

From: [Tim Boyle](#)
To: [Sean Pesek](#)
Cc: [Rachel Phillips](#); [Jacob Cluff](#)
Subject: Re: City of Mesa Proposed Text Amendments - Middle Housing and Administrative Review
Date: Thursday, September 25, 2025 1:37:51 PM
Attachments: [image001.png](#)

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Hi Sean,

Thank you for putting this together. This is an exciting opportunity to revitalize several parts of our city.

Do you have a map of Mesa's "Central Business District" or "Downtown Area" so we can see what properties are a mile from it?

Do I understand correctly that since the process can't be more restrictive than for a single family home, that as long as it complies with the development standards of the existing zoning, we would submit the Middle Housing Application when we submit drawings for a building permit?

And I assume rezones will still go thru the same process they go thru now?

Finally, what is the status of the Infill Plan we met in those meetings? Is there a draft available so we can see what the planned updates to setbacks, etc are?

Warm regards

Tim

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On Tue, Sep 23, 2025 at 3:17 PM Sean Pesek <Sean.Pesek@mesaaz.gov> wrote:

Dear Long Range Planning Subscribers,

The City of Mesa is considering text amendments to the Mesa Zoning Ordinance that would address middle housing and administrative review + approval procedures. These amendments have been drafted in response to new state legislation.

You can review the draft middle housing ordinance on our [website](#) under **Proposed Text Amendments**. We encourage you to share your feedback using our [Public Input Comment Form](#).

We're also holding a virtual public meeting to discuss the proposed amendments with community members and stakeholders:

Virtual Public Meeting

September 29, 2025

6:00 p.m.

Online Zoom Meeting

Link to join: <https://zoom.us/j/88254954294>

Meeting ID: 882 5495 4294

If you have any questions, please email LongRangePlanning@Mesaaz.gov.

Best Regards,



Sean Pesek, AICP | Senior Planner | Development Services

Tel: (480) 644-6716

55 N. Center St | Mesa | AZ | 85201

Office Hours: M-Th 7am to 6pm | Closed Fridays & Holidays

From:

To:

Subject:

Date:

Mesa Development Services

Long Range Planning

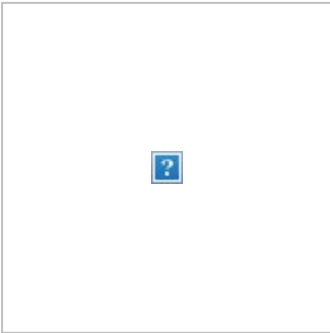
Proposed Text Amendments Comment

Wednesday, September 24, 2025 4:28:30 PM

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Proposed Text Amendments Comment

Name	Vanessa MacDonald
Are you submitting feedback as a:	Other: Land Use Law Firm
I have a comment or question regarding:	Middle Housing Text Amendments
Battery Energy Storage Systems Text Amendments – please indicate the draft code section and your questions/comments	
Administrative Review Text Amendments – please indicate the draft code section and your questions/comments	
Middle Housing Text Amendments – please indicate the draft code section and your	Overall question-- how is the "downtown area" defined? Is there a map showing the Middle Housing Area? It is referred to as a "Central Business District in the first recitation, and "Downtown Area" later in the document. A map

questions/comments	showing eligible properties would be helpful.
Employment Opportunity District – please indicate the draft code section and your questions/comments	
Nonconforming and Procedurally Conforming Text Amendments – please indicate the draft code section and your questions/comments	
Please provide your general question/comments	
Would you like a response to your question(s)?	Yes
Would you like to be notified of future public meetings?	No
Email	vanessa.macdonald@pewandlake.com

From: [Mesa Development Services](#)
To: [Long Range Planning](#)
Subject: Proposed Text Amendments Comment
Date: Thursday, September 25, 2025 2:59:38 PM

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Proposed Text Amendments Comment

Name	
Are you submitting feedback as a:	Architect / Engineer
I have a comment or question regarding:	Middle Housing Text Amendments
Battery Energy Storage Systems Text Amendments – please indicate the draft code section and your questions/comments	
Administrative Review Text Amendments – please indicate the draft code section and your questions/comments	
	1. By my understanding, 11-31-38(B) states that middle housing projects may exceed the base zone

Middle Housing Text Amendments – please indicate the draft code section and your questions/comments	bldg coverage but may not exceed a lot coverage of 50%. Existing development standards for RS-6 allow for 50% bldg coverage and 60% lot coverage and RSL 2.5 does not include a bldg coverage max. but has an 80% lot coverage max. Does this mean that middle housing projects will not be able to have the same amount of lot coverage as a single-family residence on a property of the same zoning? 2. 11-31-38(C)(1,2) states that middle housing projects within 1 mile of the CBD will have to submit 'a middle housing application' and a 'plot plan demonstrating full compliance with all applicable development standards'. Will either of these make middle housing projects more difficult to complete or require additional documentation (grading, landscape plans) than a single-family residence project? How will it be ensured that they do not?
Employment Opportunity District – please indicate the draft code section and your questions/comments	
Nonconforming and Procedurally Conforming Text Amendments – please indicate the draft code section and your questions/comments	
Please provide your general question/comments	
Would you like a response to your question(s)?	Yes
Would you like to be notified of future public meetings?	Yes
Email	jacobcluff92@gmail.com