



# Planning and Zoning Board

## *Meeting Minutes*

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

Date: January 22, 2025 Time: 4:00 p.m.

### **MEMBERS PRESENT:**

Benjamin Ayers  
Jeff Pitcher\*  
Genessee Montes  
Jayson Carpenter  
Chase Farnsworth

### **MEMBERS ABSENT**

Troy Peterson  
Jamie Blakeman

(\*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  
Joshua Grandlienard  
Kirstin Dvorchak  
Alexis Wagner

### **OTHERS PRESENT:**

### **Call Meeting to Order.**

Chair Ayers excused Boardmember Peterson and Blakeman and declared a quorum present, the meeting was called to order at 4:00 pm.

### **1 Take action on all consent agenda items.**

It was moved by Boardmember Farnsworth, seconded by Boardmember Carpenter, that the consent agenda items be approved.

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

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Montes, Carpenter, Farnsworth

NAYS – None

### **Items on the Consent Agenda**

### **2 Approval of minutes from previous meetings.**

**\*2-a** Minutes from the January 8, 2025, Planning and Zoning Board meeting.

\* \* \* \* \*

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



**3 Take action on the following zoning cases:**

- \*3-a ZON24-00291 "Project Borealis,"** 159± acres located at the northwest corner of East Warner Road and South Ellsworth Road. Site Plan Review and Special Use Permit for a Data Center. Novva Phoenix, LLC, Owner; Benjamin Graff, Quarles & Brady, Applicant. **(District 6)**

**Planner: Cassidy Welch**

**Staff Recommendation: Approval with conditions**

**The Board recommends to approve case ZON24-00291 conditioned upon:**

1. Compliance with the Specific Plan submitted.
2. Compliance with all conditions of approval for Case No. ZON17-00607 (Ordinance No. 5567).
3. Compliance with the Hawes Crossing Development Agreement No. 3145 (Recorders No. 2020-0379927).
4. Compliance with all requirements of Design Review Case No. DRB24-00292.
5. Compliance with all City development codes and regulations, except as modified by Ordinance No. 5567.
6. All off-site improvements and street frontage landscaping must be installed in the first phase of construction.
7. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
  - a. Owner must execute the City's standard Avigation Easement and Release for Phoenix-Mesa Gateway Airport prior to or concurrently with the recordation of the final subdivision map or the issuance of a building permit, whichever occurs first.
  - b. Due to the proximity to Phoenix-Mesa Gateway Airport, any proposed permanent or temporary structure, as required by the FAA, is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
  - c. Prior to the issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect demonstrating compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.
  - d. Provide written notice to future property owners that the project is within 2 miles of Phoenix-Mesa Gateway Airport
  - e. All final subdivision plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which must state in part: "This property, due to its proximity to Phoenix-Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."

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

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Montes, Carpenter, Farnsworth

NAYS – None

\* \* \* \* \*

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Items not on the Consent Agenda

**4 Discuss and make a recommendation to the City Council on the following zoning cases:**

- 4-a ZON24-00638 "Lofts at 121,"** 3± acres located at 121 and 129 North Beverly, approximately 881 feet north of the northeast corner of East Main Street and North Beverly. Rezone from Single Residence-6 (RS-6) to Multiple Residence-4 with a Planned Area Development Overlay (RM-4-PAD) and Site Plan Review for a multiple residence development. Lofts at 121 LLC, Owner; Tim Boyle, Atmosphere Architects, Applicant. **(District 4)**

**Planner: Joshua Grandlienard**

**Staff Recommendation: Approval with conditions**

**Summary:**

Staff Planner Joshua Grandlienard presented case ZON24-00638. See attached presentation.

Applicant Tim Boyle presented case ZON24-00638. See attached presentation.

The following citizens offered a series of comments in opposition of ZON24-0638.

- Mike Ziegler, a Mesa resident
- Linda Spy, a Mesa resident
- Jordan Adler, a Mesa resident

Mr. Boyle acknowledged the residents' concerns regarding pollution, noting that this issue had not been previously raised. He committed to further researching the matter, emphasizing that minimizing pollution is a key priority. With respect to traffic, he referenced a study that projected an increase of 446 daily trips (approximately 25-26 trips per hour), which he believes would not substantially affect traffic flow. Mr. Boyle also clarified that the proposed project's density is below the maximum allowed under the proposed zoning. Additionally, he addressed concerns about potential impacts on views for neighboring properties, explaining that the project design incorporates landscaping and tree plantings to enhance privacy for existing residents.

Board discussion ensued.

It was moved by Chair Ayers, seconded by Boardmember Farnsworth, that case ZON24-00638 be approved.

