

# Planning and Zoning Board



## *Meeting Minutes*

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

Date: September 13, 2023 Time: 4:00 p.m.

### **MEMBERS PRESENT:**

Benjamin Ayers  
Jeffery Crockett  
Troy Peterson  
Genessee Montes  
Jamie Blakeman  
Jayson Carpenter

### **MEMBERS ABSENT**

Jeff Pitcher

(\*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  
Charlotte Bridges  
Sean Pesek  
Josh Grandlienard  
Sarah Steadman  
Alexis Jacobs

### **OTHERS PRESENT:**

Natalie Lewis  
Lindsey Balinkie

### **Call Meeting to Order.**

Chair Ayers excused Vice Chair Pitcher from the entire meeting and declared a quorum present, the meeting was called to order at 4:37 pm.

### **1 Take action on all consent agenda items.**

#### Items on the Consent Agenda

### **2 Approval of minutes from previous meetings.**

#### **\*2-a Minutes from the August 23, 2023 study session and special meeting.**

Boardmember Crockett motioned to approve the minutes from the August 9, 2023 study session and regular meeting. The motion was seconded by Boardmember Peterson.

#### **Vote: 6-0 (Vice Chair Pitcher; absent)**

Upon tabulation of vote, it showed:

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

NAYS – None

**3 Take action on the following zoning cases:**

Boardmember Crockett motioned to approve the consent agenda. The motion was seconded by Boardmember Peterson.

Zoning cases: ZON23-00139 and ZON23-00140

**Vote: 6-0 (Vice Chair Pitcher; absent)**

Upon tabulation of vote, it showed:

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

NAYS – None

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**\*3-a ZON22-01133 "Fore Green Development" (District 6).** Within the 8100 block of East Elliot Road (north side) and within the 3500 block of South 82<sup>nd</sup> Street alignment (west side). Located west of Hawes Road and north of Elliot Road. (11.6± acres). Site Plan Review and Special Use Permit. This request will allow for a mixed-use development. Chris Webb, Rose Law Group, Applicant; FEENSTRA CHARLES L/BARBARA M TR, Owner.

**Planner: Sean Pesek**

**Staff Recommendation: Approval with conditions**

**Summary:**

**Staff Planner Sean Pesek presented case ZON22-01133. See attached presentation.**

Boardmember Blakeman was rescued from participation in case ZON22-01133 citing her firm's involvement with the case.

Boardmember Crockett motioned to approve case ZON22-01133. The motion was seconded by Boardmember Montes.

**That: The Board recommends to approve case ZON22-01133 conditioned upon:**

1. Compliance with all conditions of approval for Case No. ZON17-00606 (Ordinance No. 5566).
2. Compliance with the Hawes Crossing Development Agreement No. 3144 (Records No. 2020-0381318) and approved master reports.
3. Compliance with the final site plan submitted.
4. Compliance with all requirements of Design Review Case No. DRB22-01124.
5. Pad A, Shops A, perimeter landscaping, internal paving, and the urban plaza (all as shown on the final site plan submitted) shall be constructed with the first phase of the development to satisfy the requirements set forth in Section 4.0 of the Hawes Crossing Development Agreement No. 3144 (Records No. 2020-0381318).
6. 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 the 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 one mile of Phoenix Mesa Gateway Airport.

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- e. All final subdivision plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which states in part: “This property, due to its proximity to the Phoenix Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals.”
- 7. Compliance with all City development codes and regulations, except the modifications to the development standards approved with Case No. ZON17-00606 (Ordinance No. 5566).

**Vote: 5-0 (Vice Chair Pitcher, absent; Boardmember Blakeman, recuse)**

Upon tabulation of vote, it showed:

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

NAYS – None

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**4 Discuss and make a recommendation to the city Council on the following Zoning cases:**

- \*4-a ZON23-00139 "4312 E. University" (District 2).** Within the 4300 block of East University Drive (north side). Located west of Greenfield Road on the north side of University Drive. (4± acres). Site Plan Review and Council Use Permit (CUP). This request will allow for a Mini-Storage Facility, restaurant with drive-thru facility, and a multi-tenant building with a drive-thru facility. Sean Lake, Pew & Lake, PLC, Applicant; Mark Hanneken, Owner.

**Planner: Sean Pesek**

**Staff Recommendation: Approval with conditions**

**Summary: This case was on the consent agenda and was not discussed individually.**

Boardmember Crockett motioned to approve case ZON23-00139. The motion was seconded by Boardmember Peterson.

**That: The Board recommends to approve case ZON23-00139 conditioned upon:**

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review Case No. DRB23-00138.
3. The access point labeled "emergency access only" on the final site plan submitted shall remain an emergency only access point unless other access is approved through a Site Plan Modification in conformance with Chapter 69 of the Mesa Zoning Ordinance.
4. Compliance with all City development codes and regulations.

**Vote: 6-0 (Vice Chair Pitcher; absent)**

Upon tabulation of vote, it showed:

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

NAYS – None

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- \*4-b ZON23-00140 "Sienna Ridge" (District 5).** Within the 100 block of South 90th Street (west side). Located south of Main Street and west of Ellsworth Road (4± acres) Rezone from Single Residence-43 (RS-43) 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. Jason Sanks, Iplan Consulting, Applicant; 5228 S Blackstone LLC, Owner.

**Planner:** Joshua Grandlienard

**Staff Recommendation:** Approval with conditions

**Summary:** This case was on the consent agenda and was not discussed individually.

Boardmember Crockett motioned to approve case ZON23-00140. The motion was seconded by Boardmember Peterson.

**That: The Board recommends to approve case ZON23-00140 conditioned upon:**

1. Compliance with the final site plan, landscape plan, and elevations submitted.
2. 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.
3. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this PAD and shown in the following table:

<b>Development Standard</b>	<b>Approved</b>
<u>Minimum Yards – MZO Table 11-5-5</u> - Interior Side and Rear: 3 or more units on a lot (western property line adjacent to AZ loop 202)	0 feet
<u>Minimum Separation Between Buildings on Same Lot – MZO Table 11-5-5</u> -Two story buildings	10 feet

**Vote: 6-0 (Vice Chair Pitcher; absent)**

Upon tabulation of vote, it showed:

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

NAYS – None

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**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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**6 Adjournment.**

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

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**Vote: 6-0 (Vice Chair Pitcher; absent)**

Upon tabulation of vote, it showed:

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

NAYS – None

The public hearing was adjourned at 6:47 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,

---

Evan Balmer  
Principal Planner

\* \* \* \* \*

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# ZON22-01133





# Request

- Site Plan Review
- Special Use Permit
- To allow for a mixed-use development

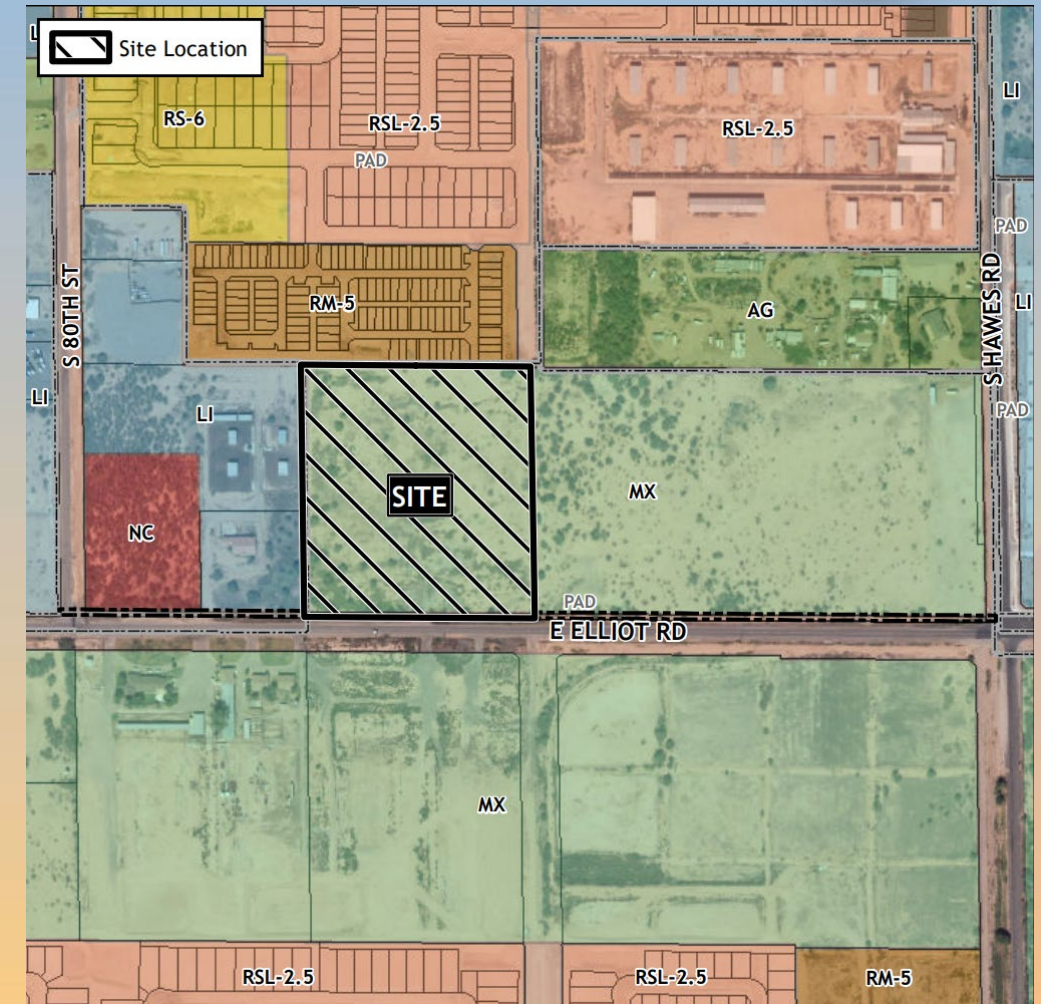






# Location

- North side of Elliot Road
- West side of south 82<sup>nd</sup> Street alignment
- West of Hawes Road
- Village 1 of Hawes Crossing







