

Planning and Zoning Board



Study Session Minutes

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

Date: May 22, 2024 Time: 3:00 p.m.

MEMBERS PRESENT:

Jeff Pitcher
Jeffery Crockett
Troy Peterson
Genessee Montes
Jamie Blakeman
Jayson Carpenter

MEMBERS ABSENT

Benjamin Ayers

(*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
Jennifer Merrill
Joshua Grandlienard
Emily Johnson
Sarah Steadman
Kirstin Dvorchak
Alexis Wagner

OTHERS PRESENT:

1 Call meeting to order.

Vice Chair Pitcher excused Chair Ayers and declared a quorum present, the meeting was called to order at 3:01 pm.

2 Review items on the agenda for the May 22, 2024, regular Planning and Zoning Board Hearing.

Staff Planner Joshua Grandlienard presented case ZON24-00019. See attached presentation.

Vice Chair Pitcher asked for clarification on the proposed use.

Staff Planner Joshua Grandlienard explained this will be for a data center, which has been interpreted as an indoor warehousing and storage use.

Staff Planner Joshua Grandlienard presented case ZON24-00020. See attached presentation.

MINUTES OF THE MAY 22, 2024 PLANNING & ZONING STUDY SESSION

Boardmember Peterson asked for clarification on the substations shown on the site plan.

Applicant Garry Hayes explained that the locations shown on the site plan will be for SRP substations, they have been shown on the site plan per SRP's direction

Staff Planner Emily Johnson presented case ZON24-00127. See attached presentation.

The Board had no questions.

Proposed amendments to Chapters 2, 5, 6, 7, 8, 10, 30, 31, 32, 34, 86, and 87 of Title 11 of the Mesa City Code, also known as the Mesa Zoning Ordinance pertaining, but not limited, to Accessory Dwelling Units, Detached Accessory Buildings, and Manufactured Home Park Accessory Structures was continued to the June 26, 2024 Planning and Zoning Board meeting.

Staff Planner Rachel Nettles presented proposed amendments to Chapters 5, 6, and 31, of Title 11 of the Mesa City Code, also known as the Mesa Zoning Ordinance pertaining to minor revisions and technical updates including but not limited to modifying figures, modifying land use tables to correct footnote references, and correcting section references. (Citywide). See attached presentation.

The Board had no questions.

Staff Planner Jennifer Merrill presented case ZON23-00645. See attached presentation.

Boardmember Peterson asked what the applicant was providing for staff to be comfortable with the requested deviations.

Staff Planner Jennifer Merrill explained there is a higher quality of architectural details provided on the elevations, including integration of planters into the building, shaded walkways and extensive connectivity.

Staff Planner Emily Johnson presented case ZON23-00982. See attached presentation.

The Board had no questions.

Staff Planner Joshua Grandlienard presented case ZON24-00346, ZON23-00653 and associated pre-plat. See attached presentations.

The Board had no questions.

3 Planning Director Update: None

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

MINUTES OF THE MAY 22, 2024 PLANNING & ZONING STUDY SESSION

4 Adjournment.

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

The study session was adjourned at 3:50 pm.

Vote (6 – 0; Chair Ayers, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

Respectfully submitted,

Evan Balmer, Principal Planner

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ZON24-00019

Josh Grandlienard, AICP, Senior Planner

May 22, 2024



Request

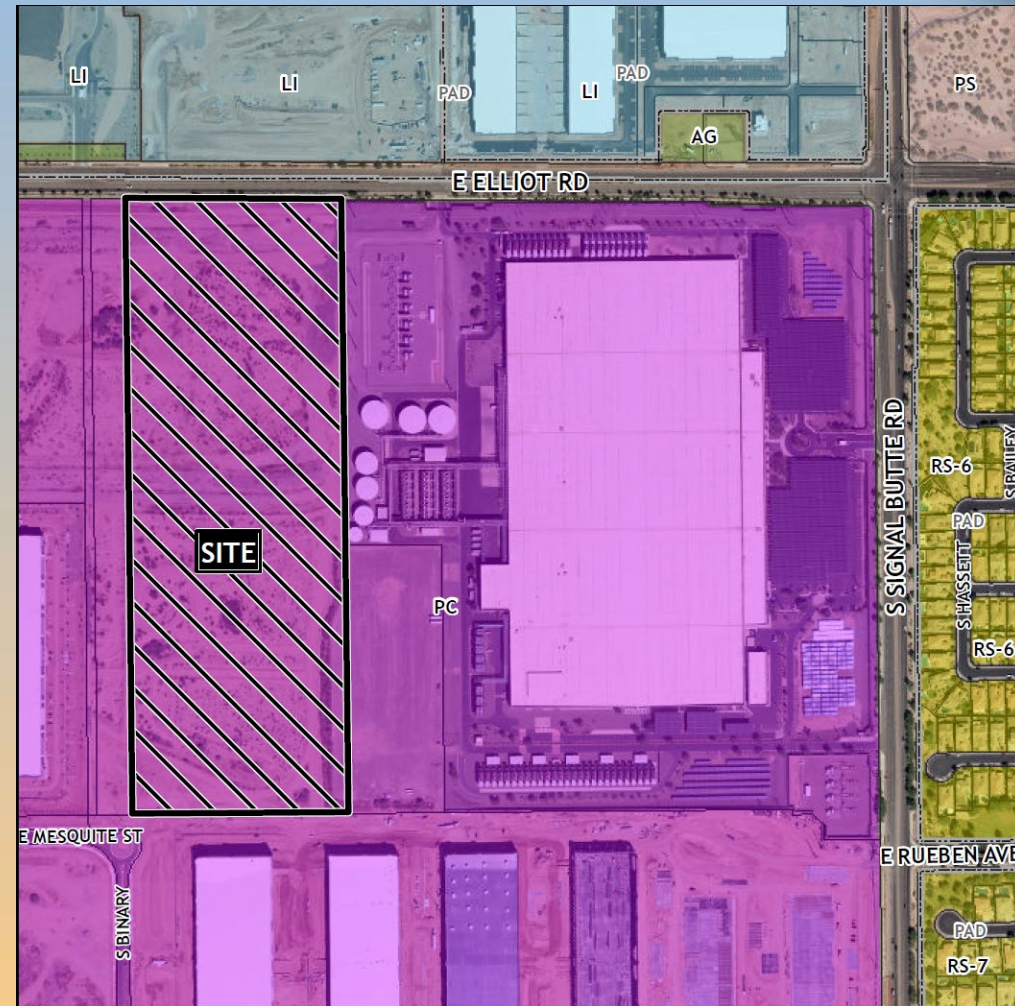
- Site Plan Review and Special Use Permit
- To allow for an Industrial development





Location

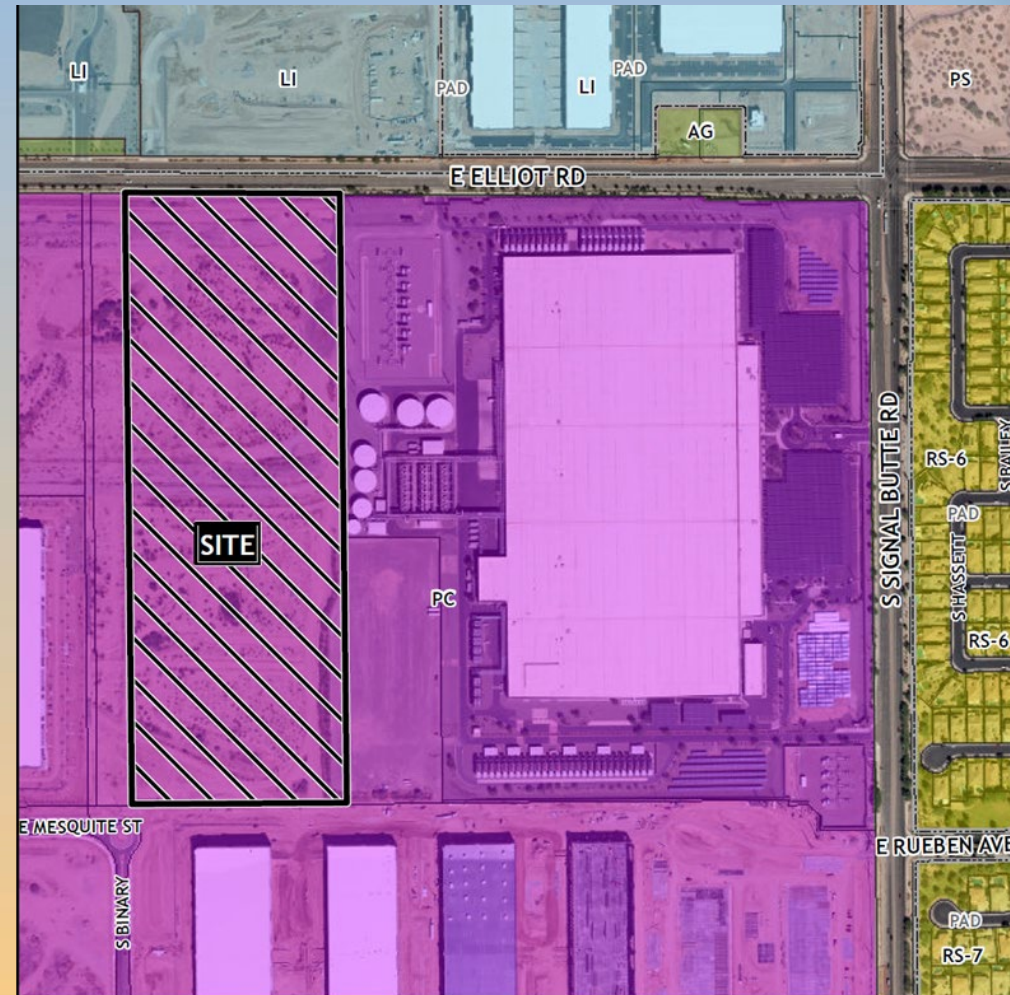
- West of Signal Butte Road
- South of Elliot Road





Zoning

- Planned Community
- Indoor warehousing and storage are allowed by right within the PC zone within LUG-C
- Special Use Permit for a Parking Reduction

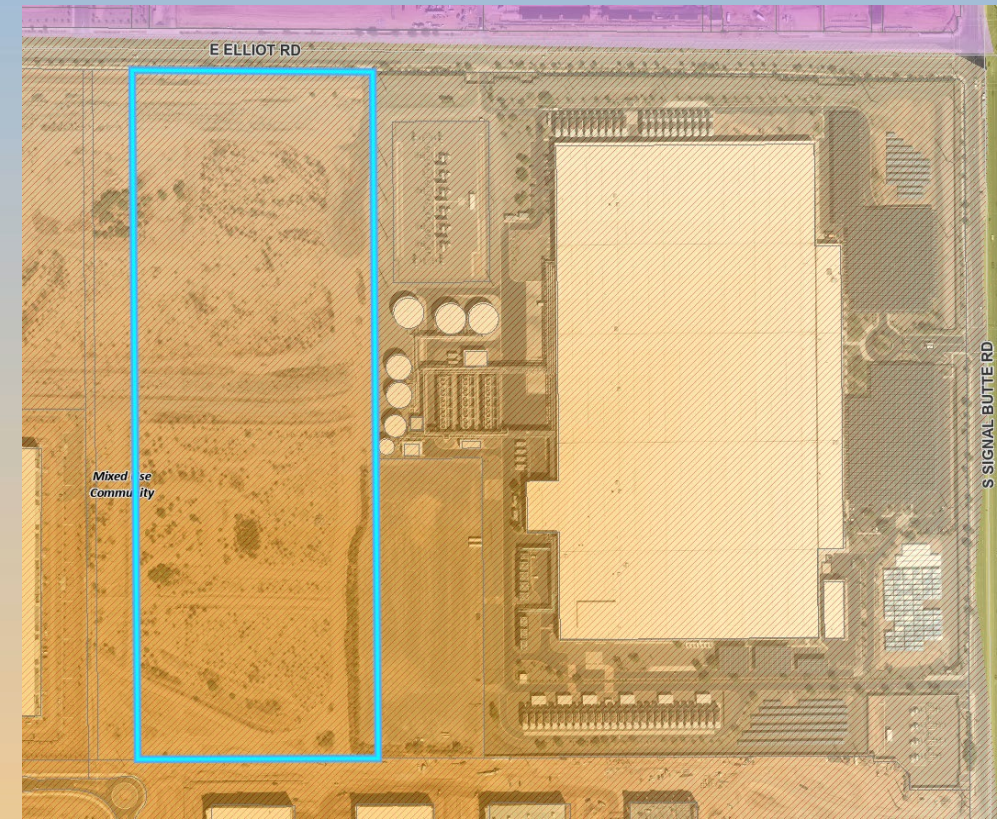




General Plan

Mixed Use Community

- Contain a mix of employment, office, retail, medical, ..., and residential uses to provide a complete community with a sense of place.
- Planned Community is a primary zoning District





Site Photo

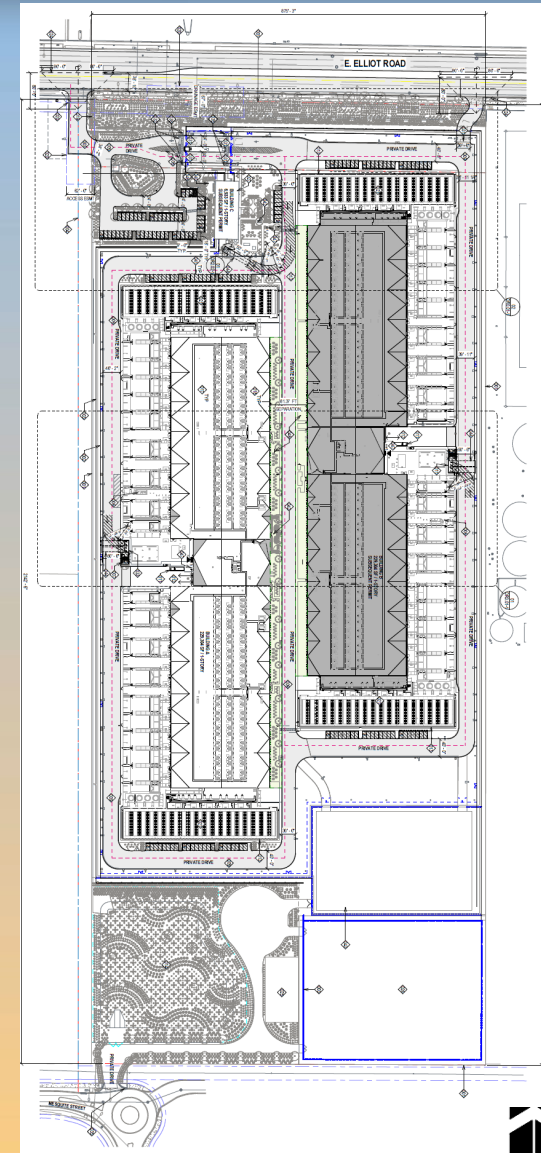


Looking south from Elliot Road



Site Plan

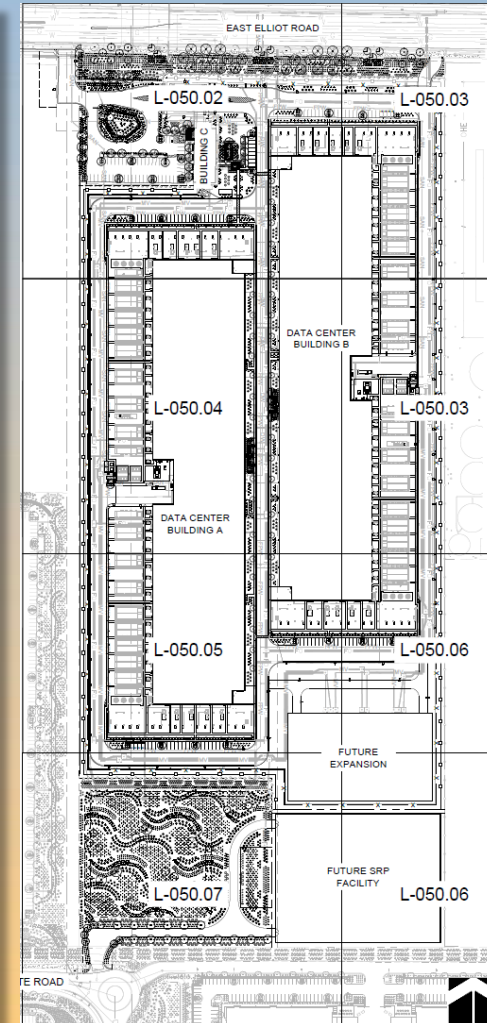
- 2 separate Data Center structures proposed
- One Security Building at northern entrance of the site
- Vehicular access to the site is provided from Elliot Road
- 152 parking spaces provided





Landscape Plan

PLANTING LEGEND			
TREES			
BOTANICAL NAME / COMMON NAME	SIZE	QTY	
Existing Tree	Size Varies	-	
Species Vary			
Acacia aneura	24" Box Min., 6' Ht. Min., 2" Sp. Min., 1" Cal. Min.	16	
Mulga	36" Box Min., 7' Ht. Min., 4" Sp. Min., 2" Cal. Min.	3	
Chilopsis linearis 'Lopur'	24" Box Min., 5' Ht. Min., 3" Sp. Min., 1.5" Cal. Min.	14	
Desert Diva Desert Willow	24" Box Min., 5' Ht. Min., 3" Sp. Min., 1.5" Cal. Min.	11	
Olneya tesota	24" Box Min., 5' Ht. Min., 3" Sp. Min., 1.5" Cal. Min.	37	
Ironwood	24" Box Min., 6' Ht. Min., 3" Sp. Min., 1.5" Cal. Min.	36	
Parinsonia 'Desert Museum'	24" Box Min., 6' Ht. Min., 3" Sp. Min., 1.5" Cal. Min.	36	
Desert Museum Palo Verde	24" Box Min., 7' Ht. Min., 3" Sp. Min., 1.5" Cal. Min.	32	
Pistacia x 'Red Push'	36" Box Min., 9' Ht. Min., 4" Sp. Min., 2" Cal. Min.	40	
Red Push Pistache	24" Box Min., 5' Ht. Min., 3" Sp. Min., 1.5" Cal. Min.	32	
Prosopis glandulosa 'AZT'	24" Box Min., 4' Ht. Min., 3" Sp. Min., 1.5" Cal. Min.	32	
Thornless Honey Mesquite	24" Box Min., 4' Ht. Min., 3" Sp. Min., 1.5" Cal. Min.		
Sophora secundiflorum	24" Box Min., 4' Ht. Min., 3" Sp. Min., 1.5" Cal. Min.		
Texas Mountain Laurel	24" Box Min., 4' Ht. Min., 3" Sp. Min., 1.5" Cal. Min.		
SHRUBS			
BOTANICAL NAME / COMMON NAME	SIZE	QTY	
Anisacanthus thurberi	5 Gal.	135	
Desert Honeysuckle	5 Gal.	461	
Bougainvillea 'Torch Glow'	5 Gal.	16	
Torch Glow Bougainvillea	5 Gal.	134	
Callistemon 'Little John'	5 Gal.	378	
Little John Bottlebrush	5 Gal.	125	
Dodonea viscosa	5 Gal.	388	
Green Hopseed Bush	5 Gal.		
Eremophila hygrophana	5 Gal.		
Bluebells	5 Gal.		
Ruellia peninsularis	5 Gal.		
Desert Ruellia	5 Gal.		
Tecoma stans 'Gold Star'	5 Gal.		
Yellow Bells	5 Gal.		
ACCENTS			
BOTANICAL NAME / COMMON NAME	SIZE	QTY	
Agave weberi	5 Gal.	76	
Weber's Agave	5 Gal.	335	
Bouteloua gracilis 'Blonde Ambition'	5 Gal.	104	
Blonde Ambition Grass	5 Gal.	322	
Dasyllion wheeleri	5 Gal.	1,185	
Desert Spoon	5 Gal.	879	
Hesperaloe funifera	5 Gal.	97	
Giant Yucca	5 Gal.	14	
Muhlenbergia capillaris 'Regal Mist'	5 Gal.		
Regal Mist Grass	5 Gal.		
Muhlenbergia rigida 'Nashville'	5 Gal.		
Nashville Muhly	6 Pad Min.		
Opuntia rufida	3' Ht. Min.		
Blind Prickly Pear Cactus	3' Ht. Min.		
Pachycereus marginatus	3' Ht. Min.		
Mexican Fencepost	3' Ht. Min.		
GROUNDCOVERS			
BOTANICAL NAME / COMMON NAME	SIZE	QTY	
Eremophila glabra 'Mingenev Gold'	1 Gal.	535	
Outback Sunrise Eru	1 Gal.	89	
Lantana camara 'New Gold'	1 Gal.	847	
New Gold Lantana	1 Gal.	1,435	
Lantana montevidensis	1 Gal.		
Purple Trailing Lantana	1 Gal.		
Rozmarinus officinalis 'Prostratus'	1 Gal.		
Trailing Rosemary	1 Gal.		
MATERIALS			
DESCRIPTION	QTY		
Decomposed Granite	695,820 SF		
3" Minus, Carmel, 2" Depth Min.			
Rip Rap	180 SF		
1" x 3" 3" Depth Min.			
Crash-Rated Site Boulder	147		
Carmel, 5 Ton Boulder			





Approval Criteria

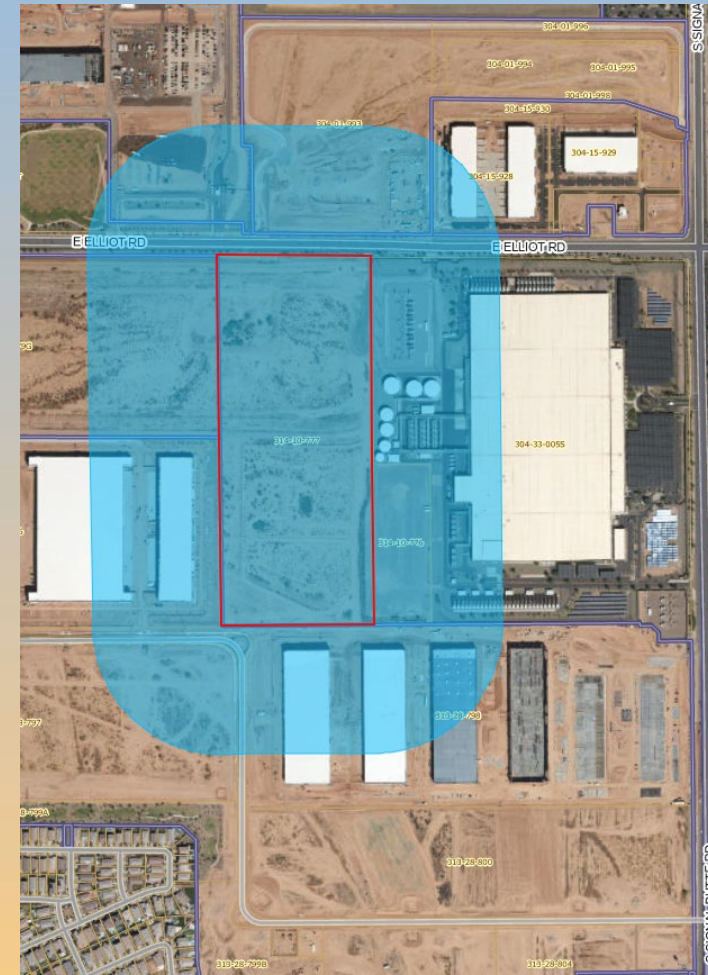
Section 11-70-5(E) SUP Criteria - Parking Reduction

