

Planning and Zoning Board



Study Session Minutes

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

Date: November 15, 2023 Time: 3:00 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
Cassidy Welch
Sean Pesek
Josh Grandlienard
Sergio Solis
Sarah Steadman
Alexis Wagner

OTHERS PRESENT:

1 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 3:30 pm.

2 Review items on the agenda for the November 15, 2023 regular Planning and Zoning Board Hearing.

Staff Planner Joshua Grandlienard presented case ZON22-01233. See attached presentation.

The Board had no questions for staff.

Staff Planner Sean Pesek presented case ZON23-00139. See attached presentation.

The Board had no questions for staff.

Staff Planner Joshua Grandlienard presented case ZON23-00549. See attached presentation.

The Board had no questions for staff.

Case ZON23-00210 was continued to January 10, 2024 Planning and Zoning Board meeting.

Staff Planner Sergio Solis presented case ZON23-00416. See attached presentation.

The Board had no questions for staff.

Staff Planner Cassidy Welch presented case ZON23-00656. See attached presentation.

The Board had no questions for staff.

3 Planning Director Update: None

4 Adjournment.

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

The study session was adjourned at 3:51 pm.

Vote (6 – 0; Vice Chair Pitcher, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

Respectfully submitted,

Evan Balmer
Principal Planner

Note: Audio recordings of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also “live broadcasted” through the City of Mesa’s website at www.mesaaz.gov



ZON22-01233

Outlaw Trucking



Request

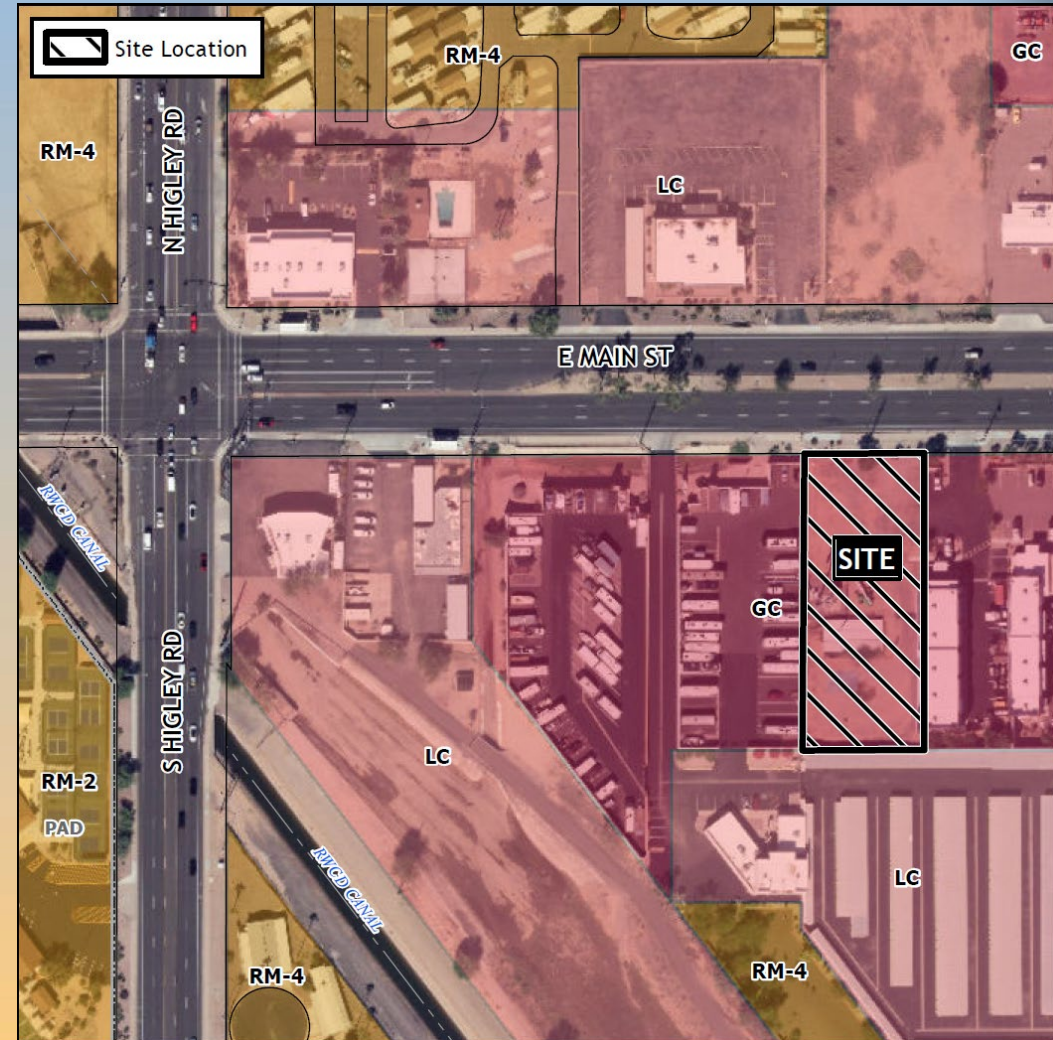
- Major Site Plan Modification
- To allow a retail development





Location

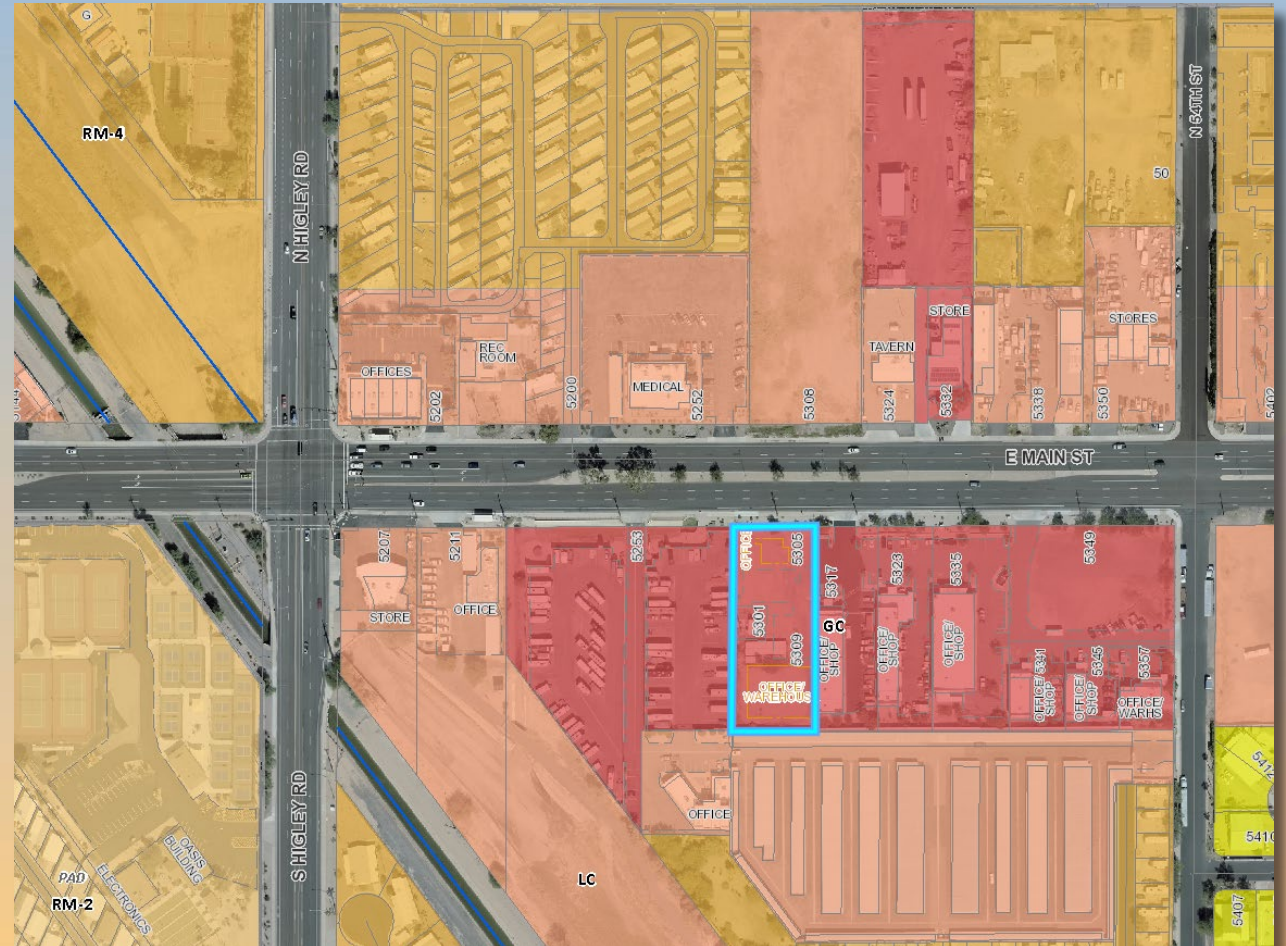
- East of Higley Road
- South of Main Street



[illegible]



- General Commercial
- Proposed use is allowed by right





Site Photo

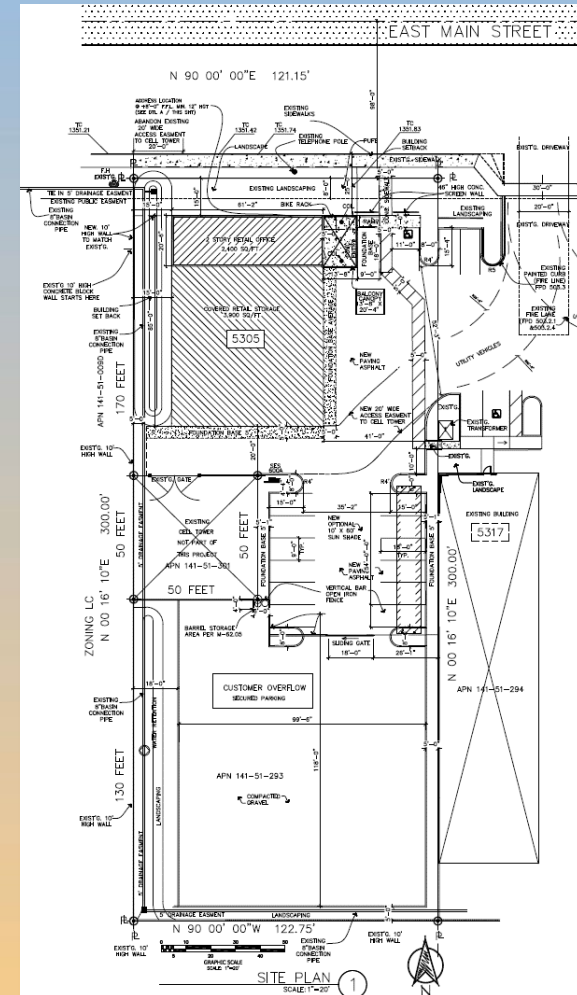


Looking south from Main Street



Site Plan

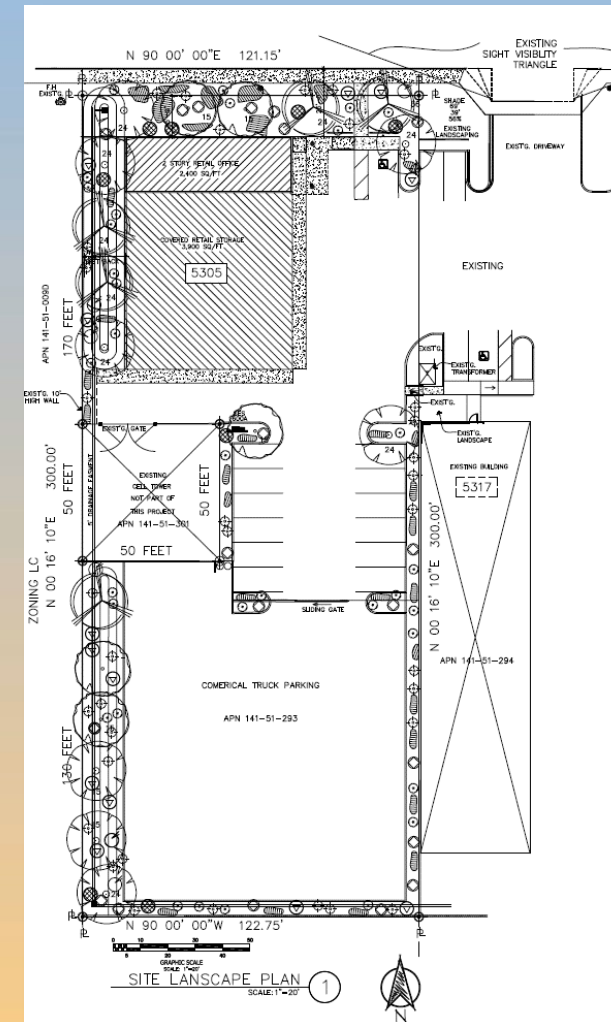
- Shared Access from Main Street
- 5,600 sq. ft. building and canopy
- 14 parking spaces on site





