

Planning and Zoning Board



Meeting Minutes

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

Date: April 10, 2024 Time: 4:00 p.m.

MEMBERS PRESENT:

Benjamin Ayers
Jeff Pitcher*
Jeffery Crockett
Jamie Blakeman
Jayson Carpenter

MEMBERS ABSENT

Troy Peterson
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
Jennifer Merrill
Charlotte Bridges
Sean Pesek
Chloe Durfee Daniel
Kwasi Abebrese
Christopher Hassert
Sarah Steadman
Kirstin Dvorchak
Alexis Wagner

OTHERS PRESENT:

Call Meeting to Order.

Chair Ayers excused Boardmember Peterson and Boardmember Montes 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 Crockett, seconded by Boardmember Carpenter, that the consent agenda items be approved.

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

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Crockett, Blakeman, Carpenter

NAYS – None

MINUTES OF THE APRIL 10, 2024 PLANNING & ZONING REGULAR MEETING

Items on the Consent Agenda

2 Approval of minutes from previous meetings.

***2-a** Minutes from the February 28, 2024 study session and special meeting.

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

***3-a ZON23-01002 - "Whataburger - Power & Broadway" (District 2).** Within the 300 block of South Power Road (east side) and within the 6800 block of East Broadway Road (north side). Located north of Broadway Road on the east side of Power Road. (1± acres). Major Site Plan Modification and amending the conditions of approval for Case No. Z91-038. This request will allow for a restaurant with a drive-thru facility. WNDG LLC, Owner; David Cox, Applicant.

Planner: Kwasi Abebrese

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON23-01002 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review, Case No. DRB23-00703.
3. Compliance with all City development codes and regulations.

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

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Crockett, Blakeman, Carpenter

NAYS – None

* * * * *

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

MINUTES OF THE APRIL 10, 2024 PLANNING & ZONING REGULAR MEETING

***3-b ZON23-00743 - "Central Mesa Reuse Pipeline" (District 1).** Within the 3600 block of East Thomas Road (north side) and within the 3600 block of North Val Vista Drive (east side). Located on the east of Val Vista Drive on the north side of Thomas Road (0.8± acres). Rezone from General Industrial (GI) to Public and Semi-Public with a Bonus Intensity Zone overlay (PS-BIZ), Council Use Permit (CUP), and Site Plan Review. This request will allow for the development of a major utility. City of Mesa, Owner; Brian Border, City of Mesa, Applicant.

Planner: Chloe Durfee Daniel

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON23-00743 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review Case No. DRB23-00745.
3. Prior to the issuance of any Building Permit, the Engineering Department shall submit proposed art, including visual screening of exterior tank appurtenances, for the site and tank for Planning Director review and approval.
4. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, or at the time of the City's request for dedication, whichever comes first.
5. Compliance with all City development codes and regulations, except the modifications to the development standards approved with this BIZ as shown in the following table:

Development Standards	Approved
<u>Minimum Setback Along Property Lines for Buildings and Parking Areas –</u> <i>MZO Table 11-10-3.A</i> - Front and Street Facing Side: Collector (Thomas Road) -Front and Street Facing Side: Freeway (202 freeway) -Rear: Adjacent to Non-residential District	1' 9" 9' 3" 11' 2" Total
<u>Required Landscape Yards – MZO Section 11-33-3.B</u> -Non-Single Residence Adjacent to Non-Single Residence <i>MZO Table 11-10-3.A</i> - Front and Street Facing Side: Collector (Thomas Road) -Front and Street Facing Side: Freeway (202 freeway)	0 feet 0 feet 0 feet
<u>Fences and Freestanding Walls – MZO Section 11-30-4(B)1</u> -Maximum Height	

(Front yards and required street side yards)	8 feet
<u>Setbacks at Intersections</u> – MZO Section 11-30-10 - Arterial with Major/ Midsection collector	23 feet
<u>Setback of Cross Drive Aisles</u> – MZO Section 11-32-4(A) - Setback from property line	35' 5" radius
<u>Perimeter Landscaping</u> – MZO Section 11-33-3(A) -Arterial (Val Vista Drive) -Collector (Thomas Road)	1.27 trees and 5.93 shrubs per 25 linear feet of street frontage (6 trees/ 28 shrubs) 0 trees and 3 shrubs per 25 linear feet of street frontage (0 trees/ 59 shrubs)

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

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Crockett, Blakeman, Carpenter

NAYS – None

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MINUTES OF THE APRIL 10, 2024 PLANNING & ZONING REGULAR MEETING

- *3-c ZON23-00174 - "SWC Ellsworth Rd and Peterson Ave" (District 6).** Within the 3400 to 3600 blocks of South Ellsworth Road (west side) and within the 9000 to 9200 blocks of East Peterson Avenue (south side). Located north of Elliot Road on the west side of Ellsworth Road (7.5± acres). Rezone from Planned Employment Park with two Planned Area Development overlays (PEP-PAD-PAD) and Limited Commercial with two Planned Area Development overlays (LC-PAD-PAD) to Limited Commercial (LC) and Site Plan Review. This request will allow for a large commercial development. ELLSWORTH LAND LP, Owner; Michelle Santoro, Gammage & Burnham PLC, Applicant.

Planner: Jennifer Merrill

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON23-00174 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with the Preliminary Plat submitted.
3. Compliance with the Subdivision Regulations.
4. Prior to the issuance of any building permit, obtain approval of and record a final subdivision plat for the subject parcel.
5. Prior submitting an application for any building permit, record a cross-access and reciprocal parking agreement among all five parcels as shown on the Preliminary Plat.
6. Compliance with all requirements of Design Review including Case Nos. DRB23-00571 and DRB23-00873.
7. Design Review is required for future development of the hotel located on Parcel 1 of the site plan.
8. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication, whichever comes first.
9. All off-site improvements and street frontage landscaping must be installed in the first phase of construction.
10. 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 three 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."
11. Execute and comply with the Development Agreement (DA23-00013), and all future amendments to it.

12. Compliance with all City development codes and regulations.

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

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Crockett, Blakeman, Carpenter

NAYS – None

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***3-d ZON22-00779 - "Gallery Park Freeway Landmark Monument" (District 6).** Within the 4900 to 5200 blocks of South Power Road (east side) and within the 6800 to 7000 blocks of East Ray Road (north side). Located south of the Loop 202 SanTan freeway on the east side of Power Road. (42± acres). Council Use Permit. This request will allow for a Freeway Landmark Monument. Devan Wastchak, Owner; Ralph Pew, Pew & Lake, Applicant.

