

5-a ZON23-00469 “Off The Streets” (District 2). Within the 6700 block of East Main Street (south side), the 0 block of South Sunaire (west side) and the 6700 block of East Alder Avenue (north side). Located west of Power Road on the south side of Main Street. (1.3± acres). Rezone from Limited Commercial (LC) to Limited Commercial with a Bonus Intensity Zone overlay (LC-BIZ), Council Use Permit (CUP), and Site Plan Review. This request will allow for a social service facility. Lindsey Balinkie, City of Mesa Community Services, Applicant; Sunstay Bridge LLC, Owner.

Planner: Charlotte Bridges

Staff Recommendation: Approval with conditions

Summary:

Staff Planner Charlotte Bridges presented case ZON23-00469. See attached presentation.

Deputy City Manager Natalie Lewis and Community Services Deputy Director Lindsey Balinkie presented. See attached presentation.

Chair Ayers invited members of the public to come and speak.

Kathryn Atwood, 10160 East Starion Avenue: I was born and raised and live in Mesa, I have a genuine care and concern for the homeless in Mesa. I have participated in point of time counts and given time and resources to organizations that help people in need near where I live. I've even opened my home up to two separate women and their children to live in my home with my family for extended periods of time so that they were not on the streets. I know a lot of time has gone into this project. But regarding the Off the Streets project as it is right now, I am here to respectfully voice my opposition. I believe that the city government should not be directly involved in the rehabilitation of our homeless population. Mesa can and should facilitate or partner with NGOs or others who are in that line of work, but to purchase a permanent facility is out of scope for the city government. Thank you, Chairman Ayers and boardmembers and those who have presented for all the ways that you guys make Mesa awesome, I respectfully submit this comment to you and hope you will consider it as you make these important decisions for city of Mesa residents and our future. Thank you.

Joseph Hildenbrandt, 10756 East La Junta Road: Board, I just want to say I had property over there for 23 years and I only had one incident. Wire was ripped off in the backyard construction wire and a bicycle. I'm building a new house right down the street on Alder Avenue in the same neighborhood. My main concern, I think it was too big of a project for the neighborhood. For example, I'm building this new home and at nighttime I go by, and I went by the Windermere hotel and City of Mesa crime scenes out there with a crime lab. You know, these ladies come up here saying everything's successful. We do have a Boardmember here that's a principal, 72% is not almost passing. Just below passing, you know, I do think they should get their numbers up to 80% or better with the success program. Now you guys are looking for 90 days. All the neighbors here, they're going to be having four times 90, so many different people coming and going. I had a home in San Tan Valley. I went in the backyard. I had a guy

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just laying in the backyard on the porch and had to call the police department. This could happen in our neighborhood. If you guys had houses right there. Would you want to come home and see somebody laying in your backyard. That's all. Thank you.

Leslee Wilson, 3853 East Garnet Avenue: I prefer not to give my address. I'm a precinct captain in LD 10 and I represent not only my family, but also multiple other families who weren't able to make it here today. We are opposed to this project. Numerous identical projects around the country like this have failed. And the definition of insanity is repeatedly completing the same action while expecting a different result. And this project falls under that category. It is not the government's job to run social programs, that is the job of charities, churches, nonprofits, and the government is overstepping by doing this. You cannot guarantee that the problems suffered by the residents living near the Windermere will not be duplicated by those located near the Grand. And it was noted earlier that seniors, families, members of domestic violence or victims that they would be the ones who this would be focused on. The world we live in now, it doesn't matter what day of the week it is, someone can identify as just about anything, and they have to be acknowledged. So, what happens when somebody, let's talk about a man who identifies as a woman that day, he comes in, he says, I need help, I'm an abused female. Now this program can't discriminate against him, they have to take him now and anyone who's there, you know, children, other women, they're in danger. So, I don't know if that's been something that has come across the radar or been thought about at all. But we are wholly opposed to this. I would imagine that the people working on this project don't have to go home at night and live near it, they get to go home to somewhere else, maybe even a whole other town somewhere. So, their community isn't affected by this like we're going to be. So, your project is going to put Mesa residents in danger. And, you know, the light rail, homeless shelters, all of that there are ways around this without the government getting involved. And we would like you to consider ending the project. Thank you.