Landscape Plan

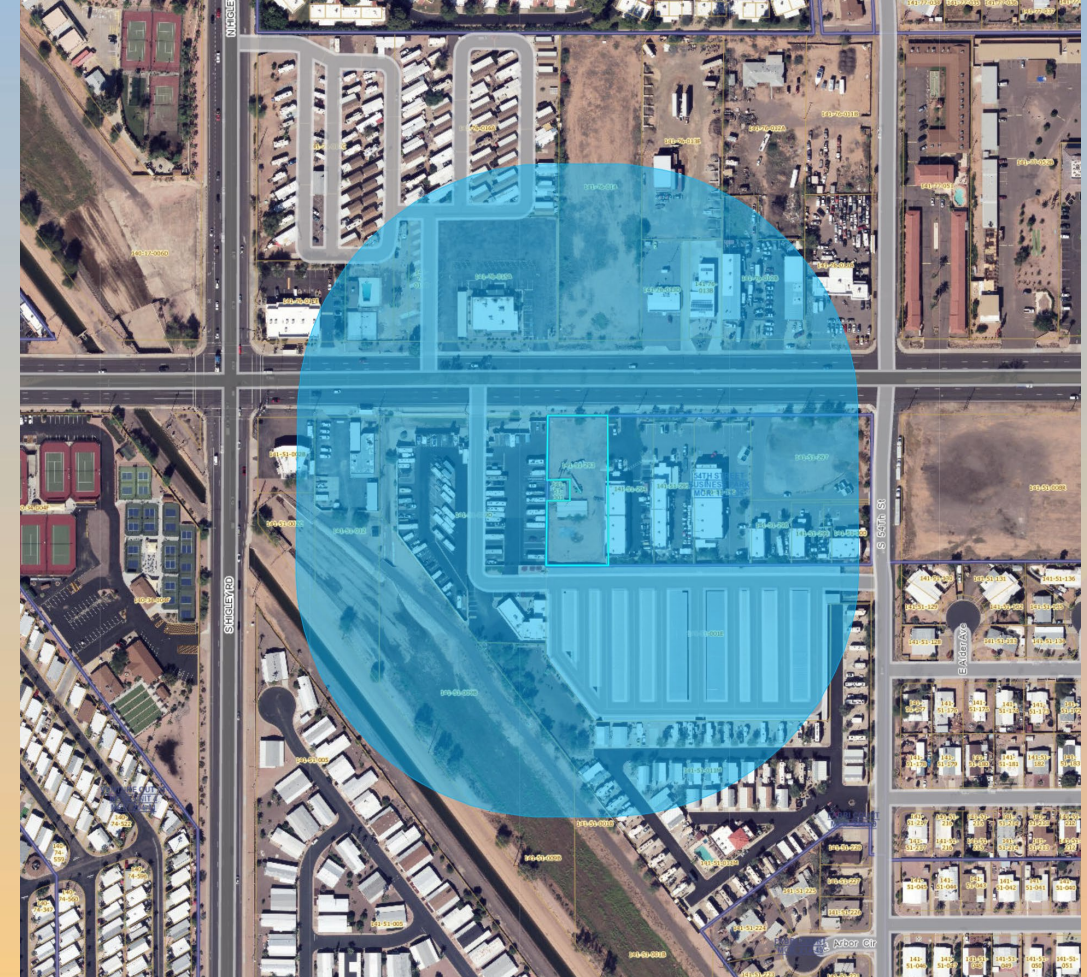
PLANT LEGEND				
SYMBOL	COMMON / BOTANICAL NAME	DIMENSIONS / TYPE	SIZE	QTY
TREES:				
	SISSOO TREE <i>SHALIKHIA SISSOO</i>	4"/T	36" BOX 11 24" BOX 10 18" BOX 8	
	EVERGREEN ELM <i>ELMUS PARVIFLUS 'TIGER GREEN'</i>	4"/T	36" BOX 10 24" BOX 16 18" BOX 7	
	CHILEAN MISQUITE <i>PROSOPIS JULIFLORA</i>	4"/T	36" BOX 4 24" BOX 18 18" BOX 13	
SHRUBS:				
	BOXWOOD BEAUTY	2-3/S	5 GAL 22 1 GAL 32	
	MATAL PLUM <i>CARLENA GRAVIS 'BOXWOOD BEAUTY'</i>			
	DESERT CARPET ACACIA <i>ACACIA REDOLENS 'DESERT CARPET'</i>	2-3/S	5 GAL 34 1 GAL 39	
	RED YUCCA <i>HEDECHALIS PARVIFLORA</i>	2-3/S	5 GAL 90 1 GAL 104	
	DWARF PURPLE BOUGAINVILLEA <i>BOUGAINVILLEA 'TICKET'</i>	2-3/S	5 GAL 57 1 GAL 28	
	DWARF ROSENKA BOUGAINVILLEA <i>BOUGAINVILLEA 'ROSENKA'</i>	2-3/S	5 GAL 86 1 GAL 97	
	MEXICAN BIRD OF PARADISE <i>CAECALYTHA PULCHERRIMA</i>	2-3/S	5 GAL 21 1 GAL 37	
GROUND COVER:				
	GAZANIA DAYBREAK TIGER STRIPES MIXED <i>GAZANIA TIGER</i>	1 /G.C.	1 GAL 150	





Citizen Participation

- Notified property owners within 500', HOAs and registered neighborhoods
- No comments received





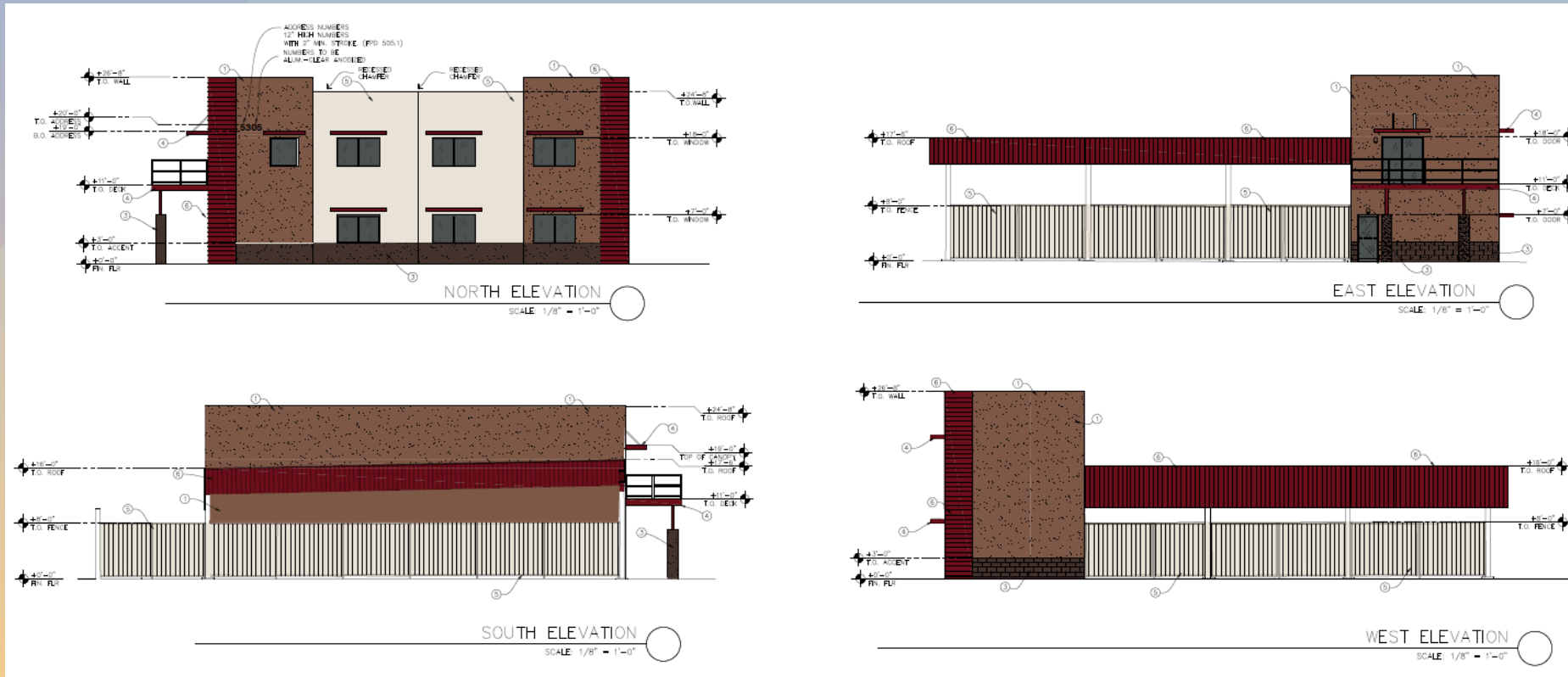
Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Criteria in Chapter 69 for Site Plan Review

Staff recommend Approval with Conditions



Elevations



COLOR SCHEDULE:

①	BUILDING BASE COLOR: BEHR: UNMARK TRAIL N330-3		
②	VERTICAL ACCENT COLOR: BEHR: MOUNTAIN RIDGE 780B-6		
③	WAINSCOTT ACCENT COLOR: BEHR: MOUNTAIN RIDGE 780B-6		
④	METAL CANOPY: MBCI: BURNING SLATE SIGNATURE 200		METAL CANOPY
⑤	SECONDARY ACCENT #1 BEHR: DARK RUFFLE PPUS-19		
⑥	METAL ACCENT MBCI: BURNING SLATE SIGNATURE 200		METAL ACCENT PANEL



ZON23-00139



Request

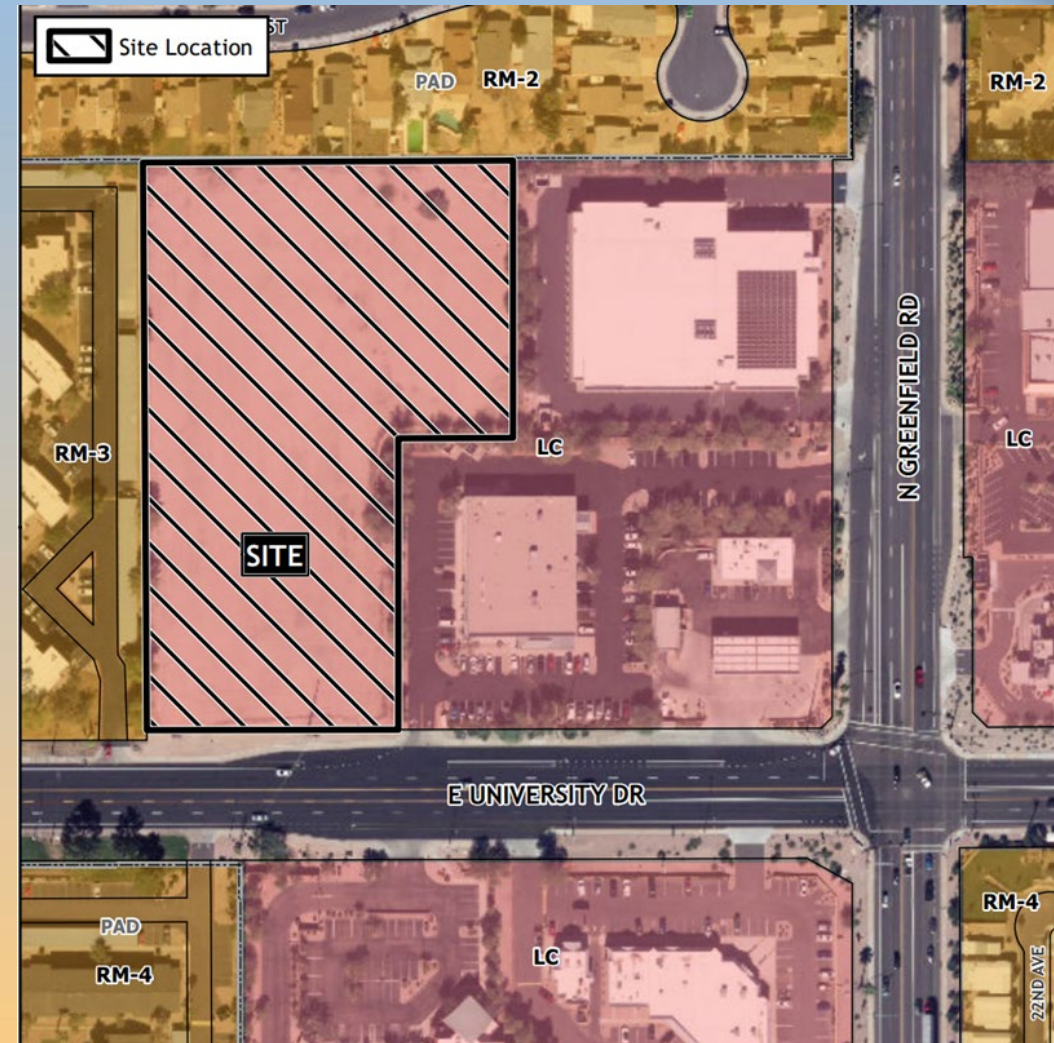
- Site Plan Review
- Special Use Permit
- Council Use Permit Review
- Commercial Development





