

Planning and Zoning Board



Study Session Minutes

Mesa City Council Chambers – Lower Level, 57 East 1st Street

Date: April 9, 2025 Time: 3:30 p.m.

MEMBERS PRESENT:

Benjamin Ayers
Jeff Pitcher
Troy Peterson
Jamie Blakeman*
Jayson Carpenter

MEMBERS ABSENT

Genessee Montes
Chase Farnsworth

(*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
Charlotte Bridges
Alexis Wagner

OTHERS PRESENT:

1 Call meeting to order.

Chair Ayers excused Boardmember Montes and Boardmember Farnsworth and declared a quorum present; the meeting was called to order at 3:30 pm.

2 Review items on the agenda for the April 9, 2025, regular Planning and Zoning Board Hearing.

Staff Planner Cassidy Welch presented case ZON24-00913. See attached presentation.

The Board has no questions for staff.

Staff Planner Charlotte Bridges presented case ZON24-01020. See attached presentation.

In response to Vice Chair Pitcher's questions Ms. Bridges explained that the applicant is requesting a modification to build an 8-foot masonry wall instead of the 6-foot wall required by code, with a 20-foot alley separating it from the existing neighborhood wall to the south. Access from Sossaman Road is restricted to emergency and solid waste vehicles due to safety concerns related to a nearby left-turn lane. Additionally, the site meets City of Mesa drainage standards, and engineering staff had no issues with the proposed grading and drainage plan.

MINUTES OF THE APRIL 9, 2025 PLANNING & ZONING STUDY SESSION

Principal Planner Evan Balmer clarified that, while the alley is a dedicated City of Mesa right-of-way, maintenance is the responsibility of the adjacent property owners.

- 3 Planning Director Update:** We have two updates to share. First, we've been working closely with our Urban Transformation team on revisions to the Form-Based Code for the downtown area. To gather feedback, two open houses are scheduled for April 24–28, targeting residents and stakeholders both within and around the Form-Based Code area. The goal of these updates is to simplify and reorganize the code to improve clarity and usability. Second, the proposed updates regarding manufactured homes and RV subdivisions—previously discussed—will return at the next meeting for a formal recommendation to City Council.

4 Adjournment.

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

The study session was adjourned at 4:03 pm.

Vote (5-0; Boardmember Montes and Boardmember Farnsworth, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Peterson, Blakeman, Carpenter