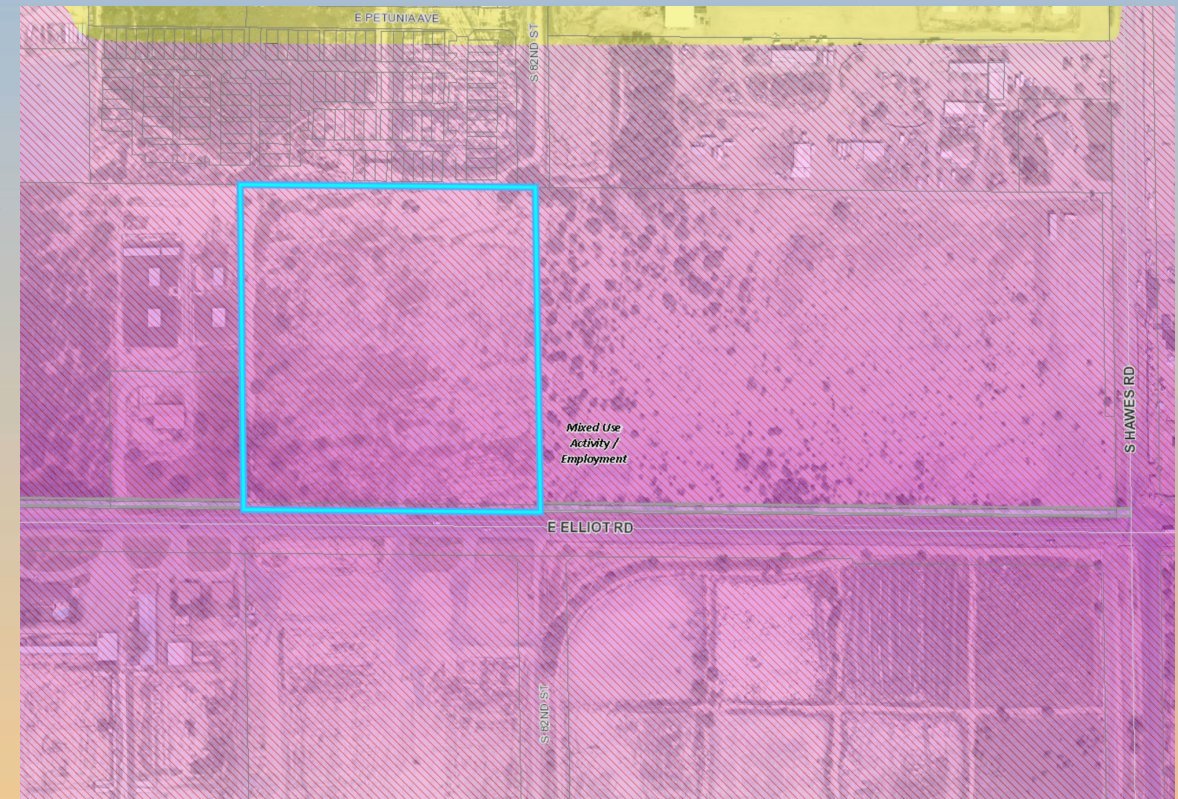
# General Plan

## Mixed Use Activity

- Large-scale activity area that has a significant retail commercial component

## Mesa Gateway Strategic Development Plan – Inner Loop

- Provide high-quality mixed-use development

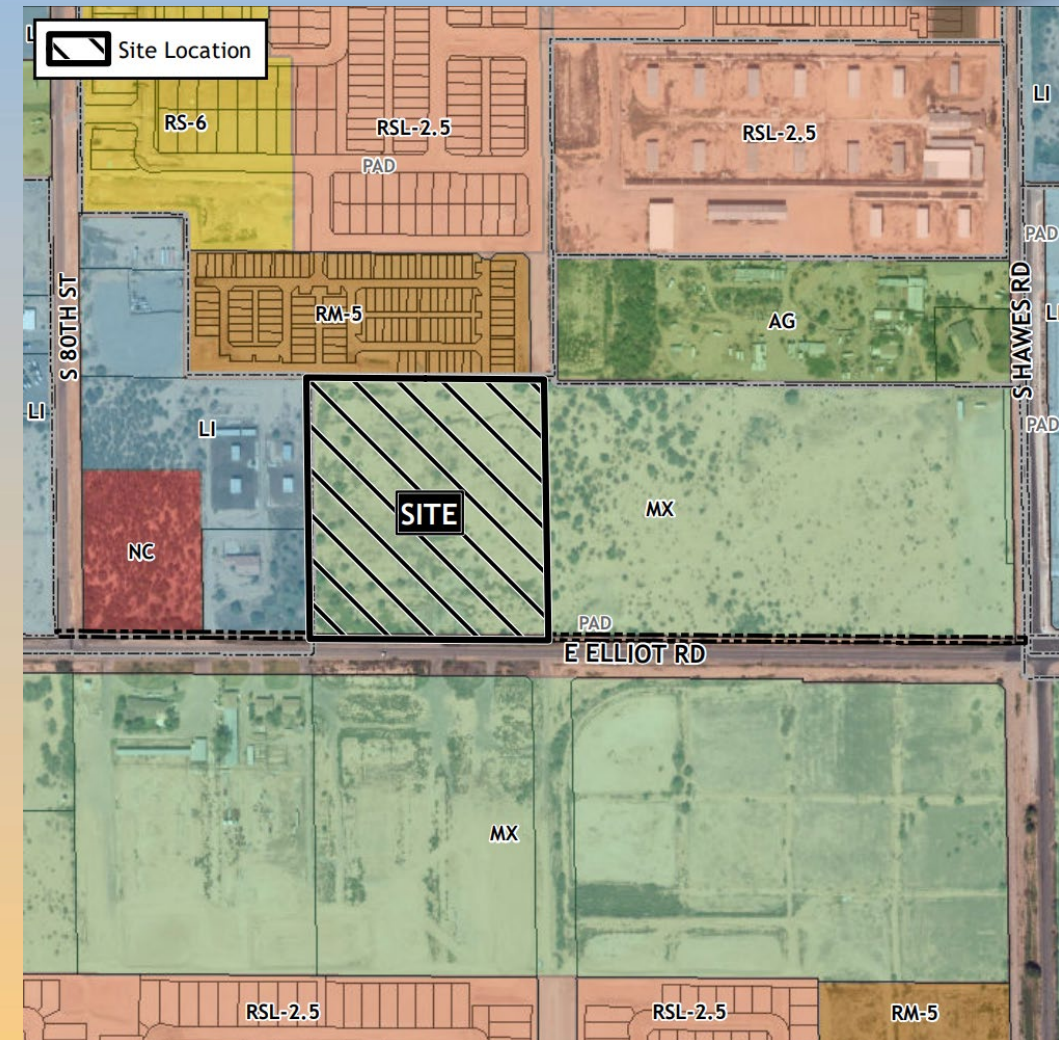






# Zoning

- Mixed-Use with a Planned Area Development Overlay (MX-PAD)
- Proposed uses permitted within MX







# Site Photo

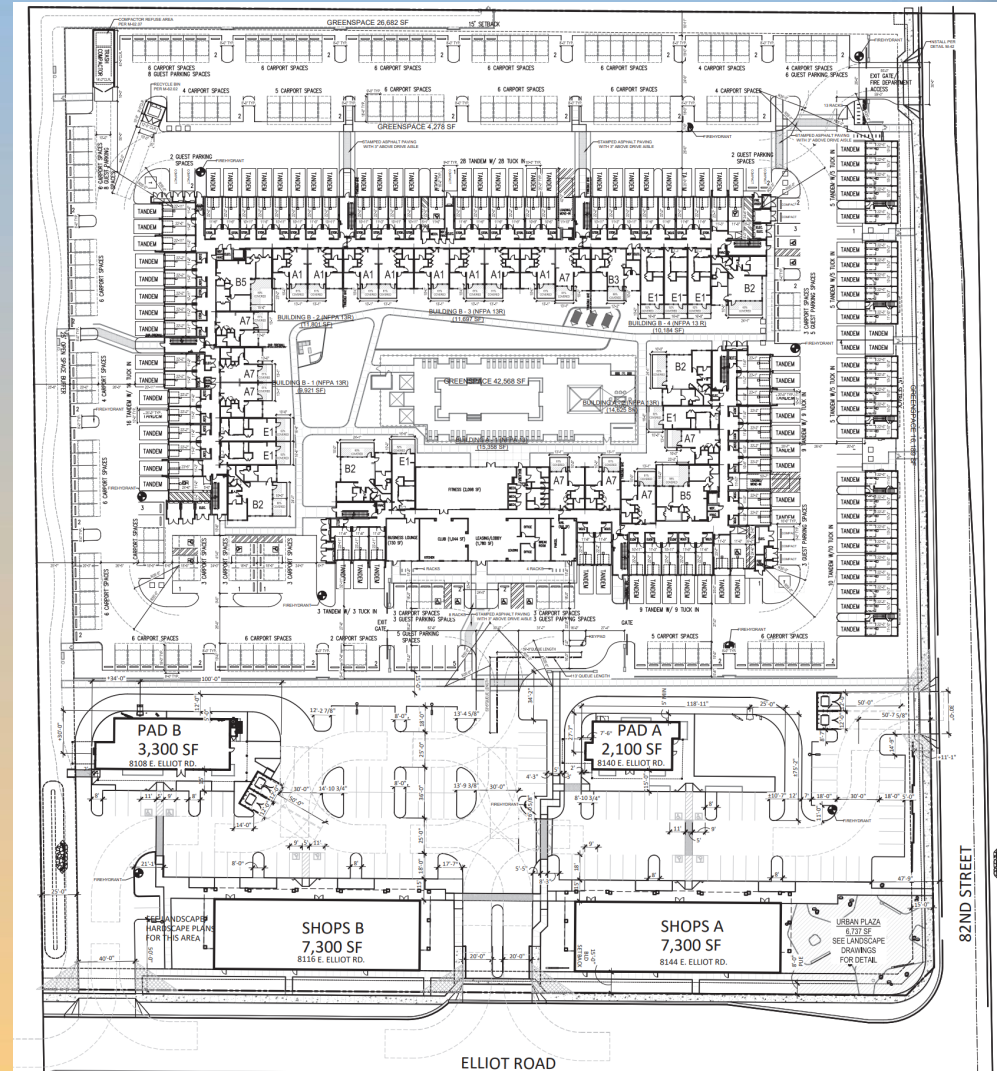


Looking north from Elliot Road



# Site Plan

- 233 units in the northern portion of the lot
- 4 commercial buildings in the southern portion
- Shared access from Elliot
- Exit-only gate on 82<sup>nd</sup> Street
- 25' wide open space buffer along the west property line







# Parking

- 489 stalls are required for the residential project – 407 stalls are proposed (233 covered)
- 92 spaces are required for the commercial project – 109 spaces are proposed

**Table 19 - Fore Green Development vs. High Street Residential**

	Fore Green Development	High Street Residential
Studio	28	-
1-Bedroom	118	179
2-Bedroom	87	189
3-Bedroom	-	51
Total Number of Units	233	419
Total Number of Bedrooms	320	710
Multi-Family Parking Stalls Provided	407	802
Parking Stall/Unit	1.75	1.91
Parking Stall/Bedroom	1.27	1.13

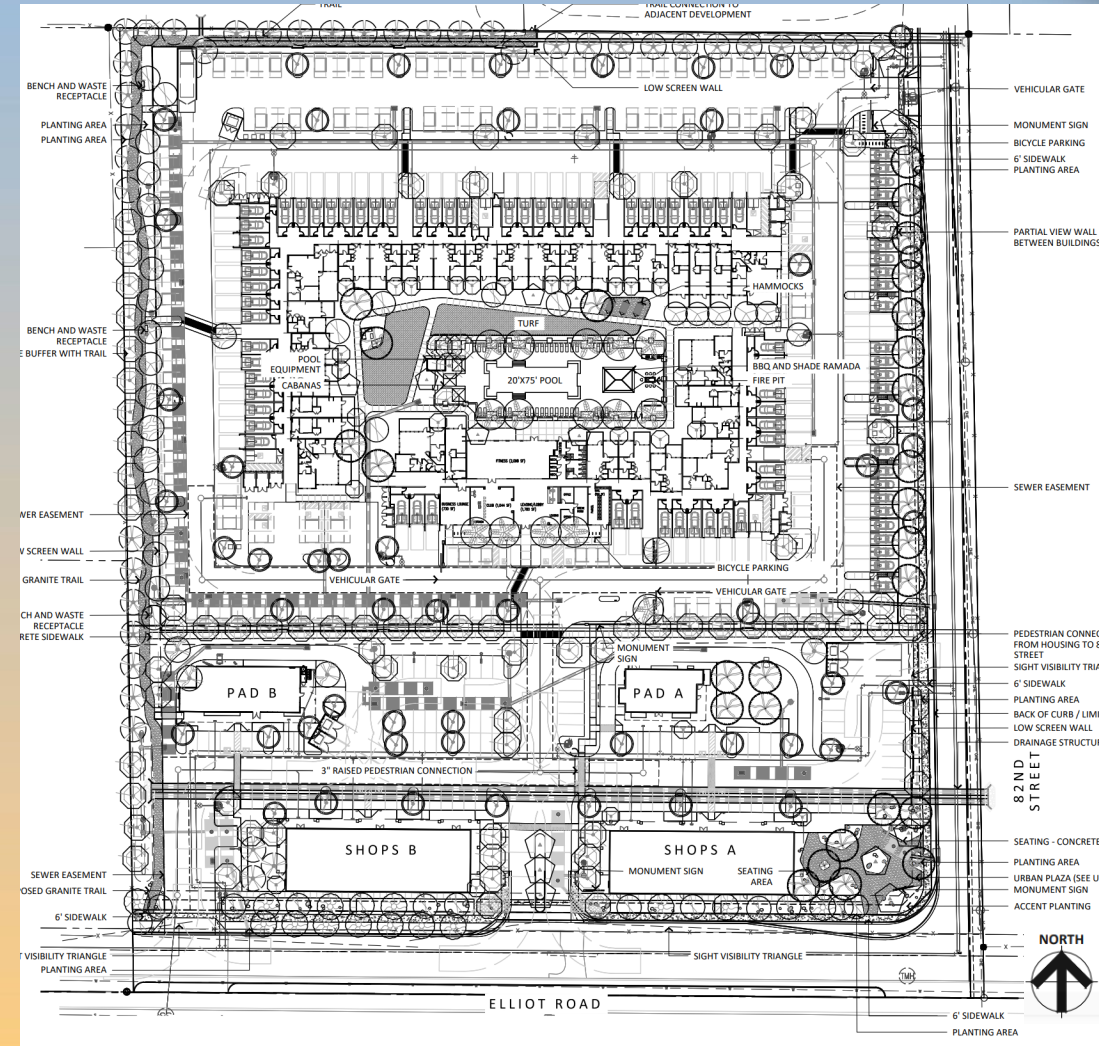


# Landscape Plan

## PLANT MATERIALS LEGEND



TREES	Size	Quantity	Coverage (sf)
Acacia aneura	24" Box	52	100 sf
Mulga Acacia			
Chilopsis linearis	24" Box	24	50 sf
Desert Willow	low breaking		
Pithecellobium flexicaule	36" Box	4	50 sf
Texas Ebony	low breaking		
Fraxinus velutina 'Fan-Tex'	24" Box	13	50 sf
Fan-Tex Ash			
Olneya tesota	48" Box	14	50 sf
Ironwood	low breaking		
Parkinsonia hyb.	24" Box	27	50 sf
'Desert Museum' Palo Verde	low breaking		
Parkinsonia microphylla	24" Box	14	50 sf
Foothills Palo Verde	low breaking		
Phoenix dactylifera	20'	15	25 sf
Date Palm	diamond cut		
Pistacia atlantica x intergerrima	24" Box	7	50 sf
Red Push Pistache			
Prosopis hybrid 'Phoenix'	24" Box	39	50 sf
Thornless Mesquite	low breaking		
Quercus virginiana	24" Box	90	100 sf
'Cathedral' Live Oak			
Sophora secundiflora	36" Box	26	25 sf
Texas Mountain Laurel	low breaking		







