

Planning and Zoning Board



Study Session Minutes

Mesa City Council Chambers – Lower Level, 57 East 1st Street
Date: November 16, Time: 3:00 p.m.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Troy Peterson

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

STAFF PRESENT:

Dr. Nana Appiah
Mary Kopaskie- Brown
Rachel Nettles
Michelle Dahlke
Evan Balmer
Kwasi Abebrese
Sean Pesek
Samantha Brannagan
Sarah Staudinger
Pamela Williams

OTHERS PRESENT:

Call meeting to order.

- 1 Chair Crockett declared a quorum present, and the meeting was called to order at 3:00 p.m.**
- 2 Review items on the agenda for the October 26, 2022, regular Planning and Zoning Board Hearing.**

Assistant Planning Director Rachel Nettles introduced the Planning Director Mary Kopaskie-Brown.

Development Services Director Dr. Nana Appiah spoke to Director Kopaskie-Brown's resume and experience and thanked the Planning and Zoning Board for their support. Development Services Director Dr. Nana Appiah also thanked Assistant Director Rachel Nettles and Principal Planner Michelle Dahlke for their diligent work efforts in the absence of a Planning Director.

Assistant Director Rachel Nettles stated: The Planning Department will be administratively continuing the first public hearing of the Minor General Plan Text Amendment, that is amending existing Chapter seven community character of This Is My Mesa, Mesa 2040 General Plan, as shown in Exhibit 1, 2022 General Plan Amendments to November 22, 2022 Special Study session of the Planning and Zoning Board. The first public hearing which was properly noticed in the newspaper on October 29 but was inadvertently left off of today's Study Session agenda. So therefore, we need to continue this item. We also are going to be recommending continuation of items 5A and 6A on the agenda, and we can cover that once those items come up on the regular hearing agenda.

Item 3A is being recommended to be continued to the December 14, 2022, Planning and Zoning Board meeting.

Staffmember Samantha Brannagan presented case ZON22-00582. See attached presentation.

Boardmember Jessica Sarkissian inquired regarding the agenda language mentioning Site Plan Review and not Special Use Permit.

Chair Crockett inquired if the Special Use Permit was for the outdoor display or storage.

Staffmember Samantha Brannagan clarified that it was for the outdoor display area for flowers and different items.

Conversation ensued and it was determined that outdoor display area would include items for sale and is intended to draw in traffic. The garden center is approximately 900 square feet and is to be enclosed. It was also clarified that the main building and the outdoor display will be attached but have separate entrances.

Assistant City Attorney Sarah Staudinger stated (in reference to Boardmember Sarkissian's previous inquiry) that since the public notice language stated Site Plan Review, the Special Use Permit will come through Board of Adjustment at a later date. And that there would be an additional condition of approval added to the case for approval of a Special Use Permit by the Board of Adjustment.

Kwasi Abebrese presented Case ZON22-00832. See attached presentation.

Staffmember Chloe Durfee-Daniel presented Case ZON22-00731. See attached presentation.

Boardmember Allen inquired regarding if Falcon Field had any concerns about the project.

Staffmember Chloe Durfee Daniel clarified: All FAA approvals, especially given this is within an AOA sub area, does require going through the FAA before final approval for permits. The applicant will be responsible for and will need to do that prior to the permits being issued as part of the conditions of approval in the staff report.

Chair Crockett added a question as to whether Falcon Field has expressed an issue with the height.

Staffmember Chloe Durfee Daniel clarified that the plans are distributed to the airport, and the Planning Division has not received any comments from them at this time.

Chair Crockett added that he would be more comfortable to see that Falcon Field had not expressed any opposition to the case rather than just not having any information.

Staffmember Chloe Durfee Daniel responded: That the Planning Division does send comments out to the airport, as part of all of the review process and that all departments are given a time frame in which to respond.

Assistant Planning Director Rachel Nettles added that the Planning Division could follow up prior to the case introduction to City Council.

Boardmember Pitcher commented if ingress and egress was off of Greenfield Road, and if neighbors have any issue with ingress and egress, based on the call that was received.

Staffmember Chloe Durfee Daniel clarified: That there are several ins and outs on the site (six of them) two from McDowell Road, three from Greenfield Road, and one off of Norcroft.

Staffmember Chloe Durfee Daniel also added: The call was regarding concern for trucks possibly going through Norcroft and to the site to the west. There were conflicting conditions of approval for this site and that is purpose of repealing the original requirement for access to the site, only off of Greenfield Road. The site directly to the west had a condition of approval that was for Norcroft to be finished when this subject site was finished. Due to conflicting conditions of approval, the Planning Division is asking for that condition on the site to be removed. The neighbor that called was part of this, the industrial site to the west, and their concern was given the larger usage of light industrial buildings, trucks going through Norcroft and using that as an exit for that roadway. They expressed concern about it not being supported for that large of either trucks, or the number of trucks. But that was a condition that Transportation and Fire requested.

For building three, there are truck docks in the rear and there's an exit directly out into Greenfield Road and that there's nothing forcing them to use the Norcross exit, but currently there is nothing that preventing them from using that either.

Chair Crockett inquired about the landowner, the user to the west, regarding large trucks exiting to the west of the site and requested clarification on if the question of exiting trucks had been resolved.

Staffmember Chloe Durfee Daniel stated the caller was referred to the applicant, and that a representative, present at the meeting would be willing to answer questions from the Board.

Conversation ensued and it was determined that the street running north/south was a private street, but that Norcroft is a public road.

Staffmember Chloe Durfee Daniel added that Transportation has not voiced any concerns. But that traffic, not using either the McDowell Road exit or the Greenfield Road exits, has other exits on the site. The concern is, if they do go through Norcroft and up through this site, it would be a larger number of trucks than the industrial users in that area would want driving by their businesses. Staff did not have any concerns on the traffic flow of the streets.

Assistant Planning Director Rachel Nettles stated: Case ZON22-00779 is being recommended to be continued to the December 14, 2022. Planning and Zoning Board meeting.

Items 5a and 6a were recommended to be continued to the Special Meeting that will be held on November 22, 2022.

Boardmember Pitcher motioned to continue Case ZON22-01129 Millennium Superstition Springs Minor General Plan Amendment, District 2 within the 5700 to 5900 blocks of East Baseline Road north side within the 1800 to 1900 blocks of South Sunview West Side and within the 5700 to 5900 blocks of East Inverness Avenue South Side, located west of record road on the north side of Baseline Road, Minor General Plan Amendment from the Specialty Medical Campus to Specialty Educational campus. This will allow for a multiple residence development staff recommendation is to continue this November 22, 2022, Planning and Zoning Special Meeting.

The motion was seconded by Boardmember Allen.

Vote: 6-0 (Boardmember Peterson, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

Chair Crockett welcomed Development Services Director Mary Kopaskie-Brown.

3 Planning Director Updates:

There were no additional Planning Director updates.

4 Adjournment

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

The study sessions was adjourned.

Vote: 6-0 (Boardmember Peterson, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

Respectfully submitted,

Michelle Dahlke
Principal Planner

* * * * *

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



Planning & Zoning Board



ZON22-00582



Request

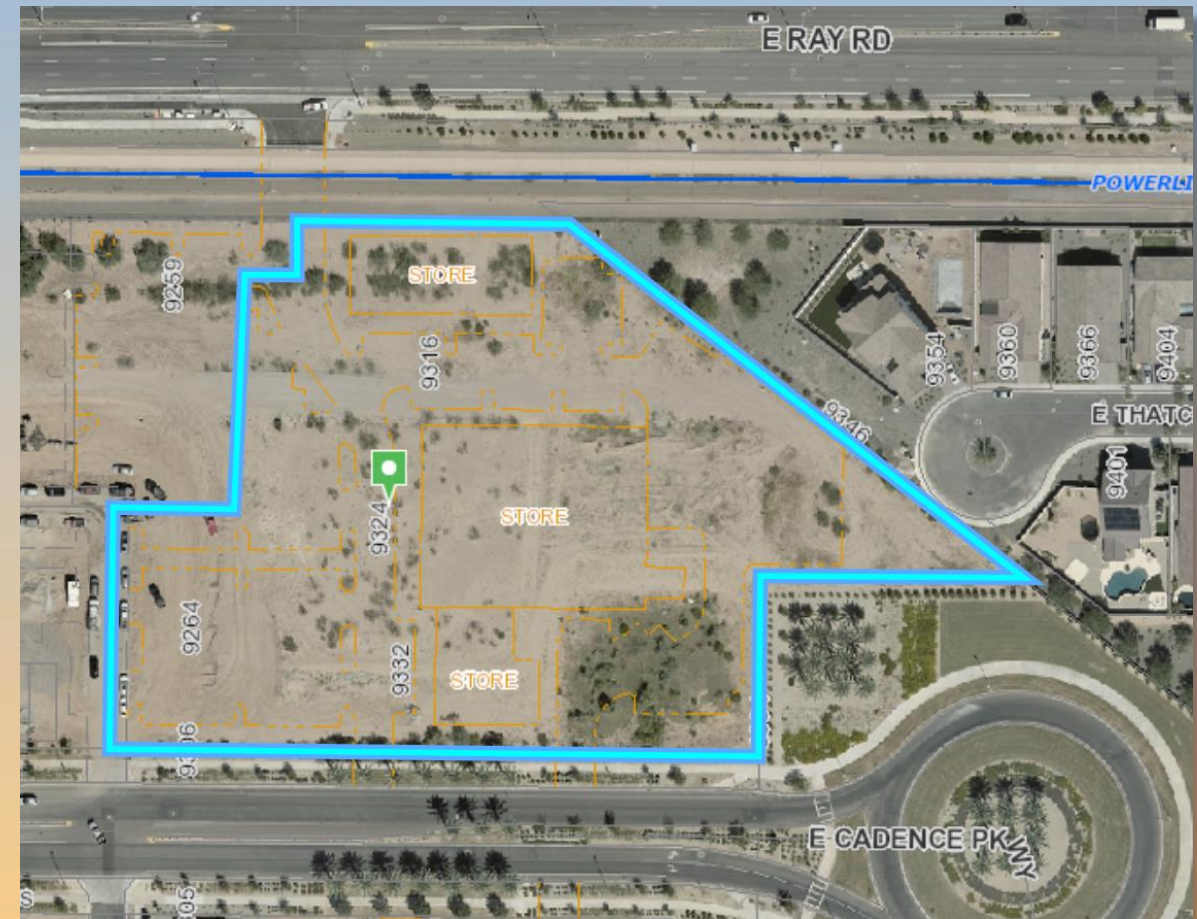
- Site Plan Review
- To allow for a commercial development