**The Board recommends to approve case ZON24-00638 conditioned upon:**

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review Case No. DRB24-00639.
3. Prior to building permit submittal, review and approval by City of Mesa staff of the proposed major architectural feature provided between every five garages.

\* \* \* \* \*

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MINUTES OF THE JANUARY 22, 2025 PLANNING & ZONING BOARD MEETING

4. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this PAD and shown in the following table:

<b>Development Standards</b>	<b>Approved</b>
<u>Lot Coverage</u> – MZO Table 11-5-5	78%
<u>Minimum Yards</u> – MZO Table 11-5-5 - Interior Side and Rear: 3 or more units on lot	20 feet minimum (north property line)  8 feet minimum (east property line only)  5 feet (south property line only)
<u>Attached Garages</u> – MZO Section 11-5-5(B)(4)(f)(iii)	The maximum number of garage doors adjacent to one another shall be limited to five (5), unless there is an architectural break in the building façade between garage doors.
<u>Required Landscape Yard Width</u> – MZO Section 11-33-3(B)(1)(a)(1) & Section 11-33-3(B)(2)(a)(ii) - Non-single residences uses adjacent to single residence uses or districts: sites less than five acres (South property line)  (North property line)  - Non-single residence uses adjacent to other non-single residence uses or districts (East property line)  (South Property line)	5 feet  15 feet  8 feet  5 feet
<u>Setback of Cross Drive Aisles</u> – MZO Section 11-32-4(A)	26 feet
<u>Landscape Island Width</u> – MZO Section 11-33-4(B)(2)	1 foot wide
<u>Landscape Island Plant Material</u> – MZO Section 11-33-4(D)(1)(a)	No landscaping
<u>Fences and Freestanding Wall Height</u> – MZO Section 11-30-4(A)(1)(b) -Side and rear yard	8 feet (north property line)

\* \* \* \* \*

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MINUTES OF THE JANUARY 22, 2025 PLANNING & ZONING BOARD MEETING

5. Prior to the issuance of any building permit, work with and receive approval from the Parks, Recreation, and Community Facilities Department for the design of and access of the fence on the south property line adjacent to Beverly Park.

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

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Montes, Carpenter, Farnsworth

NAYS – None

\* \* \* \* \*

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**5 Adjournment.**

Boardmember Carpenter motioned to adjourn the meeting. The motion was seconded by Boardmember Farnsworth.

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

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Montes, Carpenter, Farnsworth

NAYS – None

The public hearing was adjourned at 4:54 pm.

**The City of Mesa is committed to making its public meetings accessible to persons with disabilities. For special accommodations, please contact the City Manager's Office at (480) 644-3333 or AzRelay 7-1-1 at least 48 hours in advance of the meeting.**

**Si necesita asistencia o traducción en español, favor de llamar al menos 48 horas antes de la reunión al (480) 644-2767.**

Respectfully submitted,

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Evan Balmer  
Principal Planner

\* \* \* \* \*

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# ZON24-00638

## Lofts at 121





# Request

- Rezone RS-6 to RM-4-PAD
- Site Plan Review
- To allow for a multiple residence development