Location

- North side of University Drive
- West of Greenfield Road

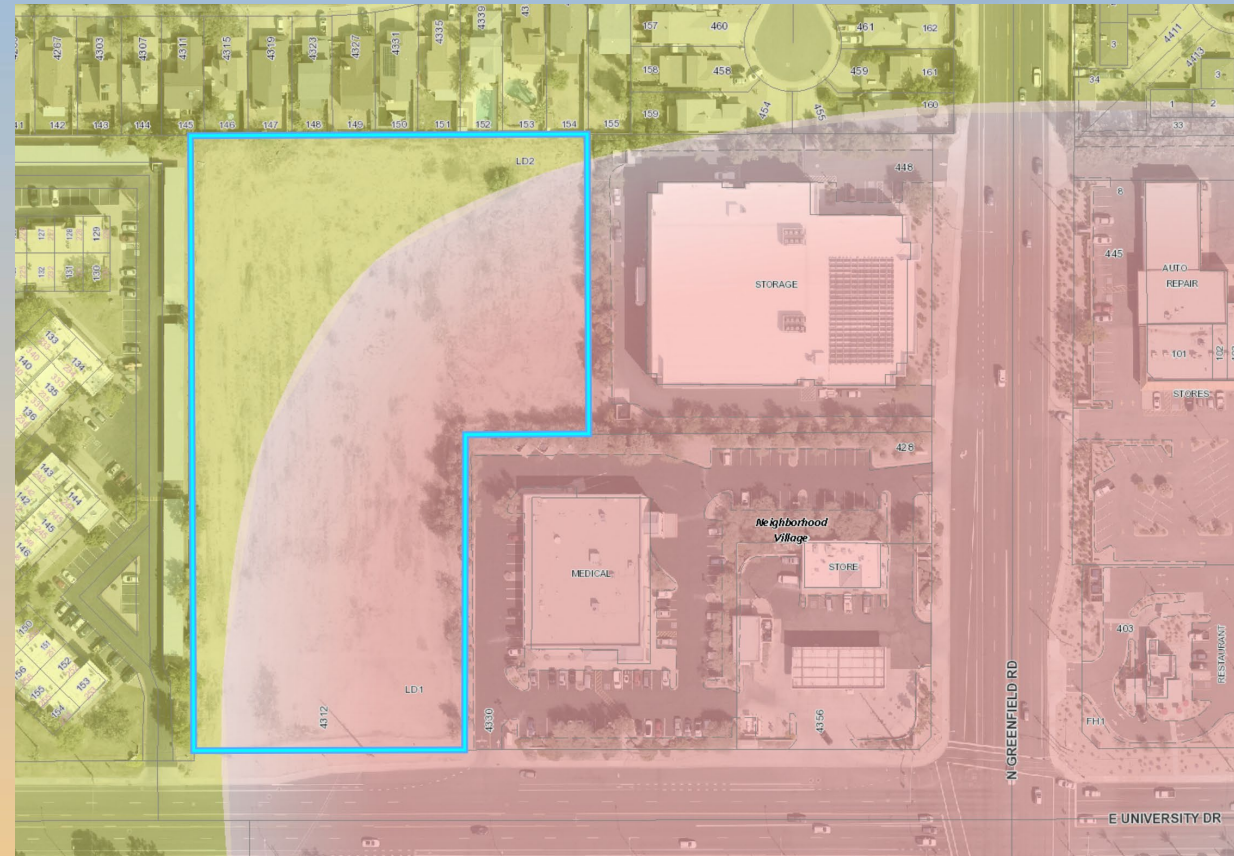




General Plan

Neighborhood Village Center

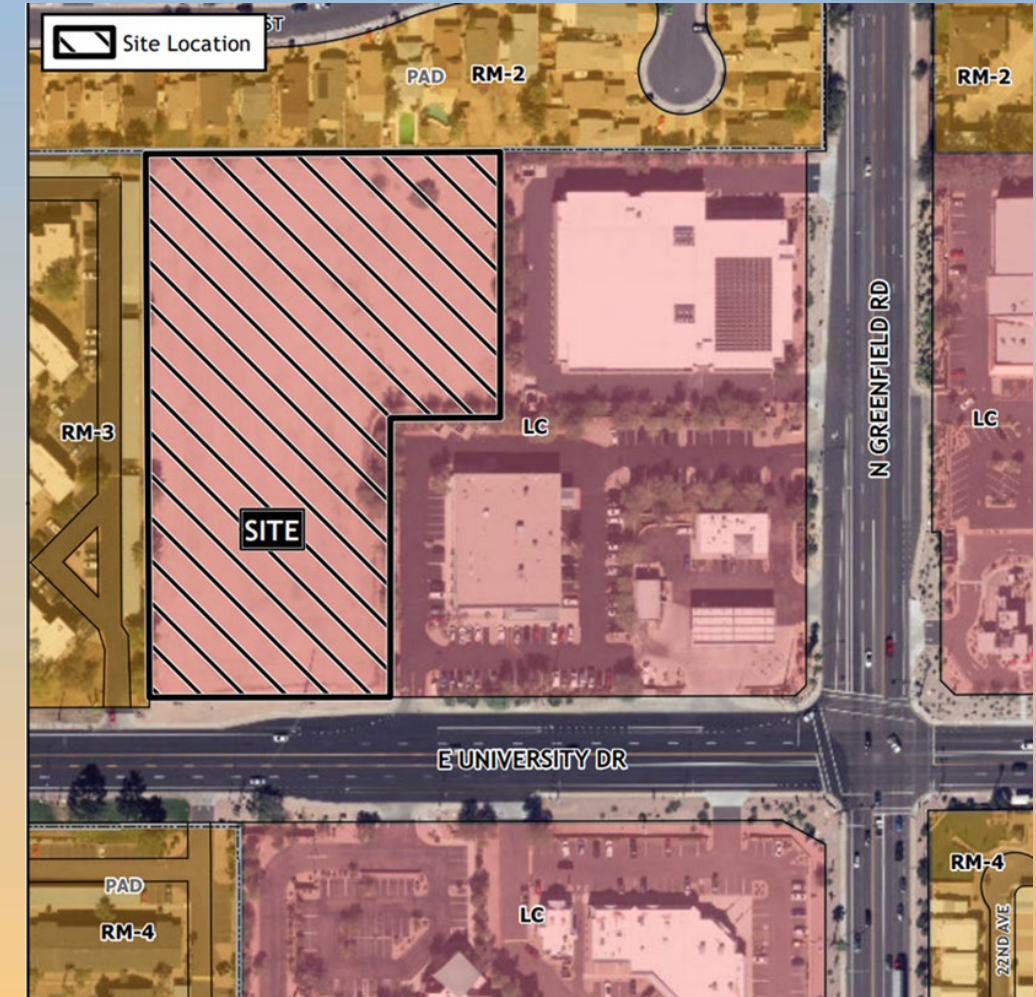
- Typical shopping areas that serve the surrounding neighborhood
- LC listed as primary zoning
- Retail and restaurants listed as primary land uses
- Mini-storage permitted with a CUP





Zoning

- Limited Commercial
- Restaurants and retail are permitted by right in LC
- Mini-Storage permitted with a CUP





Council Use Permit

Section 11-70-6: Council Use Permit Required Findings

- ✓ Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies;
- ✓ The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies
- ✓ The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area of the proposed project or improvements in the neighborhood or to the general welfare of the City; and
- ✓ Adequate public services, public facilities and public infrastructure are available to serve the proposed project.



Special Use Permit

Section 11-70-5: Special Use Permit Required Findings

- ✓ Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies;
- ✓ The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies
- ✓ The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area of the proposed project or improvements in the neighborhood or to the general welfare of the City; and
- ✓ Adequate public services, public facilities and public infrastructure are available to serve the proposed project.



Site Photo

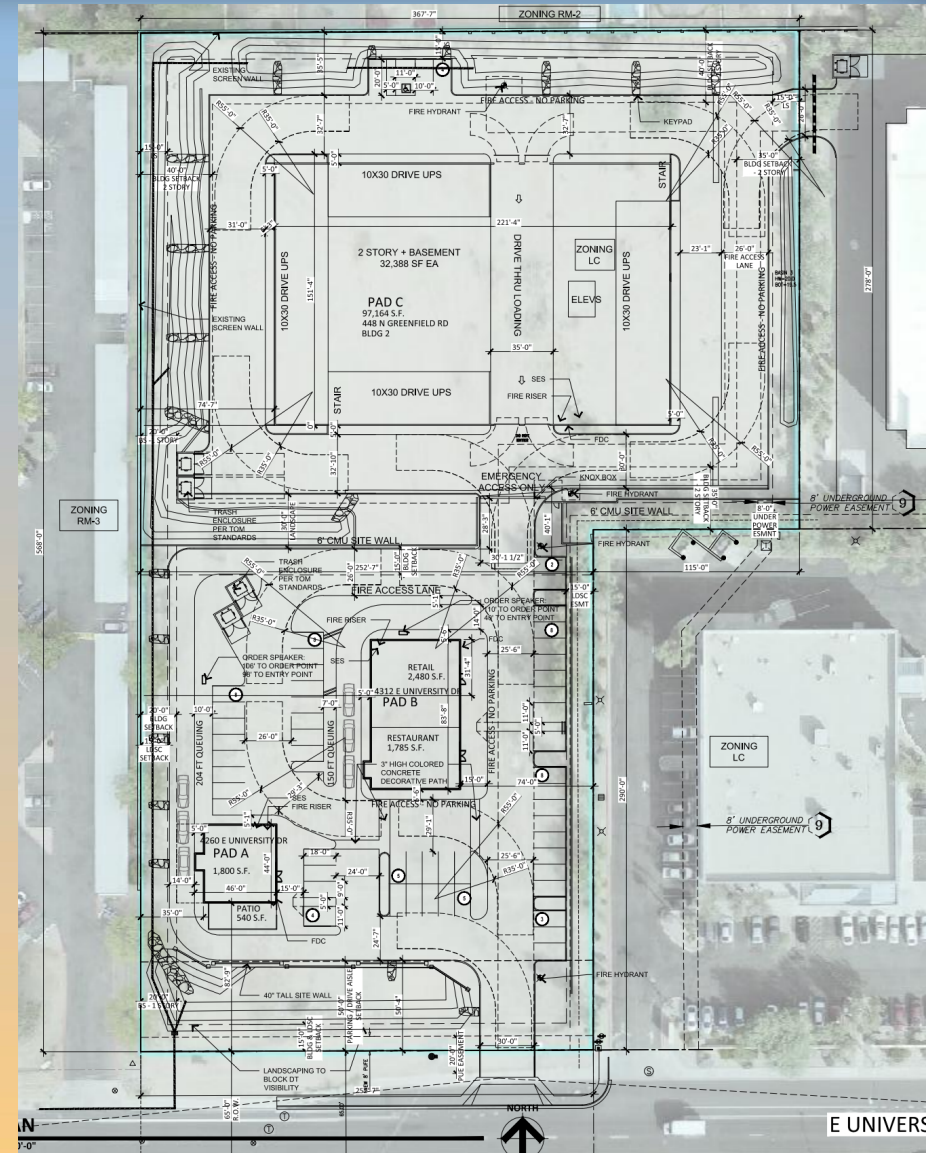


Looking north from University



Site Plan

- Two-story mini-storage facility in the northern half ($\pm 96,600\text{sf}$)
- Two commercial buildings in the southern half ($\pm 6,000\text{sf}$)
- Commercial access from University
- Mini-storage access from Greenfield