Jeff Williams, 5410 East Alpine Avenue: I lived in the area for about 50 years. And I see in my mailbox, statements to the effect of we have sex offenders across the street, maybe about 100 yards from school pick up for the kids. In addition, there is another hotel up the street where you see the cops there all the time. They're not controlling the situation it's just getting worse. Both of those locations are a blight on East Mesa. I tell you what, it is to a point now that he can't, you know, it's dangerous to walk around there. You don't know you are going to run up against and have those facilities right next to my neighborhood. Well, I just don't like it. I'm not in favor of that. Thank you.

Morgan Lichaczewski, 6507 East Adler Avenue: I also represent a whole lot of people that are opposed to this idea. I know the slides and stuff said that there were two opposition's or two letters or whatever. I can neither confirm nor deny whether that's true. But everybody that I've spoken to, a lot of people that are still in this room, by the way, are on the same page. Myself and a few of the other neighbors we've gone around and we actually started a petition the people that were against this issue. I think currently we're like 160 something signatures. We also worked with the City Clerk's office to get some information as far as the City Council goes. People that would like to remain nameless, but we've got some more information that we need

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150-foot radius around the proposed site to push supermajority vote to City Council. So that paperwork had to be turned into the City Clerk, I believe, which was turned in, and then they were also served, which we have copies of. So, we'll see where that goes. In the meantime, I also have five children, like teenagers and I've got one in diapers, the pickup is right there next to the hotel for three out of the five. So that in itself causes a concern when I came back from Iraq, because I'm a combat veteran myself. So is my wife. I worked for the Department of Corrections for the better part of six years and all of the propositions that you're seeing in these slides and all the required things which are not currently up to standard at this hotel, sounds a whole lot like prison with eight-foot walls and security cameras, and we get 24/7 police presence currently at the Windermere because I grew up on the east side of Mesa. I've lived here my whole life. But currently at the Windermere, you see nothing but the same prompt that everybody else has already spoken of. So this, this program might have great success. That's awesome, and I'm super happy for them. However, the surrounding areas are not flourishing because of this program, that is not a thing. And to speak to the good neighbor policy, just very quickly. I will be talking about the streetlights because I think that was what your question was. It's, we've complained, my wife specifically has complained about our streetlight being up for the past two years. And once that was mentioned at one of the community meetings, which I'm not sure that all of these people that spoke before me, were there for streetlights are getting fixed. You know, so that way, we will go quietly or whatever you however you'd like to put it. It's, oh, you need three lights. Cool. Let's do that. Oh, you guys want sidewalks you want? You want alley lights? Cool. Let's do that. That doesn't sound like a good neighbor. That sounds like quid pro quo to me. It sounds like cool, you want something that I'll give you something, I want something from you, if that makes more sense. So I'll cut it short. Nonetheless, the vast majority of people are not for this idea. So I give a shout out to everybody from the Off the Streets program, as well as the city court and the clerks and everybody else. Detective rain, especially to take the reins a great guy. He's a really good dude. But yeah, not in my backyard. And that's all I got.

Michael Hughes, 1725 East Brown Road: I'm here in support of this project. I am the CEO of New Leaf. And we have many programs, La Mesita, we have the East Valley Men Center, I can go on and on. They're all full. I am sure that all of you know just like everybody behind me knows that the homeless problem is an epidemic. Nobody's going to deny that it is a problem that is out of control. And I had a lot of things to say. But there's so much that's already been covered. So, I'd like to take a different tact. And I am here almost as a character reference. I would like to let you know that if you vote to support this, my experience working with Community Bridges over the last several years, is there an agency that is very committed, they will get the job done. They work very hard in terms of the things that were identified by the city. I want you to know, I can attest to that. Secondly, and more importantly, I can also attest, I candidly believe that there's no stronger city in Maricopa County that is more committed to trying to solve this problem than the city of Mesa. They are committed, they will follow through with what they say they will do. They are extremely involved, and very generous and very supportive of the nonprofit community. And I can testify to you that what they say they will do, they will do and they will follow through. And this program is very important. It's very important to the community. And to all of the neighbors understandably saying they're not for it. I can let

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you know that the city will do everything they can to make sure that this is successful, that this is safe, and that they will do everything they can within their power to make this homeless problem somewhat solvable. I'm here to let you know that they are second to none in terms of what they commit to, what they follow through with and what they're willing to do. And I think that that is really important for the citizens in this community to know. Thank you so very much. Thank you.

