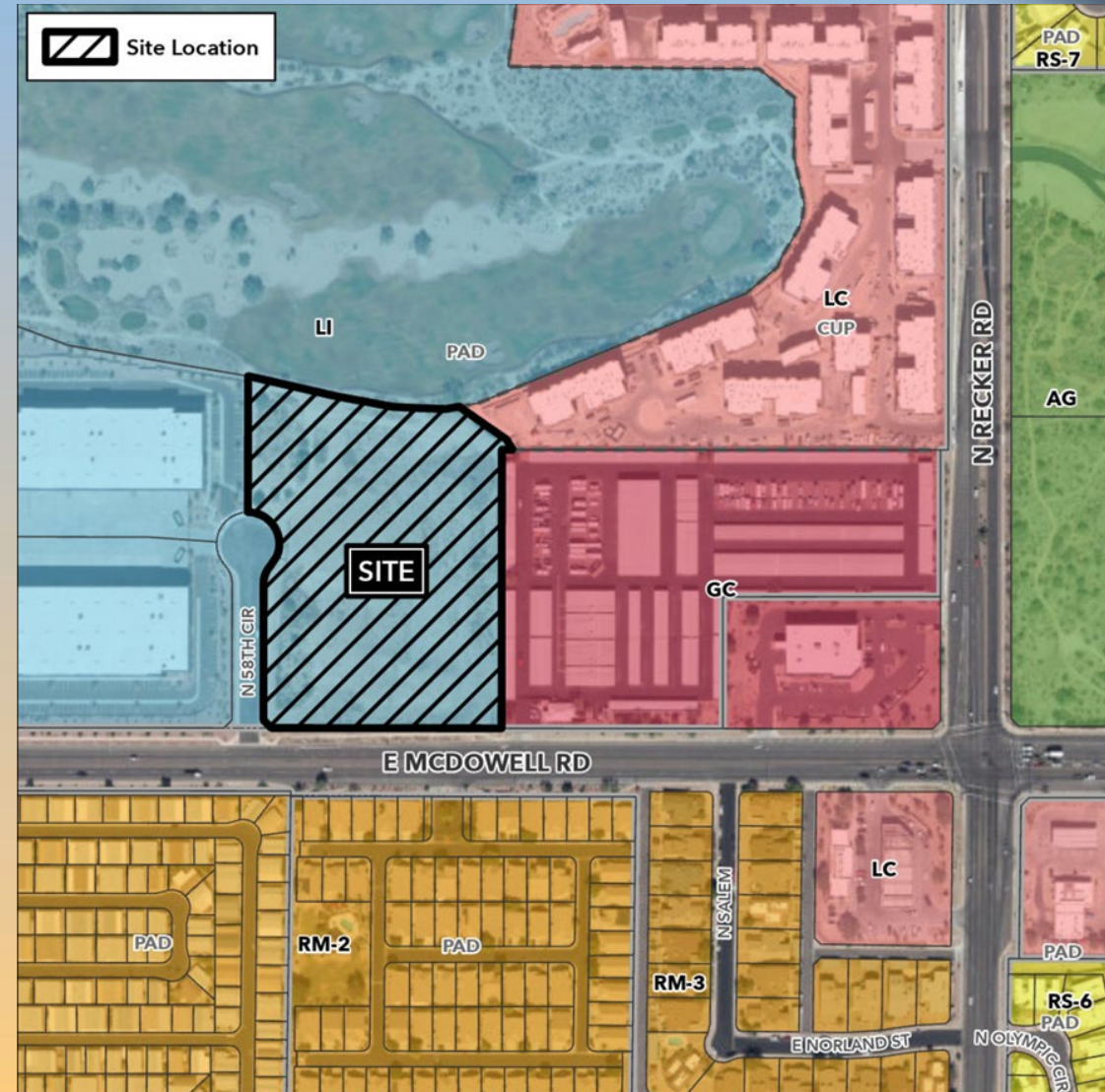
- Vibrant and progressive urban center that serves aviation related business
- Oasis of abundant high-quality employment
- Request is consistent with the intent of the General Plan and the Falcon Field Sub-Area Plan





Zoning

- Light Industrial with a Planned Area Development overlay (LI-PAD)
- Proposed use is allowed by right in the LI zoning district





Site Photo

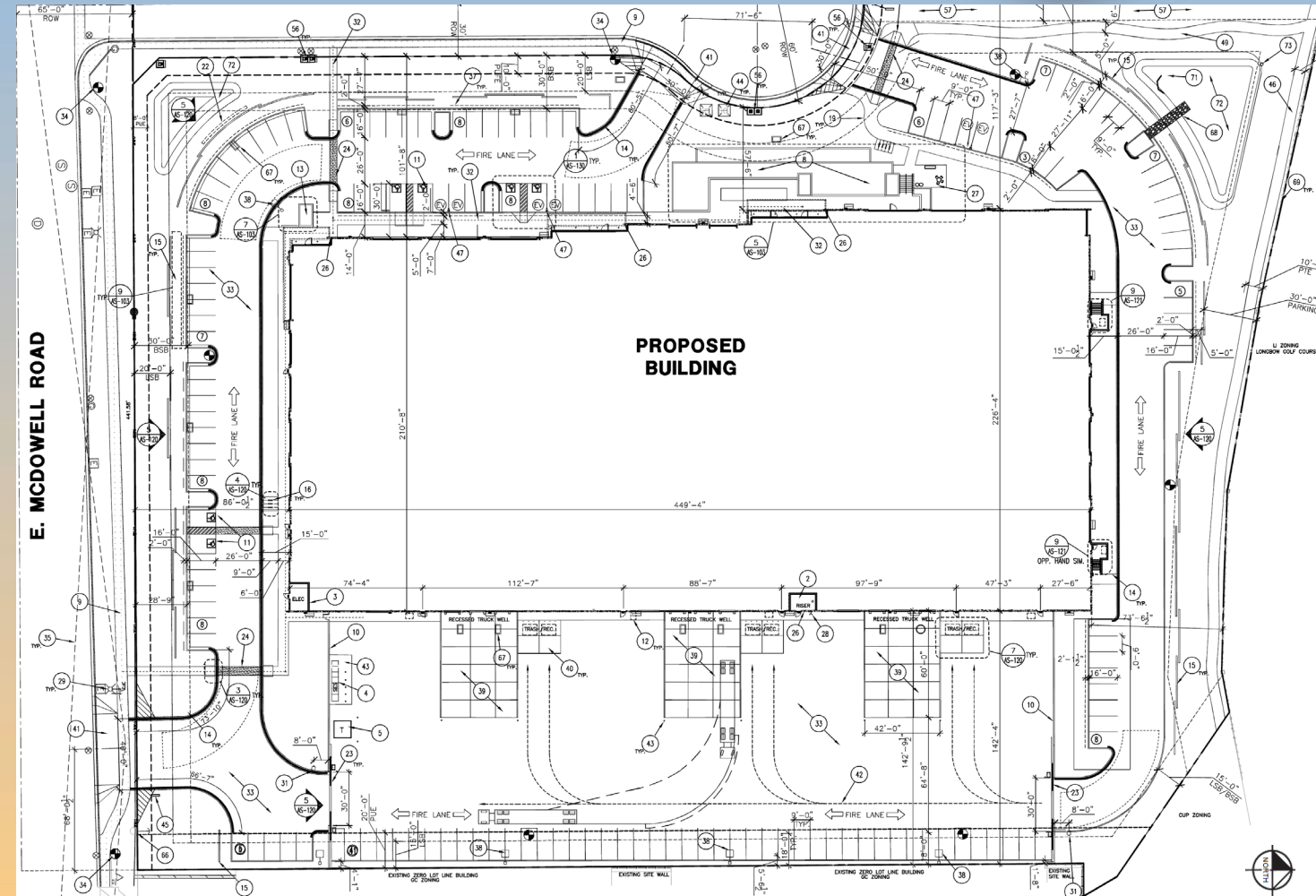


Looking north towards the site from McDowell Road



Site Plan

- 98,296 sq. ft. building
- Vehicular access from East McDowell Road and North 58th Circle
- Truck docks and loading area will be located at the east side of the building
- SUP request for parking reduction:
 - 213 parking spaces required
 - 143 parking spaces proposed





Approval Criteria

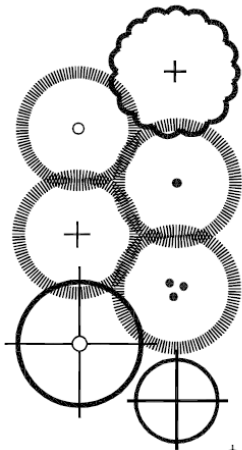
Section 11-70-5 Special Use Permit Criteria