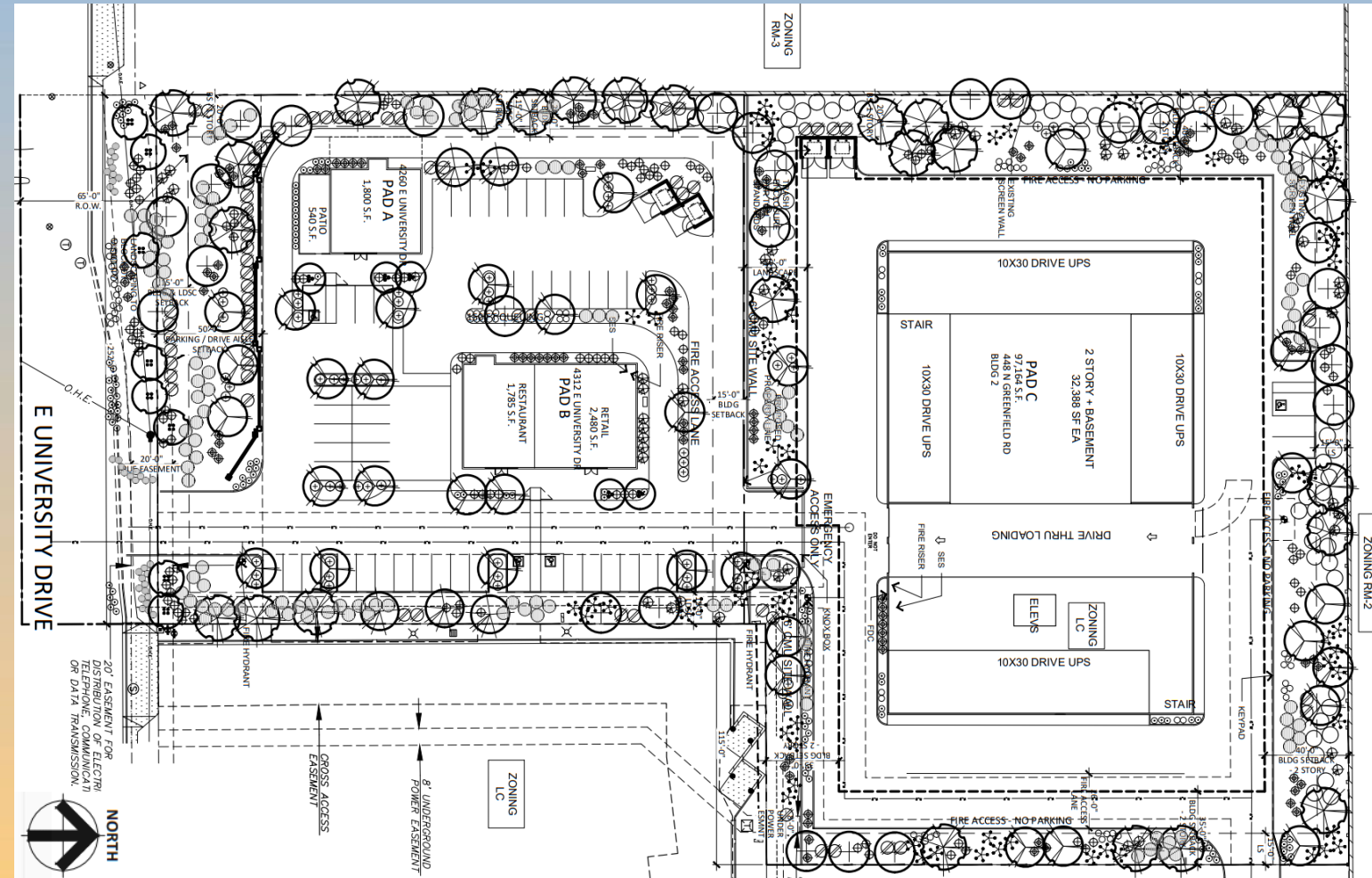
Landscape Plan

LANDSCAPE LEGEND

- CERCIDIUM 'HYBRID'
DESERT MUSEUM PALO VERDE
36" BOX
- ACACIA SALICINA
WILLOW ACACIA
24" BOX
- ACACIA STENOPHYLLA
SHOESTRING ACACIA
36" BOX
- CERCIDIUM FLORIDUM
BLUE PALO VERDE
36" BOX
- PROSOPIS 'RIO-SALADO'
HYBRID THORNLESS MESQUITE
24" BOX
- SOPHORA SECUNDIFLORA
TEXAS MOUNTAIN LAUREL
36" BOX

- TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON
- CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON
- EREMOPHILA MACULATA
VALENTINE EMU BUSH
5 GALLON
- LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
5 GALLON
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON
- HESPERALOE PARVIFLORA
YELLOW YUCCA
5 GALLON
- ACACIA REDOLENS
'DESERT CARPET' 1m
5 GALLON
- EREMOPHILA GLABRA
'MINGENW GOLD'
5 GALLON
- LANTANA MONTEVIDENSIS
'GOLD MOUND'
5 GALLON
- LANTANA MONTEVIDENSIS
TRAILING PURPLE
5 GALLON
- CONVOLVULUS CNEORUM
BUSH MORNING GLORY
5 GALLON

1/2" SCREENED ROCK PROS MAHOGANY
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS





Renderings





Renderings





Renderings





Citizen Participation

- Applicant notified property owners within 1,000 feet, HOAs and registered neighborhoods
- Virtual meeting held on July 20, 2023, with no attendees
- Staff has not been contacted by any interested parties





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO
- ✓ Complies with the review criteria for a Council Use Permit outlined in Section 11-70-6 of the MZO
- ✓ Complies with the review criteria for a Special Use Permit outlined in Section 11-70-5 of the MZO

Staff recommend Approval with Conditions



ZON23-00549



Request

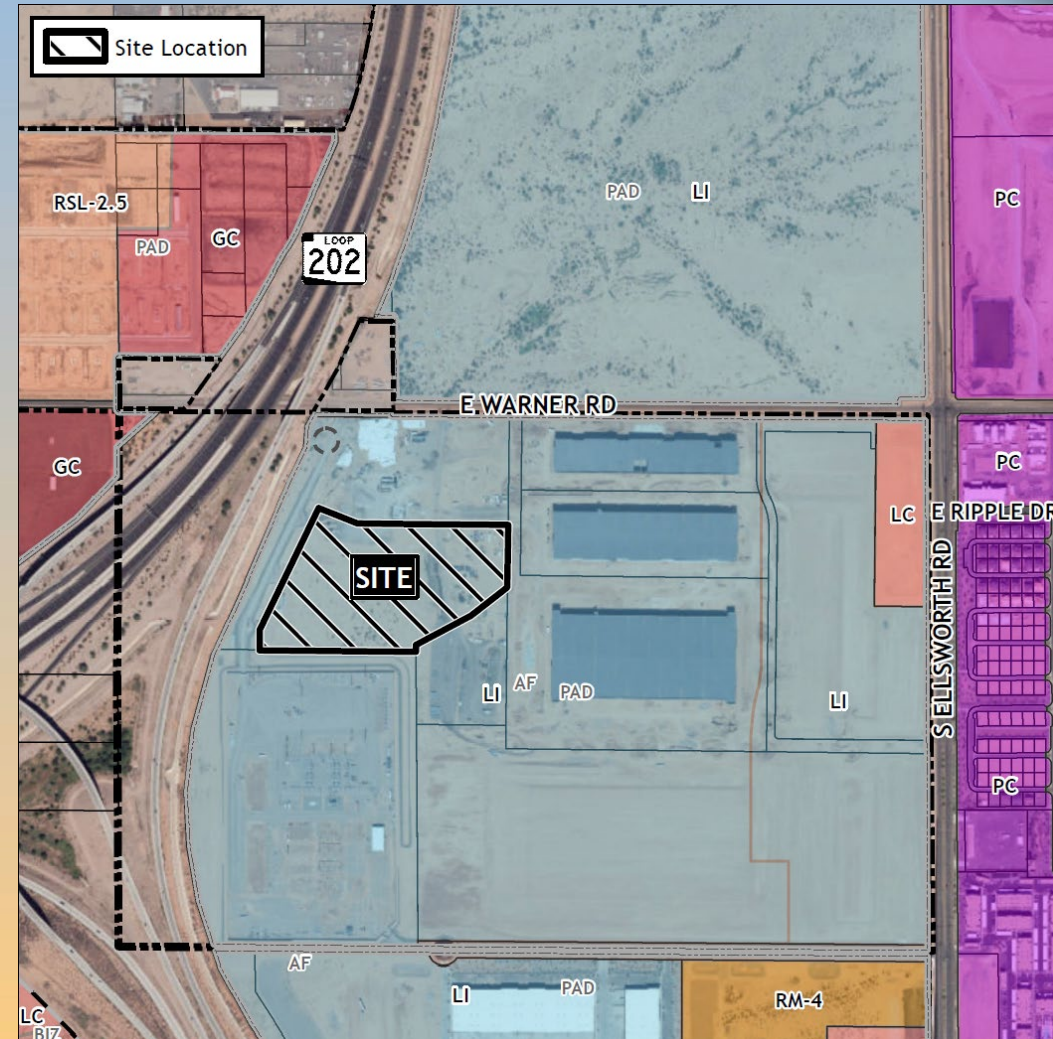
- Site Plan Review and Special Use Permit
- To allow for a Data Center