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



ZON24-00913

Cassidy Welch, Principal Planner

April 9, 2025



Request

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





Location

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

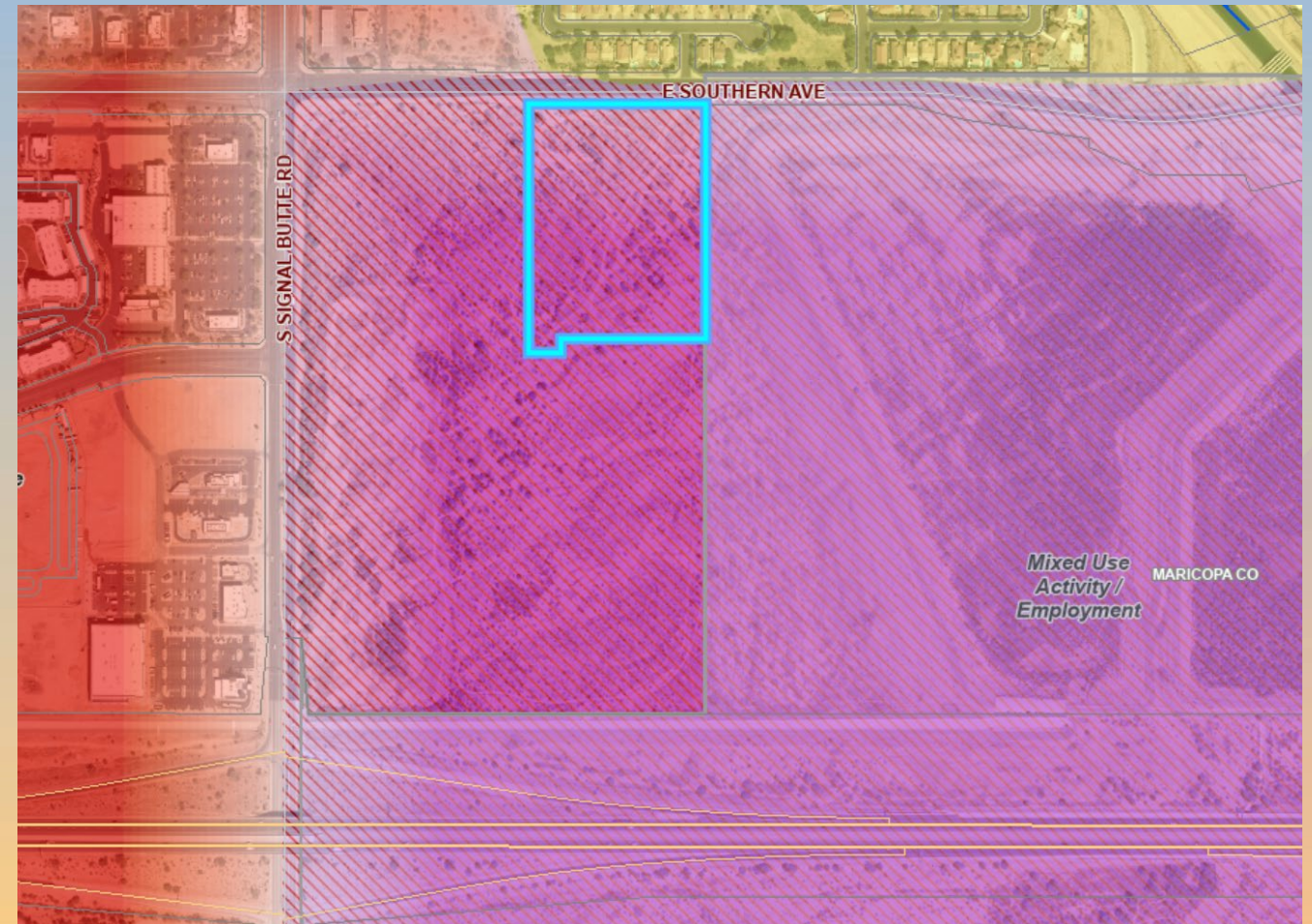




General Plan

Mixed Use Activity District –
Regional-Scale sub-type

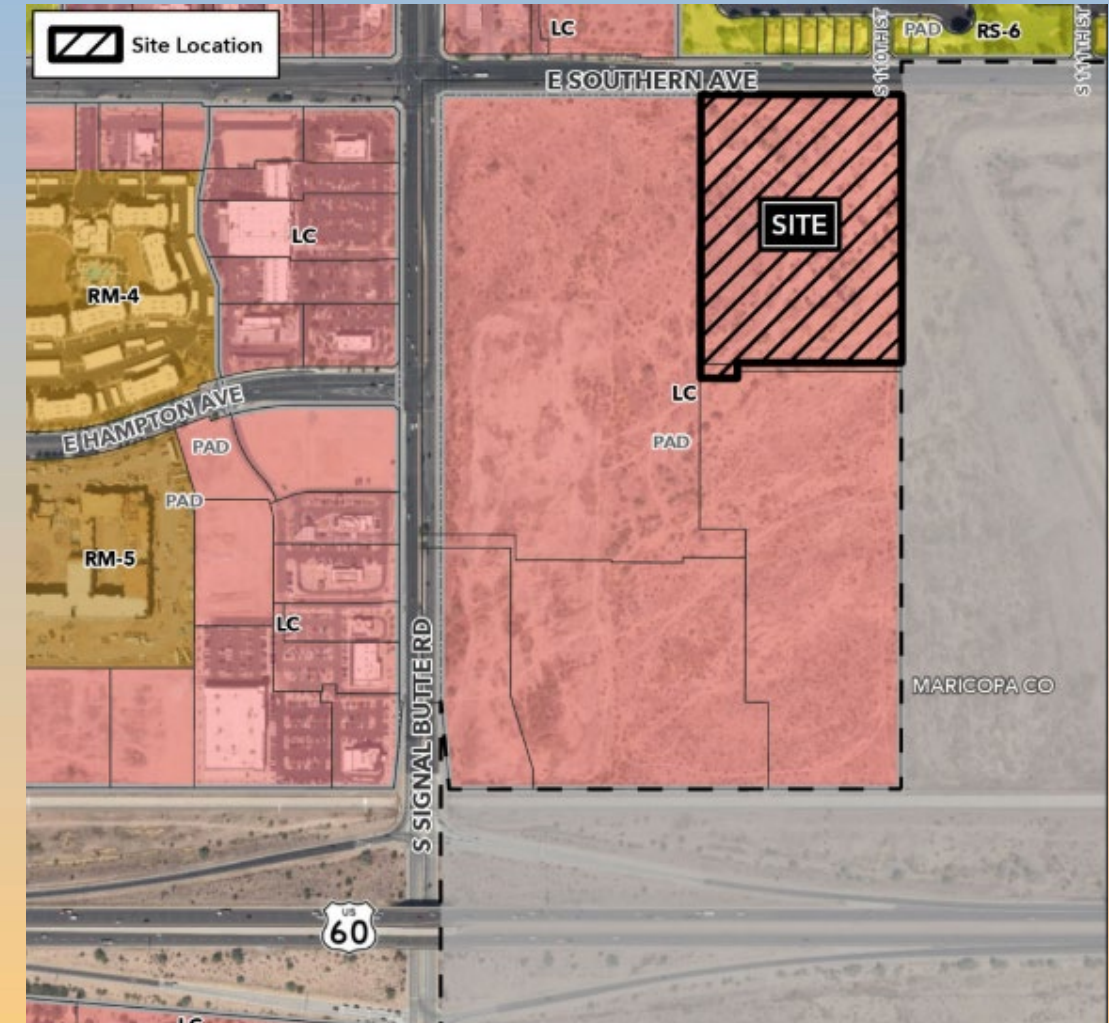
- Regional activity areas
- Substantial commercial that attracts customers
- Supportive residential





Zoning

- Limited Commercial with a Planned Area Development and Council Use Permit (LC-PAD-CUP)
- Multiple residence is a permitted use in the LC zoning district
- ZON23-00691 approved CUP to modify commercial area and density requirements





