

# Planning and Zoning Board



## *Study Session Minutes*

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

Date: January 24, 2024 Time: 3:00 p.m.

### **MEMBERS PRESENT:**

Benjamin Ayers  
Jeffery Crockett  
Troy Peterson  
Jayson Carpenter  
Jamie Blakeman

### **MEMBERS ABSENT**

Jeff Pitcher  
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  
Evan Balmer  
Kellie Rorex  
Emily Johnson  
Sarah Steadman  
Alexis Wagner

### **OTHERS PRESENT:**

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

Chair Ayers excused Vice Chair Pitcher and Boardmember Montes from the entire meeting and declared a quorum present, the meeting was called to order at 3:00 pm.

#### **2 Review items on the agenda for the January 24, 2024, regular Planning and Zoning Board Hearing.**

**Staff Planner Evan Balmer presented case ZON23-00688 on behalf of Staff Planner Jeniffer Merrill. See attached presentation.**

Boardmember Peterson asked for clarification on portions of Eastmark Parkway that would be improved with the development of this project.

Staff Planner Evan Balmer responded that this site would only be responsible for improving the right of way along the frontage of the property.

**Staff Planner Emily Johnson presented ZON23-00609. See attached presentation.**

Boardmember Crockett asked what use was previously on this site.

Staff Planner Emily Johnson clarified that the site was previously a self-storage.

**3 Other Business**

**3-a** Hear a presentation and discuss the proposed Billboard text amendments. **See attached presentation.**

Discussion ensued amongst the board.

**4 Planning Director Update: None**

**5 Adjournment.**

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

The study session was adjourned at 3:45 pm.

**Vote (5 – 0; Vice Chair Pitcher and Boardmember Montes, absent)**

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

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

**NAYS – None**

Respectfully submitted,

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Evan Balmer  
Principal Planner

**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)**



# ZON23-00688

Jennifer Merrill, Senior Planner

January 24, 2024



# Request

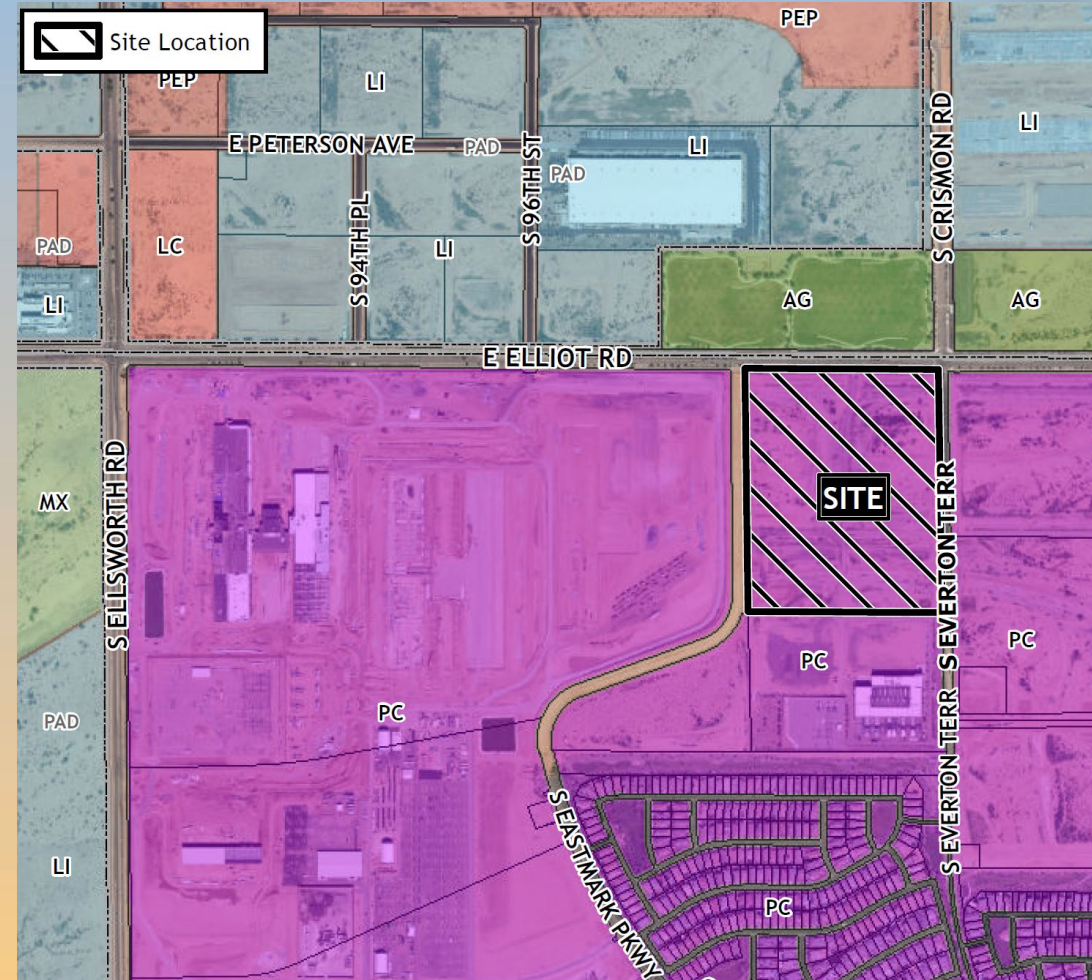
- Major Site Plan Modification
- To allow for an industrial use (Data Center)





# Location

- East of Ellsworth Road
- South side of Elliot Road
- Within Eastmark Development Unit 5/6 South