Location

- West of Ellsworth
- South of Warner Road





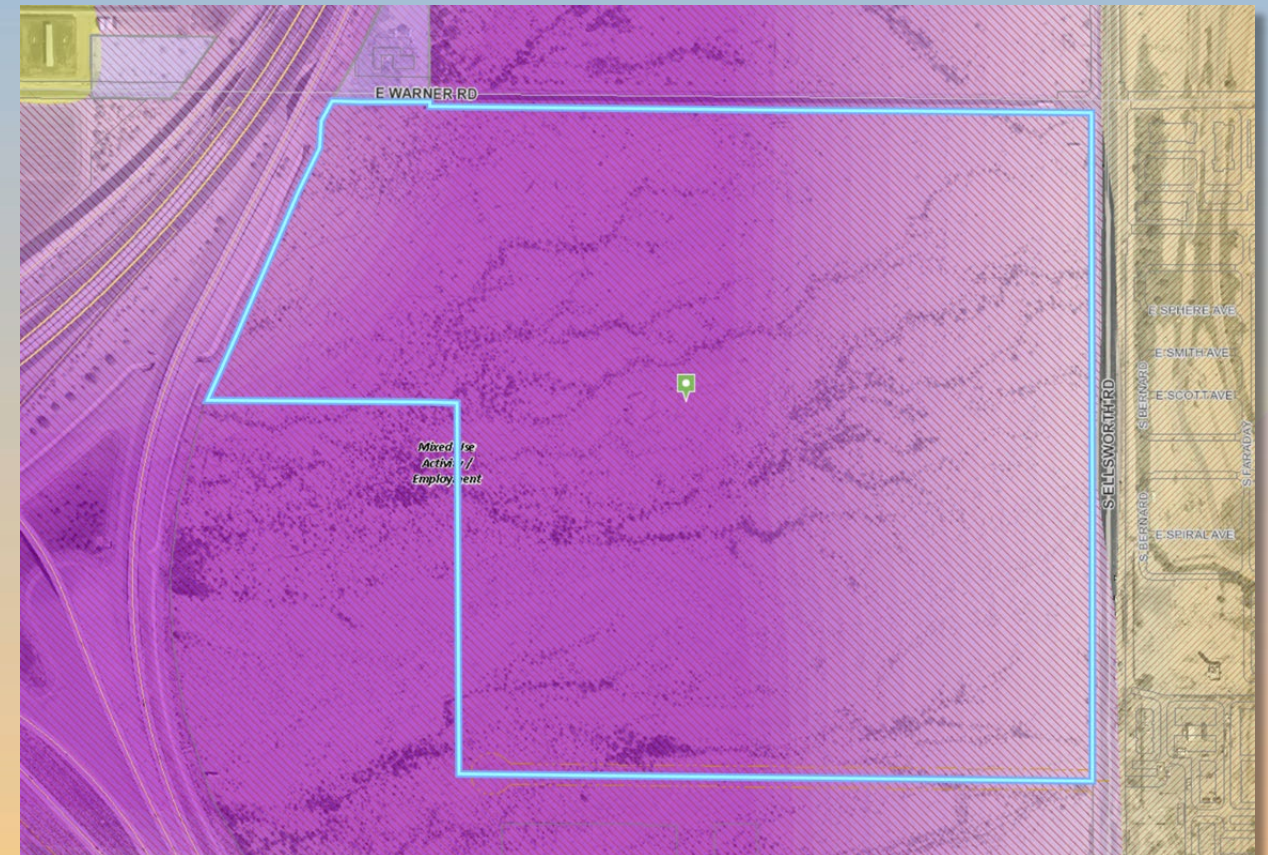
General Plan

Employment

- Wide range of employment opportunities in high-quality settings

Mixed Use Activity

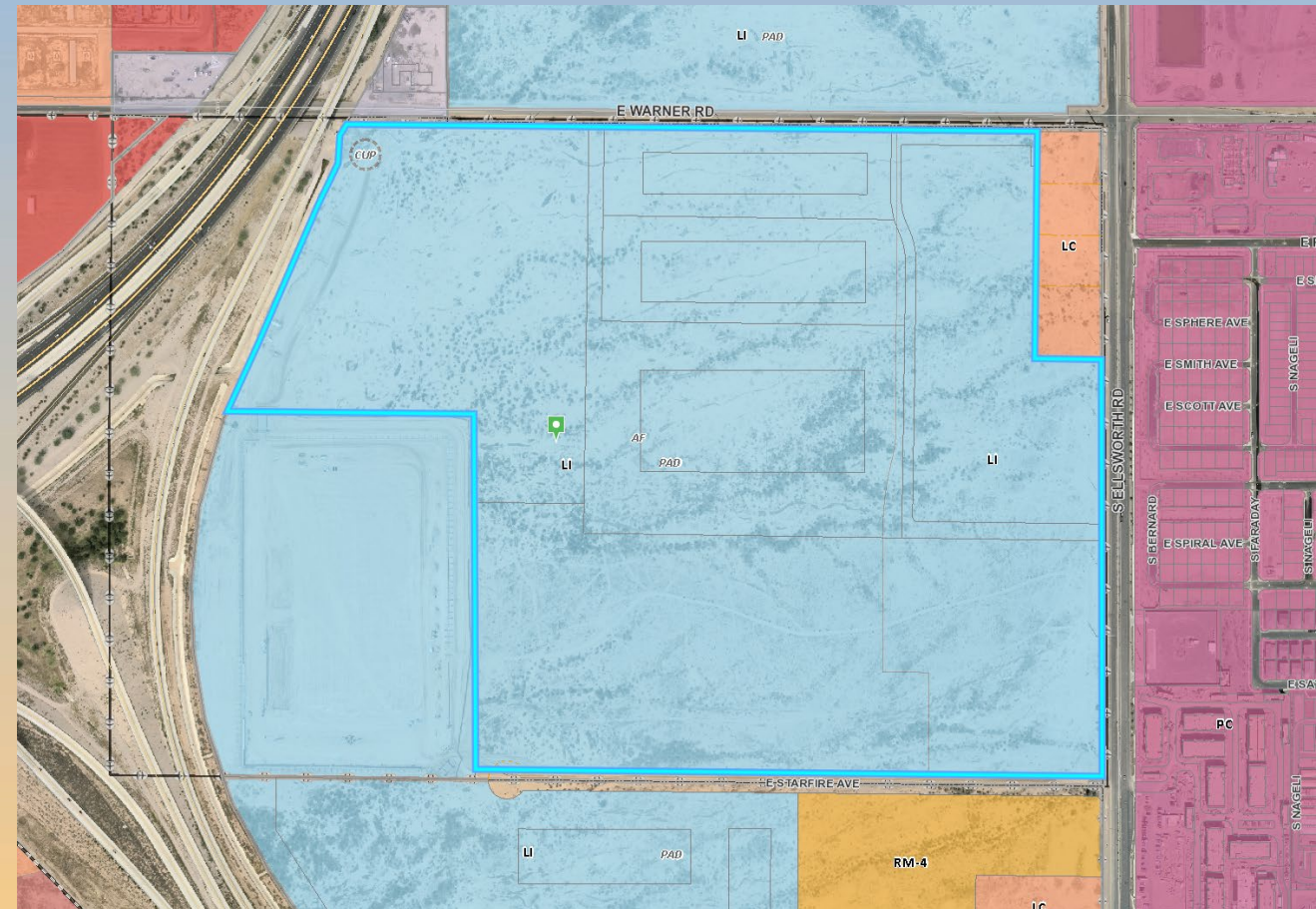
- Community and regional activity area





Zoning

- Light Industrial with a Planned Area Development Overlay (LI-PAD)
- Data Center is an allowed use within the LI zone





Site Photo

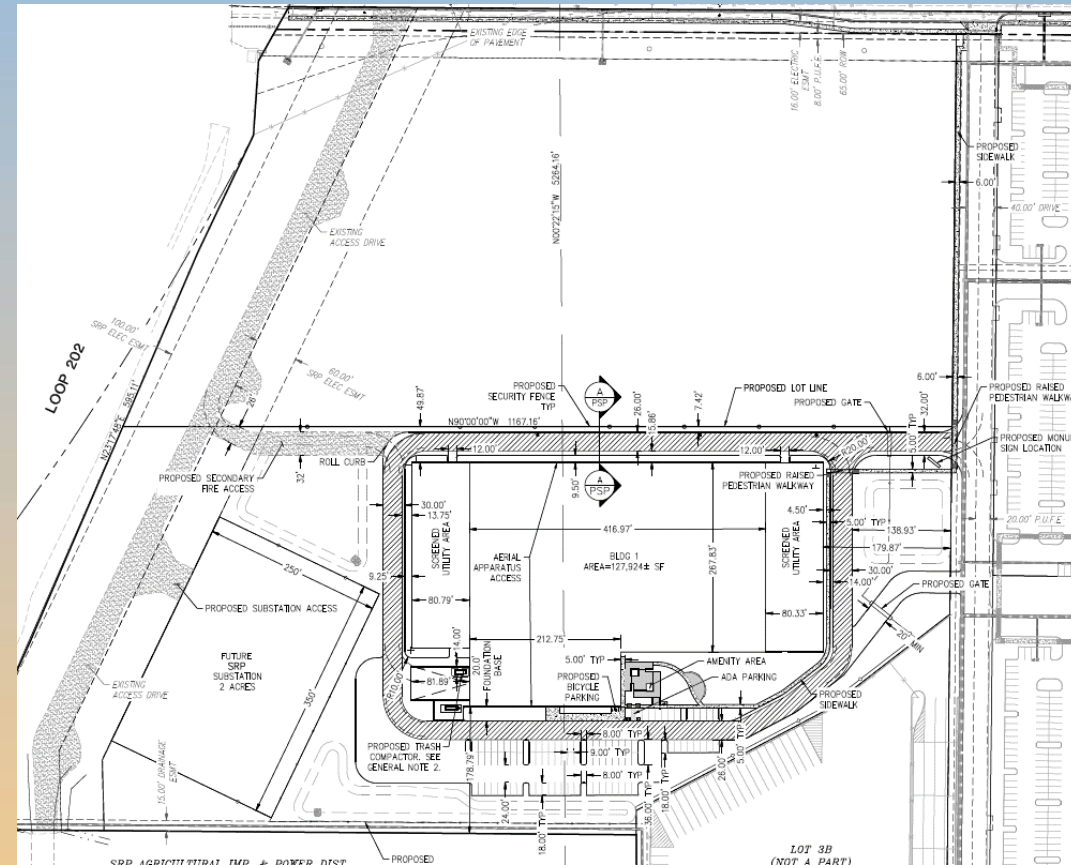


Looking south from Warner Road



Site Plan

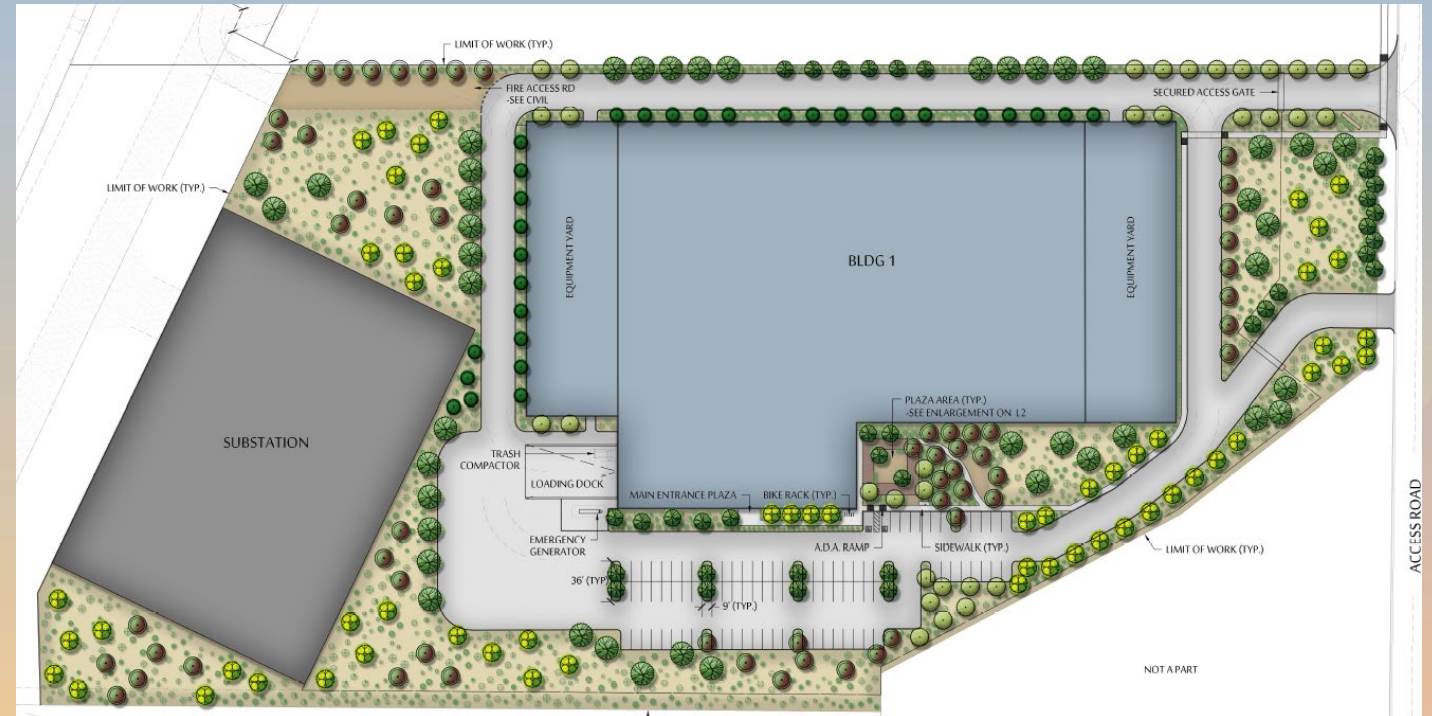
- Shared Access from Warner Road
- 127,924 SF building
- 93 Parking spots proposed





