

# Planning and Zoning Board



## *Study Session Minutes*

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

Date: April 10, 2024 Time: 3:00 p.m.

### **MEMBERS PRESENT:**

Benjamin Ayers  
Jeff Pitcher  
Jeffery Crockett  
Jamie Blakeman  
Jayson Carpenter

### **MEMBERS ABSENT**

Troy Peterson  
Genessee Montes

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

### **STAFF PRESENT:**

Mary Kopaskie-Brown  
Rachel Nettles  
Jennifer Merrill  
Charlotte Bridges  
Sean Pesek  
Chloe Durfee Daniel  
Kwasi Abebrese  
Christopher Hassert  
Sarah Steadman  
Kirstin Dvorchak  
Alexis Wagner

### **OTHERS PRESENT:**

#### **1 Call meeting to order.**

Chair Ayers excused Boardmember Peterson and Boardmember Montes and declared a quorum present, the meeting was called to order at 3:02 pm.

#### **2 Review items on the agenda for the April 10, 2024, regular Planning and Zoning Board Hearing.**

**Staff Planner Kwasi Abebrese presented case ZON23-01002. See attached presentation.**

The Board had no questions for staff.

**Staff Planner Chloe Durfee Daniel presented case ZON23-00743. See attached presentation.**

Water Resources Department Director Christopher Hassert explained some of the general functions of the pump site in response to a question from Boardmember Crockett.

MINUTES OF THE APRIL 10, 2024 PLANNING & ZONING STUDY SESSION

**Staff Planner Jennifer Merrill presented case ZON23-00174. See attached presentation.**

The Board had no questions for staff.

**Staff Planner Sean Pesek presented case ZON22-00779. See attached presentation.**

The Board had no questions for staff.

**Staff Planner Sean Pesek presented case ZON21-00874. See attached presentation.**

Chair Ayers expressed some concern with fire requirements on the site.

**Staff Planner Charlotte Bridges presented case ZON23-00923. See attached presentation.**

Ms. Bridges explained that a user has not yet been identified for lot 3 in response to Boardmember Carpenter's question.

**3 Planning Director Update:** Upcoming meetings for TOD, the General Plan Public Hearing's and the GPAC.

**4 Adjournment.**

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

The study session was adjourned at 3:56 pm.

**Vote (5 – 0; Boardmember Peterson and Montes, absent)**

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

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

**NAYS – None**

Respectfully submitted,

  
Rachel Nettles, Assistant Planning Director

**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)**



# ZON23-01002

Kwasi Abebrese, Planner II

April 10, 2024



# Request

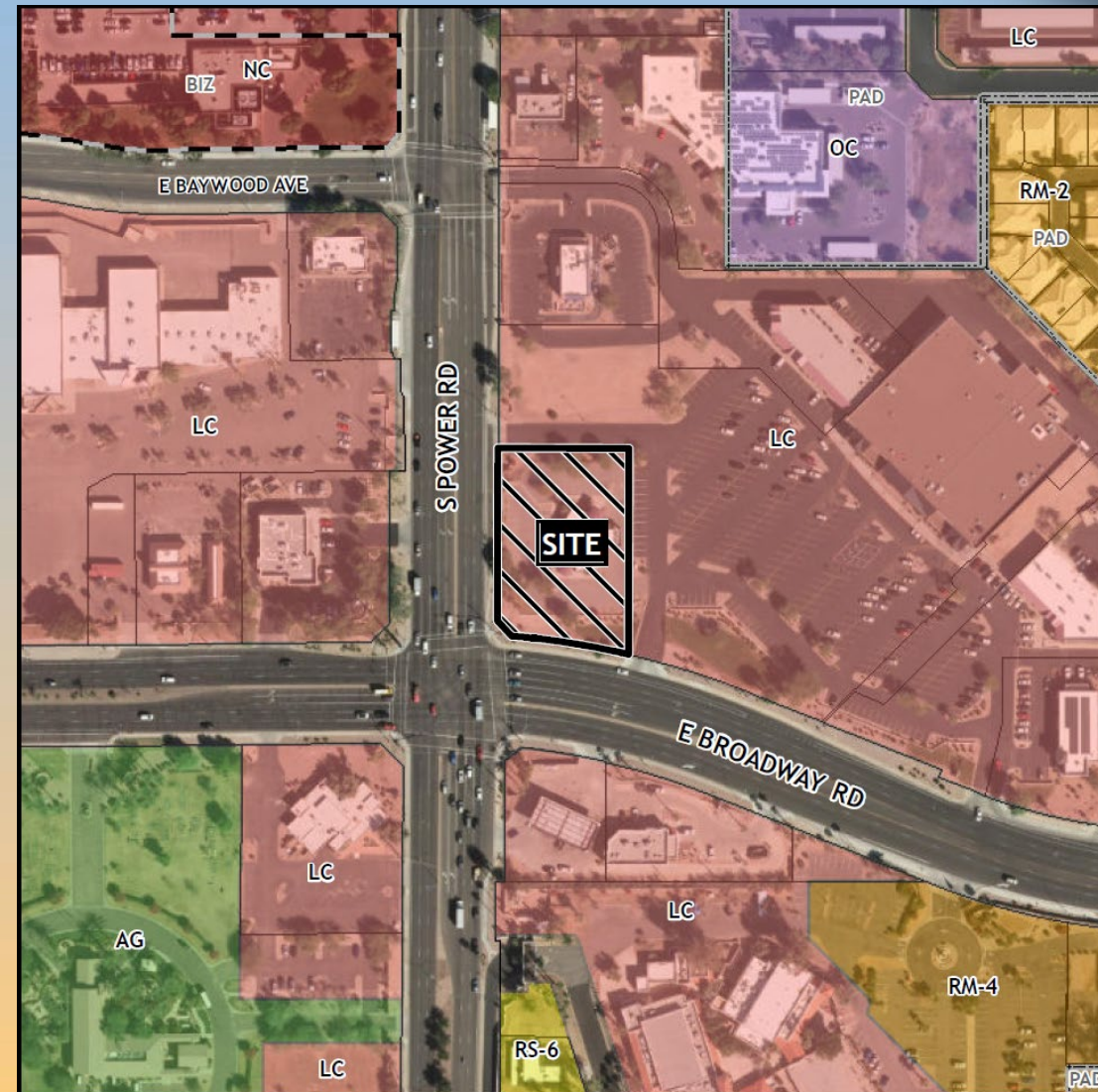
- Major Site Plan Modification and amending the conditions of Case No. Z91-038
- To allow for a restaurant with a drive-thru facility





# Location

- East of Power Road
- North of Broadway Road





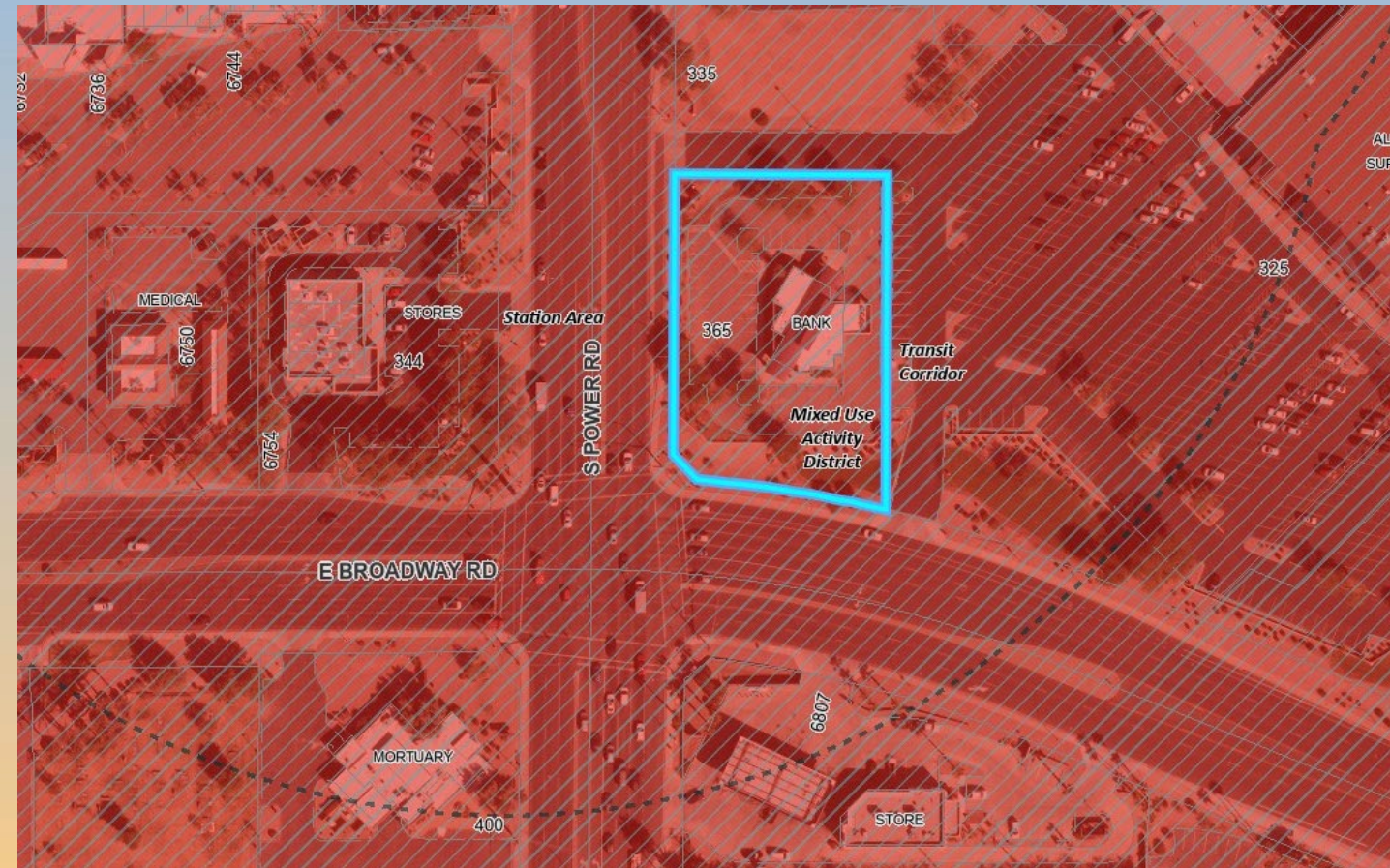
# General Plan

## Mixed Use Activity District

- Strong and viable centers of commercial activity that attract people to unique shopping and entertainment experiences

## Transit Corridor

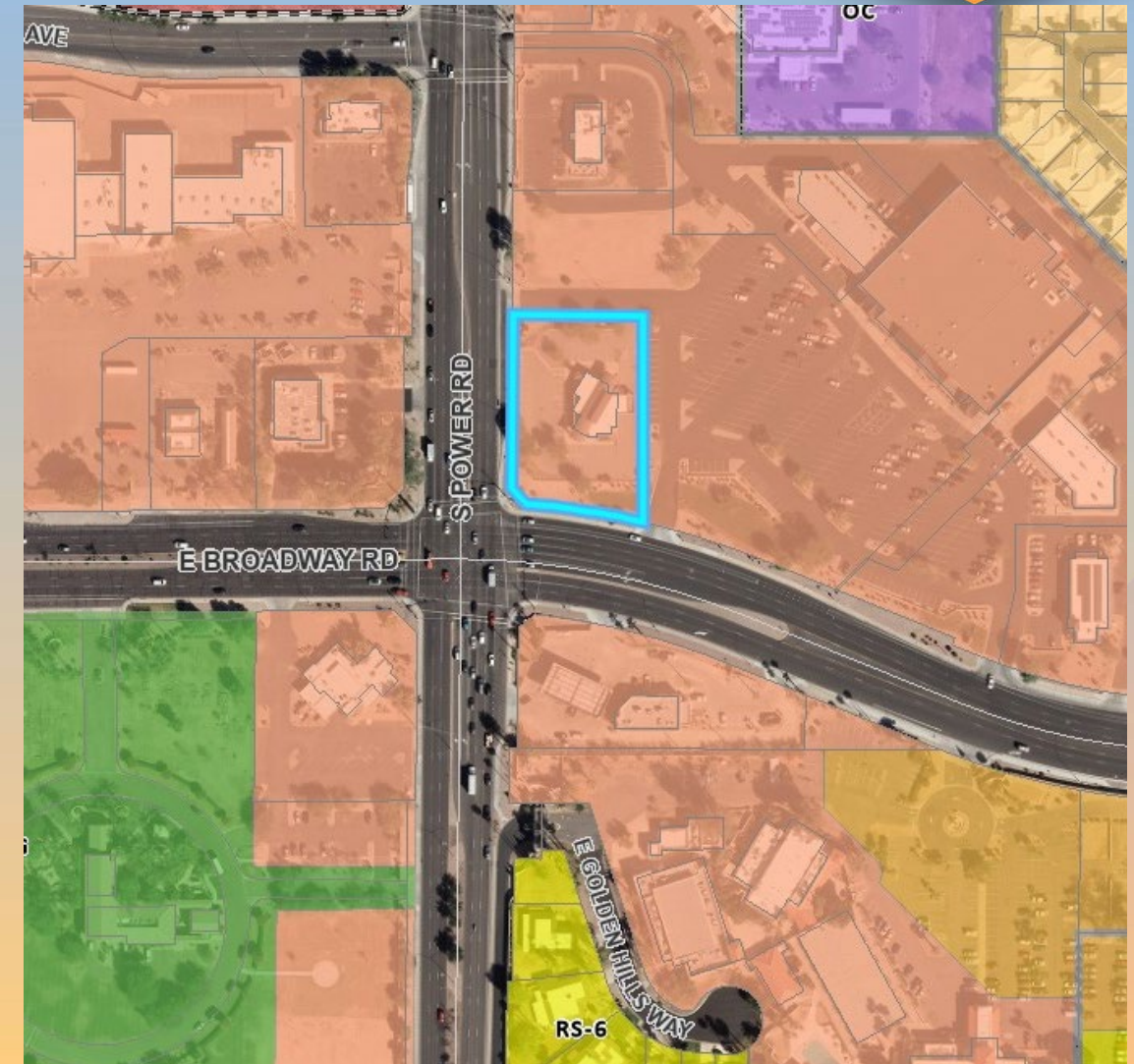
- Mixed-use, pedestrian-oriented, urban environment, particularly within walking distance of transit stops





# Zoning

- Limited Commercial (LC)
- Proposed use is allowed by right in the LC district





# Site Photo



Looking east towards the site from Power Road





# Site Photo

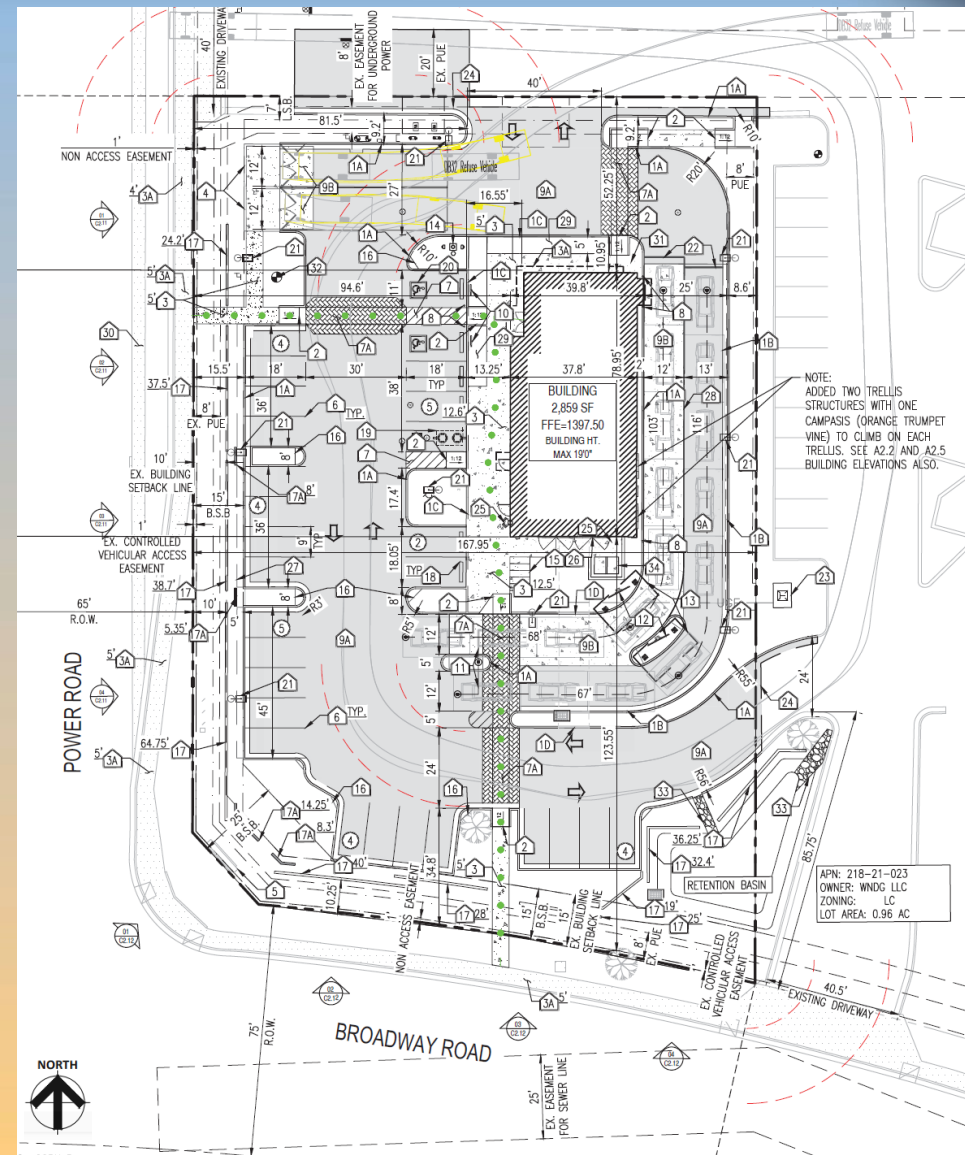


Looking north towards the site from Broadway Road



# Site Plan
























- Raze existing bank building and redevelop the site with a 2,859 sq. ft. restaurant with a drive-thru facility
- Access from Power Road and Broadway Road
- 28 parking spaces required; 28 spaces proposed

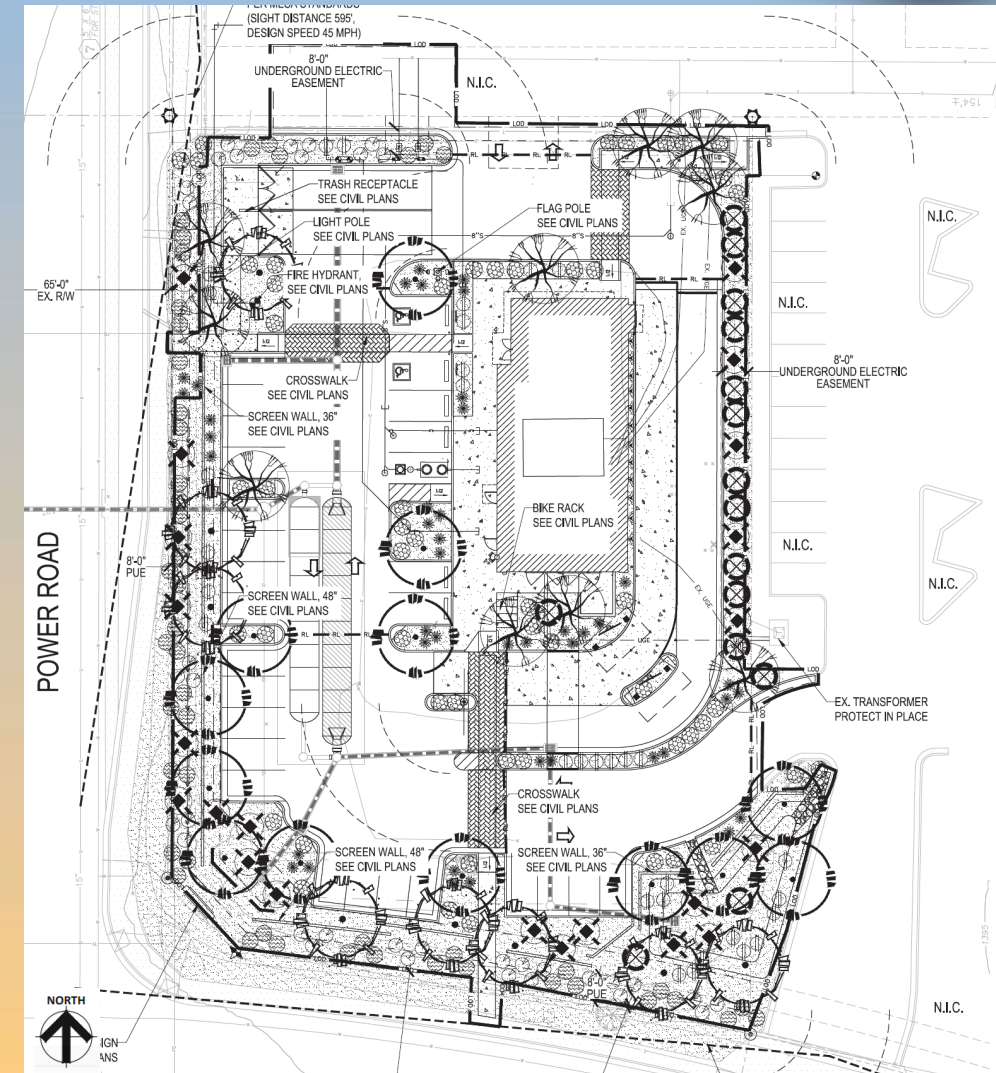




# Landscape Plan

## PLANTING MATERIAL LEGEND

TREES	SIZE	NOTES	QTY
 Parkinsonia x 'Desert Museum'	24" Box	**SF = 50	10
 Desert Museum Palo Brea		*ADWR	
Caliper Size: 1.5"			
 Prosopis juliflora	36" Box	**SF = 50	13
 Arizona Native Mesquite		*ADWR	
Caliper Size: 2.0"			
 Acacia salicina	24" Box	**SF = 100	8
 Willow Acacia		*ADWR	
Caliper Size: 2.0"			
GROUNDCOVERS / VINES			QTY
 Lantana 'New Gold'	5 Gallon	**SF = 25	55
 New Gold Trailing Lantana	can full	*ADWR	
 Lantana montevidensis	5 Gallon	**SF = 25	49
 Purple Trailing Lantana	can full	*ADWR	
 Campsis radicans	5 Gallon		12
 Trumpet Creeper	can full	*ADWR	
SHRUBS / ACCENTS			QTY
 Hesperaloe parviflora	5 Gallon	**SF = 25	43
 Red Yucca	can full	*ADWR	
 Ruellia peninsularis	5 Gallon	**SF = 25	34
 Baja Ruellia	can full	*ADWR	
 Bougainvillea gl. v. 'La Jolla'	5 Gallon	**SF = 25	22
 La Jolla Bougainvillea	can full	*ADWR	
 Muhlenbergia rigida 'Nashville'	5 Gallon	**SF = 5	37
 Nashville Muhly Grass	can full	*ADWR	
 Leucophyllum langmaniae	5 Gallon	**SF = 25	15
 Langman's Sage	can full	*ADWR	
LANDSCAPE MATERIALS			QTY
 Decomposed Granite. Match existing size and color			17,250
2" deep in planting areas per plan.			s.f.