- ✓ #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

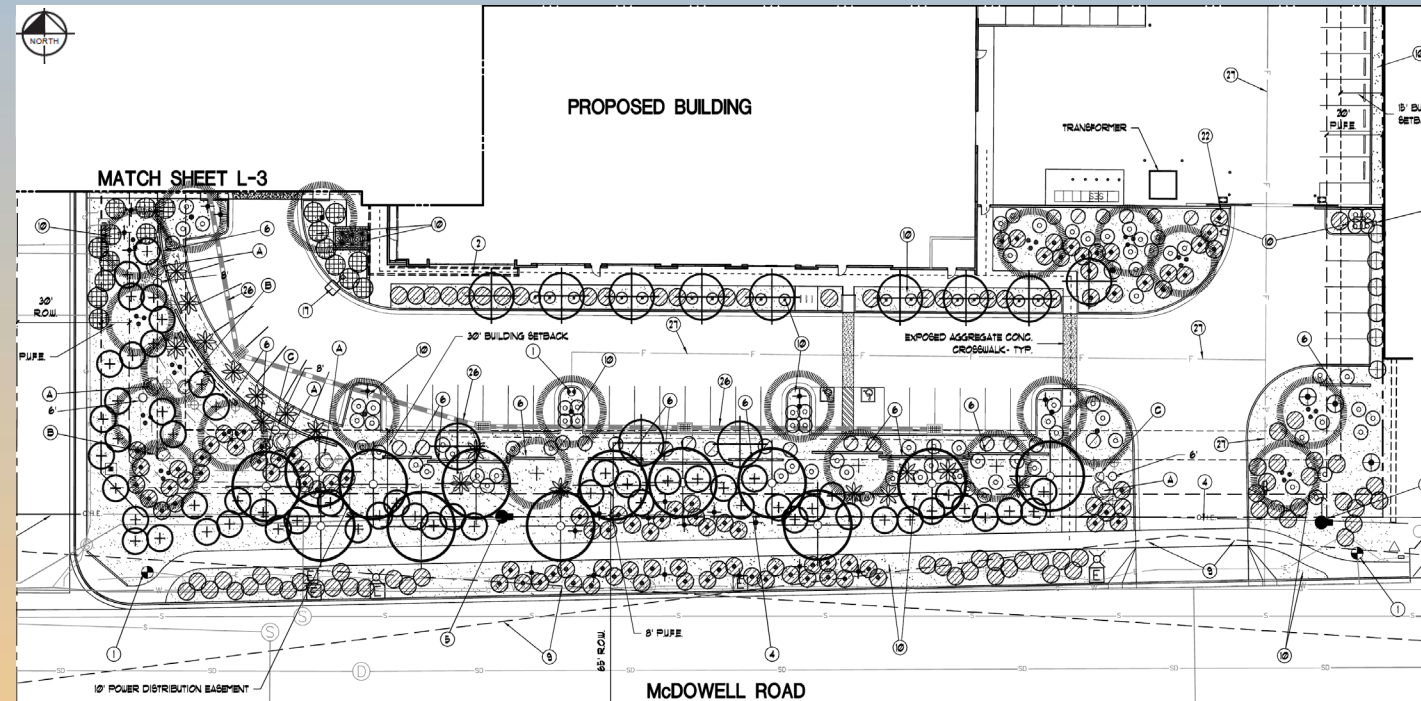


Landscape Plan

PLANT SCHEDULE: (FOR ALL SHEETS)



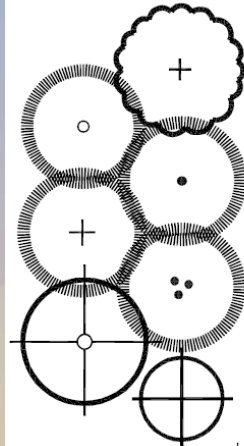
BOTANICAL NAME COMMON NAME	SIZE	TOTAL QTY	MATURE SPREAD
EXISTING PALO VERDE	SALVAGED FROM ON-SITE OR MIN. 60" PALO VERDE	1 TOTAL	25' DIA.
OLNEYA TESOTA IRONWOOD	48" BOX, MULTI-TRUNK 12' HT., 7' SP.	5 TOTAL	25' DIA.
CERCIDIUM FLORIDUM 'DM.' DESERT MUSEUM PALO VERDE	36" BOX MIN, STANDARD 12' HT., 5.5' SP., 2 1/2' CAL.	19 TOTAL	25' DIA.
CERCIDIUM FLORIDUM BLUE PALO VERDE	36" BOX MIN. 12' HT., 6' SP., 2 1/2' CAL.	7 TOTAL	30' DIA.
PROSOPIA CHILIENSIS THORNLESS MESQUITE	24" BOX MIN, MULTI-TRUNK 8' HT., 4.5' SP., 1 1/2' CAL.	37 TOTAL	30' DIA.
ACACIA SMALLII SWEET ACACIA	24" BOX MIN. 9' HT., 4.5' SP., 1 1/2' CAL.	13 TOTAL	20' DIA.
CHILOPSIS LINEARIS 'LOIS ADAMS' DESERT WILLOW	36" BOX 12' HT., 6' SP., 2 1/2' CAL.	26 TOTAL	20' DIA.
CARNEGIANA GIGANTEA SAGUARO	HT. PER PLAN STRAIGHT, NO HOLES, SPEAR	12 TOTAL	
STENOCEREUS THURBERGI ORGAN PIPE CACTUS	HT. PER PLAN 3-5 STEM	3 TOTAL	
EUPHORBIA TIRYALLI FIRE STICKS	5 GALLON FULL, PAST CAN	18 TOTAL	
OPUNTIA BASILARIS BEAUTIFUL PRICKLEY PEAR	8-10 PADS	27 TOTAL	
AGAVE 'BLUE GLOW' BLUE GLOW AGAVE	5 GALLON FULL, PAST CAN	20 TOTAL	
AGAVE GEMINIFLORA TWIN FLOWER AGAVE	5 GALLON FULL, PAST CAN	21 TOTAL	
CAESALPINIA FULCHERRIMA RED BIRD OF PARADISE	5 GALLON	32 TOTAL	
LEUCOPHYLLUM ZYGOPHYLLUM BLUE RANGER SAGE	5 GALLON FULL, PAST CAN	210 TOTAL	