Landscape Plan

PLANT LEGEND			
SYMBOL	BOTANICAL NAME - COMMON NAME	SIZE	QTY.
TREES			
	ACACIA ANEURA - MULGA ACACIA	24" BOX	33
	ACACIA SALICINA - WILLOW ACACIA	24" BOX	45
	CAESALPINIA CACALACO - CASCALOTE "SMOOTHIE"	24" BOX	56
	PISTACIA CHINENSIS - CHINESE PISTACHE	24" BOX	58
	PISTACIA LENTISCUS - MASTIC TREE	24" BOX	30
	QUERCUS VIRGINIANA - SOUTHERN LIVE OAK	24" BOX	35
SHRUBS			
	BOUGAINVILLEA SPP. - BOUGAINVILLEA	5 GAL	39
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE	5 GAL	64
	EREMOPHILA GLABRA SSP. CARNORA - WINTER BLAZE	5 GAL	77
	EREMOPHILA HYGROPHANA - BLUE BELLS	5 GAL	167
	EREMOPHILA MACULATA 'VALENTINE' - VALENTINE SHRUB	5 GAL	102
	JUSTITIA SPICIGERA - MEXICAN HONEYSUCKLE	5 GAL	95
	LARREA TRIDENTATA - CREOSOTE	5 GAL	85
	LEUCOPHYLLUM FRUTESCENS - PURPLE SAGE	5 GAL	74
	MYRTUS COMMUNIS 'COMPACTA' - COMPACTA MYRTLE	5 GAL	58
	SIMMONDSIA CHINESE - JOJOBA	5 GAL	53
	TECOMA X 'LYDIA' - LYDIA TECOMA	5 GAL	49
ACCENTS			
	AGAVE WEBERI - BLUE AGAVE	5 GAL	45
	AGAVE PARRYI - PARRY'S AGAVE	5 GAL	85
	ALOE SPECIES - BLUE ELF	5 GAL	88
	BOUTELOUA GRACILIS - BLONDE AMBITION	5 GAL	95
	DASYLIRION WHEELERI - DESERT SPOON	5 GAL	73
	HESPERALOE PARVIFLORA - RED HESPERALOE	5 GAL	81
	MUHLENBERGIA RIGENS - DEER GRASS	5 GAL	92
	PORTULACARIA AFRA - ELEPHANT FOOT	5 GAL	105
GROUND COVERS			
	ACACIA REDOLENS 'LOW BOY' - TRAILING ACACIA	5 GAL	101
	LATANA MONTEVIDENSIS - PURPLE TRAILING LANTANA	5 GAL	98
	LATANA X 'NEW GOLD'	5 GAL	76
	WEDELIA TRILOBATA - YELLOW DOT	5 GAL	103
1/2" SCREENED DECOMPOSED GRANITE - COLOR "PAINTED DESERT". DG TO BE INSTALLED AT 2" DEPTH MINIMUM IN ALL LANDSCAPE AREAS. CONTRACTOR TO VERIFY EXISTING DEVELOPMENT DG SIZE AND COLOR PRIOR TO PURCHASING AND INSTALLING.			





Special Use Permit

Section 11-70-5(E): Special Use Permit Required Findings

- ✓ #1 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 plans and/or policies;
- ✓ #2 The location, size, design, and operating characteristics of the proposed project are consistent with the purpose of the district where it is located and conform with the General Plan and any other applicable plans and/or policies;
- ✓ #3 The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, the greater neighborhood, or the general welfare of the City; and
- ✓ #4 Adequate public services, public facilities and public infrastructure are available to serve the proposed project



Special Use Permit

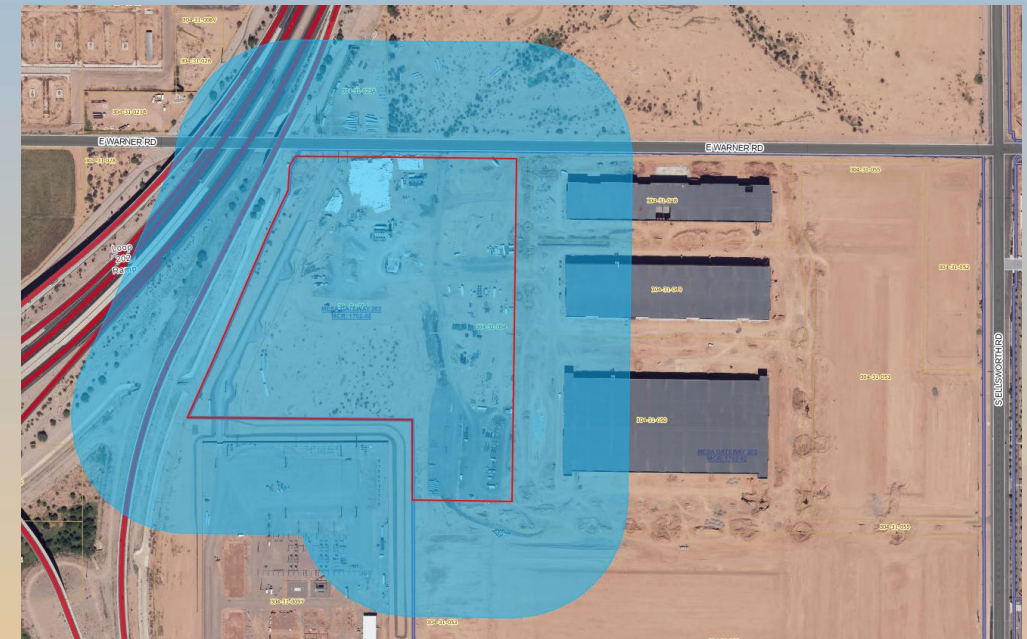
Section 11-32-6(A): Special Use Permit Required Findings

- ✓ #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 the 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 500 ft., HOAs, and registered neighborhoods
- Staff has been not contacted from any interested parties on the proposed development





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with the review criteria in Section 11-70-5 of the MZO for Special Use Permit and Section 11-32-6 for Parking Reductions
- ✓ Criteria in Chapter 69 of the MZO for Site Plan Review

Staff recommends Approval with Conditions



ZON23-00416



Request

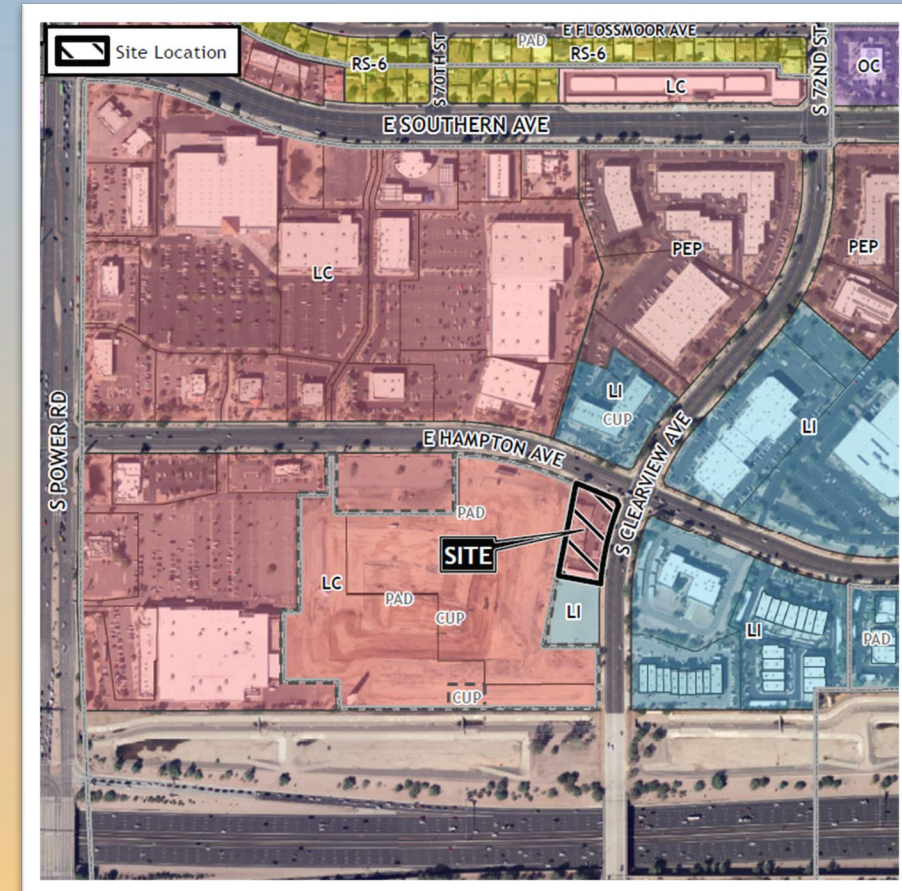
- Council Use Permit (CUP) to allow for the development of a private school within the Limited Commercial (LC) with a Planned Area Development overlay (LC-PAD) zoning district.





Location

- 1440 S Clearview Avenue
- East of Power Road
- West of Clearview Avenue
- South side of Hampton Avenue





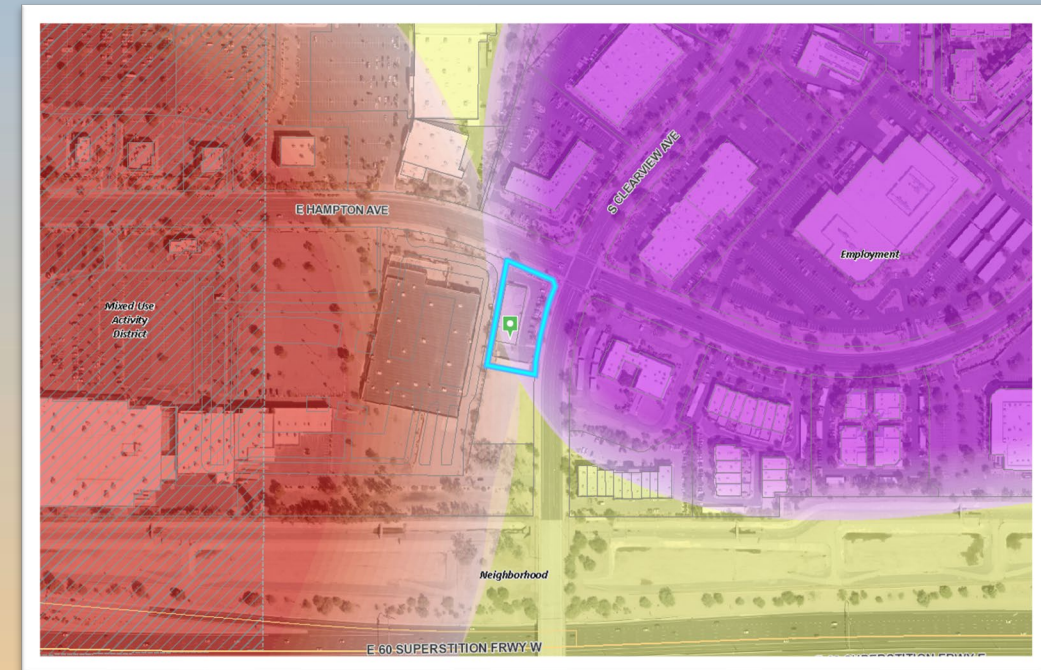
General Plan

Employment - Character Area

- Large areas devoted primarily to industrial, office and warehousing

Business Park – Sub Type

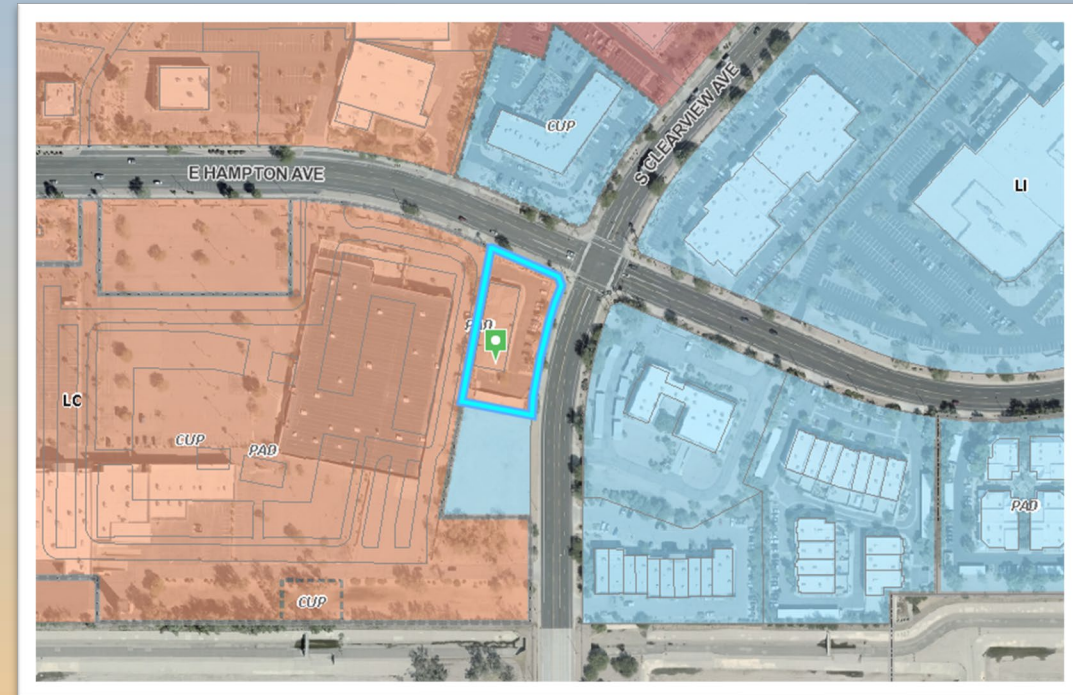
- Compatible public and semi-public uses are identified as a primary land use within sub-type