Planner: Sean Pesek

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON22-00779 conditioned upon:

1. Compliance with final sign detail submitted.
2. Compliance with all requirements of Case No. DRB22-00780.
3. Compliance with all City development codes and regulations, except the modifications to the Freeway Landmark Monument Guidelines as shown in the following table:

FLM Guideline	Approved
General Provisions	
At least 20% of the total sign area should be used for the project or destination name	9% of the total sign area is used for the project or destination name
No closer than two thousand feet (2,000') from an existing or approved Freeway Landmark Monument on the same side of the freeway	776 feet from an existing Freeway Landmark Monument on the same side of the freeway (Located in the Town of Gilbert)
Design and Construction	
Maximum 1 square foot of total sign area per 2 lineal feet of freeway frontage, not to exceed 750 square feet (535.5 square feet for the Proposed Project)	1,526 square feet of total sign area
Electronic Message Display	
The display is limited to text messages only, with no animation or video	The electronic display includes static text and graphics
Each message shall be displayed for a minimum period of one hour	Each message shall be displayed for a minimum of 8 seconds before changing

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

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Crockett, Blakeman, Carpenter

NAYS – None

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MINUTES OF THE APRIL 10, 2024 PLANNING & ZONING REGULAR MEETING

4 Discuss and take action on the following preliminary plats:

- *4-a ZON23-00923 - "1868 N Power Road" (District 5).** Within the 1800 and 1900 blocks of North Power Road (west side). Located south of McKellips Road on the west side of Power Road. (3.8± acres). Review of a Preliminary Plat. Corral Phoenix Mesa, LLC., Owner; Holly Tanaka, Bowman Consulting Group Ltd., LLC. Applicant.

Planner: Charlotte Bridges

Staff Recommendation: Approval with conditions

That: The Board recommends to approve case ZON23-00923 conditioned upon:

1. Compliance with the Preliminary Plat submitted.
2. Compliance with the Subdivision Regulations.
3. Prior to recording a final subdivision plat with Maricopa County, obtain a building permit to demolish the existing building and a final inspection to confirm the demolition.
3. Prior to the issuance of any building permits to construct a new building, obtain approval of and record a final subdivision plat with Maricopa County.
4. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication, whichever comes first.
5. Compliance with all City development codes and regulations.

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

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Crockett, Blakeman, Carpenter

NAYS – None

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MINUTES OF THE APRIL 10, 2024 PLANNING & ZONING REGULAR MEETING

Items Removed from Consent Agenda

- 3-e **ZON21-00874 - "Cottages on Sossaman" (District 2).** Within the 100 block of North Sossaman Road (west side). Located north of Main Street and west of Sossaman Road. (2.8± acres). Rezone from Limited Commercial (LC) to Multiple Residence-2 with a Planned Area Development Overlay (RM-2-PAD) and Site Plan Review. This request will allow for a multiple residence development. CBJ LAND LLC, Owner; Alex Hayes, Whitney Morris Baugh, PLC, Applicant.

Planner: Sean Pesek

Staff Recommendation: Approval with conditions

Summary:

Staff Planner Sean Pesek presented case ZON21-00874. See attached presentation.

Applicant Alex Hayes made a presentation to the Board. See attached presentation.

The following citizens offered a series of comments in opposition to ZON21-00874.

- Brian Paul, a Maricopa County resident.
- Colleen Melton, a Maricopa County resident.

Discussion ensued amongst the boardmembers.

It was moved by Boardmember Crockett, seconded by Vice Chair Pitcher, that case ZON23-00874 be approved.

The Board recommends to approve case ZON21-00874 conditioned upon:

1. Compliance with final site plan, landscape plan, and elevations submitted.
2. Dedicate the rights-of-way and easements required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication, whichever comes first.
3. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this PAD overlay as shown in the following table:

MZO Development Standards	Approved
<u>Minimum Yards –</u> <i>MZO Table 11-5-5</i> -Interior Side and Rear: 3 or more units on lot (north and west property lines)	6 feet total (North Property line) 24 feet total (West Property Line)
<u>Minimum Separation Between Buildings on Same Lot –</u> <i>MZO Table 11-5-5</i> -Two-story building	12 feet

<u>Materials –</u> <i>MZO Section 11-5-5(B)(5)(b)</i>	Plan A must contain 2 primary materials, each covering at least 9% of the exterior walls
<u>Required Landscape Yards –</u> <i>MZO Section 11-33-3(B)(1)</i> -Non-Single residence adjacent to non-single residence	6 feet (north) 10 feet (west) 8 feet (south)
<u>Required Landscape Yard Plant Material –</u> <i>MZO Section 11-33-3(B)(2)(c)</i> -Non-single residence uses adjacent to non-single residence (north property line)	5 non-deciduous trees and 64 shrubs

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

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Crockett, Blakeman, Carpenter

NAYS – None

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MINUTES OF THE APRIL 10, 2024 PLANNING & ZONING REGULAR MEETING

5 Adjournment.

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

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

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Crockett, Blakeman, Carpenter

NAYS – None

The public hearing was adjourned at 4:35 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,


Rachel Nettles
Assistant Planning Director



ZON21-00874

Sean Pesek, Senior Planner

April 10, 2024



Request

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





Location

- West side of Sossaman Road
- North of Main Street
- Existing strip commercial center to the south
- Maricopa County residential to the east