# Renderings







# Renderings





# Special Use Permit

## Section 11-32-6(A): Special Use Permit Required Findings



#1 Special conditions – including but not limited to the nature of the proposed operation; proximity to frequent transit service; transportation characteristics of persons residing, working, or visiting the site – exist that will reduce parking demand at this site;



#2 The use will adequately be served by the proposed parking; and



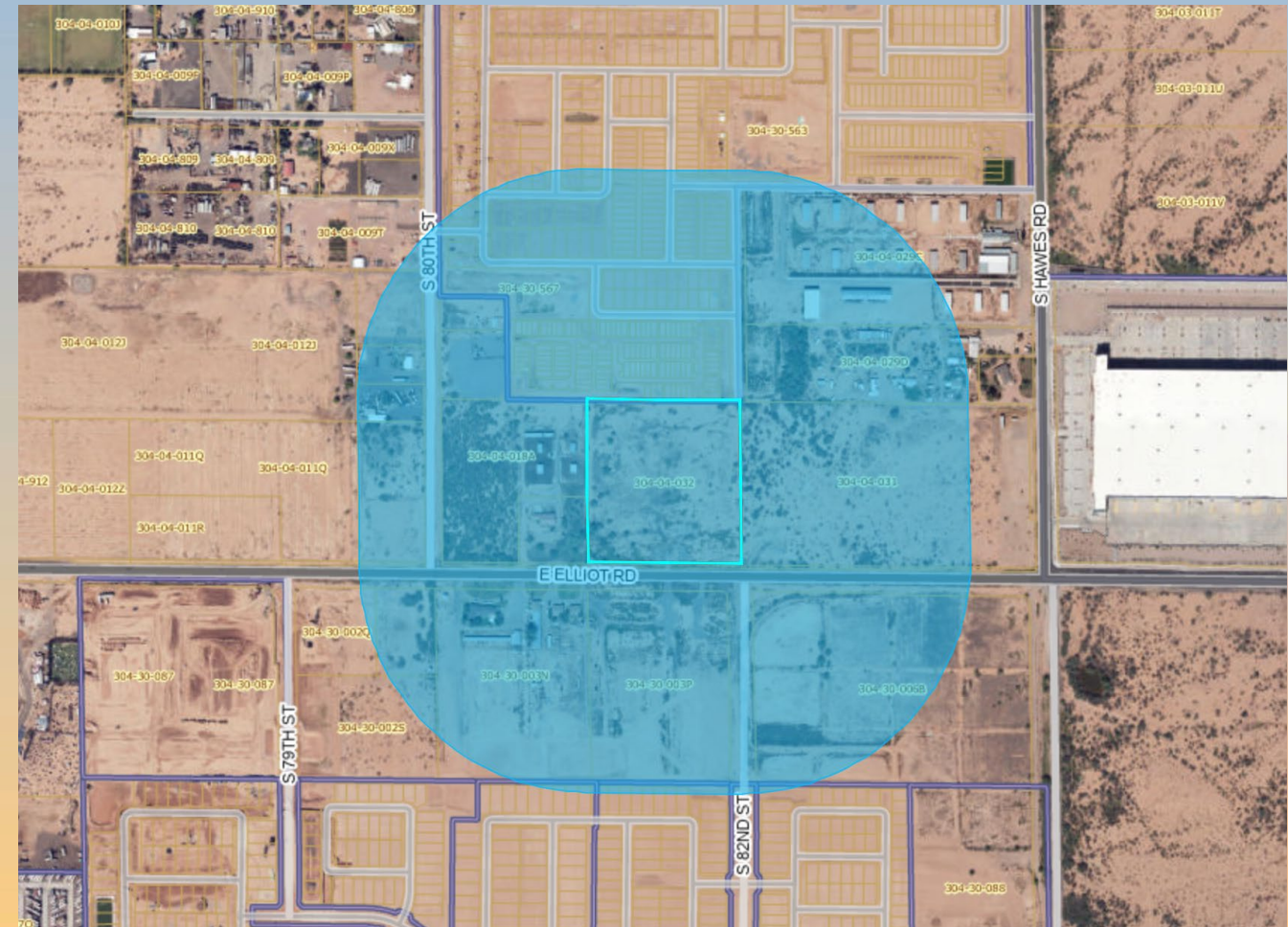
#3 Parking demand generated by the project will not exceed the capacity of or have a detrimental impact on the supply of on street parking in the surrounding area.





# Citizen Participation

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





# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Gateway Strategic Development Plan
- ✓ Meets the review criteria for Site Plan Review
- ✓ Meets the approval criteria for a Special Use Permit
- ✓ Complies with the Hawes Crossing Development Agreement and PAD conditions

***Staff recommends Approval with Conditions***





# ZON23-00469



# Request

- Rezone from LC to LC-BIZ-CUP
- Site Plan Review
- To allow for a Social Service Facility

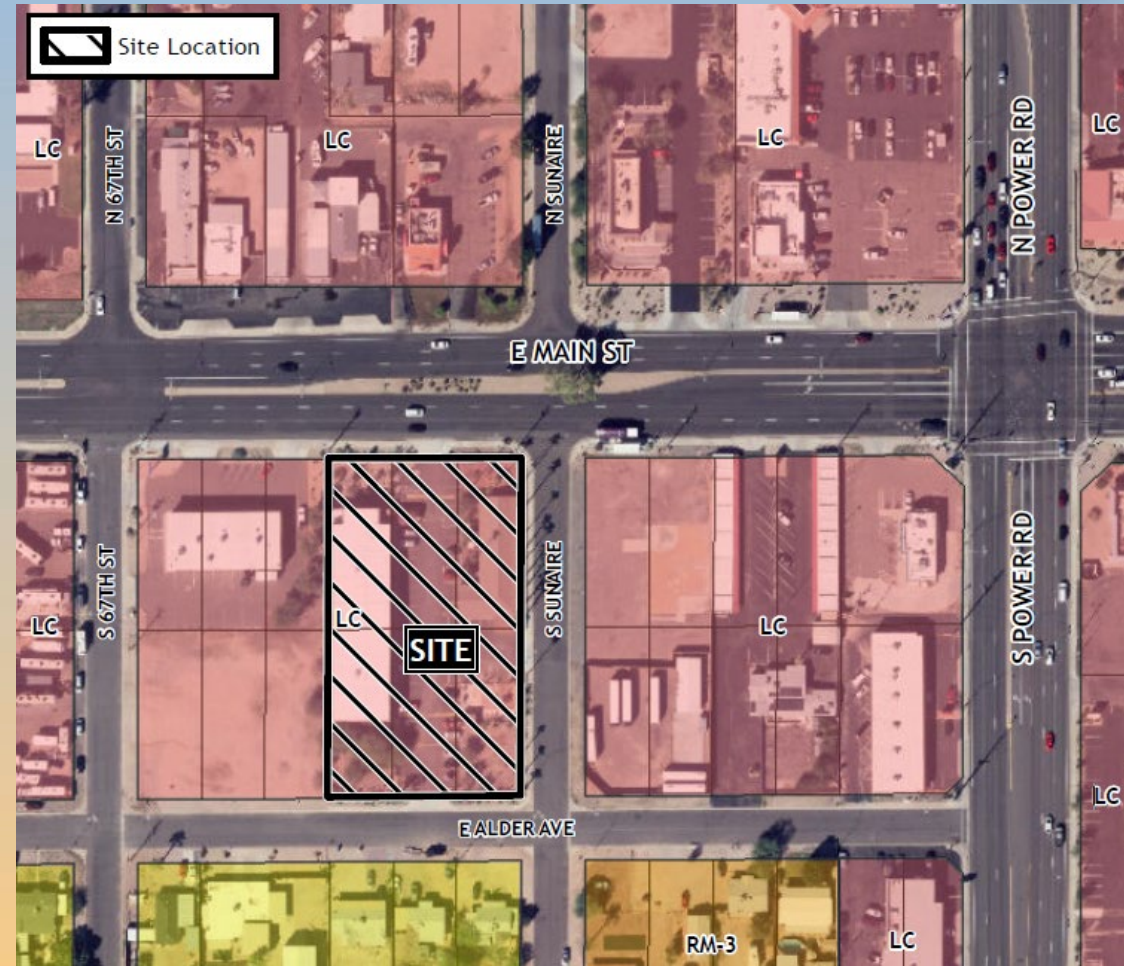






# Location

- 6733 East Main Street
- West of Power Road
- Southwest corner of Main Street and Sunaire

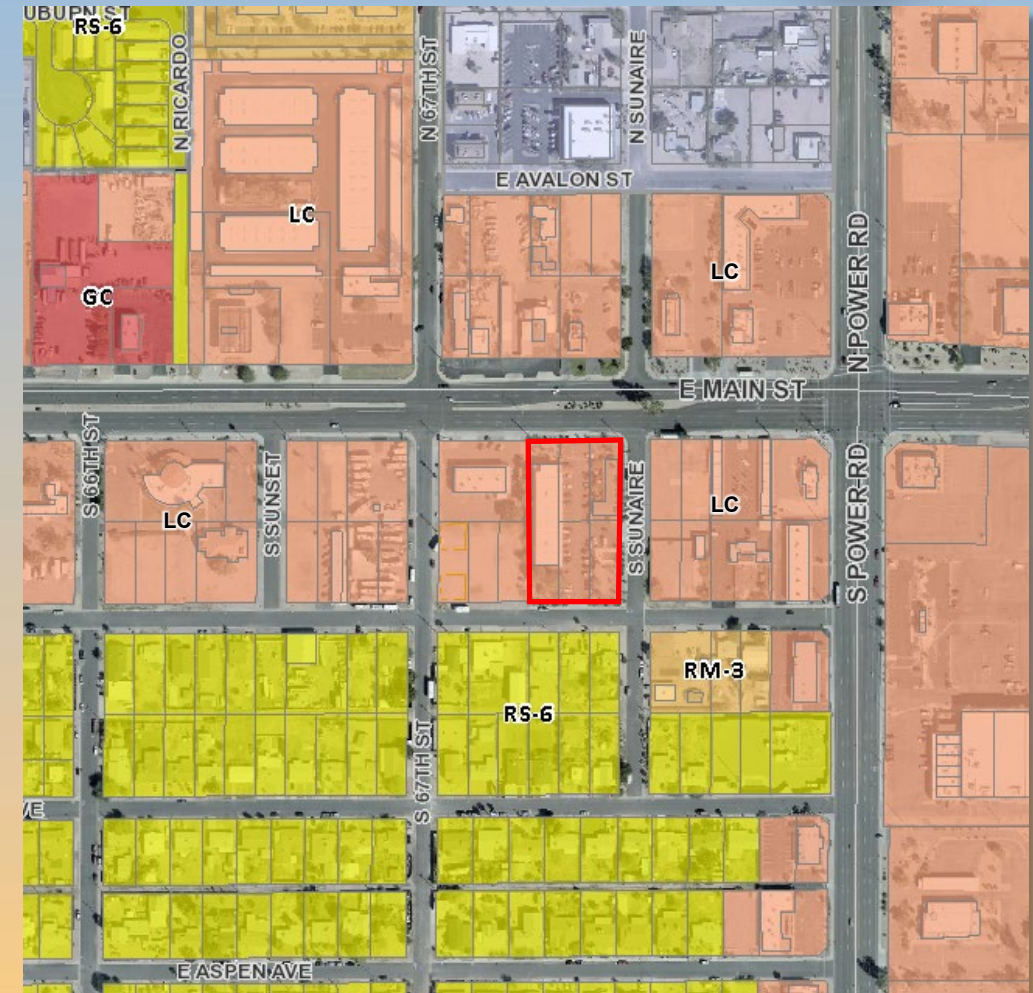






# Zoning

- Currently zoned LC
- Rezone proposed to LC-BIZ
- Social Service Facility use requires approval of a CUP in the LC District.