Location

- North of E. Cadence Parkway
- East of S. Ellsworth Road
- South of E. Ray Road

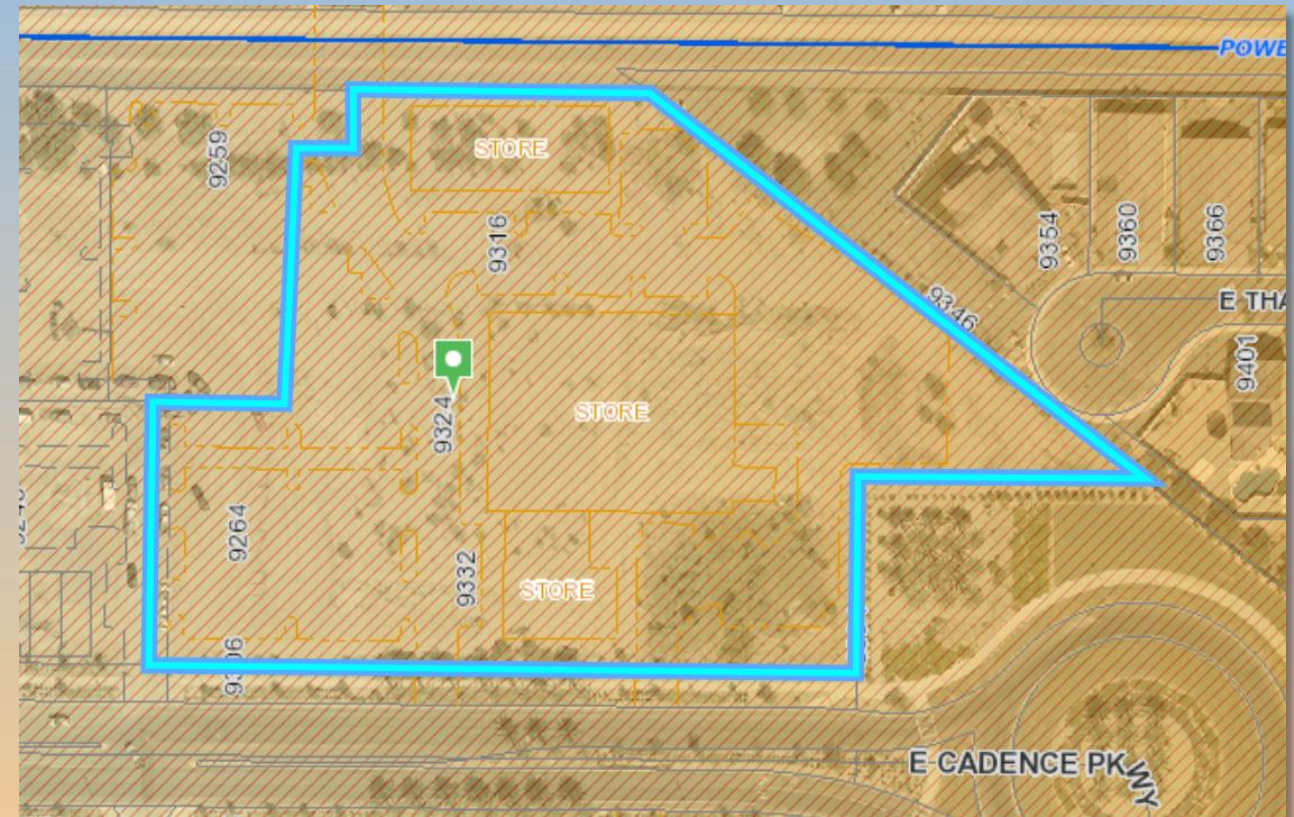




General Plan

Mixed Use Community

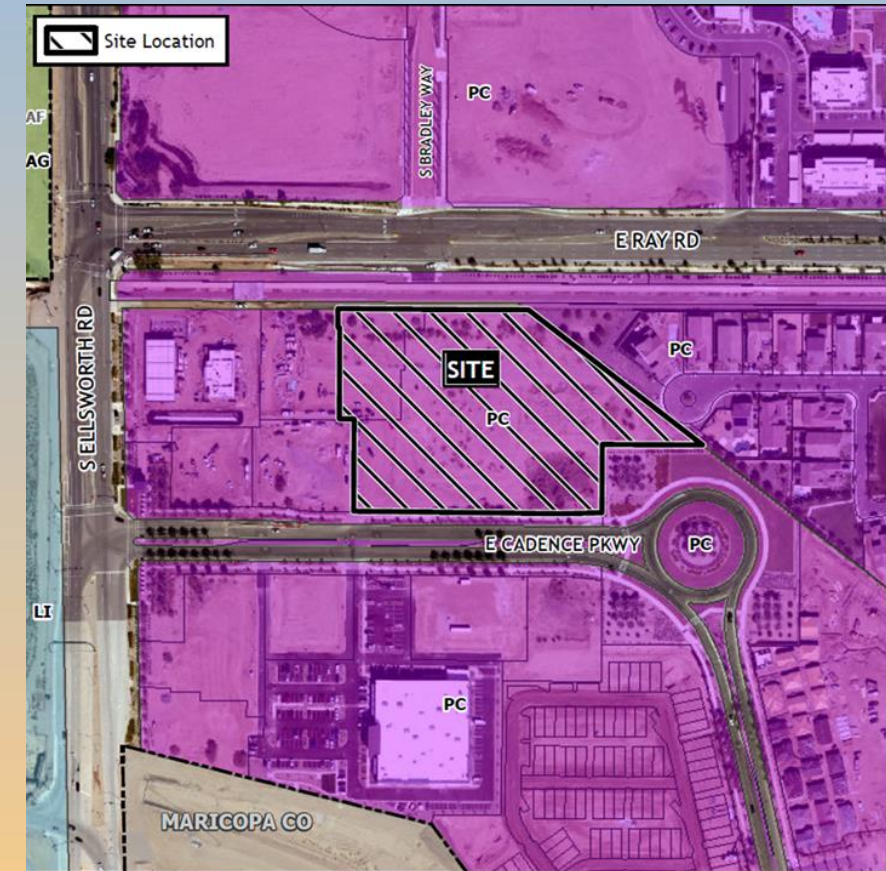
- Variety of housing types, parks, schools
- Mix of retail and commercial uses
- Sense of place