Zoning

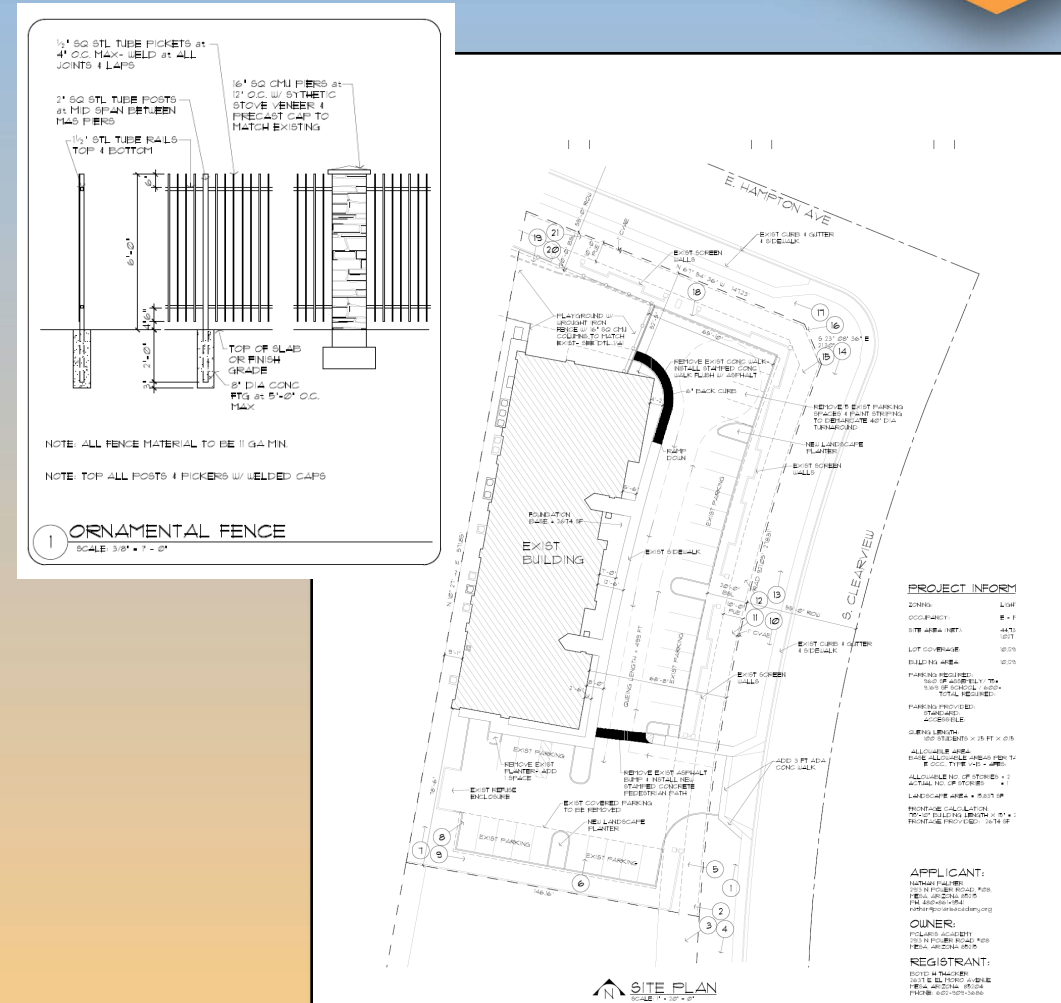
- Limited Commercial (LC) with a Planned Area Development (PAD) overlay





Site Plan

- Parcel includes (1) existing office/warehouse building with (4) tenant suites
- Proposed K-9 academy will use all (4) suites
- No changes are proposed to the exterior of existing building





Site Photos



Looking west towards the site from
Clearview Avenue

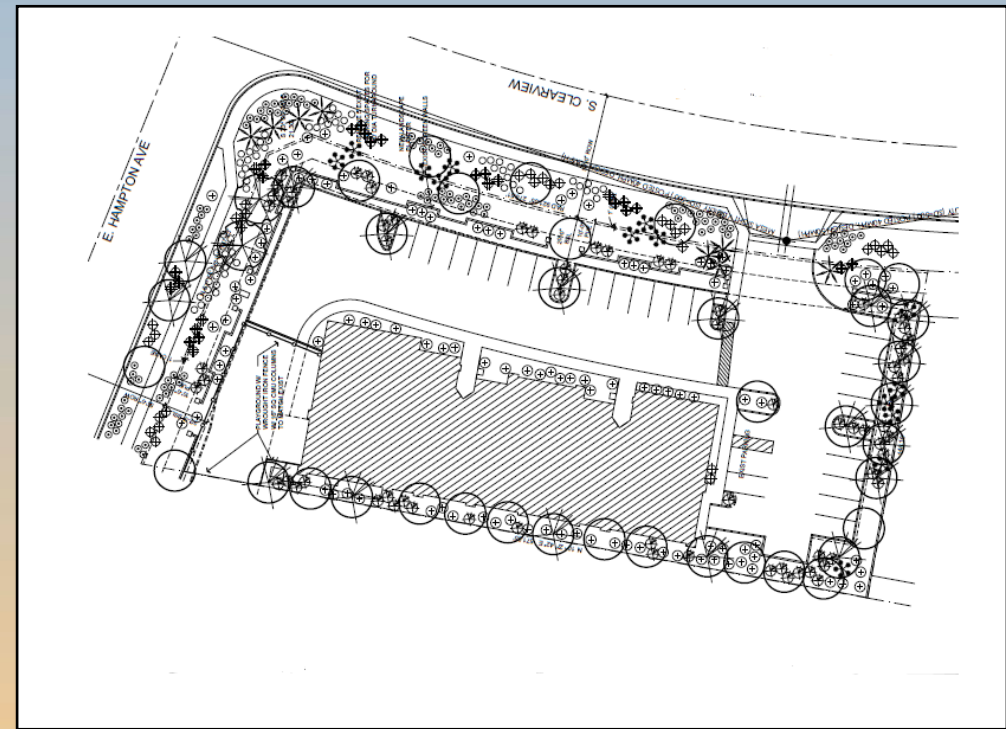


Looking south from Hampton Avenue



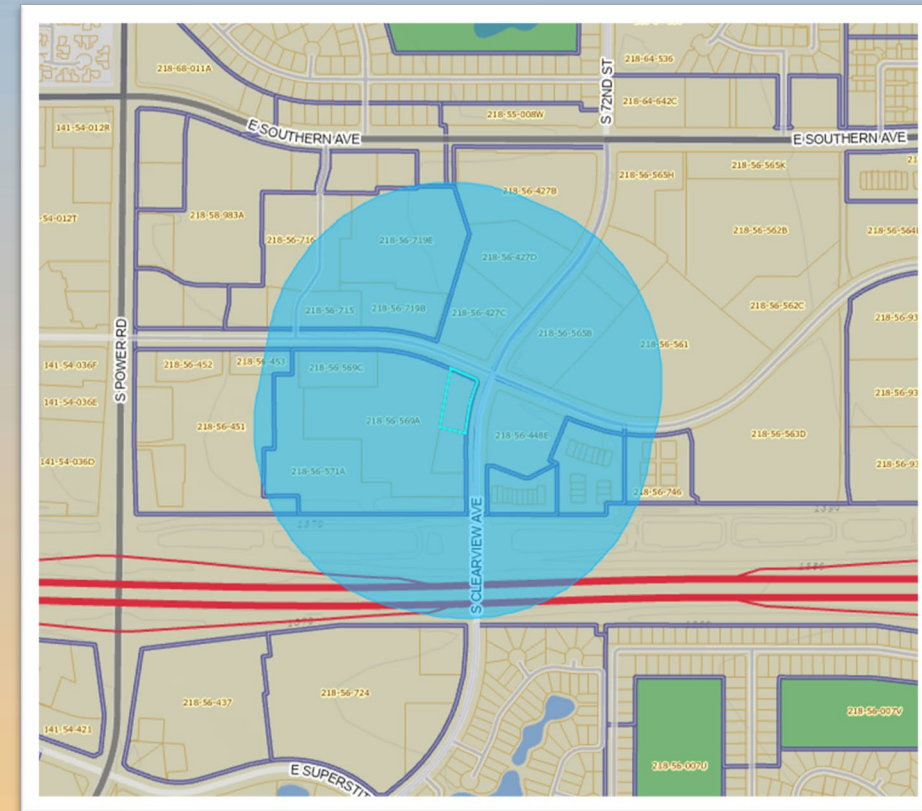
Landscape Plan

- Site to be brought in compliance with the landscape plan in original approvals (DR97-039)





Citizen Participation





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with CUP review criteria on MZO 11-70-6
- ✓ Complies with guidelines for schools in MZO 11-31-24

Staff recommends Approval with Conditions



ZON23-00656



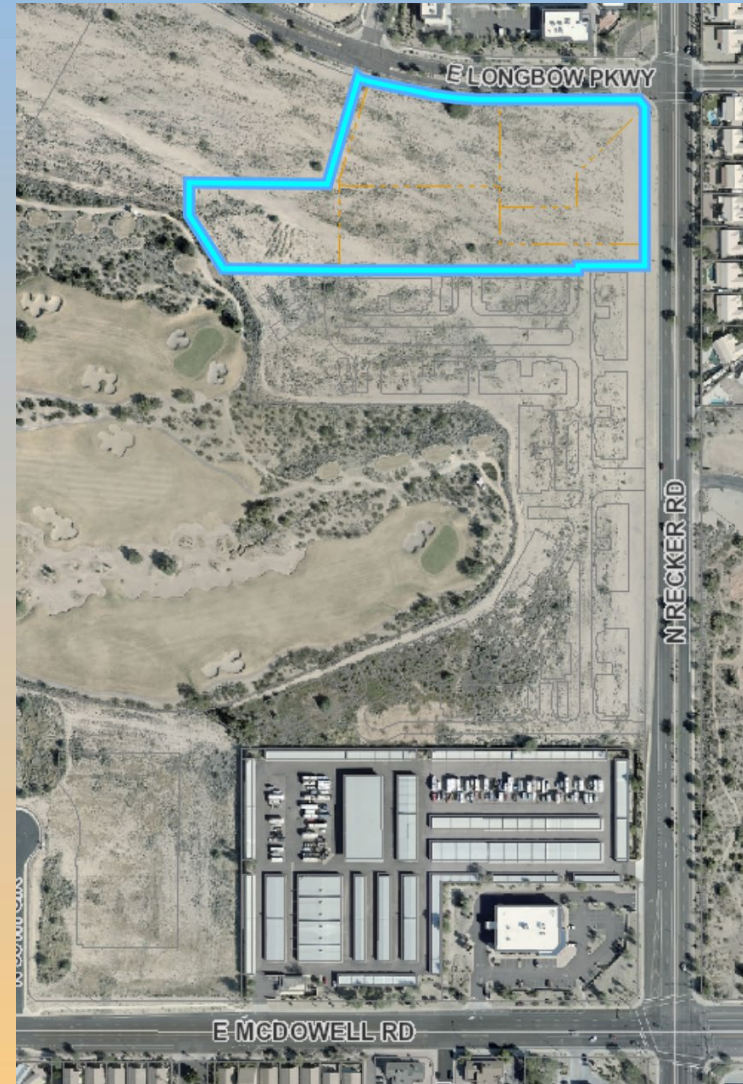
- Preliminary Plat
- To allow for a 5-lot subdivision