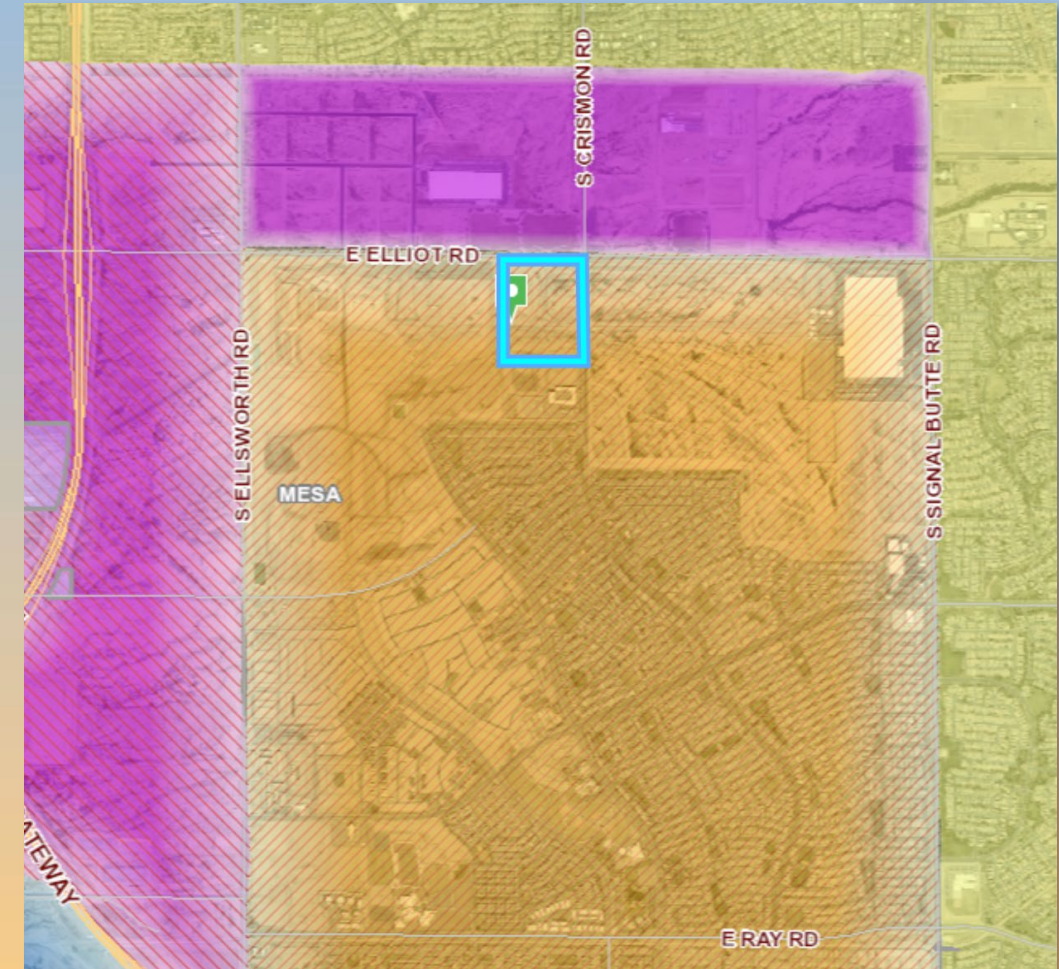
# General Plan

## Mixed Use Community

- Mixture of uses
- Planned communities within this character area

## Gateway Strategic Development Plan

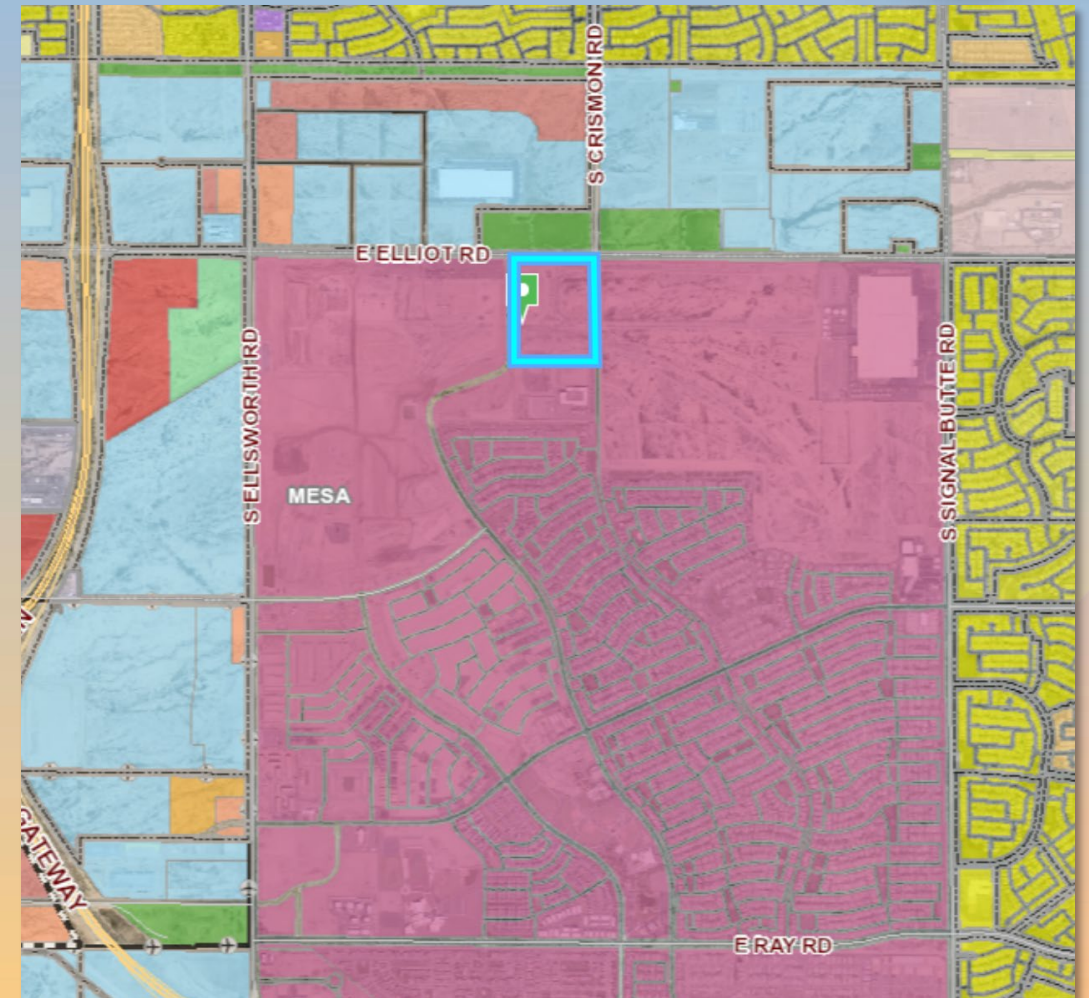
- Provide infrastructure and public facilities for surrounding development





# Zoning

- Planned Community (PC)
- DUP for DU 5/6S:
  - Industrial uses requiring large settings and access to infrastructure
  - Campus-like setting
- Land Use Group C
  - Indoor warehousing and storage is permitted