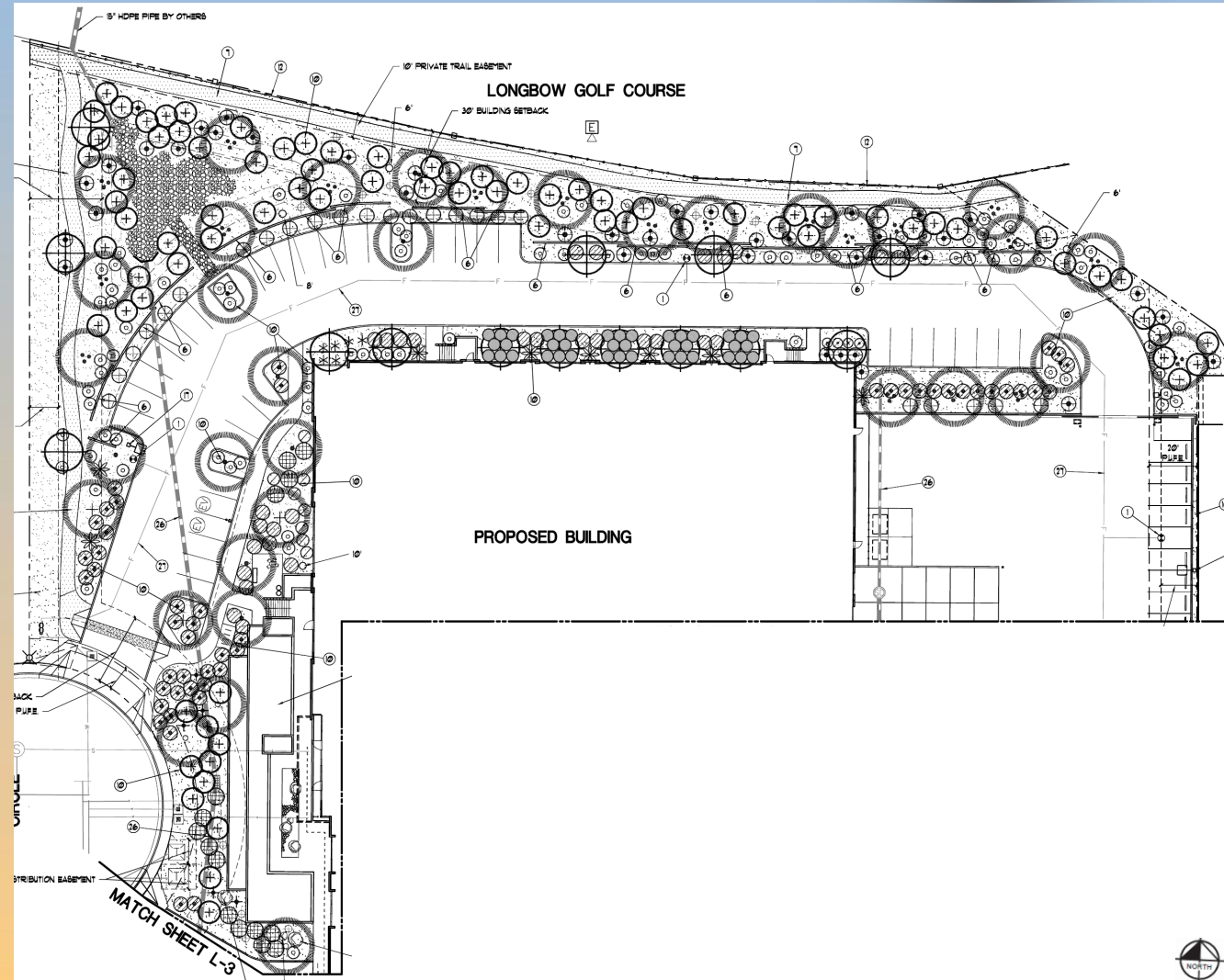


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Rendering





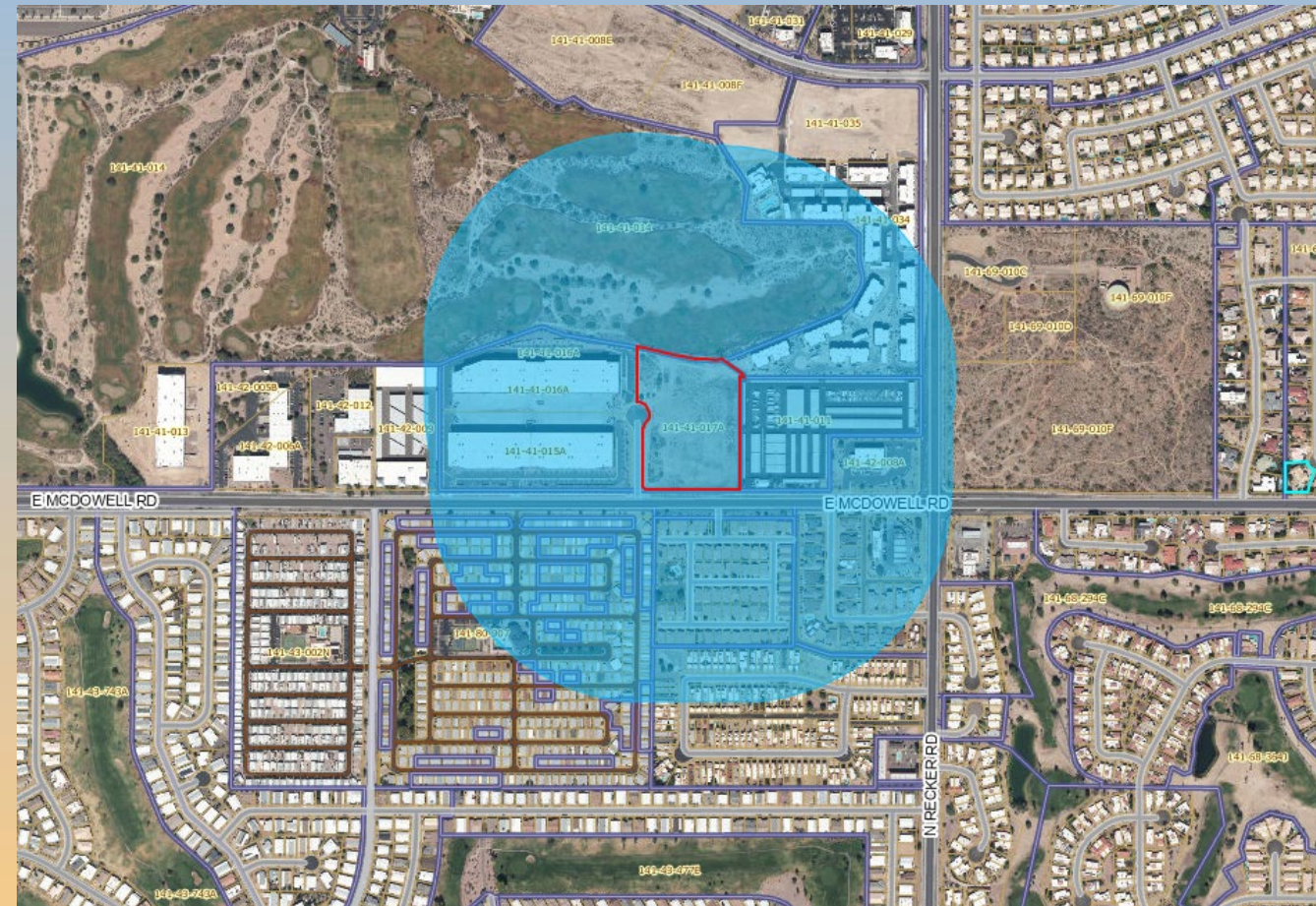
Rendering





Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- No comments received from neighboring property owners





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with the Falcon Field Sub-Area Plan
- ✓ Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO
- ✓ Meets the review criteria outlined in Sections 11-32-6 and 11-70-5 of the MZO for a Special Use Permit

Staff recommends Approval with Conditions



ZON24-01061

The Rosetta Room

Chloe Durfee Daniel, Planner II

March 12, 2025



Request

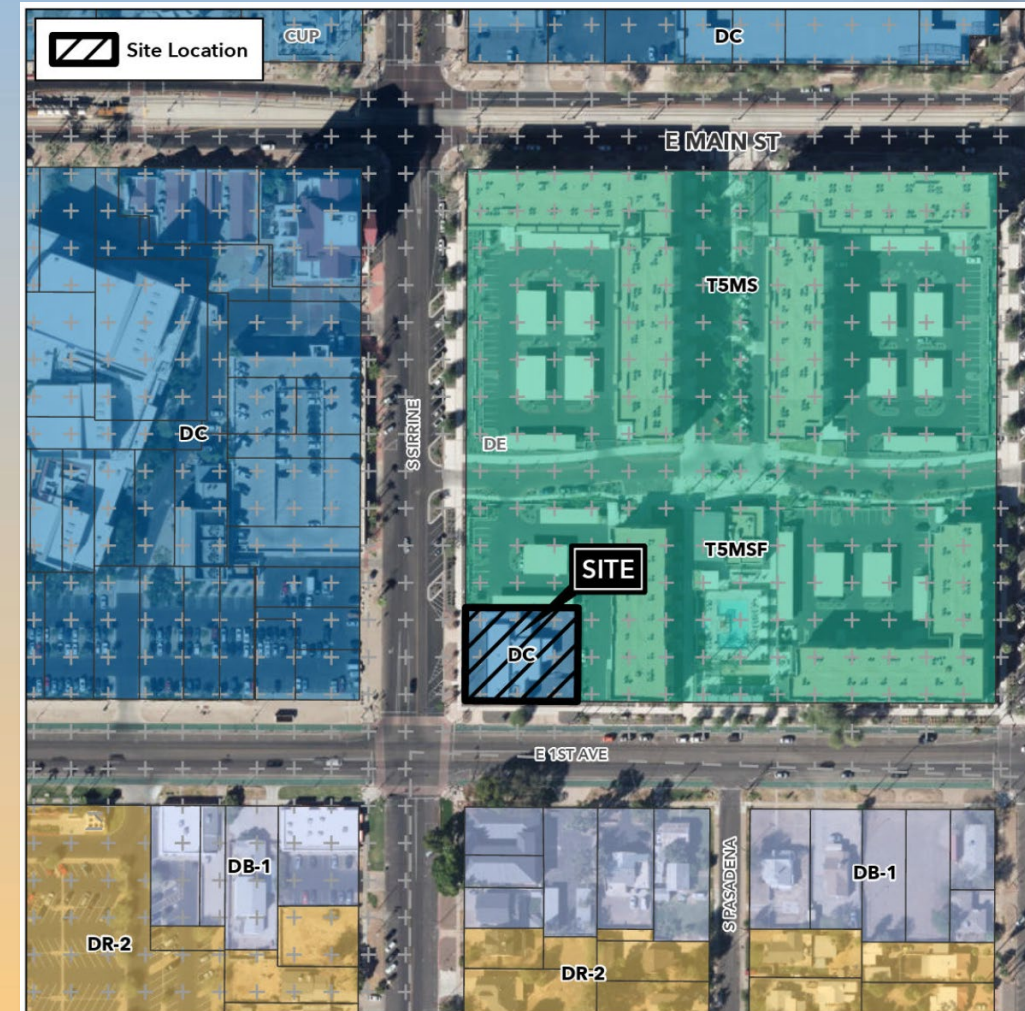
- Site Plan Review, and Special Use Permit
- To allow for a commercial entertainment, coffee shop and general retail development