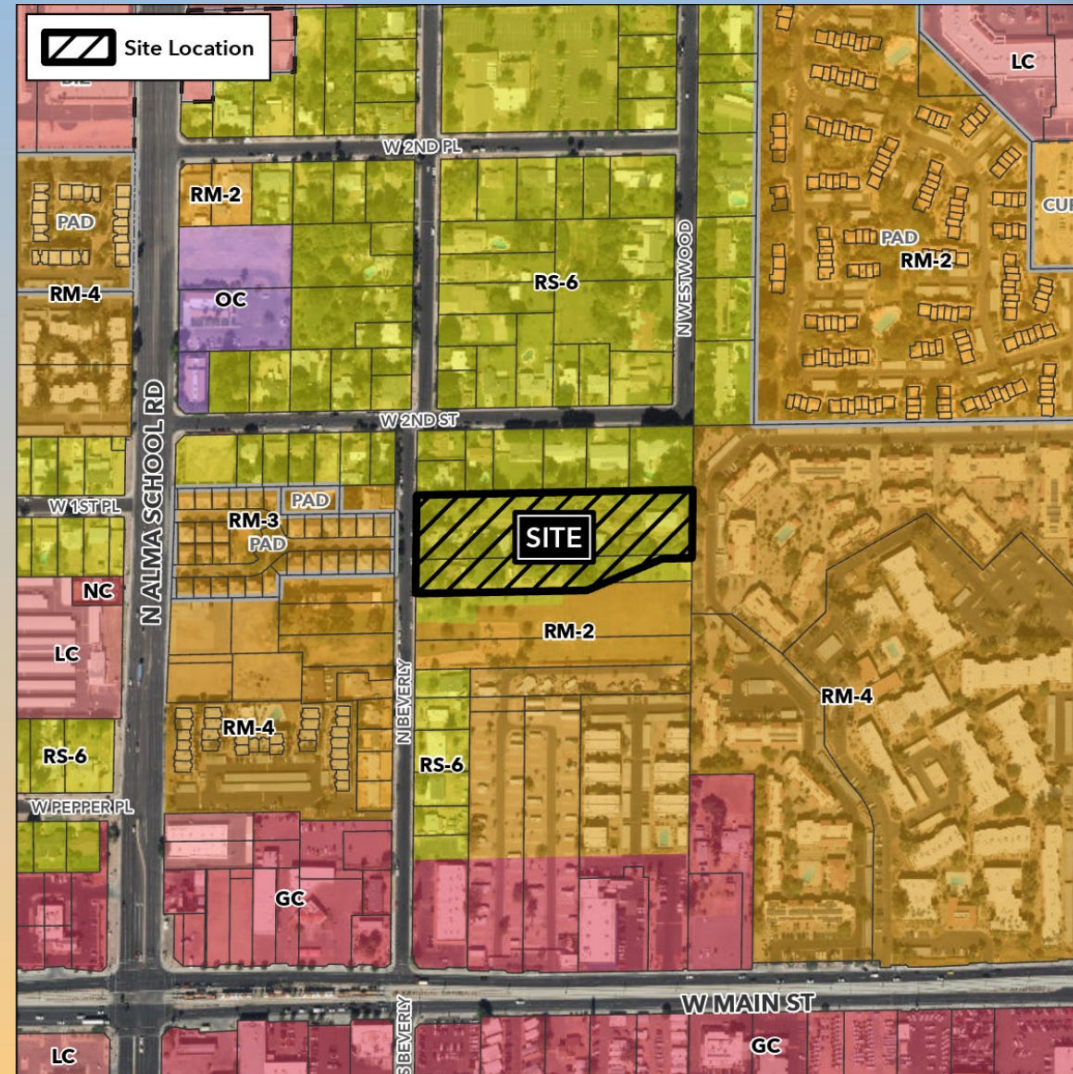






# Location

- East of Alma School Road
- North of Main Street



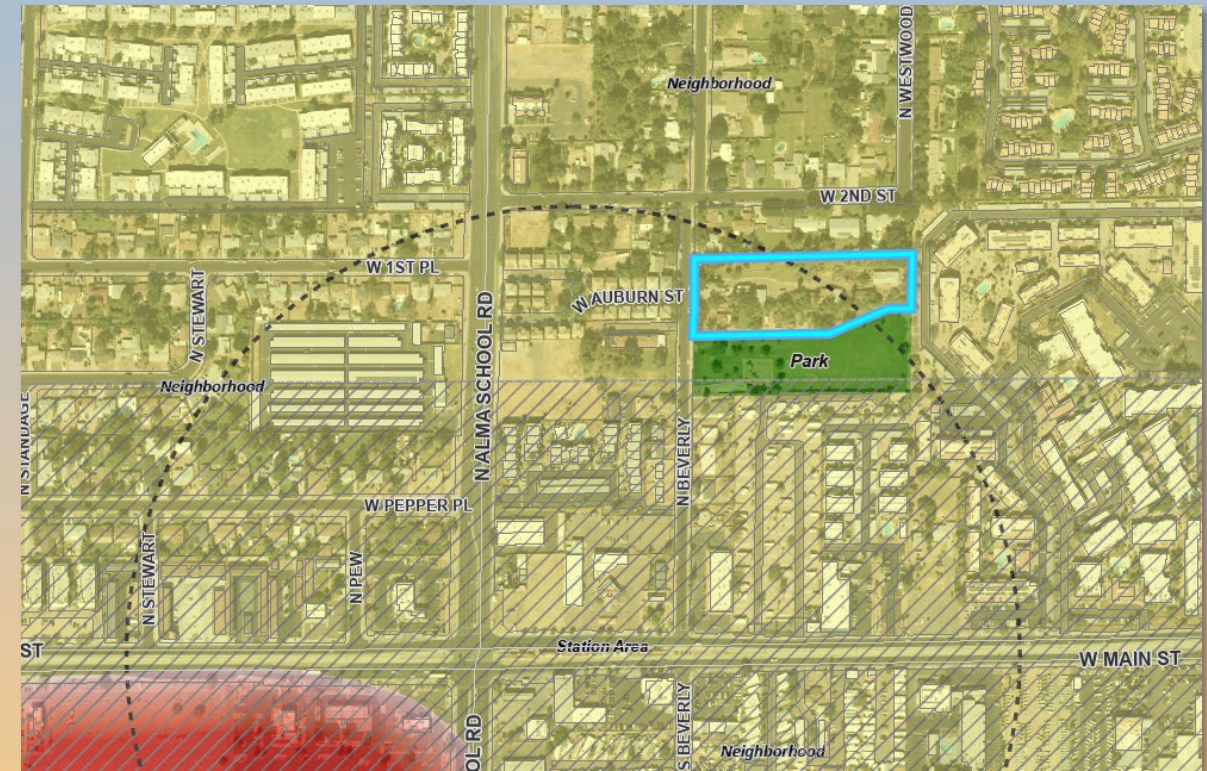




# General Plan

## Neighborhood/Transit Corridor Station Area

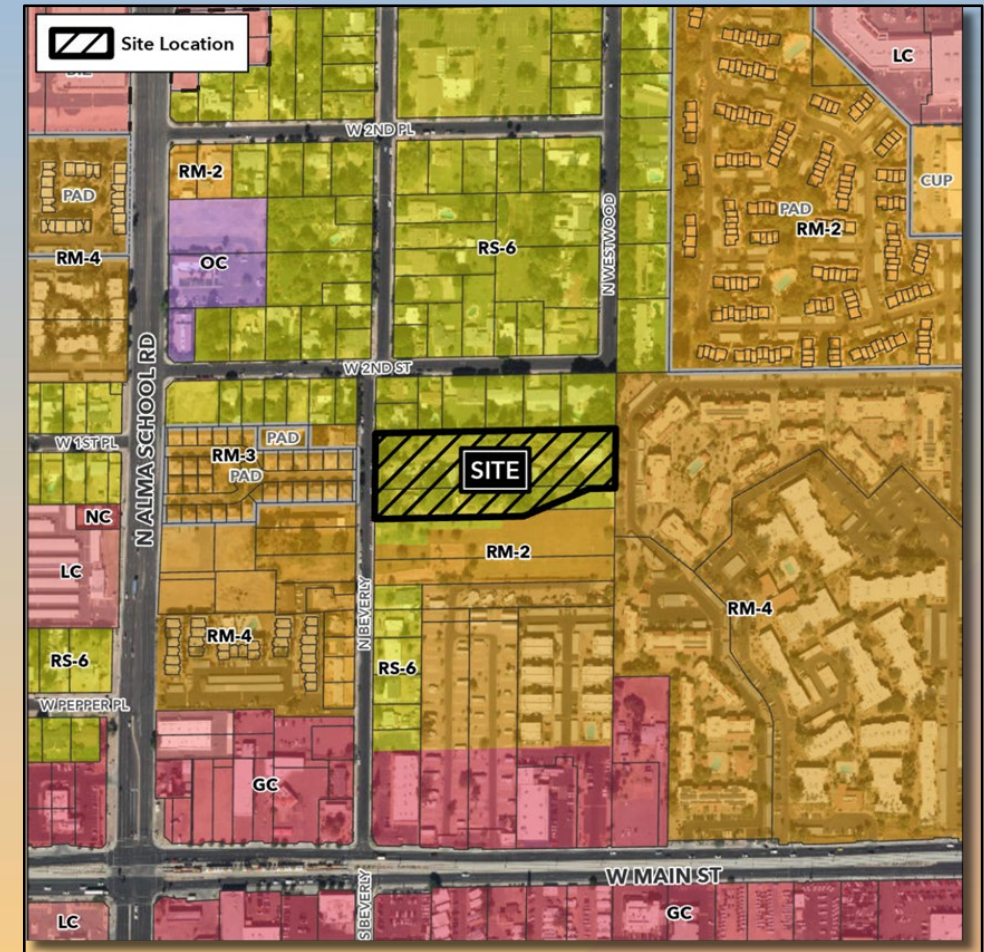
- predominantly single residence in character but may contain a variety of lot sizes and dwelling types
- Station Area character type is intended to have more intense development than the associated corridor and are expected to transition into an urban building form







- Current: RS-6
- Proposed: Multiple Residence-4 with a Planned Area Development Overlay (RM-4-PAD)
- Multiple Residence is a permitted use within the RM-4 district