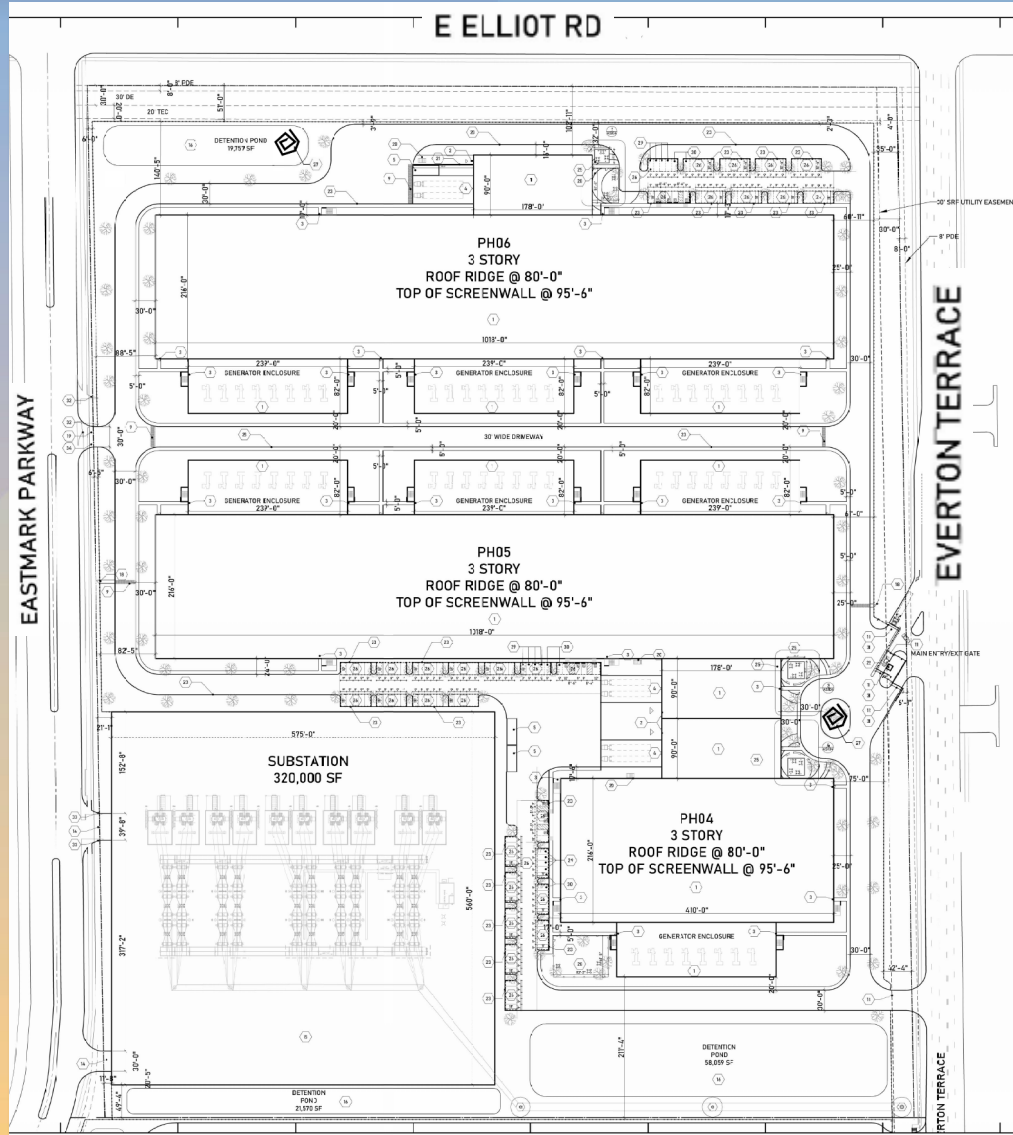


# Site Photo



Looking southwest from Everton Terrace





# Site Plan

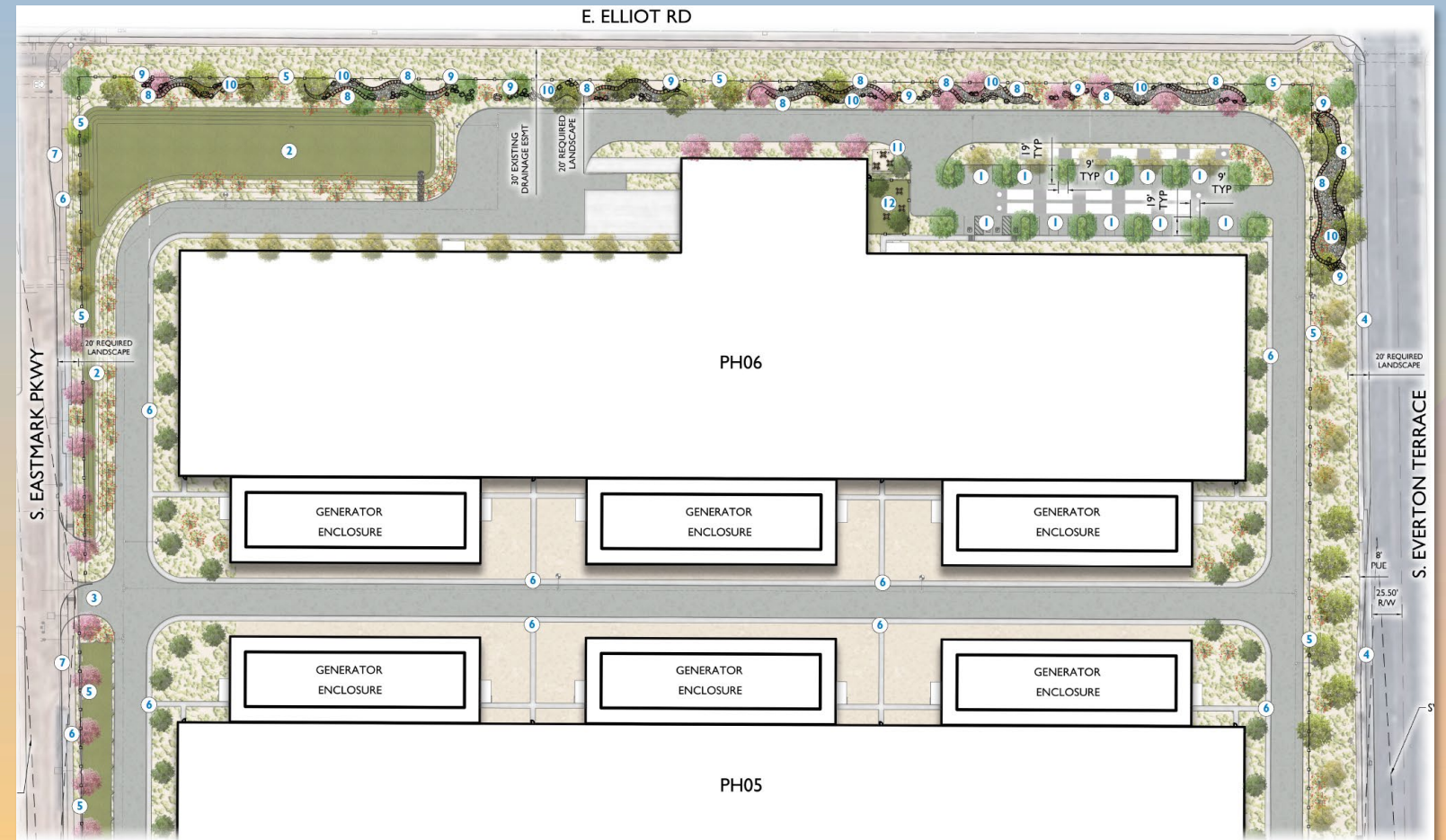
- Three data center buildings
- Generator enclosures (screened)
- Office spaces
- Main entrance from Everton Terrace
- Public art
- Outdoor employee areas
- Sub-station (screened)



# Landscape Plan (north)

## PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME
<b>TREES</b>		
	<i>Acacia aneura</i>	Mulga
	<i>Acacia farnesiana</i>	Sweet Acacia
	<i>Acacia salicina</i>	Willow Acacia
	<i>Chilopsis linearis</i>	Desert Willow
	<i>Cercidium microphyllum</i>	Foothills Palo Verde
	<i>Prosopis hybrid 'Phoenix'</i>	Thornless Mesquite
	<i>Olneya tesota</i>	Ironwood