Location

- 104 E 1st Ave
- Northeast corner of Sirrine and 1st Ave

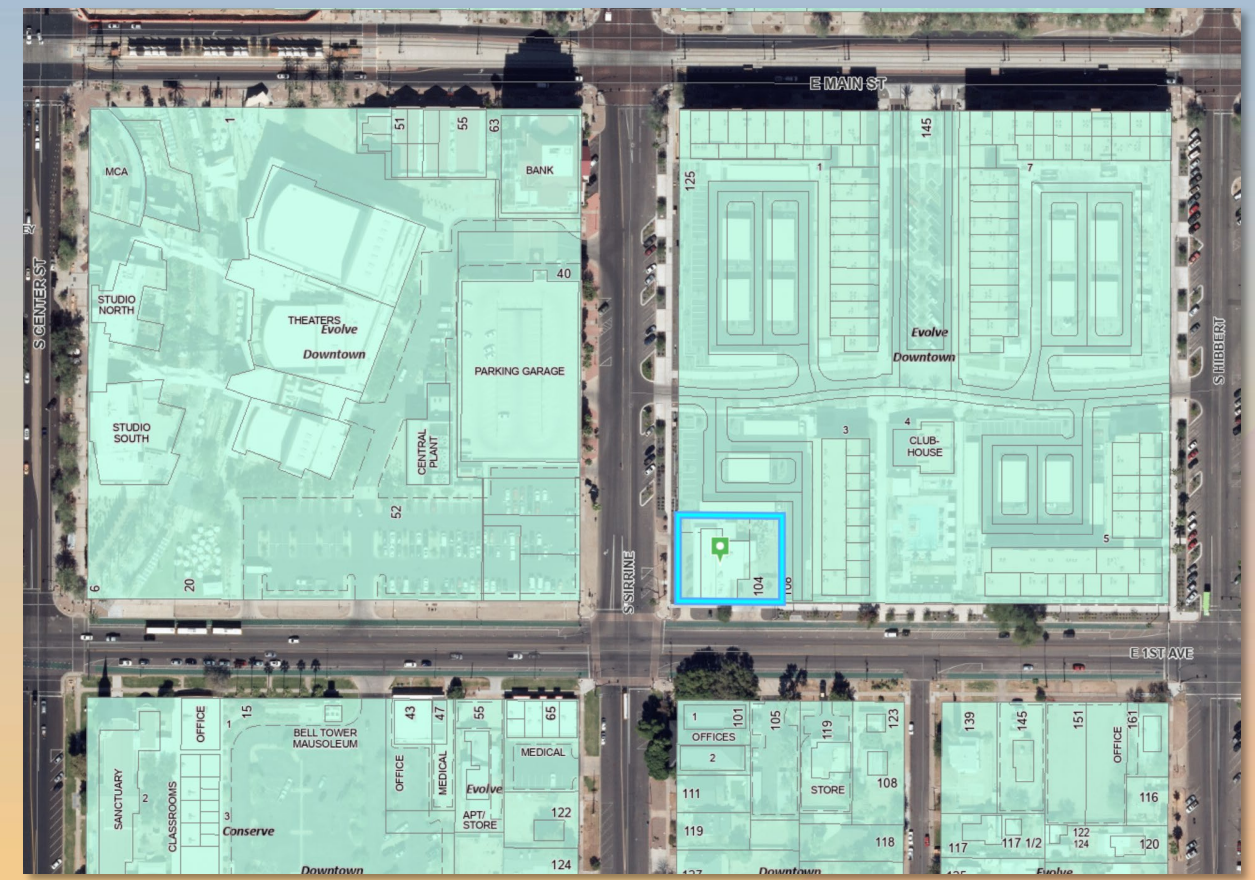




General Plan

Downtown - Evolve

- Most intensely developed with a wide range of uses
- Pedestrian-friendly, mixed-use, urban environment

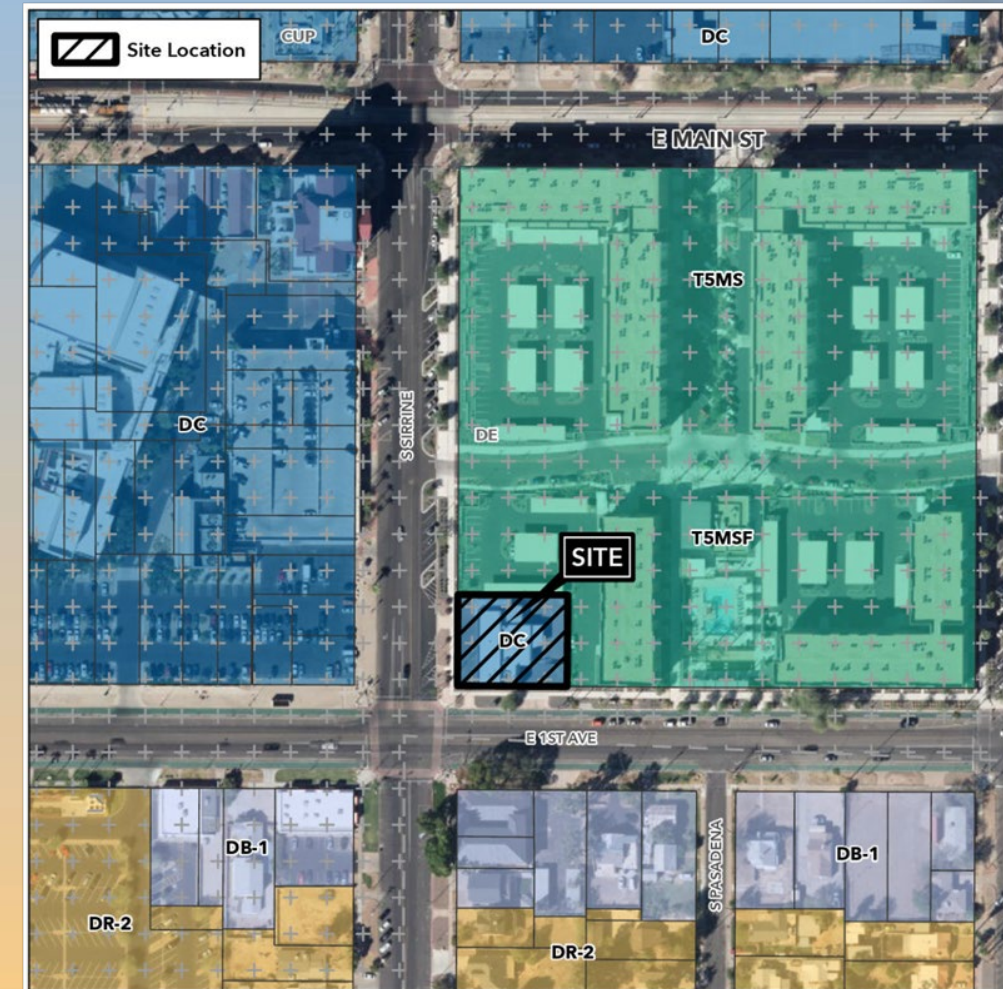




Zoning

Downtown Core (DC)

- Higher-intensity land uses with a focus on redevelopment of under-utilized and bypassed parcels
- Commercial entertainment, coffee shop and general retail are all permitted uses within the DC district