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



Citizen Participation

- Notified property owners within 750 ft., HOAs, and registered neighborhoods
- Staff has not been contacted by interested parties





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the approval criteria for a Special Use Permit for a Parking Reduction per 11-70-5(E) and 11-32-6
- ✓ Criteria in Chapter 69 of the MZO for Site Plan Review

Staff recommends Approval with Conditions



ZON24-00020

Josh Grandlienard, AICP, Senior Planner

May 22, 2024



Request

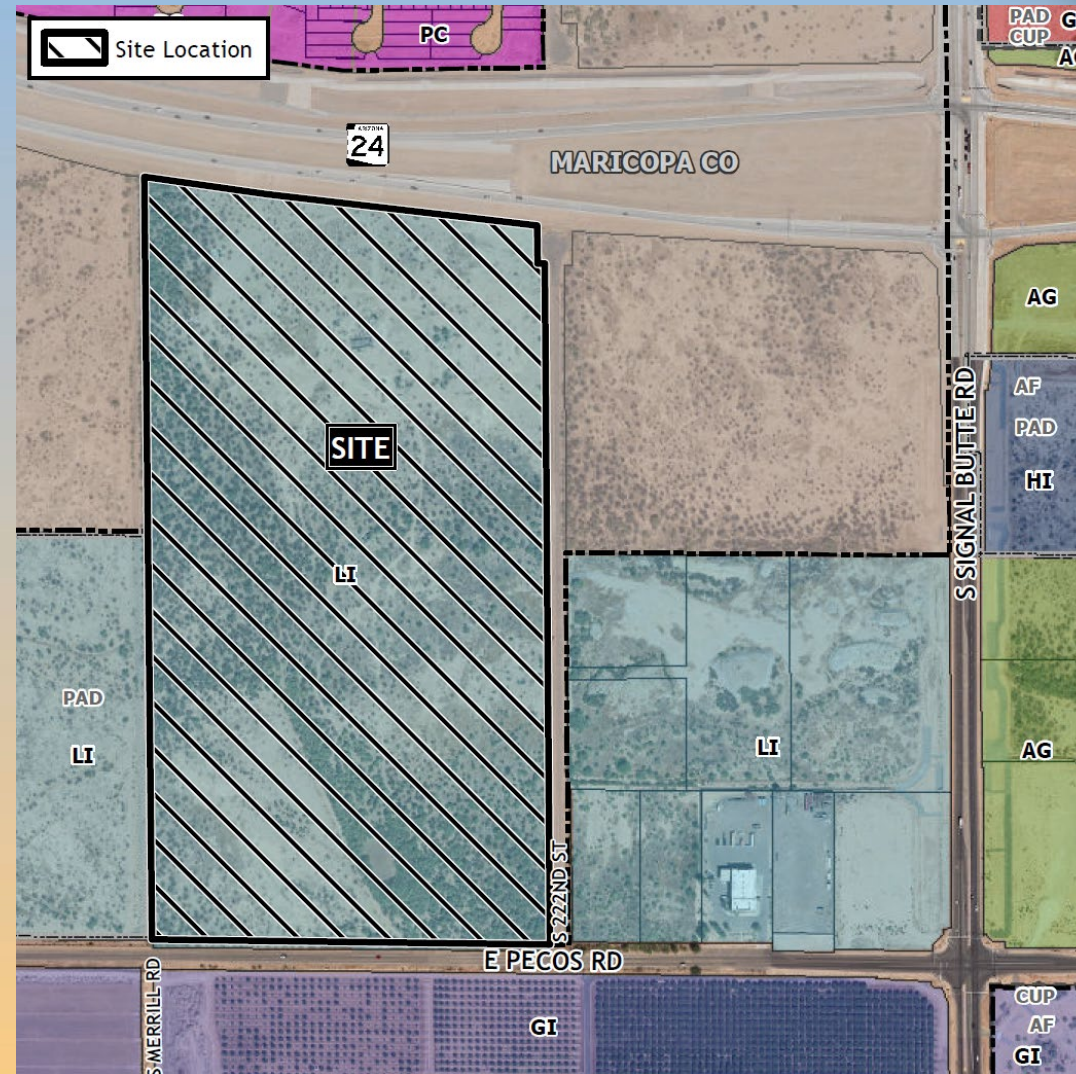
- Site Plan Review and two Special Use Permits
- To allow for an industrial development





Location

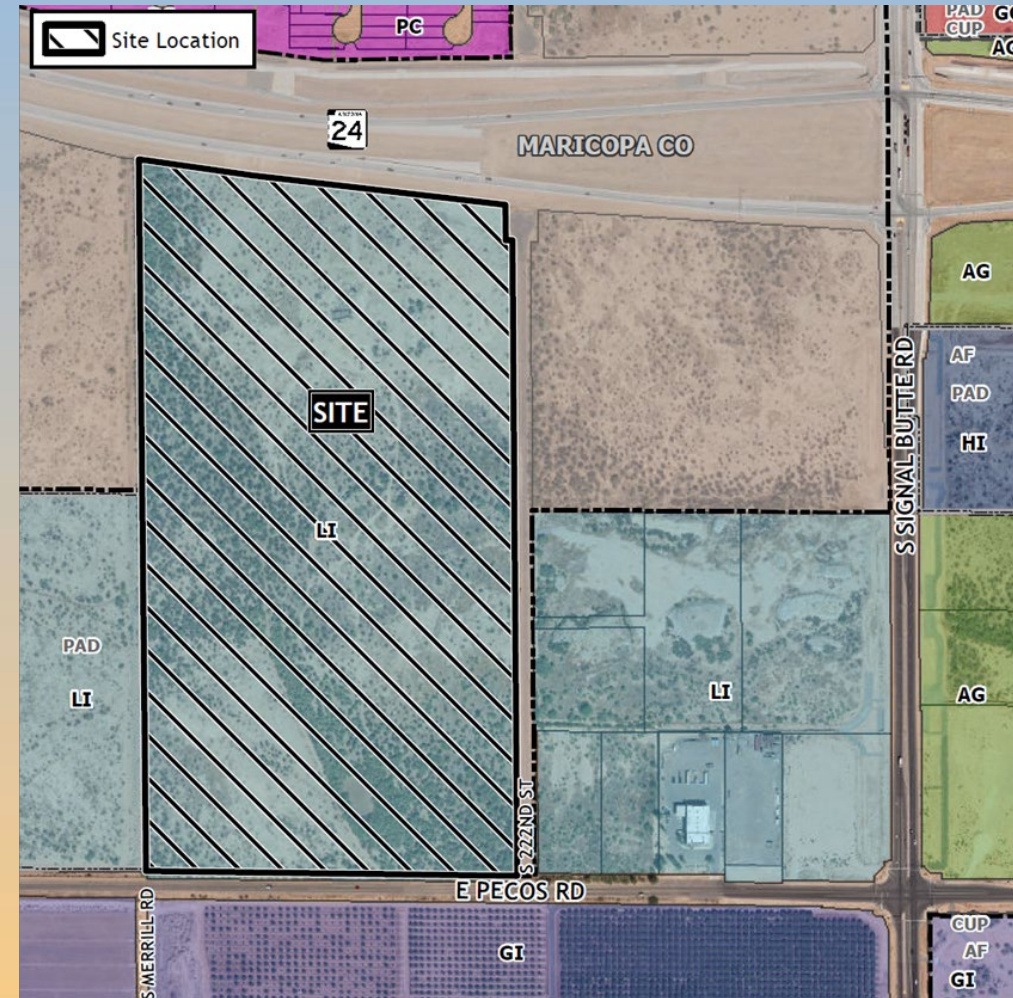
- West of Signal Butte Road
- North of Pecos Road





Zoning

- Light Industrial
- Indoor warehousing and storage are allowed by right within the LI zone
- Special Use Permits for a height increase due to being in AOA 3 and Parking Reduction

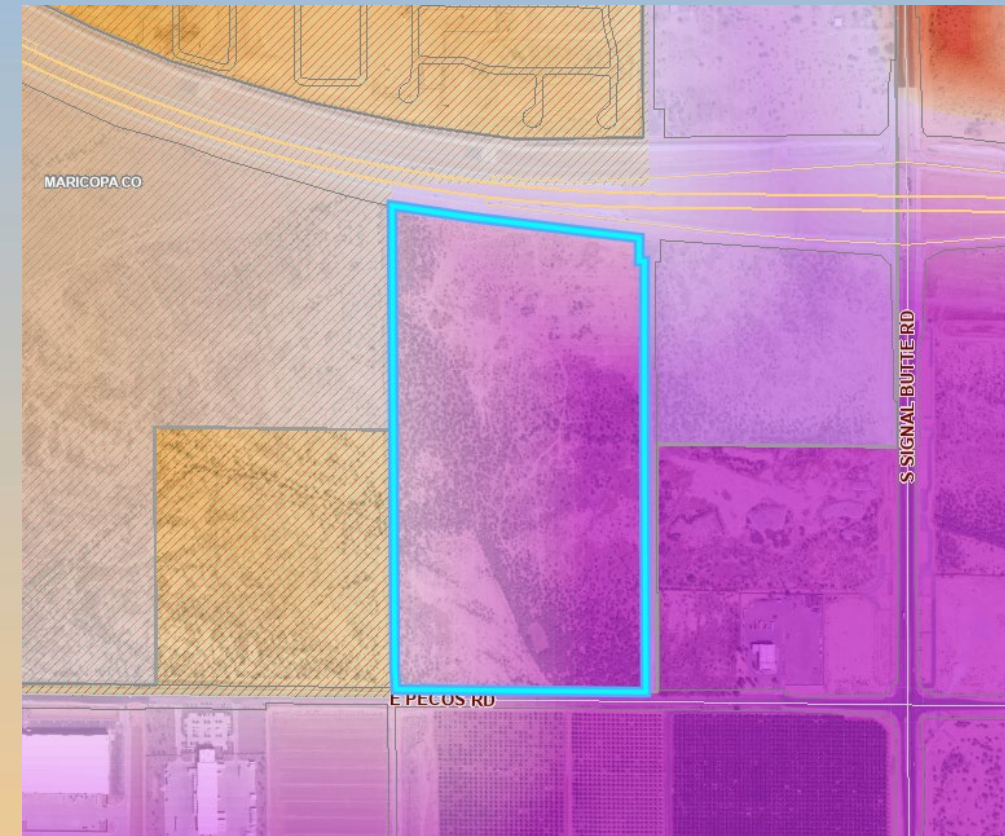




General Plan

Employment

- Provide for a wide range of employment opportunities in high-quality settings.
- Light Industrial is a primary zoning District





Site Photo

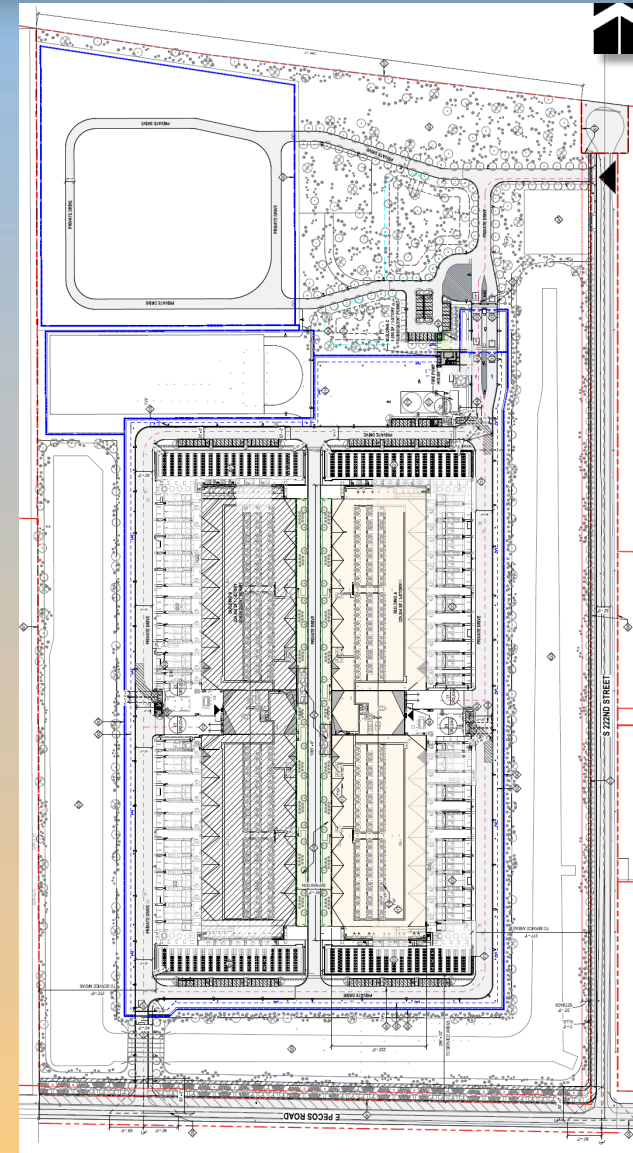


Looking northeast from Pecos Road



Site Plan

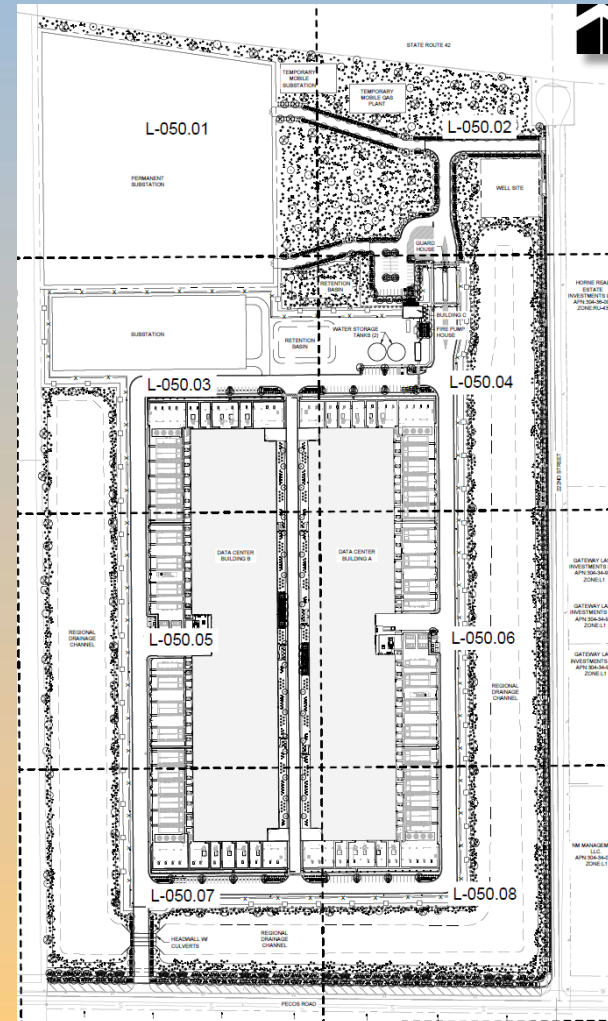
- 2 separate Data Center structures proposed
- One Security Building at northern entrance of the site
- Vehicular access to the site is provided from Pecos Road and S 222nd St
- 138 parking spaces provided





Landscape Plan

PLANTING LEGEND			
TREES			
BOTANICAL NAME / COMMON NAME	SIZE	QTY	
Sophora secundiflorum Texas Mountain Laurel	24" Box. Min., 4' Ht. Min., 1" Cal.	32	
Olneya tesota Ironwood	24" Box. Min., 5' Ht. Min., 1 1/2" Cal.	132	
Parkinsonia 'Desert Museum' Desert Museum Palo Verde	24" Box. Min., 7' Ht. Min., 1 1/2" Cal.	58	
Pistacia x 'Red Push' Red Push Pistache	24" Box. Min., 7' Ht. Min., 1 1/2" Cal.	95	
Pistacia x 'Red Push' Red Push Pistache	36" Box. Min., 9' Ht. Min., 2" Cal.	26	
Prosopis velutina Mesquite	24" Box. Min., 6' Ht. Min., 1 1/2" Cal.	65	
Quercus virginia Live Oak	24" Box. Min., 7' Ht. Min., 1 1/2" Cal.	90	
Quercus virginia Live Oak	36" Box. Min., 10' Ht. Min., 2" Cal.	24	
SHRUBS			
BOTANICAL NAME / COMMON NAME	SIZE	QTY	
Caesalpinia pulcherrima Red Bird of Paradise	5 Gal	368	
Dodonaea viscosa Green Hopseed	5 Gal	126	
Larrea tridentata Creosote	5 Gal	374	
Leucophyllum zygophyllum 'Cimarron' Cimarron Sage	5 Gal	522	
Ruellia peninsularis Baja Ruellia	5 Gal	457	
Tecoma stans 'Gold Star' Yellow Bells	5 Gal	650	
ACCENTS			
BOTANICAL NAME / COMMON NAME	SIZE	QTY	
Agave bovicornuta Cow's Horn Agave	5 Gal	176	
Dasylirion wheeleri Desert Spoon	5 Gal	598	
Fouquieria splendens Ocotillo	6' Ht. Min. 10 Canes Min.	71	
Hesperaloe funifera Giant Yucca	5 Gal	517	
Hesperaloe parviflora 'MSWNPERRMA' Desert Dusk Red Yucca	5 Gal	526	
Muhlenbergia capillaris 'Regal Mist' Regal Mist Muhly	5 Gal	122	
Pachycereus marginatus Mexican Fencepost Cactus	3' Ht. Min.	28	
GROUNDCOVERS			
BOTANICAL NAME / COMMON NAME	SIZE	QTY	
Eremophila glabra 'Mingew Gold' Outback Sunrise Emu	1 Gal	2,599	
Lantana montevidensis Purple Trailing Lantana	1 Gal	508	
MATERIALS			
BOTANICAL NAME / COMMON NAME	SIZE	QTY	
Decomposed Granite		1,483,225 SF	
1/2" Screened, Carmel, 2" Depth Min.			
Crash-Rated Site Boulder Carmel, 5 Ton Min.		485	





Approval Criteria

Section 11-70-5(E) SUP Criteria - Height Increase within an AOA (3)

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



Approval Criteria

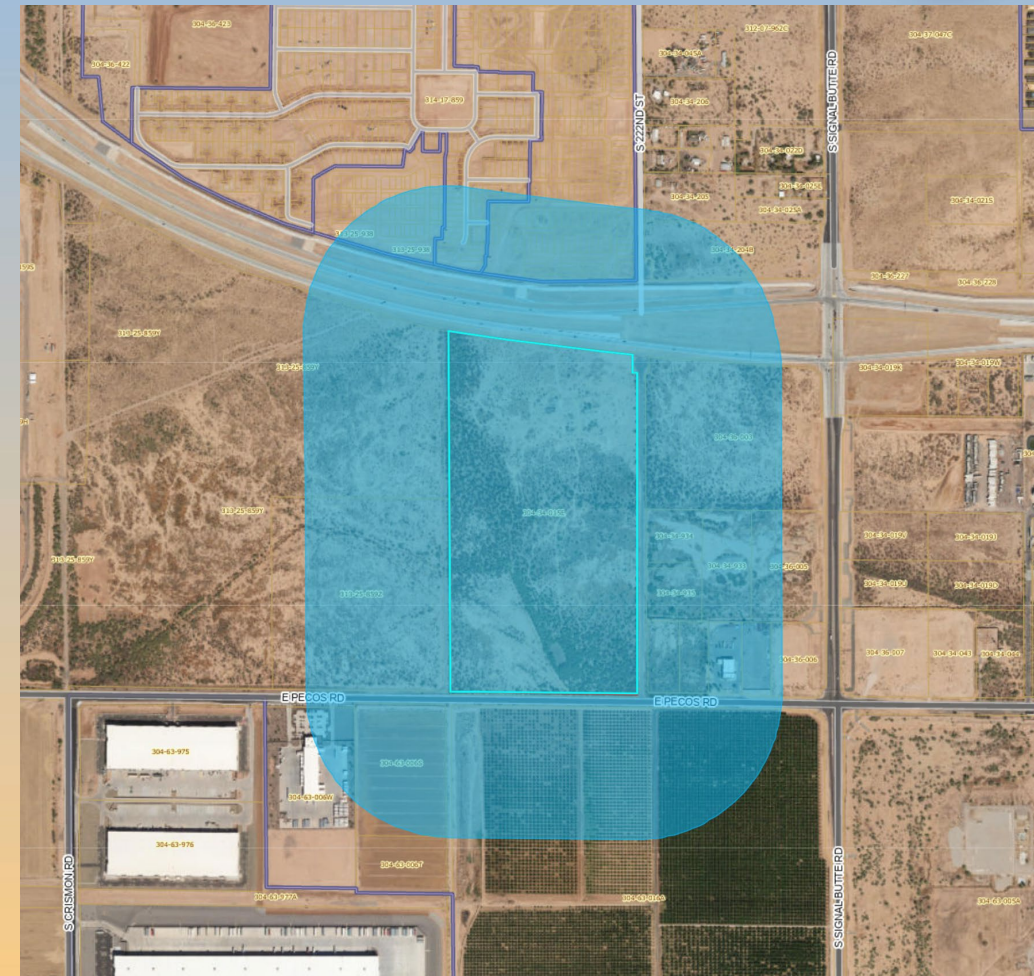
Section 11-70-5(E) SUP Criteria - Parking Reevaluation

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



Citizen Participation

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





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the approval criteria for a Special Use Permit for a Height increase per 11-70-5(E)
- ✓ Meets the approval criteria for a Special Use Permit for a Parking Reduction per 11-70-5(E) and 11-32-6
- ✓ Criteria in Chapter 69 of the MZO for Site Plan Review