Zoning

- Planned Community (PC)
- Cadence Community Plan





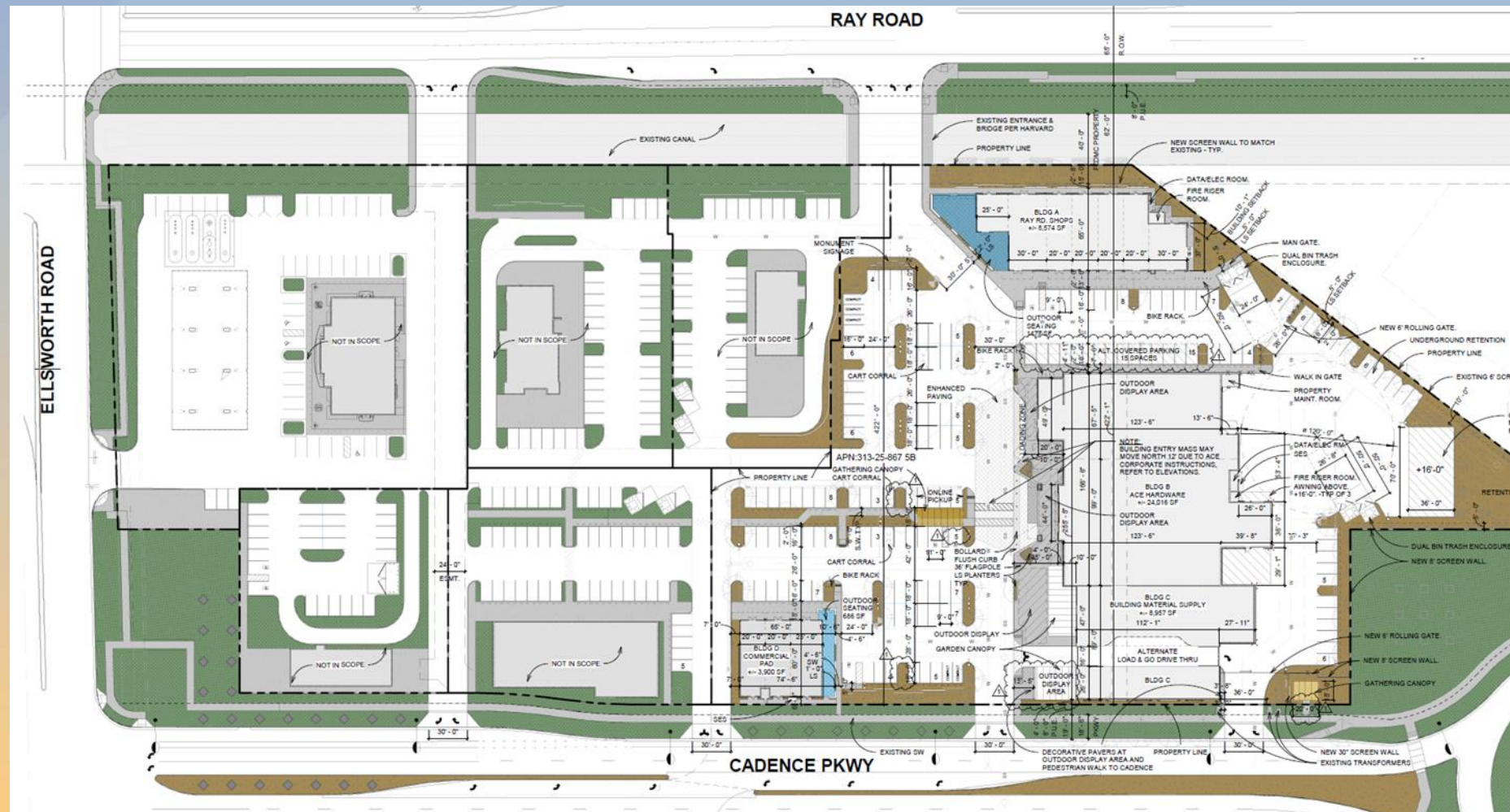
Site Photos



Looking northeast towards the site



Looking north to the site





- Ace Hardware
 - Outdoor display area
 - 156 parking spaces
- Ray Shops retail pad
- Cadence Shops commercial pad
- Shared parking



Landscape Plan

LANDSCAPE LEGEND



QUERCUS VIRGINIANA
LIVE OAK
24" BOX (MATCHING)



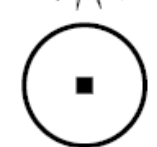
ULMUS PARVIFOLIA
CHINESE ELM
24" BOX (MATCHING)



EXISTING DATE PALM
PROTECT FROM
CONSTRUCTION



PHOENIX DACTYLIFERA
DATE PALM
MATCH EXISTING



QUERCUS VIRGINIANA
LIVE OAK
36" BOX (MATCHING)



LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
5 GALLON



NOLINA MACROCARPA
BEAR GRASS
5 GALLON



AGAVE DESMETTIANA
SMOOTH AGAVE
5 GALLON



MULHENBERGIA RIGENS
DEER GRASS
5 GALLON



HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON

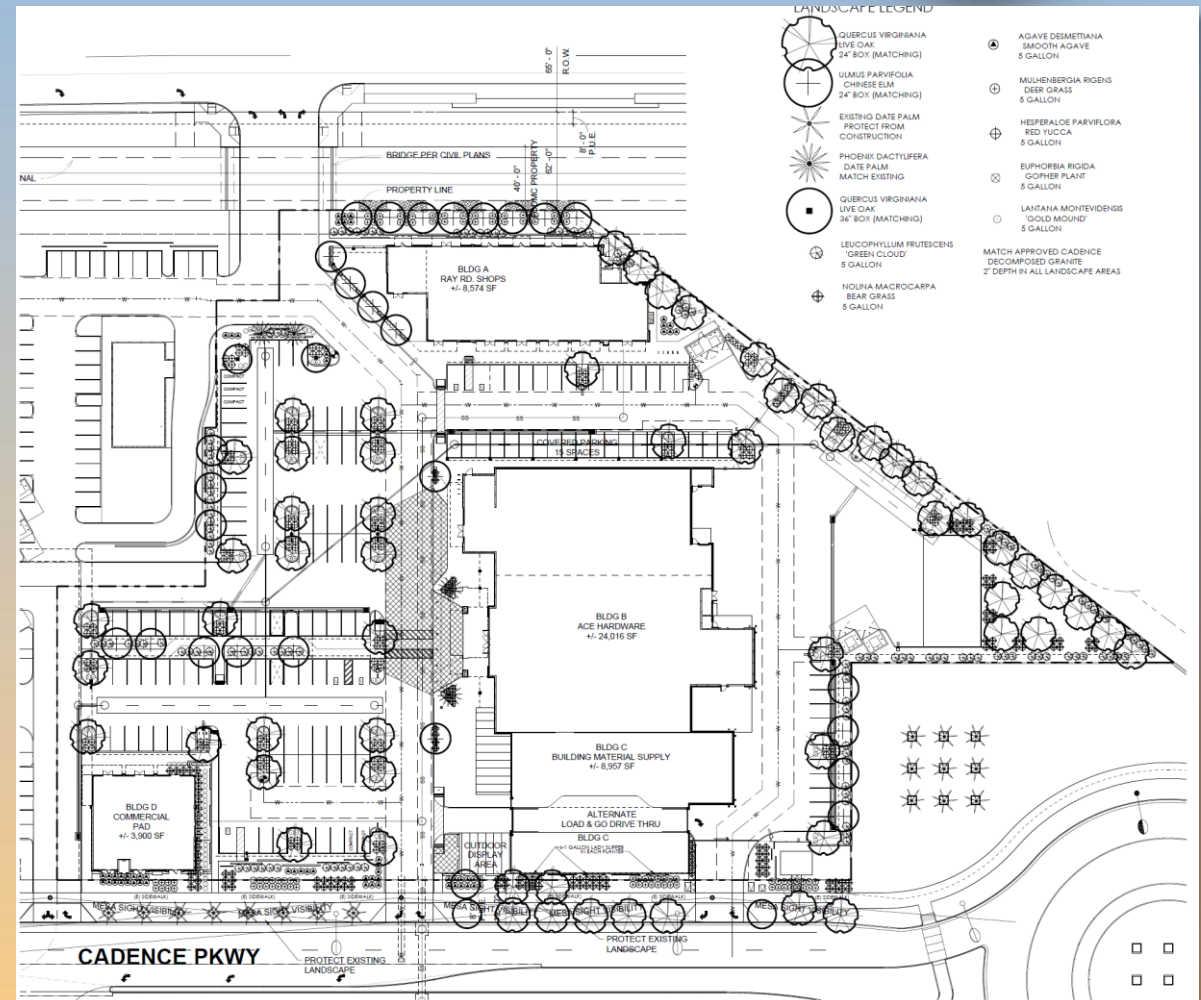


EUPHORBIA RIGIDA
GOPHER PLANT
5 GALLON



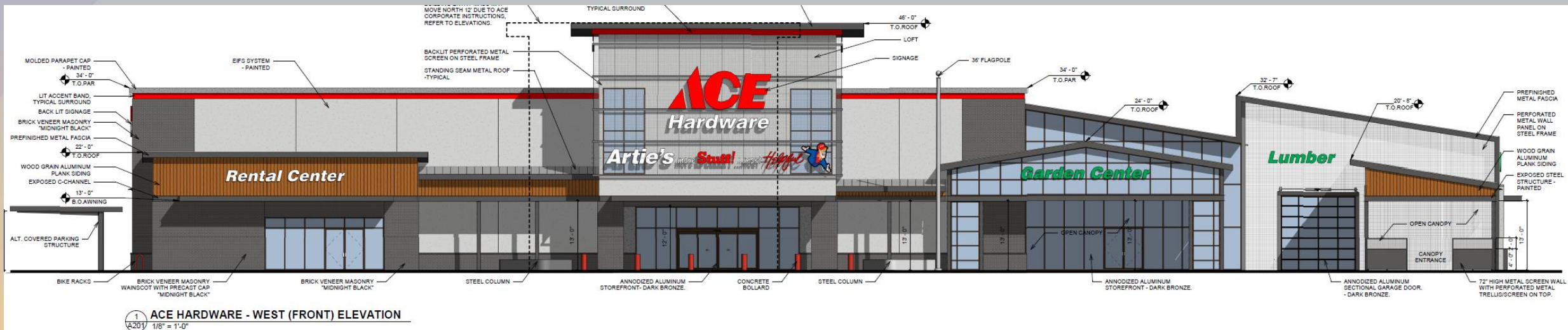
LANTANA MONTEVIDENSIS
'GOLD MOUND'
5 GALLON

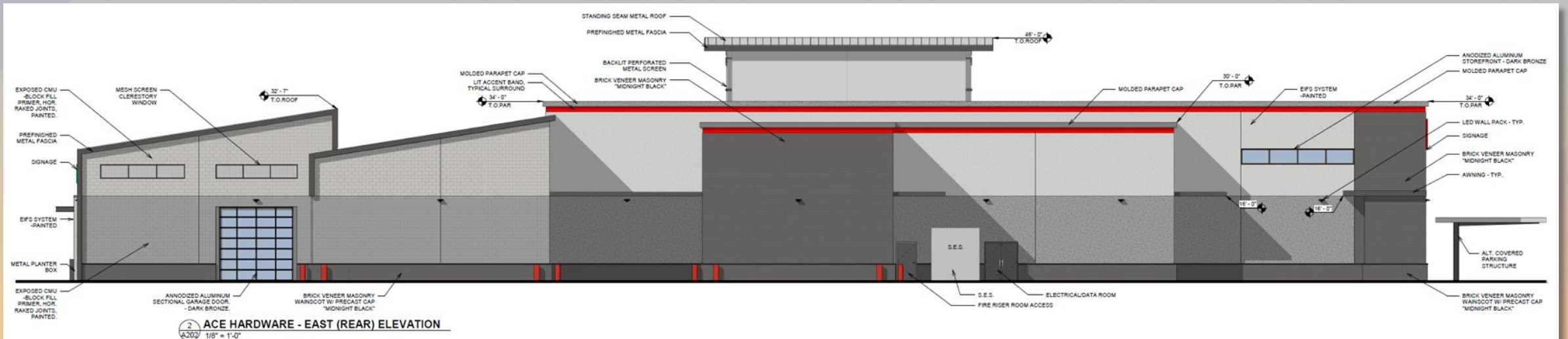
MATCH APPROVED CADENCE
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS





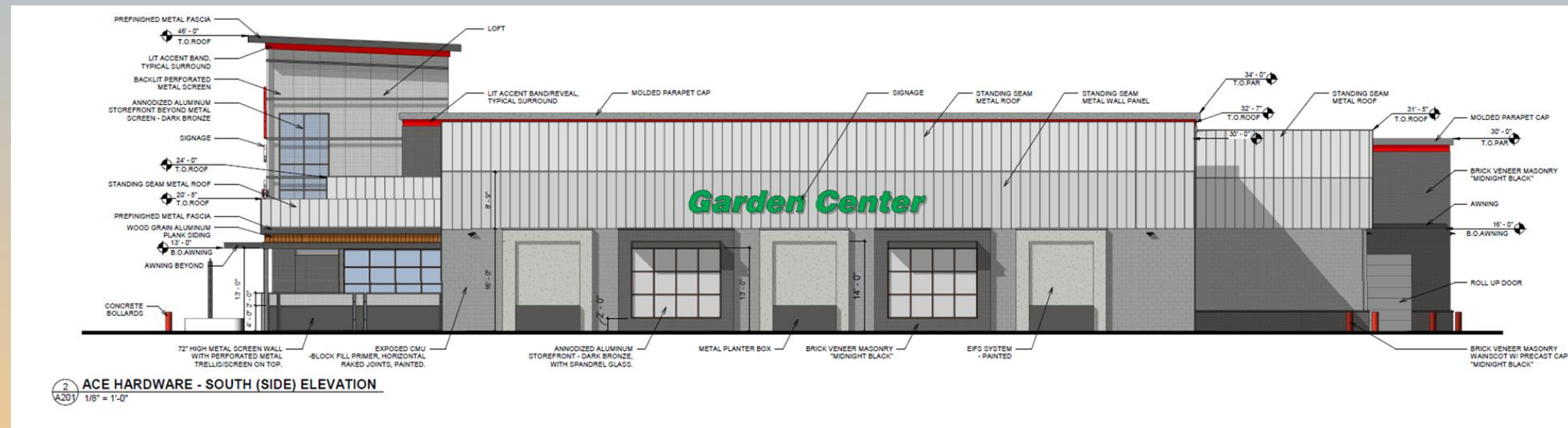
Elevations







Elevations





Elevations



4
A201 CADENCE SHOPS - WEST ELEVATION
1/8" = 1'-0"



3
A201 CADENCE SHOPS - SOUTH ELEVATION
1/8" = 1'-0"



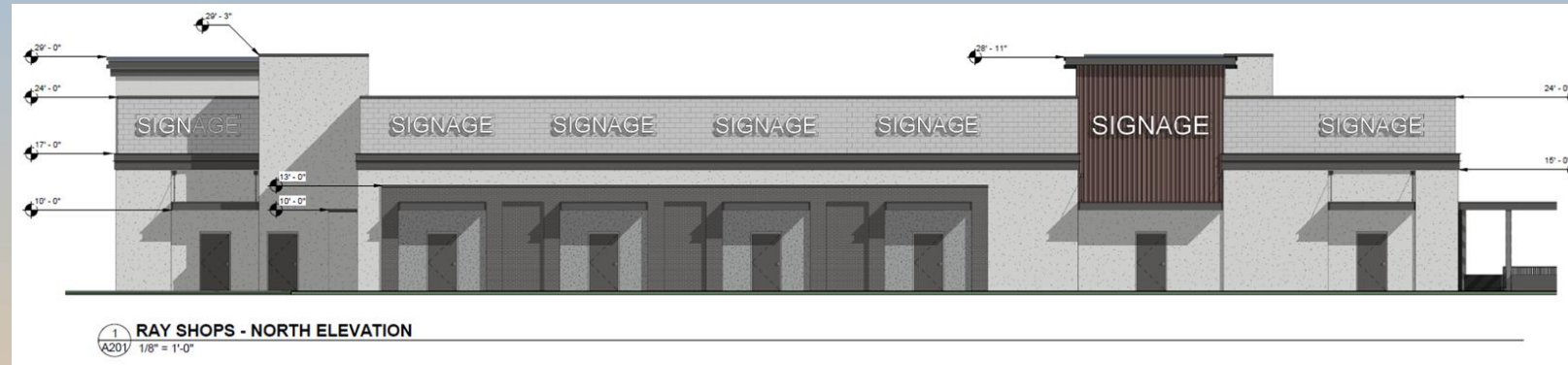
2
A201 CADENCE SHOPS - EAST ELEVATION
1/8" = 1'-0"



1
A201 CADENCE SHOPS - NORTH ELEVATION
1/8" = 1'-0"



Elevations

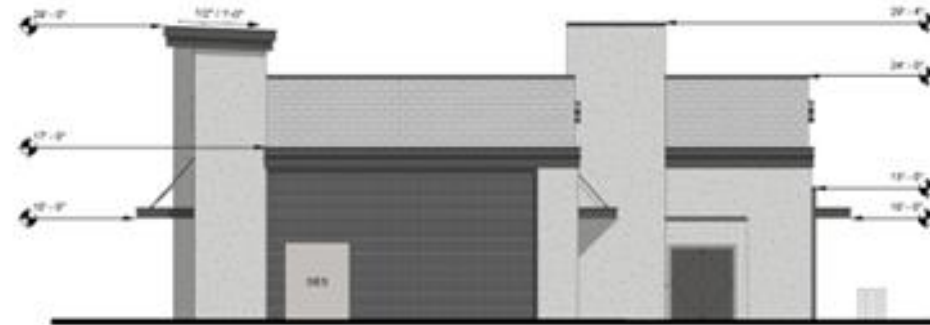




Elevations



3 RAY SHOPS - WEST ELEVATION
1/8" = 1'-0"



2 RAY SHOPS - EAST ELEVATION
1/8" = 1'-0"



Special Use Permit





Special Use Permit

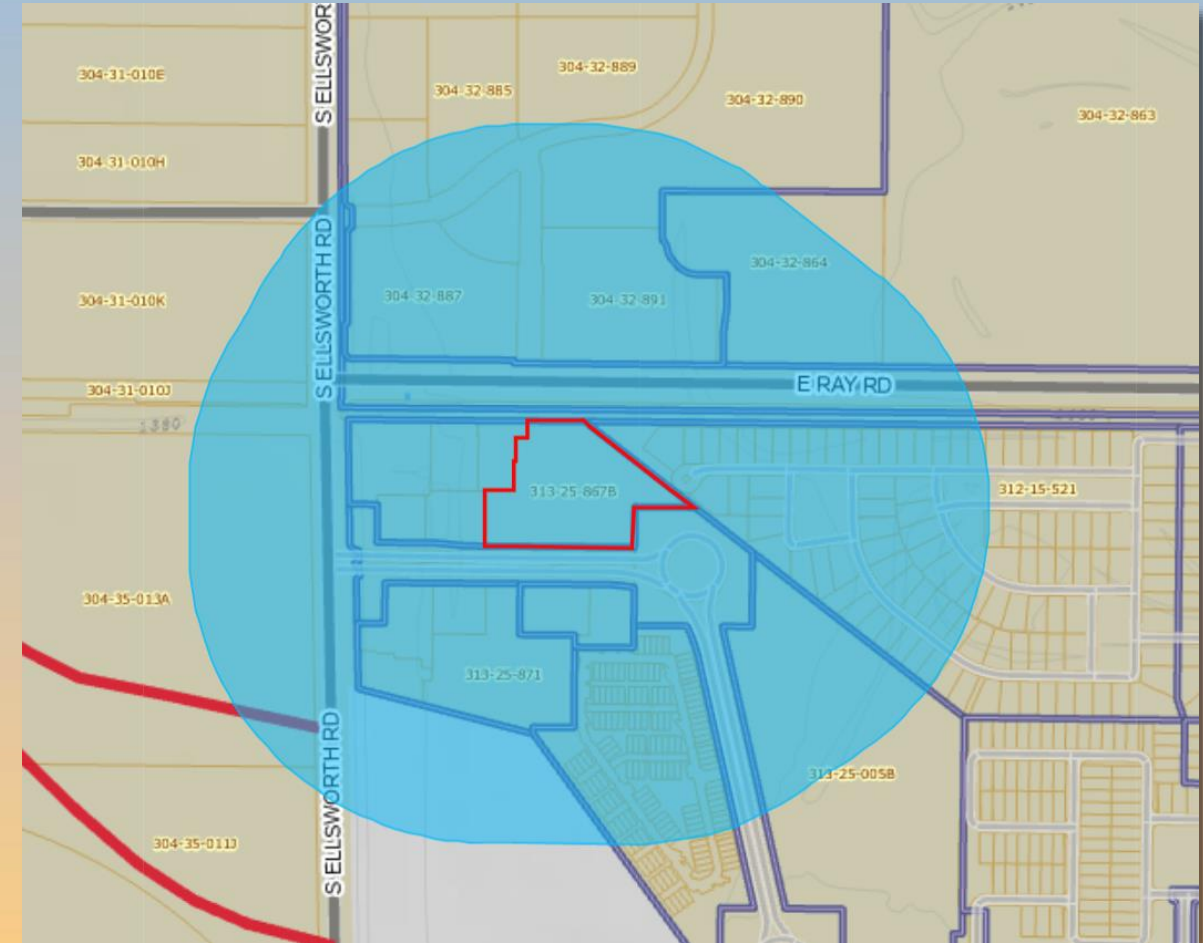
Section 11-70-5

✓	#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', HOAs and registered neighborhoods
- Received no questions or comments