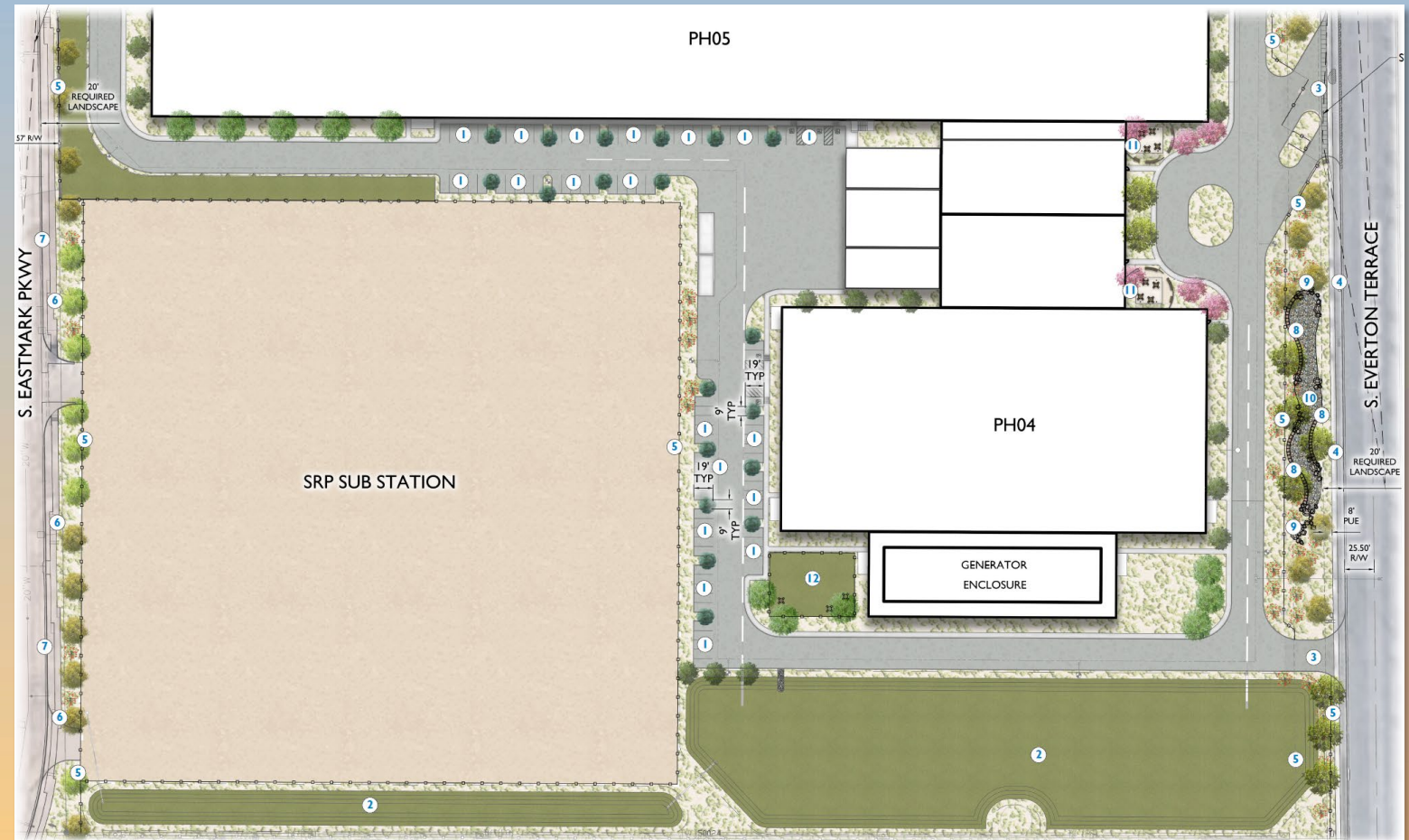




# Landscape Plan (south)

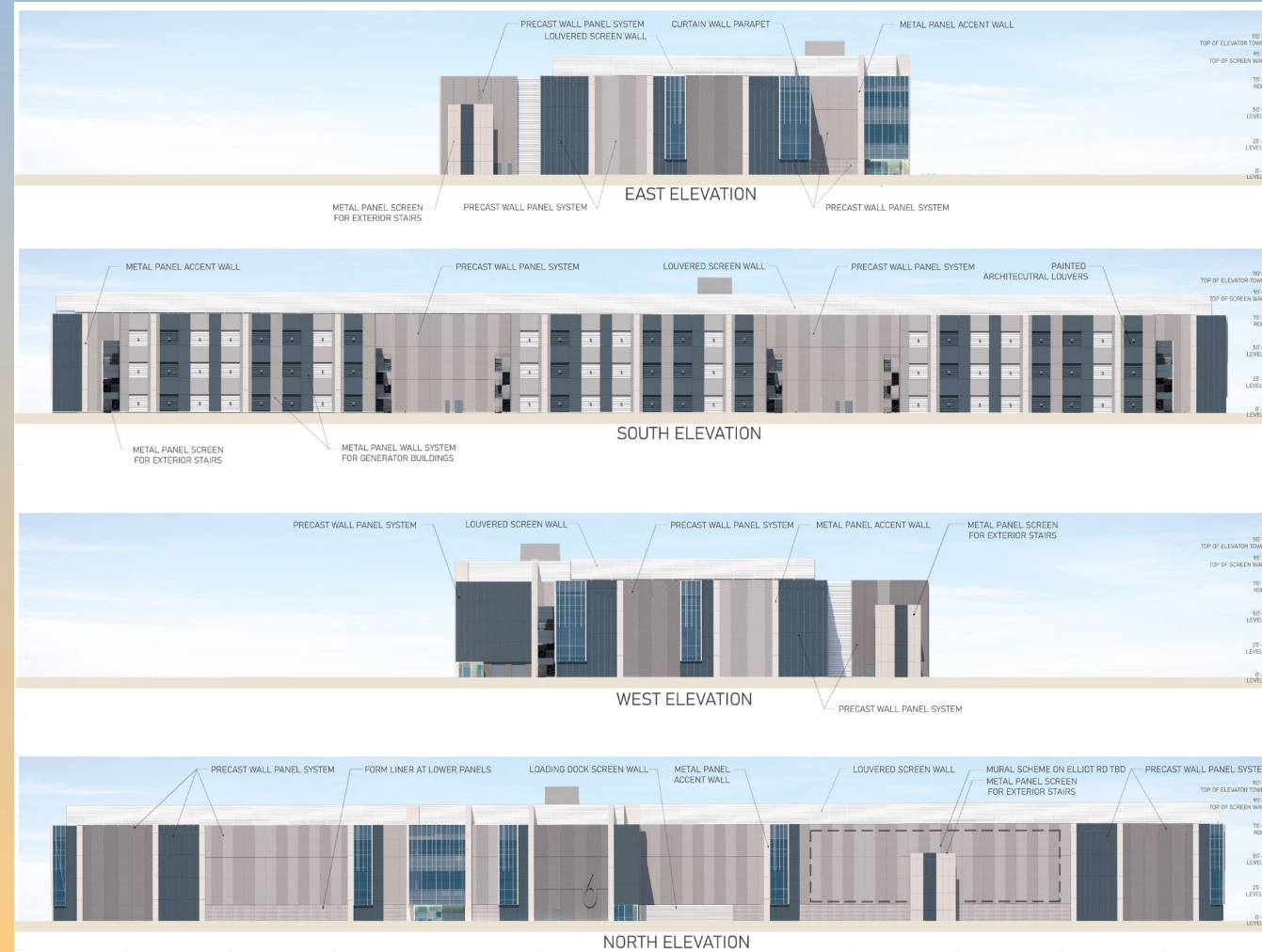
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	<i>Olneya tesota</i>	Ironwood





# Elevations





# Elevations



PH04 AND PH05 ON EVERTON TERRACE



# Elevations



PH06 LOADING DOCK



# Elevations

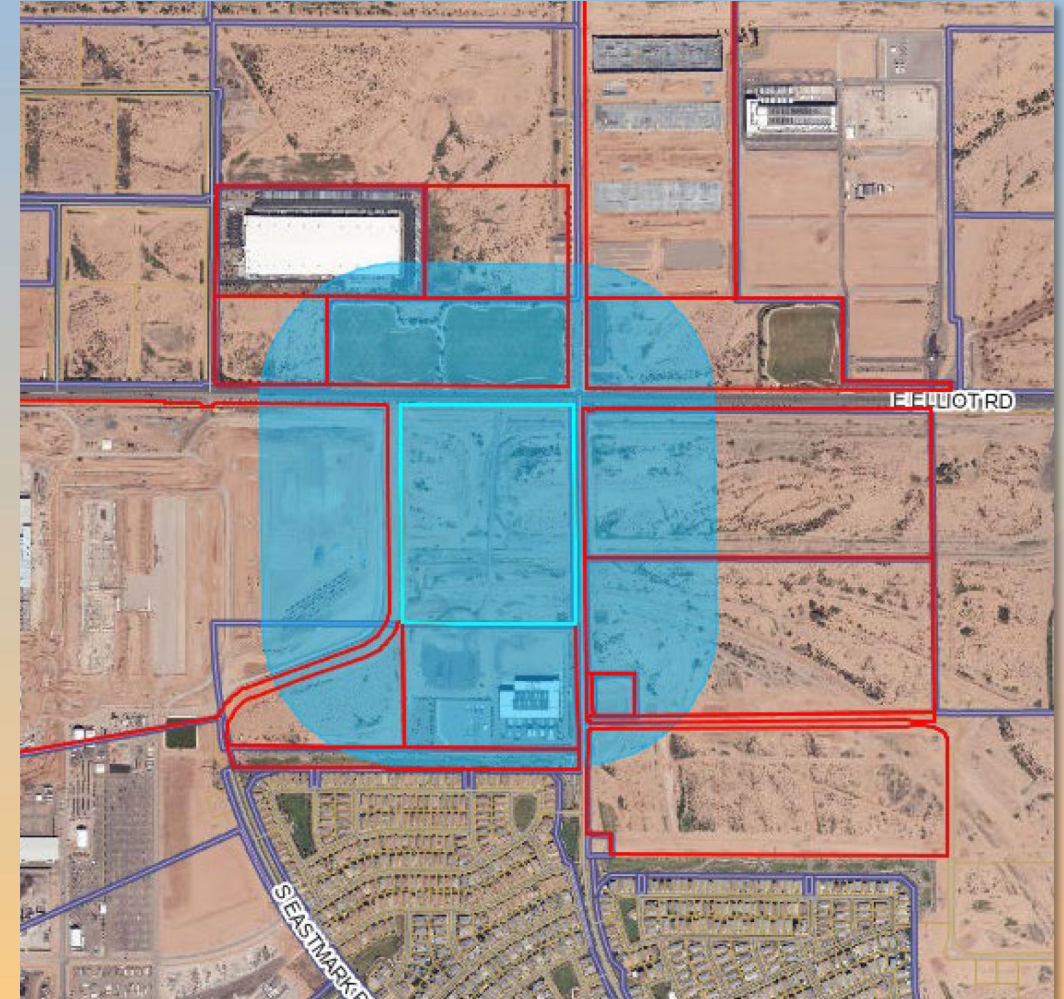


PH 06 AND PH 05 ON EVERTON TERRACE



# Citizen Participation

- Notified property owners within 1,000 ft., HOAs, and registered neighborhoods
- Staff has been not contacted from any interested parties on the proposed development