Site Photo



Looking north from 1st Ave



Site Photo



Looking east from Surrine

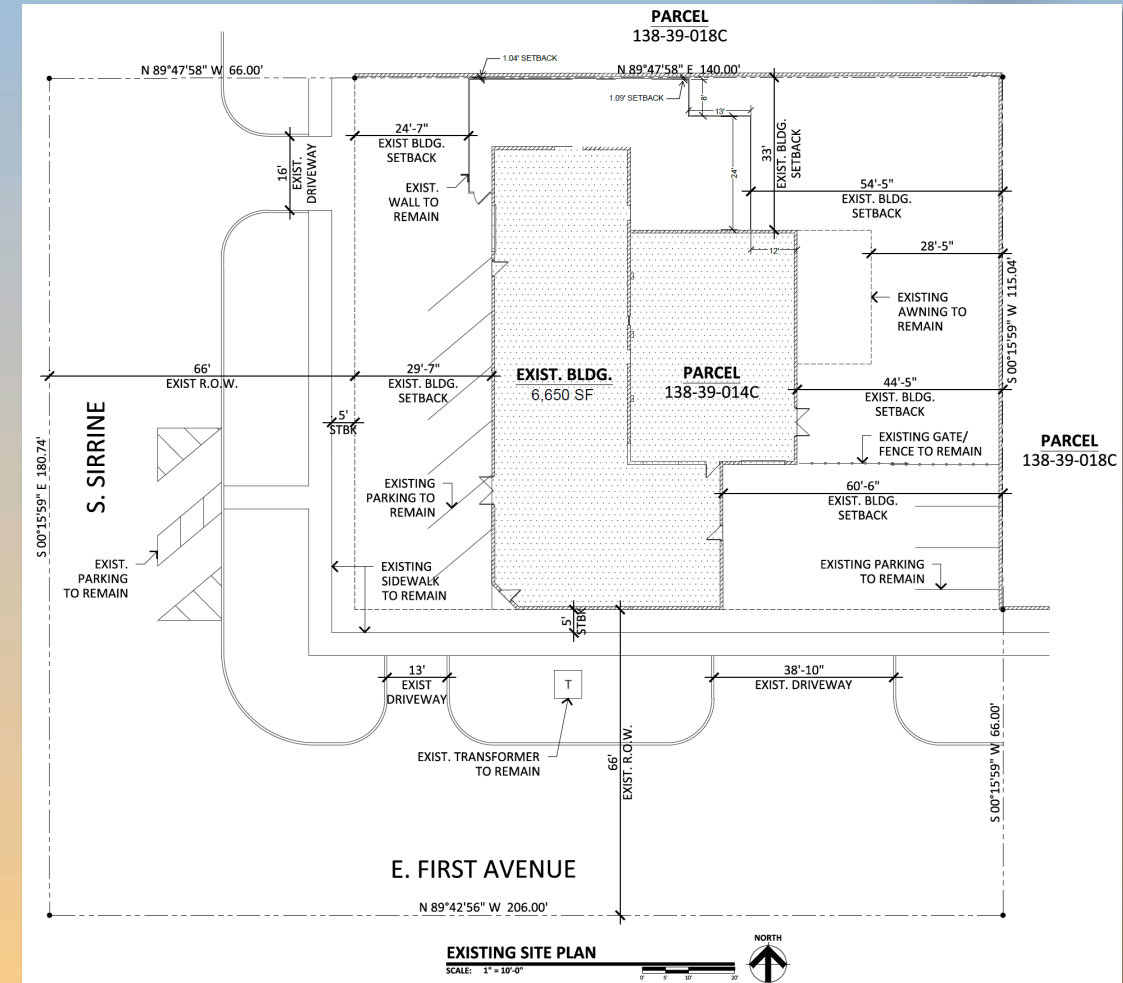


Looking north from 1st Ave




Site Plan


- Existing site layout remaining
- Vehicle access from SIRRINE and 1st Ave
- 8 parking spaces on site
- 2 street parking spaces adjacent





Landscape Plan

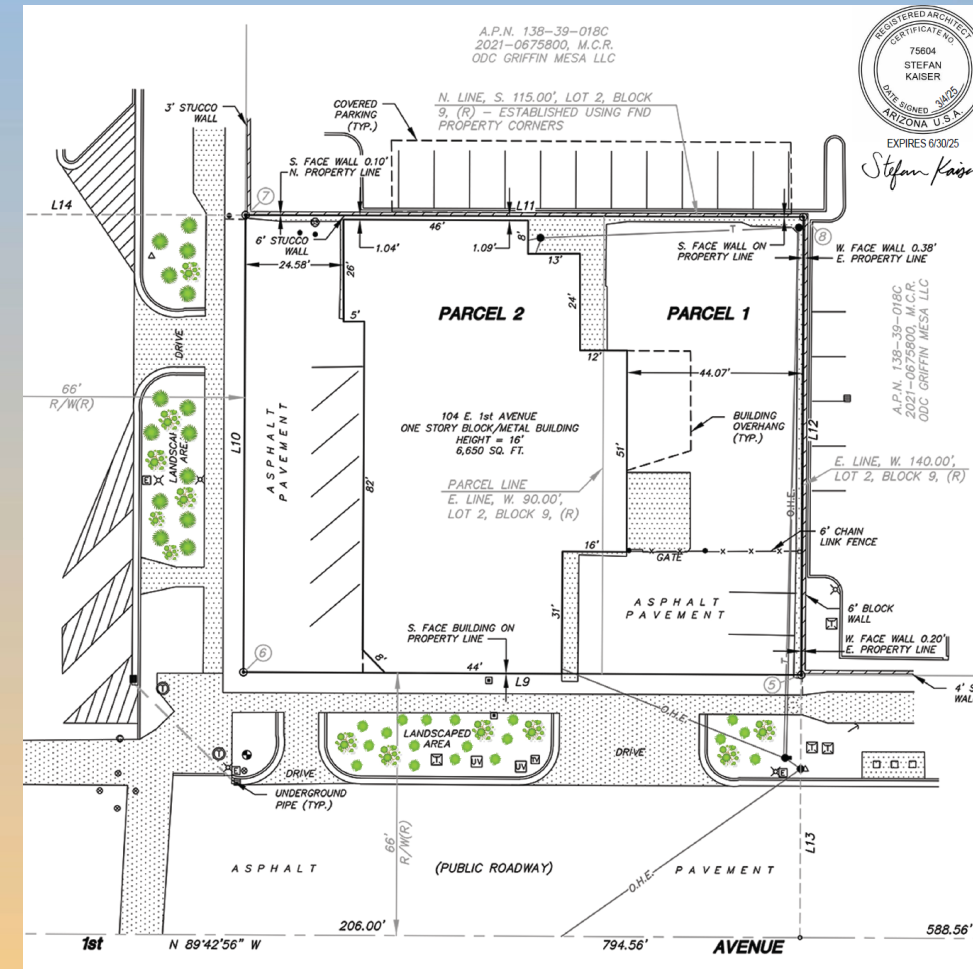
TREES - 

SHRUBS - 

RED PUSH PISTACHE



DEER GRASS



Existing Elevations



West Side



South and East Side



Off-Site Parking Agreement



60 parking spaces available approx. 550 feet away



Approval Criteria

Section 11-32-7(C) Off-Site Parking Criteria

- ✓ #1 No off-site parking space may be located more than 1,000 feet from the primary entrance of the use served, measured along the shortest legal, practical walking route. This distance limitation may be waived by the Zoning Administrator if adequate assurances are offered that van or shuttle service will be operated between the off-site parking areas and the principal use.
- ✓ #2 An agreement providing for the use of off-site parking, executed by the parties involved, must be filed with the Zoning Administrator, in an approved form. Off-site parking privileges will continue in effect only as long as the agreement, binding on all parties, remains in force. Agreements must guarantee long-term availability of the parking, commensurate with the use served by the parking, and shall be recorded with the County Recorder's Office. If an off-site parking agreement lapses or is no longer valid, then parking must be provided as otherwise required by this Chapter.