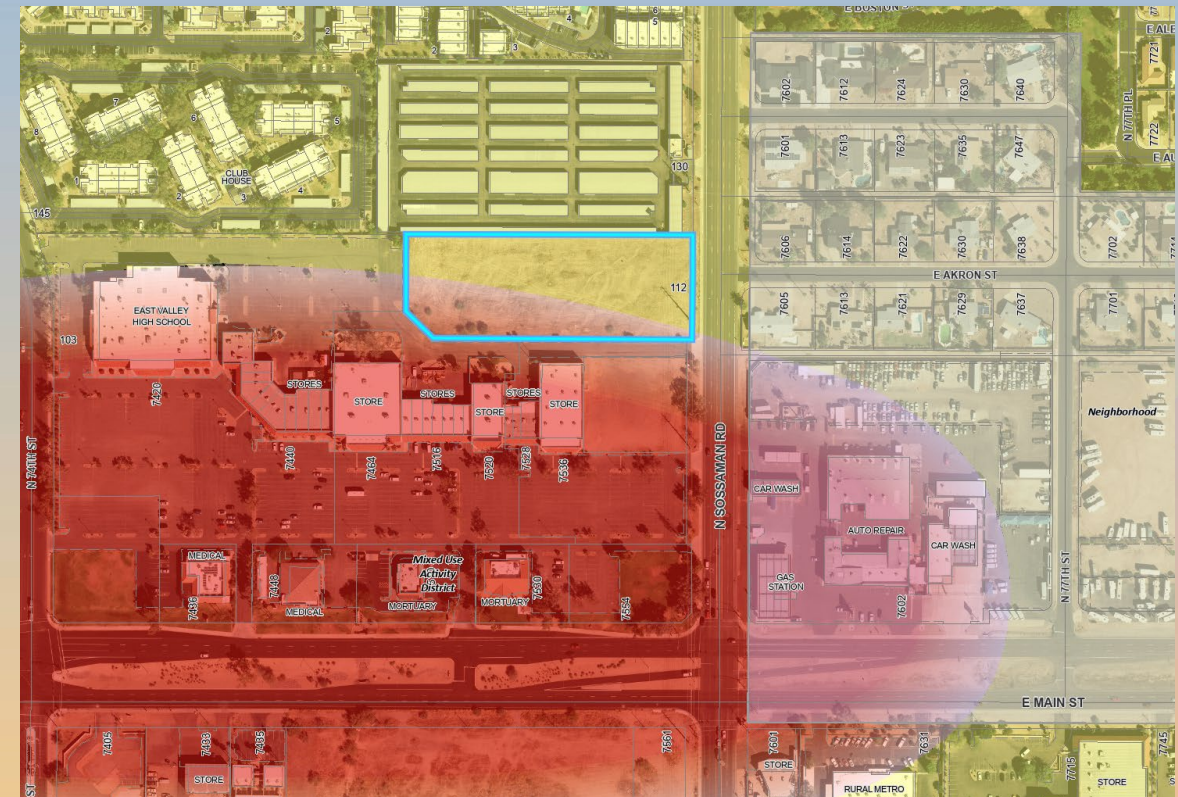




General Plan

Neighborhood with a Suburban Subtype

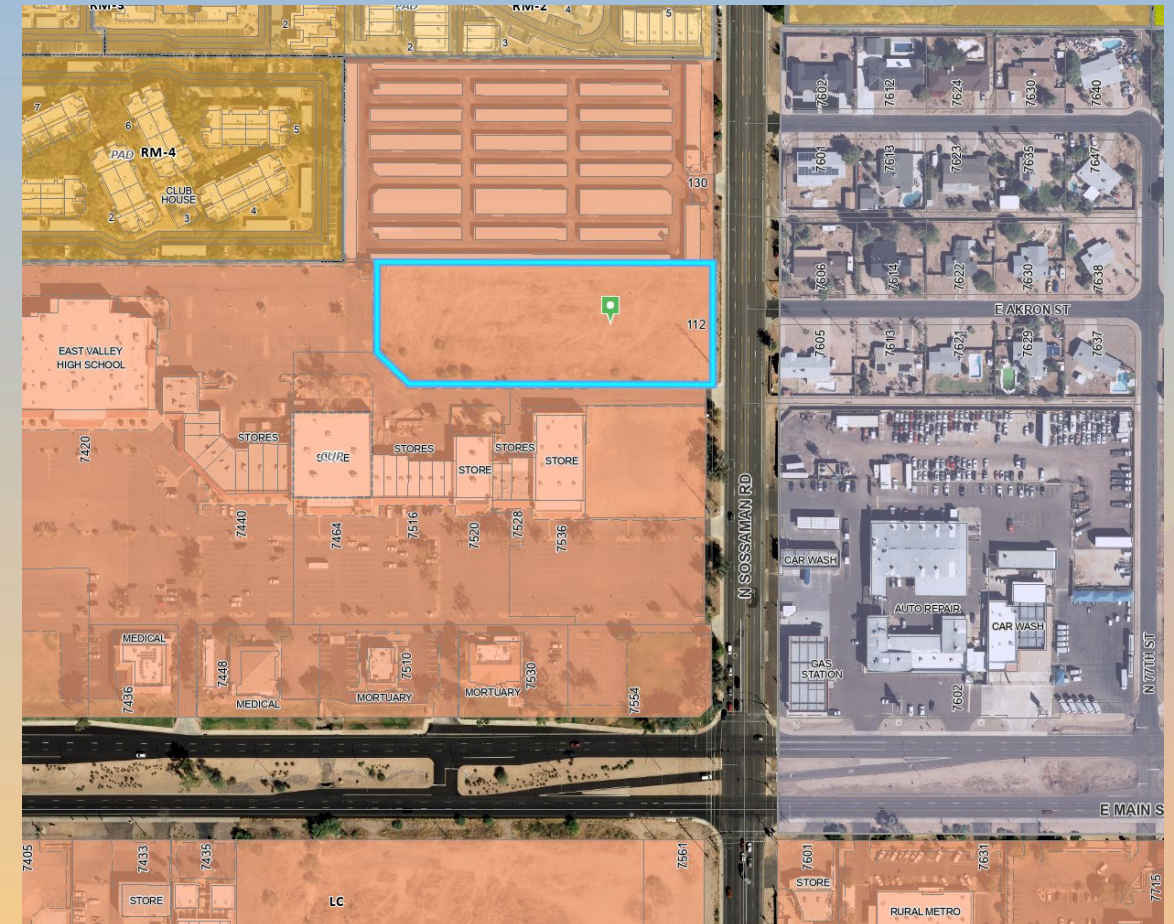
- Provide safe places for people to live where they can feel secure and enjoy their surrounding community
- RM-2 is a primary zoning district
- Multiple Residence is a primary use





Zoning

- Existing zoning: LC
- Proposed zoning: RM-2-PAD
- Proposed use is permitted in the RM-2 zone