# Findings

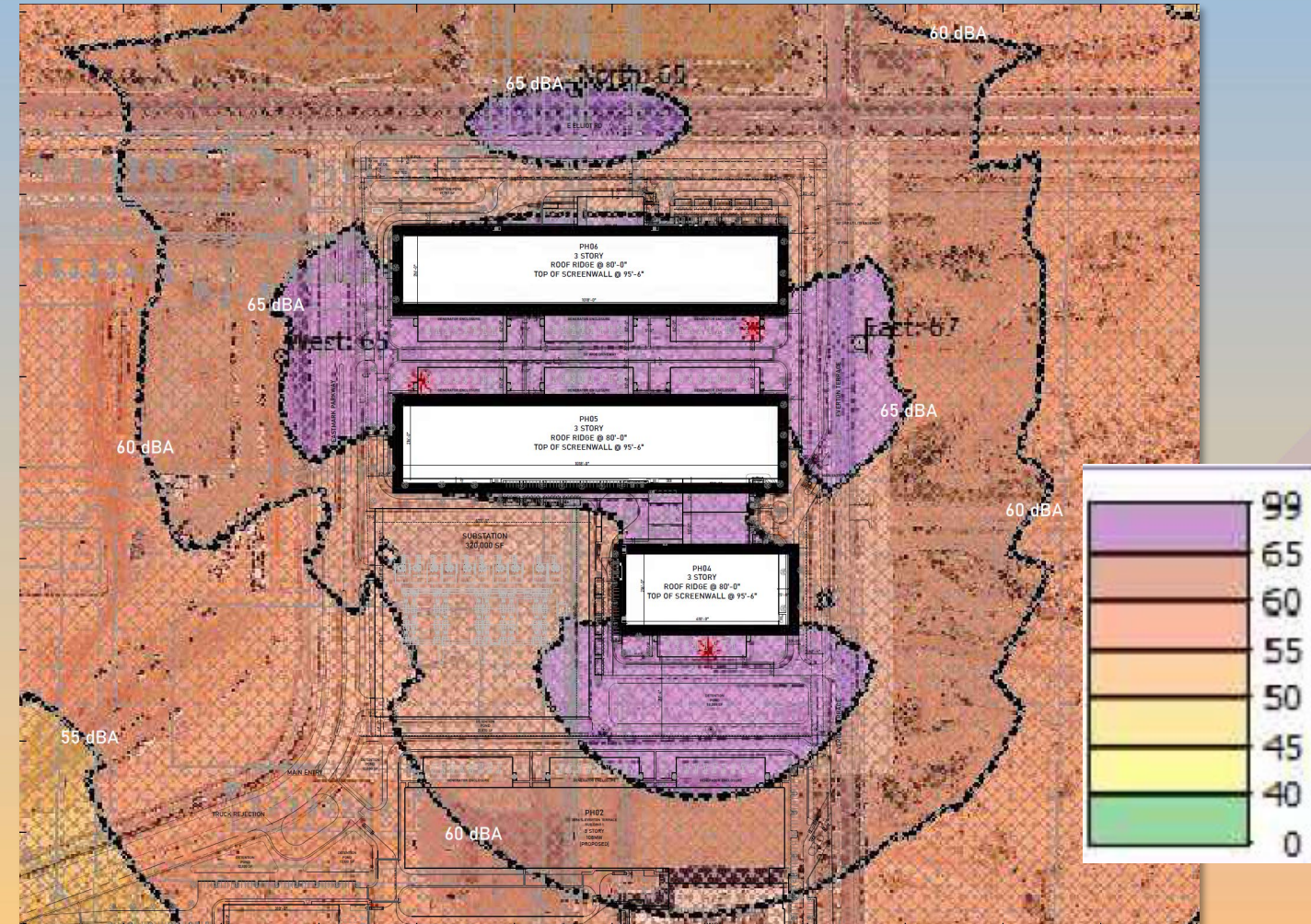
- ✓ Complies with the 2040 Mesa General Plan
- ✓ Consistent with Eastmark Community Plan & DUP for DU 5/6S
- ✓ Complies with criteria for Site Plan Review per Section 6.1 of the Eastmark Community Plan

*Staff recommends Approval with Conditions*



# Noise Contour Exhibit

<b>Painful Acoustic Trauma</b>	<b>140</b>	Shotgun blast
	<b>130</b>	Jet engine 100 feet away
	<b>120</b>	Rock concert
<b>Extremely Loud</b>	<b>110</b>	Car horn, snowblower
	<b>100</b>	Blow dryer, subway, helicopter, chain saw
	<b>90</b>	Motorcycle, lawn mower, convertible ride on highway
<b>Very Loud</b>	<b>80</b>	Factory, noisy restaurant, vacuum, screaming child
<b>Loud</b>	<b>70</b>	Car, alarm clock, city traffic
	<b>60</b>	Conversation, dishwasher
<b>Moderate</b>	<b>50</b>	Moderate rainfall
<b>Faint</b>	<b>40</b>	Refrigerator
	<b>30</b>	Whisper, library
	<b>20</b>	Watch ticking
	<b>dB levels</b>	





# ZON23-00609

Emily Johnson, Planner I

January 24, 2024



# Request

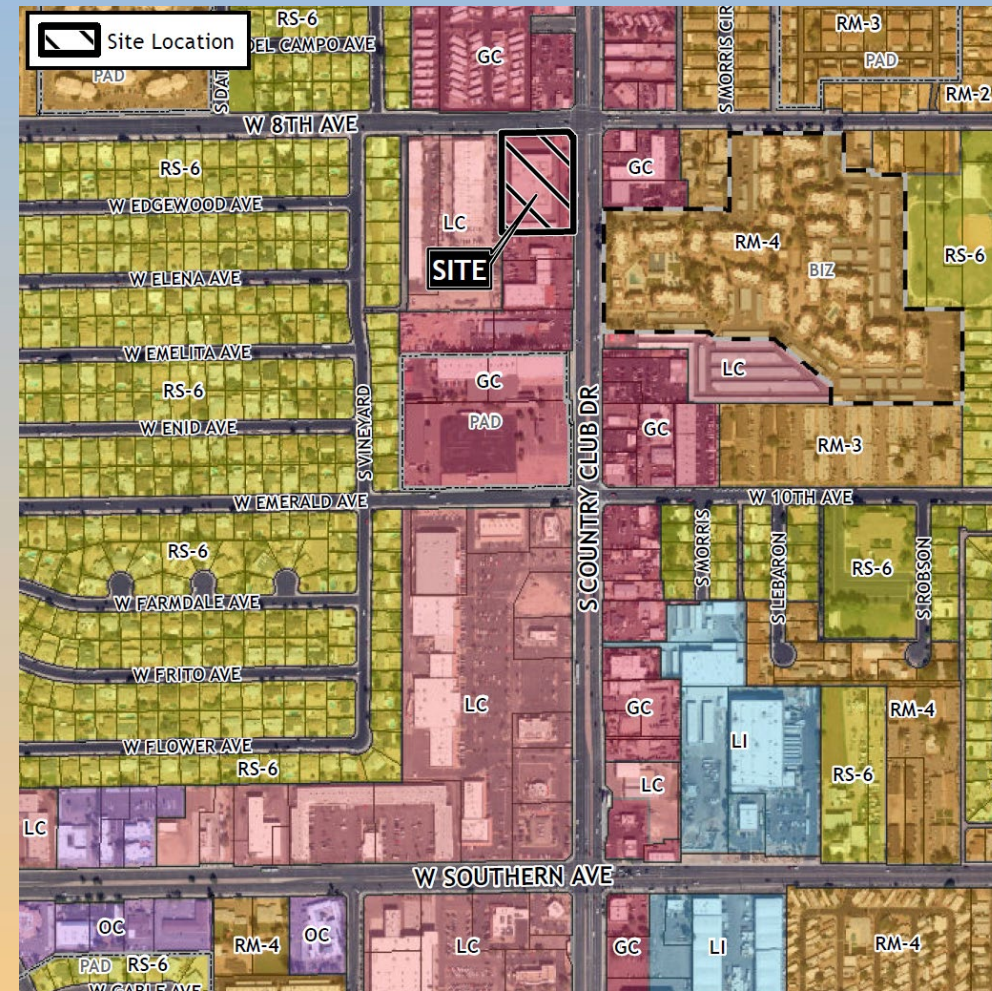
- Rezone from GC to GC-BIZ-CUP
- Site Plan Review
- To allow a new mini-storage facility development





# Location

- West of Country Club Drive
- North of Southern Avenue
- South of 8<sup>th</sup> Avenue