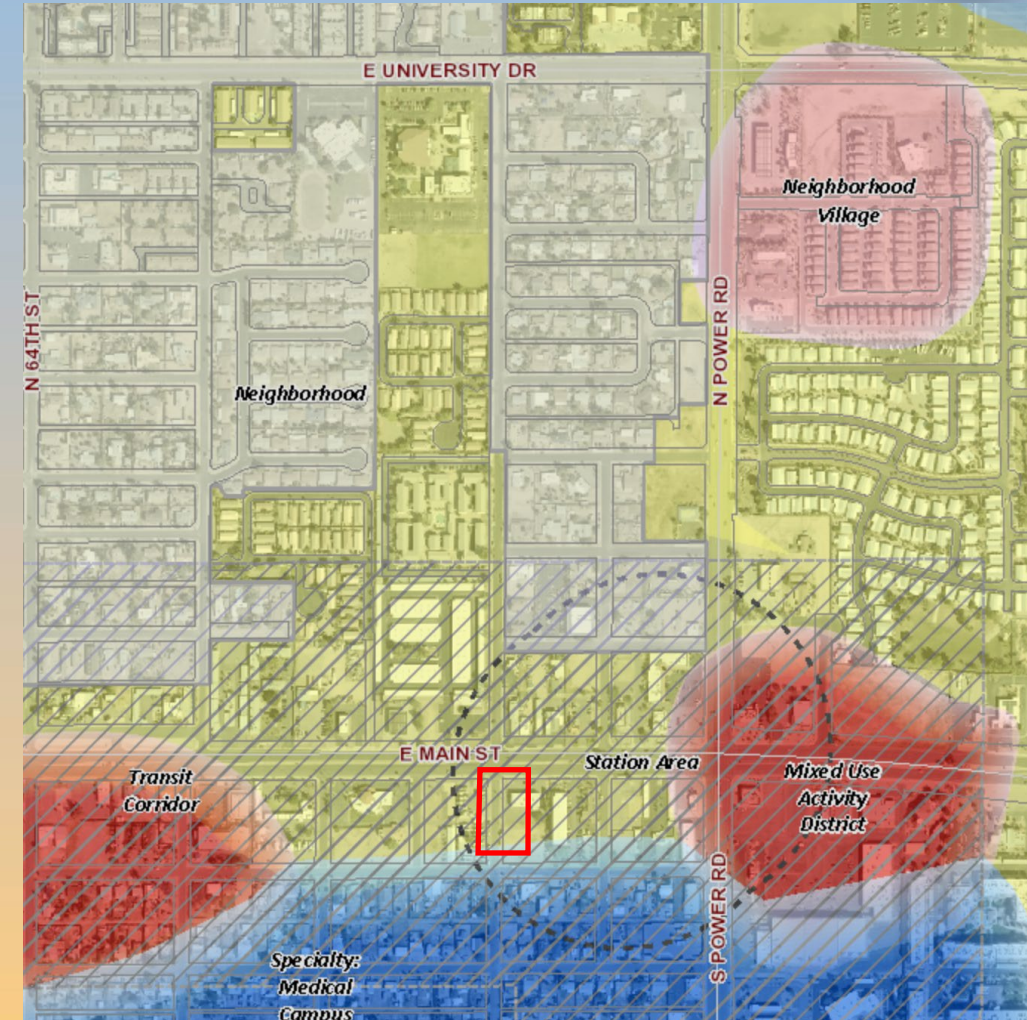




# General Plan

## Neighborhood -Suburban

- Provide safe places to live and enjoy the surrounding community
- Wide range of housing options
- May contain multi-residence and commercial uses along arterials and at major street intersections



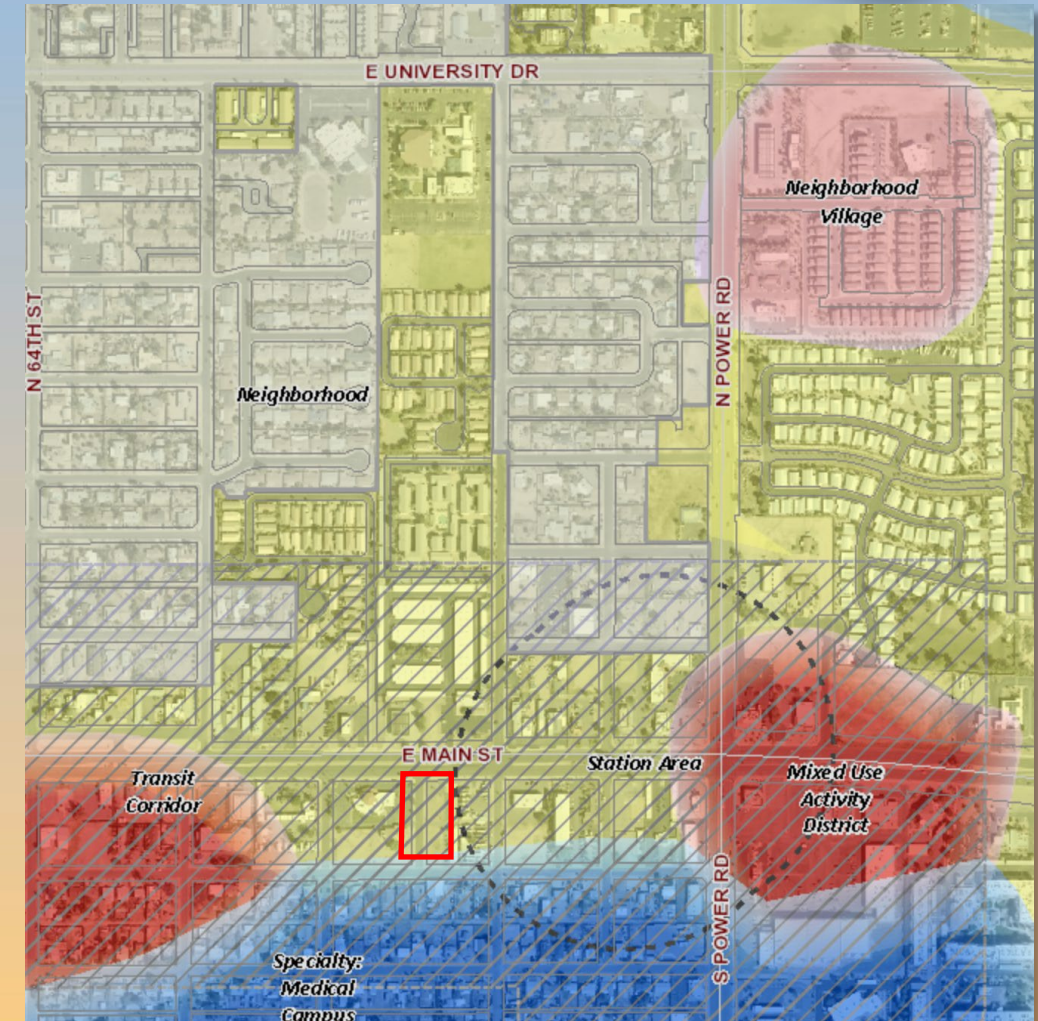




# General Plan

## Neighborhood –Suburban

- A majority ( $\geq 55\%$ ) must be established with primary zoning districts and primary land uses before secondary zoning districts and secondary land uses are permitted.
- LC district is a secondary zoning district
- Public/semi-use is a secondary land use
- 85% of area is currently developed with primary zoning districts and land uses.







# Site Photos



Looking south from Main Street









# Site Photos



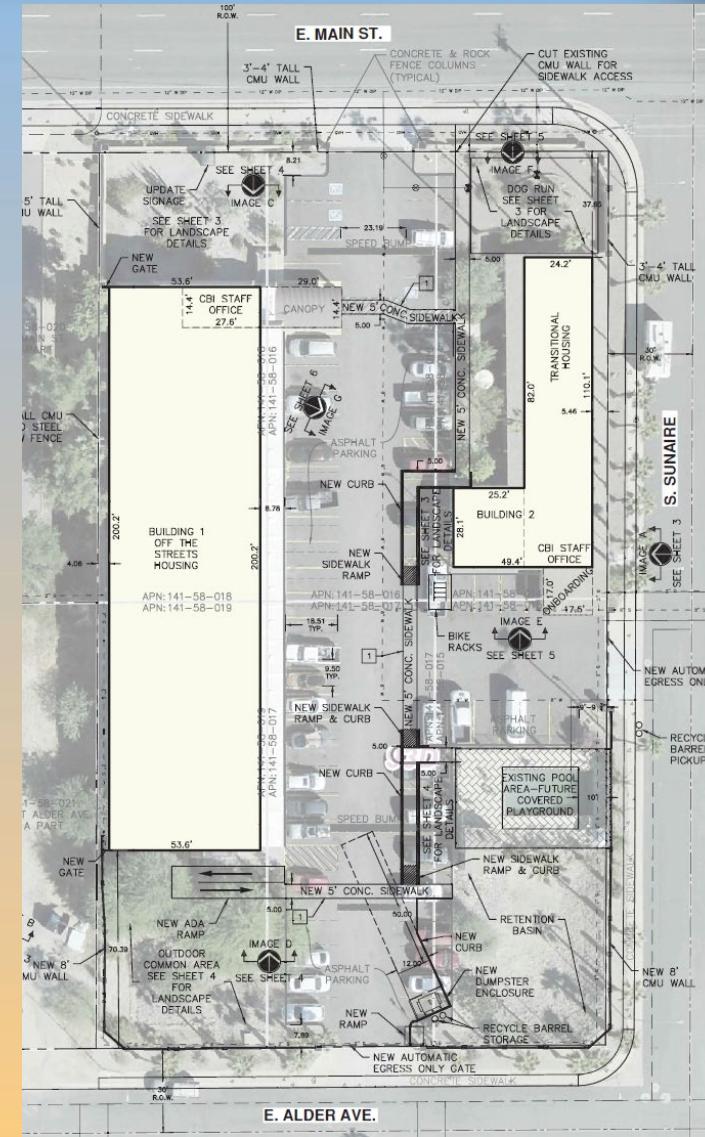
Looking north from Alder Avenue





# Site Plan

- Existing 2-story, 20,890 sq. ft. building with 60 units
- Existing single-story, 4,967 sq. ft. building with 10 units
- Access from Main Street, Sunaire and Alder Avenue
- 47 parking spaces
- New sidewalks
- New dumpster enclosure







# Landscape Plan

- New canopy trees and shrubs along rights-of-ways and within existing open space areas.
- New dog run at northeast corner
- New covered play area
- New 8-foot tall masonry wall along Sunaire and Alder Avenue
- Gated access drives from Sunaire and Alder Avenue







# Existing 2-Story Building

North Elevation



East Elevation



West Elevation



South Elevation







# Existing Single-Story Building







# Bonus Intensity Zone Overlay

Development Standard	MZO Required	BIZ Proposed
Minimum Setback to Building and Parking Area: Main Street: Sunaire: Alder Avenue:	15 feet 20 feet 20 feet	<b>8.21 feet (existing)</b> <b>5.46 feet (existing)</b> <b>7.89 feet (existing)</b>
Interior Side: Adjacent to Non-residential District:	15 feet per story	<b>4.06 feet (existing, two-story)</b>
Fences and Freestanding Wall Height: Walls with the required front and side street yards	3.5 feet, maximum height	<b>8 feet in height along Sunaire and Alder Avenue</b>



# Bonus Intensity Zone Overlay

Development Standard	MZO Required	BIZ Proposed
Fences and Freestanding Wall Articulation: Maximum length of continuous, unbroken and uninterrupted fence or wall plan adjacent to right-of-way:	40 feet	120 feet
Required Parking Spaces Hotel and Motel uses:	1 space per room or suite of rooms with individual exits plus ancillary use requirements (63 spaces total)	47 spaces



# Bonus Intensity Zone Overlay

Development Standard	MZO Required	BIZ Proposed
Open Space Landscape:	50% of all required open space shall contain live plant material	<b>30.4% of all required open space contains live plant material</b>
Perimeter Landscape: Main Street: Sunair: Alder Avenue: West property line:	8 trees and 43 shrubs 13 trees and 51 shrubs 7 trees and 29 shrubs 10 trees and 64 shrubs	<b>3 trees and 37 shrubs 14 trees and 32 shrubs 7 trees and 13 shrubs 0 trees and 0 shrubs (existing)</b>
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	<b>0 parking lot landscape islands (existing)</b>
Parking Lot Landscape Island Plant Material:	1 tree and 3 shrubs per parking lot landscape island	<b>0 trees and 0 shrubs per parking lot landscape island (existing)</b>





# Bonus Intensity Zone Overlay

## Development Standard

## MZO Required

## BIZ Proposed

Foundation Base along  
Exterior Walls:

Exterior Walls with  
Public Entrances:

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 8.78-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)**

Exterior Wall with Public  
Entrances, buildings  
larger than 10,000  
square feet with parking  
space that abut the  
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

**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)**





# Council Use Permit

## Sections 11-70-6(D)

### MZO CUP Review Criteria

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;

**Consistent with the Neighborhood-Suburban character type and the Transit Districts-Station Area character types. The final site plan and final landscape plan offer improved pedestrian connectivity and streetscape, further contributing to the goals of the 2040 General Plan; and contributes to the housing goals of the 2040 General Plan by providing needed transitional and supportive housing for people experiencing homelessness who are striving to get off the streets and back to self-sufficiency.**



# Council Use Permit

## Sections 11-70-6(D)

### MZO CUP Review Criteria

The location, size, design, and operating characteristics are consistent with purposes of the district and conform with General Plan and other applicable City plan or policies;

**The purpose of the LC district is to provide areas for indoor retail, entertainment and service-oriented businesses that serve the surrounding residential trade area within a one (1) to ten-mile radius, including public/semi-public uses. The Proposed Project is consistent with the intent of the LC district which states that public/semi-public uses (which includes a social service facility) are compatible in the LC and are permitted with approval of a CUP.**



# Council Use Permit

## Sections 11-70-6(D)

### MZO CUP Review Criteria

Will not be injurious or detrimental to adjacent or surrounding properties or improvements in the neighborhood or to the general welfare of the City; and

- **OTS is a closed campus.**
- **Participants will be limited to seniors, families, and domestic violence victims experiencing homelessness.**
- **No visitors are allowed on campus without permission and monitoring.**
- **Daily room checks and 10 p.m. curfew.**
- **Constructing an eight-foot-tall, masonry wall with gates along the south and east sides of the parking area.**
- **Installing upgraded exterior lighting and security cameras.**
- **The security cameras monitored through the real time crime center.**
- **On-site, non-profit and police presence (day and night)**
- **Increased security may benefit the surrounding neighborhood.**
- **Proposed Project will not be injurious or detrimental to the surrounding neighborhood.**





# Council Use Permit

## Sections 11-70-6(D)

### MZO CUP Review Criteria

Adequate public services, public facilities and public infrastructure are available to serve the proposed project

**Adequate public facilities, such as public schools, police and fire protection, are already provided to the project site.**



# Council Use Permit

## Sections 11-31-26

### Development Standards for a Social Service Facility CUP

Complies with the General Plan, Sub Area Plans and other plans or policies, including the Social Service Facility Guidelines and will be compatible with surrounding uses; and

**Complies with the 2040 Mesa General Plan. In compliance with the Social Service Guidelines, the proposed social service facility:**

- **Is located in a manner consistent with existing zoning and land use.**
- **Provides participants with basic amenities such as restrooms, drinking water, and seating areas.**
- **The project site is not located in downtown Mesa or within the designated Town Center Redevelopment Area.**



# Council Use Permit

Sections 11-31-26

## Development Standards for a Social Service Facility CUP

A plan of operation has been submitted with acceptable evidence of compliance with all zoning, building, and fire safety regulations; and

**A plan of operation has been submitted. A condition of approval stipulates compliance with the Operations and Maintenance Plan. The Proposed Project has been reviewed by City of Mesa Development Services and Planning staff for compliance with all zoning, building and fire safety regulations and a condition of approval stipulates compliance with all City development codes and regulations, except the modifications to the development standards as approved with this BIZ.**





# Council Use Permit

## Sections 11-31-26

### Development Standards for a Social Service Facility CUP

A "good neighbor policy" with descriptions of acceptable measures to ensure ongoing compatibility with adjacent uses.