Approval Criteria

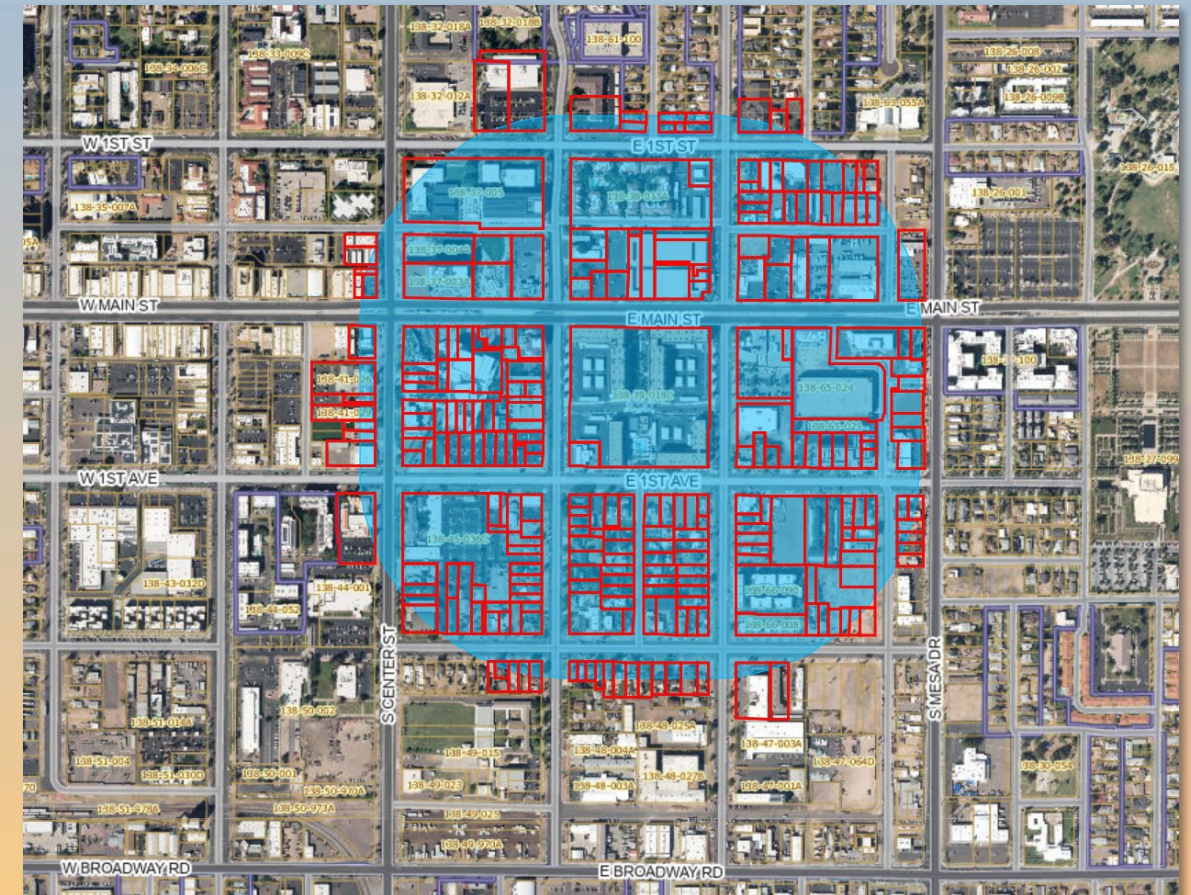
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- ✓ #3 The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, the greater neighborhood, or the general welfare of the City; and
- ✓ #4 Adequate public services, public facilities and public infrastructure are available to serve the proposed project



Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- Neighborhood meeting held February 4th with two attendees
- Staff has not received any comments





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 69 for Site Plan Review
- ✓ Complies with Section 11-8-6 for Downtown Core
- ✓ Complies with Section 11-32-7(C) for Off-Site Parking
- ✓ Complies with MZO Section 11-70-5 for Special Use Permit

Staff recommend Approval with Conditions



ZON24-00876

Medina Station Freeway Landmark Monument

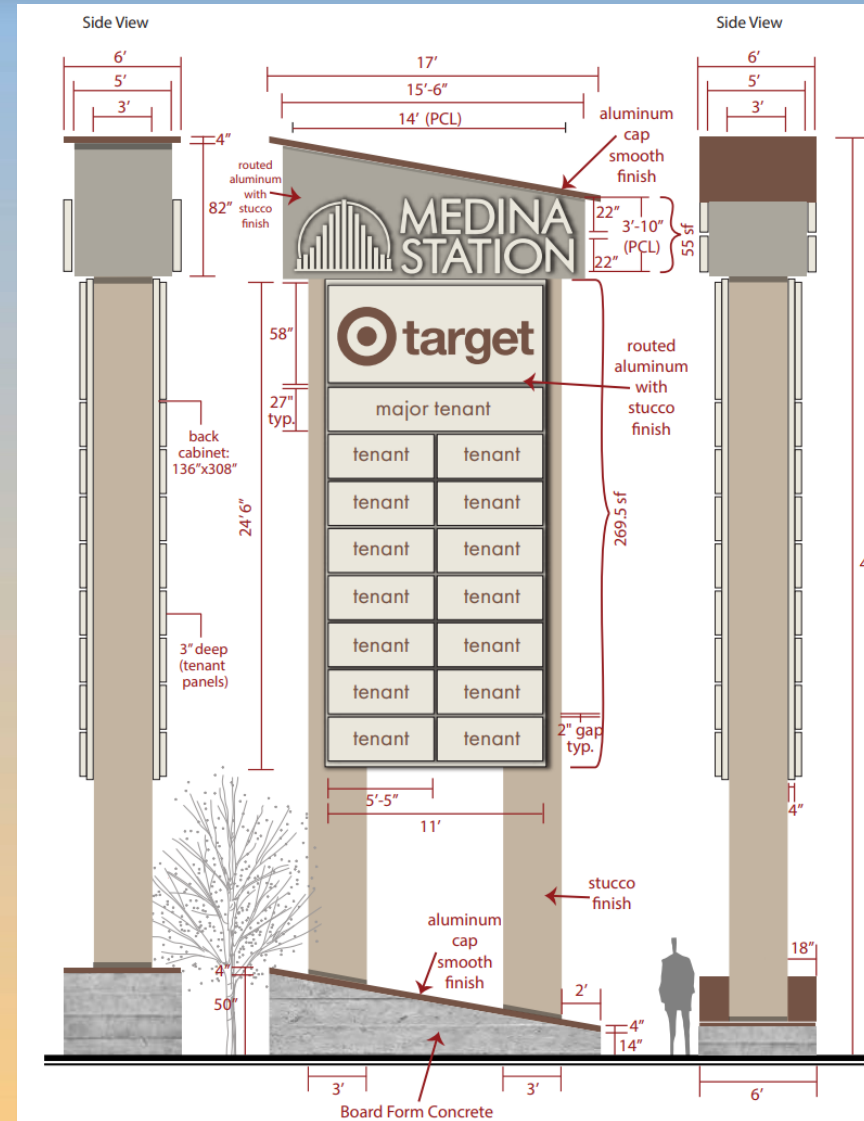
Cassidy Welch, Principal Planner

March 12, 2025



Request

- Council Use Permit (CUP)
- To allow for a Freeway Landmark Monument (FLM)