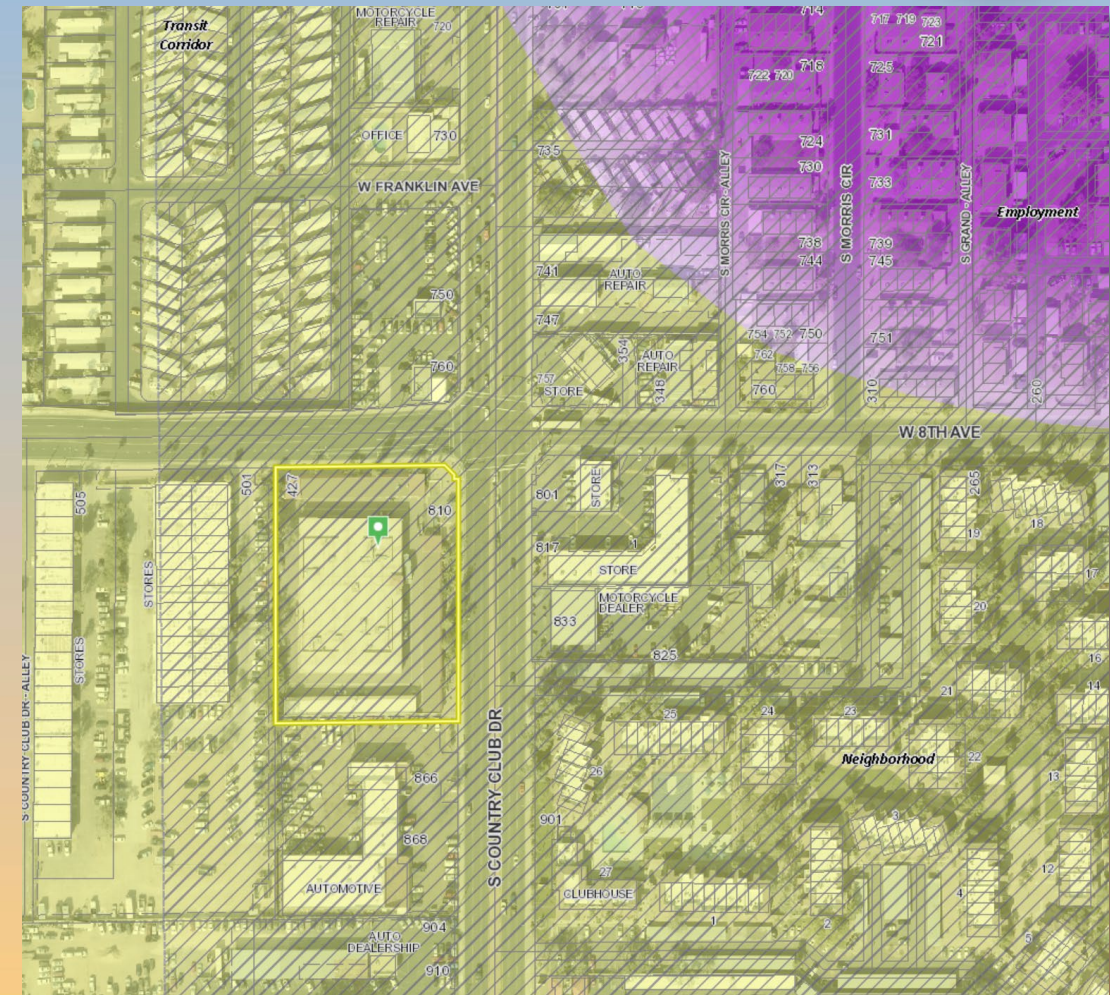
# General Plan

## Neighborhood Suburban

- Safe places to live and enjoy surrounding community
- Commercial uses along arterial frontages and at major street intersections

## Transit Corridor

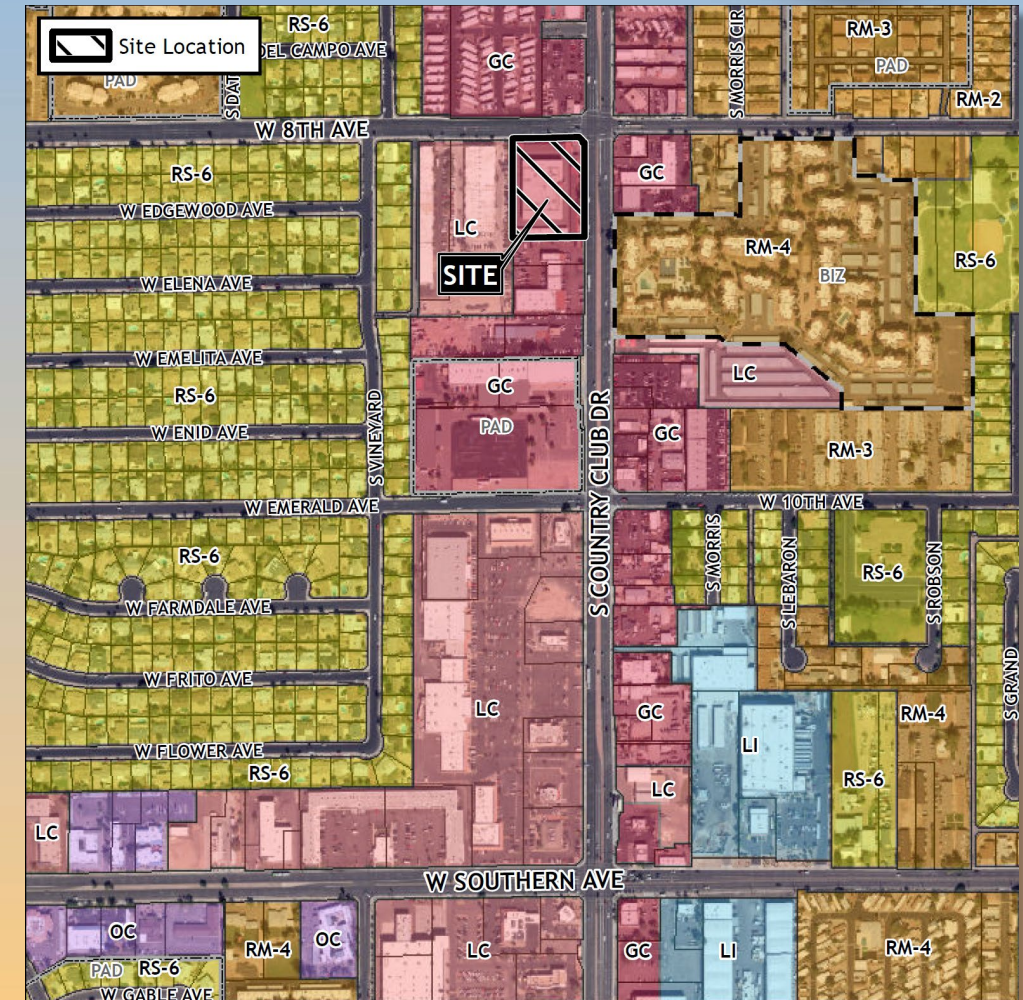
- Buildings encouraged to be brought close to the front property lines





# Zoning

- Request to rezone from GC to GC-BIZ-CUP
- Mini-storage facility is permitted in the GC district with the approval of a CUP





# Site Photos



Looking southwest at the corner of Country Club Dr and 8<sup>th</sup> Ave





# Site Photos

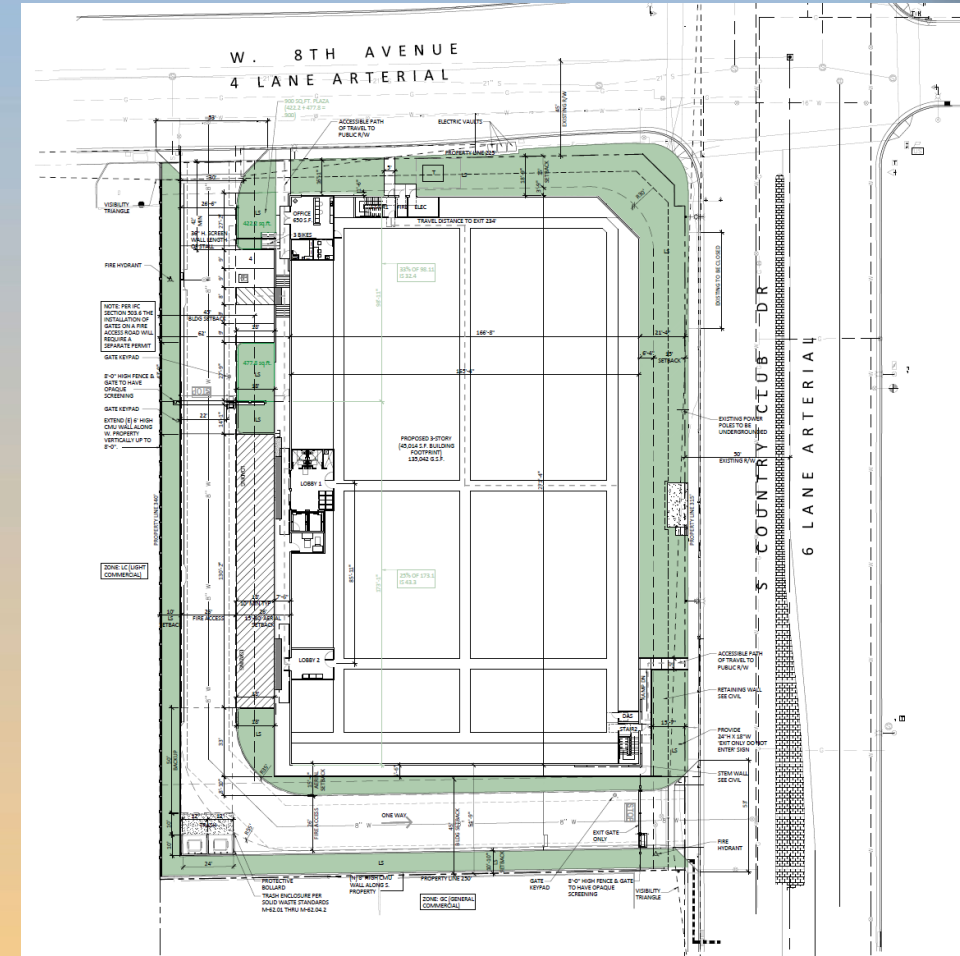


Looking west from Country Club Dr



# Site Plan

- 135,042 sq. ft. 3-story mini-storage facility
- 4 parking spaces required; 4 proposed
- Access from 8<sup>th</sup> Ave and exit on Country Club Dr