Location

- North of McDowell Road
- West of Recker Road
- South of Longbow Parkway

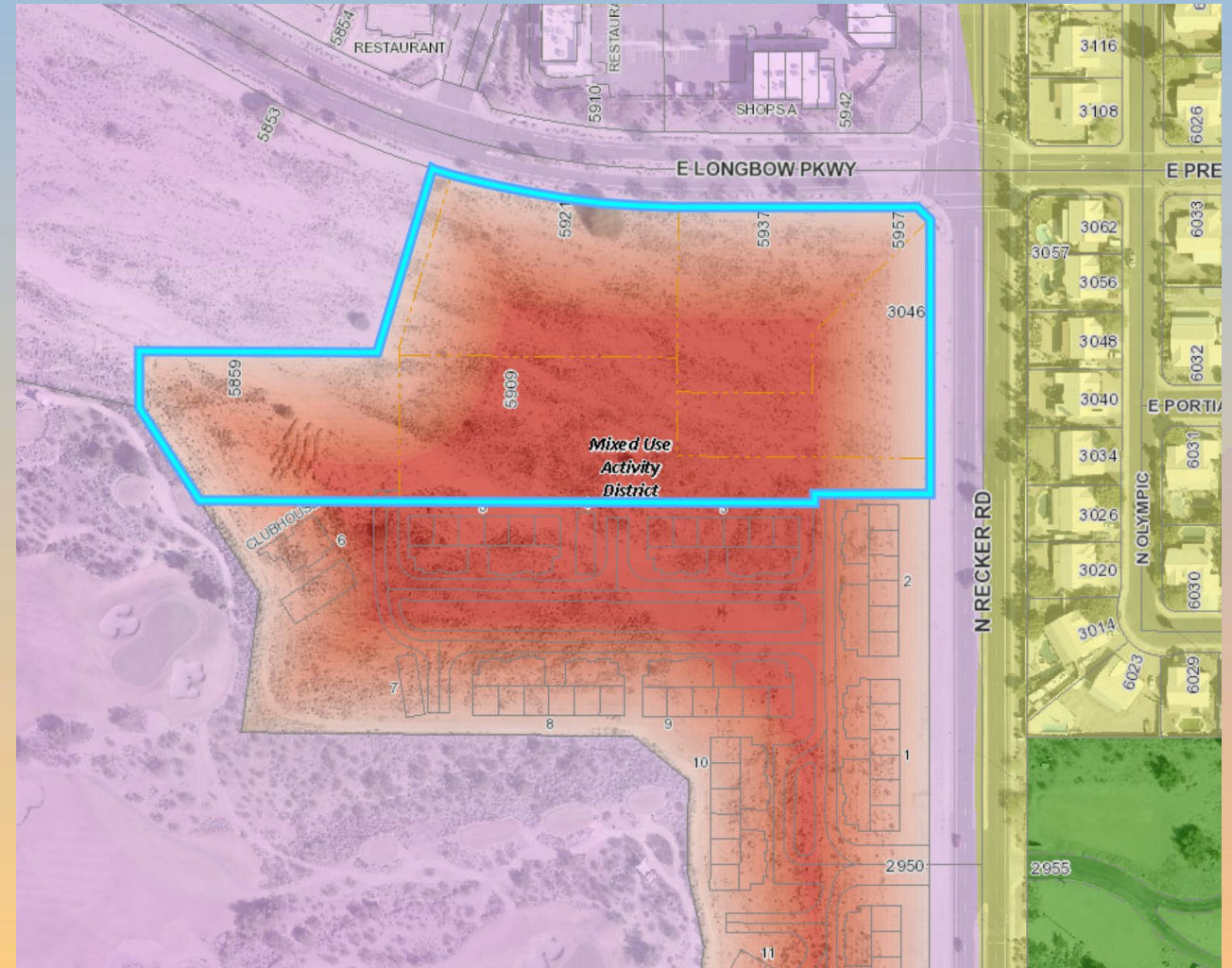




General Plan

Mixed Use Activity District

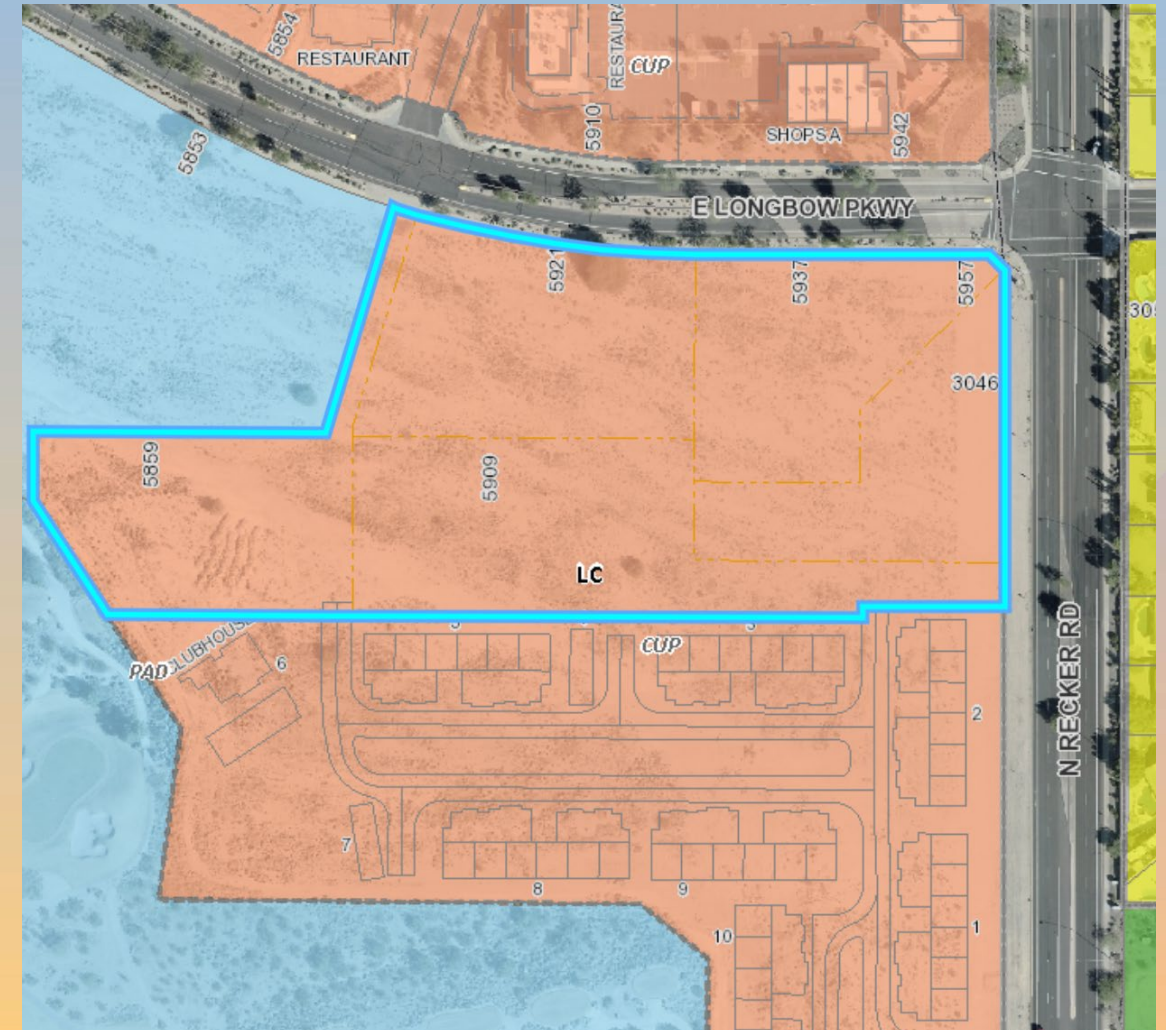
- Regional activity areas
- Significant retail commercial component





Zoning

- Limited Commercial with a Council Use Permit and Planned Area Development (LC-CUP-PAD)





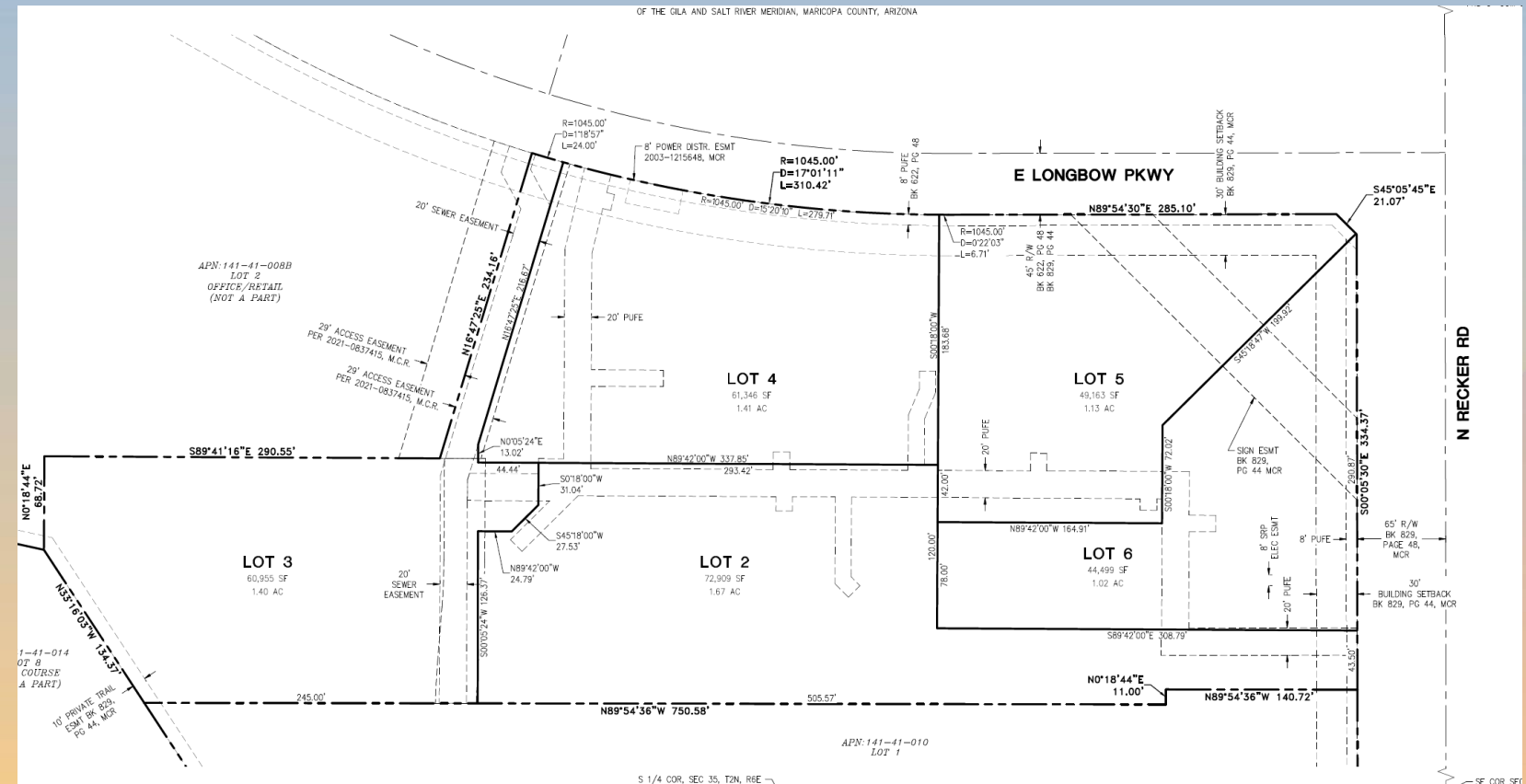
Site Photos



Looking south towards the site from Longbow Parkway



- 5 lots proposed
- Replat of Lot 2 of Longbow Park subdivision





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Title 9 Chapter 6 of the MZO for a Subdivision

Staff recommends Approval with Conditions