# Site Photo



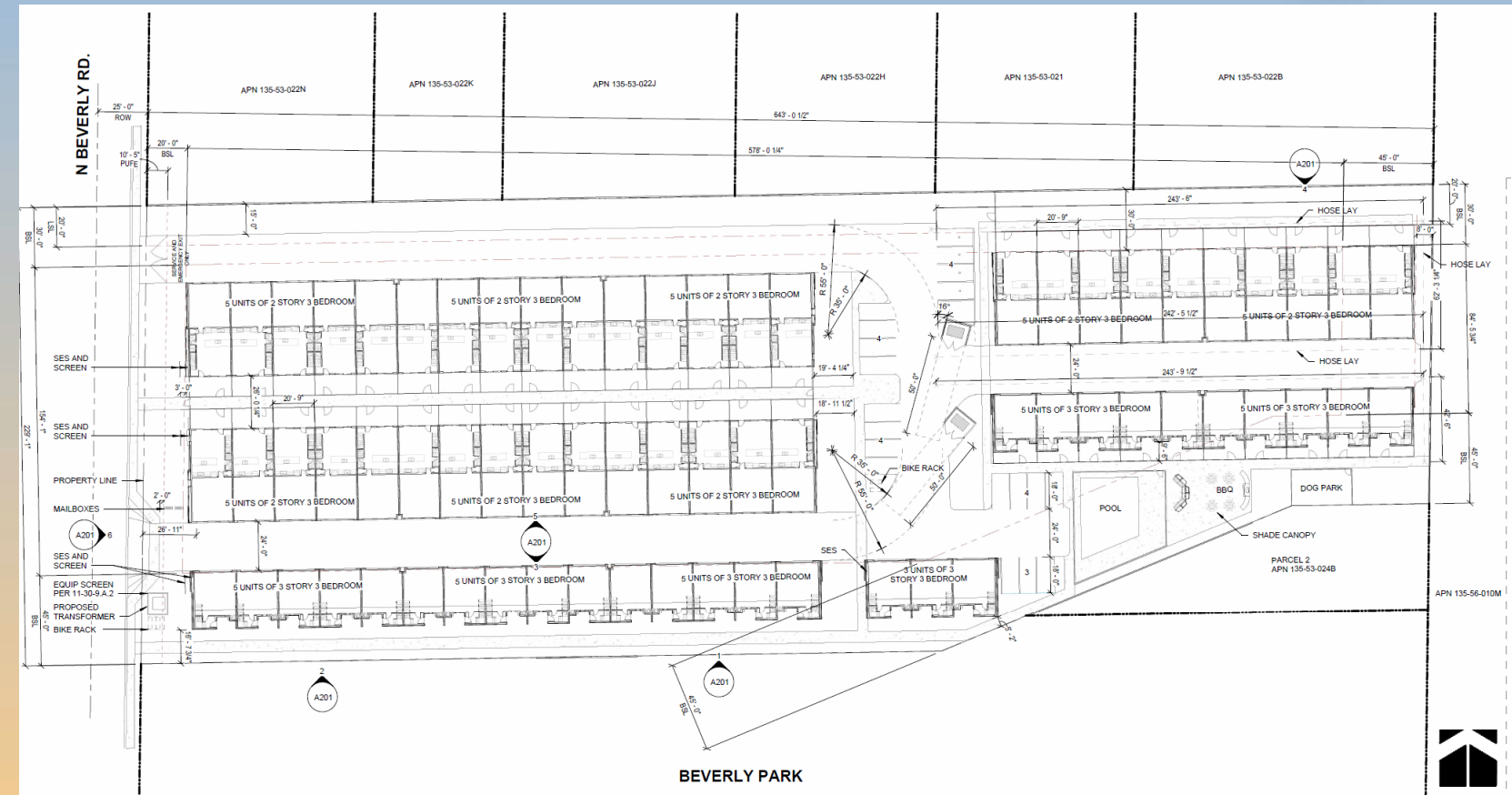
Looking east from North Beverly





# Site Plan

- 68 Unit Townhouse Development
- Vehicular access to the site is provided from an access from North Beverly







The site plan illustrates a proposed development on a rectangular lot. The building complex consists of several interconnected rectangular structures. The left wing contains multiple units, with labels for '5 UNITS OF 2 STORY 3 BEDROOM' and '5 UNITS OF 3 STORY 3 BEDROOM'. The right wing also features similar unit configurations. Landscaping is meticulously detailed, with various plant species labeled throughout the site, including 'Mulga Acacia', 'Red Push Pistache', 'Relocated Mexican Fan Palm', 'Ghost Gum Eucalyptus', 'Swan Hill Olive', 'Purple Leaf Plum', 'Relocated Date Palms', 'Heritage Live Oak', and 'Existing Thimble Mesquite'. A pool area with a 'SHADE CANOPY' is located in the lower right corner. The plan also shows 'EXISTING' features like a 'PISTACHIO TREE' and 'DATE PALM'. The site is bordered by 'N BEVERLY RD.' to the west and 'BEVERLY PARK' to the south. A 'BIKE RACK' and 'MAILBOXES' are indicated near the western boundary. The plan includes dimensions and specific annotations for plant placement and building layout.