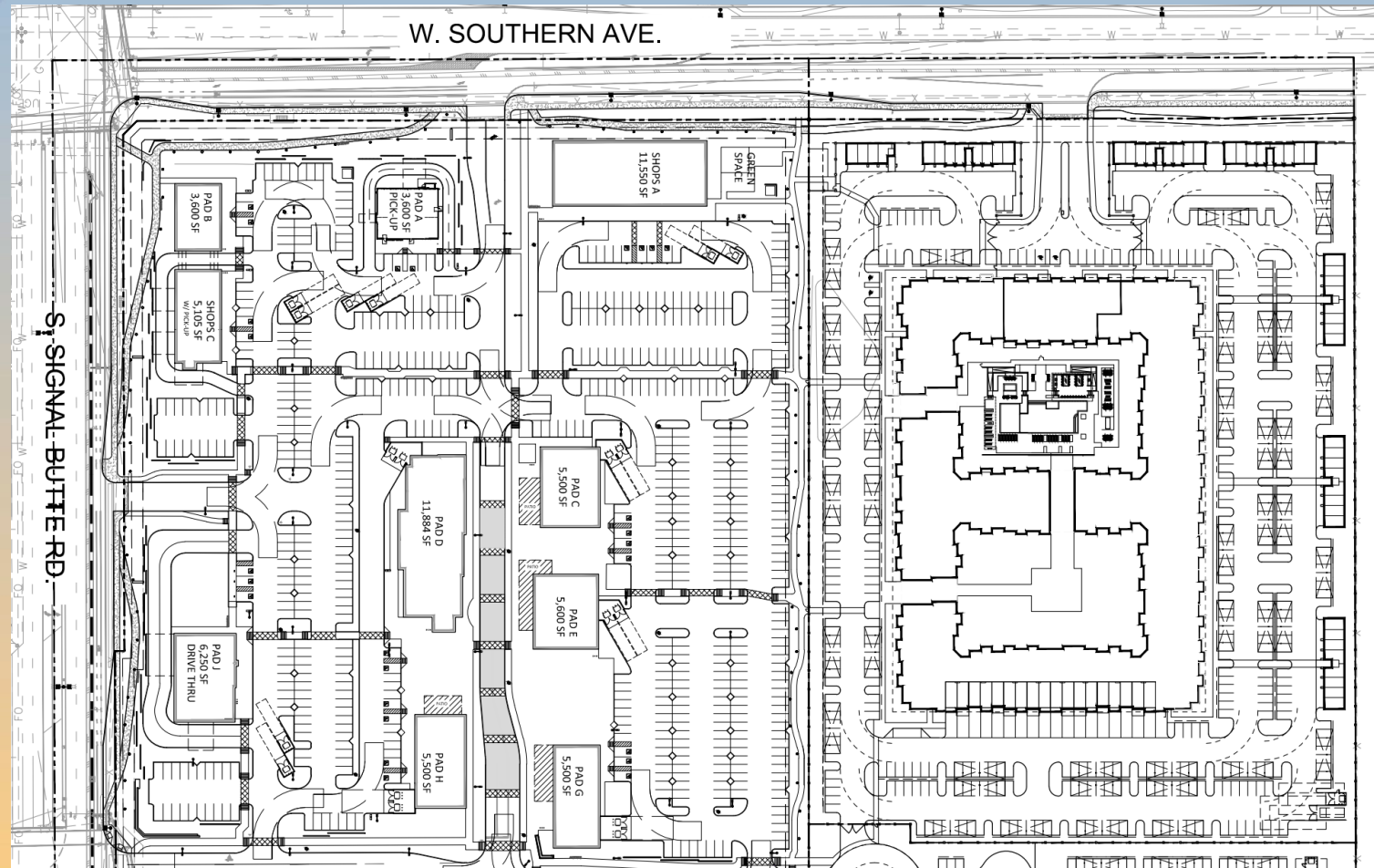
Site Photos



Looking west towards the site



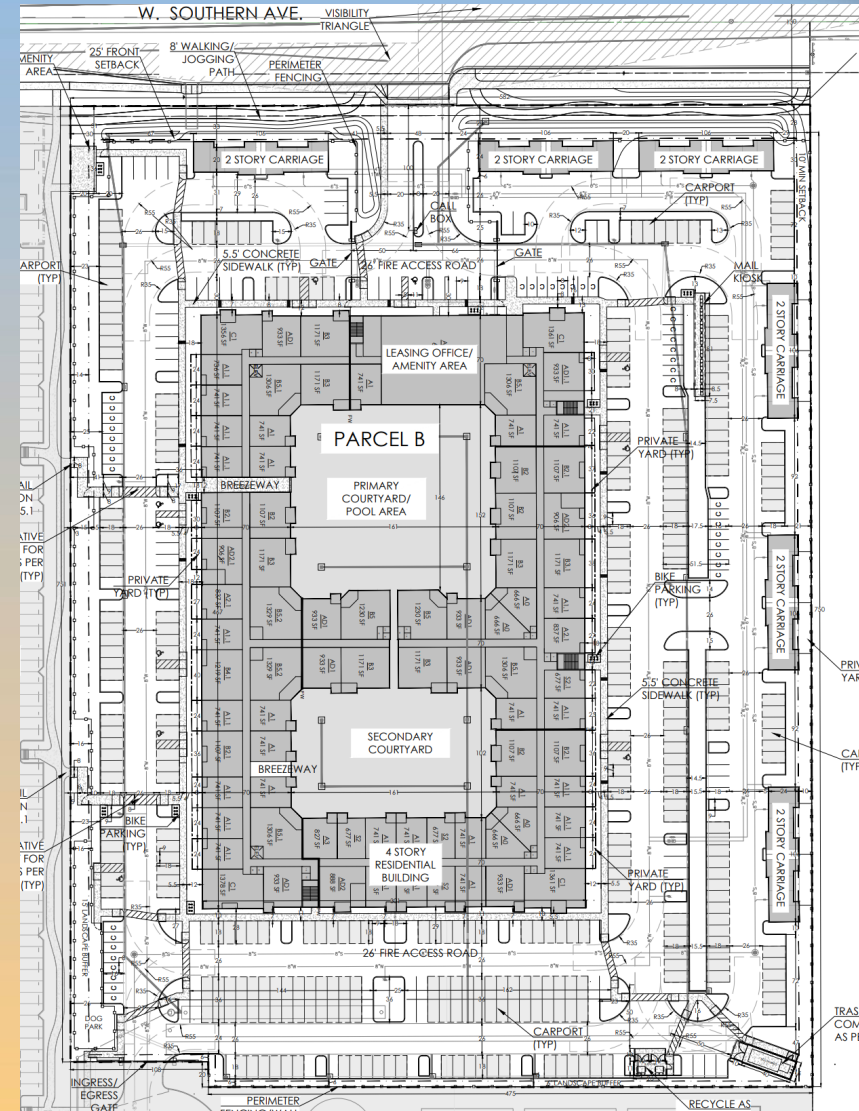
Conceptual Site Plan





Site Plan

- 353 units; One 4-story building, six 2-story carriage buildings
- Two interior courtyards, secondary open space amenities along west
- Primary access from Southern Avenue, secondary access from south
- 530 spaces required; 530 spaces provided





Landscape Plan

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
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TREES

	AL	11	Acacia aneura / Mulga
	CS	53	Caesalpinia cacaicao 'Smoothie' / Smoothie Thornless Cascalote
	FV	11	Fraxinus velutina 'Fan-Tex' / Fan-Tex Velvet Ash
	PC	23	Phoenix dactylifera / Medjool Date Palm
	PR	6	Pistacia x 'Red Push' / Red Push Pistache
	PP	20	Prosopis x 'Phoenix' / Phoenix Thornless Mesquite
	QV	130	Quercus virginiana / Southern Live Oak