Location

- South of Southern Avenue
- East of Signal Butte Road
- North of US-60 Freeway

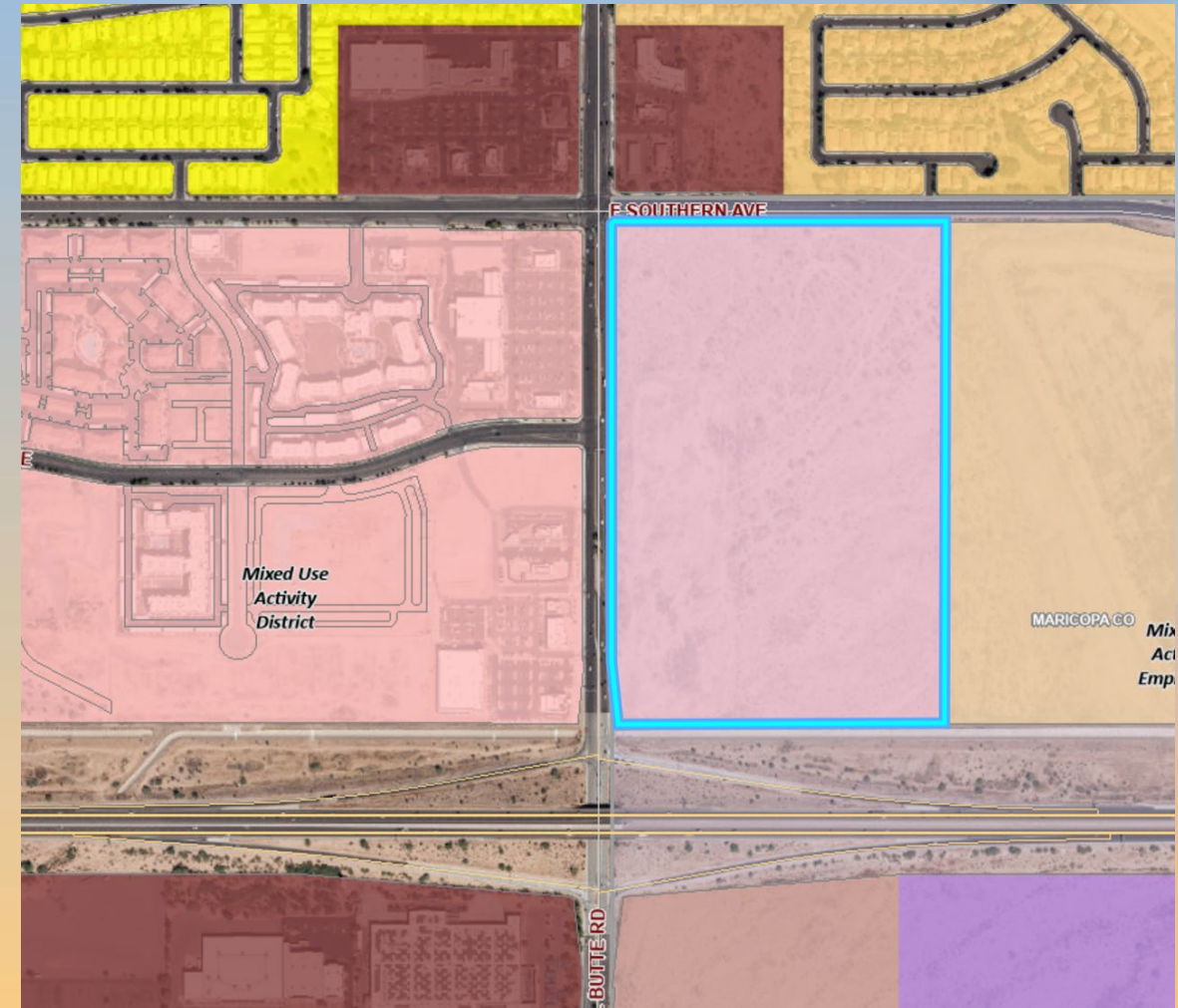




General Plan

Mixed Use Activity District – Regional-Scale sub-type

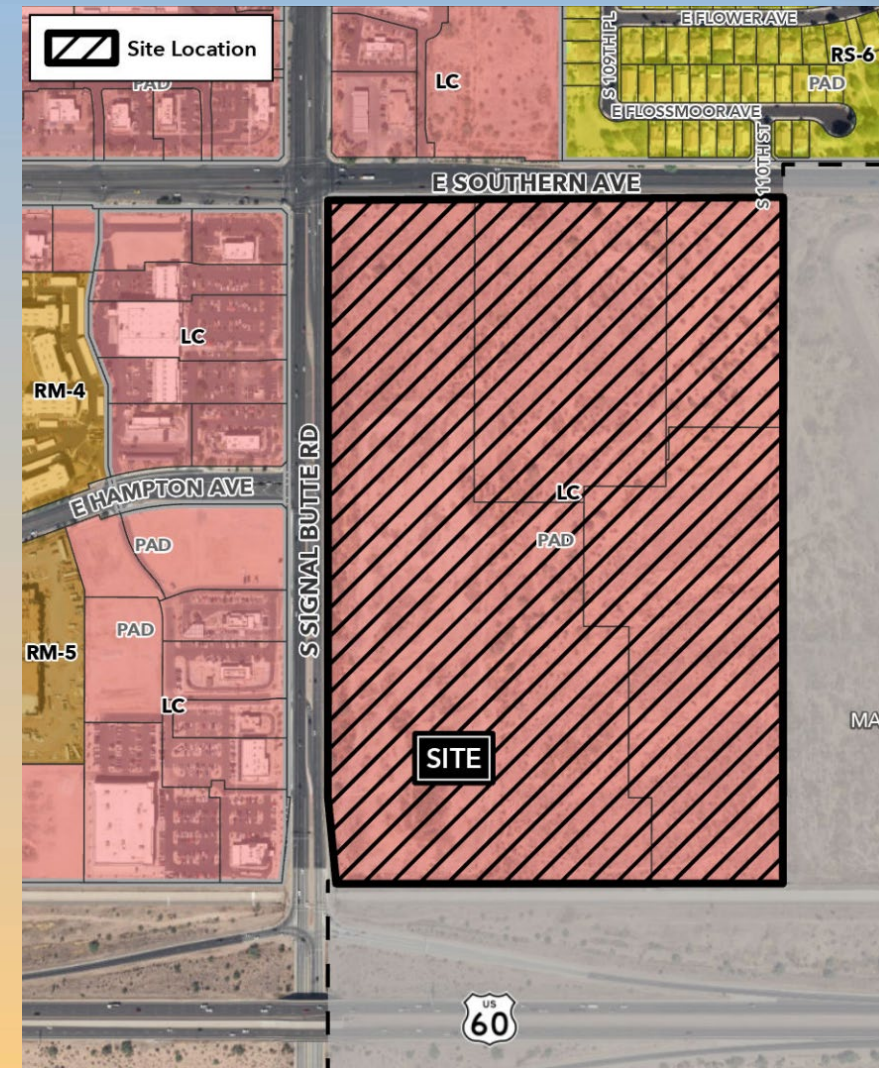
- Regional activity areas
- Substantial commercial that attracts customers
- Supportive residential





Zoning

- Limited Commercial with a Planned Area Development overlay (LC-PAD)
- Freeway Landmark Monument permitted with CUP





Site Photos

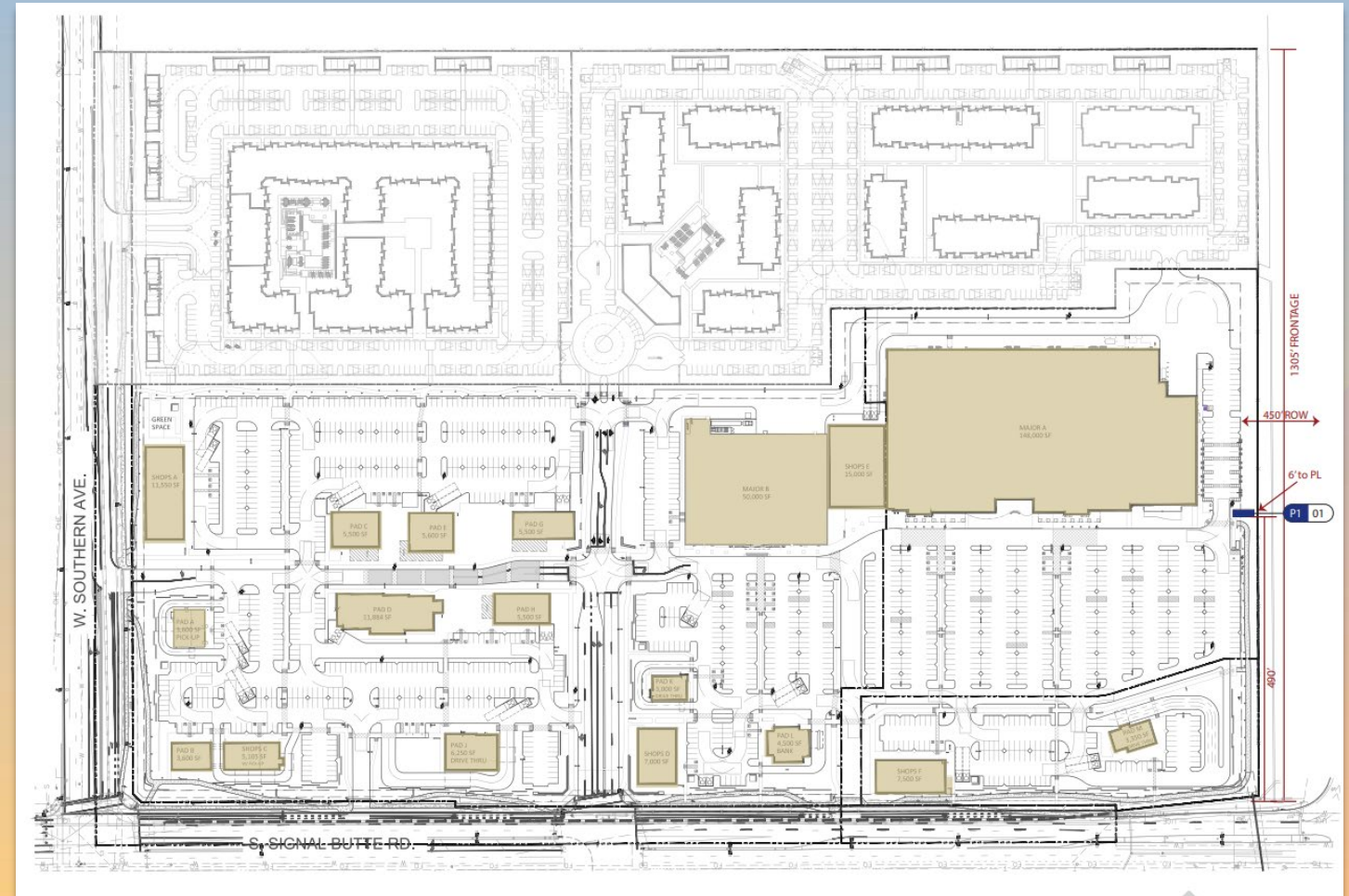


Looking east towards the site



Sign Site Plan

- 1 Freeway Landmark Monument
- 47 ft. tall
- 303 sq. ft. sign area
- Design consistent with Medina Station Design Guidelines