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with the Cadence Community Plan
- ✓ Criteria of 11-70-5 for a Special Use Permit

Staff recommends Approval with Conditions



Planning & Zoning Board



Planning & Zoning Board



ZON22-00832



Request

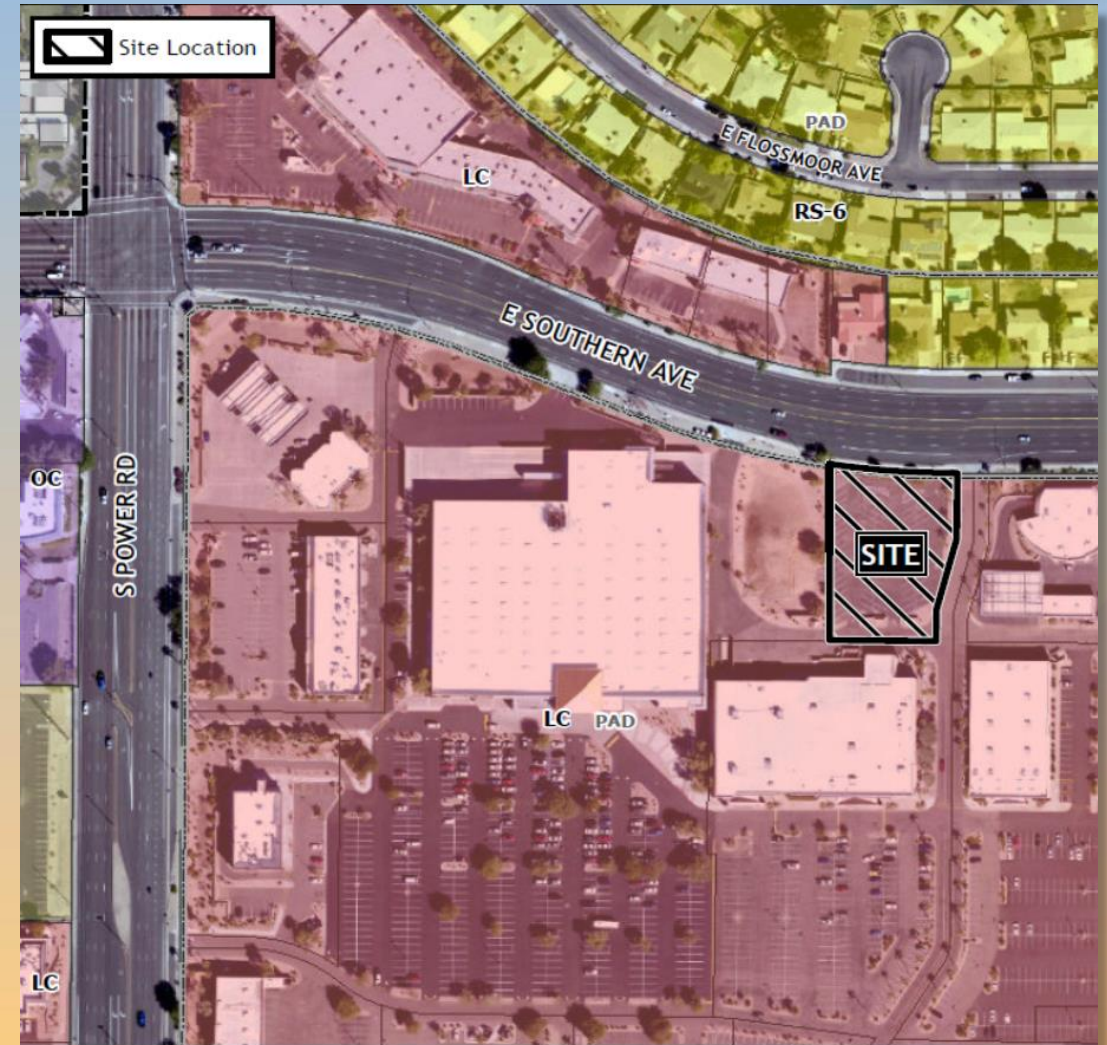
- Site Plan Modification
- To allow for the development of a restaurant with drive-thru





Location

- South of Southern Avenue
- East of Power Road





General Plan

Mixed Use Activity District

- Regional activity areas
- Strong and viable centers of commercial activity

Neighborhood

- Clean, safe and healthy areas
- Sense of place

Transit Corridor

- Area designated for a consistent high level of transit options





Zoning

- Limited Commercial with a Planned Area Development (LC-PAD)
- Permitted in the LC district





Site Photos



Looking south from East Southern
Avenue

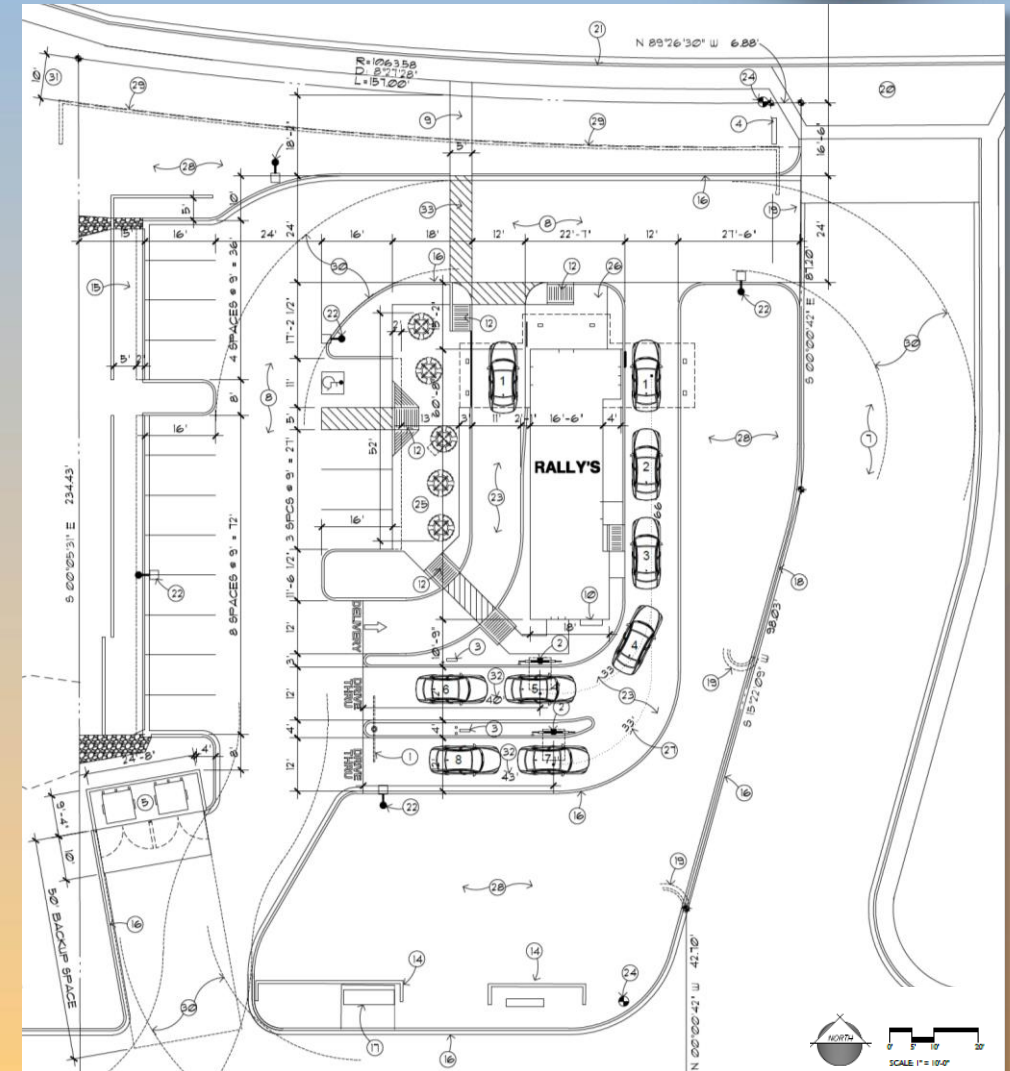


Looking southeast from East Southern
Avenue



Site Plan

- 1,073 SF building
- Outdoor patio with seating for twenty patrons
- Vehicle access from East Southern Avenue
- Parking spaces provided on-site