Staff recommends Approval with Conditions



ZON24-00127

Emily Johnson, Planner I

May 22, 2024



Request

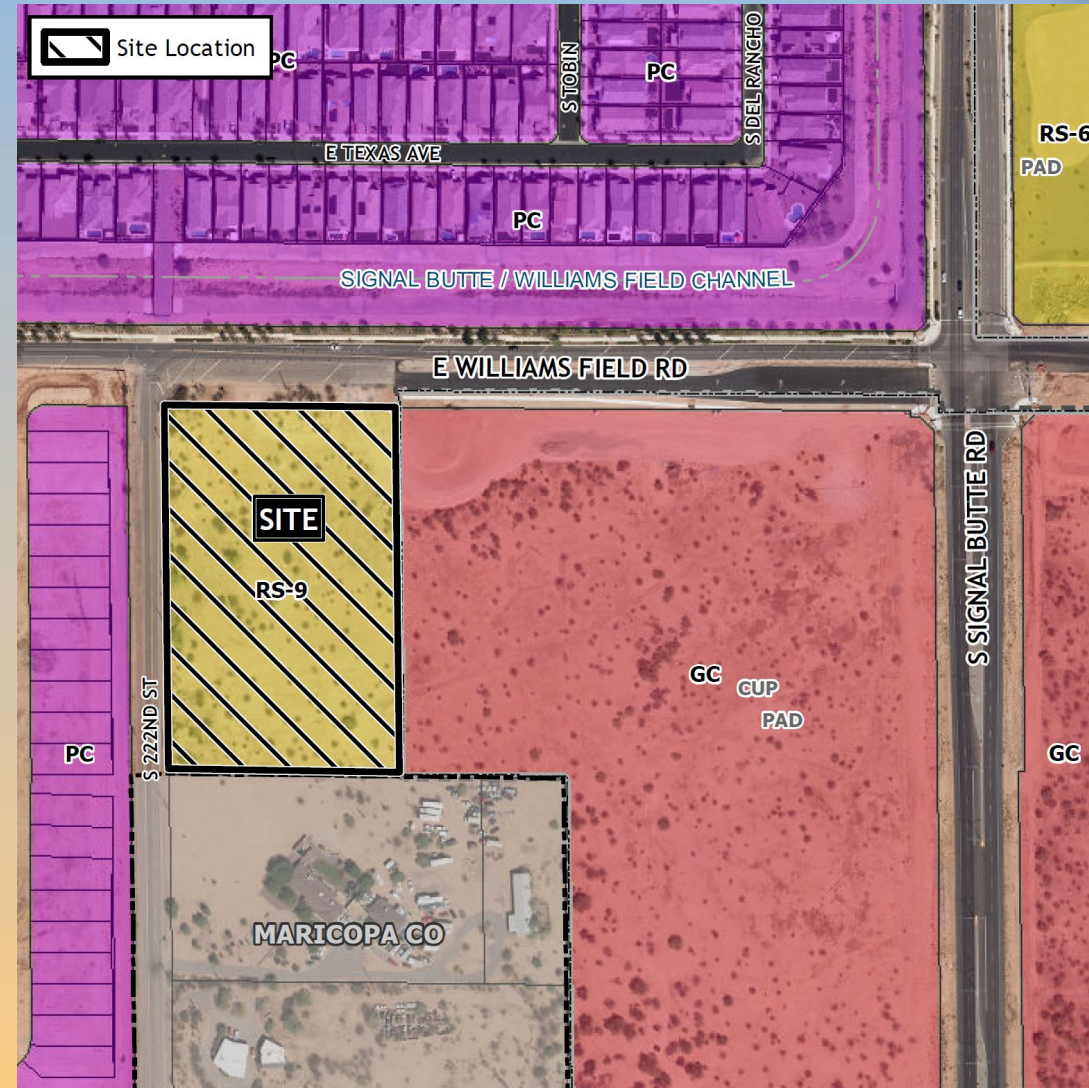
- Site Plan Review
- Special Use Permit
- To allow a new development of a place of worship





Location

- South of Williams Field Road
- West of Signal Butte Road





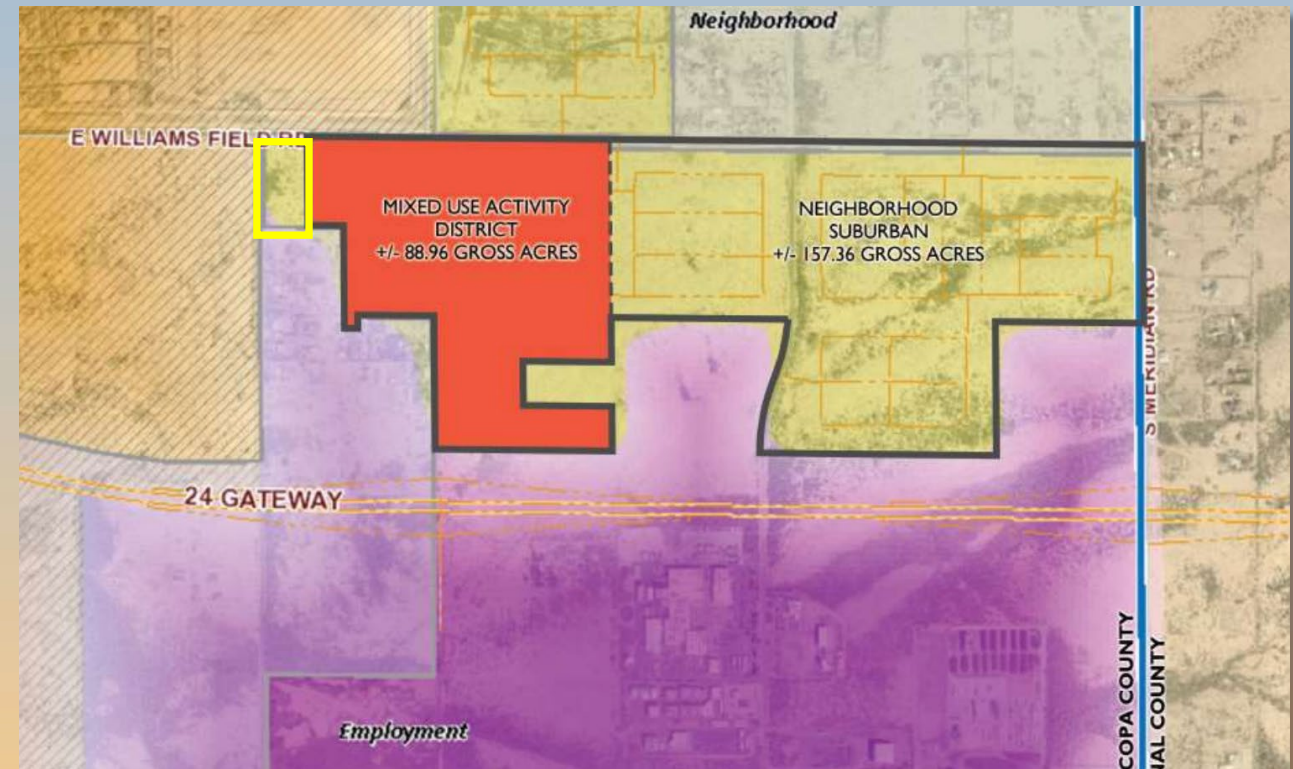
General Plan

Neighborhood Suburban

- Safe places to live and enjoy surrounding community
- Religious institutions are frequently found in these neighborhoods

Gateway Strategic Development Plan

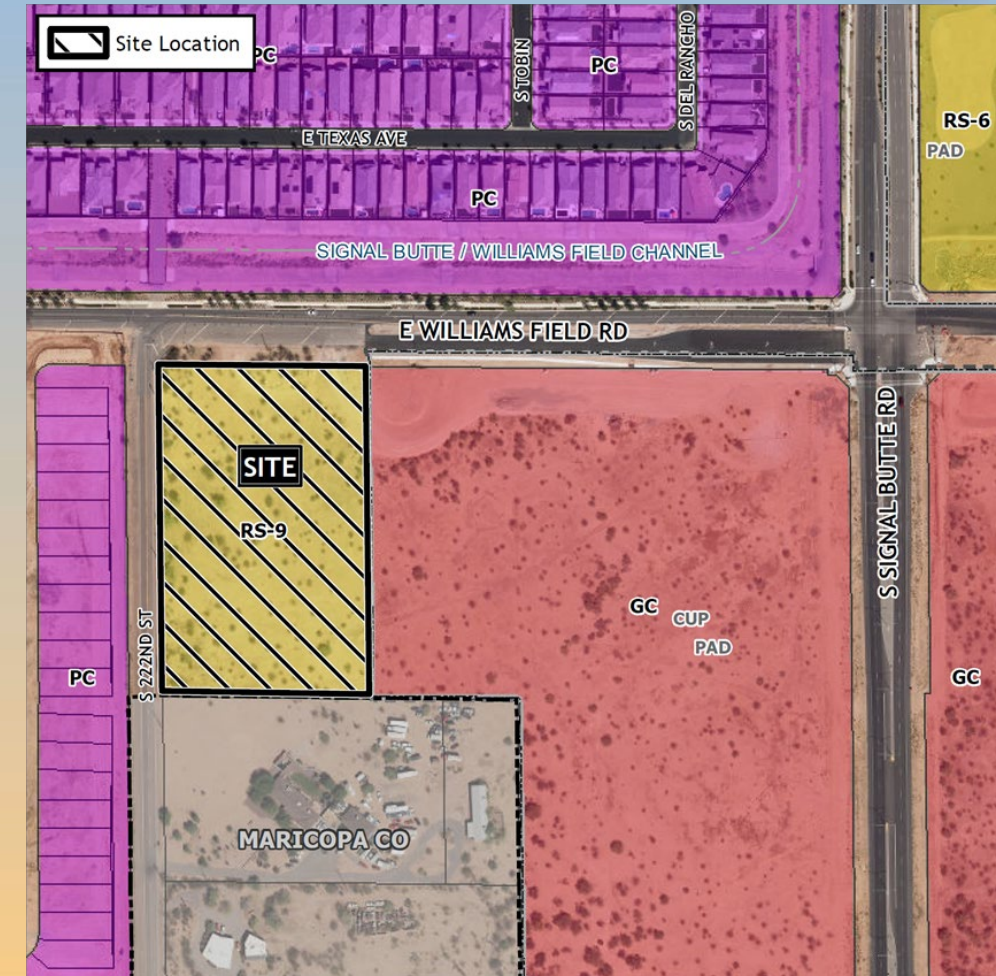
- In the Mixed-Use Community District with widest variety of land uses





Zoning

- Zoned RS-9-PAD
- Places of Worship are permitted in the RS-9 district





Site Photos

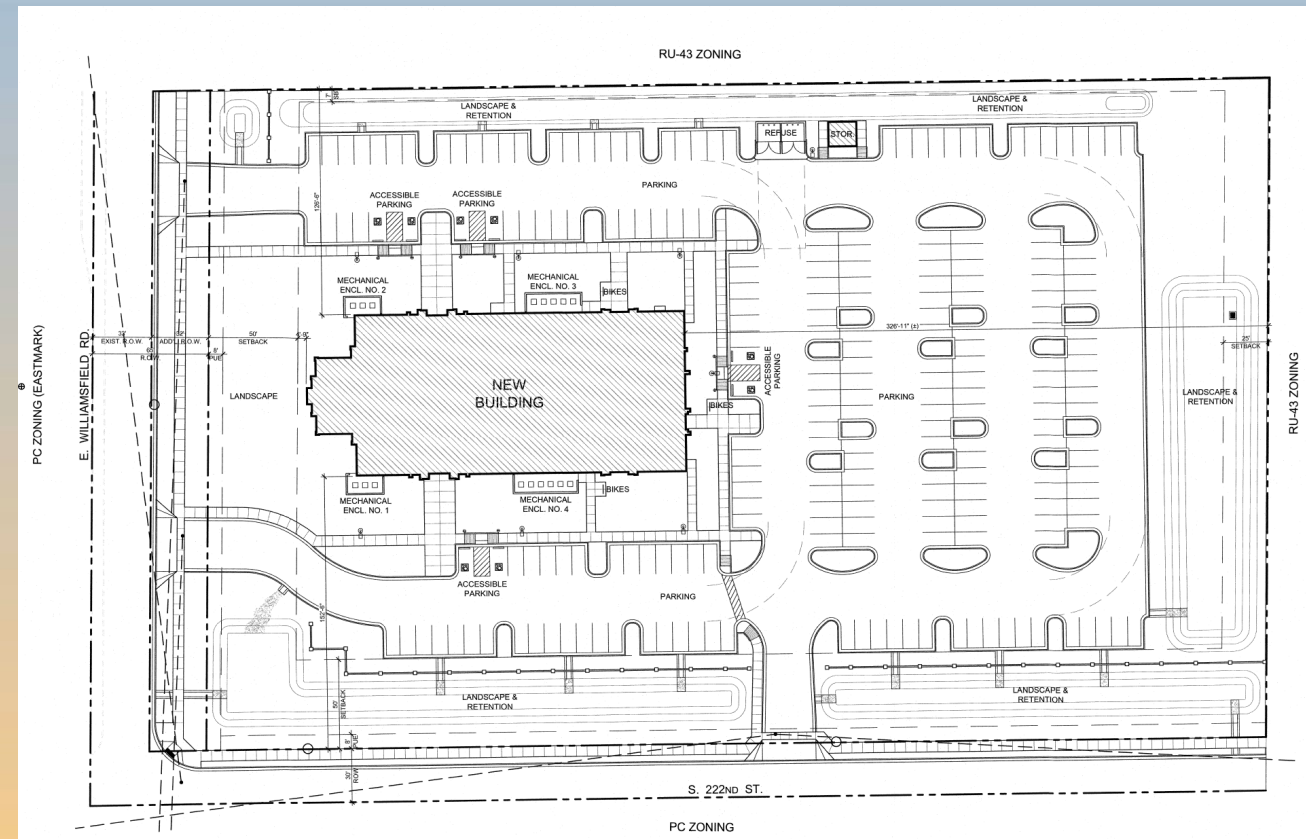


Looking southeast at the corner of Williams Field Rd and 222nd St



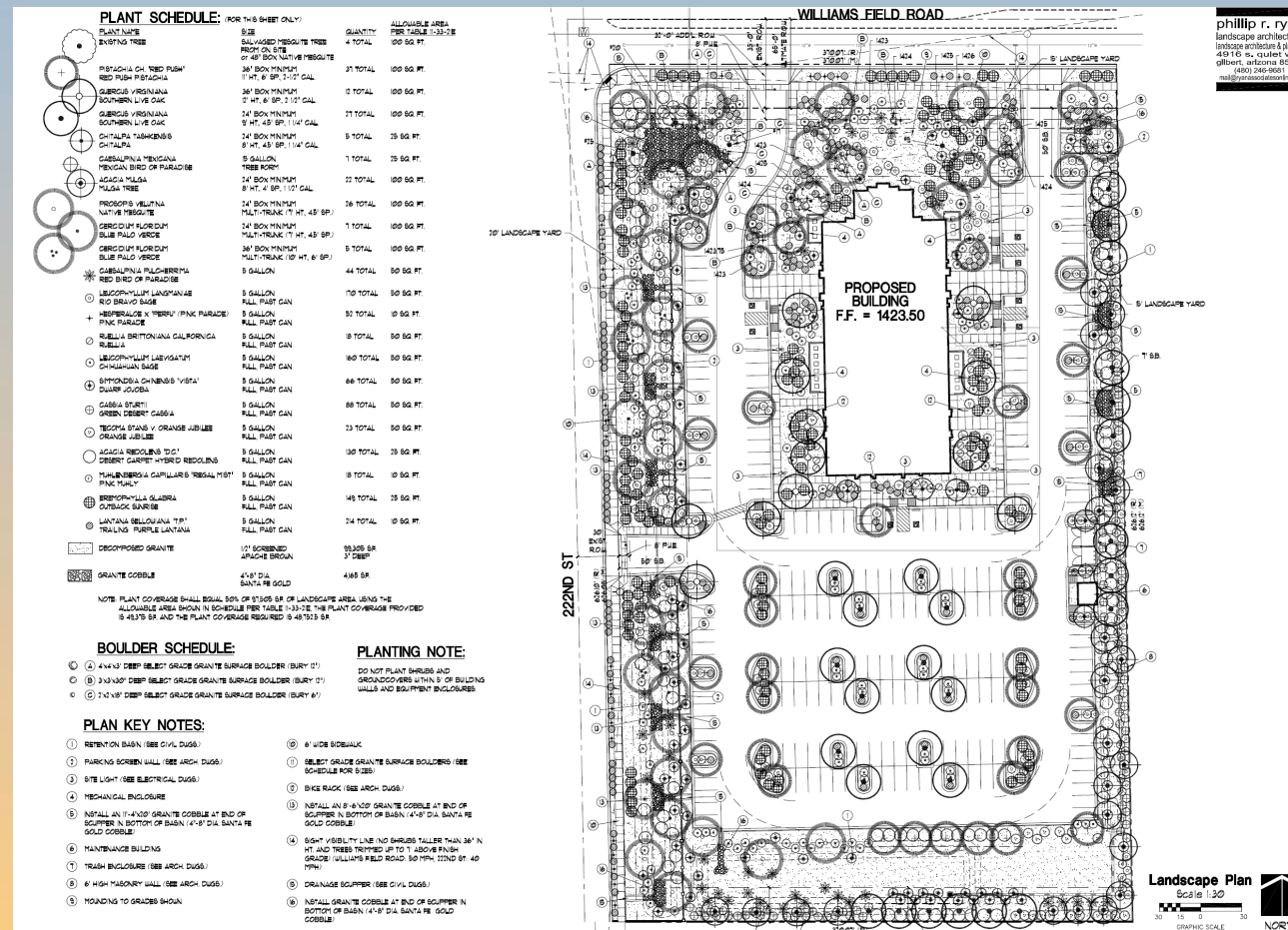
Site Plan

- 18,114 sq. ft. religious facility and 190 sq. ft. storage building
- 207 parking spaces required; 230 proposed
- Access from Williams Field Rd and 222nd St



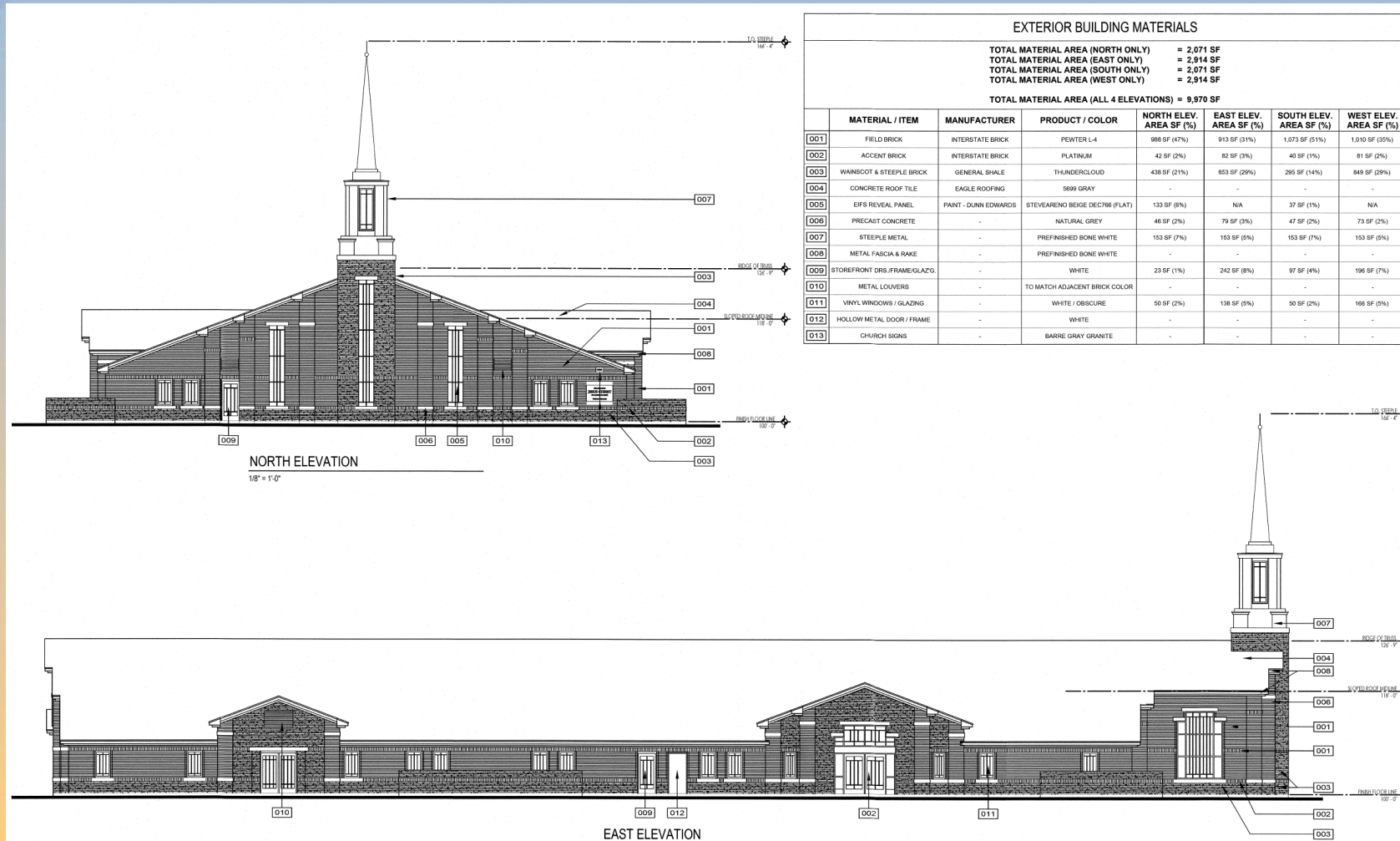


Landscape Plan





Elevations





Elevations

EXTERIOR BUILDING MATERIALS							
		TOTAL MATERIAL AREA (NORTH ONLY)		= 2,071 SF			
		TOTAL MATERIAL AREA (EAST ONLY)		= 2,914 SF			
		TOTAL MATERIAL AREA (SOUTH ONLY)		= 2,071 SF			
		TOTAL MATERIAL AREA (WEST ONLY)		= 2,914 SF			
		TOTAL MATERIAL AREA (ALL 4 ELEVATIONS)		= 9,970 SF			
	MATERIAL / ITEM	MANUFACTURER	PRODUCT / COLOR	NORTH ELEV. AREA SF (%)	EAST ELEV. AREA SF (%)	SOUTH ELEV. AREA SF (%)	WEST ELEV. AREA SF (%)
001	FIELD BRICK	INTERSTATE BRICK	PEWTER L-4	969 SF (47%)	913 SF (31%)	1,073 SF (51%)	1,010 SF (35%)
002	ACCENT BRICK	INTERSTATE BRICK	PLATINUM	42 SF (2%)	82 SF (3%)	40 SF (1%)	81 SF (2%)
003	WAINSCOT & STEEPLE BRICK	GENERAL SHALE	THUNDERCLOUD	438 SF (21%)	853 SF (29%)	295 SF (14%)	849 SF (29%)
004	CONCRETE ROOF TILE	EAGLE ROOFING	5699 GRAY	-	-	-	-
005	EFS REVEAL PANEL	PAINT - DUNN EDWARDS	STEVEARENO BEIGE DEC756 (FLAT)	133 SF (6%)	N/A	37 SF (1%)	N/A
006	PRECAST CONCRETE	-	NATURAL GREY	46 SF (2%)	79 SF (3%)	47 SF (2%)	73 SF (2%)
007	STEEPLE METAL	-	PREFINISHED BONE WHITE	153 SF (7%)	153 SF (5%)	153 SF (7%)	153 SF (5%)
008	METAL FASCIA & RAPE	-	PREFINISHED BONE WHITE	-	-	-	-
009	STOREFRONT DR.S.FRAME/GLAZ'G	-	WHITE	23 SF (1%)	242 SF (8%)	97 SF (4%)	196 SF (7%)
010	METAL LOUVERS	-	TO MATCH ADJACENT BRICK COLOR	-	-	-	-
011	VINYL WINDOWS / GLAZING	-	WHITE / OBSCURE	50 SF (2%)	138 SF (5%)	50 SF (2%)	186 SF (5%)
012	HOLLOW METAL DOOR / FRAME	-	WHITE	-	-	-	-
013	CHURCH SIGNS	-	BARRE GRAY GRANITE	-	-	-	-