PLANT SCHEDULE

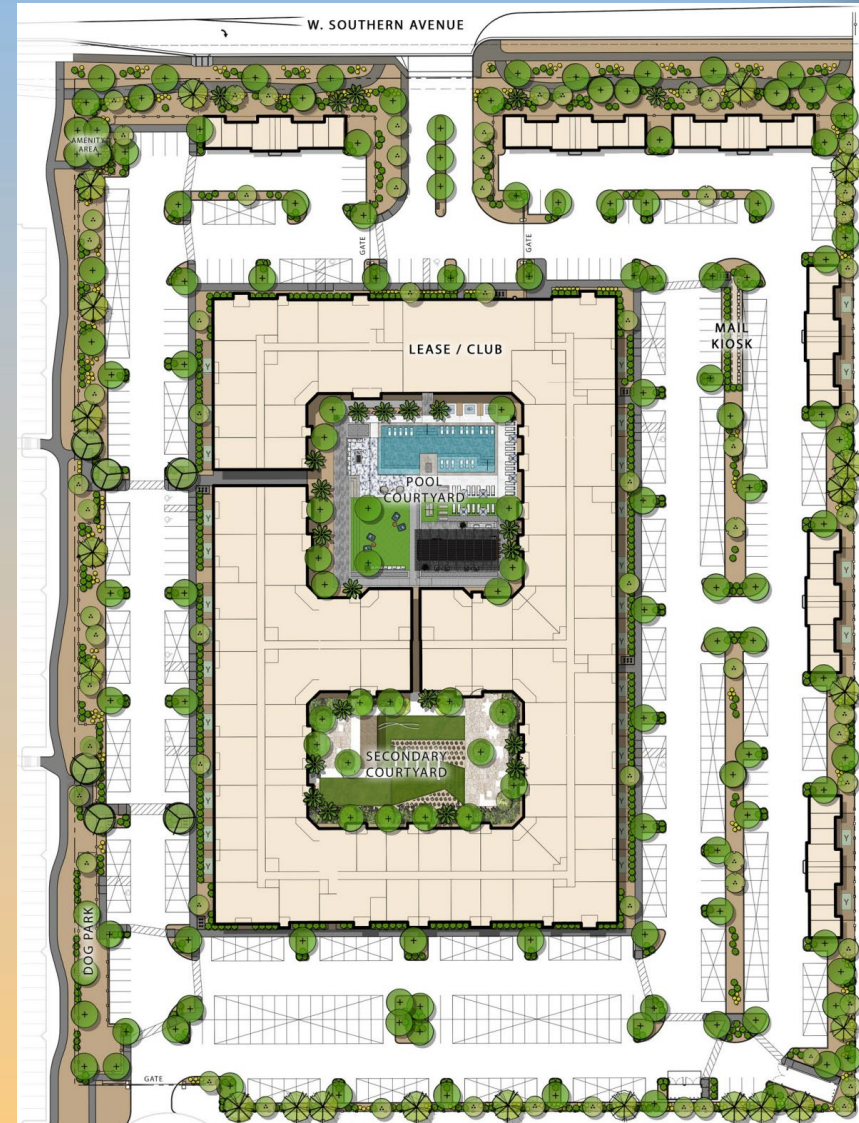
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
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SHRUBS

	LMS	827	Large & Medium Shrub Mexican Bird Of Paradise Valentine Spotted Emu Bush Little Giant Dwarf Hesperaloe Lynn's Legacy Texas Sage Regal Hill Grass Yellow Bells Orange Jubilee Yellow Bells
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	SAS	404	Small & Accent Shrub Smooth Agave Blue Elf Aloe Golden Barrel Cactus Red Yucca Breaklights Red Yucca Mexican Fence Post Cactus Fencepost Plant Pale Leaf Yucca Purple trailing Lantana Gold Mound Lantana
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PRIVATE YARD





Elevations

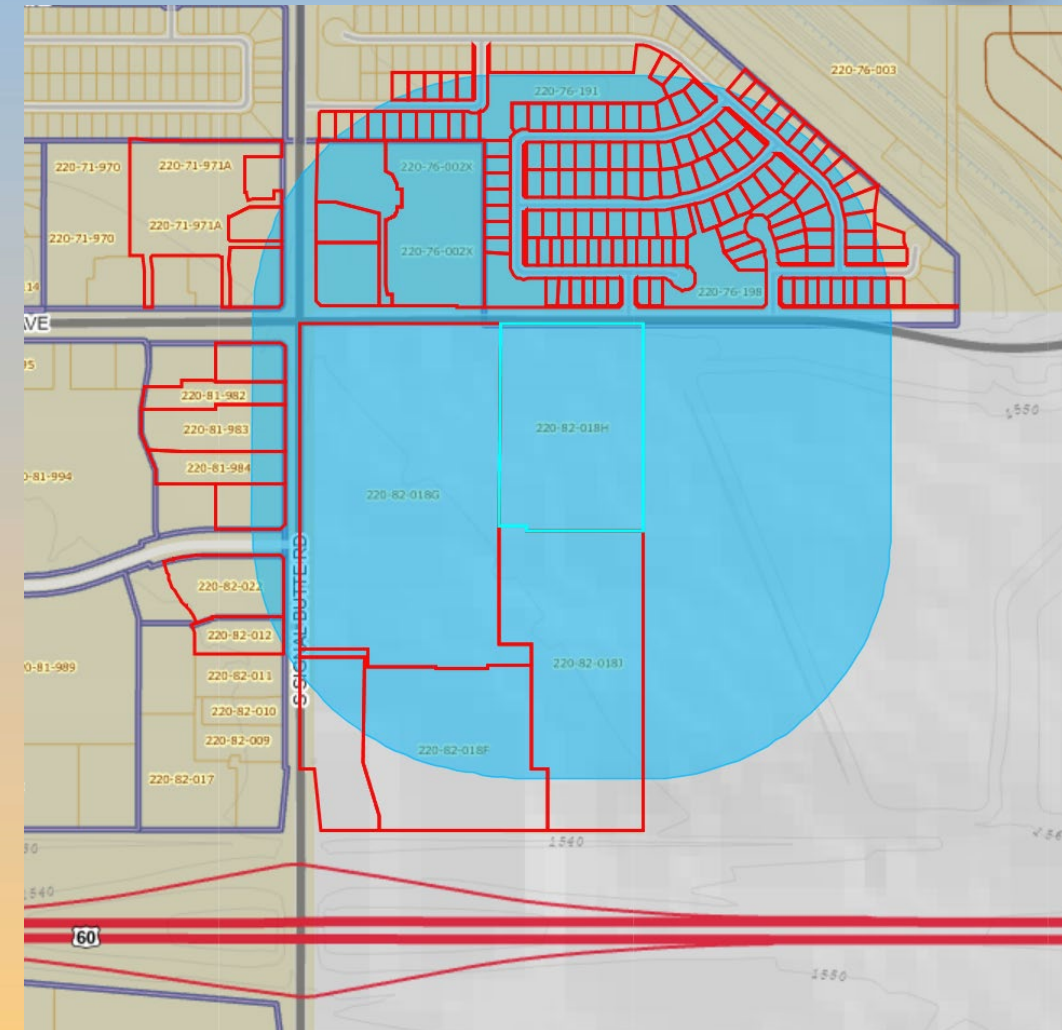
- Elevations are still currently under review
- Compliance with Medina Station Design Guidelines





Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- Applicant received 1 response expressing concern with use
- Staff has not received any communication





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with conceptual site plan for Medina Station
- ✓ Criteria in 69 for Site Plan Review

Staff recommend Approval with Conditions



ZON24-01020 Main 45 – SWC Sossaman & Main



Request

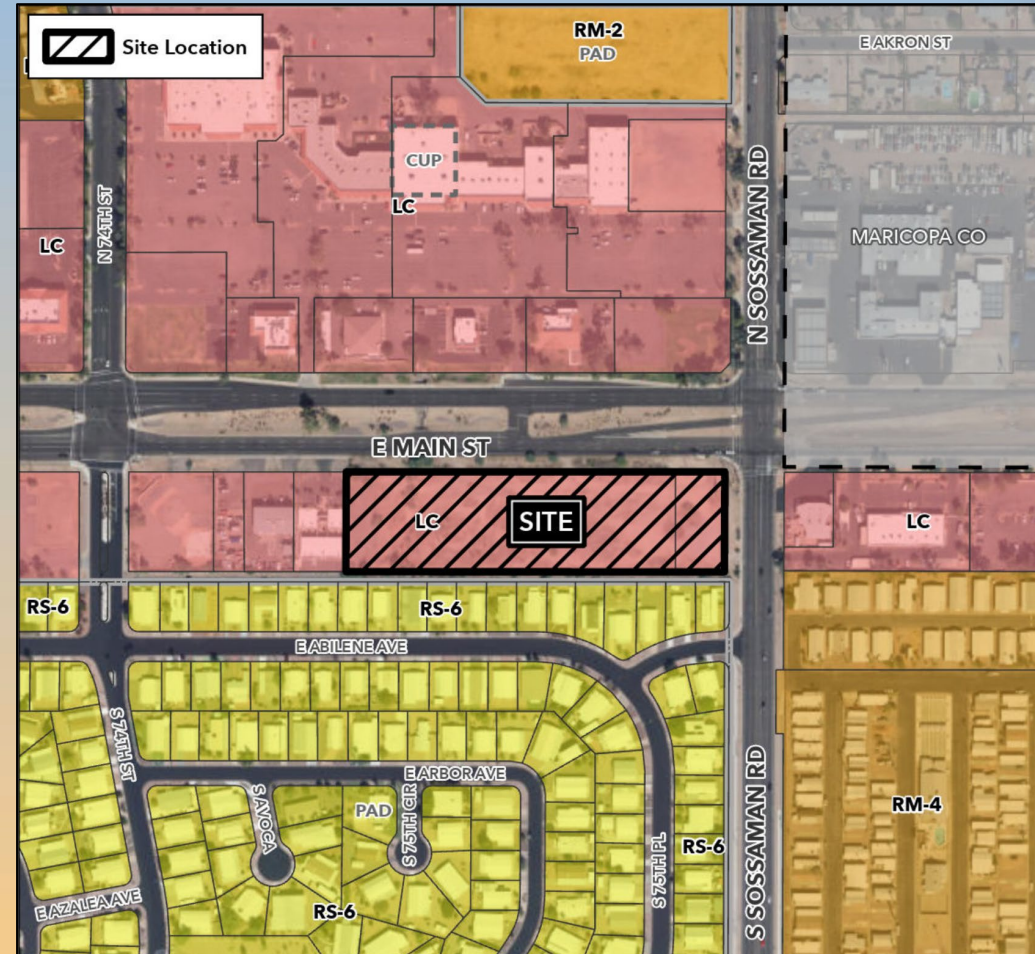
- Rezone LC to RM-2-PAD
- Site Plan Review
- To allow for a 45-unit multiple residence development