# Renderings





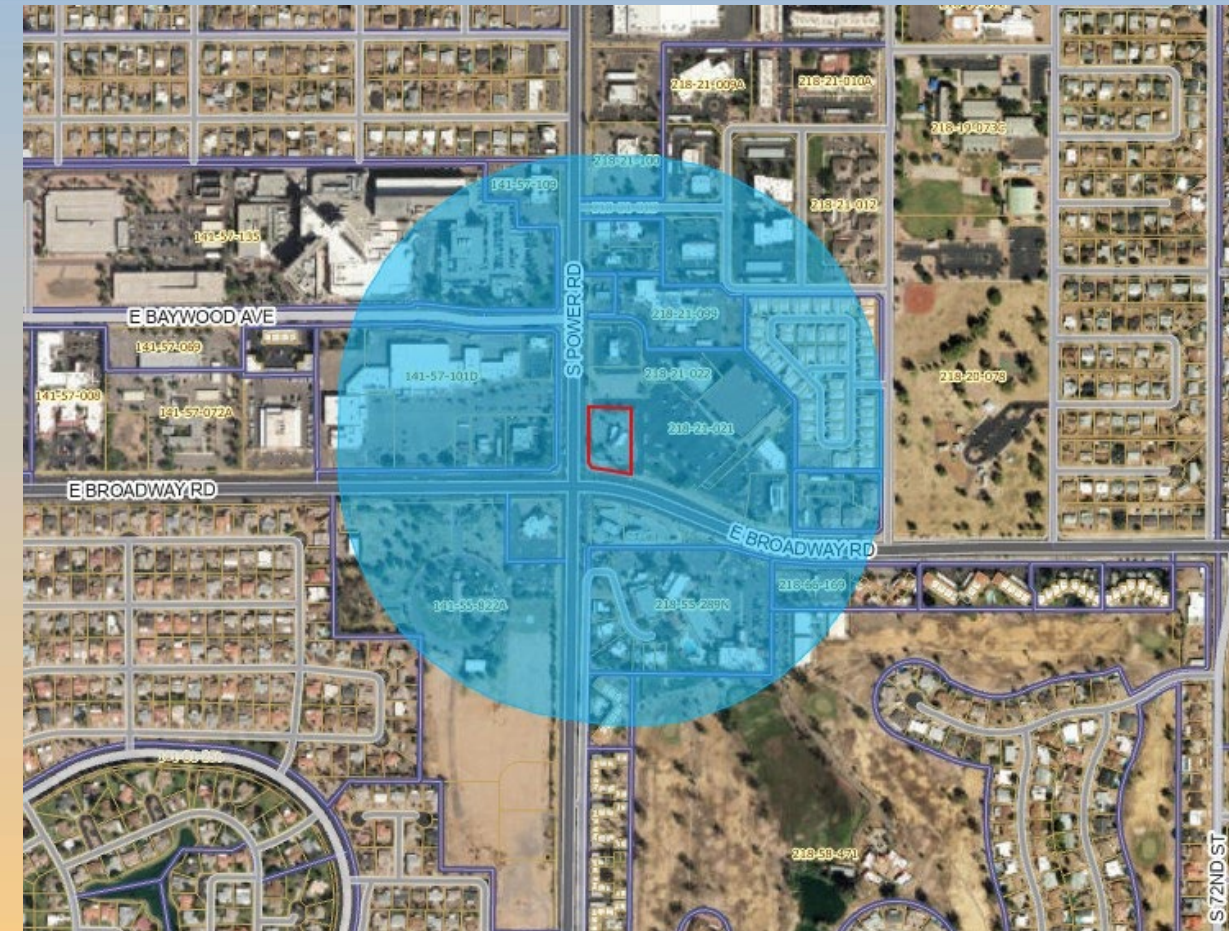
# Renderings





# 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
- ✓ Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO

*Staff recommends Approval with Conditions*



# ZON23-00923

Charlotte Bridges, Planner II

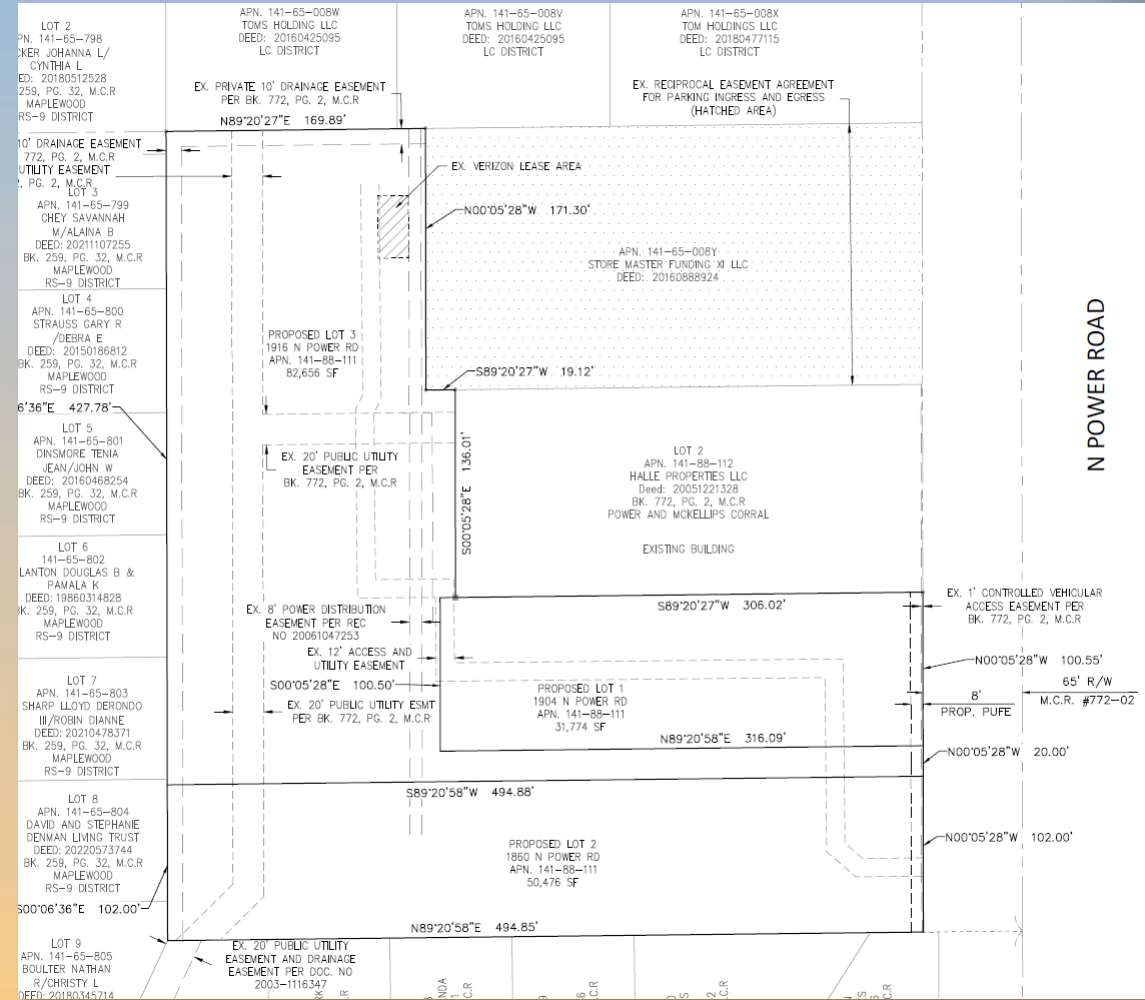
April 10, 2024





# Request

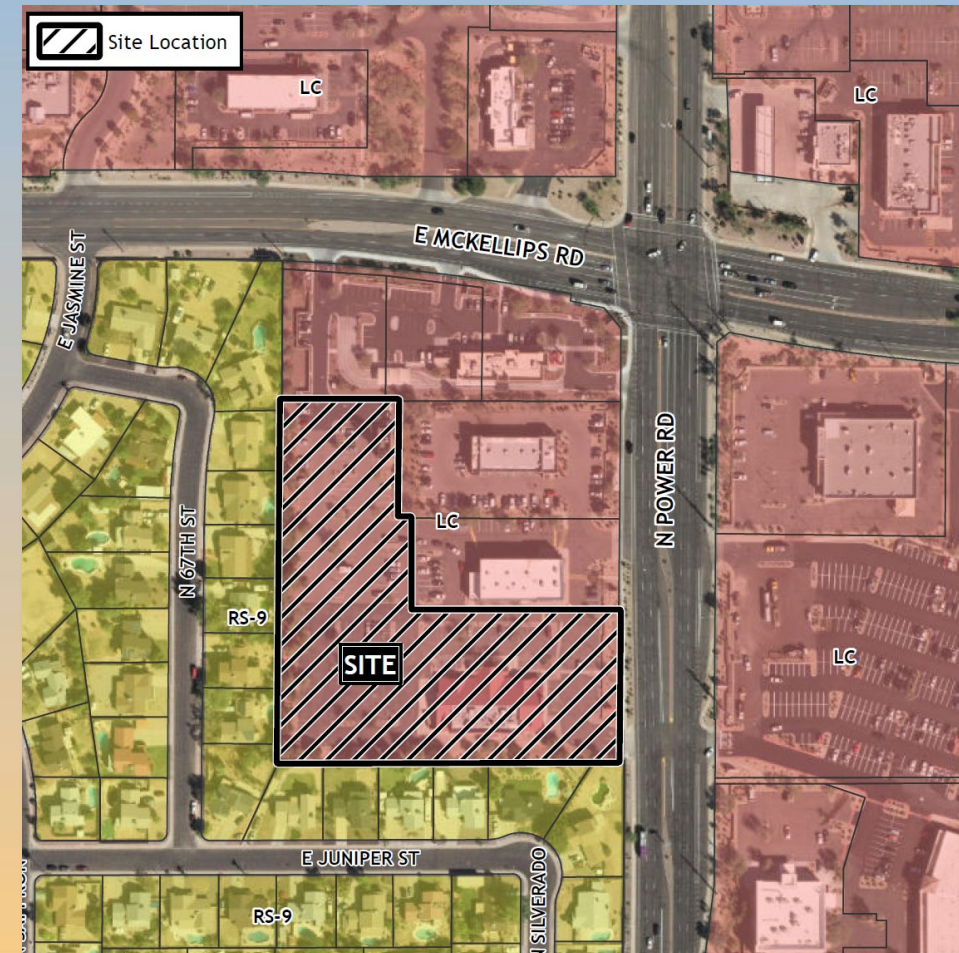
- Preliminary Plat for a 3-lot commercial subdivision





# Location

- South of McKellips Road
- West of Power Road

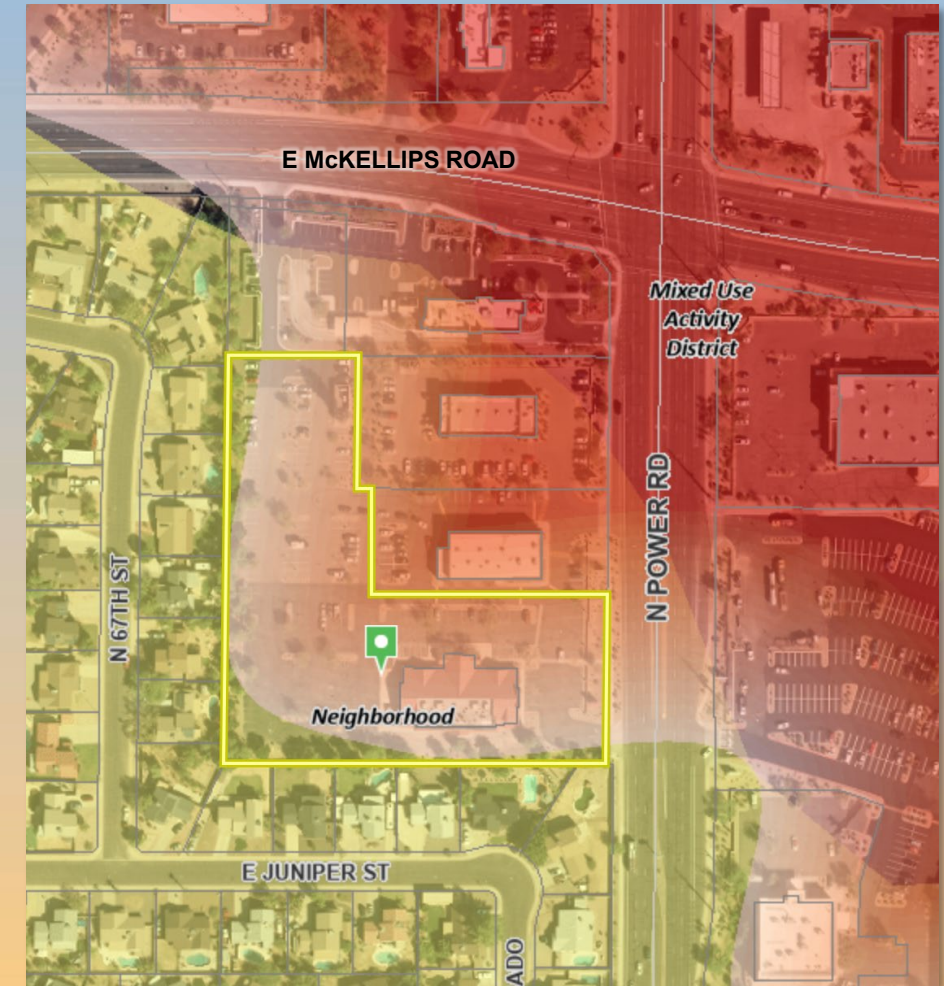




# General Plan

## Mixed Use Activity District

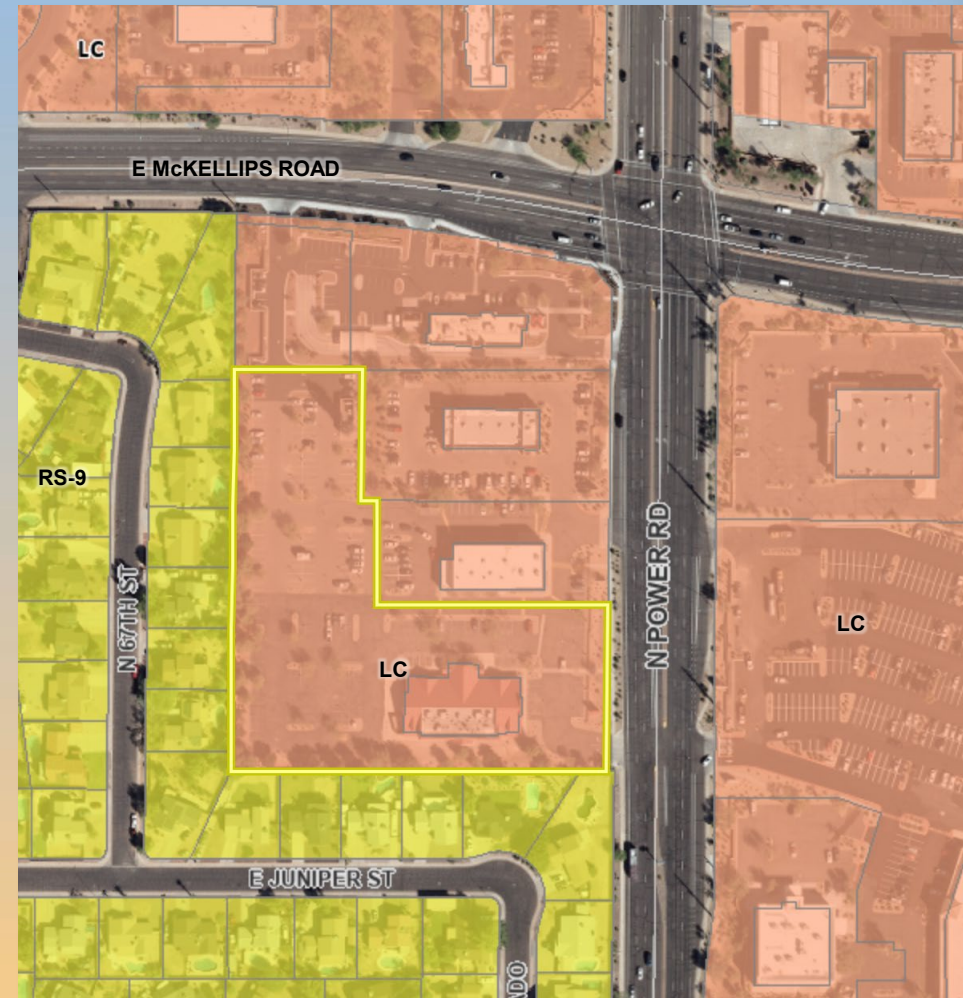
- Large scale and regional activity areas with a significant retail commercial component
- Designed and developed to attract customers from a large radius





# Zoning

- Limited Commercial (LC)





# Site Photo

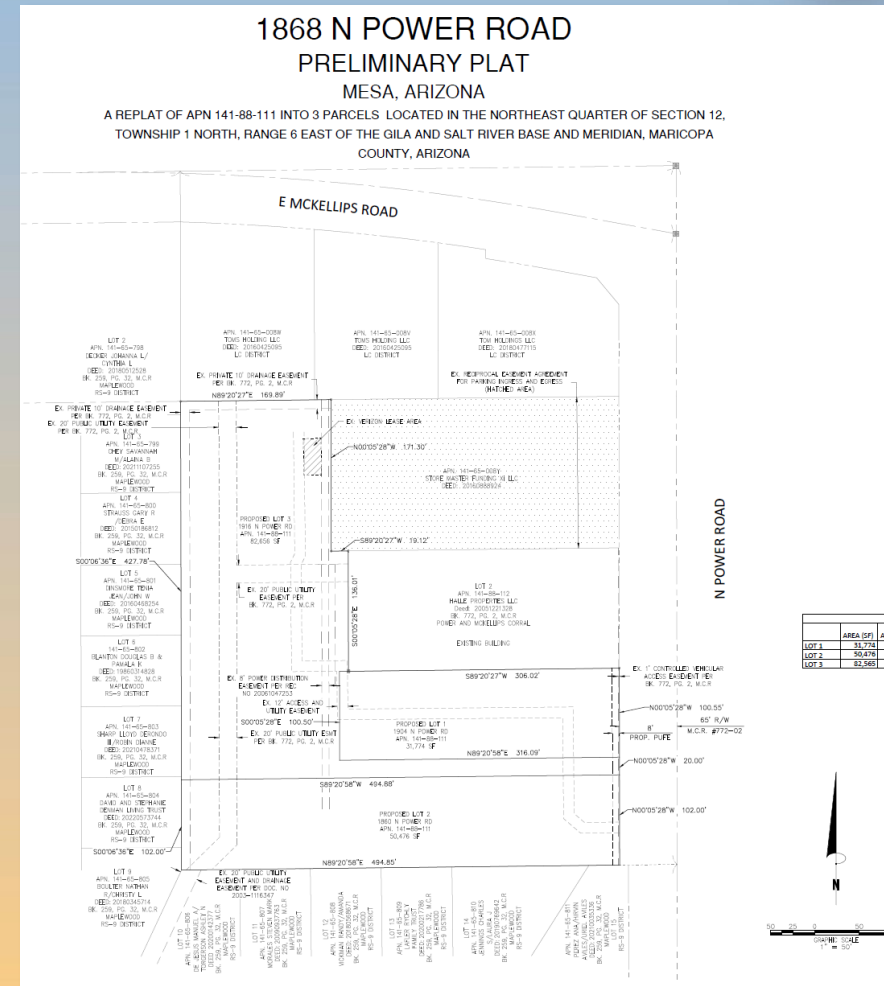


Looking west from Power Road



# Preliminary Plat

- 3-lot commercial subdivision





# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Criteria in Subdivision Regulations Section 9-6-2