Cherie Anello, 10246 East Tiburon Avenue: I am a Mesa resident. I've attended many of the meetings concerning this. And my questions have not been answered. And actually, I was treated rather rudely at one meeting. I have been told personally by Shane Krauser, a lawyer and a constitutional law and criminal law professor, that to move residents off public land, we do not have to provide a bed for them. We do not even need to know if a bed is available. We just have to direct them to where they can't go to ask for one. So, why are we taking on ownership, liability and maintenance for a property when, or if, a transient trips down a stair or is raped by someone else in the hotel and the city is sued? Who is responsible to finally pay the bill for our lawyers to defend us? When one transient cooks meth, just one time in one room of that hotel the entire building, by law, is required to be gutted and rebuilt. Who will finally pay that bill should that kind of thing happen? How long might that building sit as an eyesore before this can properly be completed? COVID money will not be around for these kinds of expenses. This subject also is referred to as Mesa's homeless. Well, if they do not have a home, they cannot be Mesa's as that implies they reside at a location. Sleeping on a street corner does not make them a resident, owning or renting a home does. The fact that transients can ride the rails for free attests to the fact that they can be in Mesa one day and Phoenix the next. So, we have no responsibility to take care of this problem in this way. Providing hotels only attracts more transients as San Francisco, Portland, Seattle, and more have proven. True residents of Mesa want real answers, not failed policies tried so many other times in so many other cities? Why are we not spending money on lawyers to push back on federal and state levels to construct our wall and enforce our borders? Why do we let drugs come through so easily? Why hasn't the City Council moved on lowering taxes and removing regulations for homeowners and builders so that affordable housing is available to all? Why aren't we working on providing mental hospitals so that people who truly are not able to work can be helped? I urge you not approve this permit. It is not proper use of taxpayer dollars. And it is outside the scope of government. Thank you for your time.

Peter Anello, 10246 East Tiburon Avenue: I want to just address some of the things that the young ladies said when they were coming up here, they said that there were 16 letters that were positive and only two negative. But then they went out and said well, there's a whole bunch of people who are opposed to this. So, which is it? They said federal dollars will be good until 2026. Well, then who pays after that? Me, I'm a Mesa resident. You live in Mesa, you will be paying for that after that. So based on the 2023 Point in Time Count, Tempe and Mesa combined accounts for approximately 70% of East Valley sheltered transients. But these two cities only represent 43% of the East Valley population. Why are 43% of taxpaying residents taking responsibility for 70% of the problem? And why is Mesa taking responsibility to purchase a hotel. Transients are just that, Transients. They move from location to location

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as fluid problem for more than just Mesa. It doesn't pencil out for Mesa residents that are also having trouble paying their bills. In addition, we've been told that 24-hour police presence will be in the transient hotel; who's paying for that? We need cops on the streets not sitting at one location. My understanding is that the police force is less now than it was about 10 years ago, and we have a larger population. So why don't we position the police in one place when they should be patrolling and protecting the whole city? I don't have a cop sitting in my house. Why does one sit in there? As this problem grows, as it always has in every city that has provided similar answers, one hotel will not be enough. At what point do you consider the needs of those who are taking money for those projects. Instead, lower taxes on residents so they can afford a home, repeal regulations on businesses so they can hire employees, close the border and drugs to illegal immigrants, incarcerate drug addicts and drug dealers. Those are solutions at the Mesa city residents will support I asked you to deny this permit. Thank you.