Rendering



View from the corner of Williams Field Rd and 222nd St



Approval Criteria

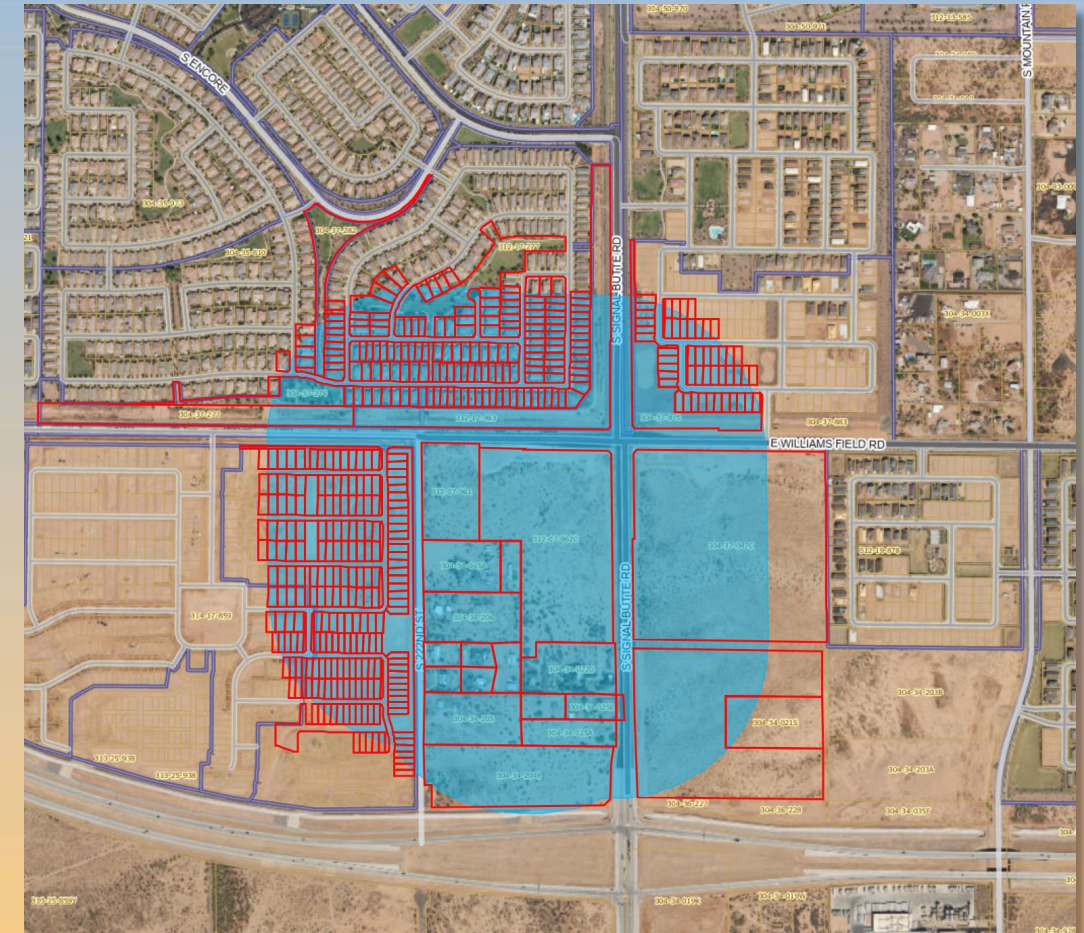
Section 11-70-5.E SUP Criteria

- ✓ Project will advance the goals and objectives of the General Plan and other City plan and/or policies;
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- ✓ Project will not be injurious or detrimental to the surrounding properties, the neighborhood, or to the general welfare of the City; and
- ✓ Adequate public services, public facilities and public infrastructure are available.



Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- One resident has reached out wanting to know more about the landscaping plan





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review
- ✓ Meets the SUP findings of Section 11-70-5.E of the MZO

Staff recommend Approval with Conditions



Clean up Text Amendments

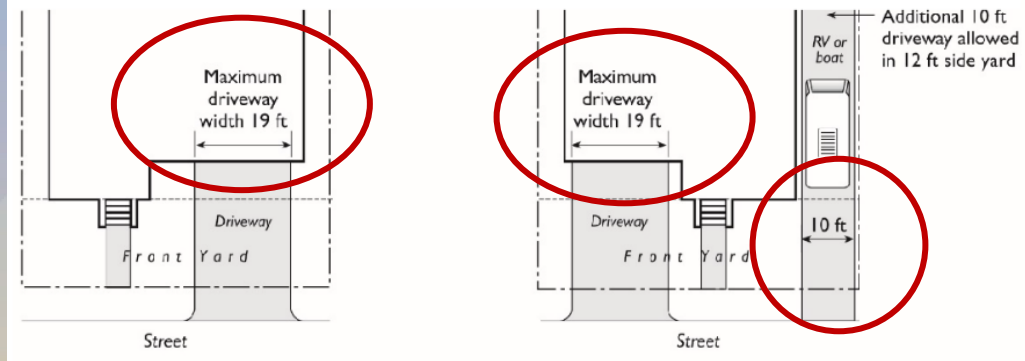
Rachel Nettles, Assistant Planning Director

May 22, 2022

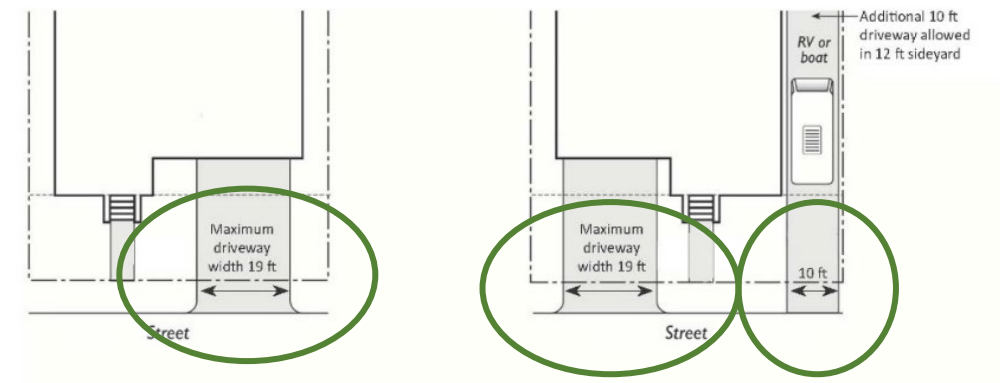


Driveway Width Measurements

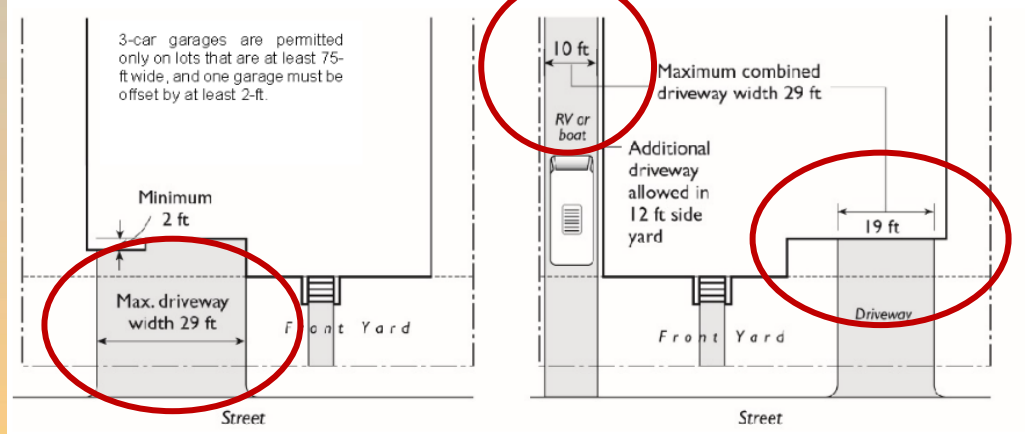
Lots less than 75-feet wide



Lots less than 75-feet wide



Lots greater than or equal to 75-feet wide



Lots greater than or equal to 75-feet wide

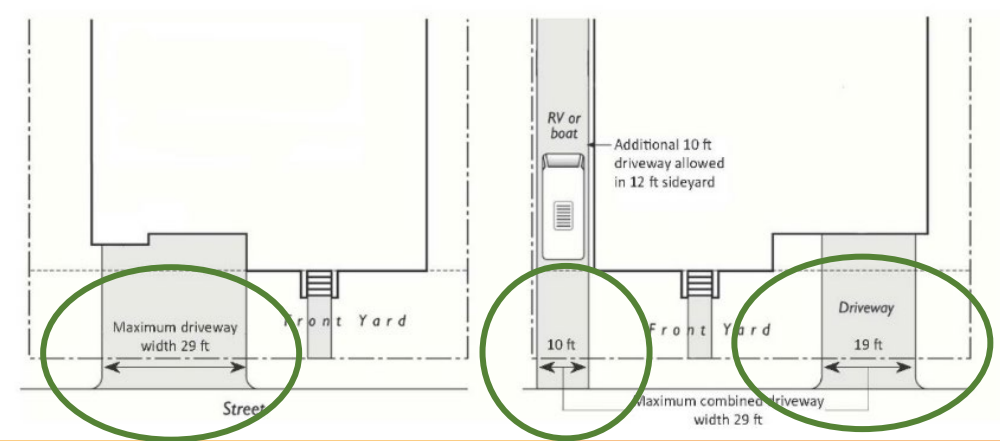




Table 11-6-2 Footnotes

Table 11-6-2: Commercial Districts						
Proposed Use	NC (C-1)	LC (C-2)	GC (C-3)	OC (O-S)	MX	Additional Use Regulations
Residential Use Classifications						
			· · ·			
Skilled Nursing Facility	CUP/P (19,20 22)	CUP/P (19,20 22)	CUP/P (19,20 22)	—	CUP/P (19, 22)	



Section 11-31-14(A)(1) Reference

1. *Spacing Requirements.* A minimum distance of 1,200 feet from the closest existing community residence, assisted living home, or assisted living center, as measured under Section 11-2-3(ED), unless separated by a significant intervening natural or manmade feature such as, but not limited to, a canal, municipal open space of at least ten (10) acres (e.g., park, golf course, etc.), a railroad, or a highway, that is approved by the Zoning Administrator.



ZON23-00645

Jennifer Merrill, Senior Planner

May 22, 2024



Location

- West of Gilbert Road
- North side of University Drive
- East Side of Hall
- West of SRP canal





Request

- Rezone from NC to RM-4-PAD
- Site Plan Review
- New multiple residence development





General Plan

Neighborhood Suburban

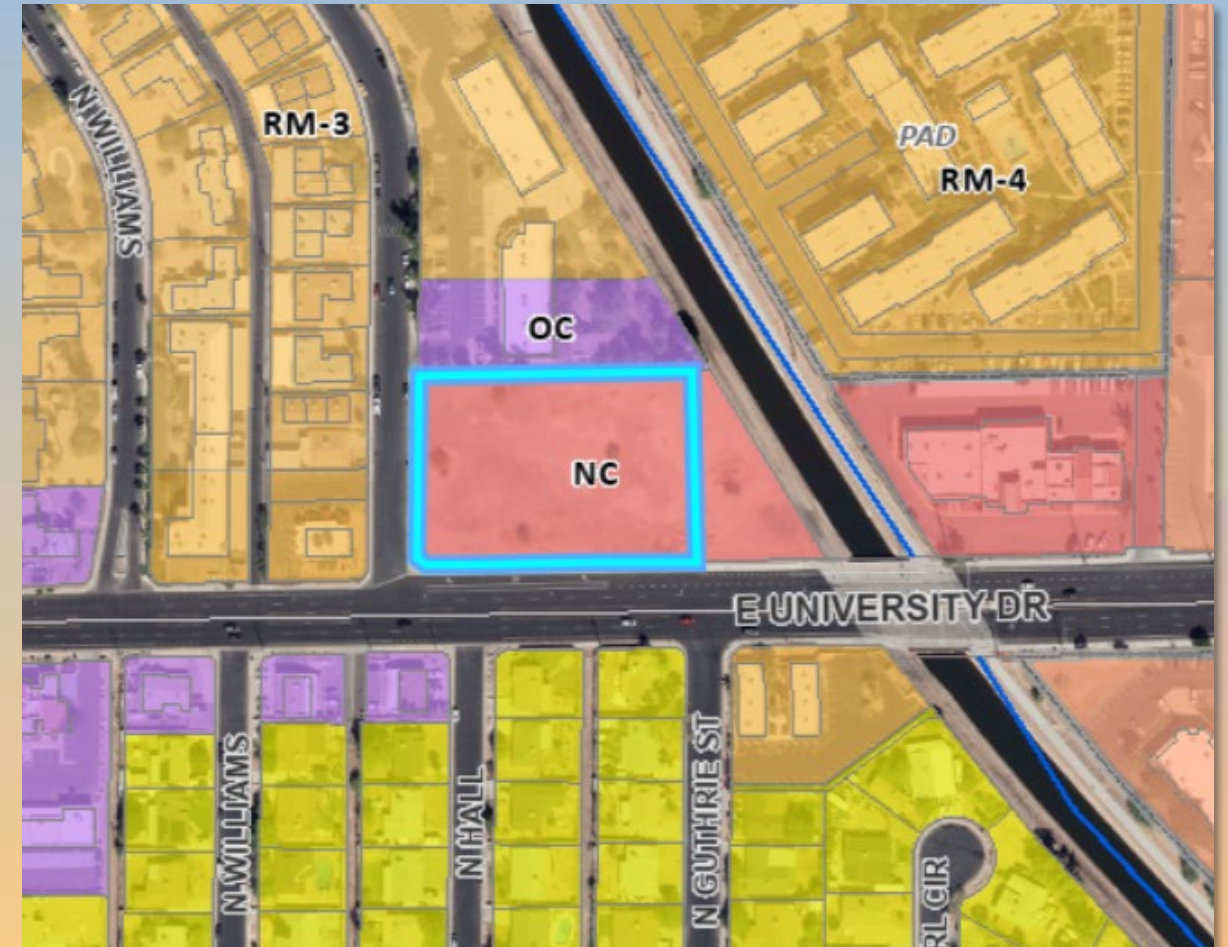
- Safe places to live and enjoy surrounding community
- Associated non-residential uses
- RM-4 is a secondary zoning district





Zoning

- Neighborhood Commercial (NC)
- RM-4-PAD is proposed
- Multiple Residence is permitted in RM-4





Site Photo



Looking east from Hall



Site Photo

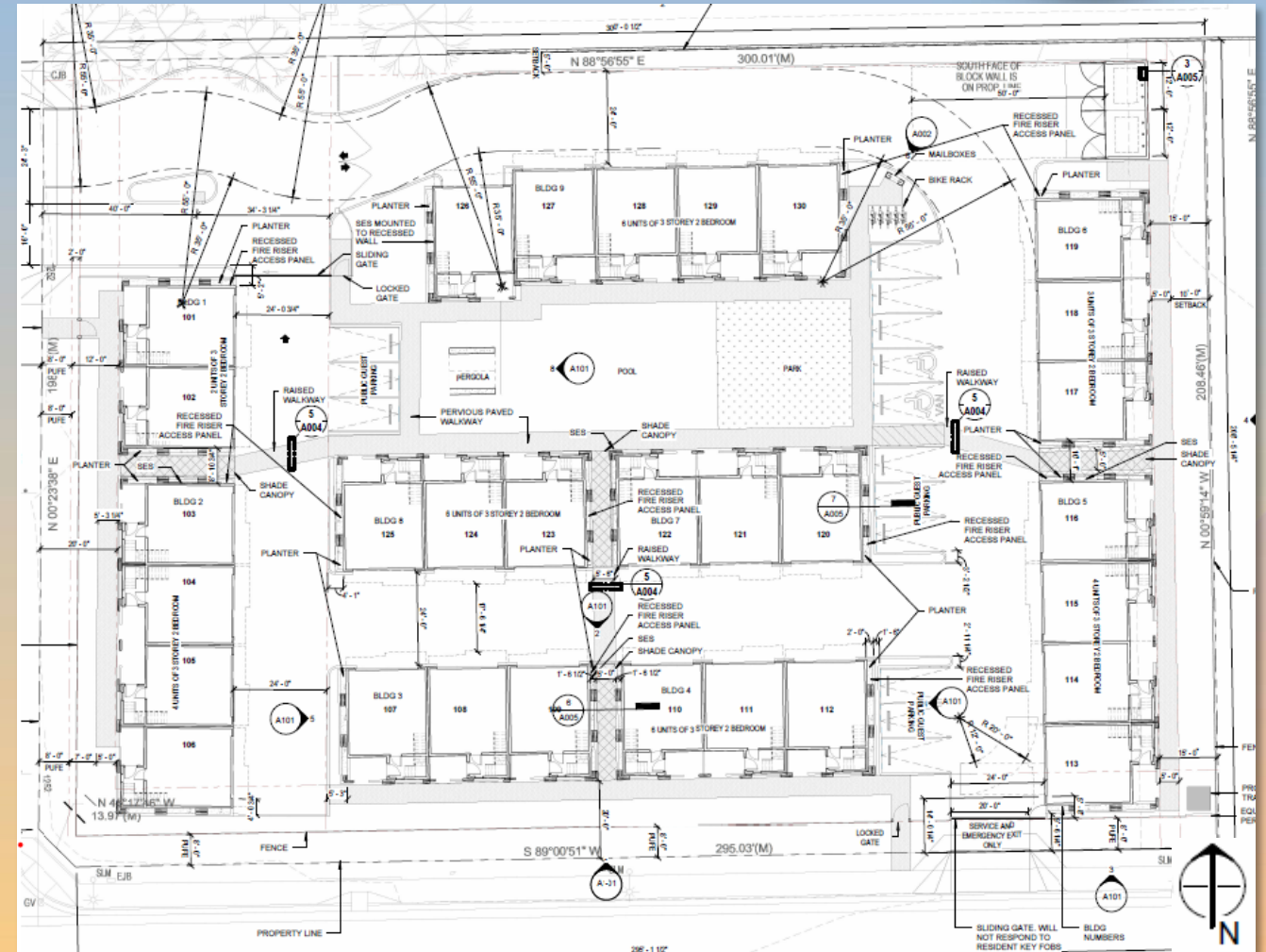


Looking north from University Drive



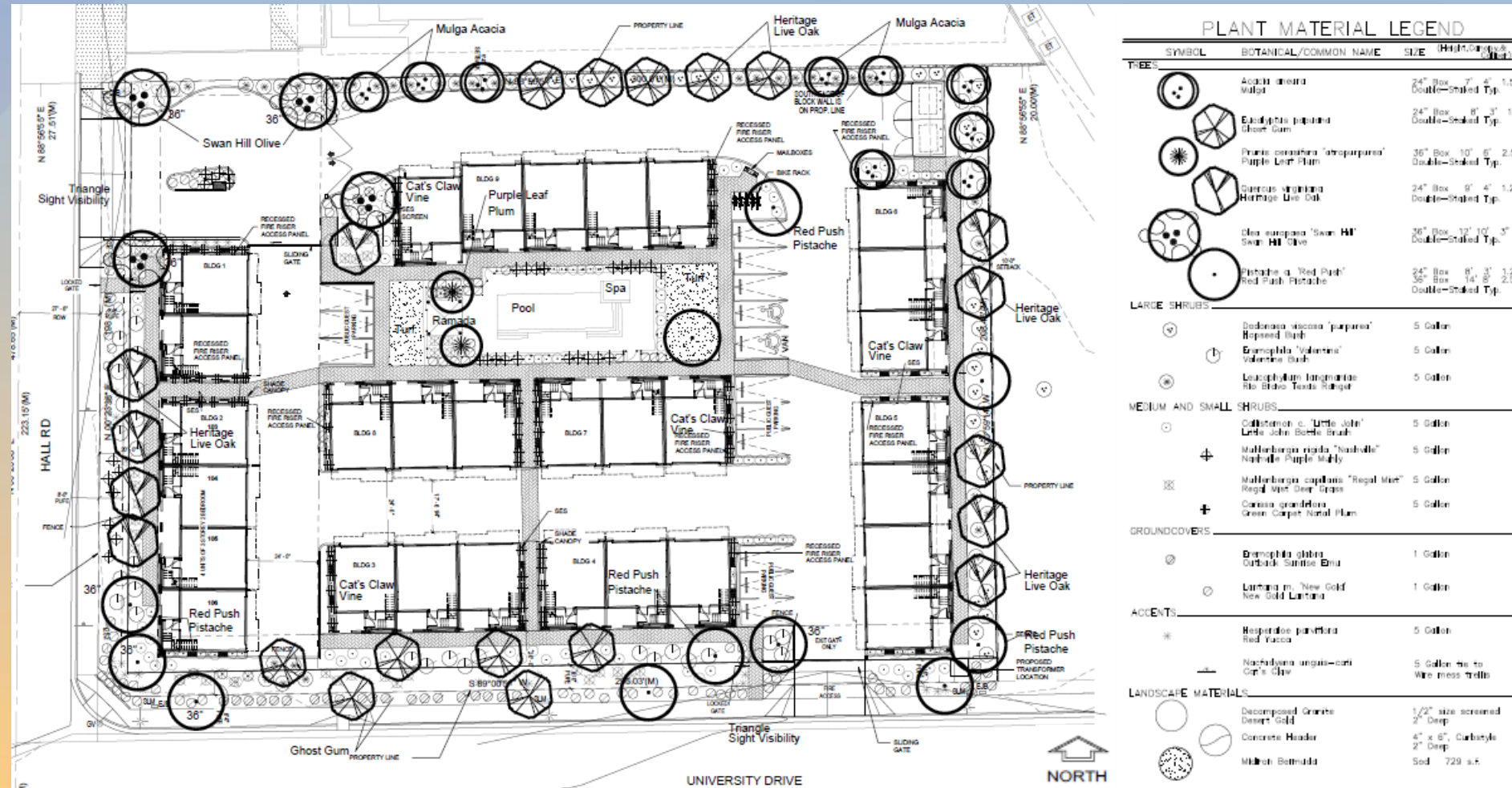
Site Plan

- 30 units
- 3-story buildings
- Amenities
- Primary access from Hall
- Exit-only driveway on University
- 2-car garages
- 63 parking spaces required/
74 spaces proposed





Landscape Plan



PLANT MATERIAL LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE (Height/Spread)
TREES		
	Acacia drepanoloba 'Mulga'	24" Box 7' x 1.5" Double-Staked Tip
	Eucalyptus papulosa 'Ghost Gum'	24" Box 8' x 3' 1.5" Double-Staked Tip
	Prunella cuneata 'Purple Leaf Plum'	36" Box 10' 5' 2.5" Double-Staked Tip
	Quercus virginiana 'Heritage Live Oak'	24" Box 9' 4' 1.25" Double-Staked Tip
	Olea europaea 'Swan Hill'	36" Box 12' 10' 3" Double-Staked Tip
	Prunella sp. 'Red Push'	24" Box 8' 8' 1.25" Double-Staked Tip
	Prunella sp. 'Red Push'	36" Box 14' 8' 2.5" Double-Staked Tip
LARGE SHRUBS		
	Dodonaea viscosa 'purplea'	5 Gallon
	Eriosema 'volantina'	5 Gallon
	Leucophyllum longistylis 'Riviera'	5 Gallon
MEDIUM AND SMALL SHRUBS		
	Callistemon c. 'Little John'	5 Gallon
	Mulberry sp. 'Nashville'	5 Gallon
	Mulberry sp. 'Regal Wine'	5 Gallon
	Carex grandiflora 'Green Carpet'	5 Gallon
GROUNDCOVERS		
	Eriosema sp. 'Santas Emu'	1 Gallon
	Lantana sp. 'New Gold'	1 Gallon
ACCENTS		
	Dodonaea sp. 'Red Yucca'	5 Gallon
	Nandiviana sp. 'Cat's Claw'	5 Gallon tie to Wire mesh trellis
LANDSCAPE MATERIALS		
	Decomposed Granite 'Desert Gold'	1/2" size screened 2" Deep
	Concrete Header	4" x 6", Carbonyl 2" Deep
	Mulch 'Batmuda'	Sed 729 s.f.