Site Photo

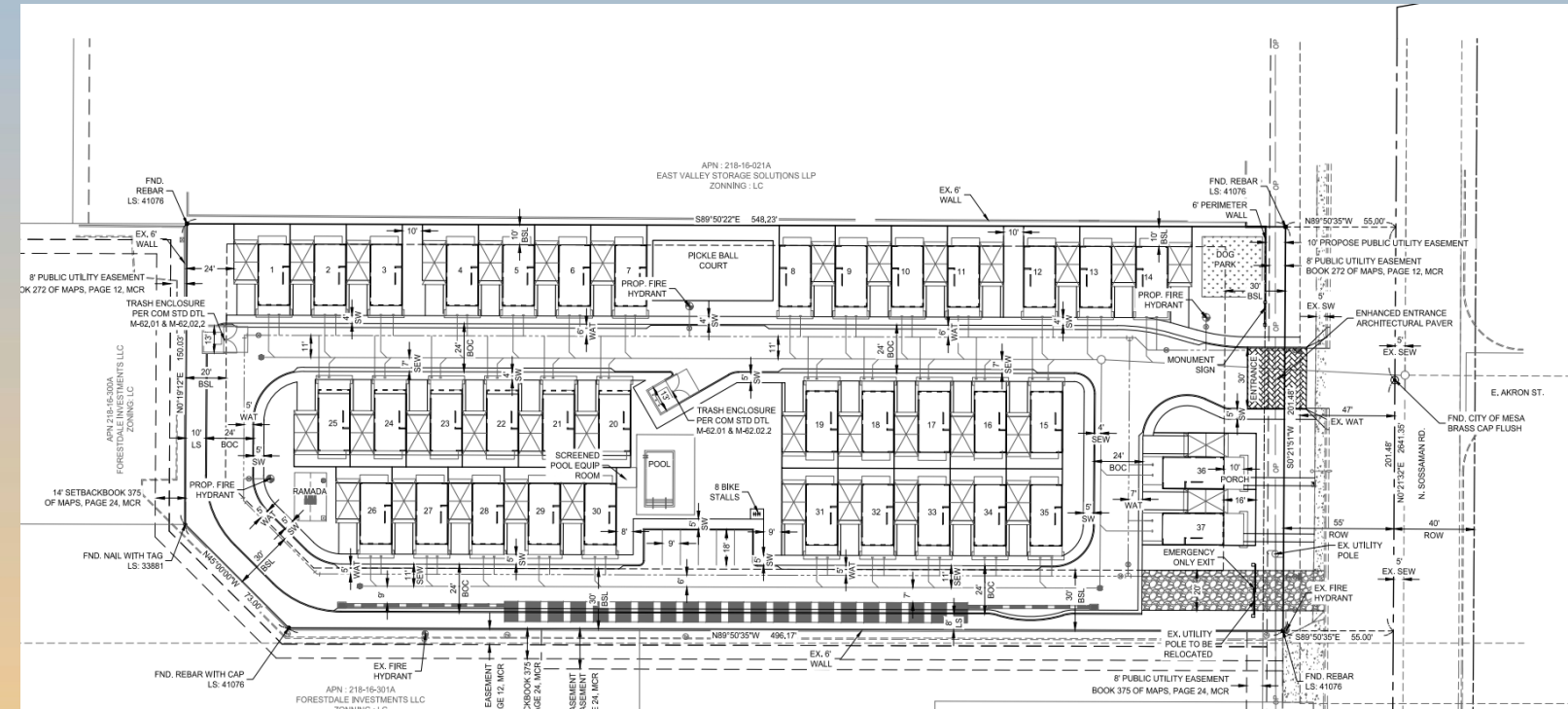


West from Sossaman Road



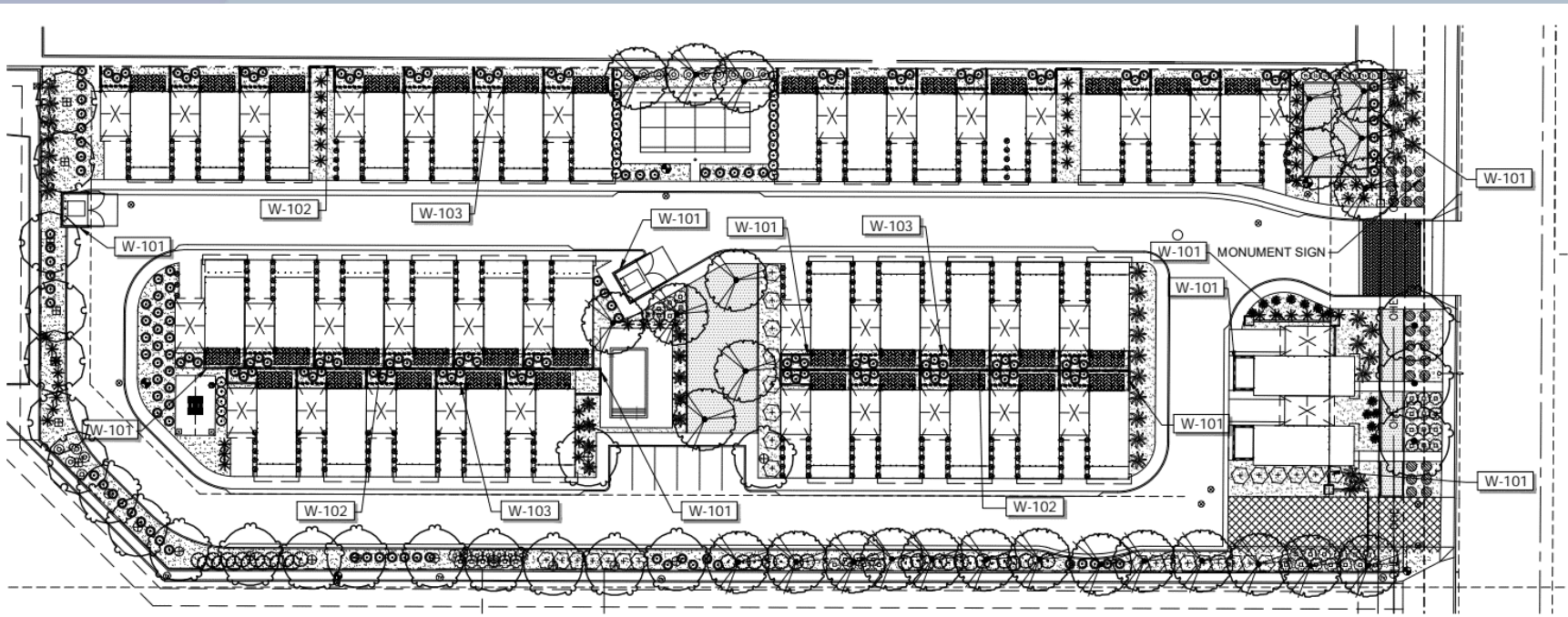
Site Plan

- 37 units; 13.45 DU/AC
- Centralized amenity space
- Access from Sossaman Road
- 78 parking spaces required; 80 spaces proposed (37 carport spaces)





Landscape Plan



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
TREES			
	<i>Olea europaea</i> 'Fruitless' Fruitless Olive	36" Box	26
	<i>Pistacia x</i> 'Red Push' Pistache	24"box	3
	<i>Quercus virginiana</i> 'Heritage' Heritage Southern Live Oak	24" Box	7
	<i>x Chitalpa tashkentensis</i> 'Pink Dawn' Pink Dawn Chitalpa	24" Box	13
SHRUBS			
	<i>Agave desmetiana</i> Dwarf Century Plant	5 gal.	12
	<i>Agave geminiflora</i> Century Plant	5 gal.	337
	<i>Carissa macrocarpa</i> 'Boxwood' Beauty Natal Plum	5 gal.	27
	<i>Carissa macrocarpa</i> 'Green Carpet' Green Carpet Natal Plum	1 gal.	53
	<i>Dasyliyon longissimum</i> Toothless Desert Spoon	5 gal.	32
	<i>Dodonaea viscosa</i> 'Purpurea' Purple Leafed Hopseed Bush	5 gal	36
	<i>Hesperaloe parviflora</i> Red Yucca	5 gal.	49
	<i>Lantana montevidensis</i> 'New Gold' Trailing Lantana	1 gal.	25
	<i>Muhlenbergia capillaris</i> 'Regal Mist' TM Regal Mist Pink Muhly Grass	5 gal.	187
	<i>Phoenix roebelenii</i> Pigmy Date Palm Multi-Trunk	5 gal.	9
	<i>Ruellia penninsularis</i> Wild Petunia	5 gal	15
	<i>Russelia equisetiformis</i> Firecracker Plant	5 gal	9
	<i>Tecoma stans angustata</i> Yellow Bells	5 gal.	30
SYMBOL	BOTANICAL / COMMON NAME	QTY	
GROUND COVERS			
	<i>Cynodon dactylon</i> 'Midiron' Bermuda Grass	3,368 sf	