Melinda Bacon, 22497 Twilight Drive: I am a former property owner in Mesa and currently reside in Queen Creek as a real estate professional is more than double time. For decades now I really have a great appreciation for the scope of this topic. I just want to tell you; I was a homeless pregnant teen who was a victim of child abuse. So, I can come at this from that perspective and offer that by the grace of God, I've gone on to live a great life. I appreciate and understand the compassion that everybody here has for the homeless. And this project is being targeted toward helping the most vulnerable. But I also understand that controlling millions of dollars in play is an attractive thing. And rather than the city owning the facility and incurring significant, indefinite, and direct costs to Mesa taxpayers through the acquisition, development and ongoing operation costs of the hotel campus. The city should instead direct the American Rescue Plan Dollars and other dollars to cooperating NGOs, like Community Bridges, who've already proven that they're effective and successful at addressing the needs of homeless. So, instead of the city incurring direct acquisition, development and expenses that are ongoing for property the city owns, and that are only going to be subsidized until 2026. Those already committed funds should be given in the form of a grant to one or more NGOs for their purchase and operation of the facility and have the NGO be responsible for the ongoing expenses through their own proven fundraising resources, which can include their own grant programs that could be set up from this project. Now, I heard one woman say that the city wanted to maintain control, and I can see the concern for that. They could do that through things such as the Planning and Zoning that is approved for the facility or location, or maybe another location if a different one is selected. And also through periodic quality control and outcomes audits that would be tied to the funds disbursement over the period of time to the grantee. So, for these reasons, and the fact that I believe this is really more effective for the people who are actually transitioning through this housing, as well as more respectful to the taxpayers of Mesa, I do oppose the city actually doing this project. Thank you.

Christina Malo, 3848 East Garnet Avenue: I am a Mesa resident. I just want to remind everyone that any project funded by the government is funded by the people. It doesn't matter what level of government; taxpayers are funding it. I understand this. The City of Mesa must be looking forward to these big tax dollars coming in. And that looks really good in a budget, but this is Americans paying for it. I heard the comment that the residents have said, no, no,

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no. I just want to remind you, your taxpaying residents are your bosses and your bosses are telling you no. The police presence increased. If I see more police in my neighborhood, I'm wondering what's going on? Why what's going on? What do I need to be aware of? What should I be worried about? That's not a good thing. How many illegals are going to be housed in this? How many illegals right now are we paying for? It's from the City of Mesa, it's not our job to fund illegals, but we know that illegals will end up in there. The light rail again, it's just another way to spread vagrants farther into the East Valley. I have spoken with the delivery driver extensively who delivers in Ahwatukee, and this delivery driver has seen vagrants going through the neighborhood checking people's doorknobs, house after house after house seeing if they can get in. Residents over there have packages and other things go missing all the time because of a higher vagrant presence. Vagrants are walking through scouting, seeing what their next step is going to be. You're putting more vagrants around senior citizens communities. I would not feel good having my mom or my grandma living in that neighborhood knowing this is coming to them. I have spoken with the Mesa police officer on my street. He came because we called him because we had more vagrants in our area. He said we can't do anything. I can't ask them to leave unless they're actually doing something. I don't want more vagrants hanging around. Why would these people in this neighborhood want more vagrants hanging around? I have been all over the nation with my family. And I will tell you, downtown Phoenix rivals the vagrant population and problem that we've seen in any other big city of the nation. San Francisco, Seattle, LA. I encourage you to watch a documentary called The Fight for the Soul of Seattle. It is about the city of Seattle, and their City Council voted to buy a hotel to house people just like this. You know what happened to that hotel? A cesspool. A cesspool. This is supposed to be temporary. And this was to help people. The thing we saw it with the steps, five steps, you know, give people on their own 80% of that of those five steps are funded by taxpayers 80% with the hopes that eventually they get to the last step and are funding themselves. It is not our job to pay for someone else. My family works hard to support ourselves. You know, the best way the best impetus to get someone to support themselves is to not give them free stuff. I am done. Thank you.