*Staff recommend Approval with Conditions*







# ZON23-00743

# Central Mesa Reuse Pipeline

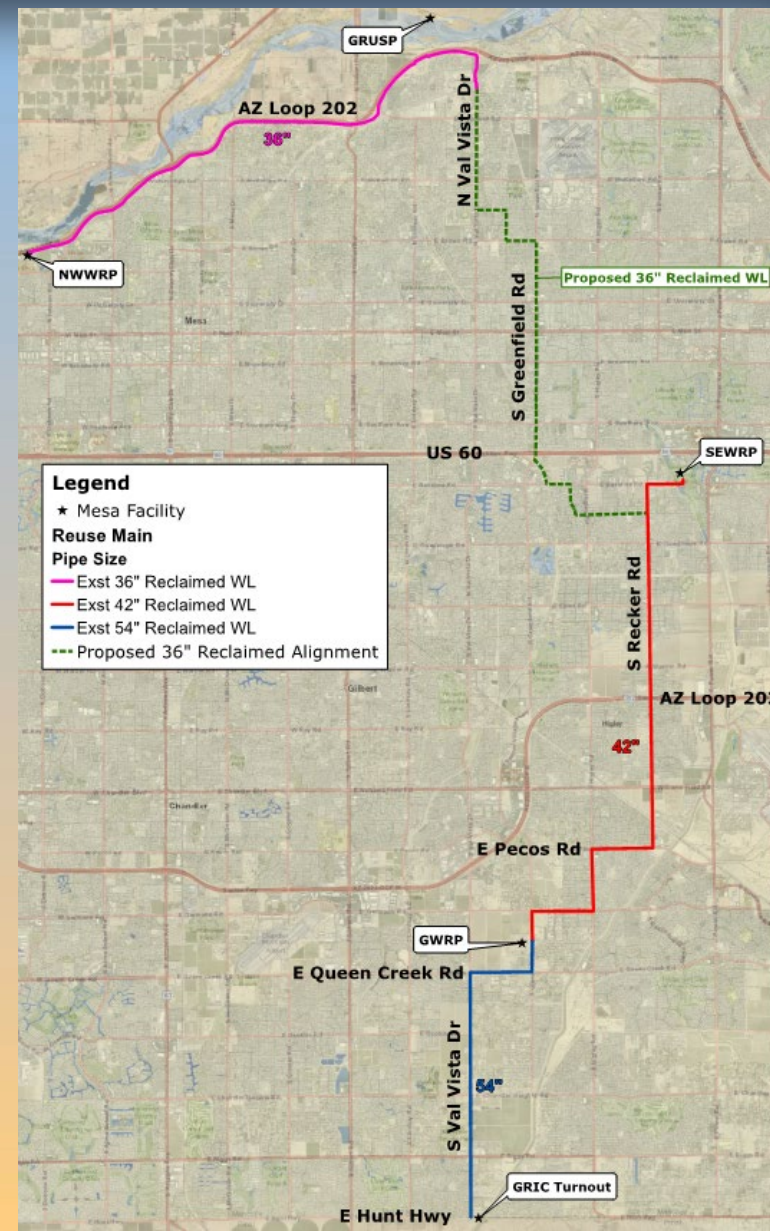
Chloe Durfee Daniel, Planner II

April 10, 2024



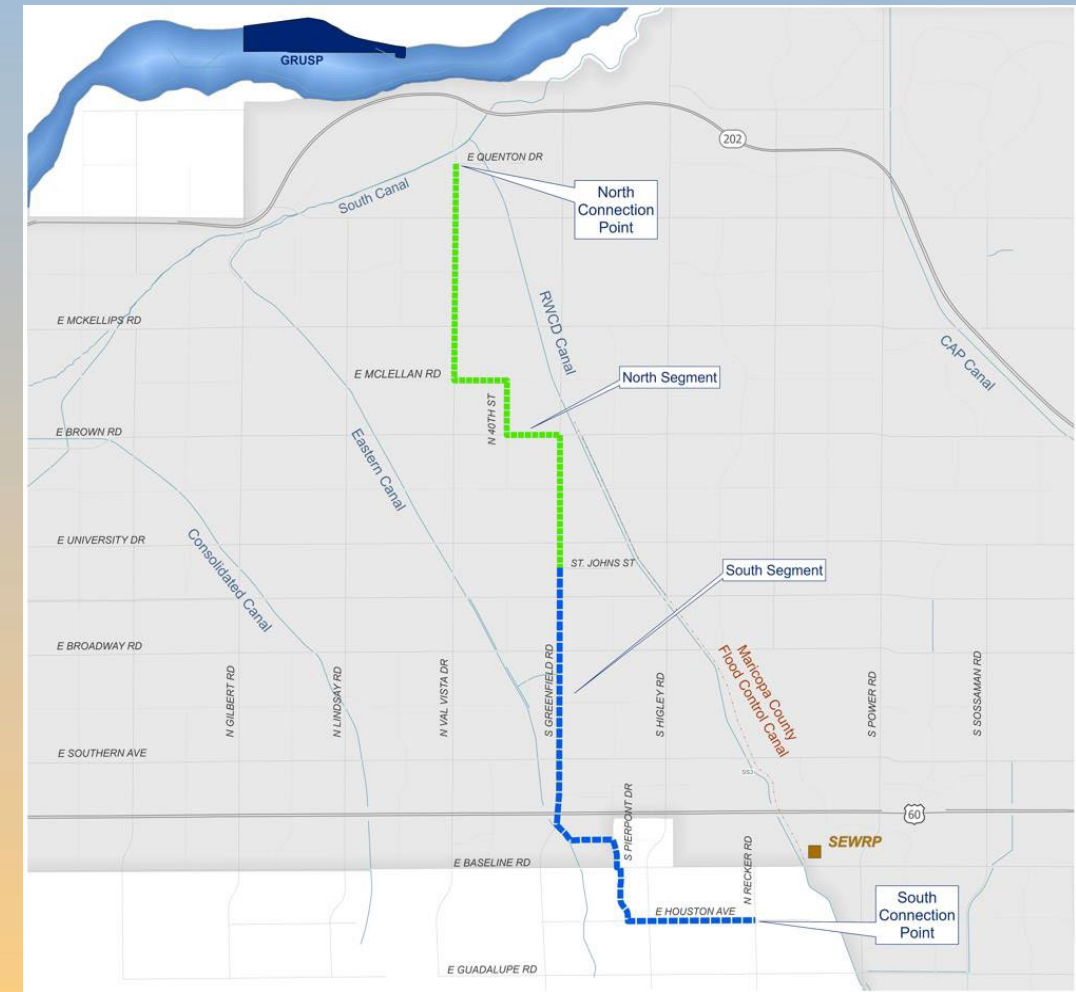
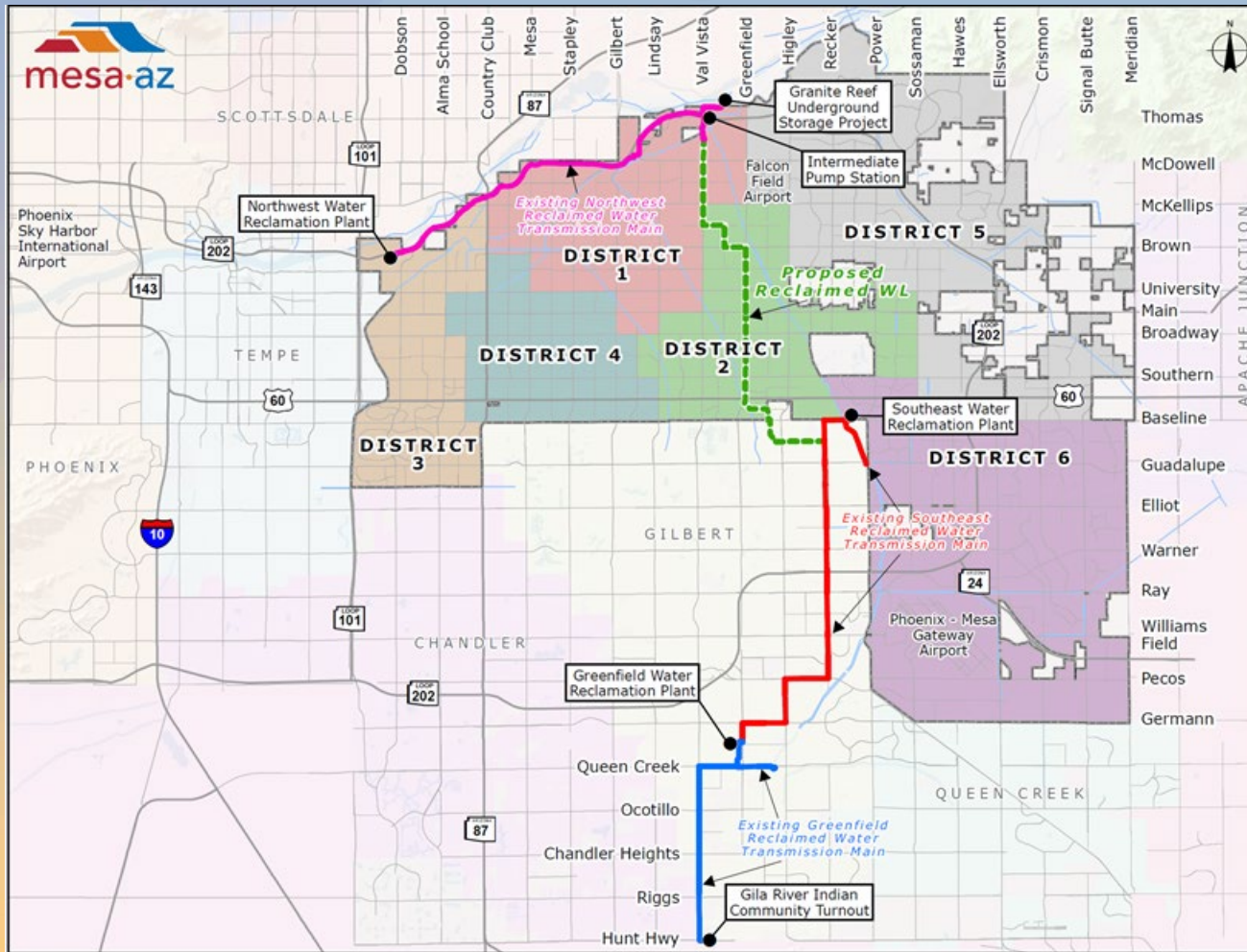
# Central Mesa Reuse Pipeline-Plants

- 10.5 miles of 36" Pipeline
- SEWRP and NWWRP Mods to existing effluent pump stations
- New Intermediate Pump Station at Thomas & Val Vista
- Designed to deliver 12 MGD average flow with a peak flow rate of 18 MGD from NWWRP to GRIC turnout
- New pipe initial deliveries to the Gila River Indian Community will be about 9,000 AF/year





# Pipeline Alignment





# IPS Tank Overflow Hydraulics

- 23.5 ft elevation difference between IPS Tank overflow and GRUSP outfall.
- Design peak flow for CMRP is 18 mgd
- Max flow to GRUSP through overflow was limited to 15 mgd to reduce the height of the tank and overflow structure.





# Request

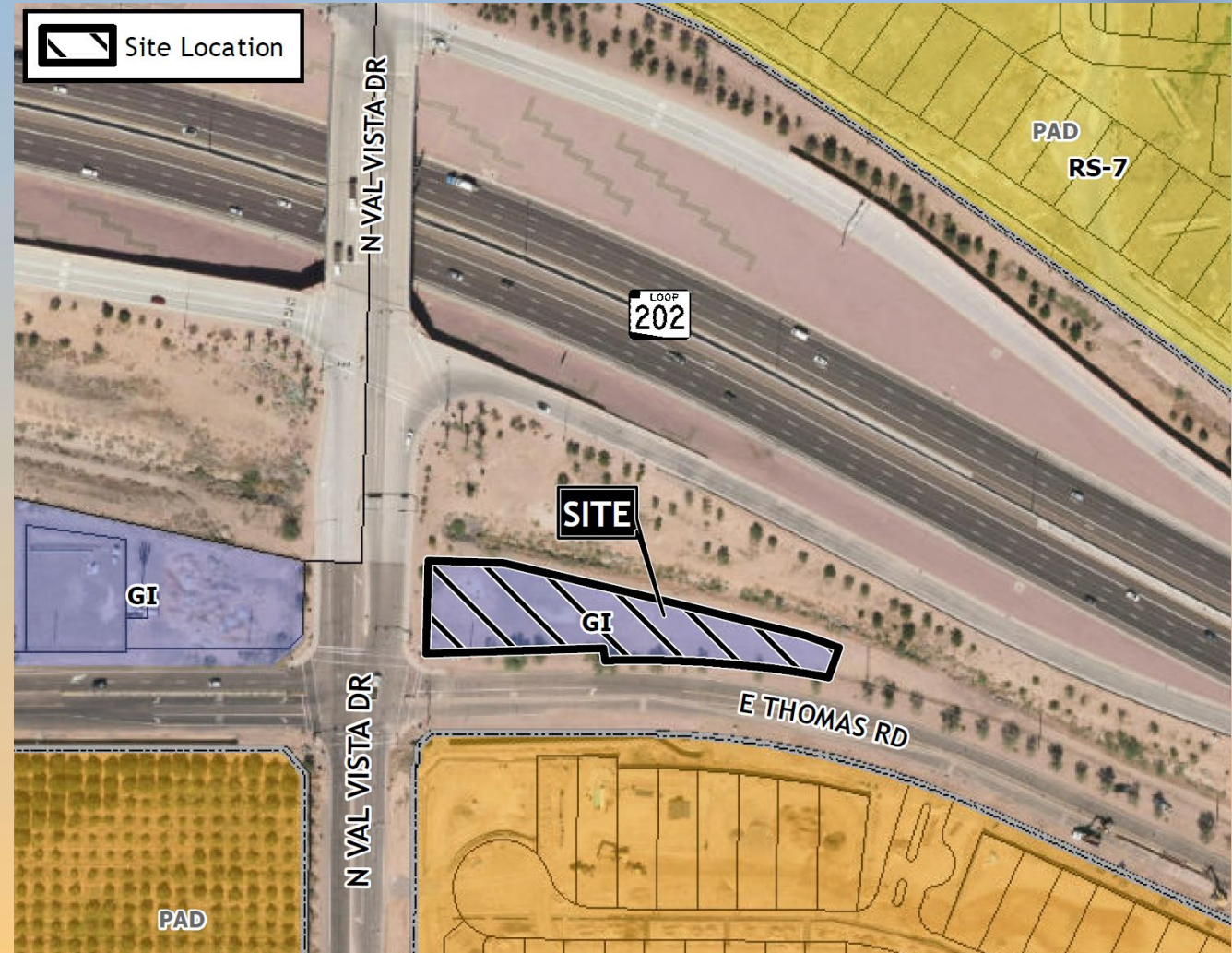
- Rezone from GI to PS-BIZ, Council Use Permit, and Site Plan Review
- To allow for the development of a major utility





# Location

- North of Thomas Road
- East of Val Vista Drive

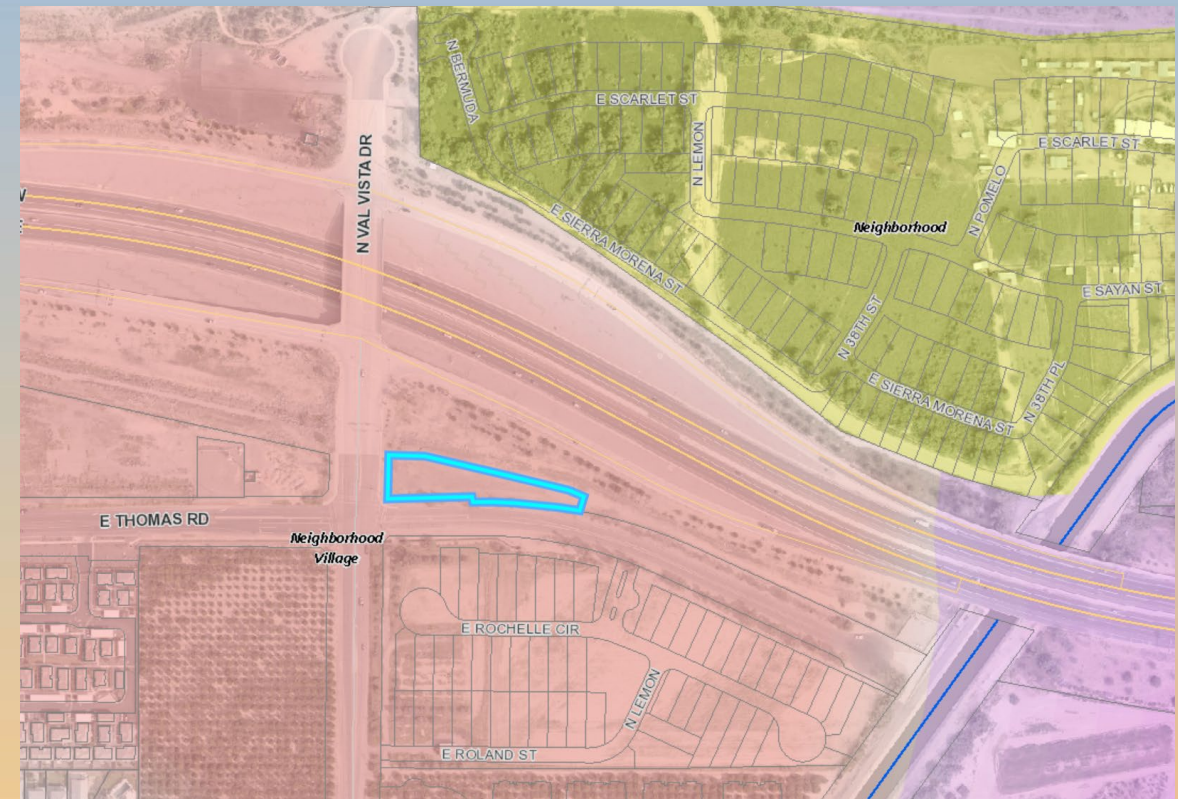




# General Plan

## Neighborhood Village Center

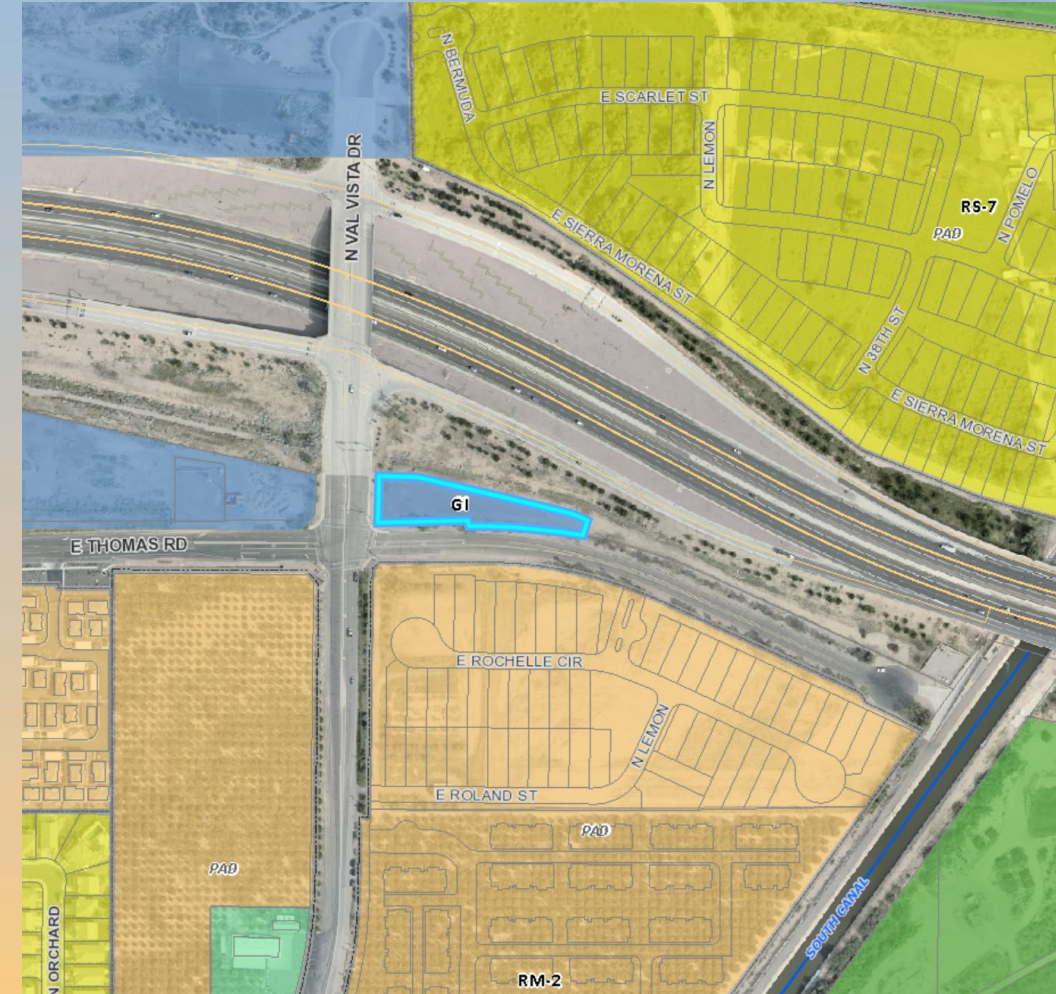
- provide for the regular shopping and service needs of the nearby population while serving as the focal points for the surrounding neighborhoods





# Zoning

- Existing zoning General Industrial (GI) with a rezone to Public and Semi-public with a Bonus Intensity Zone Overlay (PS-BIZ)
- Proposed use is permitted within PS







# Site Photos



Looking northwest towards the site



# Context of surrounding area

- SunBurst Shutters
- Estates at Pioneer Crossing
- Burden West at Pioneer Crossing





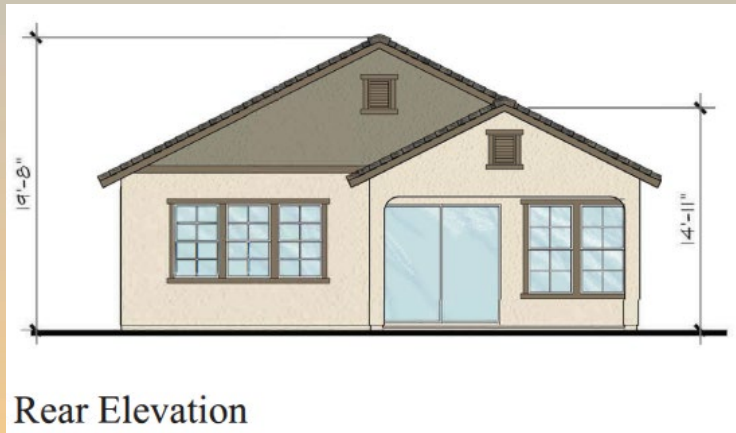
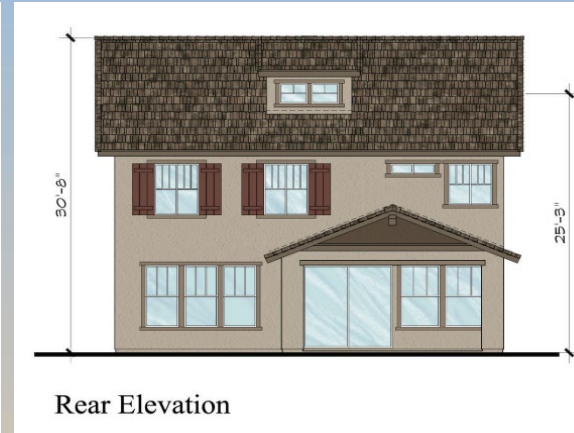
# Sunburst Shutters