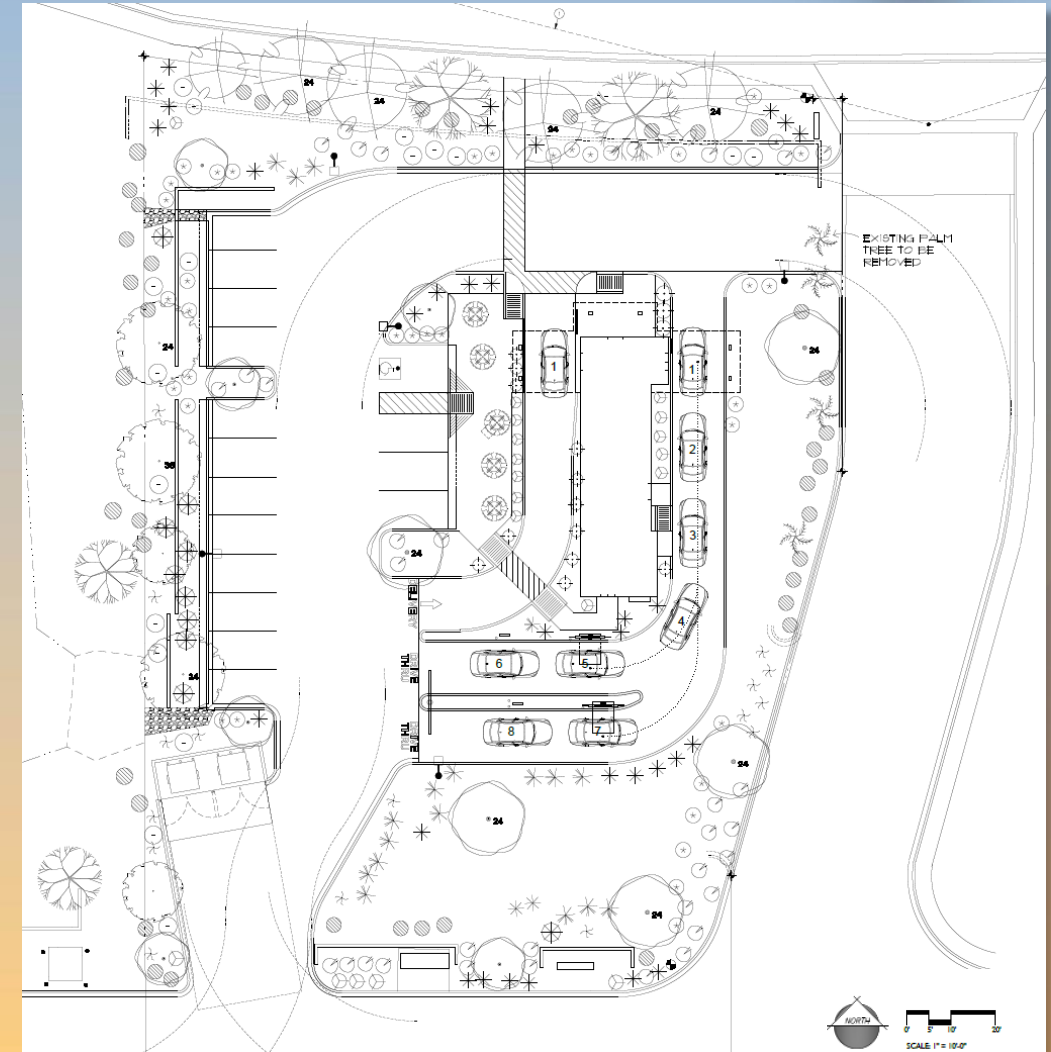




Landscape Plan

PLANT LEGEND

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QNT	AREA		
TREES							
	EXISTING TREE			2	100	200	
	EXISTING PALM			3	100	300	
	PALO BREÁ	Parkinsonia praecox	36" BOX 24" BOX 15 GAL.	- 4 1	100 100 100	200 400 100	
	THORNLESS MESQUITE	Prosopis hybrid 'thornless'	36" BOX 24" BOX 15 GAL.	1 3 2	100 100 100	100 300 200	
	DESERT WILLOW	Chilopsis linearis	36" BOX 24" BOX 15 GAL.	- 2 9	100 100 100	200 200 900	