Alan Tom, PO Box 31465: Honorable Boardmembers, and City of Mesa Police Officers and respectfully to all city officials over here, I respectfully disagree with this project. They don't even talk about how it's going to affect property values in the neighborhood. I've seen a lot. I've been coming here over the last 40 years, one way or another, to protect my property rights, my property values, protecting neighborhoods over there. I just cannot believe what I've seen in 65 years or 60 years here. My point is, I know you wouldn't want to live by one of these facilities yourself. Well, I think this country we spent hundreds of billions and trillions of dollars trying to do this in the country and look at the results of what we got in this country here. Not much more money spent, all their people have to have their own drive to better themselves. Why they're on the streets, I don't know. I know there's a problem. But it shouldn't be at the taxpayers' expense. But again, is there just so many paths proven that you can open up Pandora's box you're going to open a nightmare. A can of worms is going to come out. You bring these homeless people that could come in or you can come in then they are going to stay in the neighborhood or get back on the light rail with somewhere else. And again, as you mentioned, this federal money. Is this going to cover the lost valuation of these homes behind

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there you go talk to any real estate agent right now? Say right now what is my house worth? Not knowing that the homeless shelter they may tell you that homeless shelter well, you're going to have to take a drop. There'll be a smaller number of people interested in buying your home. It's a no brainer. This is a no brainer. It's just going to be off this uncontrolled point the Mesa is going to be so much cost for operational expenses, they're probably going to shut down get out of business. But NIMBY, not in my backyard, you know? Respectfully take care of y'all. Okay.

Will Stasi, no address provided: I live in the neighborhood. I have some differences of opinion with some of the facts that were presented to you. It appears that there's a difference of opinion between West Mesa and East Mesa, as the number of facilities that house people is dividing lines of Gilbert Road. Well, I thought geographically Center Street was the dividing line in Mesa between West and East Mesa, which then takes and put some of those facilities in East Mesa. Operating costs. When I go to the federal government and ask them for capital expenditure money to buy it, I can foresee what the water bill is and the electric bill in December. And I'm going to ask for that money. Because I know what it is. I know where it's going to be in 2024. I know what it's going to be in 2025. I've got to go back and ask for the funds again and again. If I can't predict what those costs are day one, they can predict them. So, there's a difference in what we think is operating costs. How much am I going to pay for the soap to wash the sheets. They talked about the 73% success rate. They didn't talk about the 20%, glass half full, half empty, they didn't talk about the 27% failure rate. We're going to provide you with transportation to go across the street to Arby's to get food. Well, you have got to bring food in. You've got to feed these people. So, you have to have catered food in you have to have a school bus to take the kids to school. You have to have somebody to take them to a doctor's appointment. Obviously, they've got a van to do that. They told you about the streetlights in the area. They didn't tell you that there's no sidewalks in the area and they're not going to put sidewalks in. Now, you're going to make a zoning decision on the definition of a social service facility. And I gave you a list of definitions of social service facilities, none of which provide medical services. Is it a temporary shelter for homeless? Is it a social service facility? Is it a human service facility? What are you going to zone it as? Is there a legal document detailing and limiting the scope of services provided by CBI or any other provider? Are all CBI facilities in Arizona defined as social service facilities? When you look at the zoning, wording is approval with conditions. The word "conditions" is vague and not well defined. If you review Mesa Zoning Chapter 21 Bonus Intensity Zoning Overlay District, explain 11-21-1-C, promote development patterns that encourage conservation of natural resources and provide opportunities for renewable energy production. You go on to 11-21-3, 11-21-5 energy efficiency plans. Is it a correct statement that bottom line 95% of chapter 21 Bonus Intensity Zone Overlay does not apply. CBI is supposed to have a medical van on site and a triage nurse that's providing some medical services. They didn't define that homeless shelter. So, I'm saying what do you going to zone it as? And when you go home tonight, the decision that you make is it's not in my backyard.

Police Commander Tom Intrieri addressed the public's concern. I have been involved over the last few months with the discussions and some of the community-related meetings that we've