- Height of 31' 4"





# Estates at Pioneer Crossing



Approved Product Heights



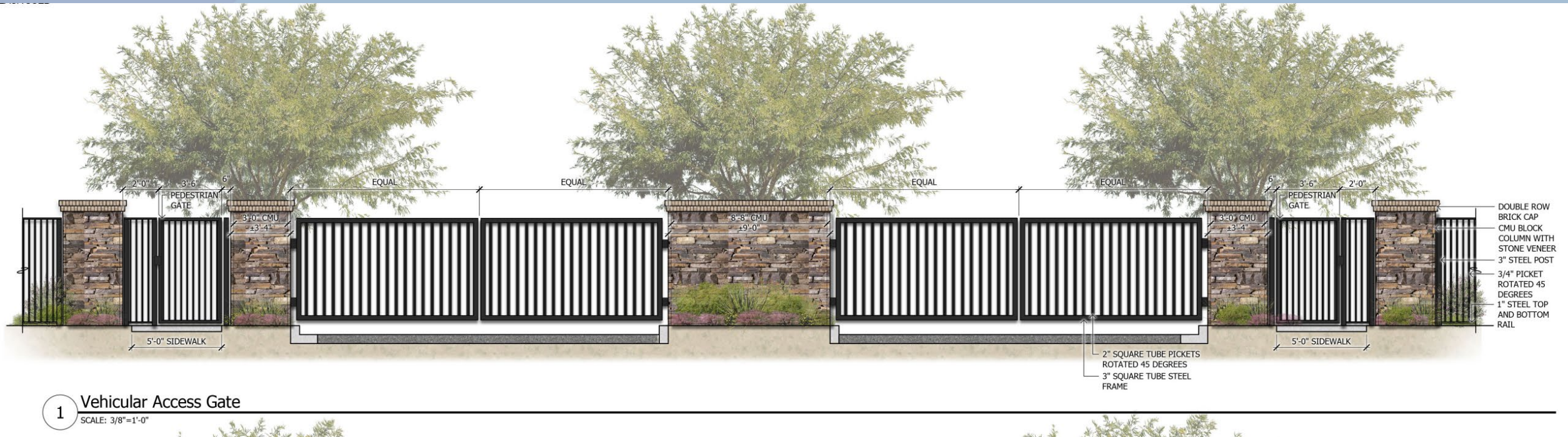
# Estates at Pioneer Crossing



Approved Landscaping for Estates at Pioneer Crossing



# Estates at Pioneer Crossing

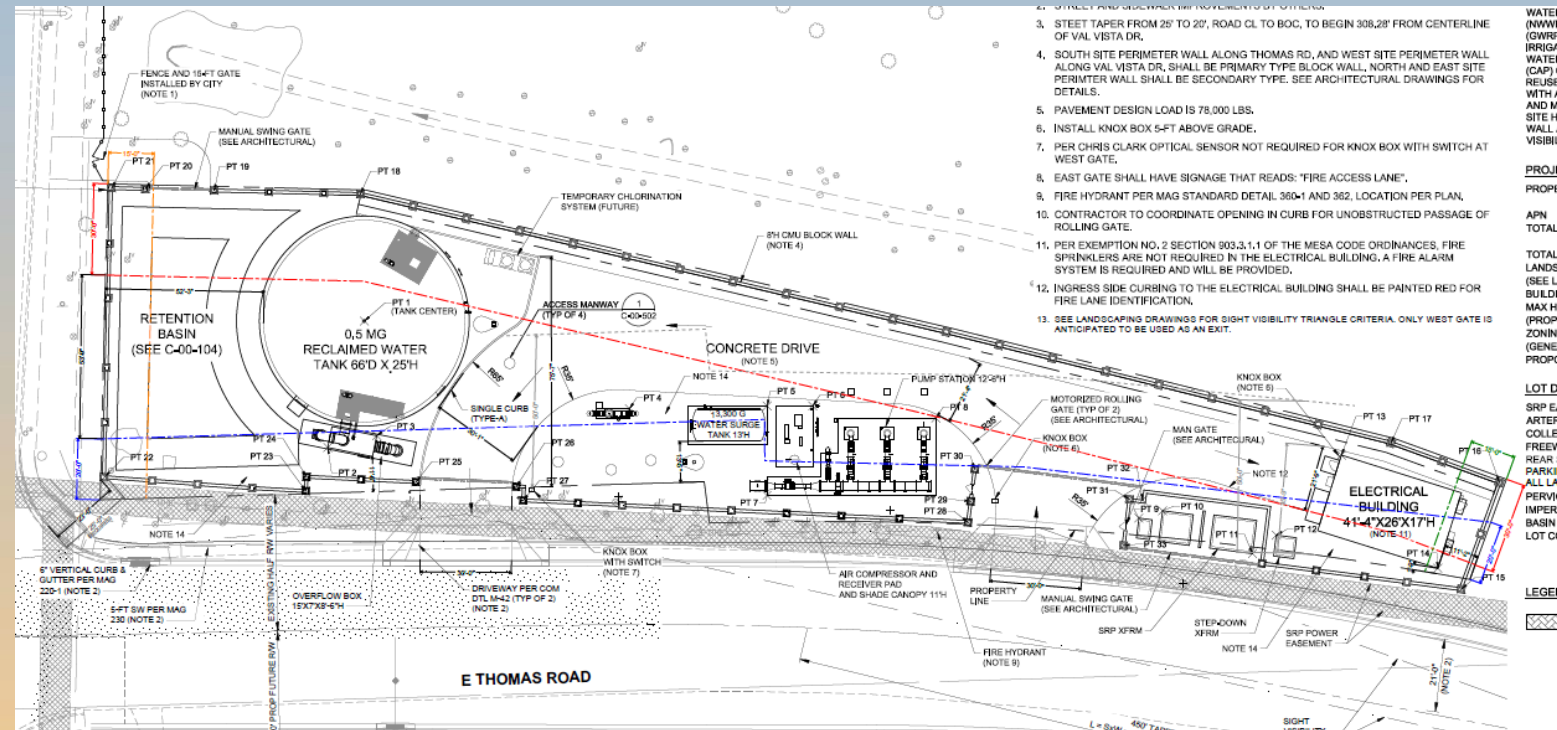


Main Gate facing Proposed Project



# Site Plan

- 25 ft tall steel reclaimed water storage tank with volume of 0.5± million gallons
- Access from Thomas Road
- 13 ft tall 13,300-gallon horizontal surge tank
- 17 ft tall electrical building
- Additional equipment on site



- STREET AND SEWER IMPROVEMENTS BY OTHERS.
- STREET TAPER FROM 26' TO 20', ROAD CL TO BOC, TO BEGIN 308.28' FROM CENTERLINE OF VAL VISTA DR.
- SOUTH SITE PERIMETER WALL ALONG THOMAS RD, AND WEST SITE PERIMETER WALL ALONG VAL VISTA DR, SHALL BE PRIMARY TYPE BLOCK WALL. NORTH AND EAST SITE PERIMETER WALL SHALL BE SECONDARY TYPE. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
- PAVEMENT DESIGN LOAD IS 78,000 LBS.
- INSTALL KNOX BOX 5-FT ABOVE GRADE.
- PER CHRIS CLARK OPTICAL SENSOR NOT REQUIRED FOR KNOX BOX WITH SWITCH AT WEST GATE.
- EAST GATE SHALL HAVE SIGNAGE THAT READS: "FIRE ACCESS LANE".
- FIRE HYDRANT PER MAG STANDARD DETAIL 360-1 AND 362, LOCATION PER PLAN.
- CONTRACTOR TO COORDINATE OPENING IN CURB FOR UNOBSTRUCTED PASSAGE OF ROLLING GATE.
- PER EXEMPTION NO. 2 SECTION 903.3.1.1 OF THE MESA CODE ORDINANCES, FIRE SPRINKLERS ARE NOT REQUIRED IN THE ELECTRICAL BUILDING. A FIRE ALARM SYSTEM IS REQUIRED AND WILL BE PROVIDED.
- INGRESS SIDE CURBING TO THE ELECTRICAL BUILDING SHALL BE PAINTED RED FOR FIRE LANE IDENTIFICATION.
- SEE LANDSCAPING DRAWINGS FOR SIGHT VISIBILITY TRIANGLE CRITERIA. ONLY WEST GATE IS ANTICIPATED TO BE USED AS AN EXIT.

WATER I (NWRRP) (GWRP) IRRIGAT WATER I (CAP) OF REUSE V WITH A F AND MAI SITE HAS WALL AF VISIBILI

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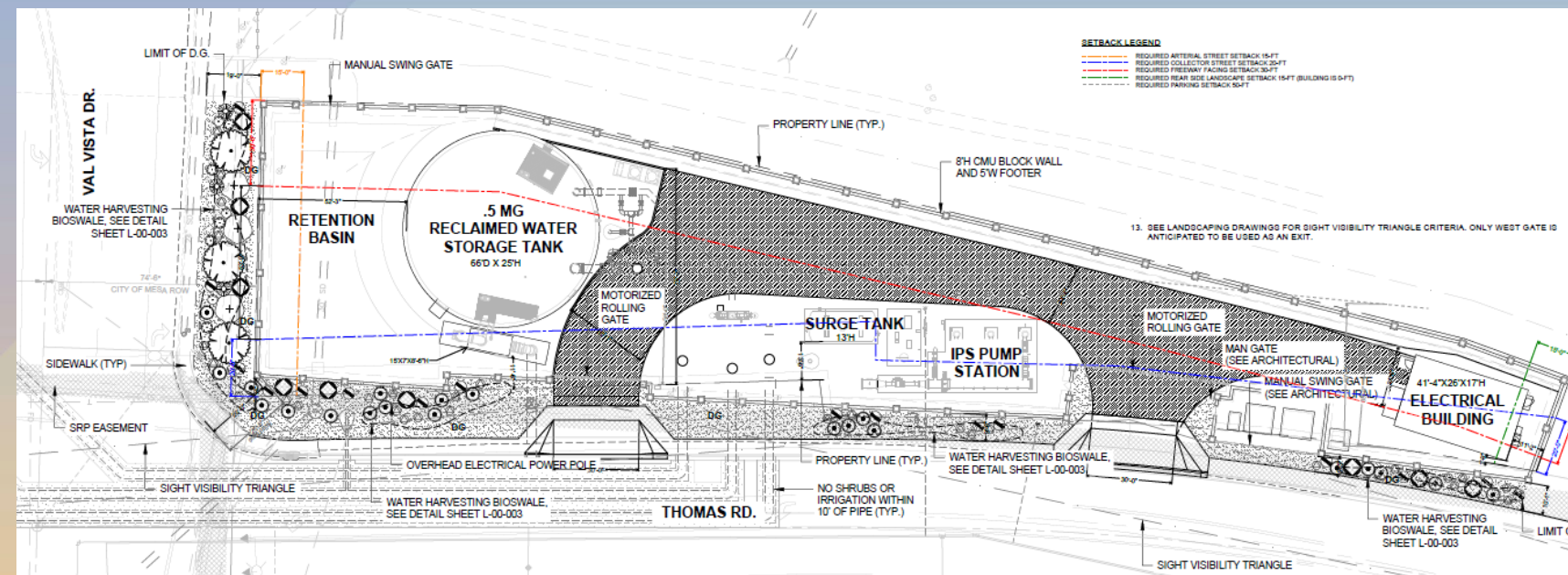
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**LEGEND**



# Alternative Landscape Plan



## LANDSCAPE SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER
	3	VITEX AGNUS-CASTUS	CHASTE TREE	36" BOX	1.75" CALIPER MULTI-TRUNK
	3	CAESALPINIA MEXICANA	MEXICAN BIRD OF PARADISE	36" BOX	1.5" CALIPER MULTI-TRUNK
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
	30	AMBROSIA DELTOIDEA	TRIANGLELEAF BURSAGE	5 GAL	
	4	CALLIANDRA X 'SIERRA STARR'™	HYBRID FAIRY DUSTER	5 GAL	
	16	ENCELIA FARINOSA	BRITTLBUSH	5 GAL	
	21	EREMOPHILA PROSTRATA 'OUTBACK SUNRISE'	EMU BUSH	5 GAL	
	5	LANTANA CAMARA 'GOLD MOUND'	GOLD MOUND LANTANA	5 GAL	
	9	TECOMA STANS 'GOLD STAR'	YELLOW BELLS	15 GAL	
ACCENTS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
	3	HESPERALOE PARVIFLORA	RED HESPERALOE	5 GAL	
INERT MATERIALS	QTY	ITEM	SIZE	COLOR	
	6,568 SF	DECOMPOSED GRANITE (DG)	1/2" SCREENED (2' DEPTH)	PAINTED DESERT	





# Rendering



Looking northeast towards the site



# Rendering



Looking south from the Loop 202



# Rendering



Looking north towards the site from the Thomas Road



# Design Review Board

- DRB reviewed the elevations and landscape design at their March 12, 2024, work session
- Staff is working with applicant to address comments
- DRB April 9, 2024, for approval



# Design Review Board Comments

Concerns with the lack of screening

- *Renderings were updated with a more accurate perspective to better display the screening being provided for the site*

Requests a different color for the wall and the water tank

- *The color of both the wall and the water tank were updated to a more cohesive design while still referencing the design of the wall to surrounding communities*

Requests lowering of the water tank height to the wall height

- *Reduction of tank height is not able to be completed due to project requirements*

Requests a mural or mesa logo on the water tank

- *Artwork will be added to the site. The City will work with an artist to finalize the design and a condition of approval has been added to the case to reflect this.*



# Design Review Board Comments

Concerns with lack of landscaping and trees on the site

- *Renderings were updated to better reflect the provided trees and shrubs on the site*

Wall design needs to be improved, recommend to move away from matching neighborhood wall and move to a green color

- *The wall and building were returned to the original darker block (willow green) and brick (graphite) color while maintaining the design to be cohesive with the surrounding communities*

Concerned with perspectives from the future homes facing the project

- *Renderings were updated to provide more accurate, eye level perspectives from the neighborhood, the Loop 202, and the west side of the site.*

Move overflow piping on the south side of the tank to a different side

- *To maintain proper operation of the site and minimize additional impacts, the overflow pipe should remain on the south side of the tank*



# Bonus Intensity Zone Overlay

## Development Standard

## MZO Required

## BIZ Proposed

Maximum Wall Height -  
*MZO Section 11-30-4(B)1*

3.5 feet

**8 feet**

-Front yards and required street side yards

Minimum Building Setbacks -  
*MZO Section 11-10-3(A)*

20 feet

**1' 9"**

-Front and Street Facing Side:  
 Collector (Thomas Road)

30 feet

**9' 3"**

-Front and Street Facing Side:  
 Freeway (202 freeway)

Two or more Stories: 15 feet per story  
 (30 feet)

**11' 2"**

-Rear: Adjacent to Non-residential District



# Bonus Intensity Zone Overlay

Development Standard	MZO Required	BIZ Proposed
<p><u>Required Landscape Yards –</u> <i>MZO Section 11-33-3.B</i></p> <p>-Non-Single Residential Uses Adjacent to Other Non-Single Residence</p>	<p>15 feet</p>	<p><b>0 feet</b></p>
<p><u>Required Landscape Yards –</u> <i>MZO Table 11-10-3.A</i></p> <p>- Front and Street Facing Side: Collector (Thomas Road)</p> <p>-Front and Street Facing Side: Freeway (202 freeway)</p>	<p>20 feet</p> <p>30 feet</p>	<p><b>0 feet</b></p> <p><b>0 feet</b></p>





# Bonus Intensity Zone Overlay

Development Standard	MZO Required	BIZ Proposed
<p><u>Setbacks at Intersections –</u>  <i>MZO Section 11-30-10</i></p> <p>- Arterial with Major/Midsection collector</p>	<p>25 feet</p>	<p><b>23 feet</b></p>
<p><u>Setback of Cross Drive Aisles –</u>  <i>MZO Section 11-32-4(A)</i></p> <p>- Setback from property line</p>	<p>50-foot radius</p>	<p><b>35' 5" radius</b></p>



# Bonus Intensity Zone Overlay

Development Standard	MZO Required	BIZ Proposed
<p><u>Perimeter Landscape – Required Plant Material –</u>  <i>MZO Section 11-33-3(A)</i></p> <ul style="list-style-type: none"> <li>- Arterial (Val Vista Drive)</li> <li>- Collector (Thomas Road)</li> </ul>	<p>1 tree and 6 shrubs per 25 linear feet of street frontage (5 trees/29 shrubs total)</p> <p>1 tree and 6 shrubs per 25 linear feet of street frontage (18 trees/108 shrubs total)</p>	<p><b>1.27 trees and 5.93 shrubs per 25 linear feet of street frontage (6 trees/ 28 shrubs total)</b></p> <p><b>0 trees and 3 shrubs per 25 linear feet of street frontage (0 trees/ 59 shrubs total)</b></p>



# Council Use Permit

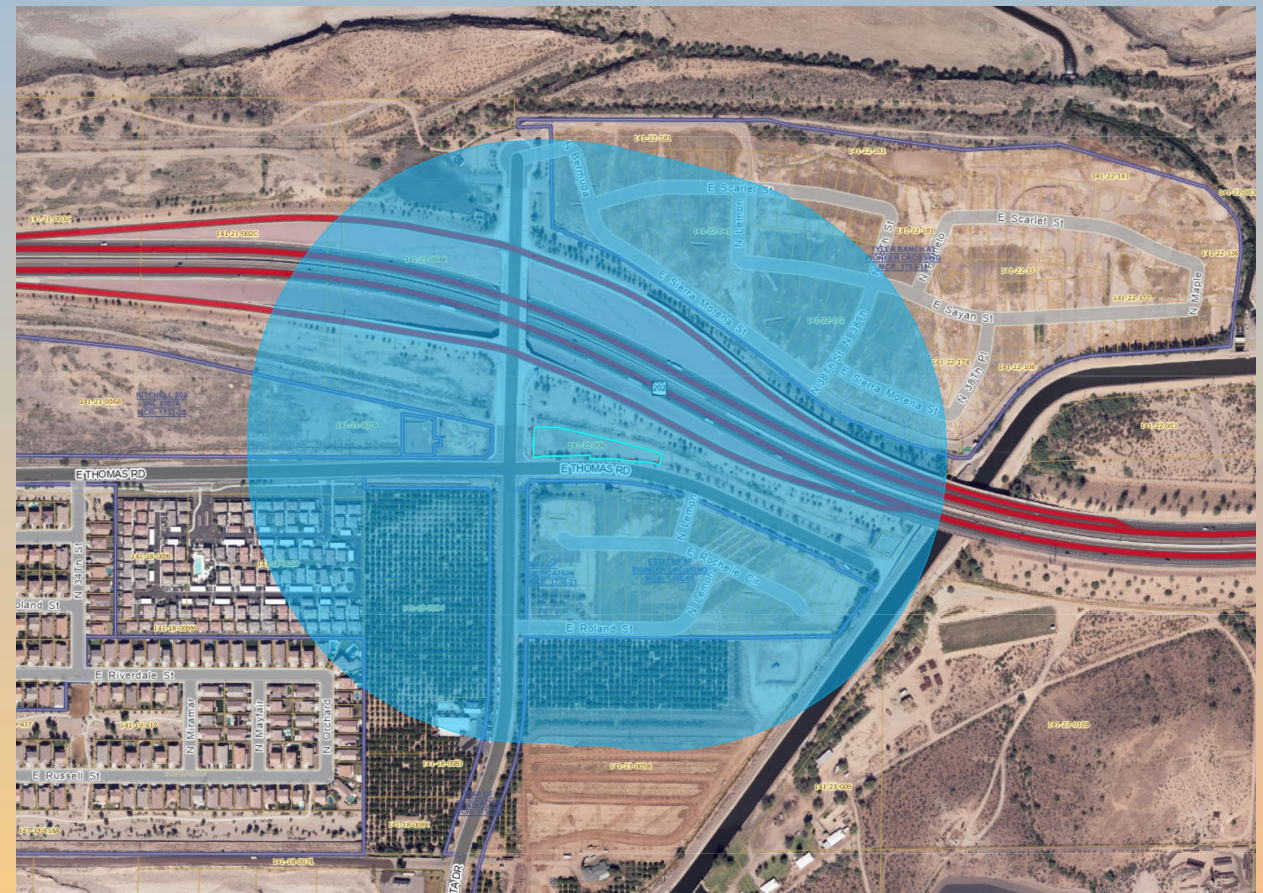
## Section 11-70-6(D): Council Use Permit Required Findings

- ✓ 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 plan and/or policies:
- ✓ 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 ft., HOAs, and registered neighborhoods
- Staff has not received any emails or phone calls





# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 21 of the MZO for a BIZ overlay
- ✓ Meets CUP review criteria of MZO Section 11-70-6(D)
- ✓ Criteria in Chapter 69 of the MZO for Site Plan Review