# Site Rendering







# Planned Area Development

Development Standard	MZO Required	PAD Proposed
<u>Lot coverage</u> – MZO Table 11-5-5	70%	78%
<u>Minimum Setbacks</u> – MZO Table 11-5-5  -Interior Side and Rear: 3 or more units on lot	15 feet per story (30 feet for a two-story building and 45 feet for a three-story building)	<b>20 feet minimum (north property line only)</b>  <b>8 feet minimum (eastern property line only)</b>  <b>5 feet (south property line only)</b>





# Planned Area Development

Development Standard	MZO Required	PAD Proposed
<u>Attached Garages – MZO Section 11-5-5(B)(4)(f)(iii)</u>	The maximum number of garage doors adjacent to one another shall be limited to three (3), unless there is a break in the building façade between garage doors.	<b>The maximum number of garage doors adjacent to one another shall be limited to five (5), unless there is a break in the building façade between garage doors.</b>





# Planned Area Development

Development Standard	MZO Required	PAD Proposed
<u>Required Landscape Yard Width – MZO Section 11-33-3(B)(1)(a)(i) &amp; Section 11-33-3(B)(2)(a)(ii)</u> - Non-single residences uses adjacent to single residence uses or districts: sites less than five acres <i>(South property line)</i>  <i>(North property line)</i>  - Non-single residence uses adjacent to other non-single residence uses or districts <i>(East property line)</i>  <i>(South Property line)</i>	          20 feet          20 feet          15 feet          15 feet	          5 feet          15 feet          8 feet          5 feet





# Planned Area Development

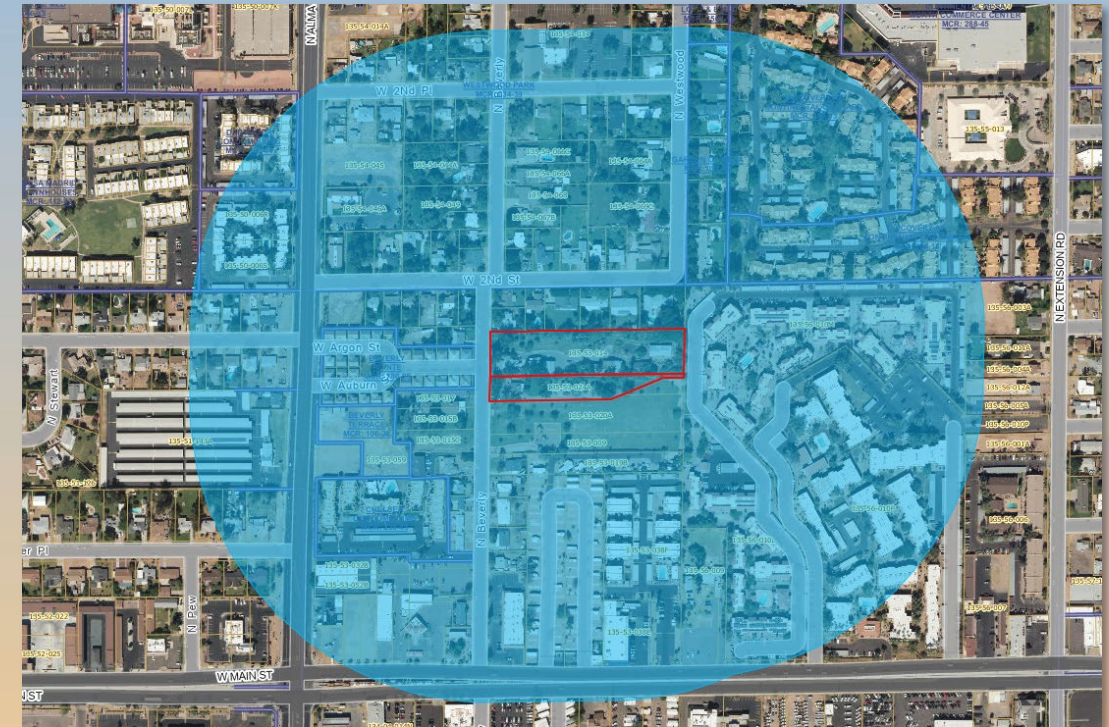
Development Standard	MZO Required	PAD Proposed
<u>Setback of Cross Drive Aisles</u> - 11-32-4(A)	50 feet	<b>26 feet</b>
<u>Landscape Island Width</u> – MZO Section 11-33-4(B)(2)	8 feet wide	<b>1 foot wide</b>
<u>Landscape Island Plant Material</u> – MZO Section 11-33-4(D)(1)(a)	One shade tree and three shrubs	<b>No landscaping</b>





# Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- Virtual Neighborhood meeting was held on September 5, 2024. Twelve neighbors participated. Concerns were raised about traffic impacts and overall screening.
- Received two emails in opposition to the project with concerns about proposed traffic and air quality impacts





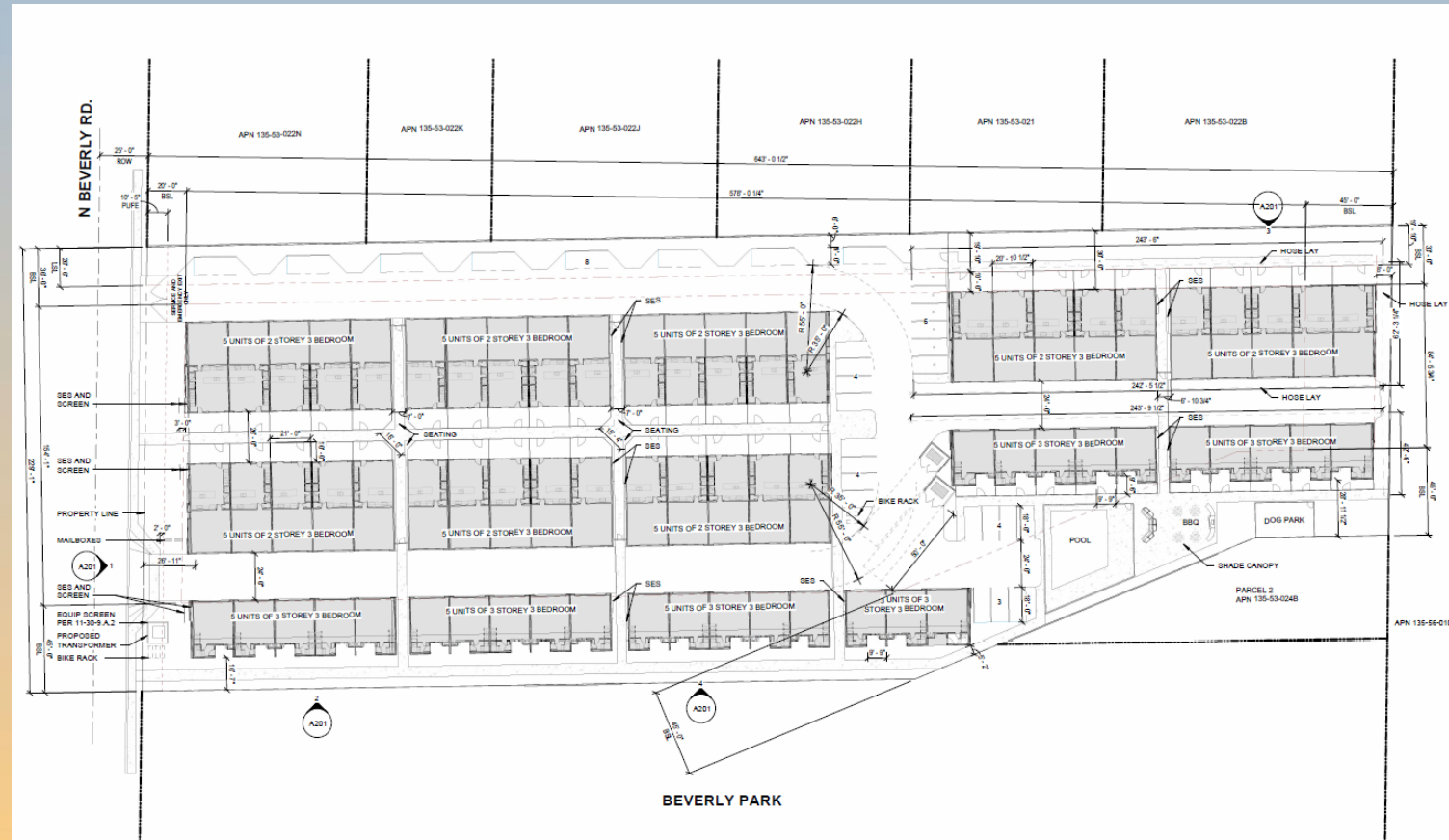


# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review
- ✓ Complies with Chapter 22 of the MZO for a PAD Overlay

*Staff recommends Approval with Conditions*









# Site Rendering







# Site Rendering







# Site Rendering







# Site Rendering







# Building Elevations



④ ELEVATION 2 ST ENTRY  
3/32" = 1'-0"