**A Good Neighbor Policy has been submitted. The Good Neighbor Policy indicates: CBI staff and Mesa Police Department officers will be on-site at all times; the OTS campus is secured; there are clear communication channels for citizens to communicate with the City regarding OTS; curfew is enforced; no walk-up or drop-in services; daily check ins on participants by CBI; and more measures to ensure compatibility with adjacent uses.**



# Council Use Permit

## Sections 11-31-26

### Development Standards for a Social Service Facility CUP

The building or site proposed for the use is in, or will be brought into, substantial conformance with all current City Development Standards.

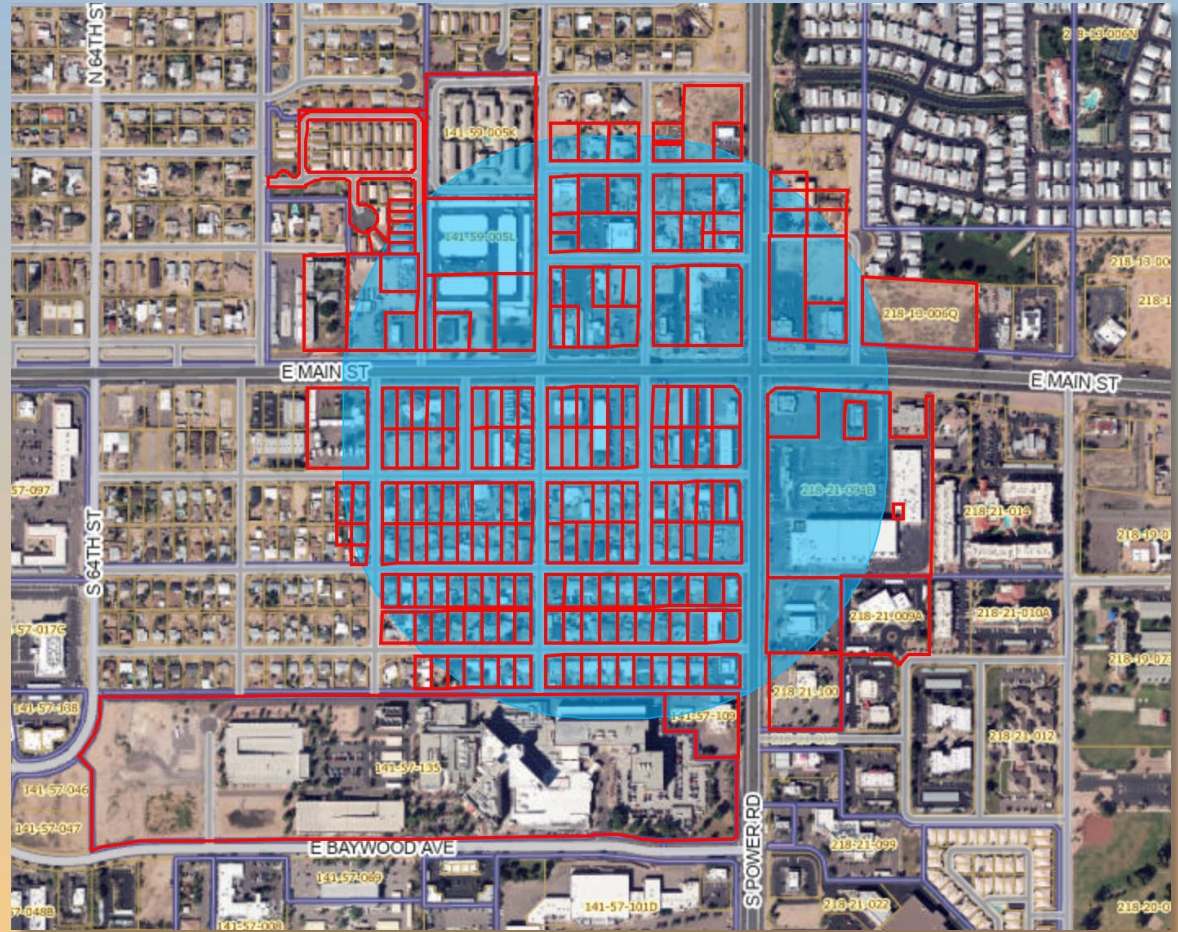
**Approval of the requested BIZ overlay will result in the project site being brought into substantial conformance with City development standards. Additionally, the applicant is proposing improvements to the Project Site including new landscape trees and shrubs, a covered play area, a dog run, a single dumpster enclosure. Interior to the project site, these improvements include, adding trees and shrubs to the existing landscape areas and installing a new covered play area, dog run, and single dumpster enclosure, and a new eight foot in height masonry wall with gates along Sunaire and Alder Avenue. Overall, the proposed improvements bring the Project Site into substantial compliance with MZO developments standards.**





# Citizen Participation

- Notified residents and business owners within 1,000 feet, HOAs and registered neighborhoods
- Held three community meetings
- Three rounds of door-to-door visits and discussions with area residents
- Attended neighborhood meetings when requested
- Staff received 16 letters in support and two in opposition







# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with review criteria in MZO Section 11-70-6(D) for a CUP
- ✓ Complies with development standards in MZO Section 11-31-26, for a Social Service Facility CUP
- ✓ Complies with review criteria in MZO Chapter 21 for a BLZ overlay
- ✓ Criteria in Chapters 69 for Site Plan Review

***Staff recommends Approval with Conditions***





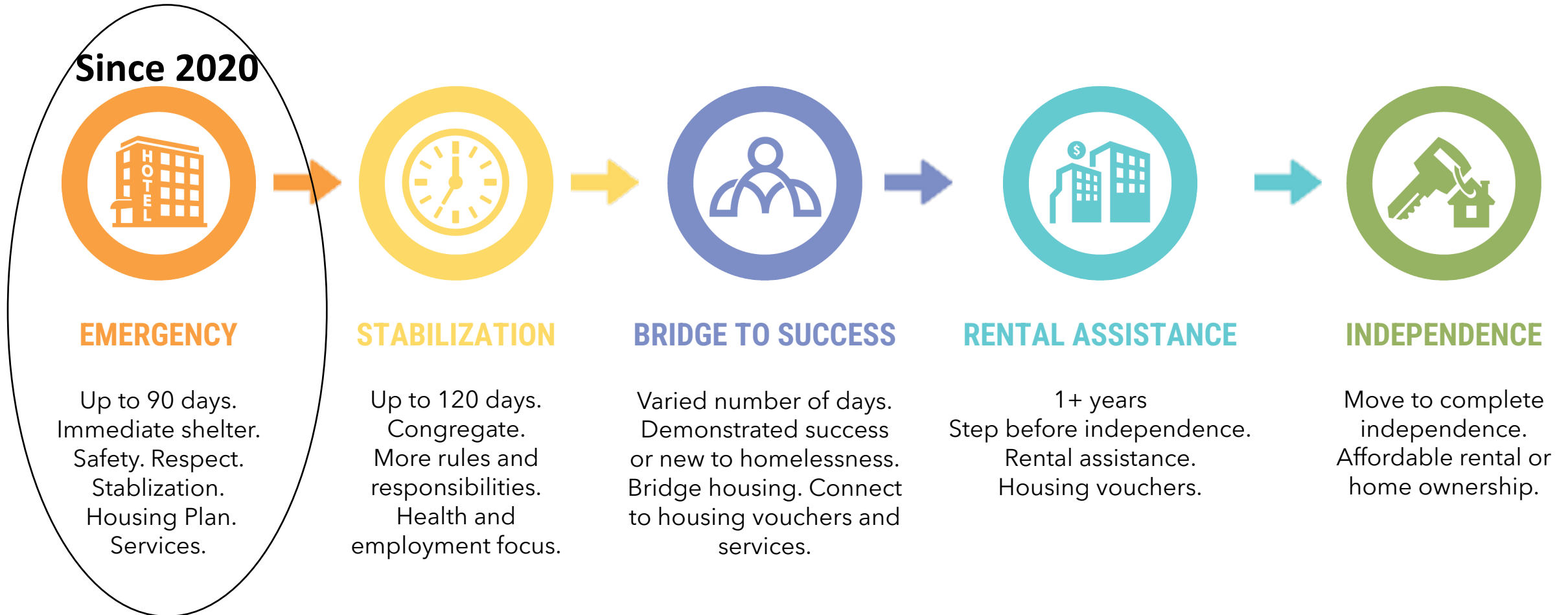
# Off the Streets Program

Planning and Zoning Board  
Wednesday, September 13, 2023





## Mesa's Housing Path to Recovery





## Why here and why now?

- Today regionally– less 10; 19 more.
- Continues a data-driven, successful program and partnership.
- East Mesa location to spread services citywide and avoid over-burden in one area of our community.
- Mesa controls decision for program continuation, future relocation, focus on Mesa clients. Federal funding opportunity.
- City will be a good neighbor.
- Tool to enforce urban camping laws.



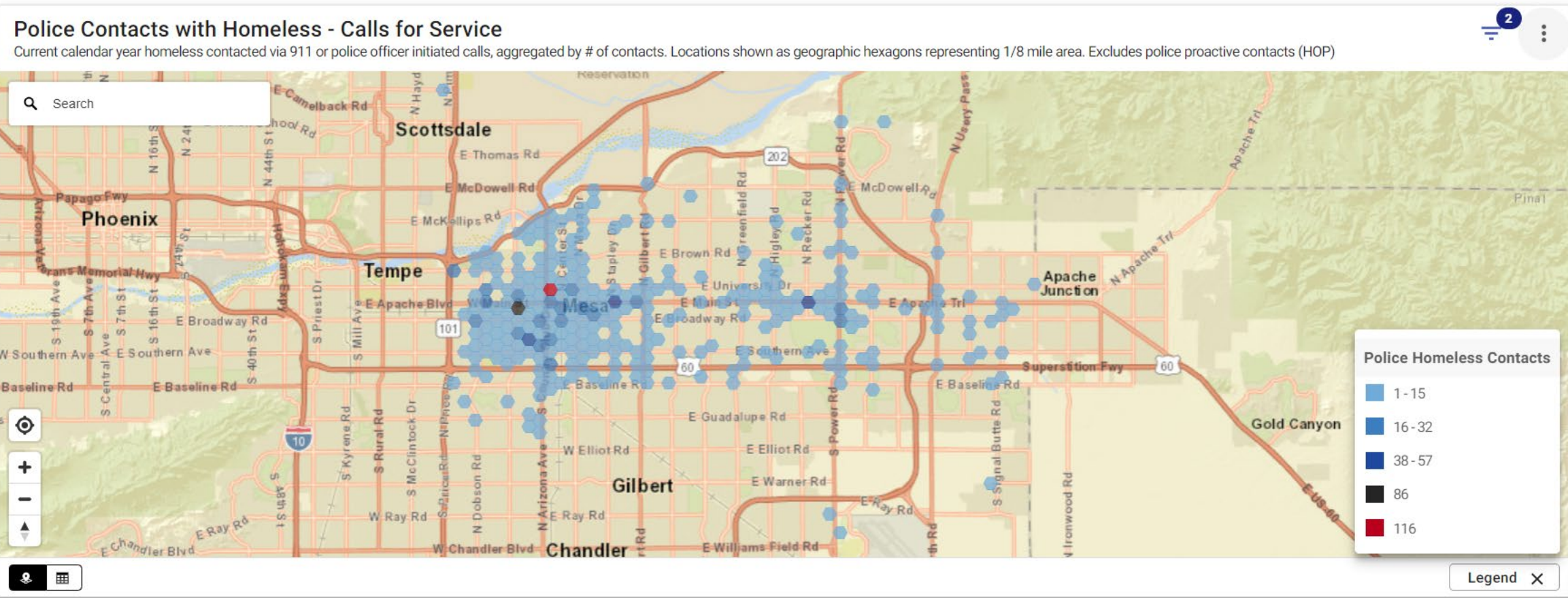
## Martin v. City of Boise

### 9<sup>TH</sup> CIRCUIT 2018

“That is, as long as there is no option of sleeping indoors, the government cannot criminalize indigent, homeless people for sleeping outdoors, on public property, on the false premise they had a choice in the matter.”