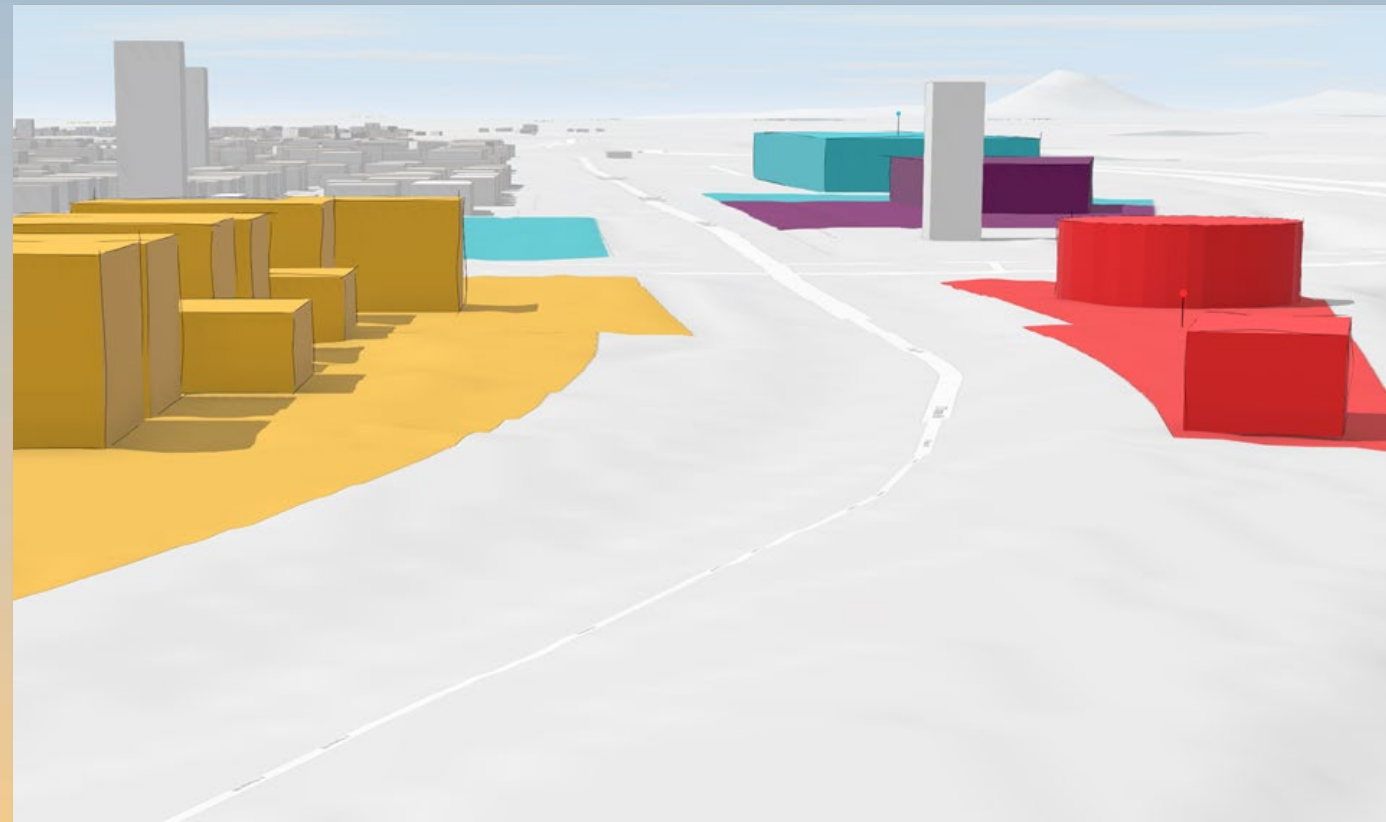
*Staff recommends Approval with Conditions*



# Appendix

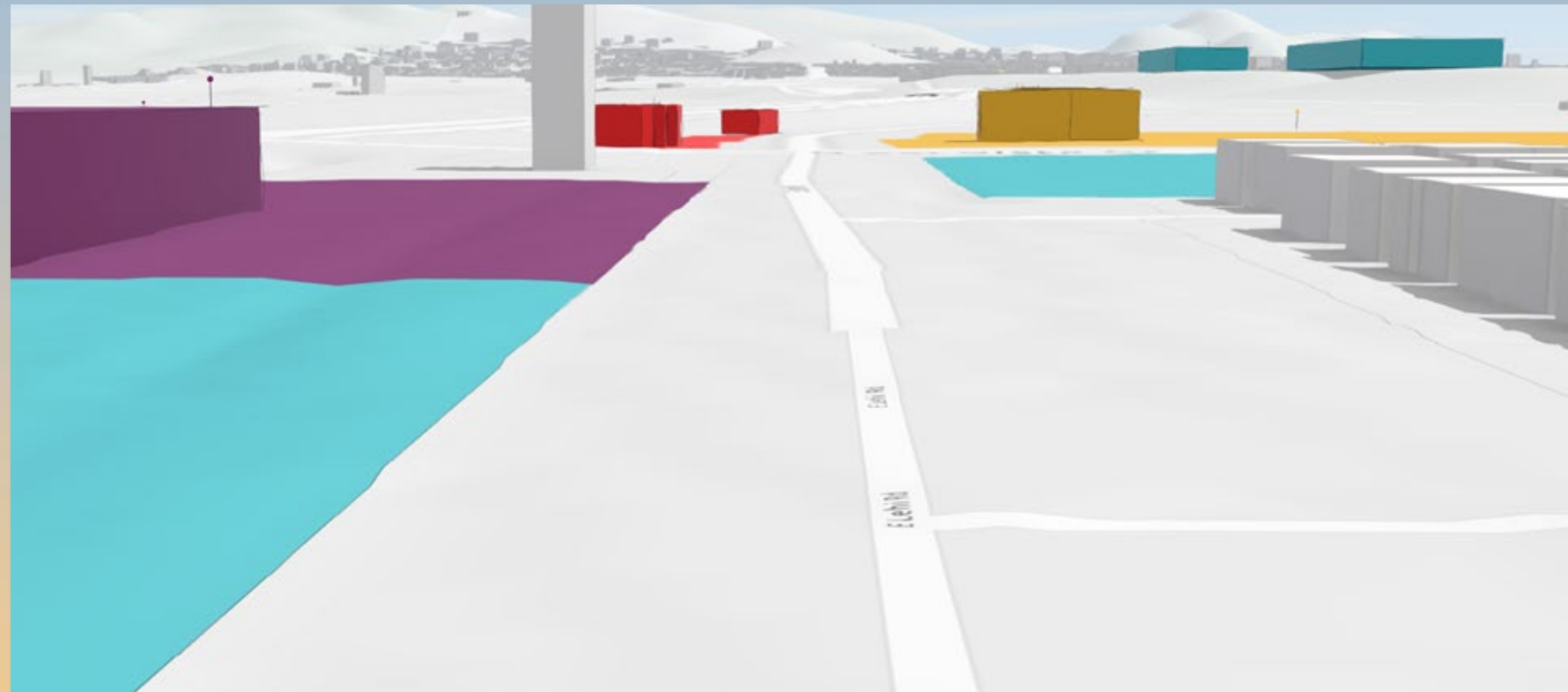


# Arc Urban Schematic





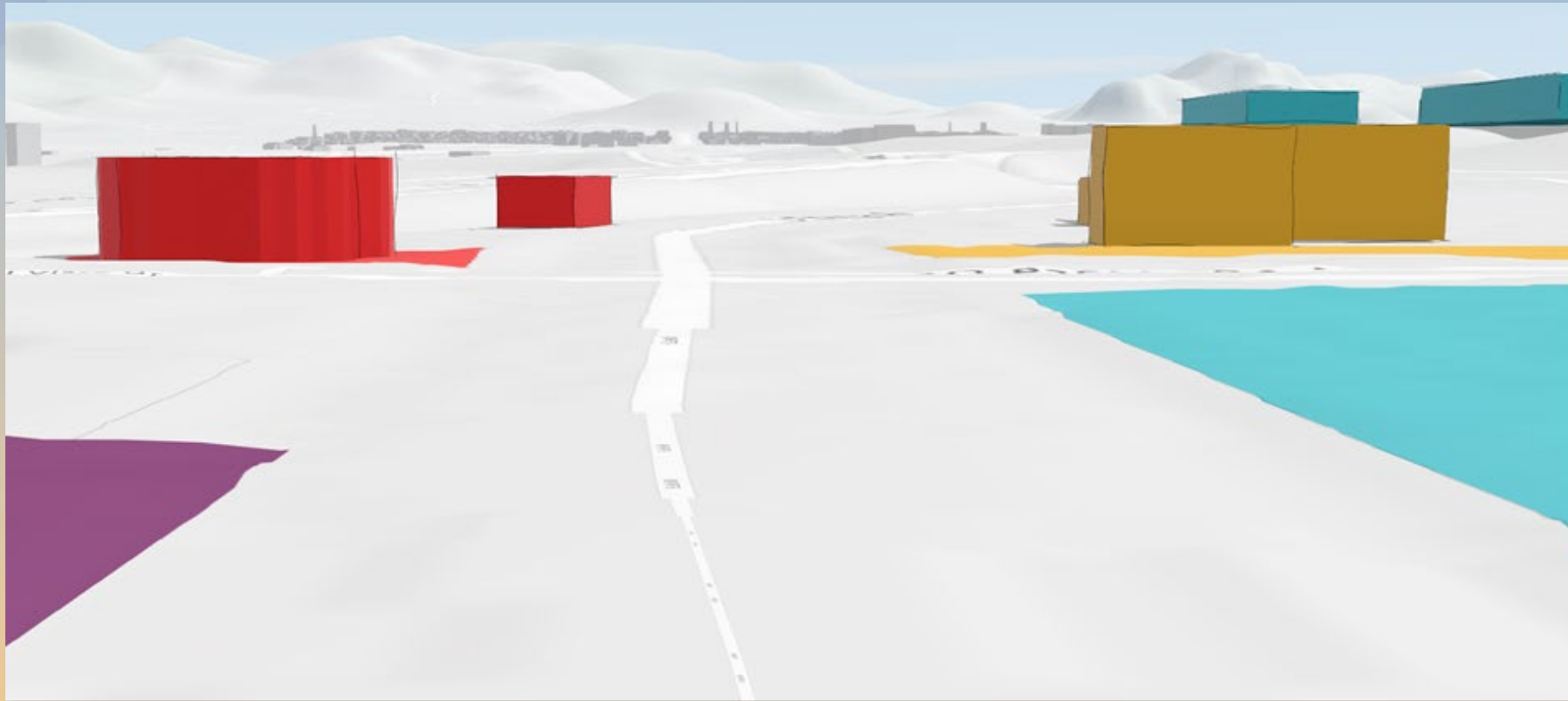
# Arc Urban Schematic





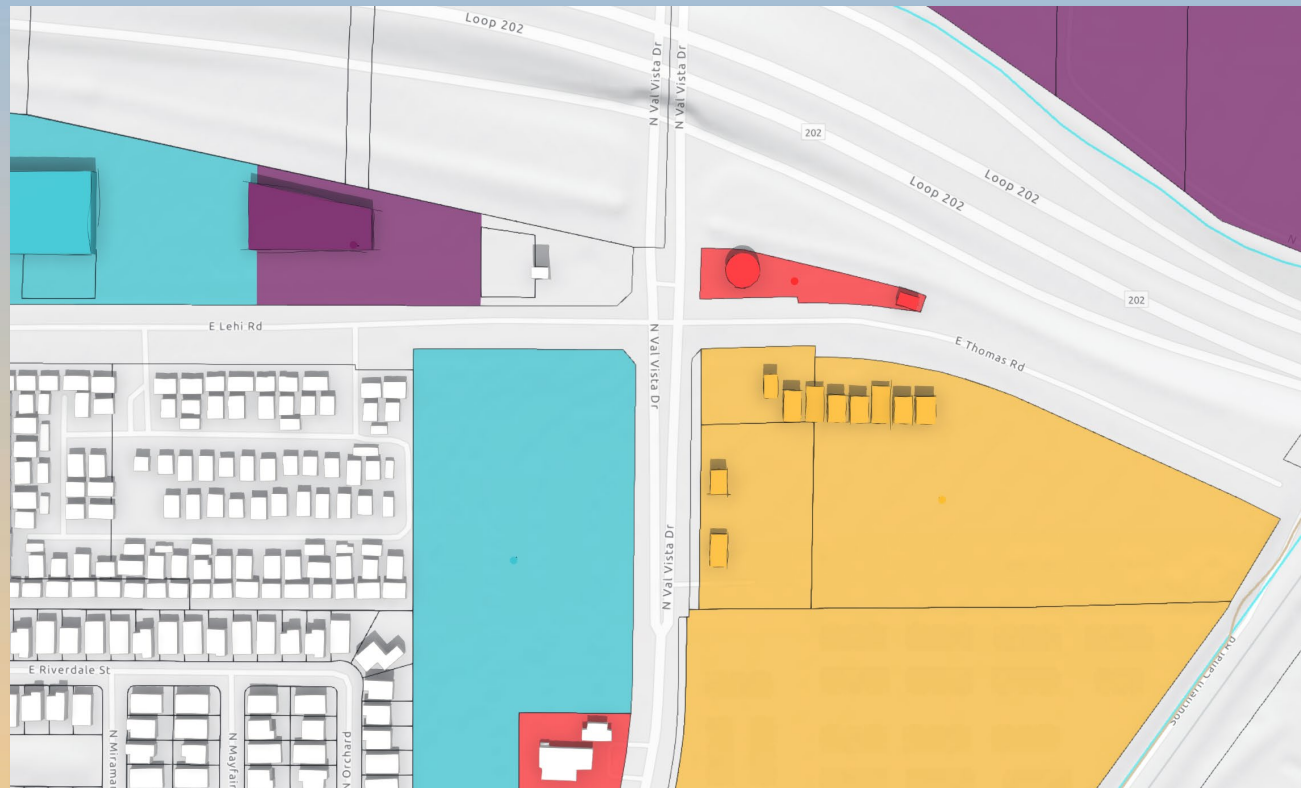


# Arc Urban Schematic





# Arc Urban Schematic

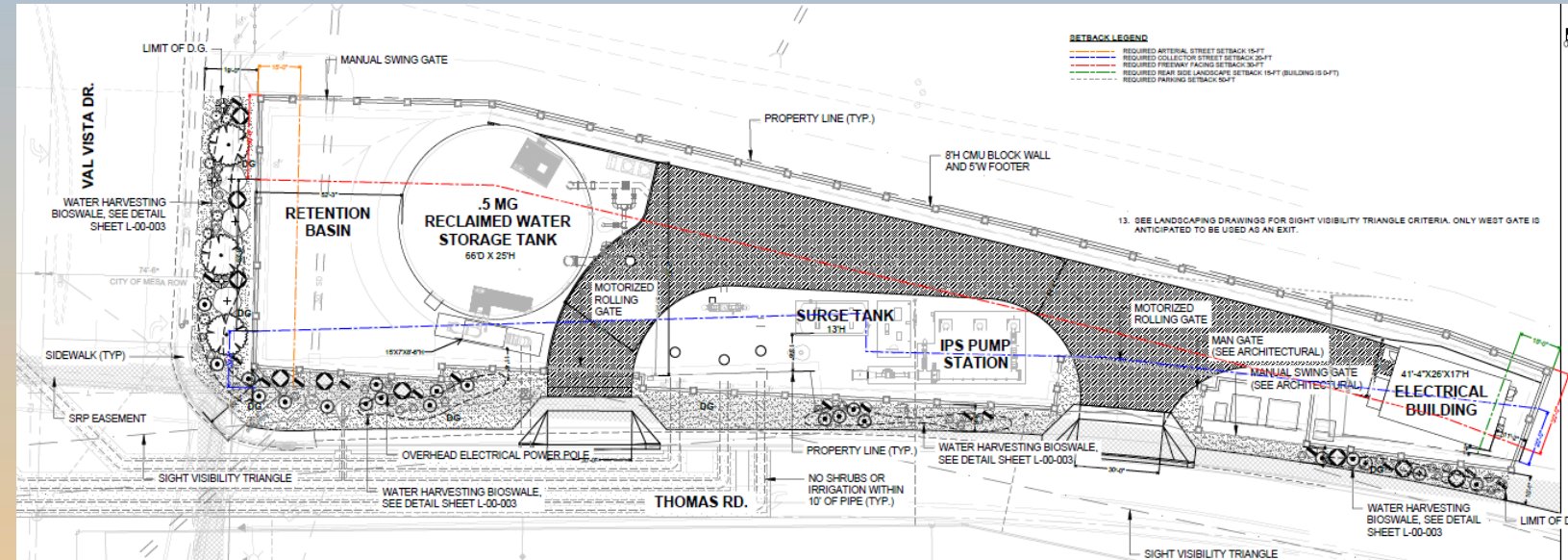




# Alternative Landscape Plan

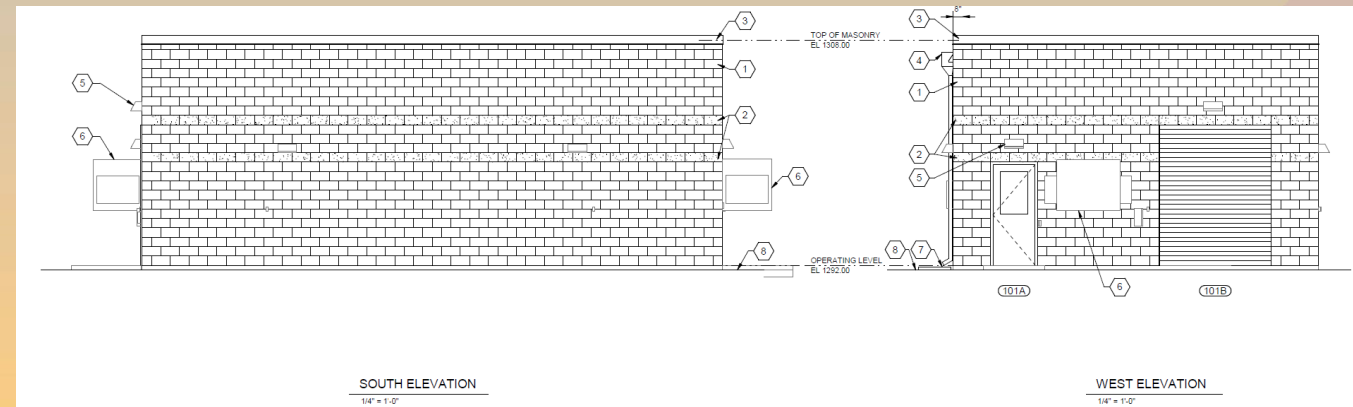
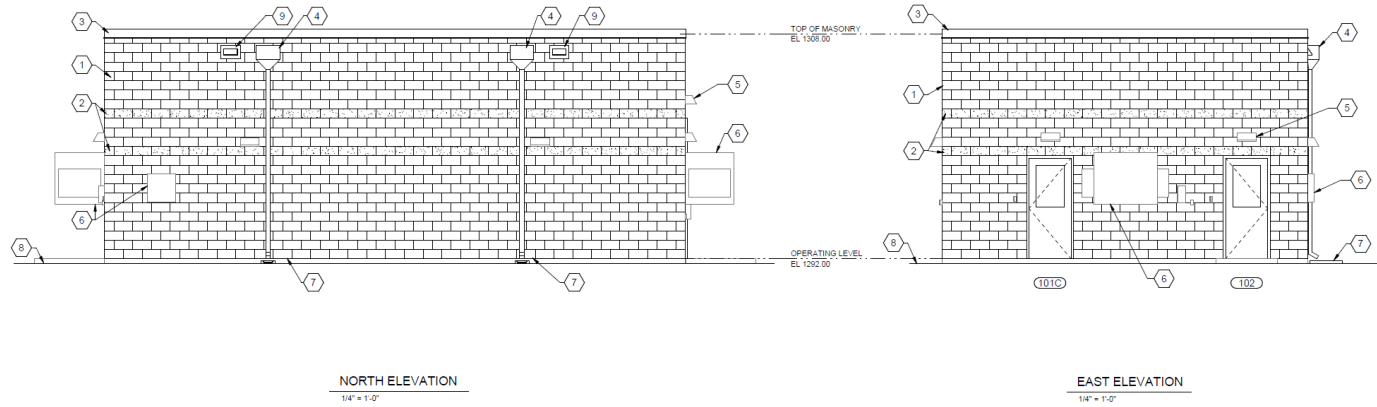
## Demonstrated Design Principles:

- Plant Variety
- Naturalistic Design
- Compatibility with Surrounding Uses
- Water Efficiency
- Storm Water Management
- Plant Viability and Longevity
- Overhead Utility Line Easements



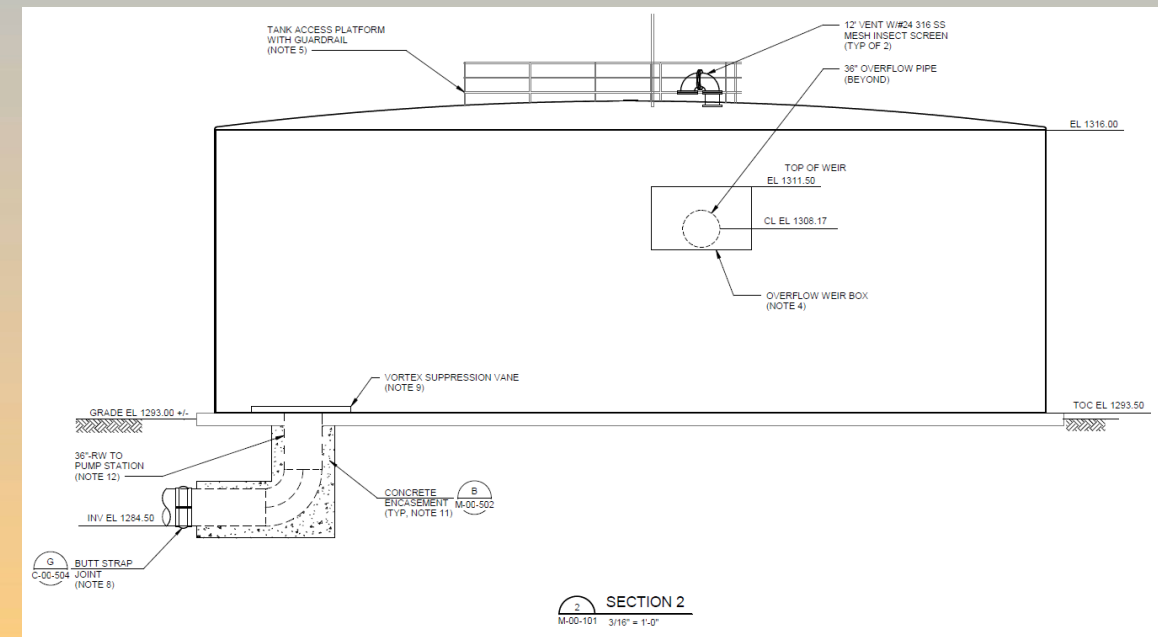
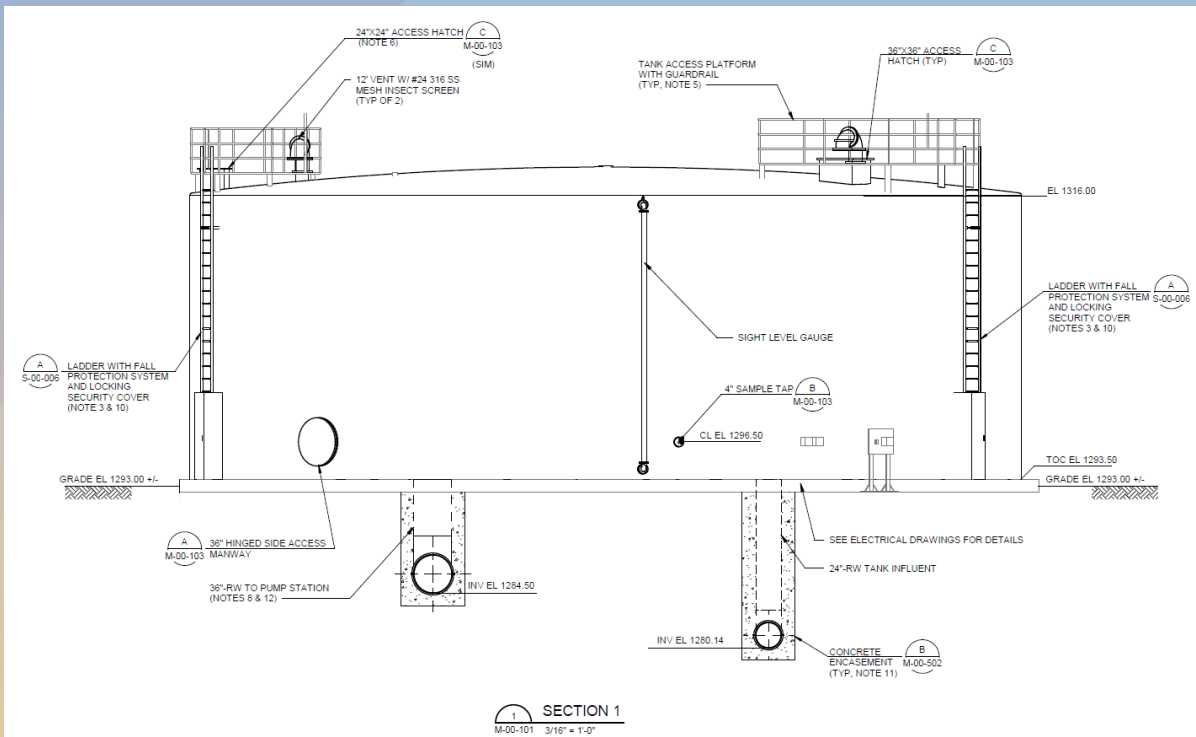