Planned Area Development

Development Standard	MZO Required	PAD Proposed
<p><u>Minimum Yards</u>– <i>MZO Table 11-5-5(A)</i> -Front and Street-Facing Side (University Dr)</p> <p>-Interior Side and Rear (north property line) (east property line)</p>	<p>20 feet</p> <p>15 feet per story (45-ft total) 15 feet per story (45-ft total)</p>	<p>9-ft 6-inches</p> <p>9-ft 8-inches per story (29-ft total) 5 feet per story (15-ft total)</p>
<p><u>Minimum Separation Between Buildings on Same Lot</u> – <i>MZO Table 11-5-5</i> -Three-story building</p>	<p>35 feet</p>	<p>8 feet</p>
<p><u>Off-site Access</u>– <i>MZO Table 11-5-5(B)(4)(b)</i></p>	<p>Drive aisles leading to main entrances shall have walkways on both sides of the drive aisle</p>	<p>No walkways along entrance drive aisle</p>



Planned Area Development

Development Standard	MZO Required	PAD Proposed
<p><u>Attached Garages</u>— <i>MZO Section 11-5-5(B)(4)(f)(iii)</i></p>	<p>When multiple garage doors are located within 1 building, the maximum number of garage doors adjacent to one another shall be limited to 3</p>	<p>4 garage doors adjacent to one another</p>
<p><u>Building Materials</u>— <i>MZO Section 11-5-5(B)(5)(b)</i></p>	<p>Buildings must contain at least 2 kinds of primary exterior materials distinctively different in texture or masonry pattern, with each of the required materials covering at least 25% of the exterior walls of the building</p>	<p>Siding covers $\geq 14\%$ of the exterior walls of the building</p>
<p><u>Parking Area Design</u>— <i>MZO Table 11-32-4(A)</i> <i>-Setback of Parking Spaces</i></p>	<p>50 feet from property line abutting the street</p>	<p>14 feet from University Drive</p>



Planned Area Development

Development Standard	MZO Required	PAD Proposed
<u>Bicycle and Motorcycle Parking</u> – <i>MZO Section 11-32-8(A)(1)</i> <i>-Spaces required</i>	At least 1 bicycle space per 10 on-site vehicle parking spaces actually provided (74/10 = 8 spaces)	At least 1 bicycle space per 15 on-site vehicle parking spaces (5 spaces)
<u>Required Landscape Yards</u> – <i>MZO Section 11-33-3(B)(2)(a)</i> <i>-Non Single Residential Uses Adjacent to Other Non-Single Residence Uses or Districts</i>	15 feet	2-ft 2-inches (north property line)
<u>Interior Parking Lot Landscaping</u> – <i>MZO Section 11-33-4(B)(2)</i> <i>-Landscape Island Width</i>	8 feet	2-ft 11-inches



Planned Area Development

Development Standard	MZO Required	PAD Proposed
<p><u>Interior Parking Lot</u> <u>Landscaping</u>— <i>MZO Section 11-33-4(D)(1)(a)</i> <i>-Plant Materials</i></p>	<p>1 shade tree and 3 shrubs for every 15-foot parking island</p>	<p>0 shade trees and 4 shrubs for every 15-ft parking island</p>
<p><u>Foundation Base</u>— <i>MZO Section 11-33-5(A)(2)(a)</i> <i>-Width along exterior walls without a public entrance adjacent to parking stalls</i></p> <p><i>-Width along exterior walls without a public entrance adjacent to drive aisles</i></p>	<p>10 feet</p> <p>5 feet</p>	<p>1-ft 6-inches</p> <p>4-ft 1-inch</p>



Elevations

DRB Work Session May 14, 2024



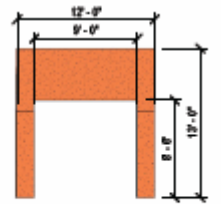
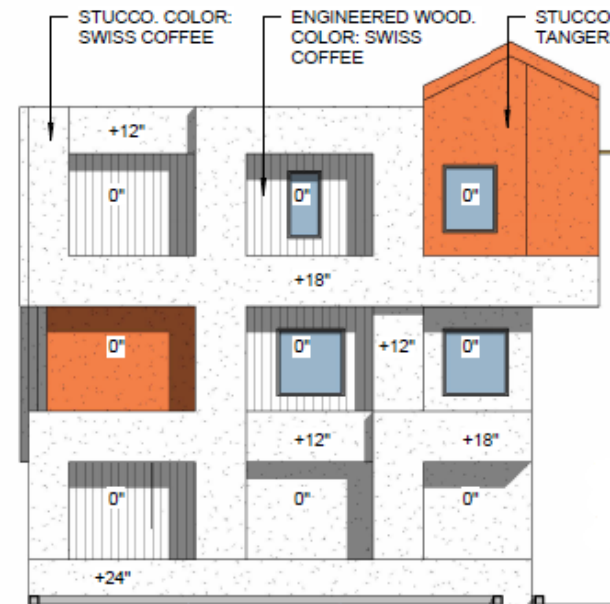


Elevations





Elevations



⑥ AMENITY SHADE ELEVATION
1/8" = 1'-0"

NOTE:
BUILDING AND UNIT NUMBERS
TO BE LOCATED ON THE THIRD
FLOOR IN THE CONTRASTING
COLOR OF THE PANEL BEHIND.

⑤ END UNIT SIDE ELEVATION

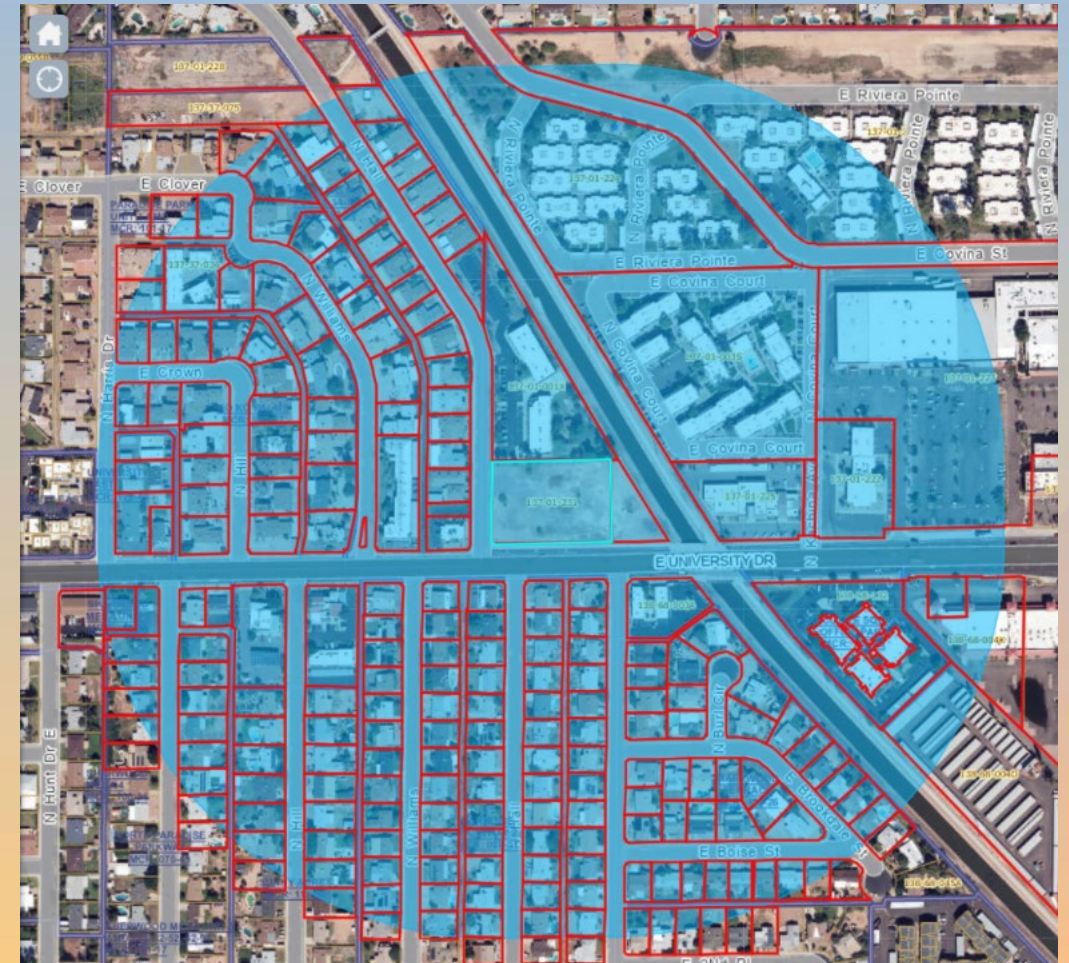
⑤ END UNIT SIDE ELEVATION 2

③ BLDG AND UNIT NUMBERS TYP



Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- Neighborhood meeting August 17, 2023
- No feedback from neighbors





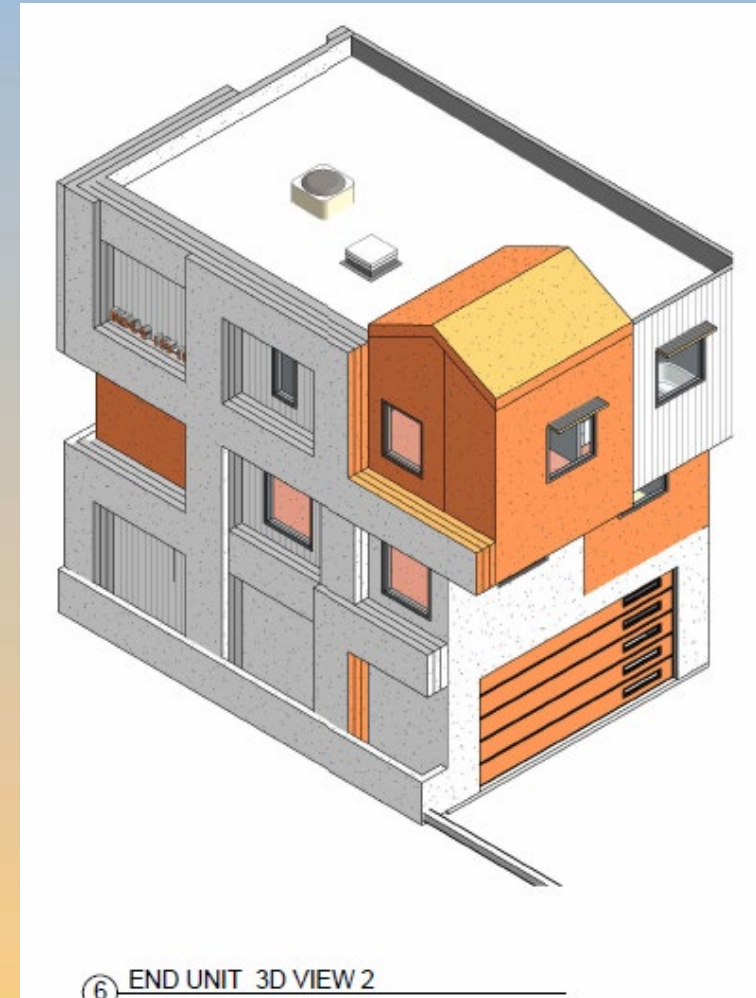
Findings

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

Staff recommends Approval with Conditions

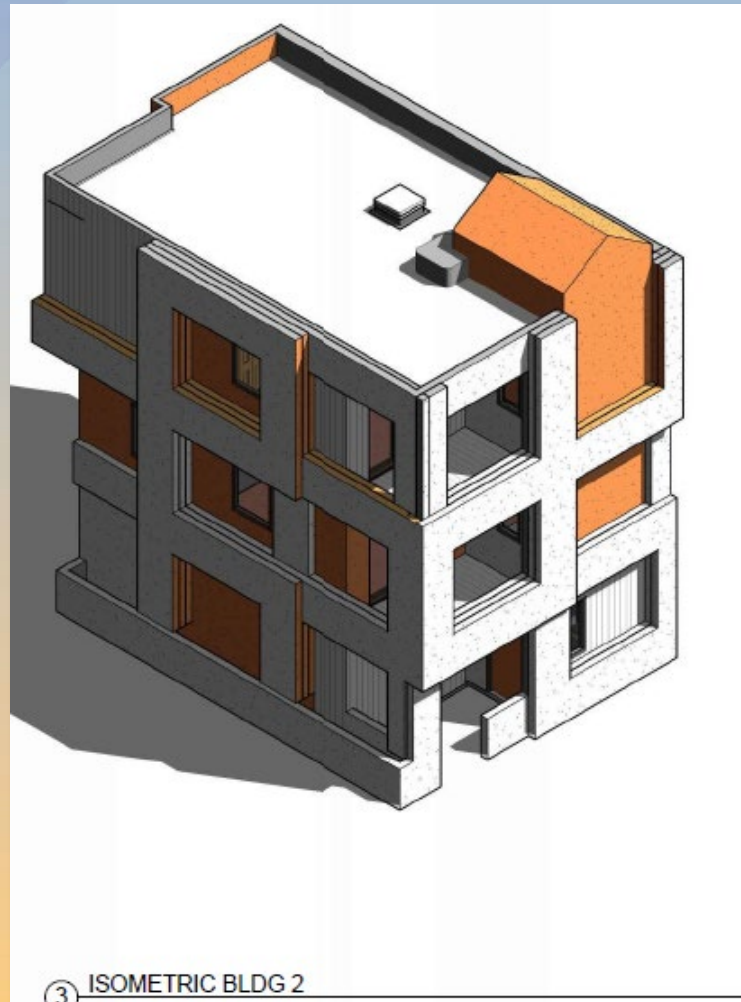


Renderings





Renderings





Colors and Materials

COLORS & MATERIALS



BENJAMIN MOORE
TANGERINE MELT
091



BENJAMIN MOORE
SWISS COFFEE
OC 45

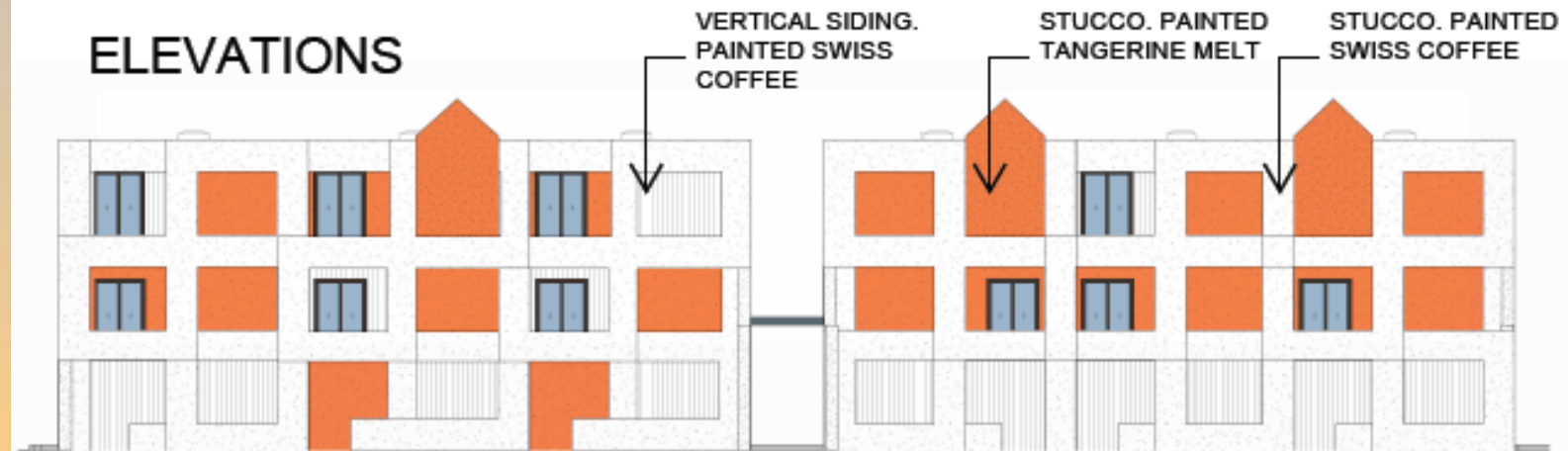


1-KOTE
SMOOTH STUCCO
FINISH



JAMES HARDI
VERTICAL SIDING
WOOD-LOCK COMPOSITE

ELEVATIONS





ZON23-00982

Emily Johnson, Planner I

May 22, 2024



Request

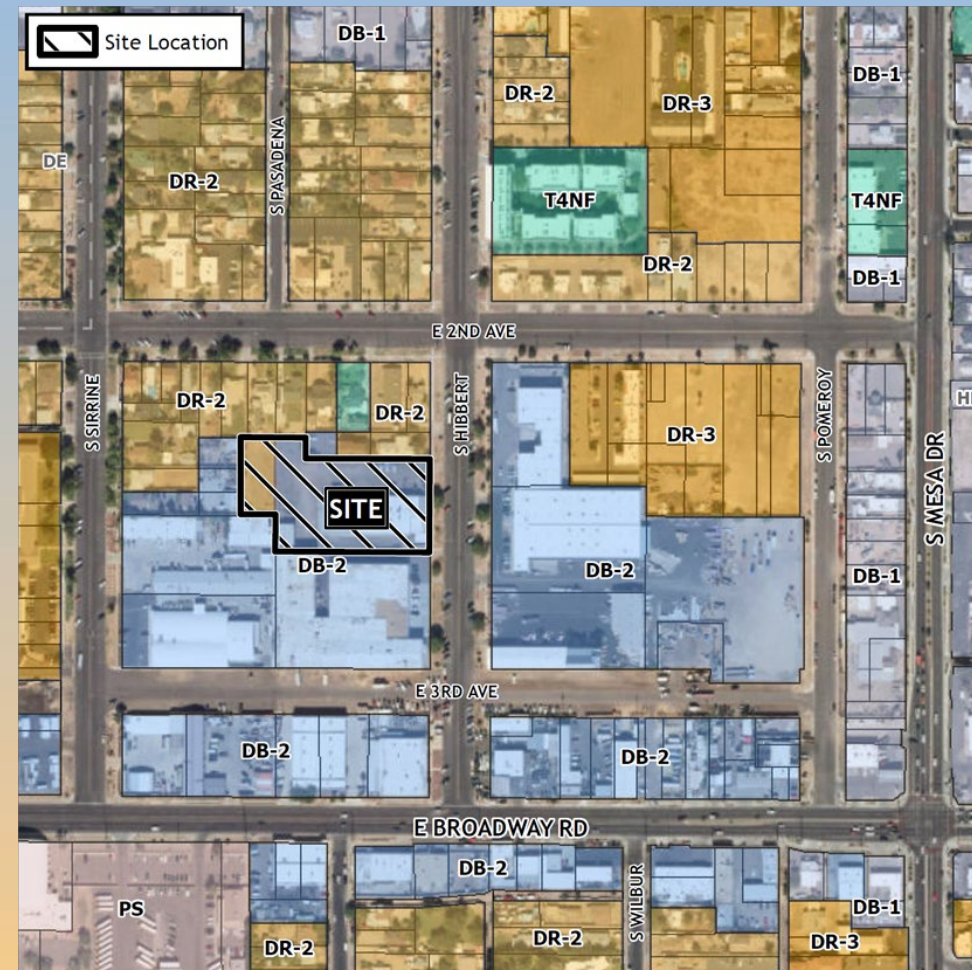
- Rezone from DB-2 and DR-2 to DB-2-BIZ
- Council Use Permit
- Major Site Plan Modification
- To allow a warehouse development





Location

- North of Broadway Road
- West of Mesa Drive





General Plan

Downtown

- Recognized as governmental, cultural, financial, and entertainment center of community

Transit Corridor

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

Central Main Street Area

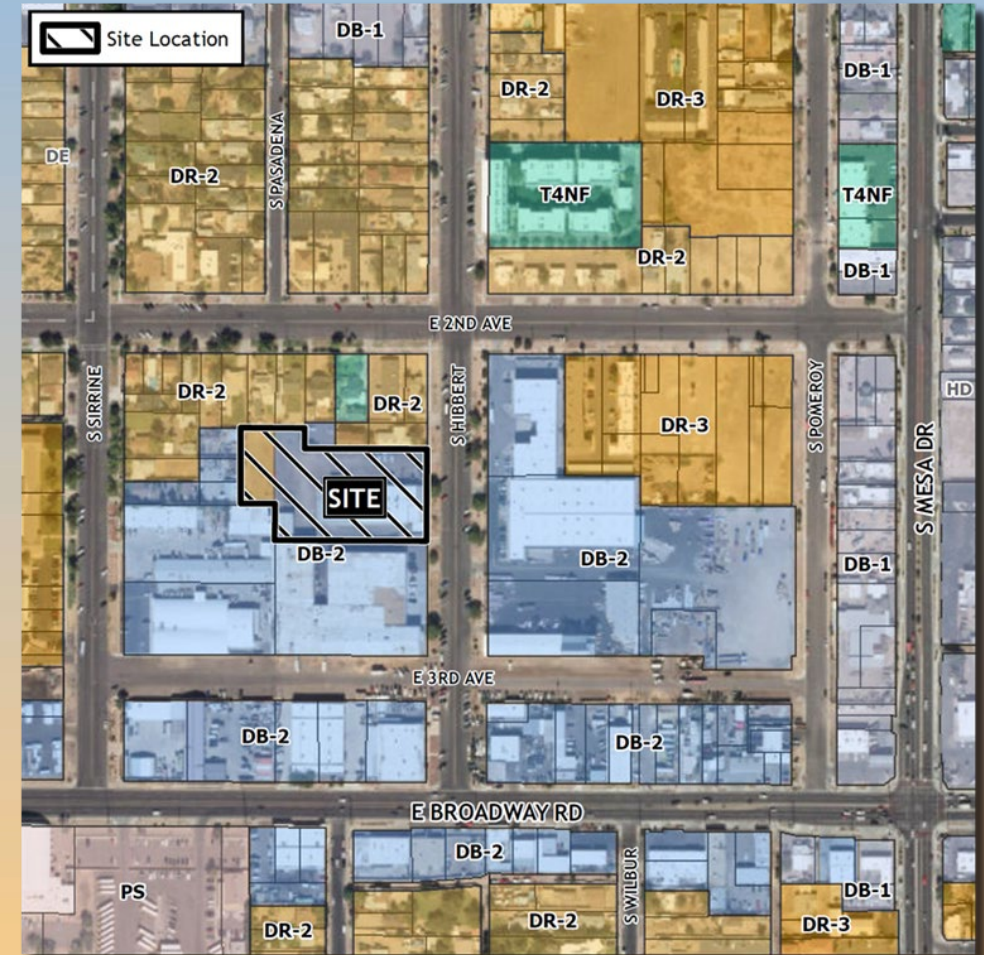
- Transformation Neighborhood





Zoning

- Rezone from DB-2 and DR-2 to DB-2-BIZ
- Indoor warehousing and storage is permitted in the DB-2 district with the approval of a CUP