Location

- Southwest corner of Sossaman Road and Main Street

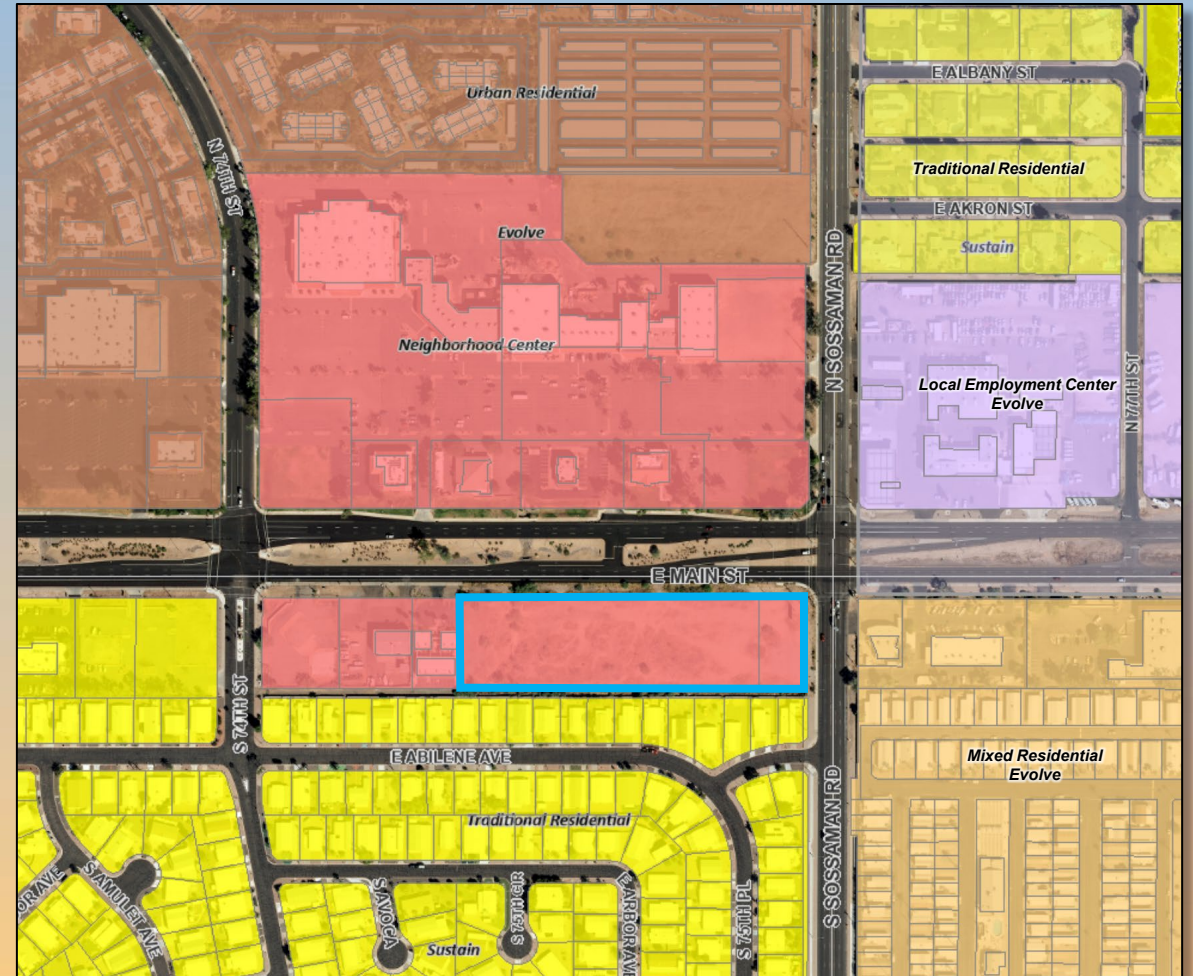




General Plan

Neighborhood Center - Evolve

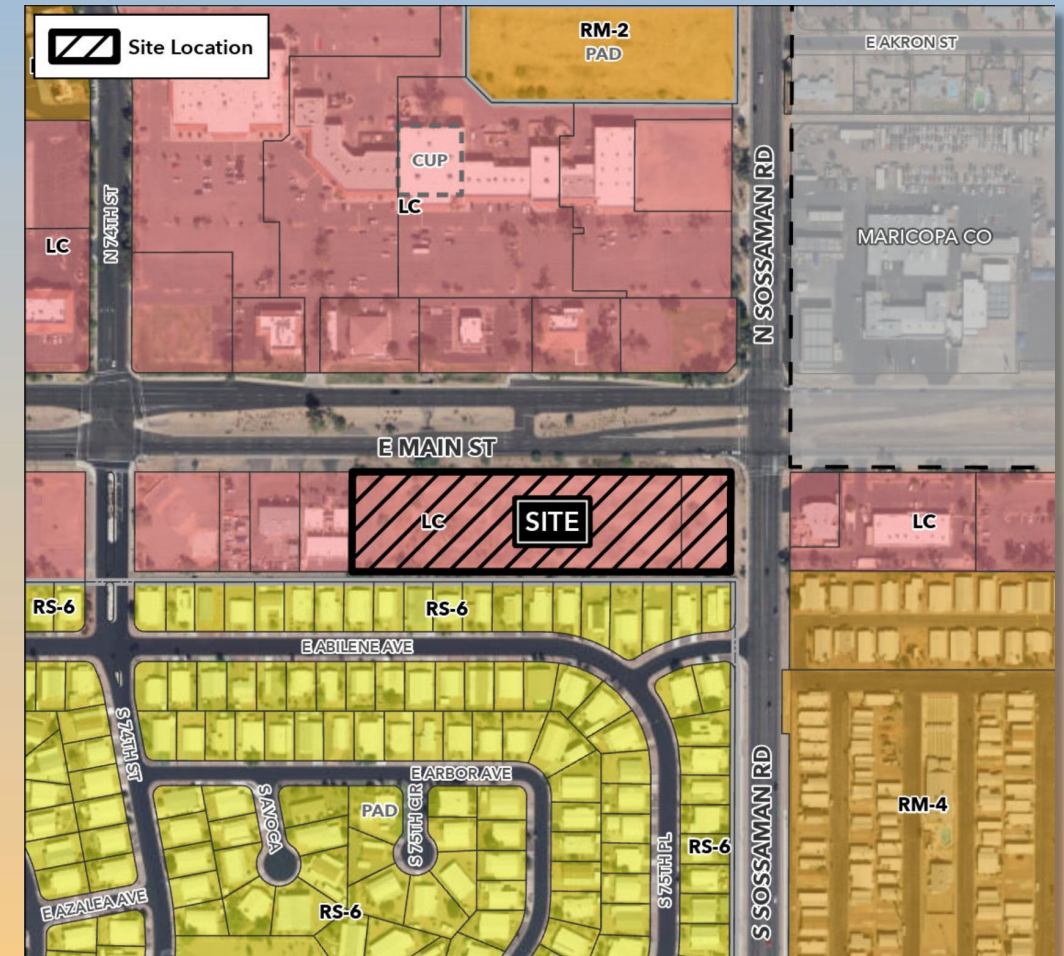
- Small, walkable, low-intensity commercial development
- Multi-family residential uses are supporting land uses, that when integrated through improved connectivity, provide convenient access to goods, services and dining to create a complete community.