# Elevations



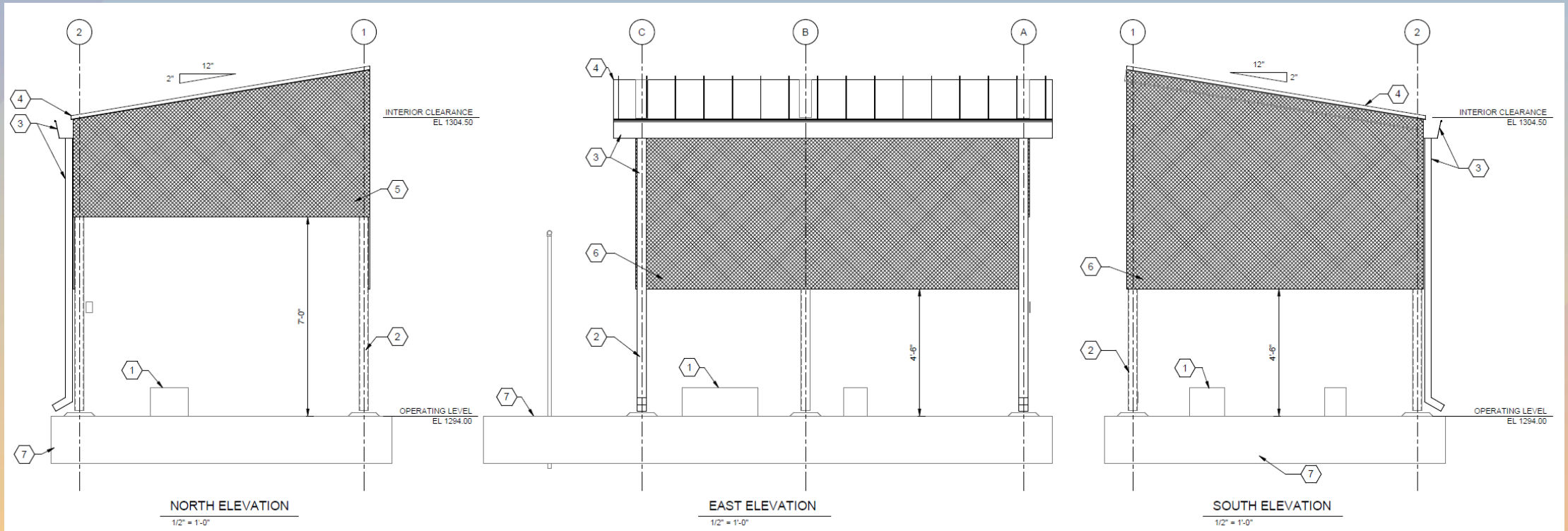


# Elevations



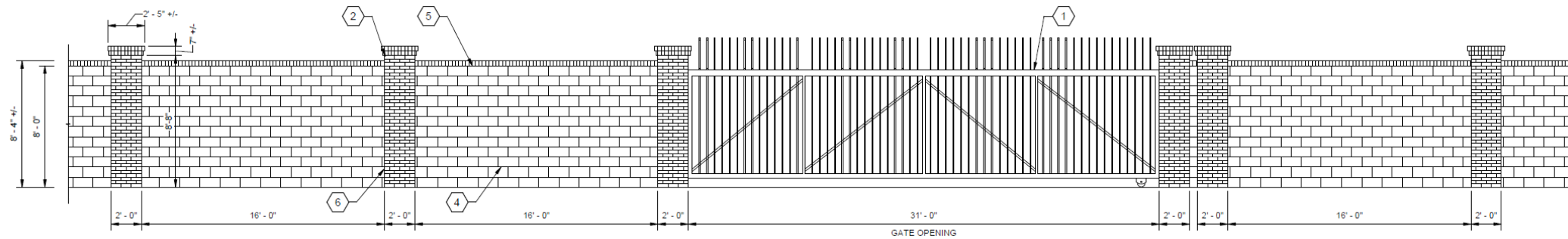


# Elevations



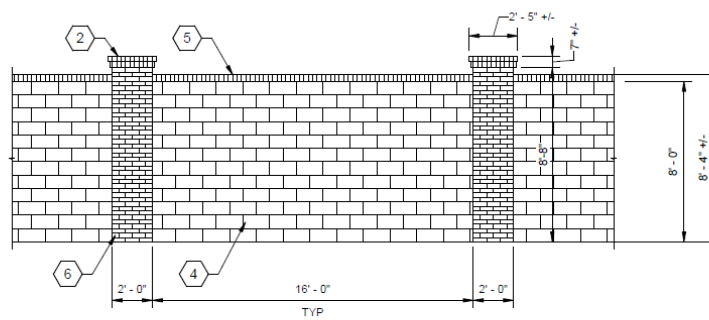


# Elevations



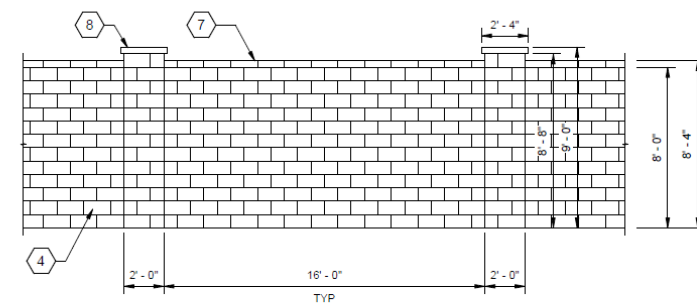
**WESTERN GATE ELEVATION**

1/4" = 1'-0"



**PRIMARY SITE WALL ELEVATION**

1/4" = 1'-0"



**SECONDARY SITE WALL ELEVATION**

1/4" = 1'-0"



# ZON23-00174

Jennifer Merrill, Senior Planner

April 10, 2024





# Request

- Rezone from PEP-PAD-PAD and LC-PAD-PAD to LC, and Site Plan Review
- Preliminary Plat
- To allow for a large commercial development





# Location

- North of Elliot Road
- West side of Ellsworth Road





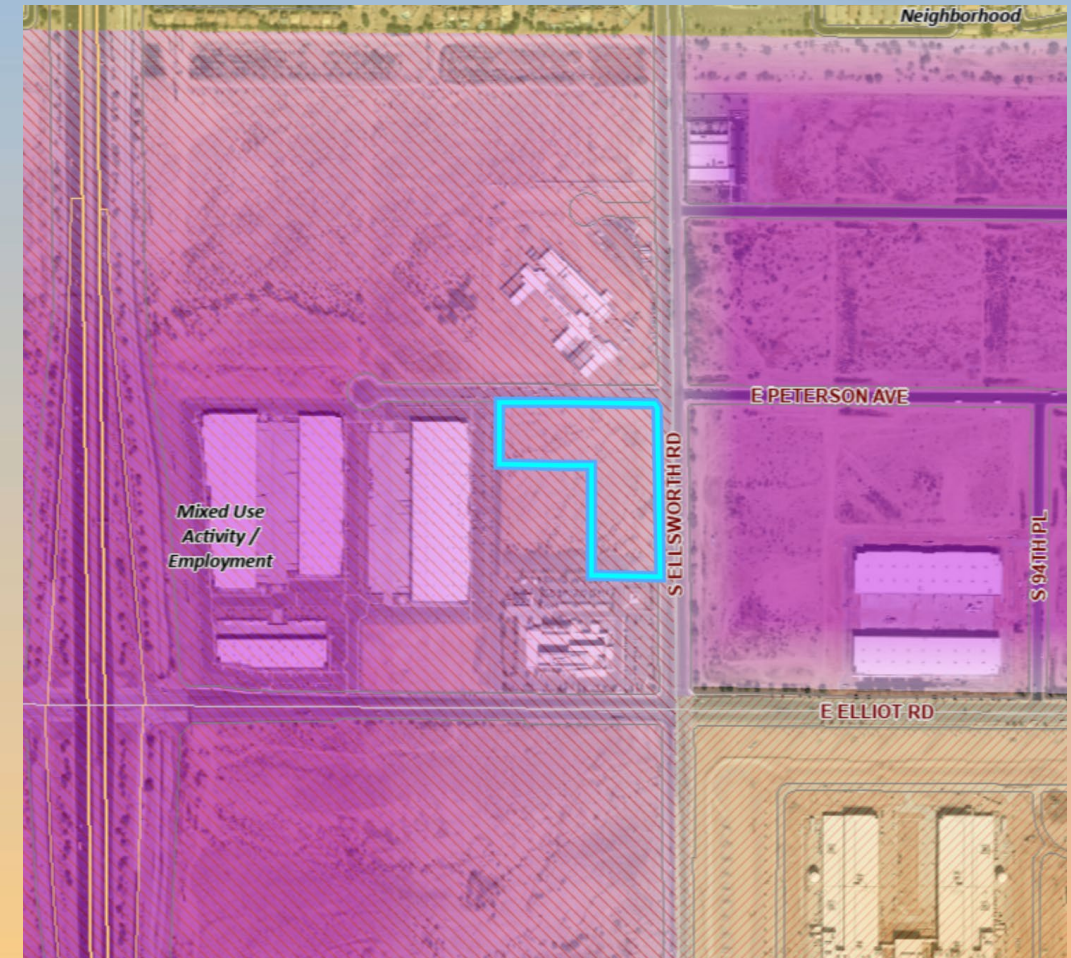
# General Plan

Mixed Use Activity, Community-Scale

- Unique shopping and entertainment experiences
- Serves a four-mile radius

Mesa Gateway Strategic Development Plan – Mixed Use Community

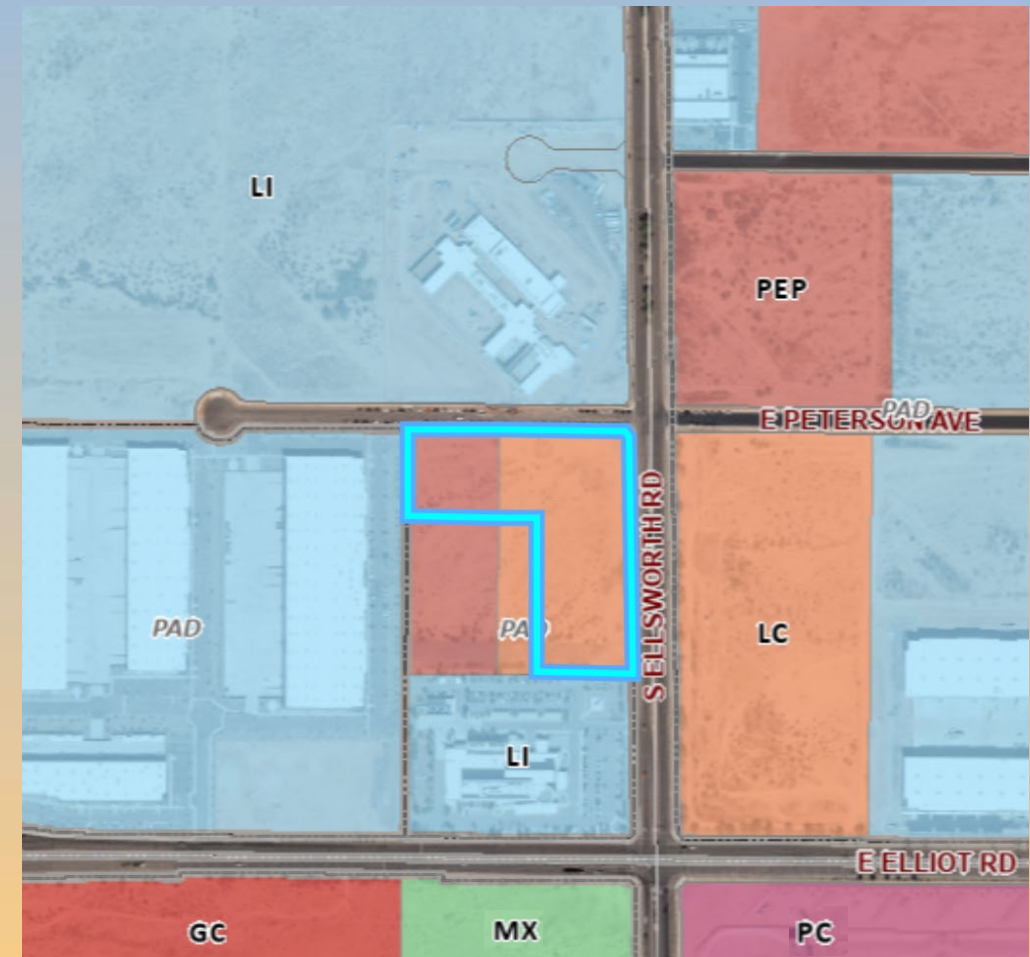
- Live/work/play
- Walkable streetscapes





# Zoning

- Existing: Limited Commercial with two Planned Area Development overlays (LC-PAD-PAD) and Planned Employment Park with two PADs (PEP-PAD-PAD)
- Proposed: LC
- Hotels, Retail/Commercial uses are permitted in LC





# Site Photo

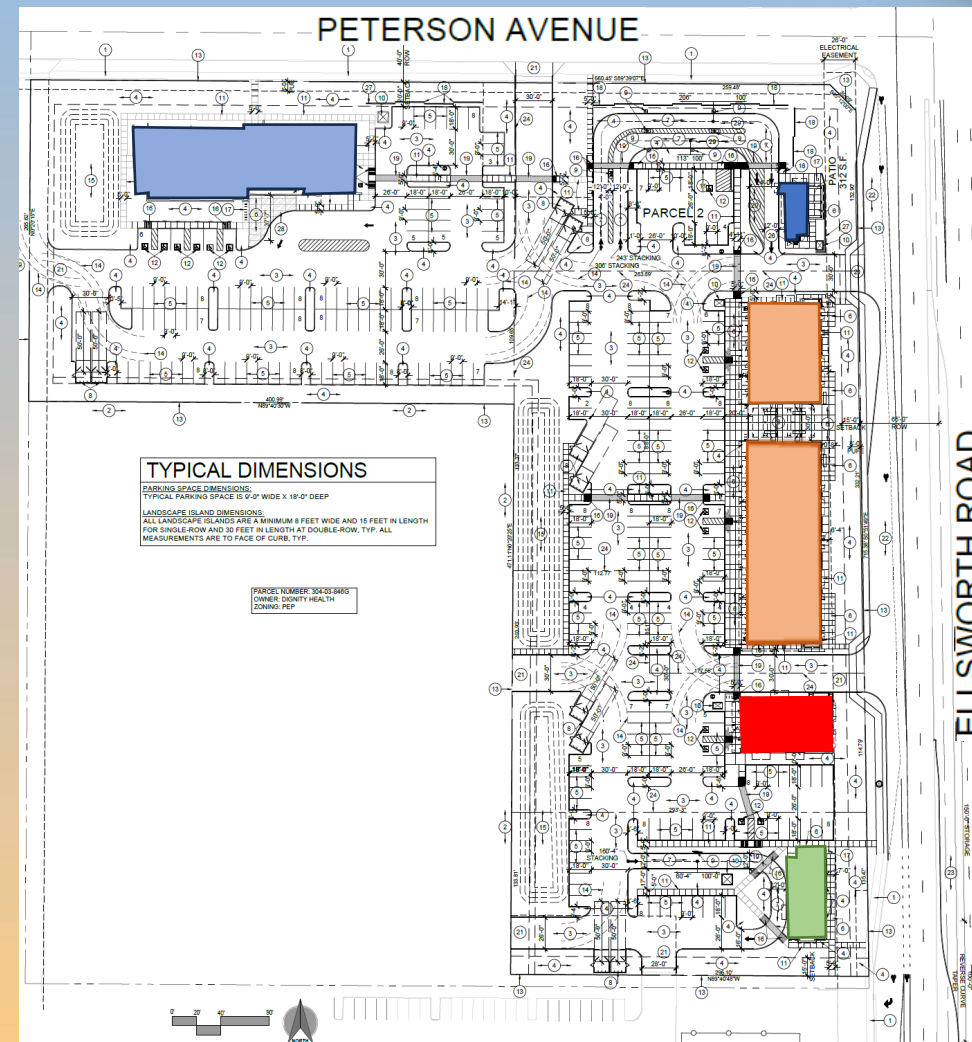


Looking southwest from  
Ellsworth Road



# Site Plan

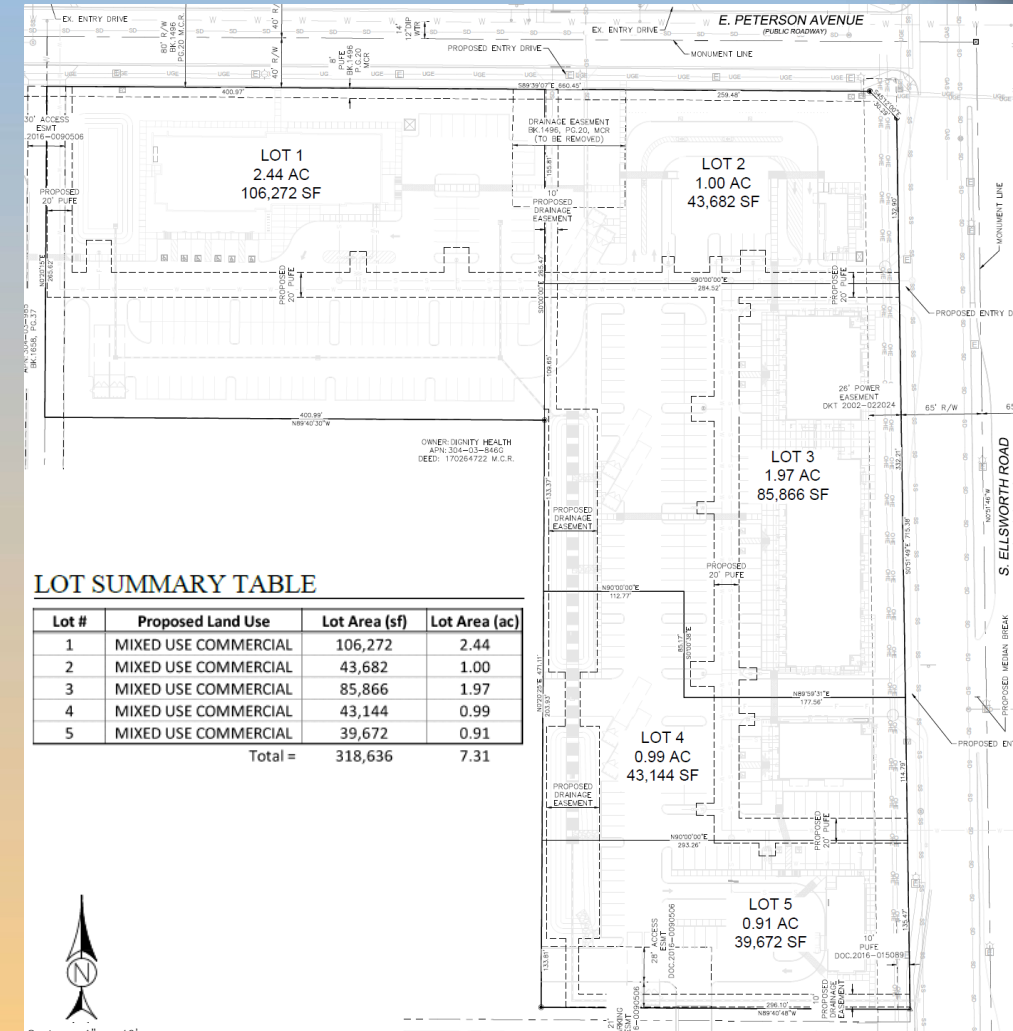
- Parcel 1: Hotel
- Parcel 2: Drive-through coffeeshop (Dutch Bros)
- Parcel 3: Pad B and Shops A
- Parcel 4: Pad C
- Parcel 5: Drive-through restaurant (Arby's)
- Outdoor seating
- 7 total access points (4 internal)