Site Photo

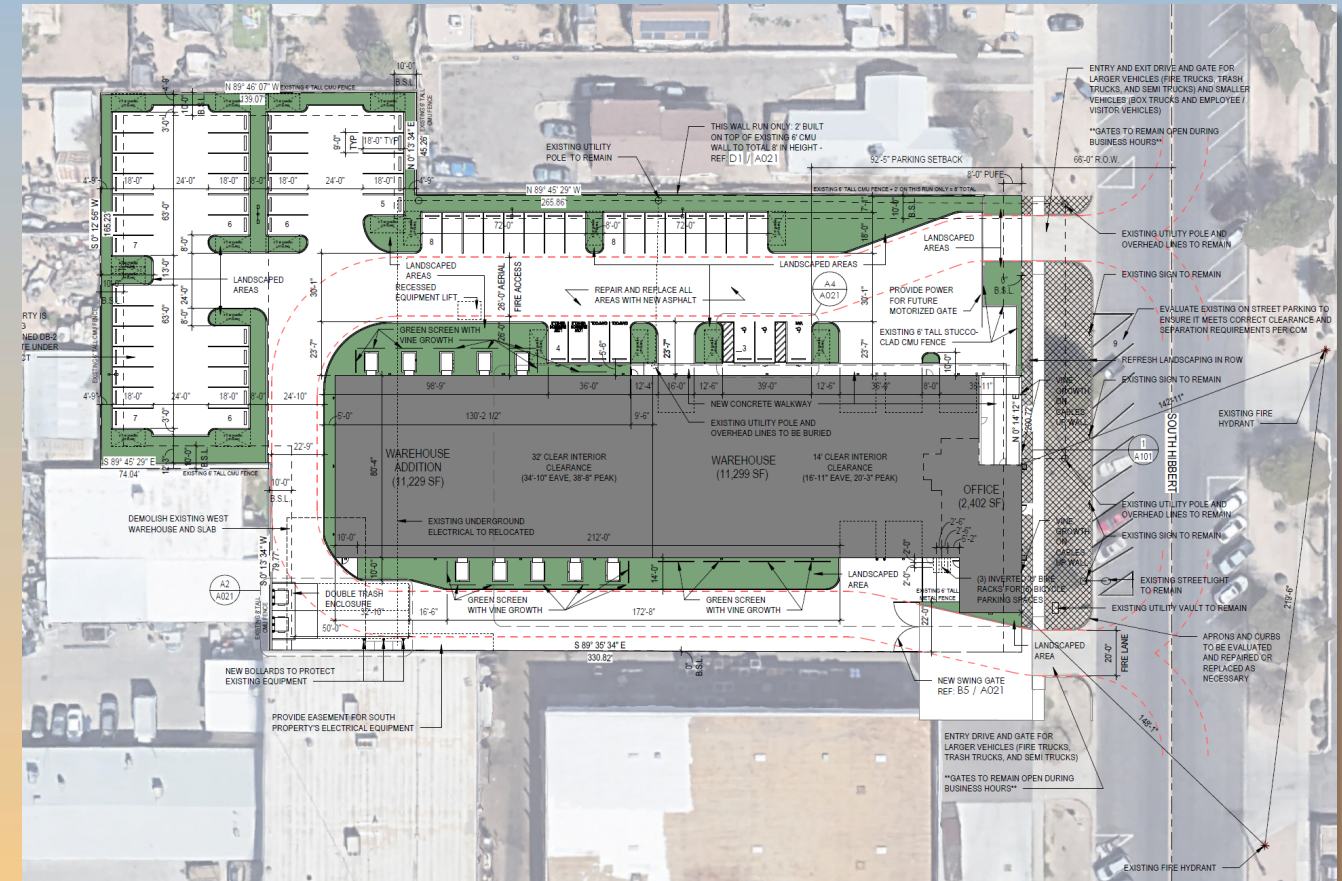


Looking southwest on Hibbert



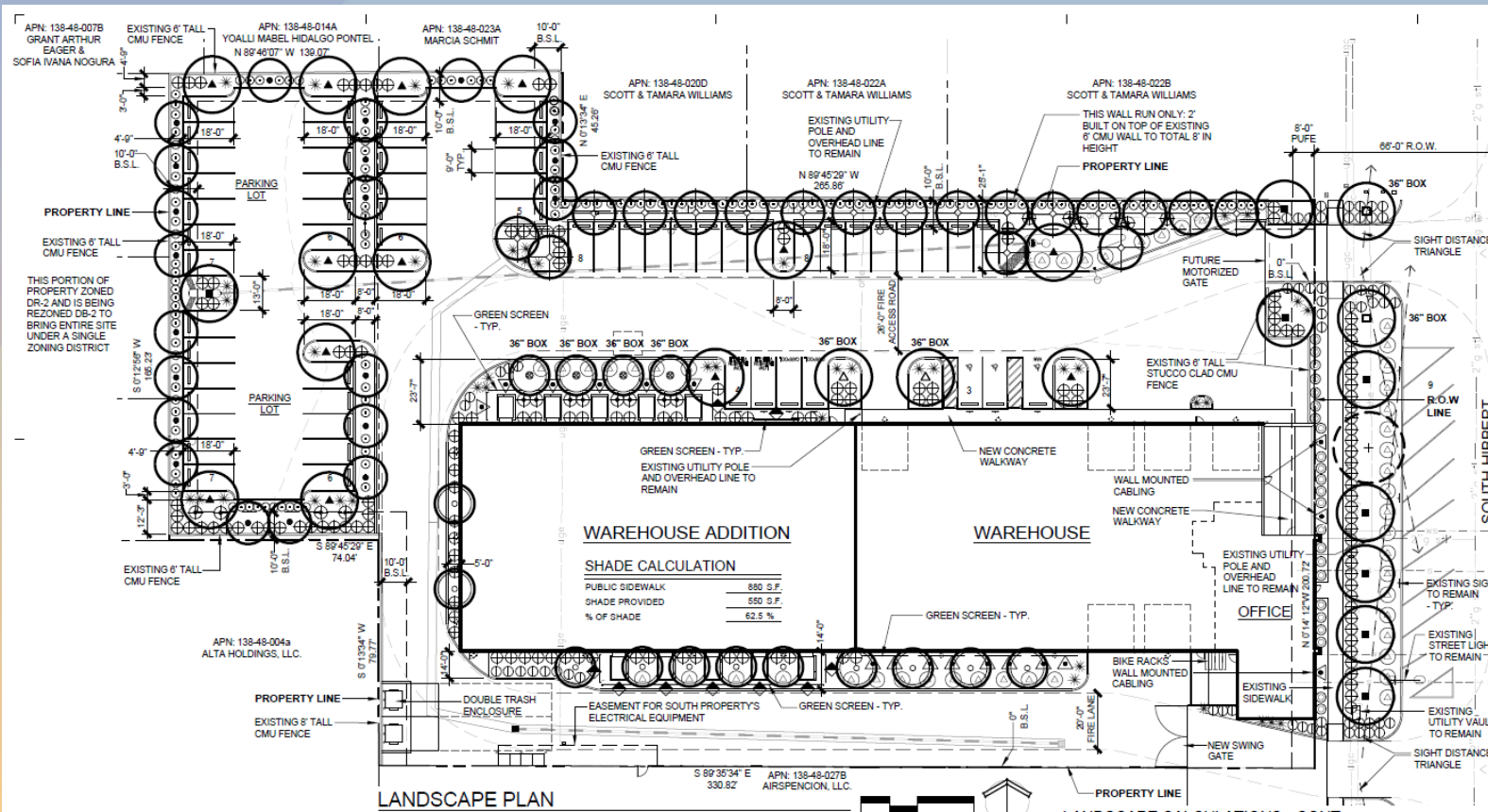
Site Plan

- 11,229 sq. ft. addition to existing warehouse totaling 22,528 sq. ft. of warehouse and 2,402 sq. ft. of office
- 33 parking spaces required; 60 proposed
- Access from Hibbert





Landsccape Plan



PLANT LIST

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY.	REMARK
TREES:				
⊕	EXISTING MESQUITE TREE TO REMAIN		1	PROTECT FROM DAMAGE DURING CONSTRUCTION
⊙	ACACIA ANEURA MULGA	24" BOX	18	
⊙	ACACIA SALICINA WILLOW ACACIA	24" BOX	21	7-8"X2.5-35"X1.25"-1.25" CAL.
⊙	ACACIA WILLARDIANA PALO BLANCO	36" BOX	4	9-11"X3-7"X2-2.5" CAL.
⊙	ACACIA WILLARDIANA PALO BLANCO	24" BOX	11	5-8"X2.5-3.5"X1-1.5" CAL.
⊙	PISTACIA LENTIGOS MASTIC TREE	36" BOX	2	9-11"X4-5"X1-2.5" CAL.
⊙	PISTACIA LENTIGOS MASTIC TREE	24" BOX	8	7-9"X2.5-3.5"X1-1.5" CAL.
⊙	PROSOPIG X PHOENIX THORNLESS SOUTH AMERICAN MESQUITE	36" BOX	2	8-10"X7-8"X1.75"-2.25" CAL.
⊙	PROSOPIG X PHOENIX THORNLESS SOUTH AMERICAN MESQUITE	24" BOX	13	6-7"X3-4"X1-1.5" CAL.
SHRUBS:				
⊕	CASALPINA PULCHERRIMA RED BIRD OF PARADISE	5 GALLON	18	
⊕	LEUCOPHYLLUM CANDIDUM THUNDER CLOUD THUNDER CLOUD SHAGE	5 GALLON	156	
⊕	LEUCOPHYLLUM LANGMANIAE RIO BRAVO RIO BRAVO SAGE	5 GALLON	155	
ACCENTS:				
⊕	HESPERALOE PARVIFLORA RED YUCCA	5 GALLON	45	
⊕	RUESSIELLA EQUESETIFORMIS CORAL FOUNTAIN	5 GALLON	23	

PLANT LIST - CONT.

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY.	REMARK
VINES:				
⊕	BOUGHANVILLE BARBARA KARST BARBARA KARST BOUGHANVILLE	5 GALLON	17	
⊕	MACADAMIA UNIGUIS-CATI CATS CLAW VINE	5 GALLON	9	
GROUND COVER:				
⊕	EREMOPHILA GLABRA WINGENOW GOLD OUTBACK GUMBLE GUM	5 GALLON	47	
⊕	LANTANA X NEW GOLD YELLOW TRAILING LANTANA	5 GALLON	59	
DECOMPOSED GRANITE:				
AS NOTED	TAM COLOR	10" MINUS		ALL LANDSCAPE AREAS TO RECEIVE A 2" LAYER OF DECOMPOSED GRANITE UNLESS OTHERWISE NOTED ON PLAN.
LANDSCAPE CALCULATIONS				
TOTAL AREA OF PROPERTY		51,454 S.F.		
TOTAL BUILDING AREA		25,644 S.F.		
TOTAL PARKING AREA		41,766 S.F.		
TOTAL LANDSCAPE AREA		17,655 S.F.		
TOTAL SITE TREES		450		
TOTAL SITE SHRUBS, ACCENTS, VINES (5 GALLON)		423		
TOTAL GROUND COVER (5 GALLON)		156		
TOTAL TURF AREA		0 S.F.		
TOTAL LANDSCAPE INORGANIC MATERIAL (DECOMPOSED GRANITE)		17,655 S.F.		
STREET FRONTAGE				
TREE: 1 PER 25' L.F. OF STREET FRONTAGE		0	≠ 8	
SHRUB: 6 PER 25' L.F. OF STREET FRONTAGE (5 GALLON MIN.)		48	≠ 11	
TREE: 36" BOX (25% STREET FRONTAGE TREES)		2	≠ 3	
TREE: 24" BOX (50% REQUIRED TREES)		6	≠ 5	
* COUNT INCLUDES (1) EXISTING TREE TO REMAIN				



Bonus Intensity Zone

Development Standard

MZO Required

BIZ Proposed

Minimum Setback –
MZO Section 11-8-5
 - Front

15 Feet

**0 Feet
 (existing)**

Required Landscape Yards –
*MZO Section 11-33-3(B)(1) & MZO Section
 11-33-3(B)(2)*

- Non-single residential uses adjacent to single residential uses or districts (northwest and north property line)
- Non-single residential uses adjacent to other non-residential (southwest and south property lines)

20 Feet

4 Feet 9 Inches

15 Feet

0 Feet



Bonus Intensity Zone

Development Standard

MZO Required

BIZ Proposed

Required Landscape Material –
MZO Section 11-33-3(B)(2)(c)

A minimum of 3 non-deciduous trees and 20 shrubs per 100 linear feet of adjacent property line shall be provided

- Southwest property line
- South property line

3 Trees and 20 Shrubs

10 Trees and 67 Shrubs

0 Trees and 0 Shrubs

0 Trees and 0 Shrubs

Required Foundation Base –
MZO Section 11-33-5(A)(2)(a)