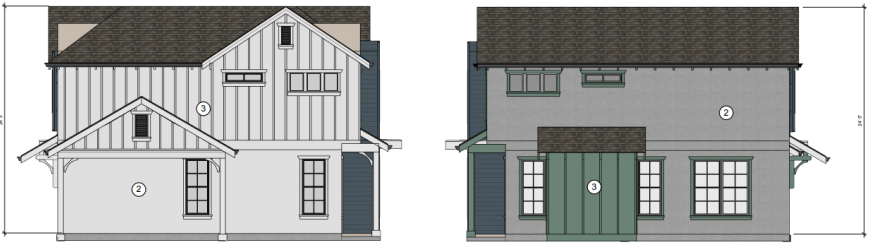


Elevations



Front Elevation D1 Front Elevation C1 Front Elevation B1 Front Elevation A1

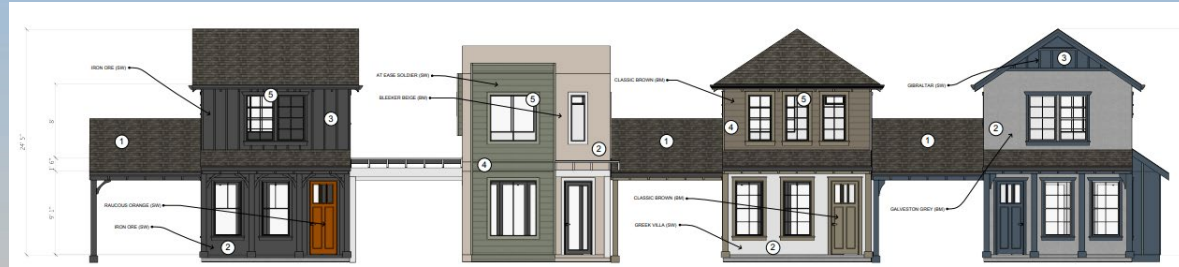
- 1 MATERIAL SPECIFIED SHALL BE 1/2" OSB SHEATHING OVER 2x4 STUDS ON 16" OC.
- 2 HARD TRIMMED FINISH SOLID CORE SYSTEM
- 3 JAMES HARDIE SIDING, 6000 SERIES, 1/2" THICK, 1/2" GUTTERS.
- 4 JAMES HARDIE SIDING, 6000 SERIES, 1/2" THICK, 1/2" GUTTERS.
- 5 ALL TRIM AND FINISH MATERIALS SHALL BE TO BE OF QUALITY.



Left Elevation D1 Right Elevation A1

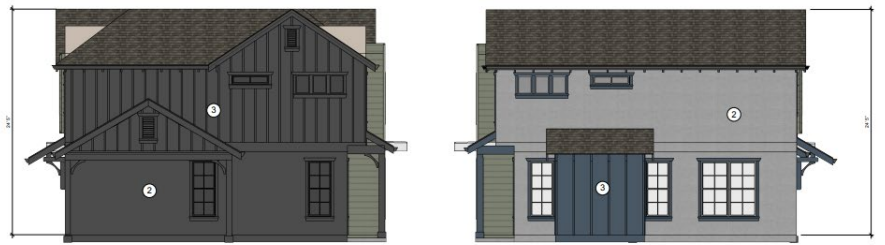


Rear Elevation A1 Rear Elevation B1 Rear Elevation C1 Rear Elevation D1



Front Elevation D2 Front Elevation C2 Front Elevation B2 Front Elevation A2

- 1 MATERIAL SPECIFIED SHALL BE 1/2" OSB SHEATHING OVER 2x4 STUDS ON 16" OC.
- 2 HARD TRIMMED FINISH SOLID CORE SYSTEM
- 3 JAMES HARDIE SIDING, 6000 SERIES, 1/2" THICK, 1/2" GUTTERS.
- 4 JAMES HARDIE SIDING, 6000 SERIES, 1/2" THICK, 1/2" GUTTERS.
- 5 ALL TRIM AND FINISH MATERIALS SHALL BE TO BE OF QUALITY.