Elevations



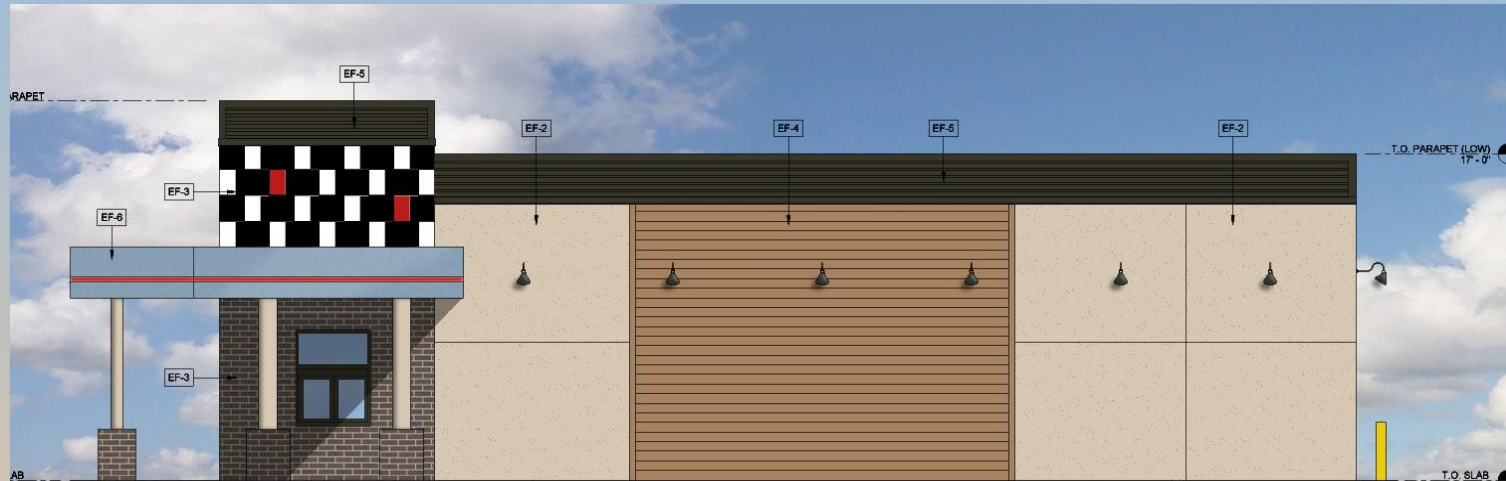
North Elevation



East Elevation



Elevations



West Elevation

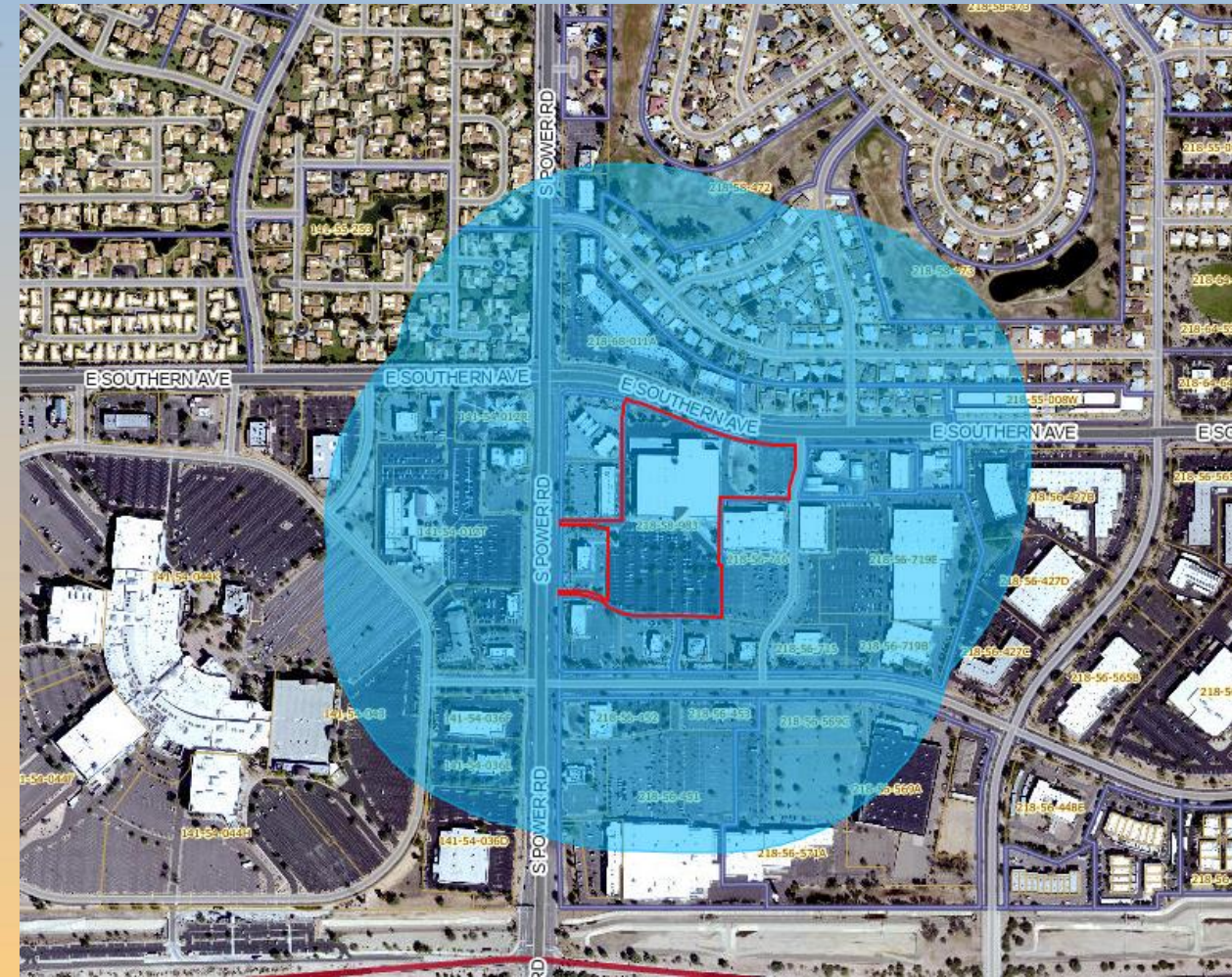


South Elevation



Citizen Participation

- Notified property owners within 1,000 feet, HOAs and registered neighborhoods





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO

Staff recommend Approval with Conditions



Planning & Zoning Board



Planning & Zoning Board



ZON22-00731



Request

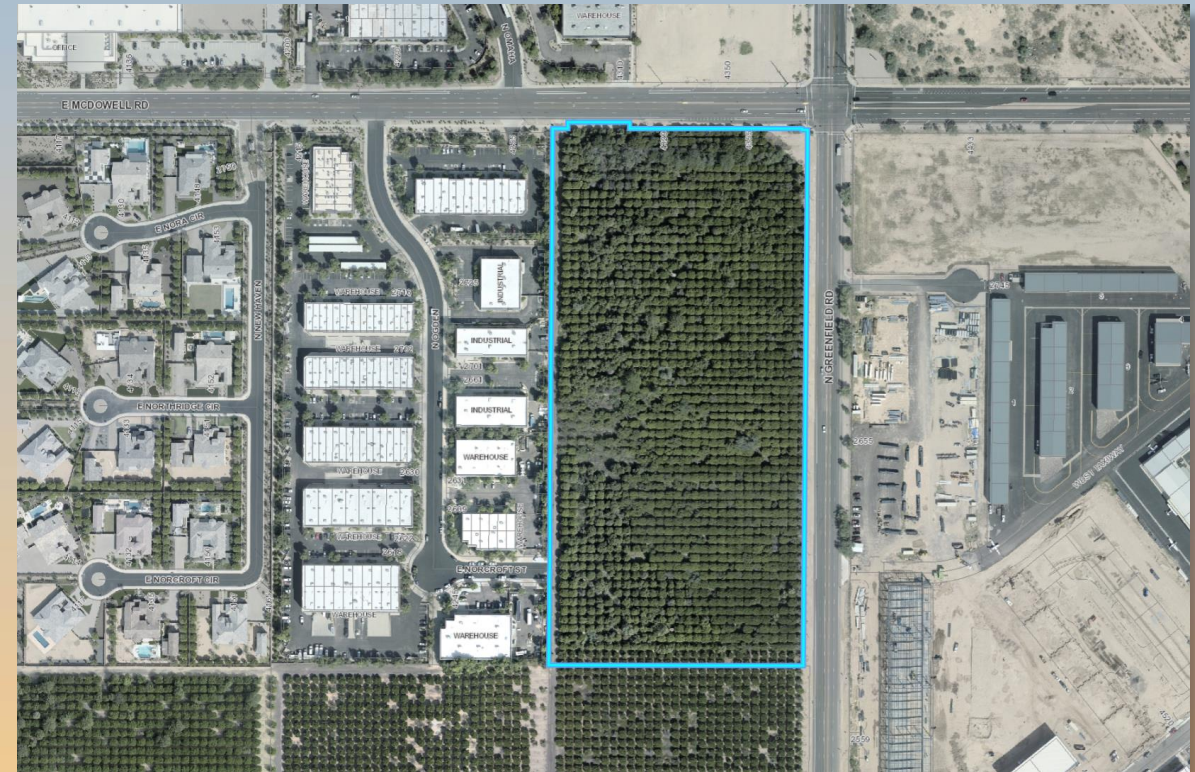
- Rezone to revise the conditions of approval: Z80-047
- Site Plan
- Special Use Permit
- To allow for an industrial development





Location

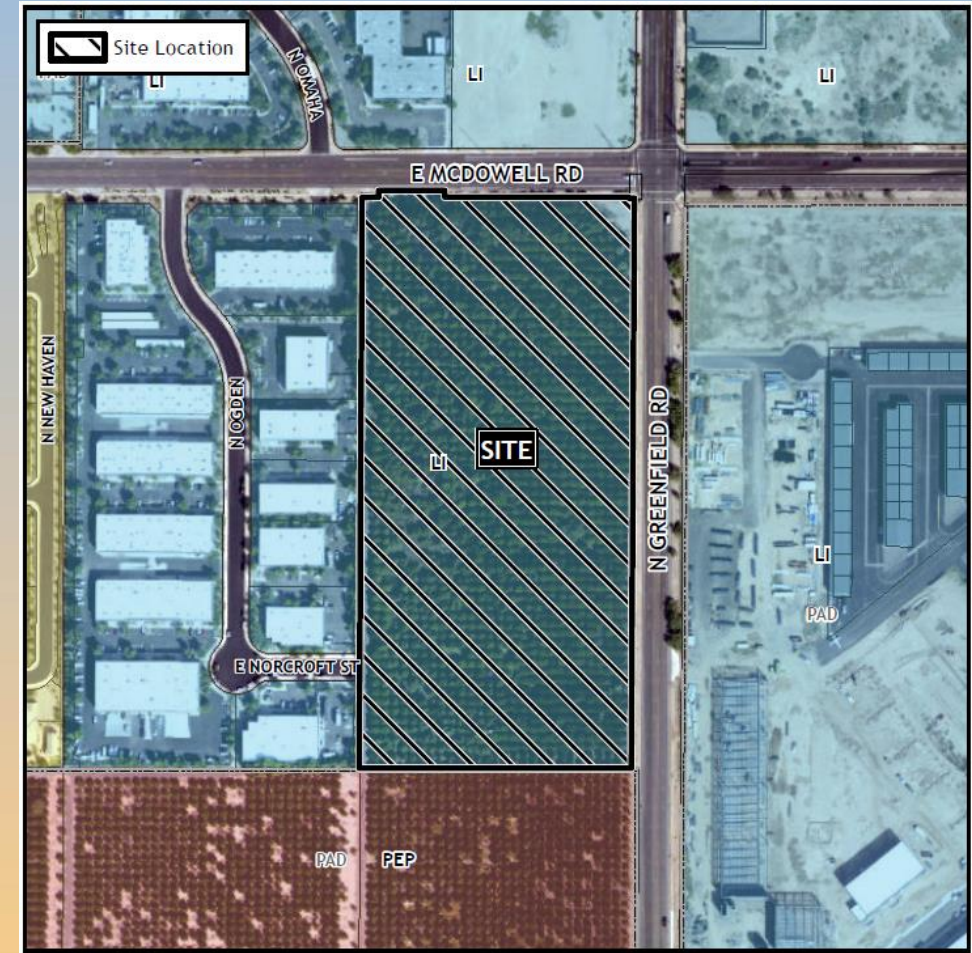
- South of McDowell Road
- West of Greenfield Road





Zoning

- Existing: Light Industrial (LI)
- Proposed: Light Industrial (LI);
Rezone maintaining zoning but
revising conditions of approval
from previous rezoning.

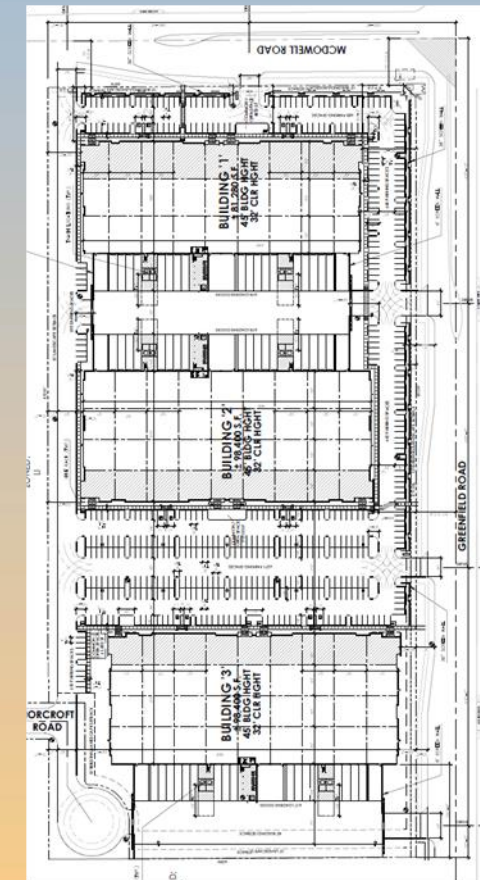




Site Photos



Looking northwest towards the site

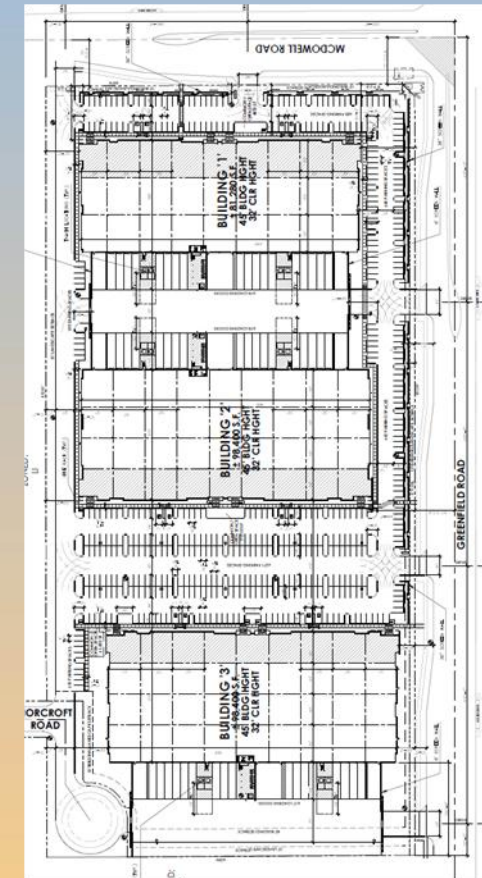




Site Photos



Looking southeast towards the site





- 3 industrial buildings
- 278,080± total sq. ft.
- Truck docks located internally for Buildings 1 & 2 and south for Building 3
- 6 access points