# Bonus Intensity Zone

Development Standard	MZO Required	BIZ Proposed
<u>Building Height –</u> <i>MZO Table 11-6-3.A</i>	<p>30 Feet</p>	<p><b>40 Feet</b></p>
<u>Setback of Cross Drive Aisles –</u> <i>MZO Section 11-32-4.A</i>	<p>Parking spaces along main drive aisles connecting directly to a street shall be set back at least 50 feet from the property line abutting the street</p>	<p><b>Parking spaces along main drive aisles connecting directly to a street shall be set back at least 42 feet from the property line abutting the street</b></p>
<u>Required Landscape Yards –</u> <i>MZO Section 11-33-3(B)(2)</i> <ul style="list-style-type: none"> <li>- West Property Line</li> <li>- South Property Line</li> </ul>	<p>15 feet</p> <p>15 Feet</p>	<p><b>10 Feet</b></p> <p><b>10 Feet</b></p>



# Bonus Intensity Zone

## Development Standard

## MZO Required

## BIZ Proposed

Foundation Base Along Exterior Walls –  
*MZO Section 11-33-5(A)(1)(a)*

- Exterior Wall with Public Entrances, buildings larger than 10,000 square feet with parking spaces that abut foundation base

An additional foundation base shall be provided at the entrance to create an entry plaza area. The plaza area shall have a minimum width and depth of 20 feet, and a minimum area of 900 square feet

**Additional foundation base and entry plaza area are not required**

Landscape Area in Foundation Base –  
*MZO Section 11-33-5(B)(1)*

A minimum of one tree per 50 linear feet or less of exterior wall length of a building shall be provided.

- West Property Line
- South Property Line

6 Trees

**4 Trees**

4 Trees

**0 Trees**



# Council Use Permit

## Section 11-70-6: 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.



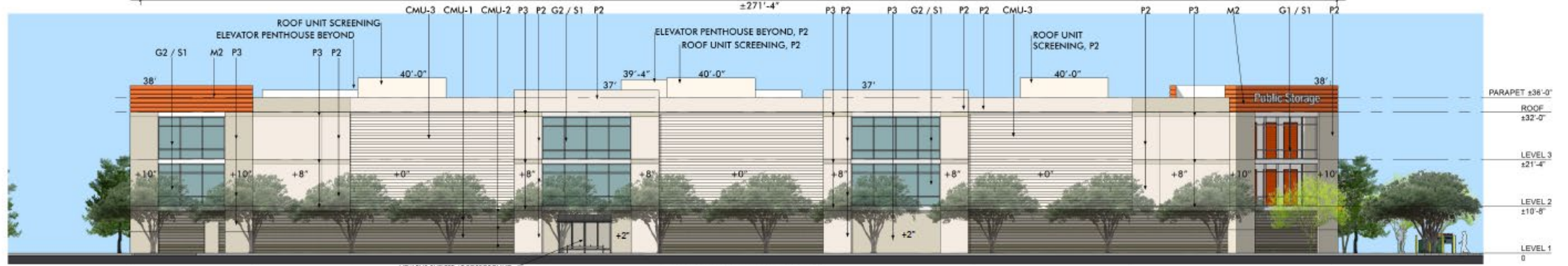
# Elevations

EIFS - 49.34%  
 CMU - 37.24%  
 METAL - 2.93%  
 Glazing - 9.55%  
 Spandrel - 0.98%



WEST ELEVATION

EIFS - 34.5%  
 CMU - 47.83%  
 METAL - 3.81%  
 Glazing - 4.47%  
 Spandrel - 13.22%

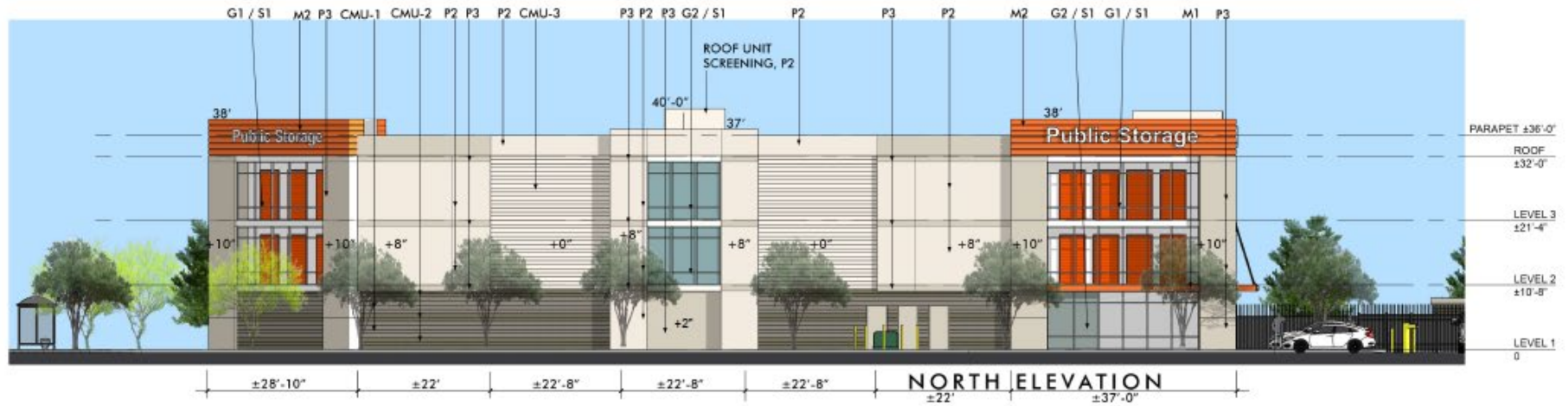


EAST ELEVATION

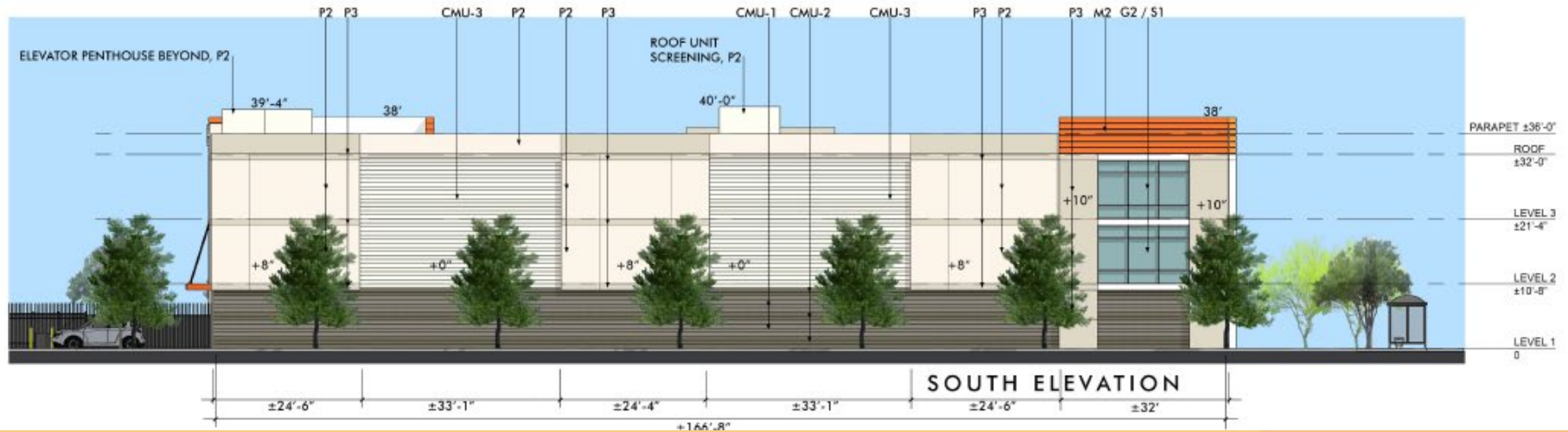


# Elevations

EIFS - 44.44%  
 CMU - 32.54%  
 METAL - 6.91%  
 Glazing - 18.6%  
 Spandrel - 4.57%