Zoning

- Current: LC
- Proposed: Multiple Residence-2 with a Planned Area Development Overlay (RM-2-PAD)
- Multiple residence with a maximum density of 15 du/acre permitted in RM-2 District
- Proposed density is 12.8 du/acre





Site Photo



Looking east from Sossaman Road



Site Photo



Looking south from Sossaman Road at east side of the project site



Site Photo



Looking south from Sossaman Road at center of the project site



Site Photo



Looking south from Sossaman Road at west side of the project site



Site Photo

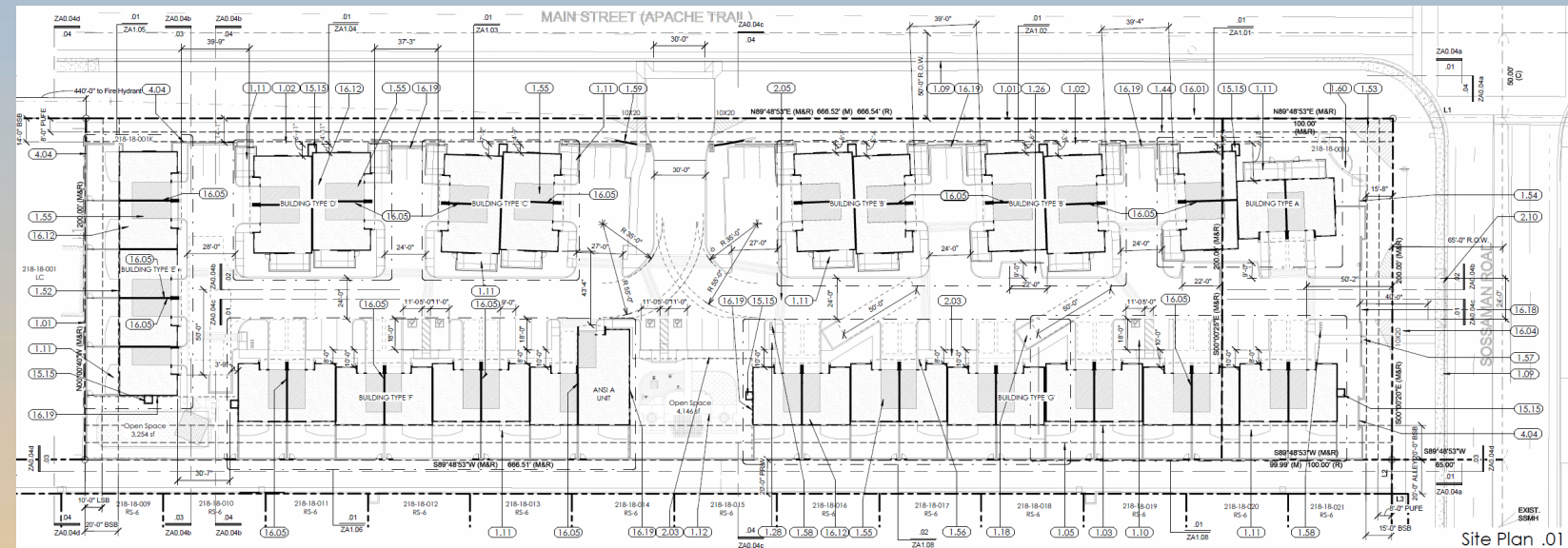


Looking east at project site from the commercial property to the west



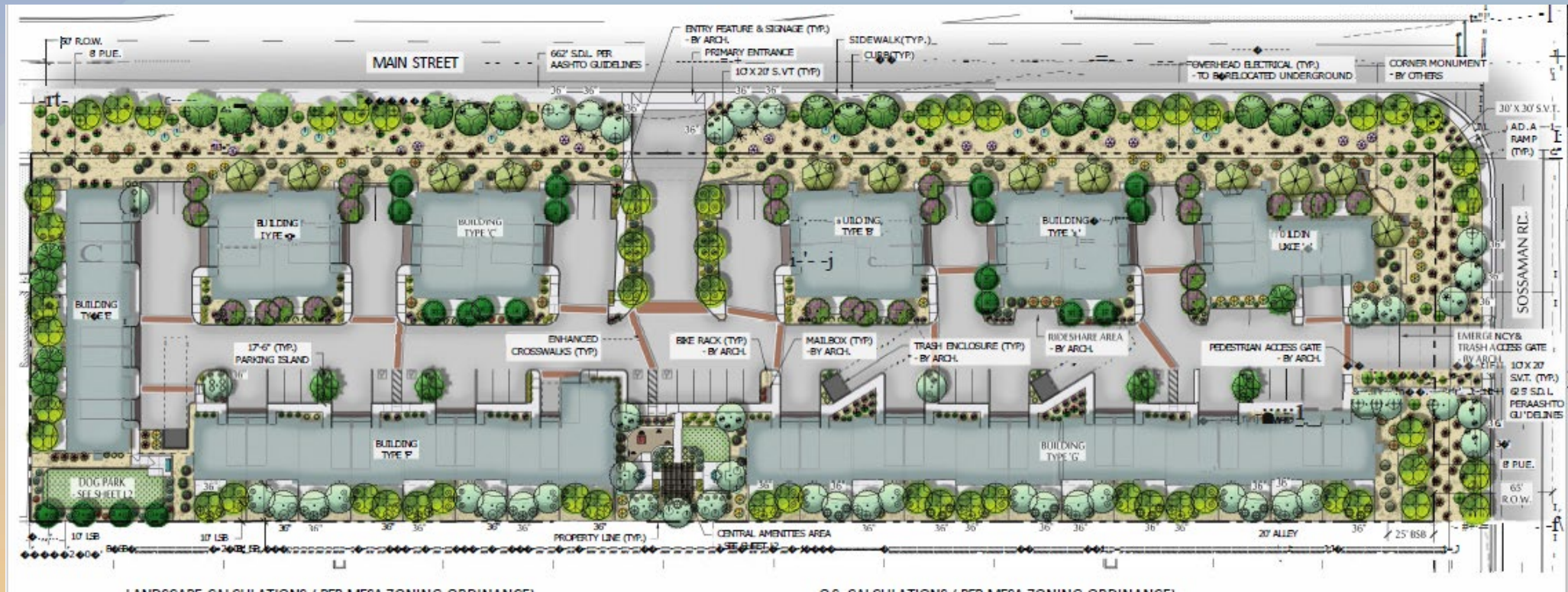
Site Plan

- 45 three-bedroom, two-story units
- Access from Main Street
- Secondary access at Sossaman Road for emergency and Solid Waste vehicles only
- Required = 95 parking spaces
- Provided = 45 single garage spaces and 60 surface spaces





Landscape Plan





Site Rendering





Planned Area Development

Development Standard	MZO Required	PAD Proposed
<p><u>Minimum Yards</u> –</p> <p>MZO Table 11-5-5</p>		
<p>- Front and Street-Facing Side:</p> <p>6-lane arterial street (Main Street)</p>	<p>30 feet</p>	<p>14 feet</p>
<p>4-lane arterial street (Sossaman Road)</p>	<p>20 feet</p>	<p>15 feet</p>
<p>-Interior Side and Rear: 3 or more units on lot: (West property line)</p>	<p>Multiple Story: 15 feet per story, (30 feet total)</p>	<p>20 feet total</p>
<p>(South property line)</p>	<p>Multiple Story: 15 feet each story, (30 feet total)</p>	<p>20 feet total</p>