# Preliminary Plat

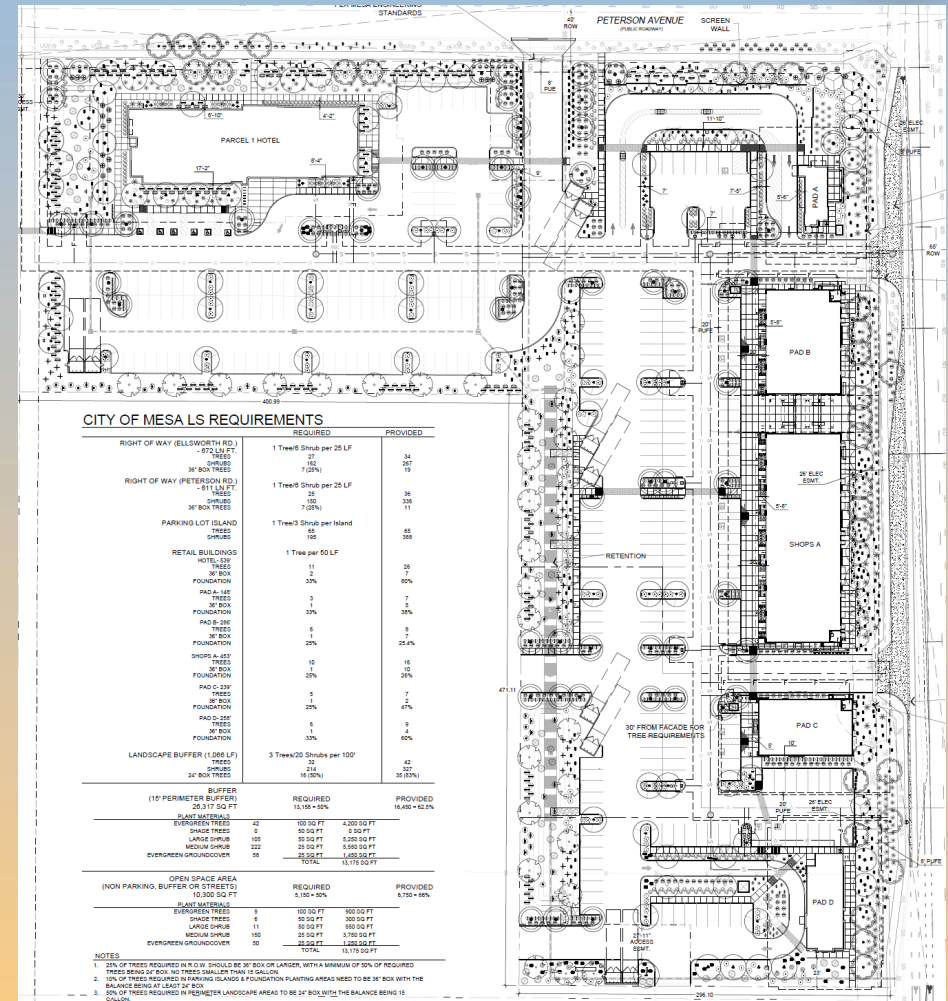
- 5 proposed lots
- Cross access and reciprocal parking easements
- Cross-access with adjacent developments





# Landscape Plan

PLANT PALETTE			
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
<b>TREES/PALMS</b>			
	*Acacia aneura	Mulga	36" Box
	Acacia salicina	Willow Acacia	24" Box
	*Caesalpinia mexicana	Mexican Bird of Paradise	15 Gal
	Nerium Oleander	Oleander Tree	24" Box
	Pistacia 'Red Push'	'Red Push' Pistache	24" Box
	*Sophora secundiflora	Texas Mountain Laurel	24" Box
	Quercus virginiana	Southern Live Oak	24" Box
	Ulmus parvifolia	Evergreen Elm	24" Box
<b>ACCENTS</b>			
	Aloe barbadensis	Medicinal Aloe	5-Gal
	Aloe 'Blue Elf'	Blue Elf Aloe	5-Gal
	*Chamaerops humilis	Mediterranean Fan Palm	5-Gal
	Bougainvillea 'Torch Glow'	'Torch Glow' Bougainvillea	5-Gal
	Dasyliroon longissimum	Toothless Spoon	5-Gal
	Dasyliroon wheeleri	Desert Spoon	5-Gal
	Hesperaloe funifera	Giant Hesperaloe	5-Gal
	Hesperaloe p. 'Perpa'	Brakeights Red Yuucca	5-Gal
	*Muhlenbergia 'Nashville'	'Nashville' Grass	5-Gal
	Pedilanthus macrocarpus	Lady Slipper	5-Gal
	*Tecoma 'Orange Jubilee'	Orange Jubilee Vine	5-Gal
<b>SHRUBS</b>			
	Callistemon 'Little John'	'Little John' Bottlebrush	5 Gal
	*Dodonaea viscosa	Hopseed Bush	5-Gal
	Eremophila hygrophana	Blue Bells	5-Gal
	Leucophyllum spp 'Lynns legacy'	'Lynns Legacy' Sage	5-Gal
	Leucophyllum langmaniae	Rio Bravo Sage	5-Gal
	'Rio Bravo'		
	Myrtus communis 'Compacta'	Dwarf Myrtle	5-Gal
	Olea europaea 'Little Ollie'	'Little Ollie'	5-Gal
	Russelia equisetiformis	Coral Bush	5-Gal
	Ruellia peninsularis	Baja Ruellia	5-Gal
<b>GROUND COVERS</b>			
	*Eremophila 'Outback Sunrise'	Outback Sunrise	1-Gal
	*Lantana montevidensis	Purple Lantana	1-Gal
	*Lantana 'New Gold'	New Gold Lantana	1-Gal
	Portulacaria afra	Trailing Elephants Food	1-Gal
	Rosmarinus officinalis 'Pyramidalis'	Upright Rosemary	1-Gal







# Renderings





# Renderings





# Citizen Participation

- Notified property owners within 1,000 ft., HOAs, and registered neighborhoods
- Virtual Meeting held on April 18, 2023 –no members of the public attended
- Staff has not received any inquiries about the project





# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with the Gateway Strategic Development Plan
- ✓ Meets the review criteria for Site Plan Review
- ✓ Conforms with the requirements in Section 9-6-3 of the Mesa City Code for Preliminary Plat approval

*Staff recommends Approval with Conditions*



# ZON22-00779

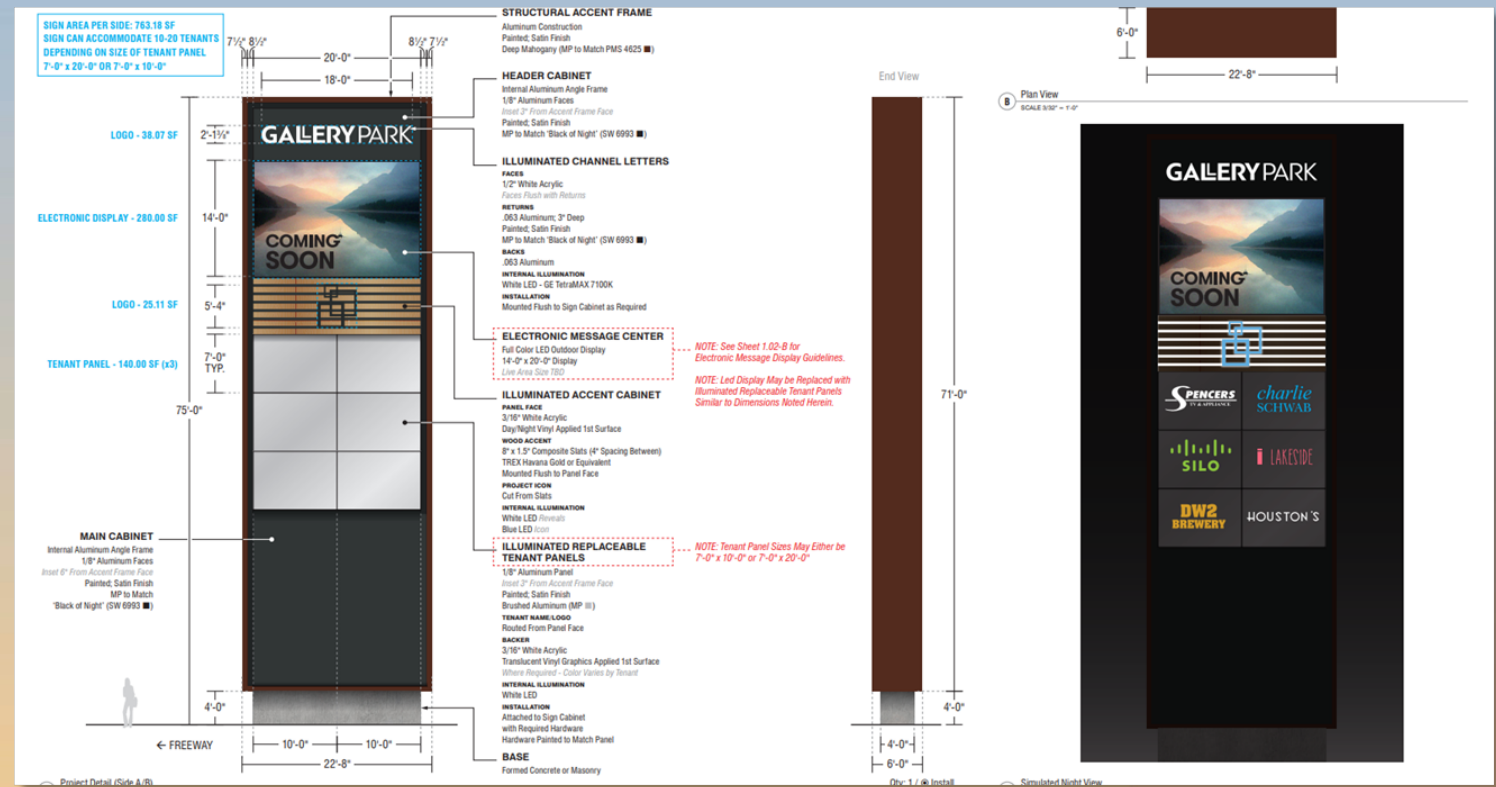
Sean Pesek, Senior Planner

April 10, 2024



# Request

- Council Use Permit
- To allow a freeway landmark monument (FLM) sign within Gallery Park





# Location

- East side of Power Road
- North side of Ray Road
- Northern portion of Gallery Park





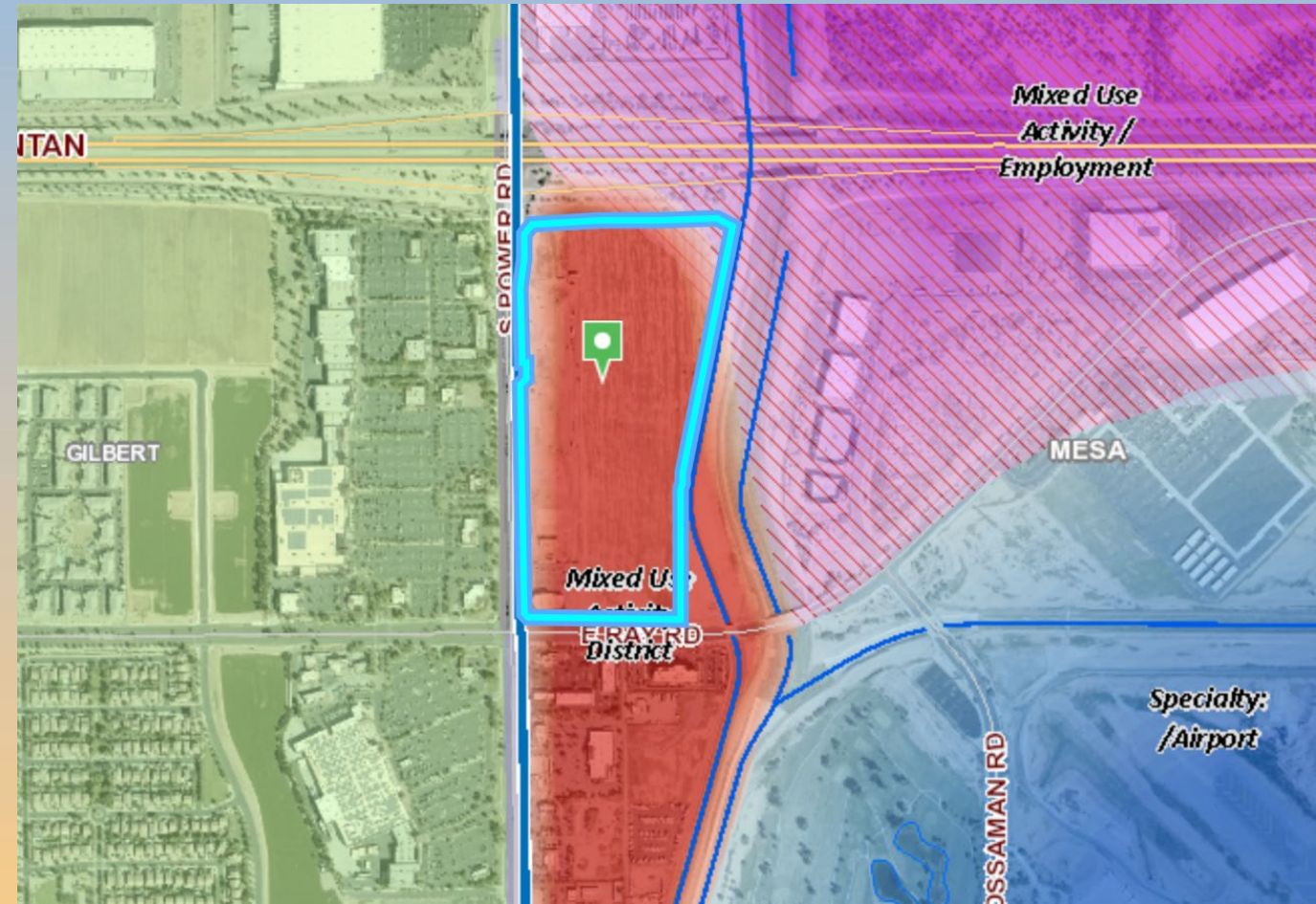
# General Plan

## Mixed Use Activity

- Community and regional activity area that usually has a significant retail commercial component

## Mesa Gateway Strategic Development Plan – Inner Loop

- Provide high-quality mixed-use development

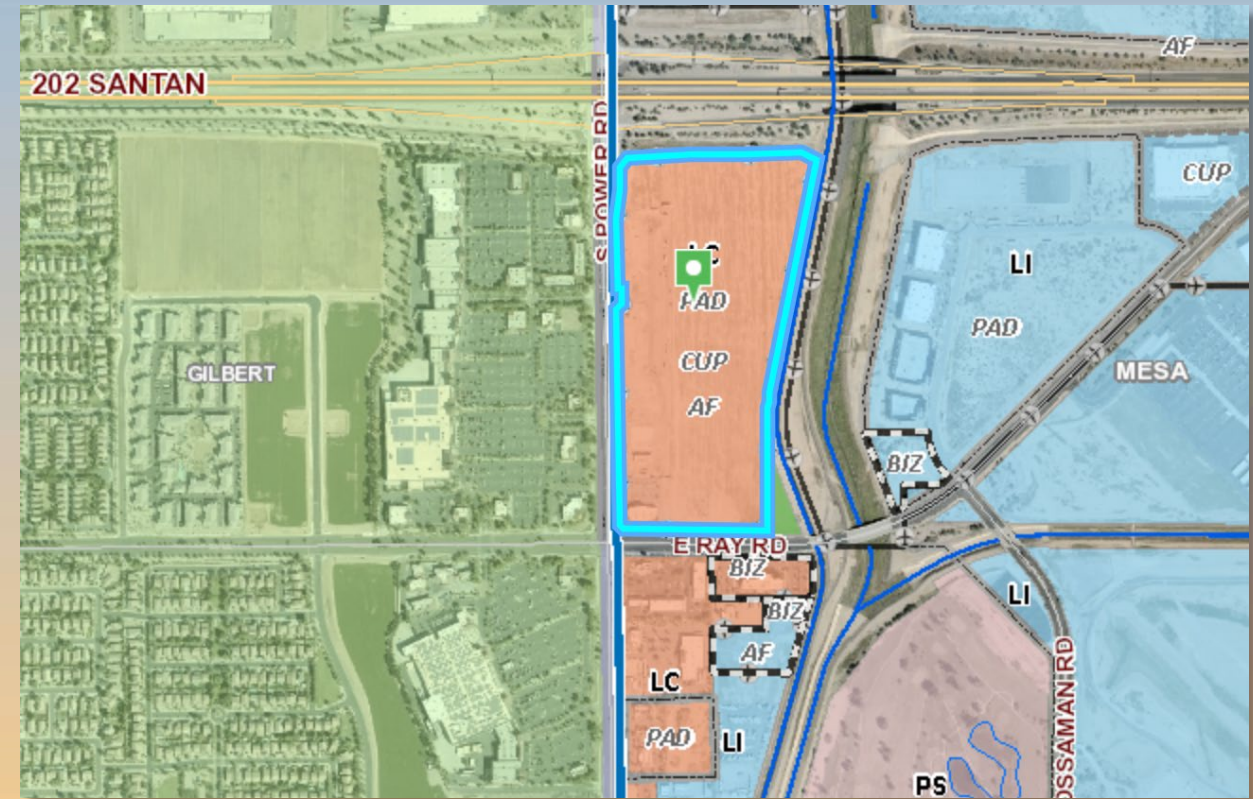






# Zoning

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





# Site Photo



East from Power Road

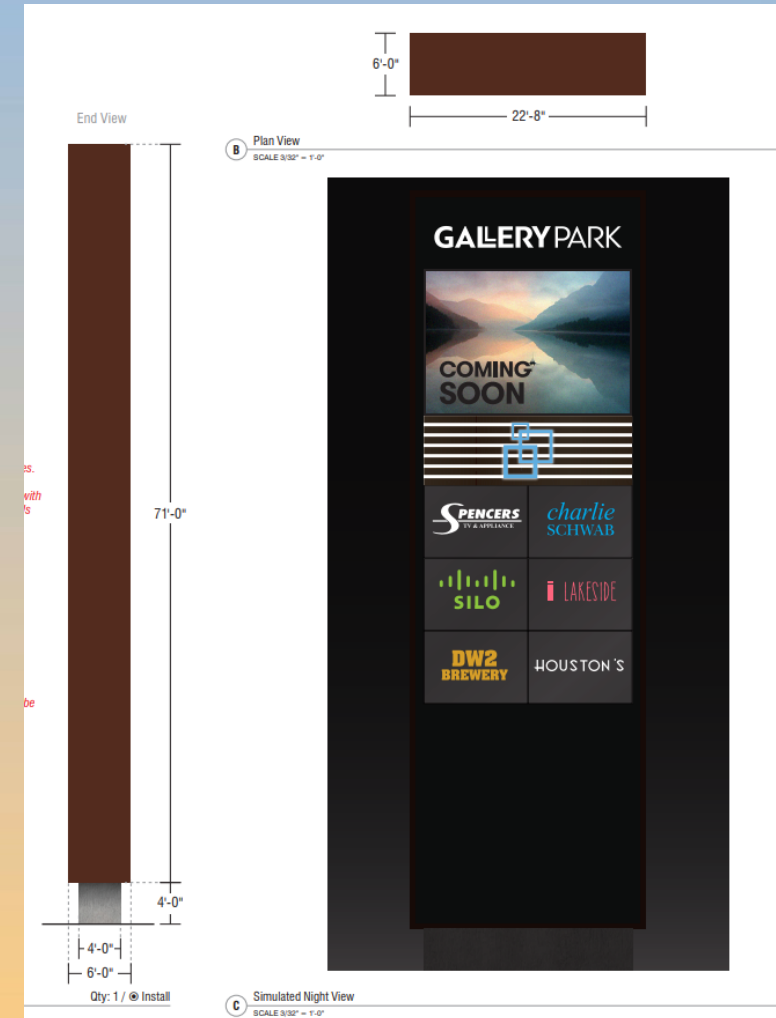
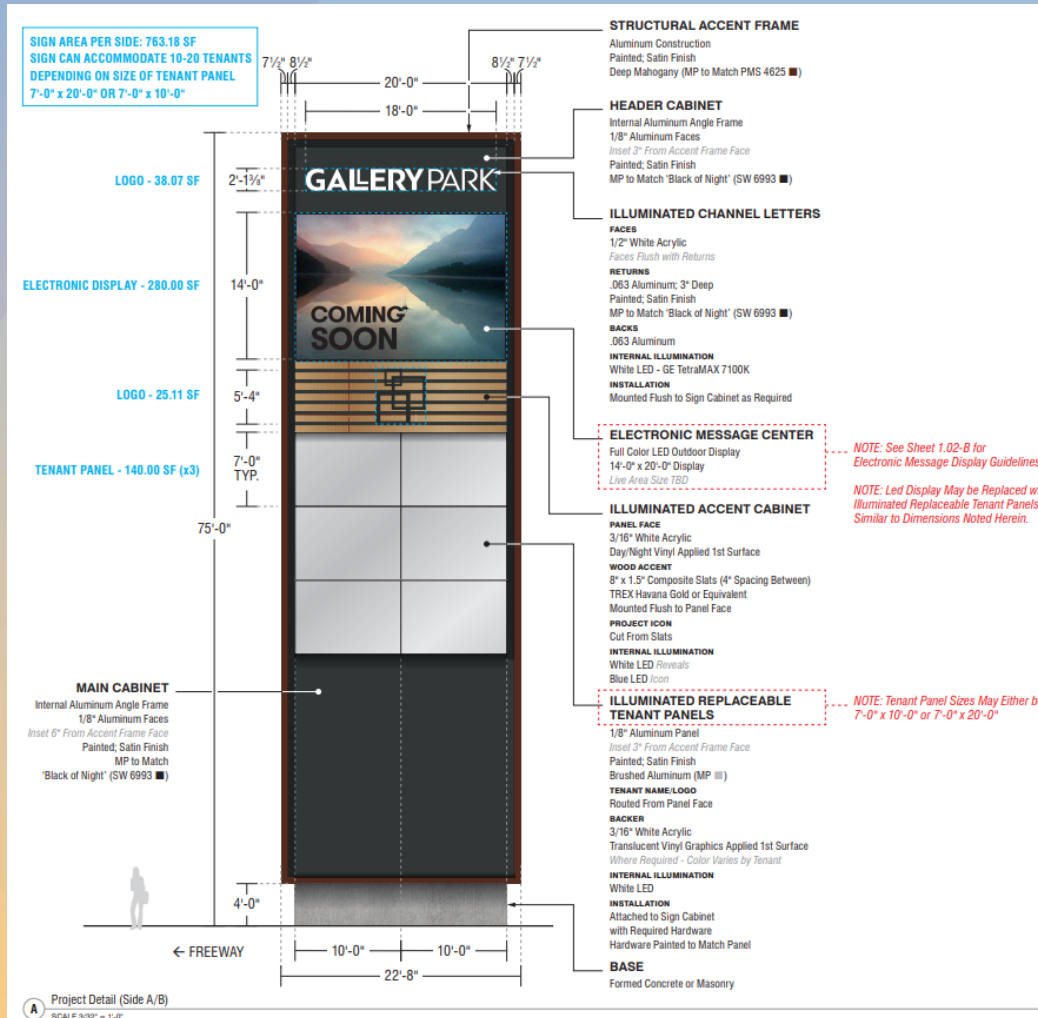