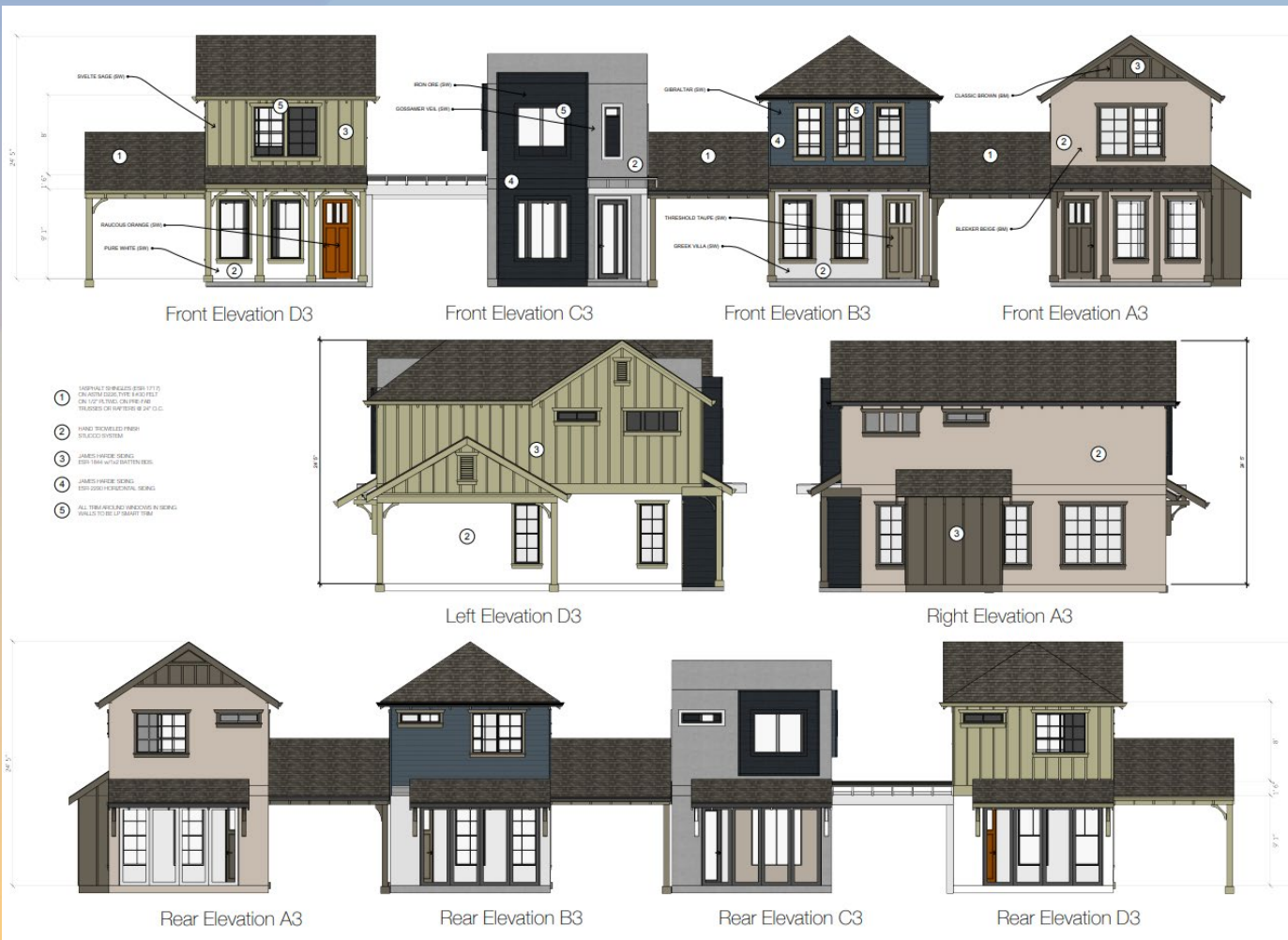
Left Elevation D2 Right Elevation A2



Rear Elevation A2 Rear Elevation B2 Rear Elevation C2 Rear Elevation D2



Elevations





Renderings





Renderings





Renderings





Planned Area Development

Development Standard	MZO Required	PAD Proposed
<u>Minimum Yards –</u> <i>MZO Table 11-5-5</i> -Interior Side and Rear: 3 or more units on lot (north and west property lines)	15 feet per story (30 feet total)	6 feet total (North Property Line) 24 feet total (West Property Line)
<u>Minimum Separation Between Buildings on Same Lot –</u> <i>MZO Table 11-5-5</i> -Two-story building	30 feet	12 feet
<u>Materials –</u> <i>MZO Section 11-5-5(B)(5)(b)</i>	Buildings must contain 2 primary materials, each covering at least 25% of the exterior walls	Plan A must contain 2 primary materials, each covering at least 9% of the exterior walls
<u>Required Landscape Yards –</u> <i>MZO Section 11-33-3(B)(2)</i> -Non-Single residence adjacent to non-single residence	15-foot landscape yard	6 feet (north) 10 feet (west) 8 feet (south)
<u>Required Landscape Yard Plant Material –</u> <i>MZO Section 11-33-3(B)(2)(c)</i> -Non-single residence uses adjacent to non-single residence (north property line)	17 non-deciduous trees and 110 shrubs	5 non-deciduous trees and 64 shrubs



Citizen Participation

- Notified property owners within 1,000 ft., HOAs, and registered neighborhoods
- Virtual Meetings held on October 20, 2021 and November 15, 2021
- Staff has not been directly contacted by interested parties





Findings

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

Staff recommends Approval with Conditions

The Cottages on Sossaman
N/NWC Main Street and Sossaman Road
ZON21-00874



CRAFT HOMES

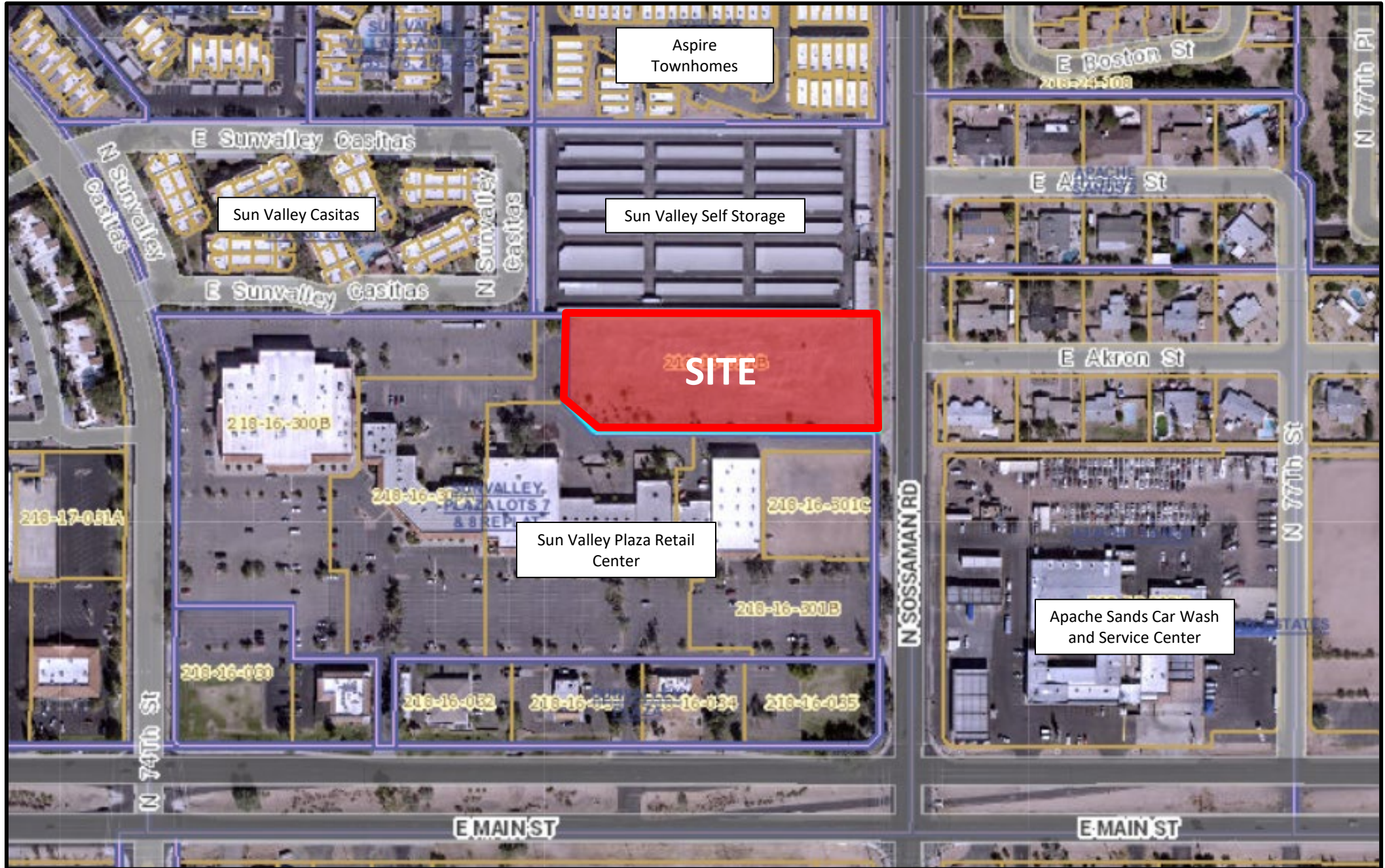
Specialty home builder based in Mesa offering a variety of semi-custom plans.

Experienced and successful in developing single and multi-family homes.

Focused on high quality design and construction.