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held. And I've offered my thoughts and my direction, if you will, as far as how the police department will be operating in that area and has been operating in that area since I've taken over the command. We have increased police activity, if you will, east of Greenfield to Power over the last several months proactively with the intent of having a greater presence and looking to identify any potential issues and our trends. Although our activity has increased, the crimes have not. That's a good thing. I also like to think that because of our increased presence, that we've mitigated or kept any crimes at bay from even occurring. That continues to be the mission moving forward and we will continue to have an ever-strong presence. The property itself, specifically the way it's designed, I believe will provide a much safer environment than currently exists. I can talk about calls for service at the current property that is not under the control of the city, nor do we have anybody stationed there on a full-time basis. Because we don't have an ever-present officer at the site. Things are going to occur from time to time. However, with the plan moving forward, I believe our presence can sit consistent with the architectural enhancements will provide a safer environment. I believe that the community surrounding the areas will also benefit, because of the mission basically focusing on that area and having our officers proactively be present on a regular basis. People that are going to congregate in that area and around that area that aren't part of the hotel, we will deal with accordingly based on the state statutes, and city codes. But the ones that are going to be residing and dedicated to the hotel specifically, are going to have a very, very strict set of rules to live by, that they violate those rules, they're going to be out and they're not going to be simply moved out to the curb, they're going to be escorted to another location via the NGO partner that the city has set up. So, I feel very confident that my, my directive and the mission of the Red Mountain Division, in terms of how we mitigate some of the issues that we've experienced in other parts of the city, will continue to be successful and continue to drive the crime issues in that area down. Here in the Mesa police department, we operate under the CompStat model. So, we are held accountable. Every commander is held accountable based on results. We're very results oriented. With that being said, we're also there with the idea and the concept, I personally believe to help those who can't help themselves whenever possible. Thank you.

Deputy City Manager Natalie Lewis added one thing I heard was around the country they're reportedly doing the same program and failing, this is not the same program. And there are lots of different models that are happening, it might look the same, because there are hotels and they're being purchased. But what happens on that campus and in those hotels and the expectations that are set and the rules that we put in place, and the safety that we create is completely different. I do not think it's apples and apples to compare to other things across the country. And I would never stand in front of you and recommend something that I thought would fail. As it relates to funding. I absolutely agree this is public funding. Absolutely. And just like it is public funding and funded by the people, what we do is provide service for the people. And that is the public in all its forms. Liability was talked about, everything we do has that potential in the city of Mesa, and that is why we are coming before you today, in a very intentional way to say we have sawed through this we have practiced for more than three years. We have data that proves that we're being successful. We feel really confident about this program and this process, we would not do that to our taxpayers, that that is the last thing that we would do. And so, I can't talk about liability and all the things that might happen. What I can tell you is our intentions and our plans, and how we are doing everything possible for checks and balances. Speaking of checks and balances, Community Bridges does have an

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agreement with us. And so there are some very specific measurements and things that we require of them. So, there are checks and balances already today. There was a question about why not regional Why aren't there others that are coming to the table in the region to help with homelessness other than Tempe and Mesa? I agree with that. And it's been a conversation in the region. And our Mayor actually helped chair a whole conversation and brought together a strategic plan that is regional and is now setting out some regionally defined goals. I will also let you know that we know that 60% of the people in Mesa are served by the region today. So, we know we are benefiting from regional services just like others are as well, or the region potentially is benefiting from services in Mesa. And speaking of residency, the way that we are defining "Do you live in Mesa?" is a little complicated, because over history, they used to require them to say, where did you sleep last night as a sense of residency. That's been another very robust conversation in the region, because that doesn't help any of us really understand where people are coming from and what our numbers are. So, we really need better data to note that. And, and so Mesa has been talking about defining residency, and again, it would be through an agreement so that it would be required, like this. Where did you live for at least a year before you became homeless? What was the address and what was the zip code. And then the other way we would just find regional is that anyone that our police department brought that was in one of our parks or on our streets, and who said, I want help, we will accept them, because that is what we do. And that's part of our system. And so those are things that we're talking about when it comes to residency. And, and defining that. The only other thing that I will say is that we plan again, to document all of these things and these commitments, and they will be part of the good neighbor policy. And they will be a stipulation in the case that comes before the City Council. There was discussion about the 73% will never bat 1000. These are people that are in crisis. And we're going to keep working on and we're going to make it better as we go. I will say that that 73% is an average over the entire time we've been doing this. And we've learned a lot and those three plus years. And so, the percentage is actually probably today closer to 80%. Success. So, as we go, we've been making it better and better.

Board discussion ensued around the complexity of the case and boardmembers shared their opinions.