# Police Contacts with Individuals Experiencing Homelessness - Calls for Service

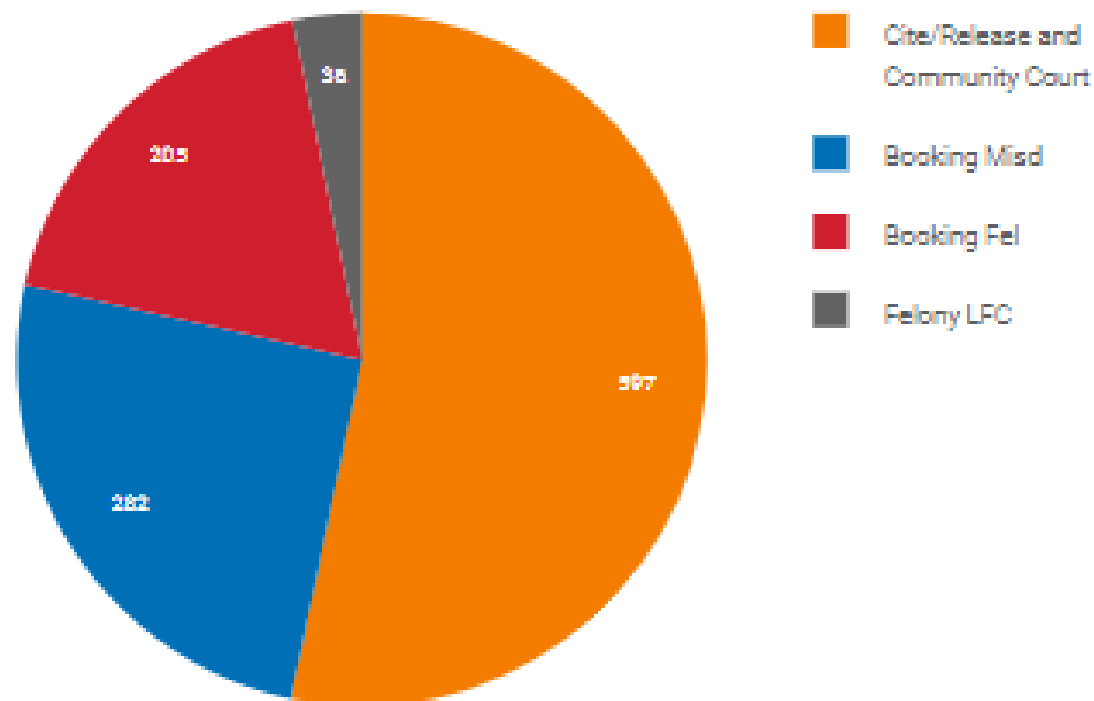
Location of contacts since January 1, 2020 - present resulting from 911 calls for service or officer-initiated calls. **Excludes** police proactive outreach contacts (HOP). For information about proactive contacts see the "Mesa Police Homeless Outreach Project" (HOP) charts below.





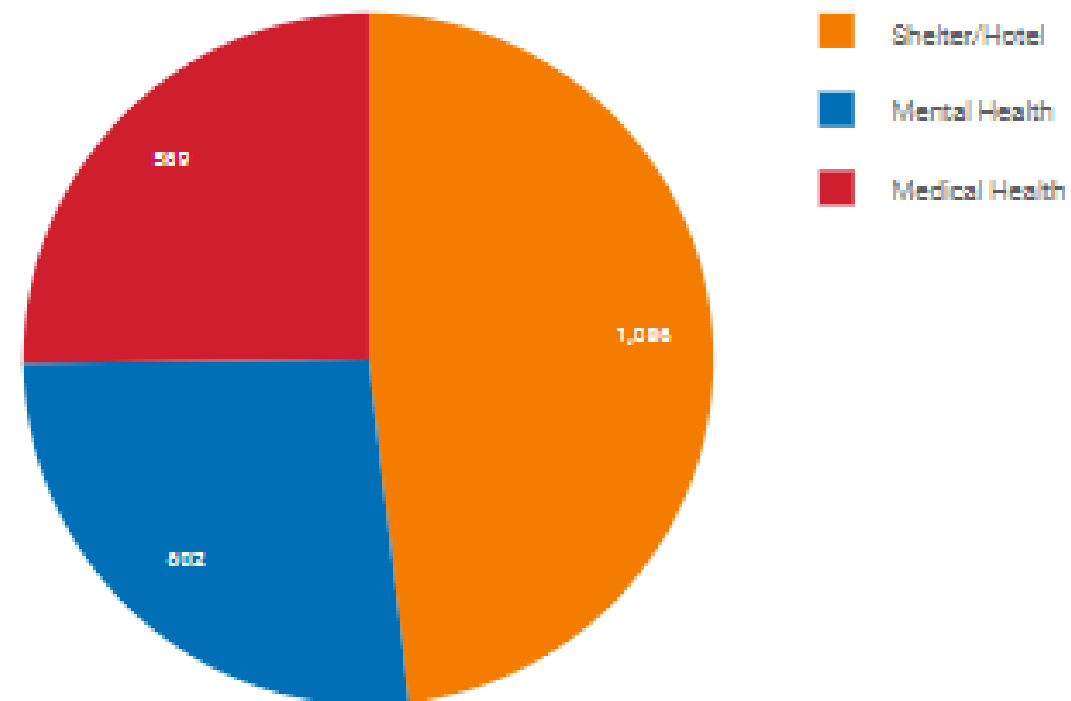
## Homeless Outreach Project Arrests

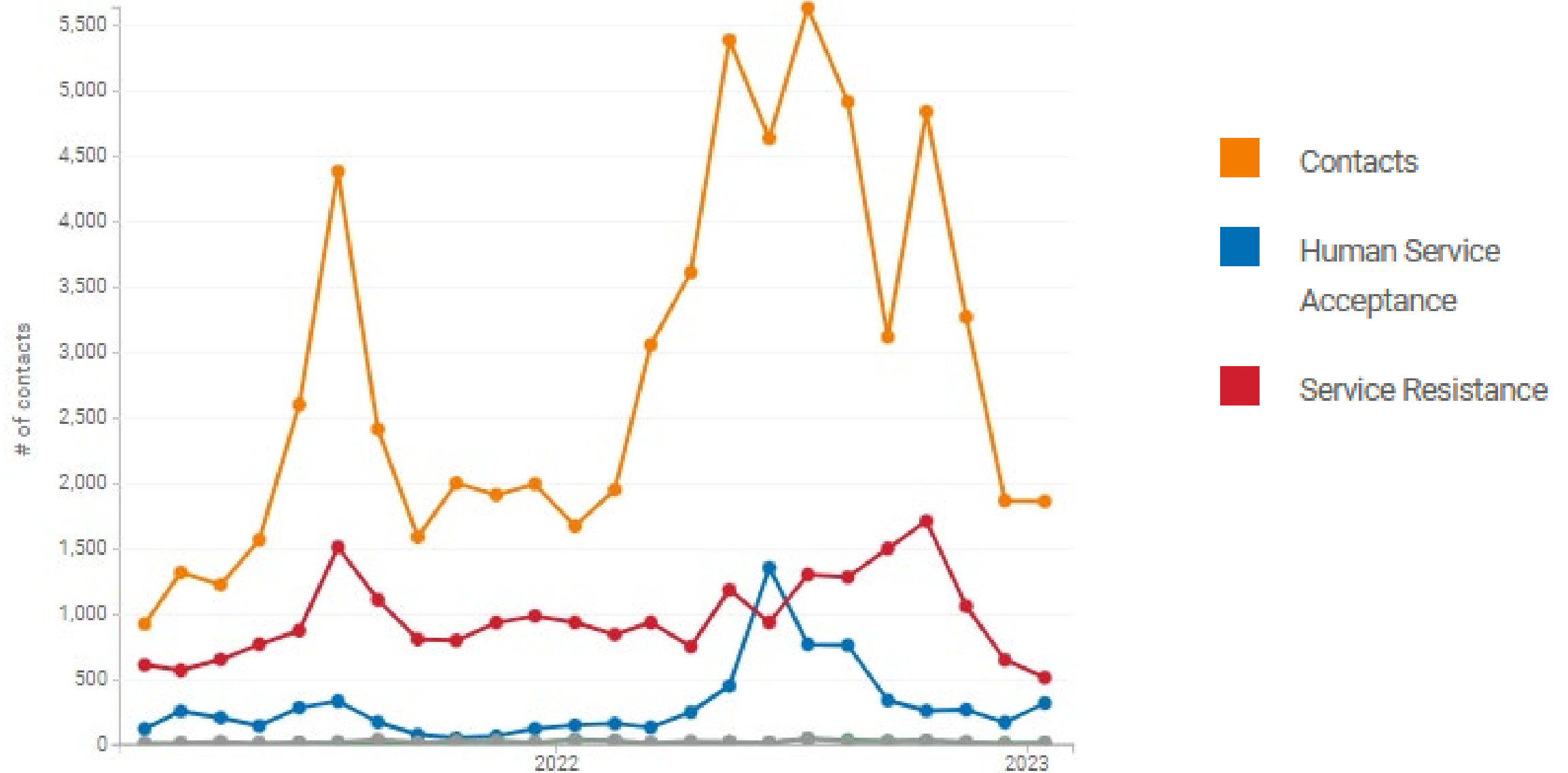
Homeless Outreach Project contacts by police resulting in citation/ re...



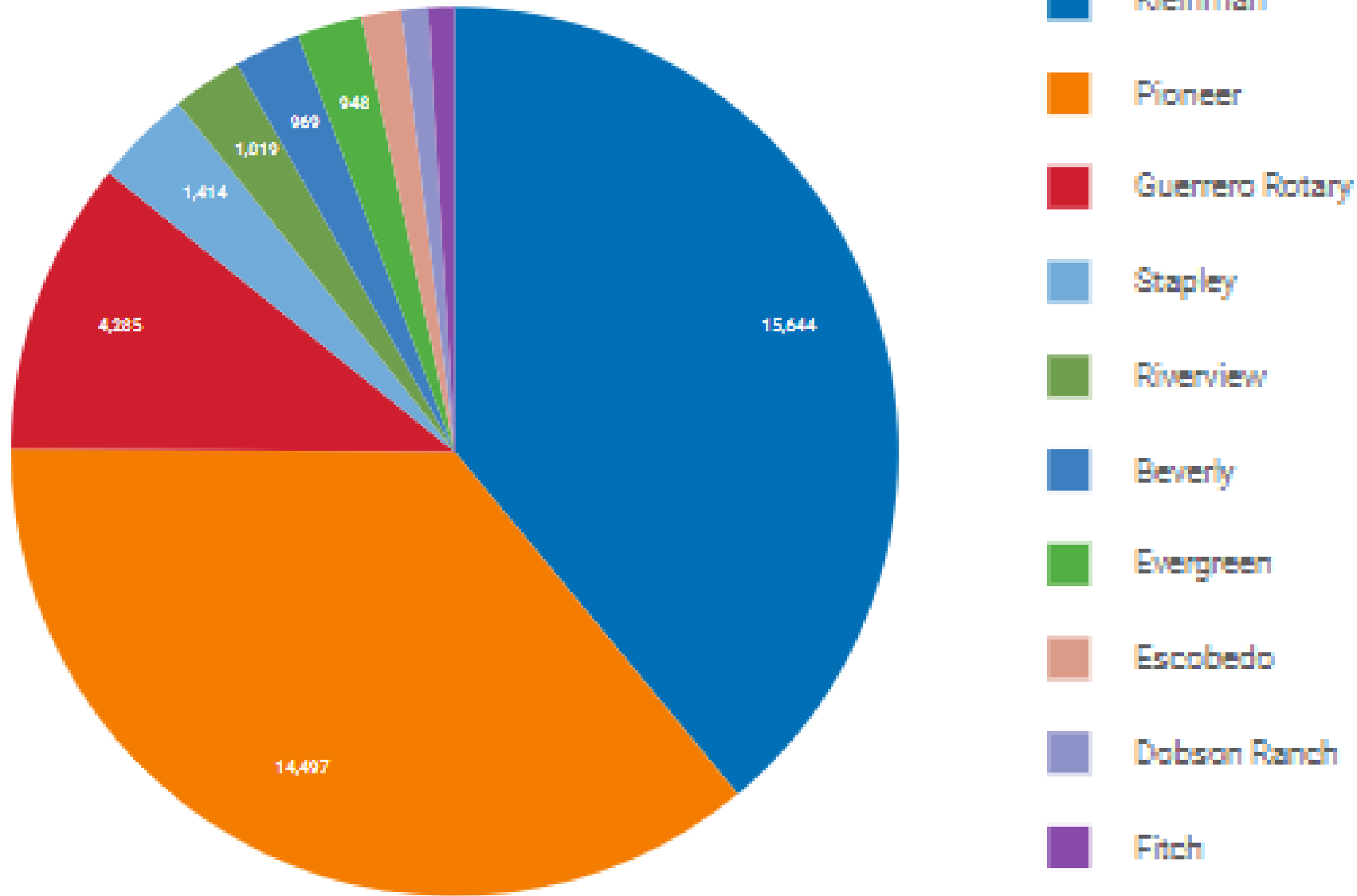
## Homeless Outreach Project Services Accepted

HOP services offered and accepted by individuals contacted during pr...