AERIAL MAP



Aspire
Townhomes

Sun Valley Casitas

Sun Valley Self Storage

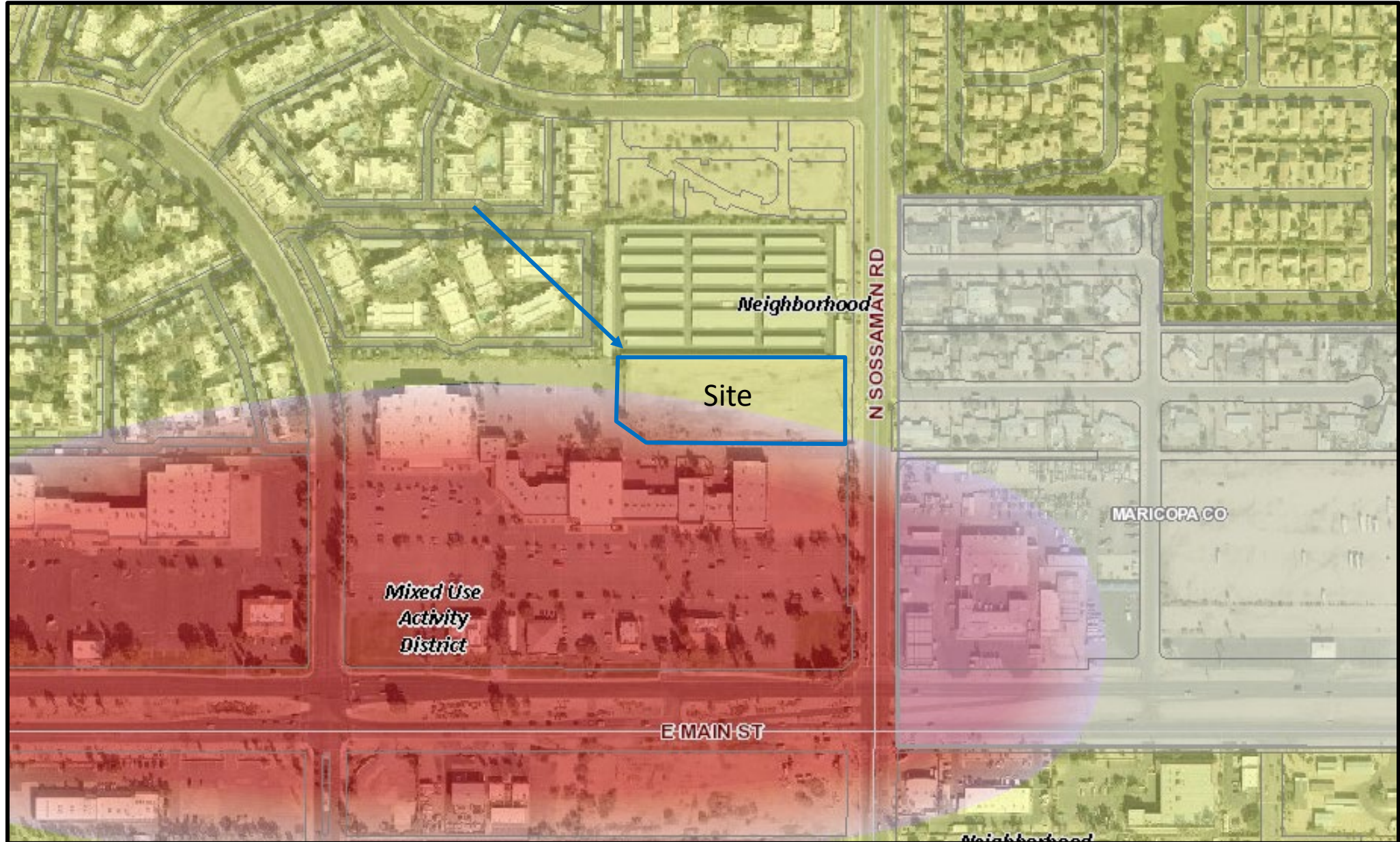
218-16-301B
SITE

Sun Valley Plaza Retail
Center

Apache Sands Car Wash
and Service Center



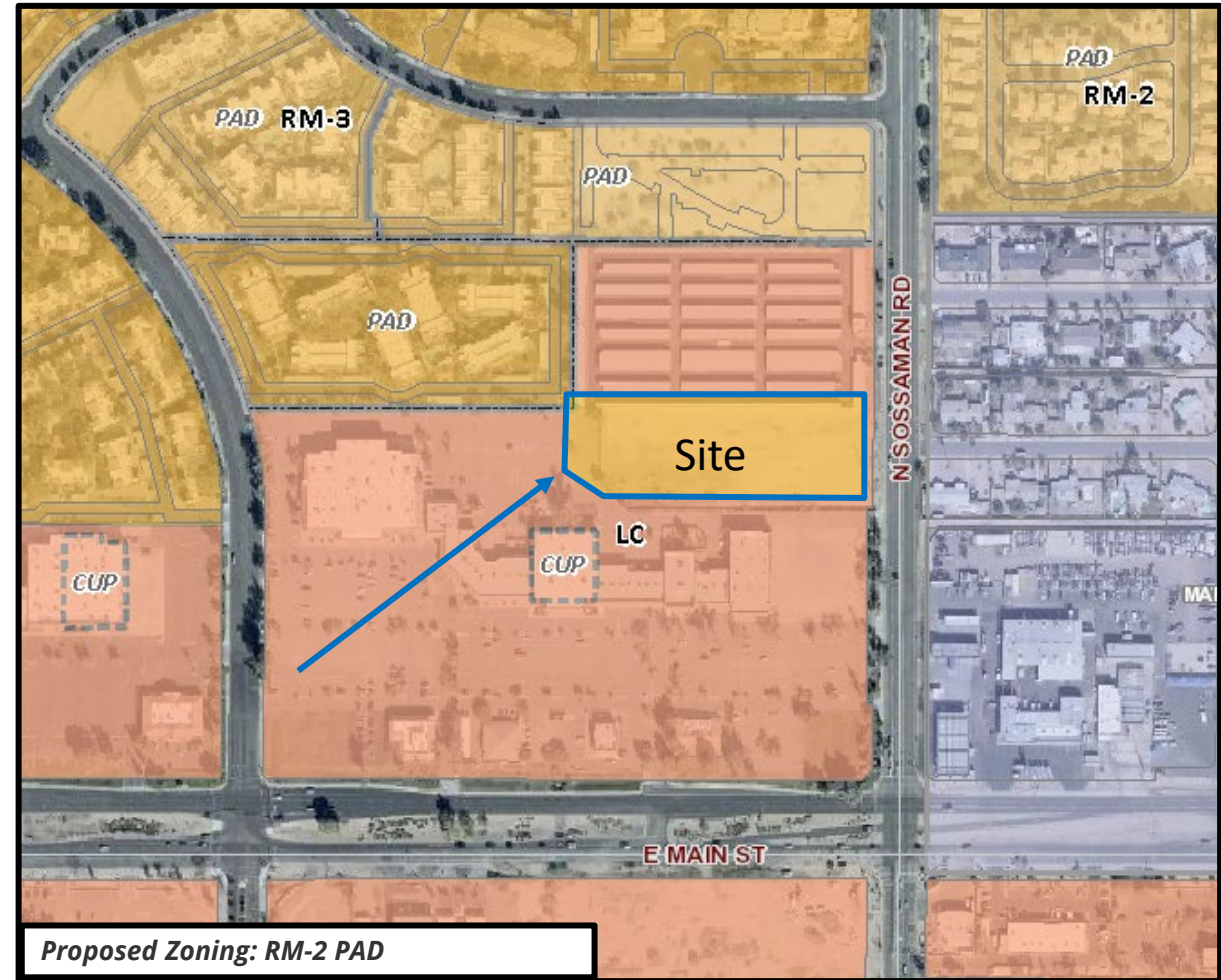
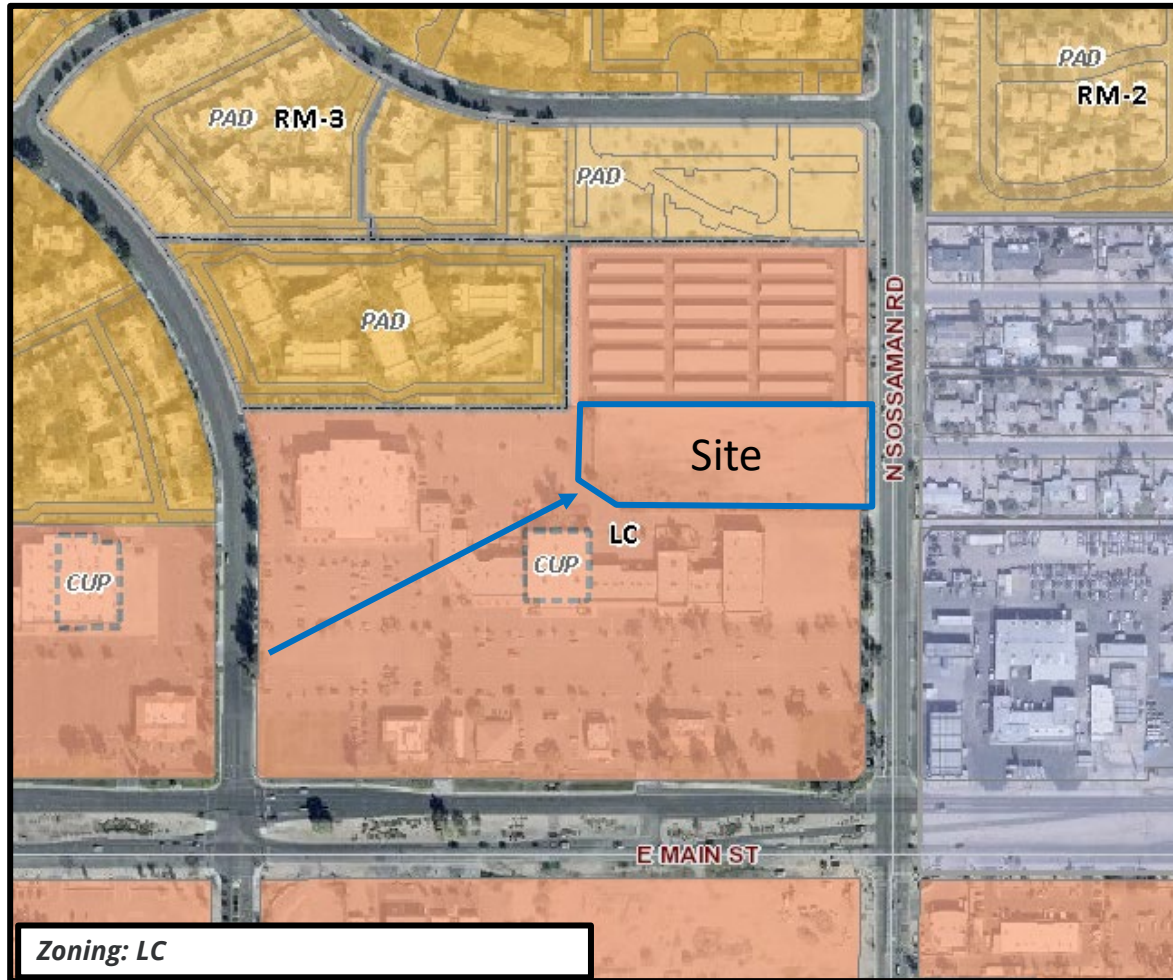
GENERAL PLAN MAP