⑤ ELEVATION 3 ST ENTRY  
3/32" = 1'-0"



⑥ ELEVATION STREET  
3/32" = 1'-0"





# Building Elevations



④ SOUTH ELEVATION  
1" = 20'-0"



③ 2 STORY 2 BEDROOMS BLDG.  
1/16" = 1'-0"



② 3 STORY 3 BEDROOMS BLDG.  
1/16" = 1'-0"



① WEST ELEVATION  
1/16" = 1'-0"





# Site Rendering







# Site Rendering







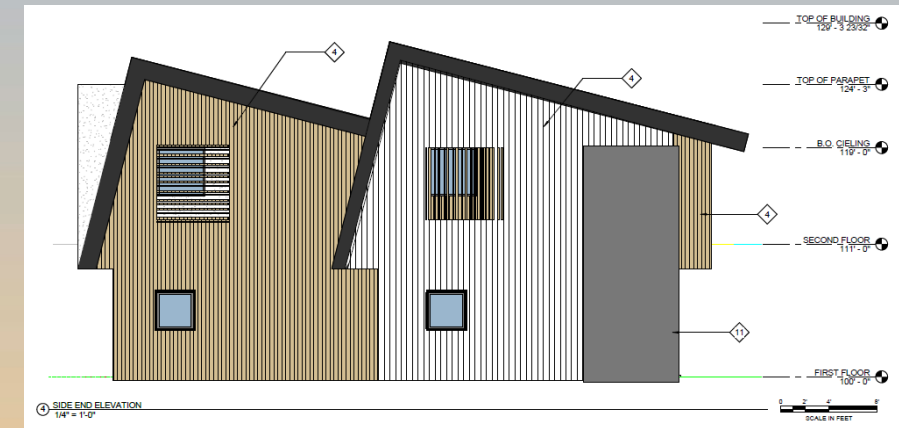
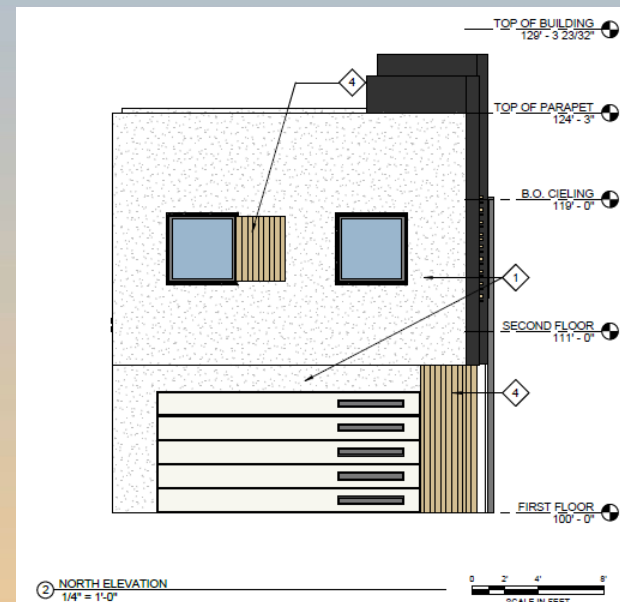
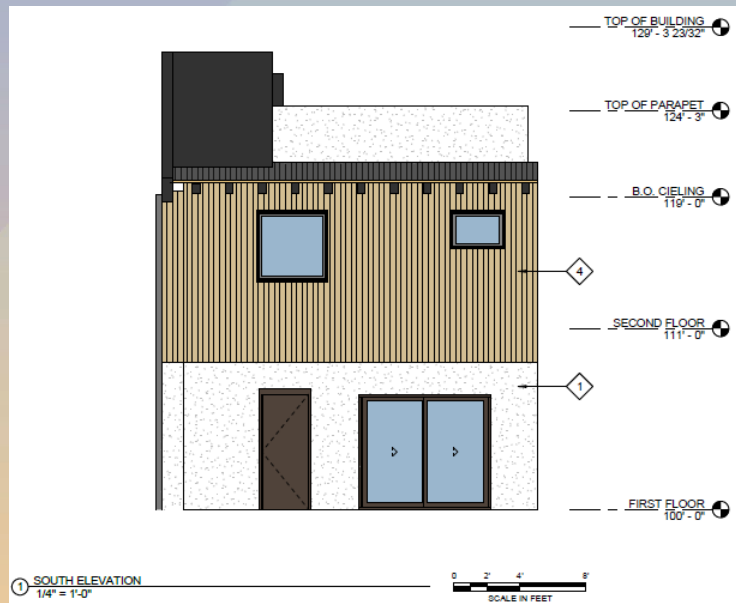
# Site Rendering







# Building Elevations







# Building Elevations