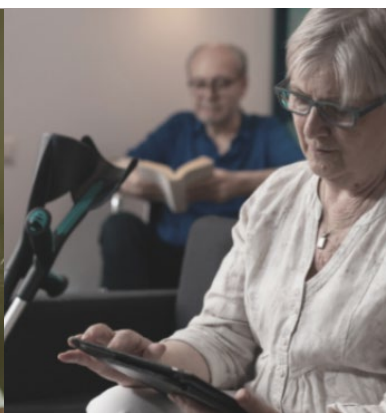


# Off the Streets Program



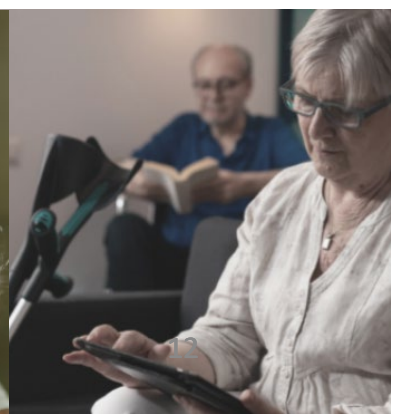


- Program has existed for 3 years in Mesa
- Temporary housing program for people experiencing homelessness
- Mesa's most vulnerable individuals are served: **ONLY seniors, families and domestic violence victims.**
- Referrals from Mesa Police, Fire, Parks
- Allows City to enforce urban camping
- Case management to connect to services
- Housing plan
- Rules and requirements
- Up to 90-day stay
- No sex offenders
- Closed campus



## Who we serve

- 39% have physical disabilities
- 12% are aged 62+
- 19% are youth under 18
- 4% are Veterans
- 21% are survivors of domestic violence
- 49% women
- 73% successfully graduate to the next step in their housing plan





- Dedicated police officer on-site 24/7.
- Nonprofit partners on-site oversight and case management day and night.
- No walk-up or drop-in services are available or allowed.
- Clean and well-maintained campus.
- Limited outdoor areas for participant use visually buffered from the surrounding community and businesses.
- Room checks to ensure safety and program compliance.
- Curfew enforced for program participants 10 pm.
- No visitors are allowed without permission and monitoring.
- Off-campus wrap-around services.
- Address homelessness that currently exists in the area as well as future public safety and health concerns.
- (+) A phone number and email is provided for nearby businesses and residents to connect with the City with questions/concerns.
- (+) Comprehensive safety/amenity review of nearby neighborhood; implementing feasible improvements.

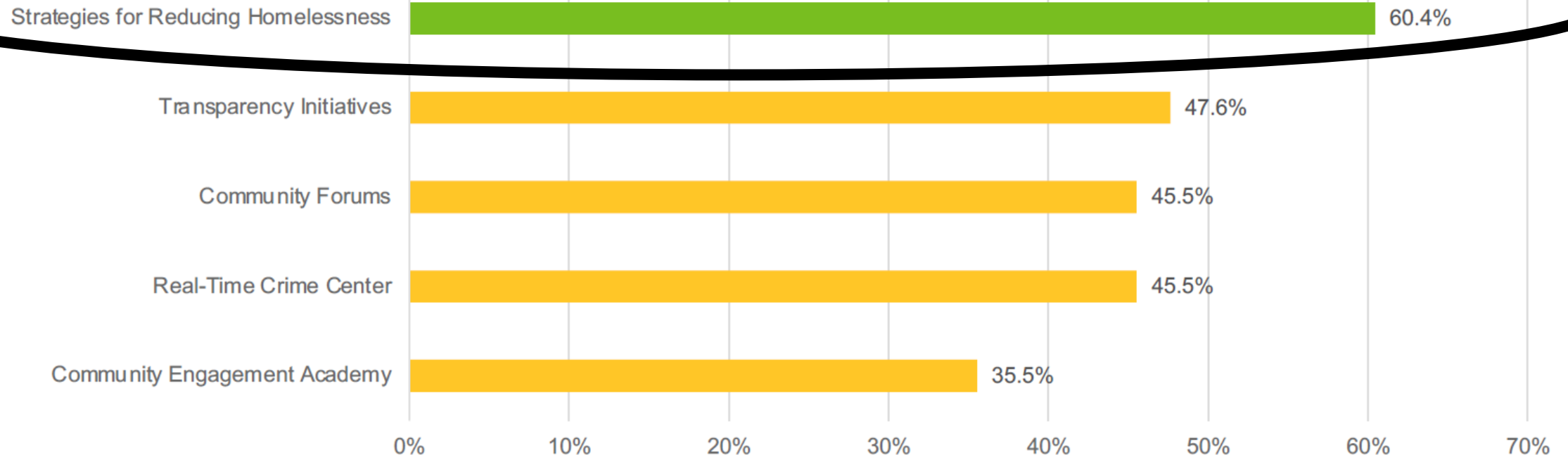
# Community Engagement





## Mesa Police Department Survey (2021)

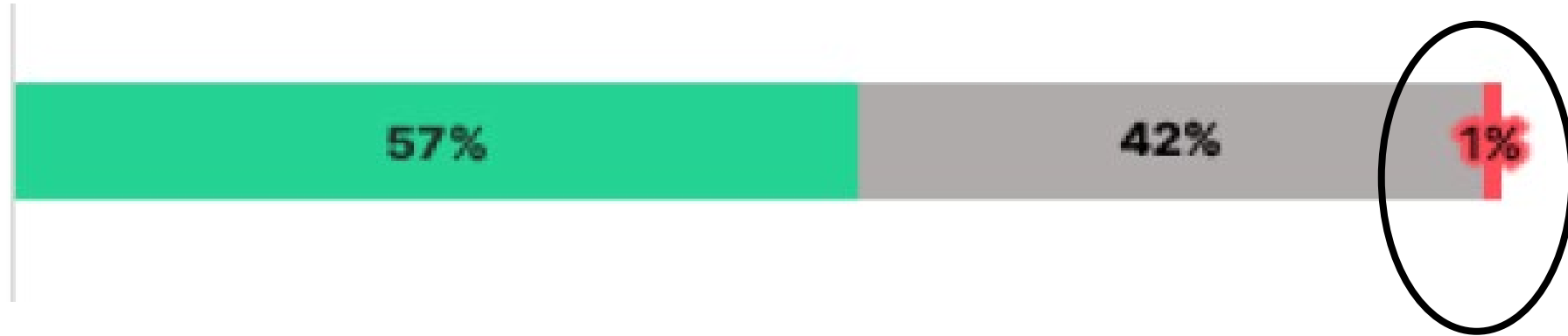
Of the topics presented, respondents were most interested in the City of Mesa's strategies for reducing homelessness (60.4%). It was the only topic that a majority of respondents showed interest in, although transparency initiatives, the Real-Time Crime Center, and the departments' Community Forums all had interest levels in the mid-40s.



Source: ASU Morrison Institute for Public Policy Survey, 2021

## 2023 Social Media Analysis– responses to homelessness

Spotlights & Resources





# 2023 Nearby Neighbors-- themes

- Fear of crime and drug use.
- Frustration. We don't want this here.
- Neighborhood and family safety.
- Property values impacts.
- Paying too much for hotel.
- More taxes.
- Some positive feedback.

# Neighborhood Input and Response

- Why this hotel and in east Mesa?
  - Is the City paying too much for this hotel?
  - Why did the City choose CBI?
  - How will this use impact my property values?
  - Will my taxes be raised to pay for this?
  - How much of taxpayer funds is going to this project?
  - Why won't the city just look elsewhere; it is clear the surrounding neighbors do not want it here.
  - Why can't a non-profit provide this program instead of the City?
- 
- If it is so safe, why do you have PD 24-7?
  - How will City control drug use and crime at the hotel?
  - What happens to people who don't succeed and are asked to leave?
  - Will this program attract more homeless to Mesa?
  - Will this project cause more homelessness, urban camping or panhandling in the area?
  - Will people be allowed to leave the facility and hang out in my neighborhood?

# Request for Off the Streets







- 6733 E Main Street
- Power and Main
- 70 Rooms
- Built in 1973/1985
- 1.34 acres

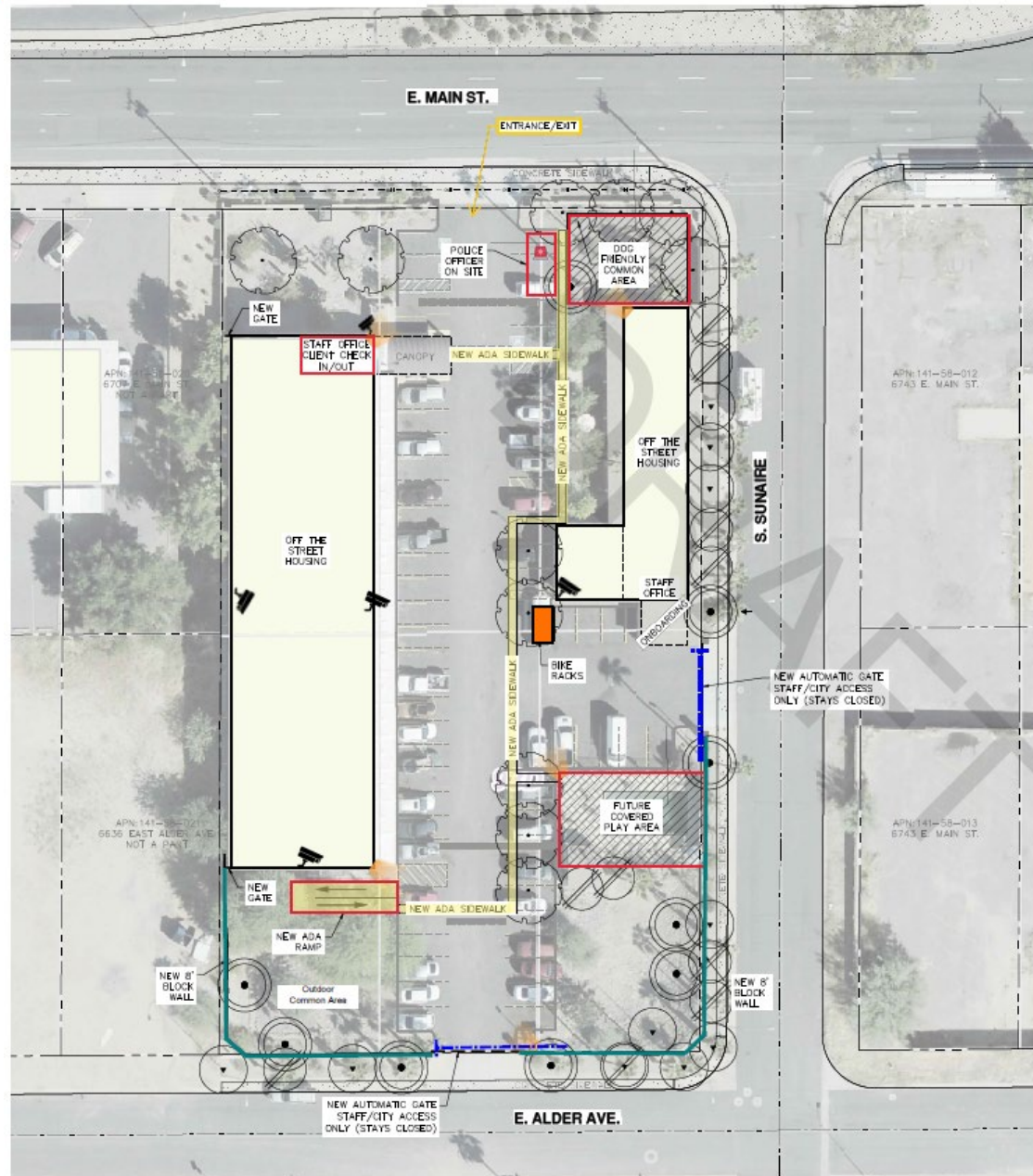




Council Use Permit and rezoning for:

- Social Services Use
- Relocate portions of Off the Streets Program if approved













# Property Site Plan



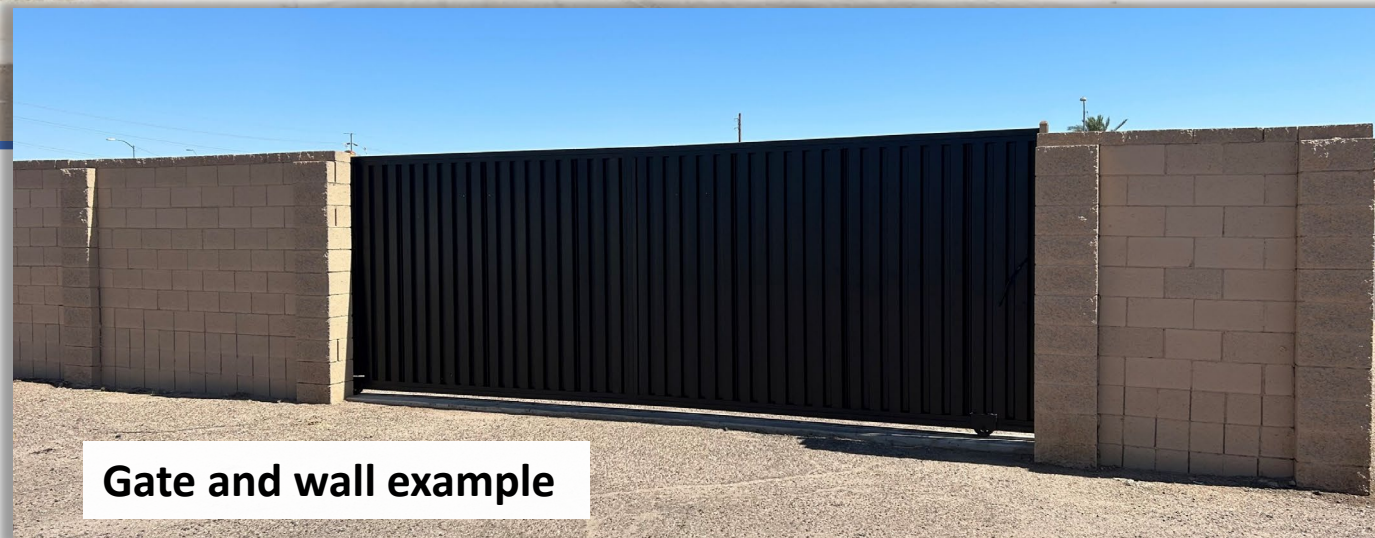
## SITE IMPROVEMENT NOTES

1. LIGHTING UPGRADES THROUGHOUT SITE
2. REMOVE/REPLACE PALM TREES WITH DENISE, NATIVE TREES
3. ADA IMPROVEMENTS AT DRIVEWAYS AND SIDEWALK RAMP

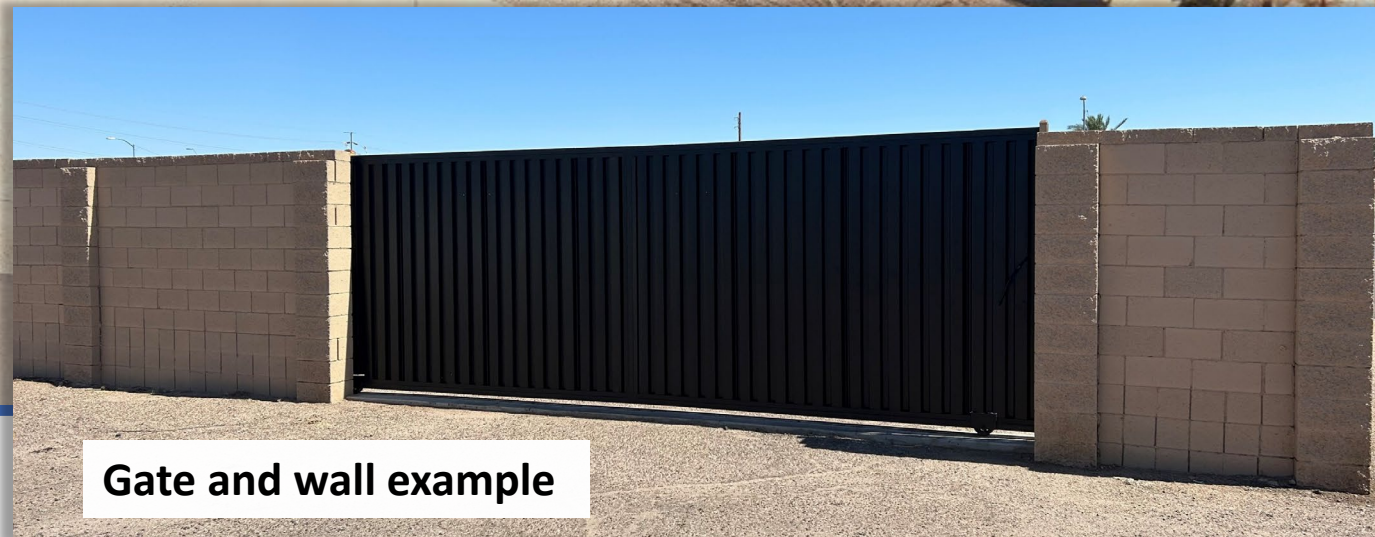
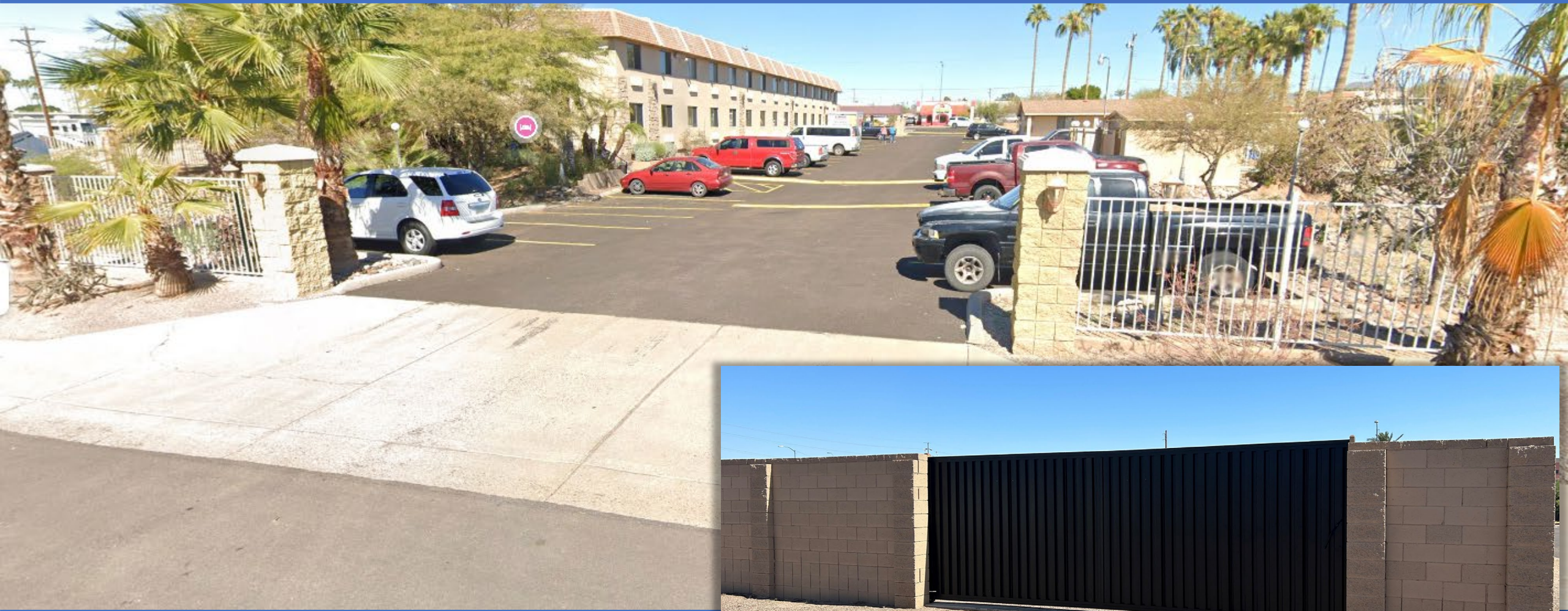
## LANDSCAPE PLANT LEGEND

TREES	
SYMBOL	BOTANICAL NAME / COMMON NAME
	PROSOPIS JULIFLORA VELVET MESQUITE
	PISTACIA RED PUSH RED PUSH PISTACHE
	QUERCUS FUSIFORMIS / JOAN LONNETT JOAN LONNETT LIVE OAK
	CASEARIA LINEARIS CASCALOTE
	CHILOPSIS LINEARIS 'BURBA' DESERT WILLOW
	Police on site
	Automatic Gate
	Bike Rack
	Entrance/Exit
	Outdoor Light
	Security Camera
	8' Block Wall









Gate and wall example



## Proposed dog friendly area



## ADA improvements























# Questions?

## Thank you!

480-644-HOPE (4673)

[offthestreets@mesaaz.gov](mailto:offthestreets@mesaaz.gov)

[www.mesaaz.gov/offthestreets](http://www.mesaaz.gov/offthestreets)

# WHO ARE WE?

- **Founded in Mesa in 1982**
- **40 Years of Service**
- **1996: 1 Program, 1 Contract,**
  - **1 Location, 20 Employees**
- **2002: EVAC became Community Bridges Inc. (CBI)**
- **2022: 87 Programs and 1,700 employees**



Mesa

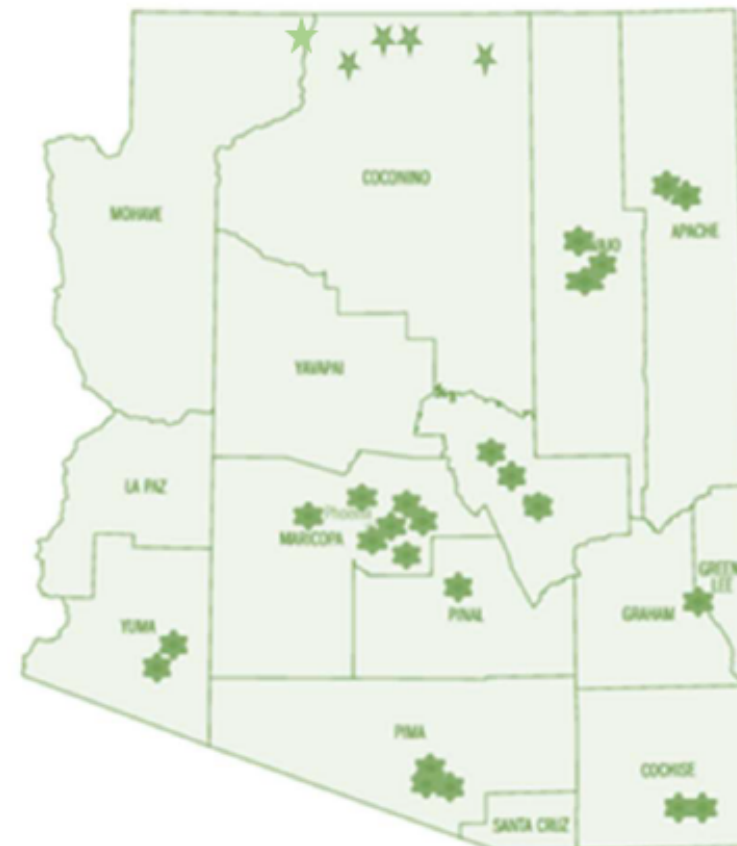


East Valley Alcoholism  
Council (EVAC)



## Services Offered in Arizona

- Crisis Stabilization (6)
- Inpatient Behavioral Health Facilities (7)
- Patient-Centered Medical Homes (12)
- MAT Services (12)
- Children and Adolescent Services (7)
- Residential Treatment (7)
- Justice Involved Supportive Services
- Crisis Mobile Teams
- Outreach and Navigation
- Housing and Shelter Services
- Prevention and Education
- Tribal Services





- Immediate housing, stabilization, respect and dignity
- Focus on most vulnerable (women, elderly, families, disabled)
- Tailored plan for recovery and housing
- Staff with lived experience and passion for service
- Onsite: 24/7 program oversight, case management, peer support, transportation, life skills training, triage nursing and crisis response
- CBI/regional services off-site: dedicated team of medical and behavioral health professionals, addiction treatment, therapy, SNAP, employment/jobs training, healthcare



## Emergency 911

For a crime in progress.

If you feel unsafe for any reason.

Someone is unstable, yelling/crying hysterically, using substance, or causing a disturbance.

## Mesa PD Non-Emergency 480-644-2211

For non-emergency police questions.

To report an incident that has already happened.

## Mesa Homeless Resource Line 480-644-HOPE (4673)

M-Th business hour response.  
Non-emergency.

To refer anyone requesting services or resources.

For any other homelessness questions about getting/giving help.

## Off the Streets Public Safety Hotline

24/7 Line

For First Responders Only  
PD/Fire/Parks

To access services/shelter for someone when enforcing urban camping, etc.

## Encampment Reporting

Non-emergency pd  
480-644-2211

Mesa Now App

Citylink