Boardmember Blakeman motioned to approve case ZON23-00469. The motion was seconded by Boardmember Carpenter.

That: The Board recommends to approve case ZON23-00469 conditioned upon:

1. Compliance with final site plan and final landscape plan submitted.
2. Compliance with the Off the Streets Operations and Maintenance Plan and the Good Neighbor Policy submitted.
3. At such time the subject site ceases to be used for the Off the Streets program as described in the Staff Report and in the Off the Streets Operations and Maintenance Plan, the City Council may consider whether to remove the Council Use Permit, pursuant to Section 11-70-6 of the Mesa Zoning Ordinance, as may be amended.

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

Development Standards	Approved
<u>Minimum Setback to Building and Parking Areas –</u> <i>MZO Table 11-6-3.A</i> -Front and Street Facing Side: Main Street (arterial road) Sunaire (local street) Alder Avenue (local street) -Interior Side: Adjacent to Non-residential District	8.21 feet (existing) 5.46 feet (existing) 7.89 feet (existing) 4.06 feet (existing, two-stories)
<u>Fences and Freestanding Wall Height –</u> <i>MZO Section 11-30-4(B)(1)</i> -Walls with the required front and side street yards	8 feet in height along Sunaire and Alder Avenue
<u>Fences and Freestanding Wall Articulation –</u> <i>MZO Section 11-30-4(E)</i> -Maximum length of continuous, unbroken and uninterrupted fence or wall plan adjacent to right-of-way	120 feet
<u>Off-street Parking and Loading –</u> <i>MZO Table 11-32-2.H.1</i> -Minimum width of two-way drive aisle adjacent to 90° parking spaces	23.19 feet (existing)
<u>Required Parking Spaces by Use –</u> <i>MZO Table 11-32-3.A</i> -Hotel and Motel uses	47 spaces
<u>Setback of Cross Drive Aisles –</u> <i>MZO Section 11-32-4.A</i>	Parking spaces along main drive aisles connecting directly to a street shall be set back at least 7.89 ft. from the property line abutting the street
<u>Open Space Landscape –</u> <i>MZO Section 11-33-2(E)</i>	30.4% of all required open space contains live plant material
<u>Perimeter Landscape –</u>	

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<p><i>MZO Section 11-33-3</i></p> <p>-Main Street (arterial road) – 1 tree and 6 shrubs per 25 linear feet of frontage</p> <p>-Sunair (local street) – 1 tree and 4 shrubs per 25 linear feet of frontage</p> <p>-Alder Avenue (local street) – 1 tree and 4 shrubs per 25 linear feet of frontage</p> <p><i>MZO Section 11-33-2(B)(2)(c)</i></p> <p>-West property line – 3 non-deciduous trees and 20 shrubs per 100 linear feet of adjacent property line</p>	<p>3 trees and 37 shrubs</p> <p>14 trees and 32 shrubs</p> <p>7 trees and 13 shrubs</p> <p>0 trees and 0 shrubs</p>
<p><u>Parking Lot Landscape Islands –</u> <i>MZO Section 11-33-4(B)</i></p>	<p>0 parking lot landscape islands</p>
<p><u>Parking Lot Landscape Island Plant Material –</u> <i>MZO Section 11-33-4(D)</i></p>	<p>0 trees and 0 shrubs per parking lot landscape island (existing)</p>
<p><u>Foundation Base along Exterior Walls –</u> <i>MZO Section 11-33-(A)</i></p> <p>-Exterior Wall with Public Entrances</p> <p>- Exterior Wall with Public Entrances, buildings larger than 10,000 square feet with parking space that abut the foundation base</p>	<p>An 8.78-foot-wide foundation base shall be provided, measured from face of building to face of curb along the entire length of the exterior wall (existing)</p> <p>An additional foundation base shall be provided at the entrance to create an entry plaza area. The plaza area shall have a minimum 14.4 feet width and 29 feet depth, and a minimum area of 417.6 square feet (existing)</p>

Vote: 5-1 (Vice Chair Pitcher; absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Peterson, Montes, Blakeman, Carpenter

NAYS – Crockett

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