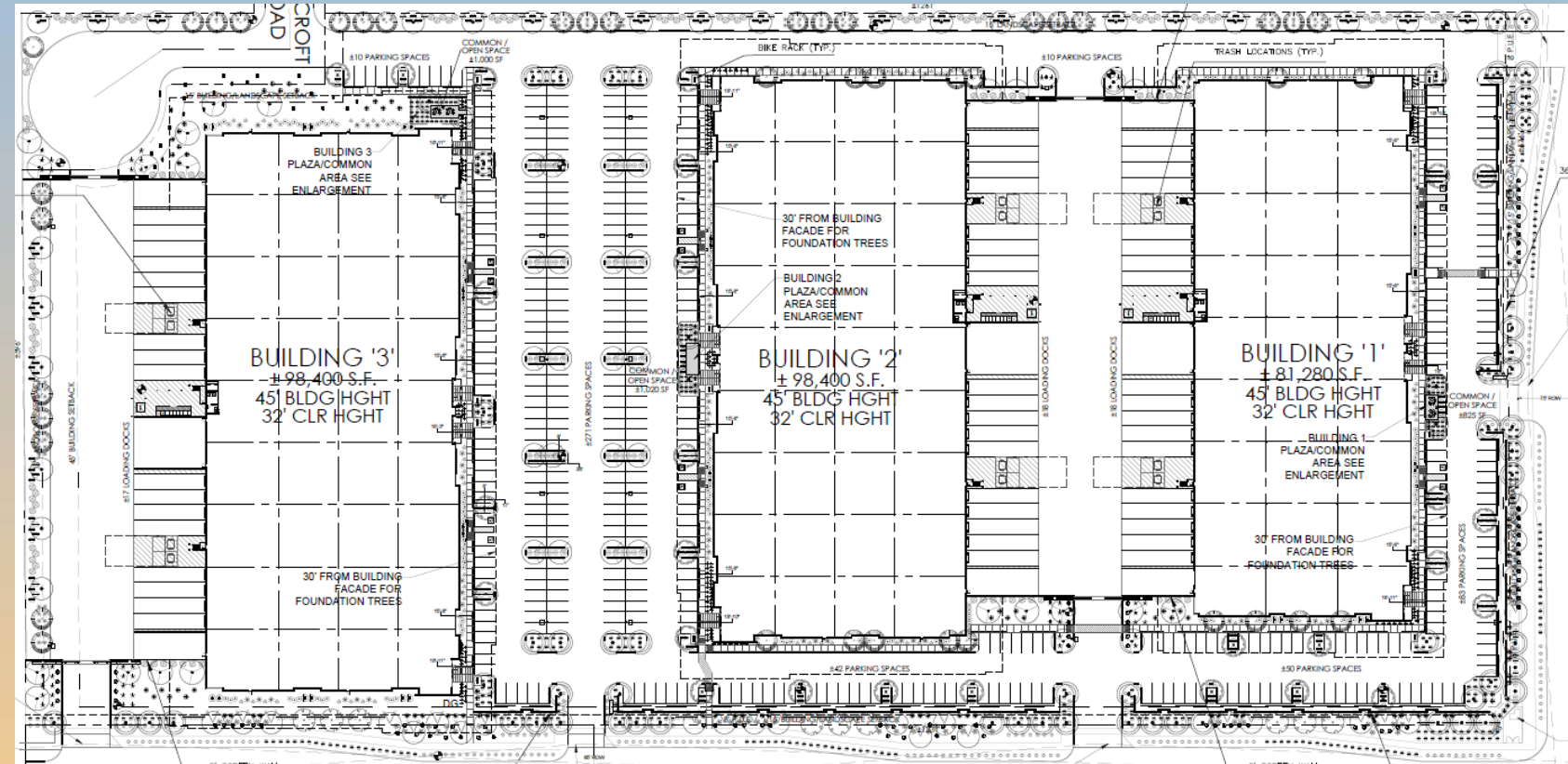




Landscape Plan

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
TREES					
	Acacia Aneura	Mulga	24" Box	27	Std Trunk Dense Canopy
	Acacia Salicina	Willow Acacia	24" Box	24	Std Trunk Dense Canopy
	Eucalyptus papuana	'Ghost Gum' Eucalyptus	24" Box	21	Std Trunk Dense Canopy
	Citrus Species	Citrus As Selected	24" Box	12	Std Trunk Dense Canopy
	Pistacia 'Red Push'	'Red Push' Pistache	24" Box	20	Std Trunk Dense Canopy
	Quercus virginiana	Southern Live Oak	36" Box	66	Std Trunk Dense Canopy
	Sophora secundiflora	Texas Mountain Laurel	15 Gal	42	Multi-Trunk Dense Canopy
	Ulmus parvifolia	Evergreen Elm	24" Box	29	Std Trunk Dense Canopy
ACCENTS & VINES					
	Aloe barbadensis	Medicinal Aloe	5-Gal	61	Yellow Flower
	Bougainvillea 'Torch Glow'	'Torch Glow' Bougainvillea	5-Gal	118	As Per Plan
	Bougainvillea 'Blonde Ambition'	'Blonde Ambition' Grass	5-Gal	156	As Per Plan
	Chamaecyparis humilis	Mediterranean Fan Palm	5-Gal	68	As Per Plan
	Dasylirion wheeleri	Desert Spoon	5-Gal	63	As Per Plan
	Hesperaloe parviflora 'Perla'	Brakelights Red Yucca	5-Gal	468	As Per Plan
SHRUBS					
	Dodonaea viscosa	Hopsed Bush	5-Gal	123	As Per Plan
	Leucophyllum langmaniae 'Lynns Legacy'	'Lynns Legacy' Sage	5-Gal	165	As Per Plan
	Leucophyllum langmaniae 'Rio Bravo'	'Rio Bravo' Sage	5-Gal	218	As Per Plan
	Ruellia peninsularis	Baja Ruellia	5-Gal	178	As Per Plan
	Tecoma x 'Orange Jubilee'	Orange Jubilee Vine	5-Gal	28	As Per Plan





Elevations





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

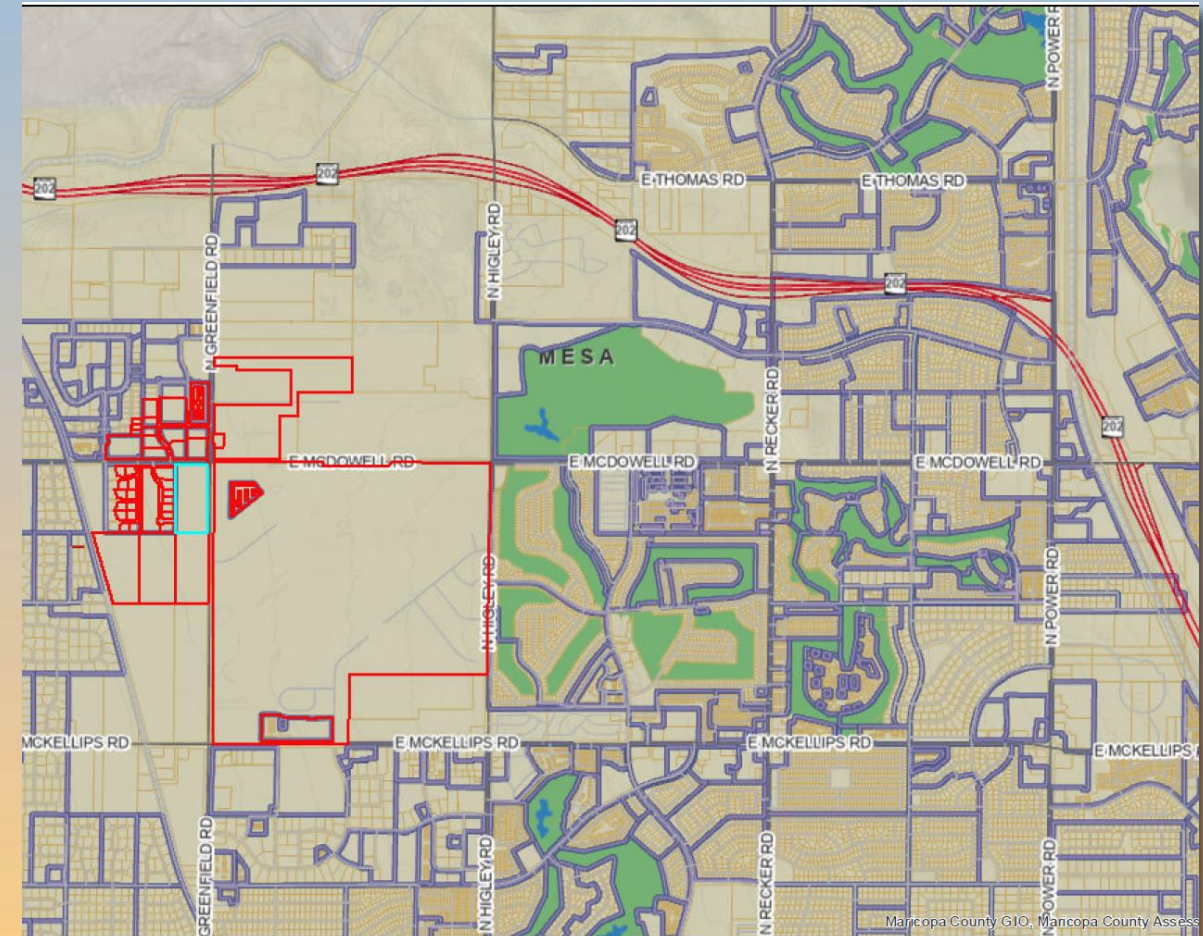


#4 Adequate public services, public facilities and public infrastructure are available to serve the proposed project



Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- Applicant sent neighborhood outreach letters July 25th, 2022
- Staff received one call from a neighbor





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Falcon Field Sub-Area Plan
- ✓ Criteria in Chapters 69 & 70 for Site Plan Review & Special Use Permit

Staff recommends Approval with Conditions



Planning & Zoning Board