Planned Area Development

Development Standard	MZO Required	PAD Proposed
<p><u>Additional Standards for Private Open Space - Accessibility</u> – MZO Section 11-5-5(A)(3)(e)(i)</p>	<p>Private open space shall be accessible to only one living unit by a doorway to a habitable room or hallway.</p>	<p>Private open space for 11 units is accessible from the exterior only (no fence or wall on side adjacent to front door).</p>
<p><u>Perimeter Landscape Required Plant Material</u> – MZO Table 11-33-3.A.4 -Arterial Streets (Main Street)</p>	<p>1 tree and 6 shrubs per 25 linear feet of street frontage (720 feet of frontage = 29 trees and 173 shrubs total)</p>	<p>11 trees, 69 shrubs</p>



Planned Area Development

Development Standard

MZO Required

PAD Proposed

Interior Parking Lot Landscape Islands –
MZO Section 11-33-4(B)(1)
 - Required number of parking lot landscape islands

Parking lot landscape islands shall be installed at each end of a row of stalls and in between for maximum 8 contiguous parking spaces.

Parking lot landscape islands shall not be required at each end of a row of parking stalls.

Foundation Base, Exterior Walls with Public Entrances – *MZO Section 11-33-5(A)(1)*

A 15-foot-wide foundation base shall be provided, measured from face of building to face of curb along the entire length of the exterior wall.

An 8-foot-wide foundation base shall be provided, measured from face of building to face of curb along the entire length of the exterior wall.

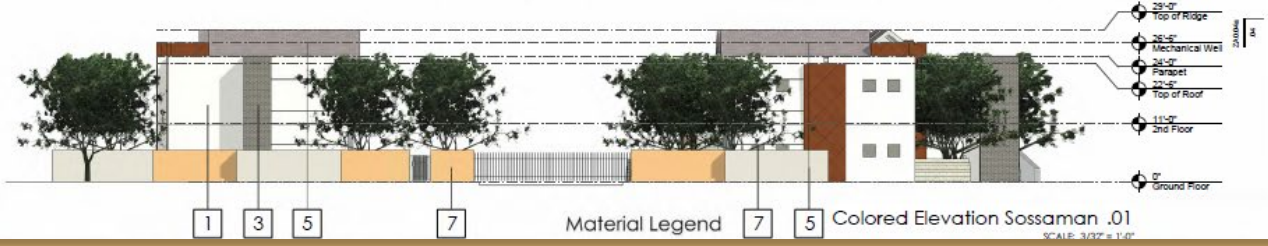
Fences and Freestanding Wall Height – *MZO Section 11-30-4(A)(1)(b)*
 - Side and rear yard

6 feet

**8 feet
 (south property line)**



Elevations





Elevations





Elevations





Elevations





Alternative Compliance

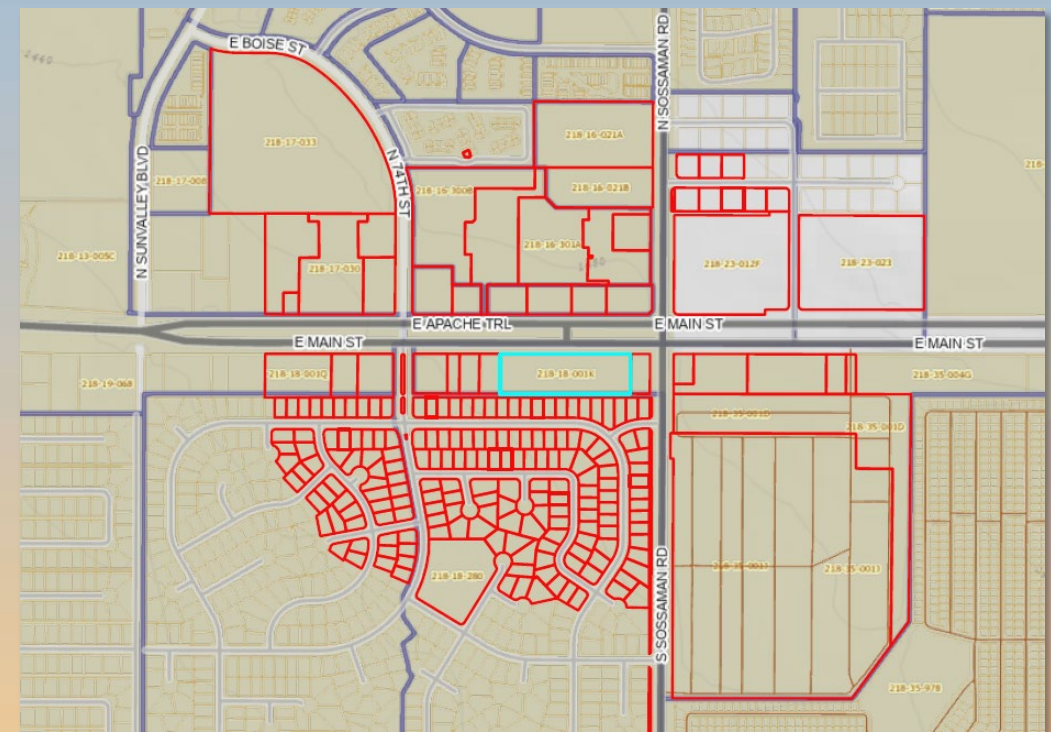
✓ Materials

- Buildings must contain at least two (2) kinds of primary exterior materials distinctively different in texture or masonry pattern, with each of the required materials covering at least twenty-five percent (25%) of the exterior walls of the building.



Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- In-person neighborhood meeting held on January 8, 2024. Approximately 30 neighbors attended.
- Concerns were raised about traffic and compatibility with adjacent single residence use to the south.
- Received a petition in opposition signed by 453 residents of the Mesa East Homeowners Association





Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Complies with Chapter 22 of the MZO for a PAD Overlay
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review

Staff recommends Approval with Conditions