# Site Plan





# Elevations





# Renderings





# Modifications to FLM Guidelines

Standard	FLM Guideline	Proposed
Sign Area for Destination Name	At least 20% of the total sign area should be used for the project or destination name	<b>9% of the total sign area is used for the project or destination name</b>
FLM Separation	No closer than two thousand feet (2,000') from an existing or approved Freeway Landmark Monument on the same side of the freeway	<b>776 feet from an existing Freeway Landmark Monument on the same side of the freeway (Located in the Town of Gilbert)</b>
FLM Maximum Sign Area	Maximum 1 square foot of total sign area per 2 lineal feet of freeway frontage, not to exceed 750 square feet (535.5 square feet for the Proposed Project)	<b>1,526 square feet of total sign area</b>
Electronic Message Display	The display is limited to text messages only, with no animation or video	<b>The electronic display includes static text and graphics</b>
Electronic Message Display Interval	Each message shall be displayed for a minimum period of one hour	<b>Each message shall be displayed for a minimum of 8 seconds before changing</b>



# 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 ft., HOAs, and registered neighborhoods on August 16, 2022
- Virtual meeting held on August 30, 2022, with no attendees
- Staff has not been contacted from interested parties







# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Gateway Strategic Development Plan
- ✓ 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
- ✓ Freeway Landmark Monument Guidelines

*Staff recommends Approval with Conditions*



# ZON21-00874

Sean Pesek, Senior Planner

April 10, 2024



# Request

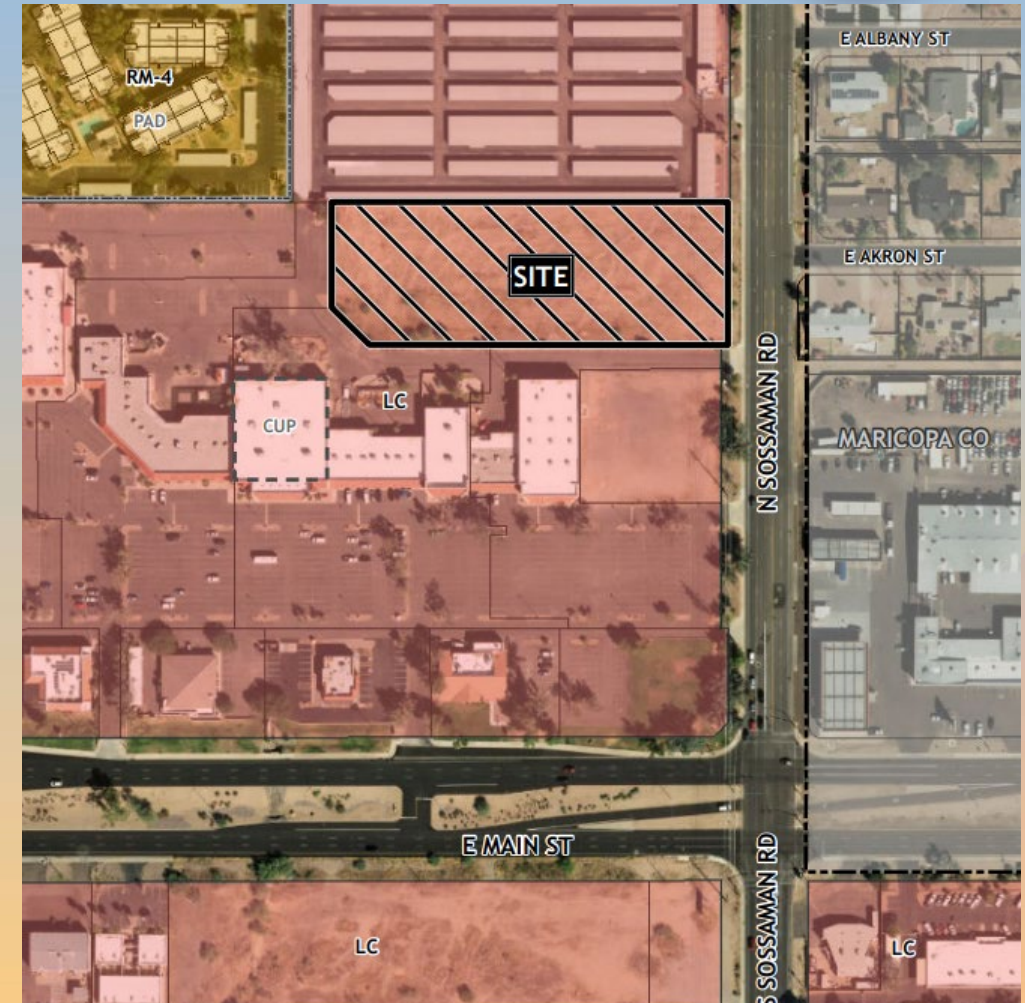
- Rezone from LC to RM-2-PAD and Site Plan Review
- To allow for a multiple residence development





# Location

- West side of Sossaman Road
- North of Main Street
- Existing strip commercial center to the south
- Maricopa County residential to the east

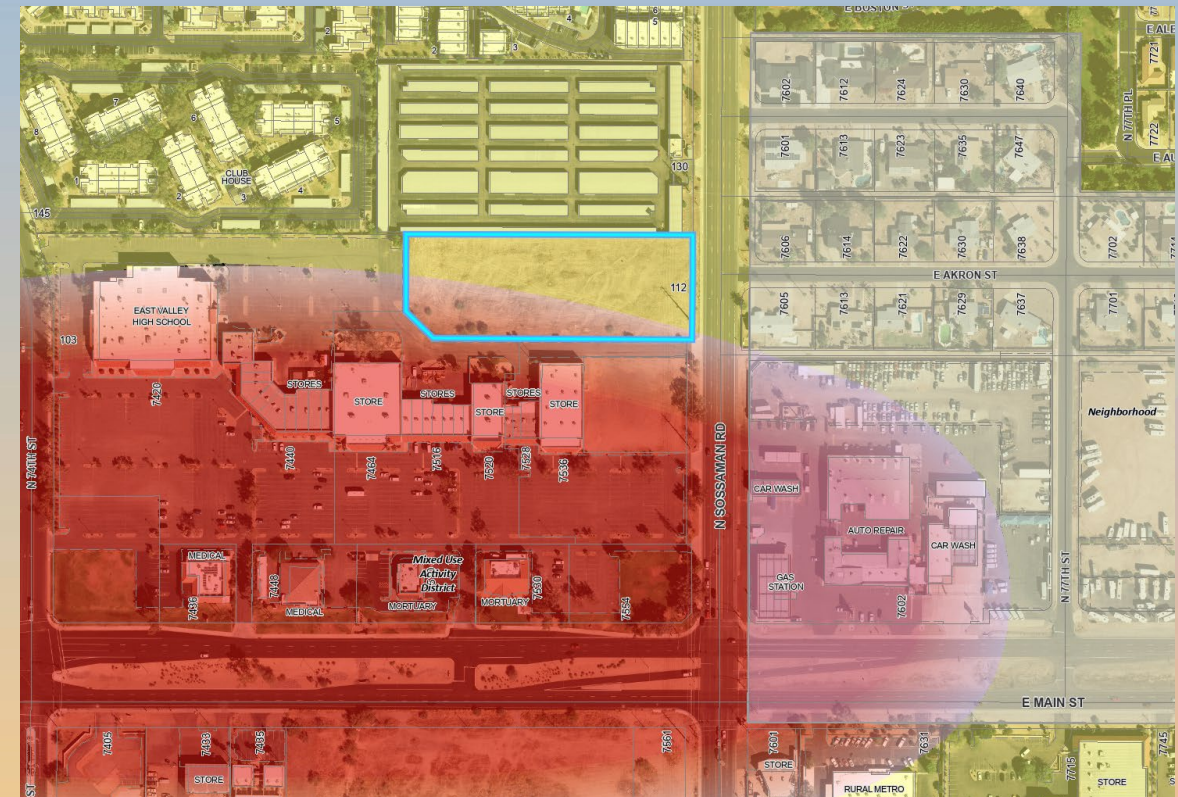




# General Plan

## Neighborhood with a Suburban Subtype

- Provide safe places for people to live where they can feel secure and enjoy their surrounding community
- RM-2 is a primary zoning district
- Multiple Residence is a primary use





# Zoning

- Existing zoning: LC
- Proposed zoning: RM-2-PAD
- Proposed use is permitted in the RM-2 zone





# Site Photo

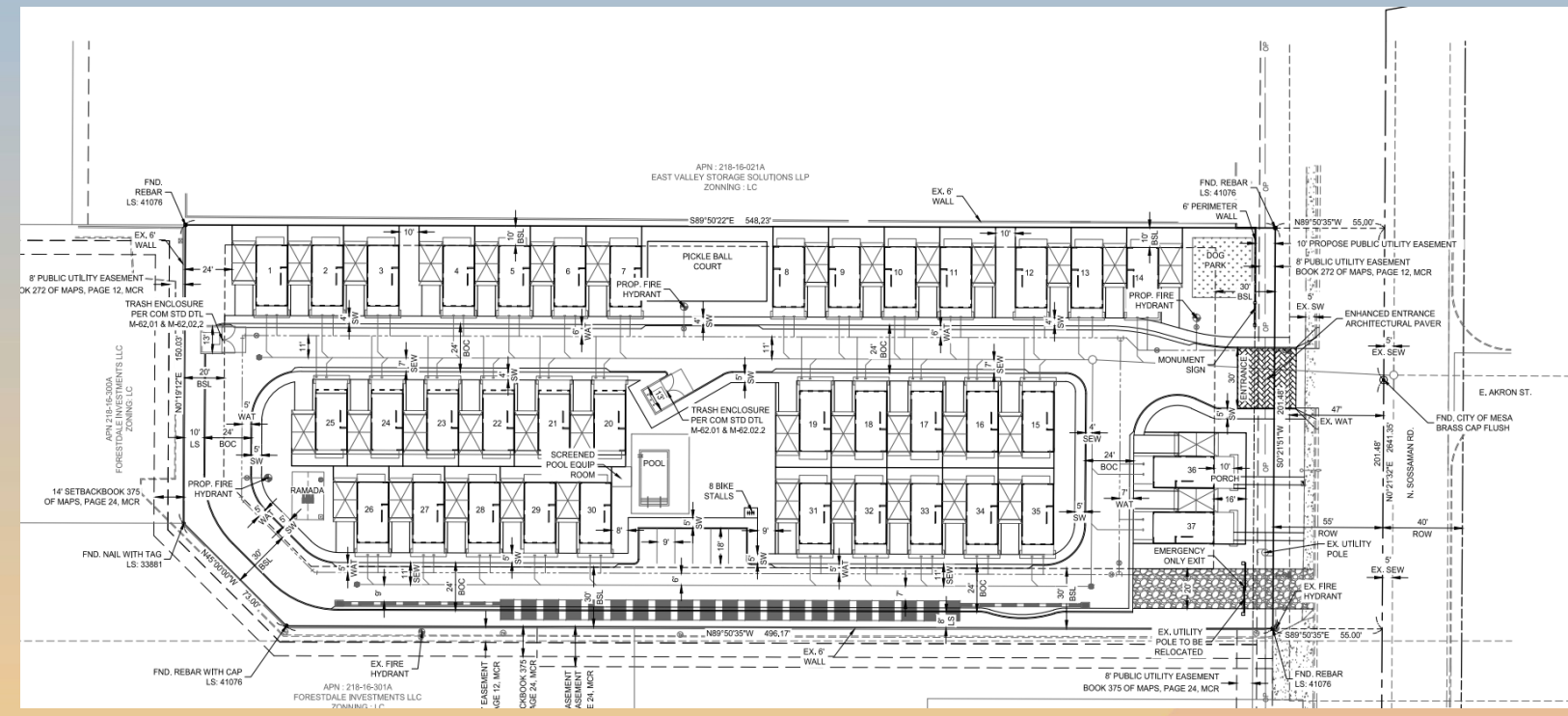


West from Sossaman Road



# Site Plan

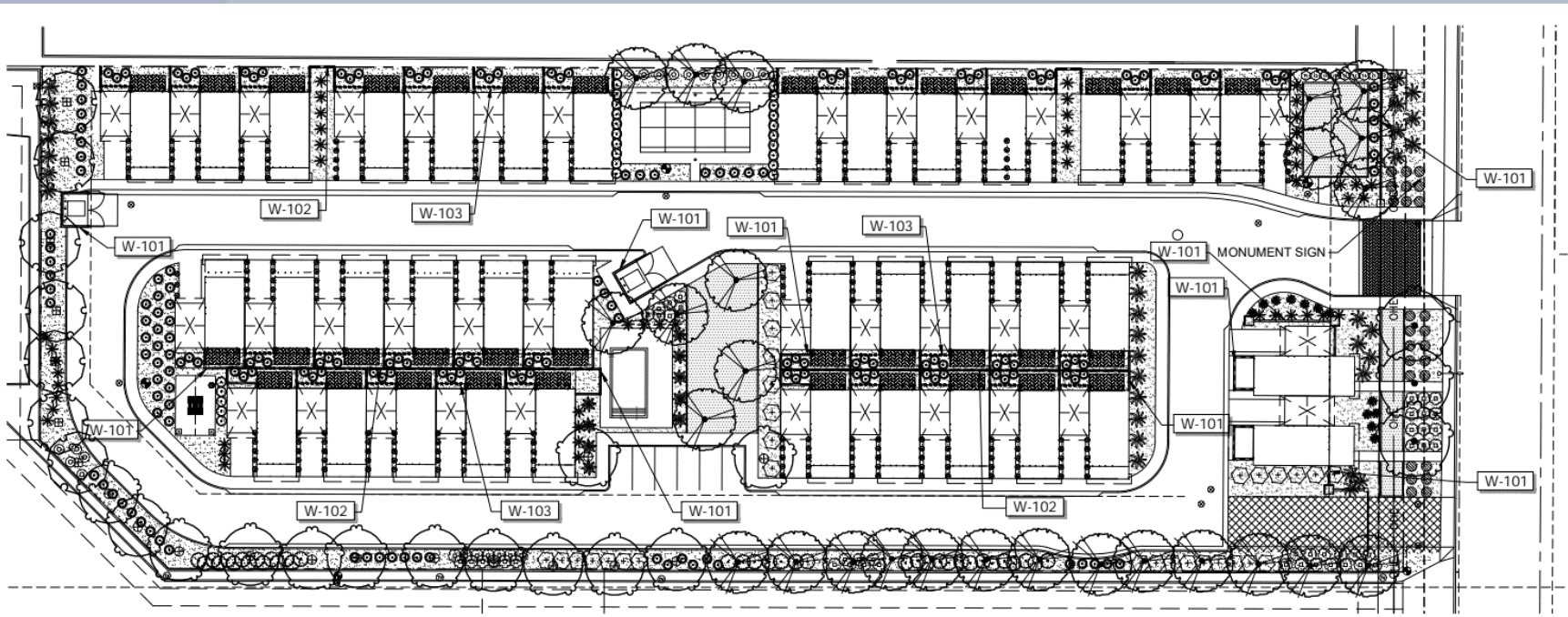
- 37 units; 13.45 DU/AC
- Centralized amenity space
- Access from Sossaman Road
- 78 parking spaces required; 80 spaces proposed (37 carport spaces)







# Landscape Plan



**PLANT SCHEDULE**

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
<b>TREES</b>			
	Olea europaea 'Fruitless' Fruitless Olive	36" Box	26
	Pistacia x 'Red Push' Pistache	24"box	3
	Quercus virginiana 'Heritage' Heritage Southern Live Oak	24" Box	7
	x Chitalpa tashkentensis 'Pink Dawn' Pink Dawn Chitalpa	24" Box	13
<b>SHRUBS</b>			
	Agave desmetiana Dwarf Century Plant	5 gal.	12
	Agave geminiflora Century Plant	5 gal.	337
	Carissa macrocarpa 'Boxwood' Beauty Natal Plum	5 gal.	27
	Carissa macrocarpa 'Green Carpet' Green Carpet Natal Plum	1 gal.	53
	Dasyliroa longissima Toothless Desert Spoon	5 gal.	32
	Dodonaea viscosa 'Purpurea' Purple Leafed Hopseed Bush	5 gal	36
	Hesperaloe parviflora Red Yucca	5 gal.	49
	Lantana montevidensis 'New Gold' Trailing Lantana	1 gal.	25
	Muhlenbergia capillaris 'Regal Mist' TM Regal Mist Pink Muhly Grass	5 gal.	187
	Phoenix roebeleni Pigmy Date Palm Multi-Trunk	5 gal.	9
	Ruellia peninsularis Wild Petunia	5 gal	15
	Russelia equisetiformis Firecracker Plant	5 gal	9
	Tecoma stans angustata Yellow Bells	5 gal.	30
<b>SYMBOL</b>	<b>BOTANICAL / COMMON NAME</b>	<b>QTY</b>	
<b>GROUND COVERS</b>			
	Cynodon dactylon 'Midiron' Bermuda Grass	3,368 sf	

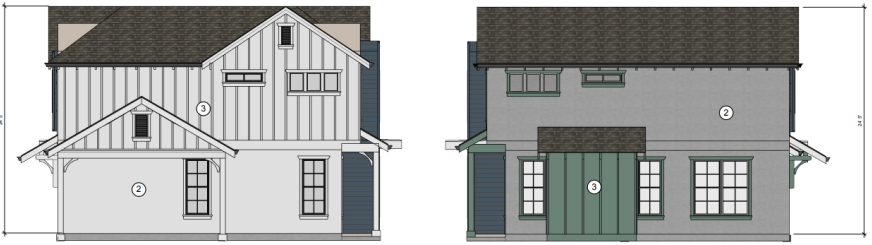


# Elevations



Front Elevation D1      Front Elevation C1      Front Elevation B1      Front Elevation A1

- 1 MATERIAL SPECIFIED SHALL BE 1/2" (OR EQUIVALENT) THICK 4x8x16 SUDEN BRICK WITH BRICK BANDS ON FOUR SIDES @ 8" O.C.
- 2 HARD TRIMMED FINISH SIDING SYSTEM
- 3 JAMES HARDIE SIDING, 6000 SERIES (OR EQUIVALENT)
- 4 JAMES HARDIE SIDING, 6000 SERIES (OR EQUIVALENT)
- 5 ALL TRIM AND CASING SHALL BE 1 1/2" WIDE UNLESS OTHERWISE NOTED.



Left Elevation D1      Right Elevation A1



Rear Elevation A1      Rear Elevation B1      Rear Elevation C1      Rear Elevation D1



Front Elevation D2      Front Elevation C2      Front Elevation B2      Front Elevation A2

- 1 MATERIAL SPECIFIED SHALL BE 1/2" (OR EQUIVALENT) THICK 4x8x16 SUDEN BRICK WITH BRICK BANDS ON FOUR SIDES @ 8" O.C.
- 2 HARD TRIMMED FINISH SIDING SYSTEM
- 3 JAMES HARDIE SIDING, 6000 SERIES (OR EQUIVALENT)
- 4 JAMES HARDIE SIDING, 6000 SERIES (OR EQUIVALENT)
- 5 ALL TRIM AND CASING SHALL BE 1 1/2" WIDE UNLESS OTHERWISE NOTED.



Left Elevation D2      Right Elevation A2



Rear Elevation A2      Rear Elevation B2      Rear Elevation C2      Rear Elevation D2



# Elevations





# Renderings





# Renderings





# Renderings





# Planned Area Development

Development Standard	MZO Required	PAD Proposed
<u>Minimum Yards –</u> <i>MZO Table 11-5-5</i> -Interior Side and Rear: 3 or more units on lot (north and west property lines)	15 feet per story (30 feet total)	<b>6 feet total (North Property Line)</b> <b>24 feet total (West Property Line)</b>
<u>Minimum Separation Between Buildings on Same Lot –</u> <i>MZO Table 11-5-5</i> -Two-story building	30 feet	12 feet
<u>Materials –</u> <i>MZO Section 11-5-5(B)(5)(b)</i>	Buildings must contain 2 primary materials, each covering at least 25% of the exterior walls	<b>Plan A must contain 2 primary materials, each covering at least 9% of the exterior walls</b>
<u>Required Landscape Yards –</u> <i>MZO Section 11-33-3(B)(2)</i> -Non-Single residence adjacent to non-single residence	15-foot landscape yard	<b>6 feet (north)</b> <b>10 feet (west)</b> <b>8 feet (south)</b>
<u>Required Landscape Yard Plant Material –</u> <i>MZO Section 11-33-3(B)(2)(c)</i> -Non-single residence uses adjacent to non-single residence (north property line)	17 non-deciduous trees and 110 shrubs	<b>5 non-deciduous trees and 64 shrubs</b>



# Citizen Participation

- Notified property owners within 1,000 ft., HOAs, and registered neighborhoods
- Virtual Meetings held on October 20, 2021 and November 15, 2021
- Staff has not been directly contacted by 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*