EIFS - 45.46%  
 CMU - 49.66%  
 METAL - 3.17%  
 Spandrel - 7.03%

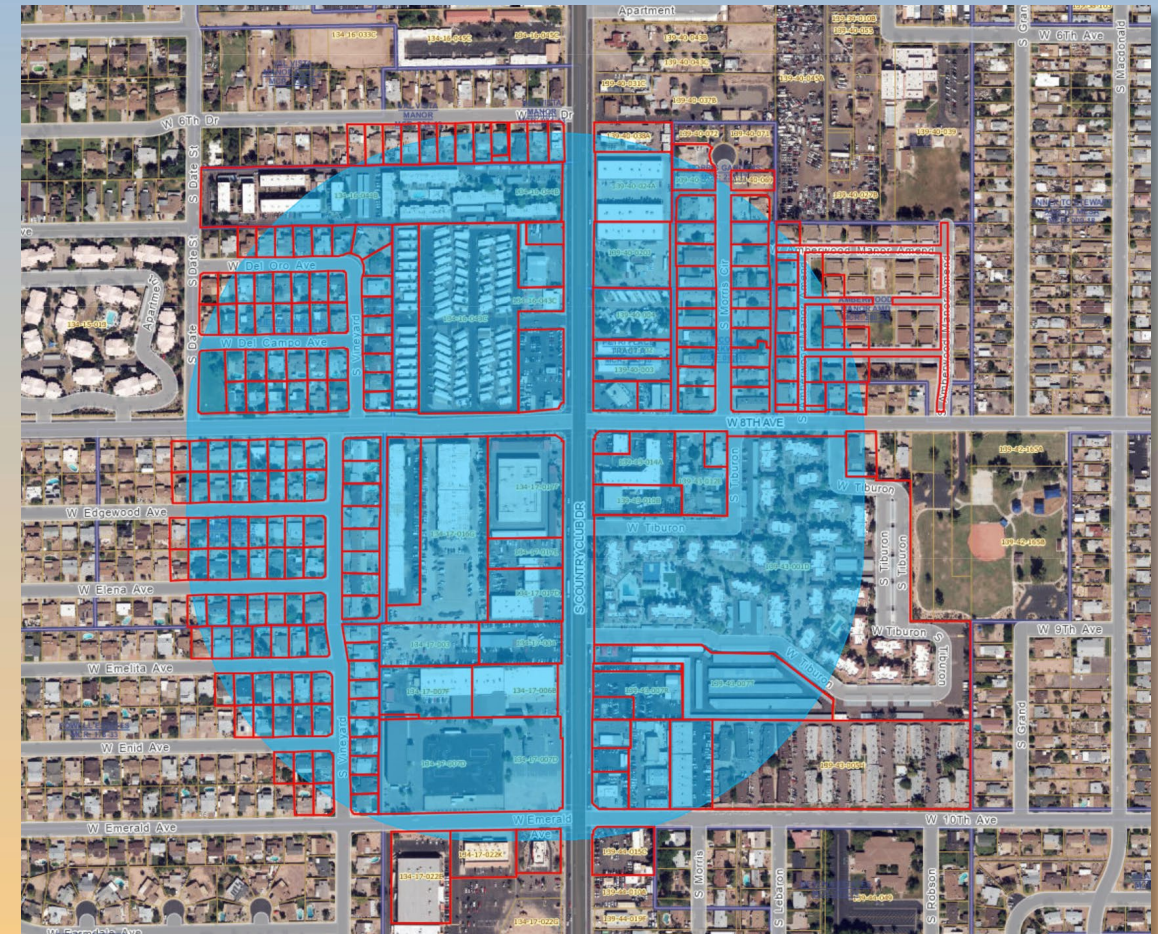






# Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- Held neighborhood meeting on November 29, 2023
- Staff has received one comment in opposition





# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review
- ✓ Complies with Chapter 21 of the MZO for a BIZ Overlay
- ✓ Complies with the review criteria for a Council Use Permit outlined in Section 11-70-6 of the MZO

***Staff recommend Approval with Conditions***



# City of Mesa Billboards

## Planning & Zoning Board Study Session January 24, 2024

Mary Kopaskie-Brown, Planning Director  
Kellie Rorex, Senior Planner





# Purpose – Proposed Text Amendment

- Create opportunities for:
  - Development/redevelopment of larger sites
  - Partnerships with private organizations - messaging on City activities and public service announcements
- Develop Standards
  - Enhance the City's built environment
  - Respond to the Market





# Comparison with Surrounding Jurisdictions

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# Comparison with Surrounding Jurisdictions

## Prohibited\*:

- Chandler
- Gilbert
- Scottsdale
- Queen Creek
- Apache Junction

## Permitted:

- Maricopa County
- Pinal County
- Surprise
- Glendale
- Tempe
- Phoenix

\* does not including County carve-out sites/properties



# Maricopa County

- Used as a guide for recommendations related to:
  - Site Eligibility
  - Location Standards
  - Number and Size Standards
  - Digital Display Standards





# Proposed Text Amendments

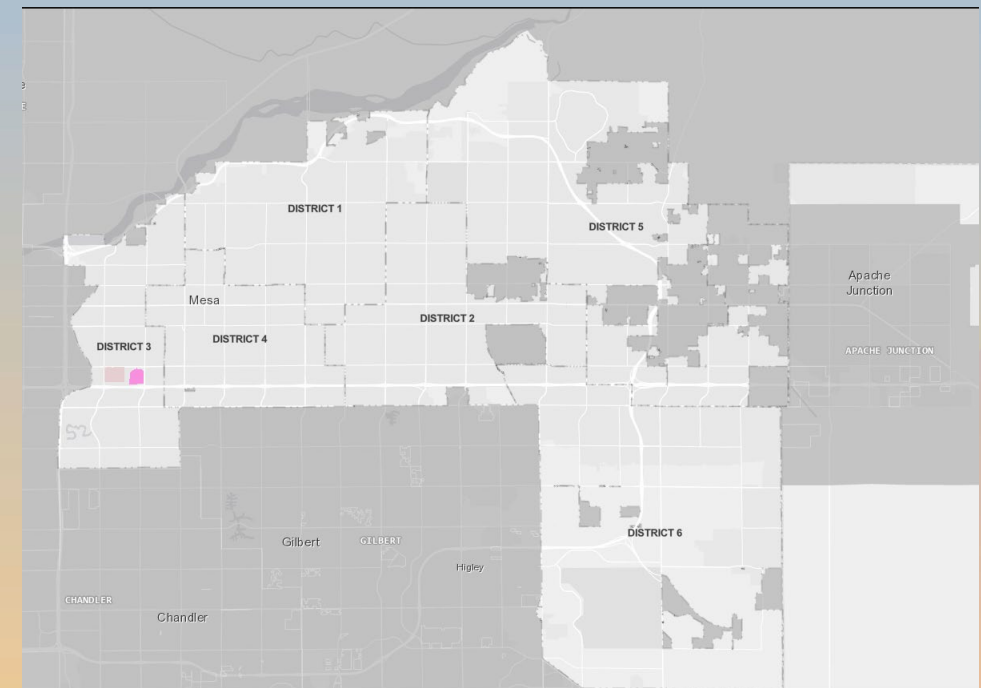
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# Proposed Site Eligibility

- Recommended Zoning Districts
  - Public/Semi-Public
  - Mixed Use
  - Infill Development District 2
- Site = 50 acres or greater
- Freeway Frontage = Min. 1,500 feet





# Proposed Location Standards

- Placed within 250 feet of the freeway
- Setback from residential zone or use = 500 feet
- Separation from another billboard = 1,200 feet
  - Includes billboards in adjacent communities
  - Includes billboards that are existing or proposed
- Separation from existing or proposed Freeway Landmark = 1,200 feet



# Proposed Number and Size Standards

- Maximum Number = 2 billboards per site
- Maximum sign area = 672 square feet + 20% for embellishment
- Maximum Height
  - 48 feet above the adjacent freeway grade or elevation
  - Inclusive of all embellishments or attachments
  - No more than 70 feet above the site's finished grade



# Proposed Digital Display Standards

- Network time and federal, state, and local public service announcements required
- No animation, flashing, blinking, or moving lights
- Display may not change sooner than every 8 seconds
- No transition allowed between copy/message
- Dimmers on all digital billboards from sunset to 11:00 p.m. (maximum of 300 nits)
- All illumination extinguished from 11:00 p.m to sunrise



# Recommended Process

- Create Billboard Overlay District
  - City Council/Legislative Approval (Rezoning)
  - Discretion based on each case
  - Potential Ordinance Sunset
- Development Agreement
  - Public Service Announcement content
  - With Property Owner
  - With Billboard Owner



# Questions?

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