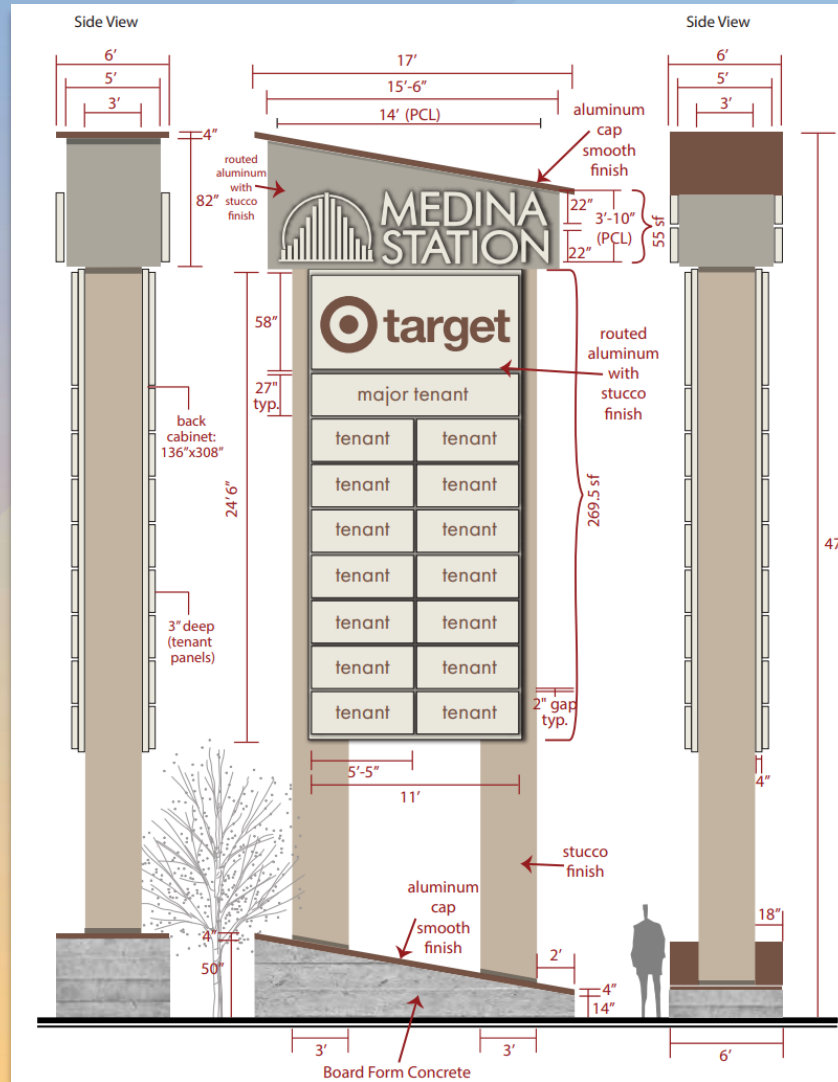




Elevations

Compliance with Medina Station Design Guidelines:

- Simple, abstract rectangular forms
- Use of modern materials
- Limited ornamentation with decorative trims
- Desert tans and grays are encouraged





Renderings





Renderings





Council Use Permit

Section 11-70-6:

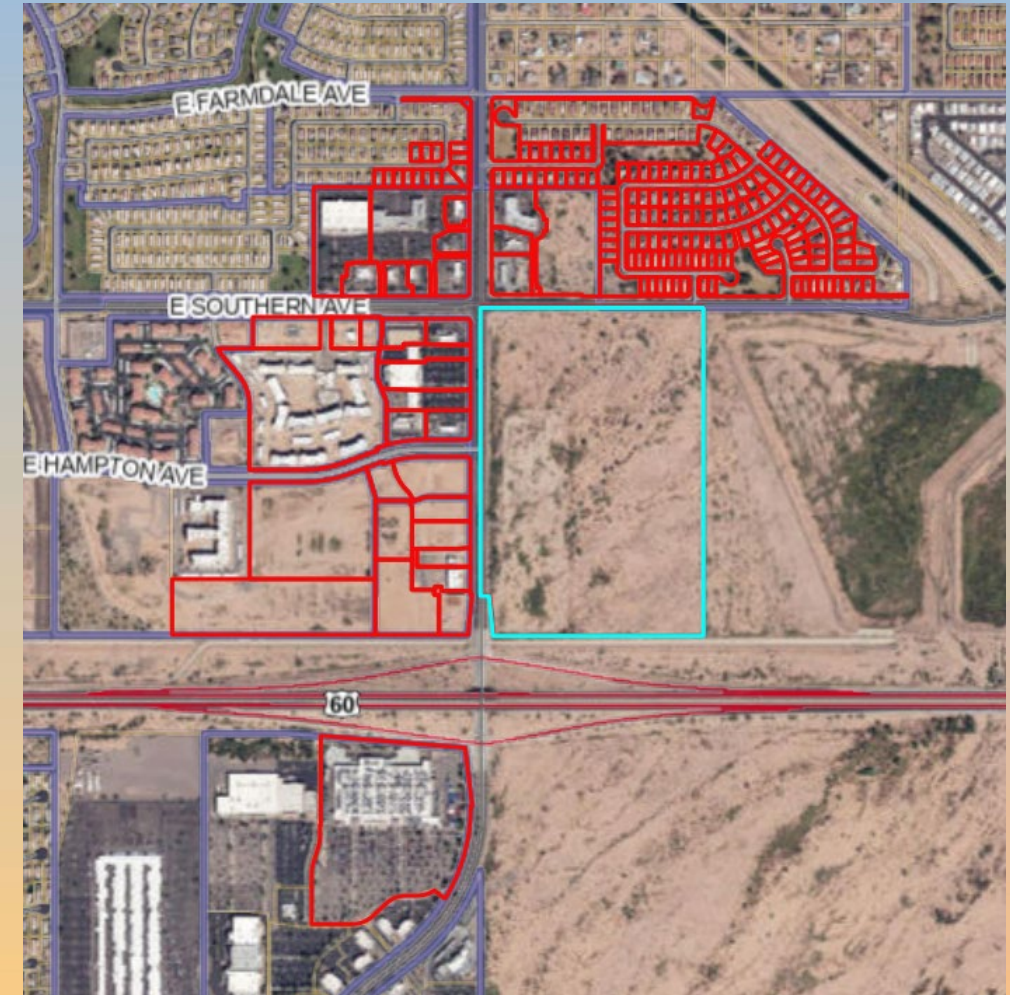
Council Use Permit Required Findings

- ✓ The use is found to be in compliance with the General Plan and other recognized development plans or policies, and will be compatible with surrounding uses;
- ✓ The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies;
- ✓ The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area of the proposed project or improvements in the neighborhood or to the general welfare of the City; and
- ✓ Adequate public services, public facilities and public infrastructure are available to serve the proposed project.



Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- Applicant held 1 neighborhood meeting
 - 2 attendees
- Staff has not received any comments





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Medina Station Design Guidelines
- ✓ Complies with the review criteria for a CUP in Section 11-70-6
- ✓ Complies with the review criteria for a FLM in Section 11-43-7
- ✓ 2006 Freeway Landmark Monument Guidelines

Staff recommends Approval with Conditions