545 Feet North of NWC Main Street and Sossaman Road – Mesa, AZ



Zoning Map



545 Feet North of NWC Main Street and Sossaman Road – Mesa, AZ



Existing Site Condition



Proposal

Cottages on Sossaman - High-quality residential community on 2.75 gross acre infill lot.

37 “cottages” ranging from ~1,000 to ~1,000 livable square feet.

Outdoor entertainment amenity spaces, including a pool, ramada, barbecue facilities, pickleball and lawn.

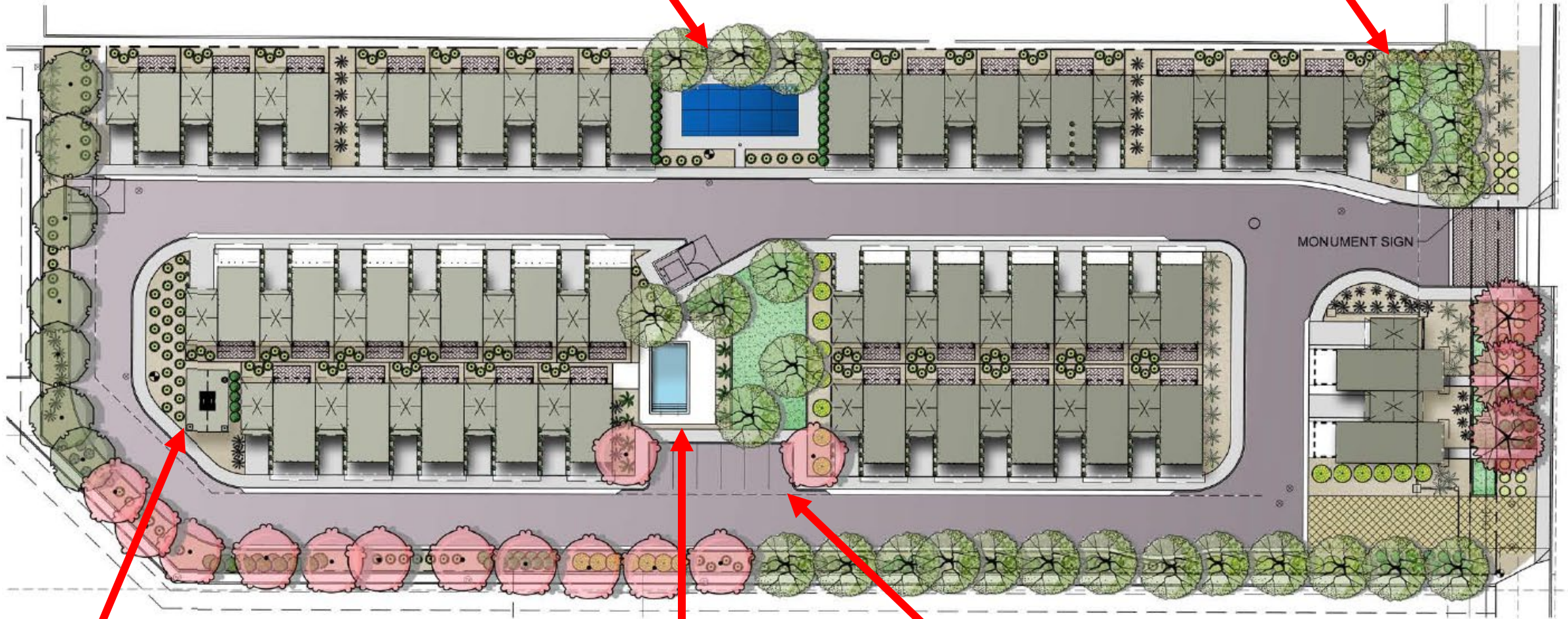
Parked to code with 80 parking spaces provided



Site Plan

Pickle Ball

Dog Park



Ramada

Pool

Guest
Parking











PROJECT BENEFITS

Consistent with Mesa
General Plan and goals

Good use of infill site

High quality design of
homes and amenities

Creates new area
investment

Reduces crime and
unwanted activity on site

No significant neighbor
opposition



QUESTIONS