- Exterior wall adjacent to parking stalls

10 Feet Wide

5 Feet 6 Inches



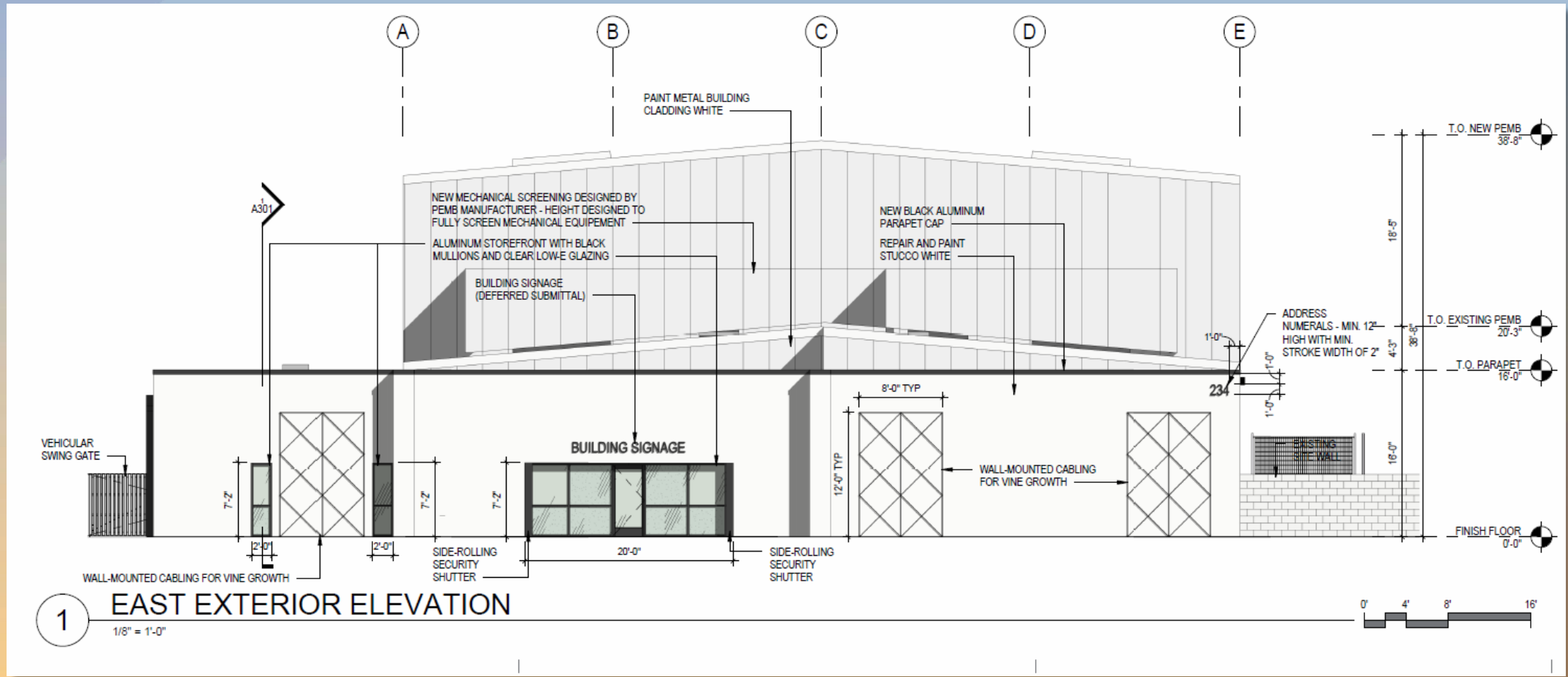
Council Use Permit

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

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

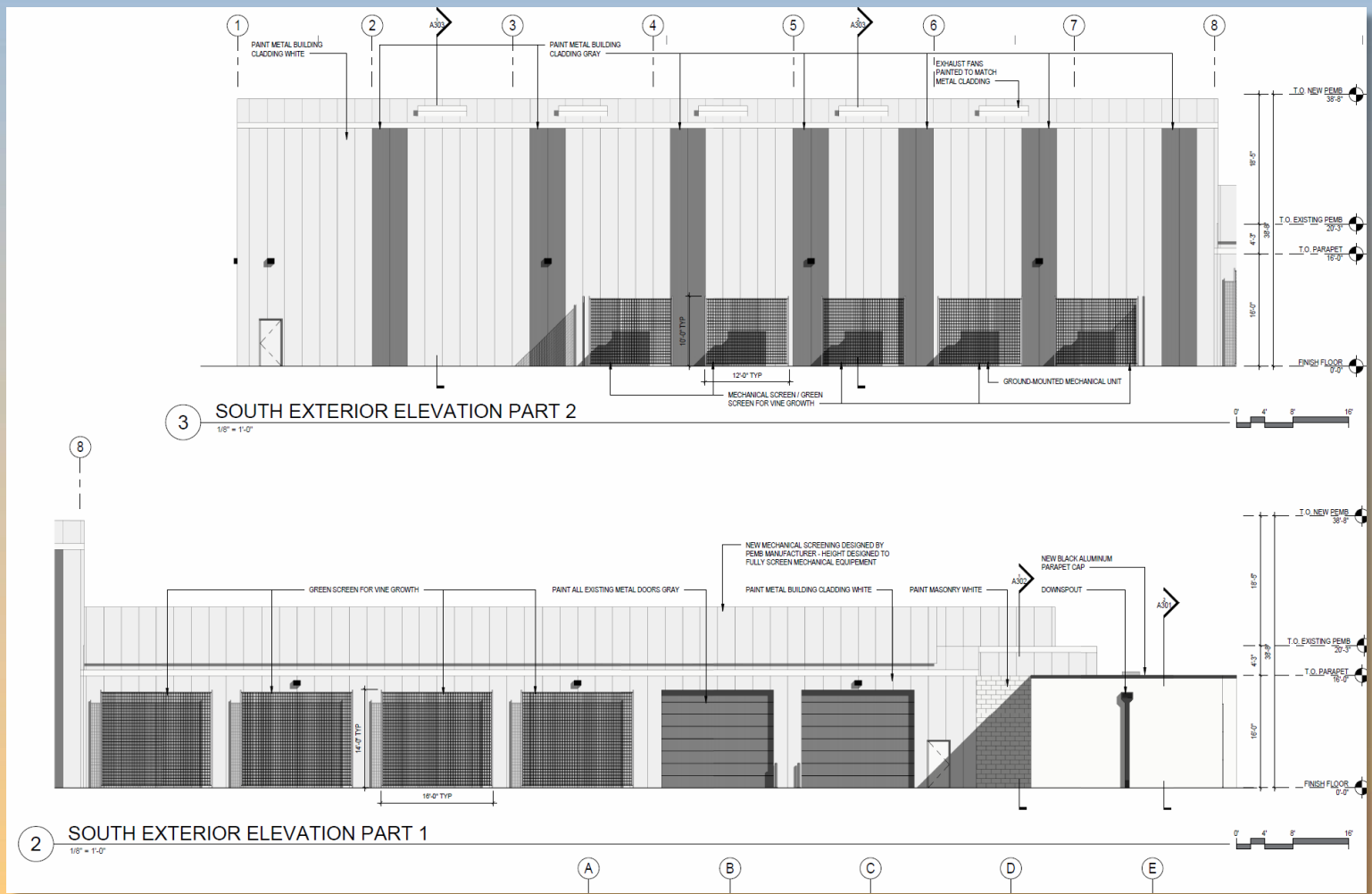


Elevations



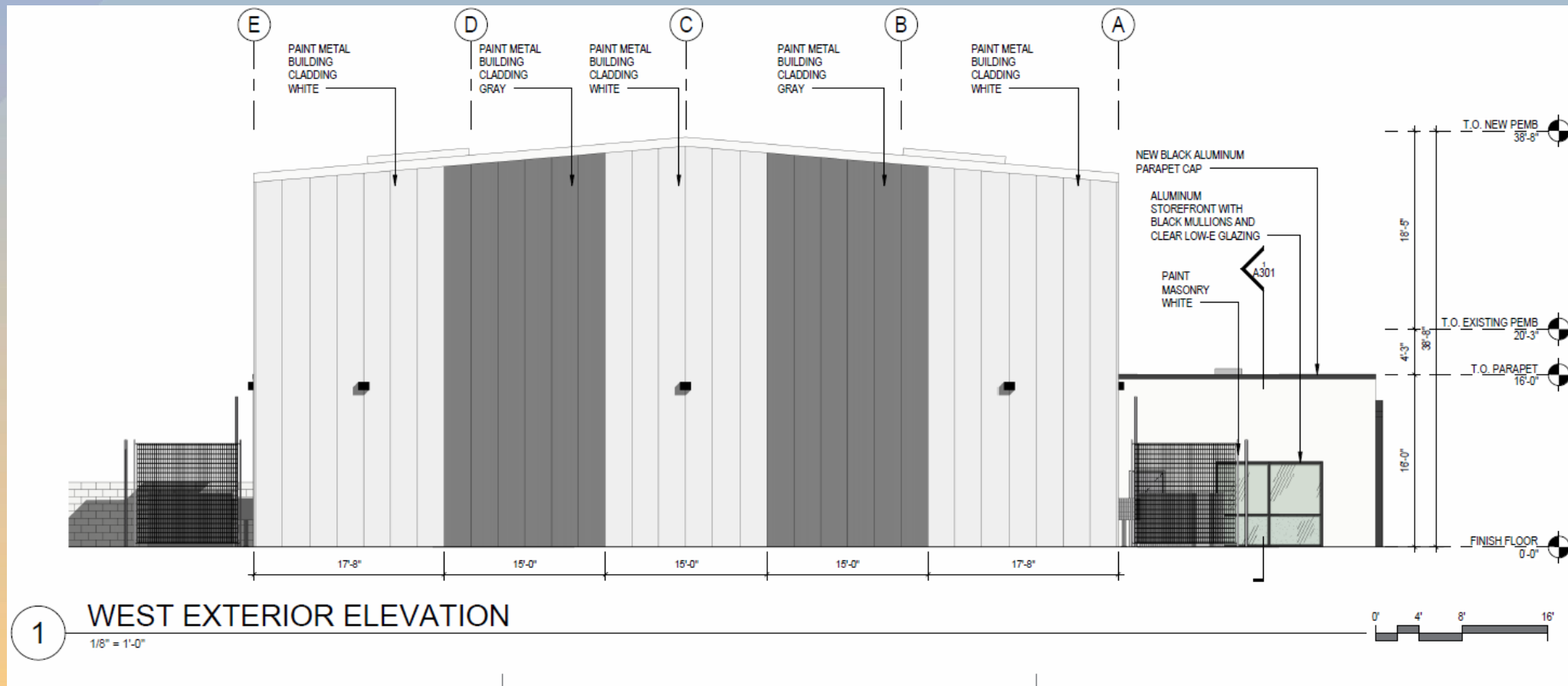


Elevations



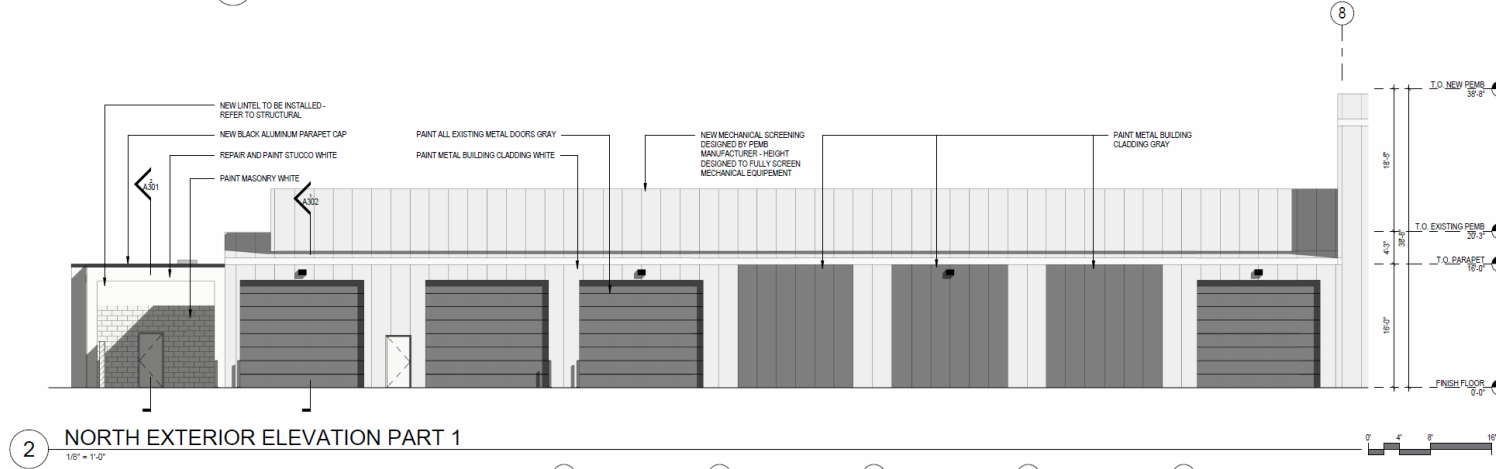
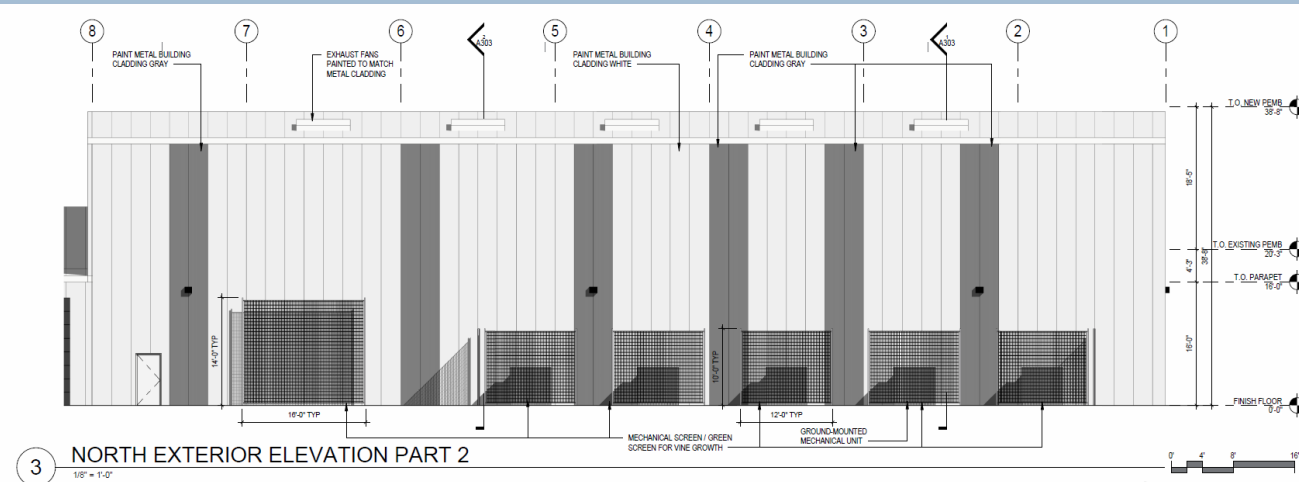


Elevations





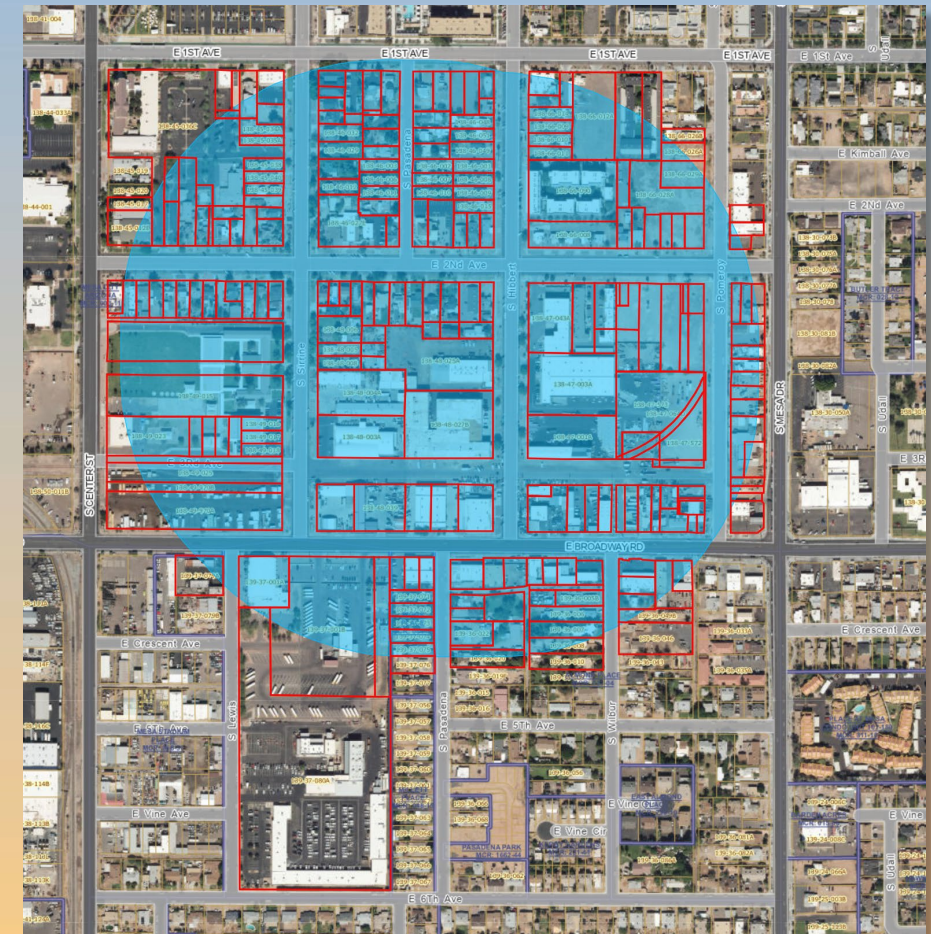
Elevations





Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- Several neighbors have reached out to the applicants with questions regarding walls and lighting





Findings

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

Staff recommend Approval with Conditions



Aerial from late 2021



ZON24-00164

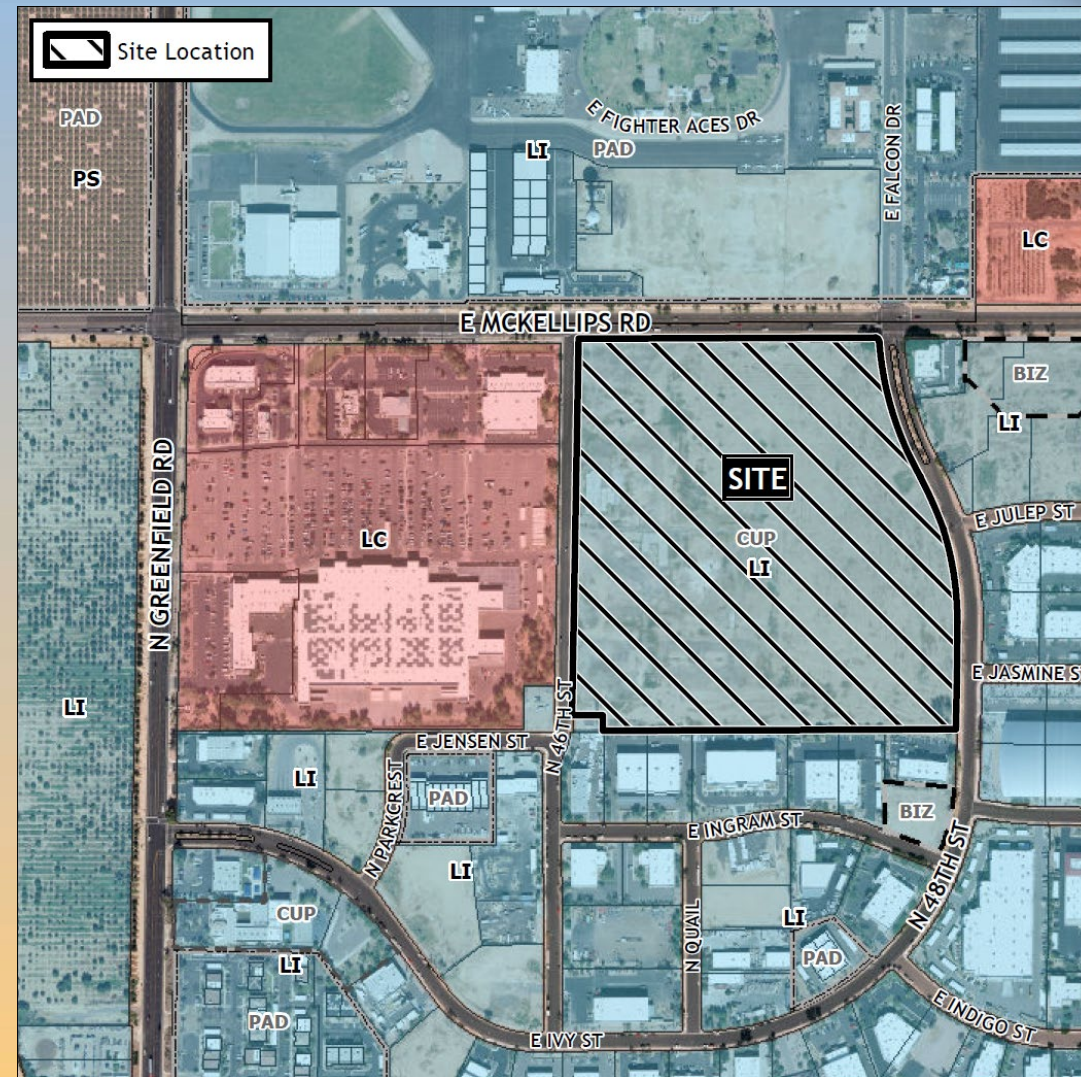
Josh Grandlienard, AICP, Senior Planner

March 27, 2024



Location

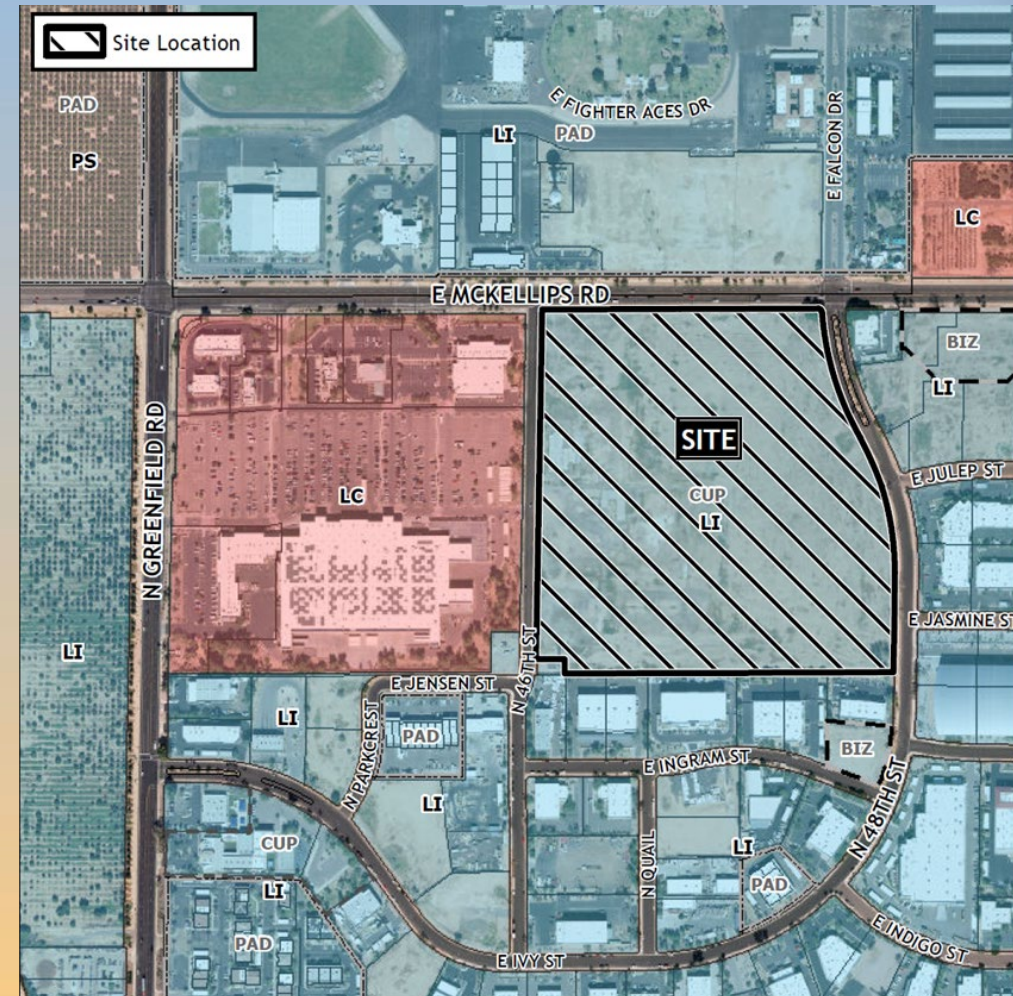
- East of Greenfield Road
- South of McKellips Road





Zoning

- Existing Light Industrial with a CUP for Large Commercial Center
- Proposed Rezone to LI-PAD
- Industrial uses and Drive-thrus are allowed by right within the LI zone

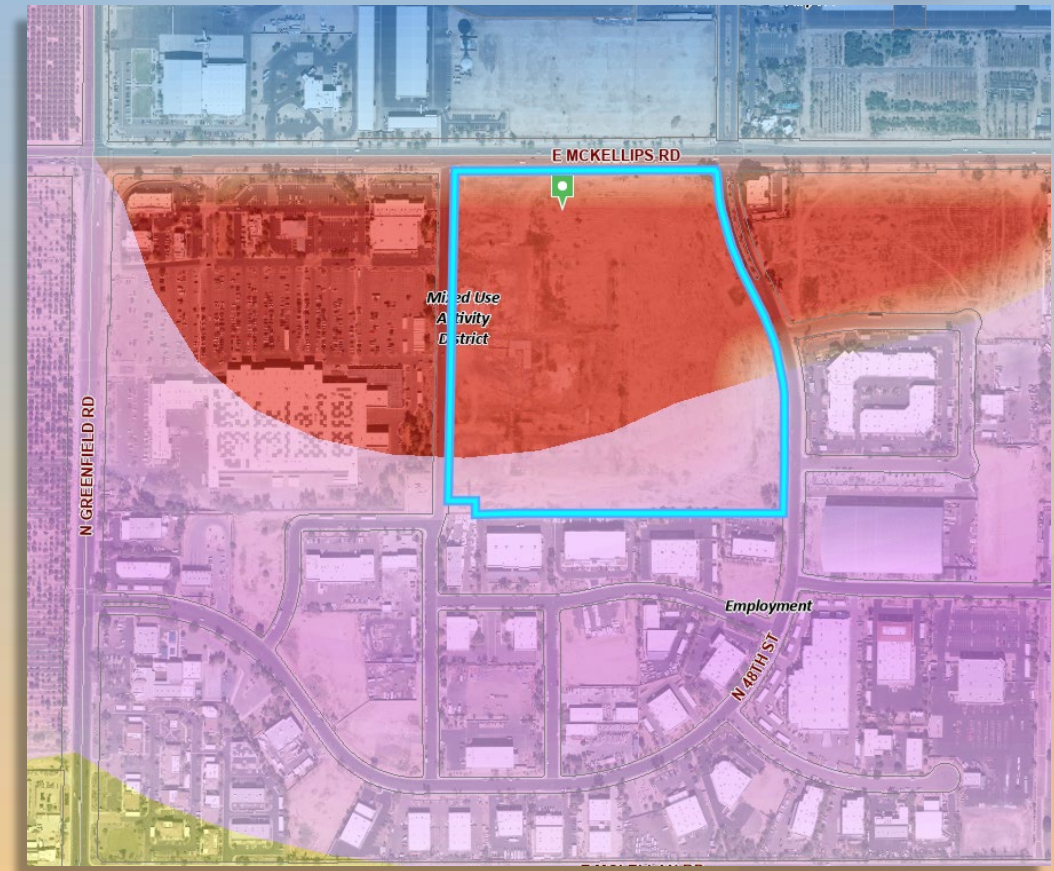




General Plan

Mixed Use Activity Character Area

- Proposed LI is not a primary or secondary zoning district
- Industrial is not listed as a primary use
- Requires a General Plan Amendment





Minor General Plan Amendment

- Requesting to change the character type to Employment
- Chapter 16 of the General Plan contains criteria that Council may consider including but not limited to:
 - Degree of impact to surrounding community
 - Existing land use patterns in the area
 - Extent that benefits outweigh impacts
 - Whether the change will result in a loss of land for other uses



Minor General Plan Amendment

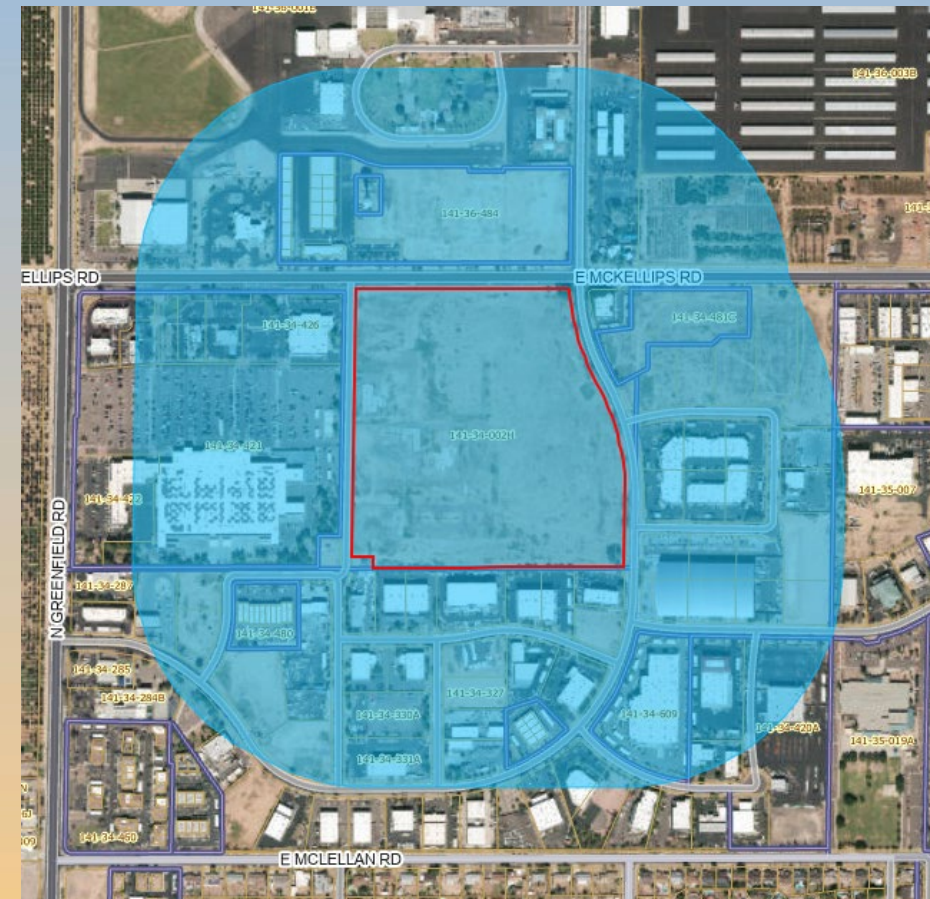
General Plan Amendment Criteria:

- Degree of impact to surrounding community
 - Result with increase viability of industrial uses to complement existing industrial uses in the area
- Existing land use patterns in the area
 - Consistent with the Falcon Field to the North and industrial parks to the east and south
- Extent that benefits outweigh impacts
 - The existing vacant land can be developed
- Whether the change will result in a loss of land for other uses
 - No change of land for other uses in the area



Citizen Participation

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





Findings

- ✓ Complies with the amendment criteria in Chapter 15 of the 2040 Mesa General Plan

Staff Recommends Approval with Conditions



ZON23-00653

Josh Grandlienard, AICP, Senior Planner

May 22, 2024



Request

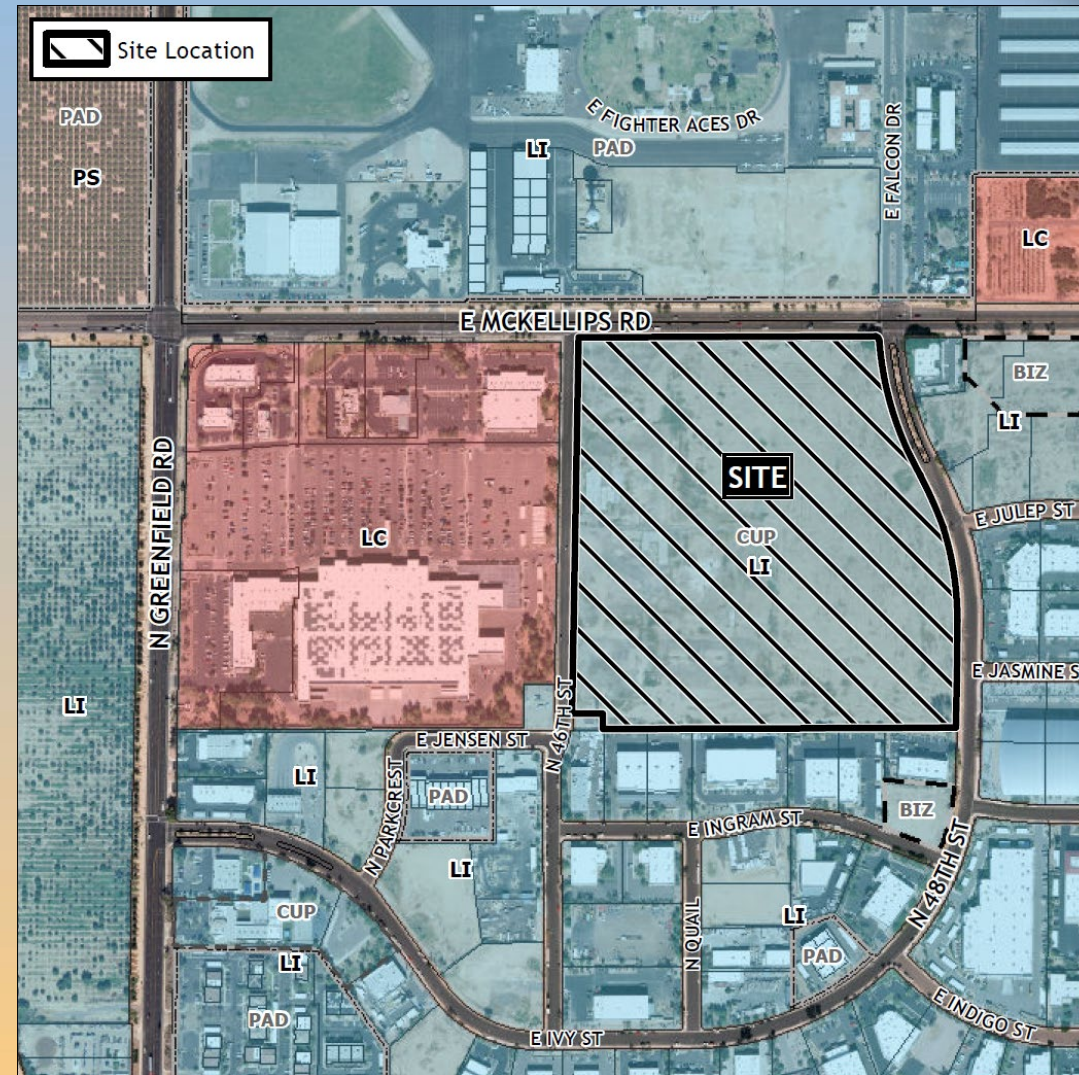
- CUP Revocation, Rezone, Site Plan Review and Preliminary Plat
- To allow for an industrial business park development





Location

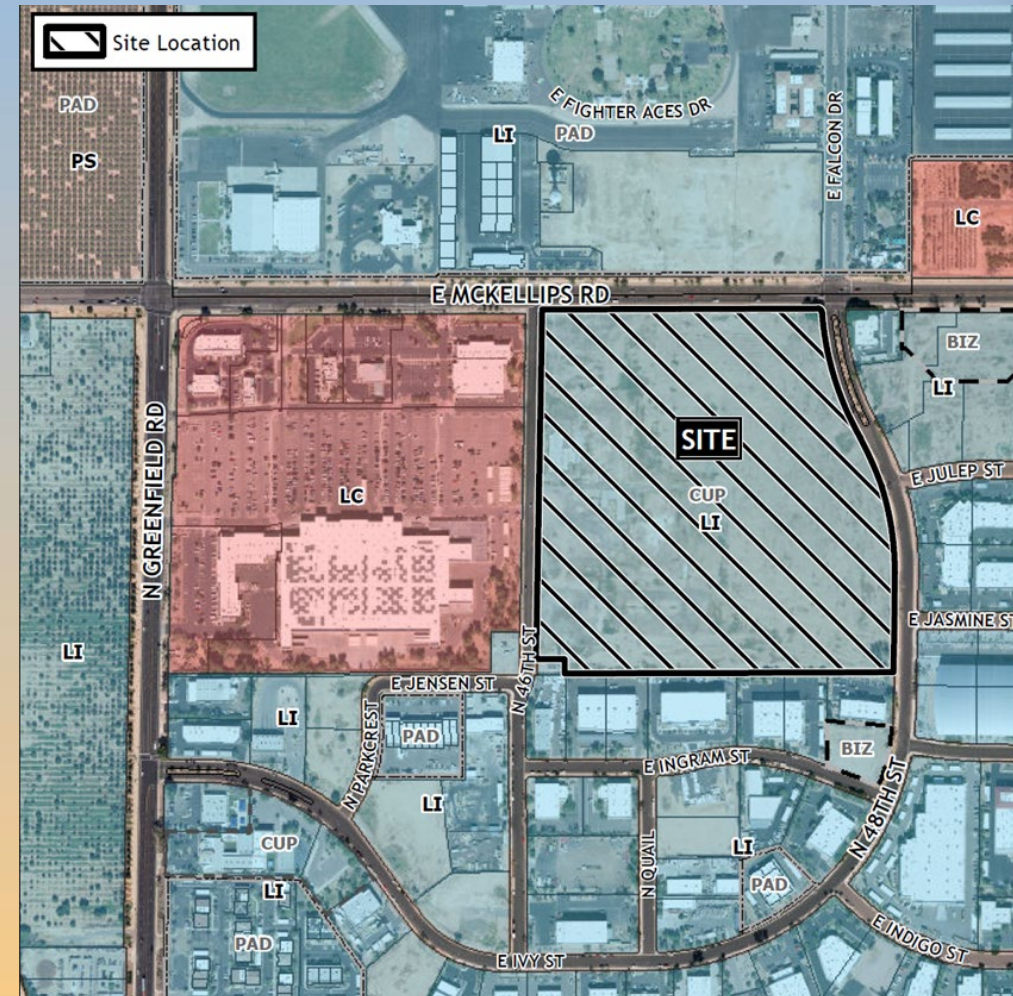
- East of Greenfield Road
- South of McKellips Road





Zoning

- Existing Light Industrial with a CUP for Large Commercial Center
- Proposed Rezone to LI-PAD
- Industrial uses and Drive-thrus are allowed by right within the LI zone





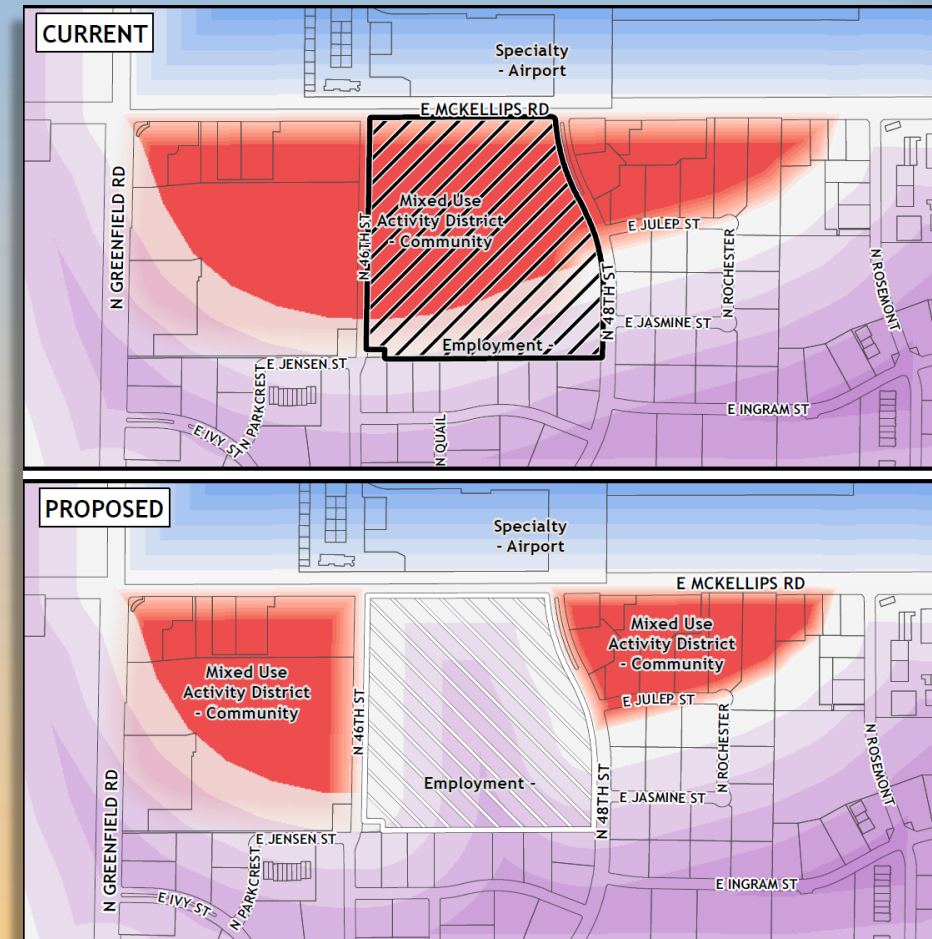
General Plan

Current - Mixed Use Activity

- Significant retail center to attract customers from a large radius

Proposed - Employment

- Provide for a wide range of employment opportunities in high-quality settings.





Site Photo

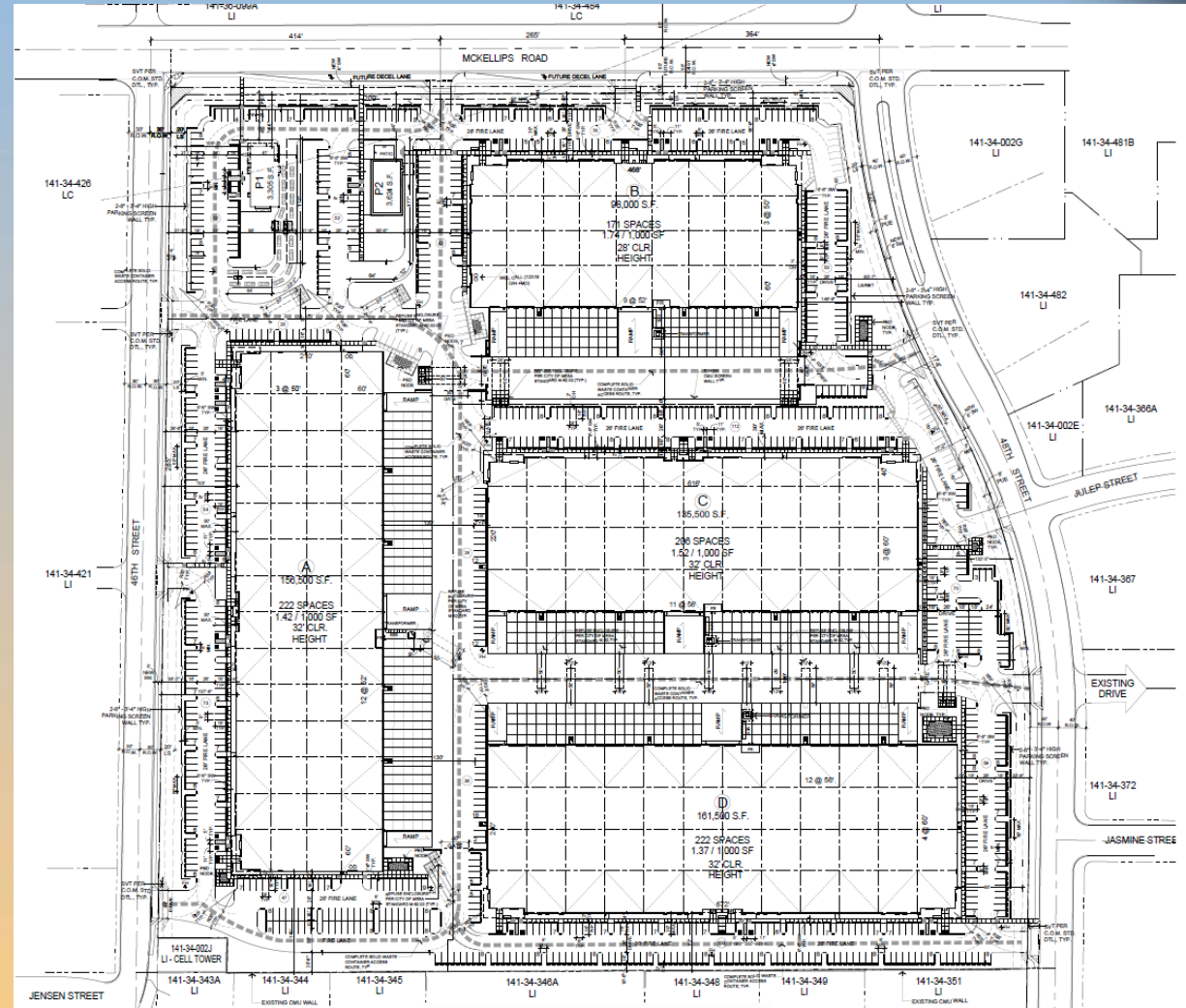


Looking south from McKellips Road



Site Plan

- 6 separate structures proposed
 - 4 Industrial Tilt Buildings
 - 2 Drive Thru Buildings
- Vehicular access to the site is provided from McKellips Road, 46th and 48th Streets
- 821 parking spaces provided





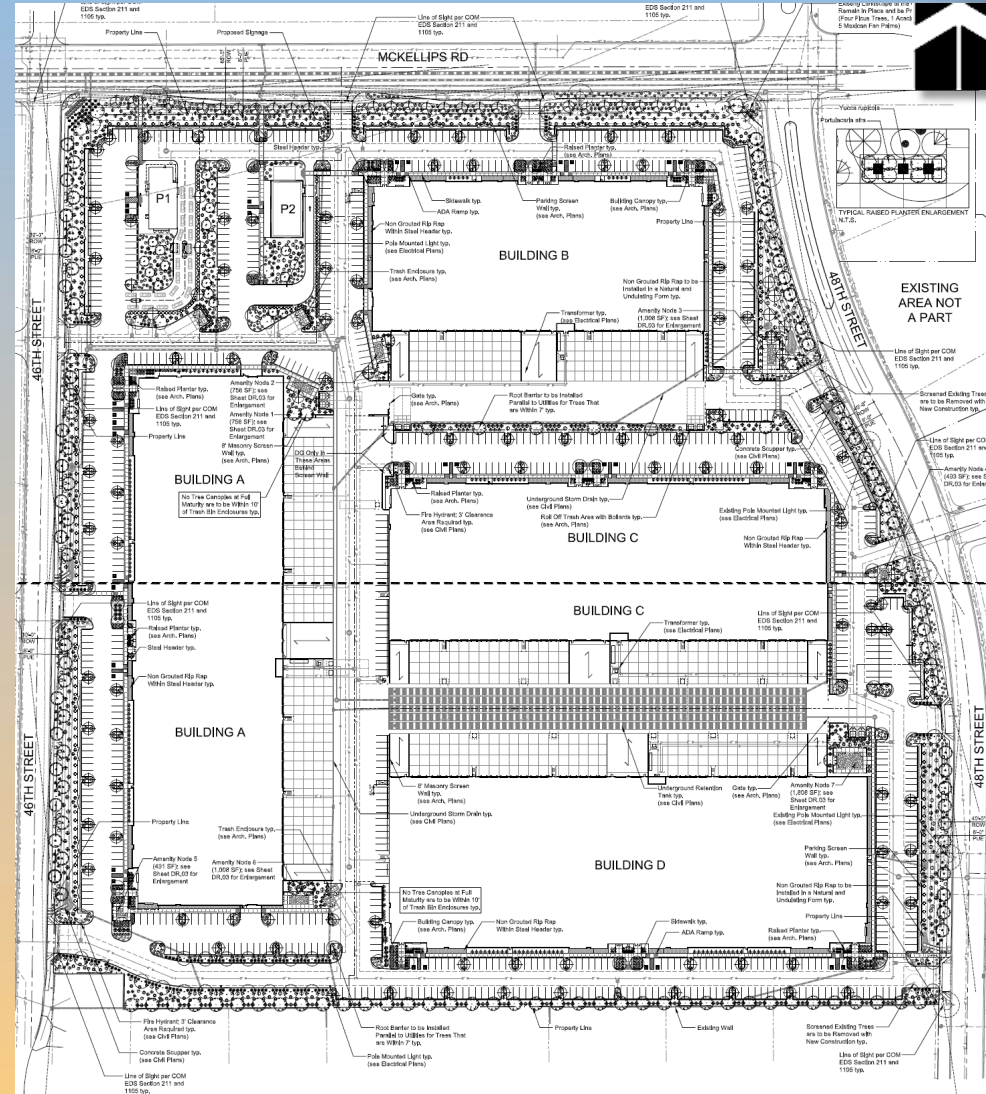
Landscape Plan

LANDSCAPE LEGEND

ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS (U.O.N. - UNLESS OTHERWISE NOTED)

TREES	SIZE	QTY
Chilopsis linearis 'Art' / Seedless Desert Willow	24" box / Multi-Trunk	21
Ulmus parviflora 'Sempervirens' / Chinese Evergreen Elm	24" Box Standard, Matching	26
Parkinsonia hybrid 'Desert Museum' / Desert Museum Palo Verde	36" Box Multi-Trunk, Breaker, Matching	106
Prosopis alba 'Hybrid Cooperii' / Cooper's Thornless Mesquite	24" Box Standard, Matching	115
Caesalpinia mexicana / Mexican Bird of Paradise	36" Box Standard, Matching	03
Acacia salicina / Willow Acacia	24" Box Standard, Matching	53
Fouquieria splendens / Ocotillo	6' Tall - 6 Cane Minimum	02
Quercus virginiana 'Heritage' / Heritage Live Oak	24" Box Standard, Matching	73
Existing Trees to Remain In Place and be Protected		05
Existing Mexican Fan Palm to Remain In Place and be Protected		5
Existing Trees to be Removed with New Construction		29

SHRUBS / ACCENTS / VINES	SIZE	QTY
Daylily white/Red / Desert Spoon	5 Gallon	57
Hesperaloe funifera / Giant Yucca	5 Gallon	59
Leucophyllum frutescens 'Compacta' / Compact Texas Sage	5 Gallon	351
Hesperaloe parviflora 'Yellow' / Yellow Yucca	5 Gallon	124
Bouteloua gracilis / Blonde Ambition Grass	5 Gallon	115
Agave desmetiana / Smooth Agave	5 Gallon	284
Caesalpinia mexicana / Mexican Bird of Paradise	5 Gallon	105
Senna artemisioides / Feathery Cassia	5 Gallon	139
Eremophila hydrophana / Blue Bells	5 Gallon	282
Tecoma x 'Sparky' / Sparky Tecoma	5 Gallon	339
Aloe x 'Blue Elf' / Blue Elf Aloe	5 Gallon	266
Ruellia peninsularis / Desert Rue/elia	5 Gallon	217
Justicia californica / Red Chuparrosa	5 Gallon	82
Encelia farinosa / Brittlebush	5 Gallon	66
Nerium oleander 'Petite Pink' / Petite Pink Oleander	5 Gallon	287
Leucophyllum x Heavenly Cloud / Heavenly Cloud Sage	5 Gallon	114
Calliandra californica / Baja Fairy Duster	5 Gallon	97
Hesperaloe parviflora 'Red' / Red Yucca	5 Gallon	100
Yucca rupicola / Twisted Leaf Yucca	5 Gallon	36
GROUNDCOVERS	SIZE	QTY
Lantana x 'White Lightning' / Trailing White Lantana	5 Gallon	67
Lantana montevidensis / Trailing Lantana 'Purple & Gold Mound'	5 Gallon	553
Portulacaria afra / Elephant's Food	5 Gallon	96
Decomposed Granite - 1/2" Screened Rock Pros Rose 2" min thickness in all landscape areas. Submit Samples to Landscape Architect		
Rip-Rap - 3" - 8" Rock Pros Rose 3" min thickness in all landscape areas; bury 2" into grade. Submit Samples to Landscape Architect		
Stabilized Decomposed Granite - 1/4" Minus Madison Gold 3" min thickness with 35% compaction in noted areas. Submit Samples to Landscape Architect		
3/16" x 2" Steel Header Secure Every 45' with a Metal Stake		
SUBMIT SAMPLES OF ALL INERT MATERIAL TO LA FOR APPROVAL		





Site Rendering





Planned Area Development

Development Standard

MZO Required

PAD Proposed

Required Parking Spaces by Use –
MZO Table 11-32-3.A
-Industrial Shell

75% at 1 space per 500 square feet plus 25% at 1 space per 375 square feet

80% of the total industrial square footage (441,056 SF) will be parked at 1 space per 900 square feet

20% of the total industrial square footage (110,264 SF) will be parked at 1 space per 375 square feet



Planned Area Development

Development Standard

MZO Required

PAD Proposed

Maximum Building Height –
MZO Section 11-7-3

40 feet

45 feet

Trash and Refuse Collection Areas –
MZO Section 11-30-12(C)(1)(2)(3)

Solid waste and recycling storage areas located outside or on the exterior of any building shall be screened to a minimum height of 6-feet.

Enclosure material shall be solid masonry or concrete tilt- up with decorated exterior-surface finish compatible to the main structure(s).

Gate material shall be decorative, solid, heavy-gauge metal or a heavy-gauge metal frame with a covering of a view-obscuring material.

Instead of a full refuse enclosures, roll off dumpsters surrounded by painted bollards in a fixed location within enclosed truck court shall be allowed



Approval Criteria

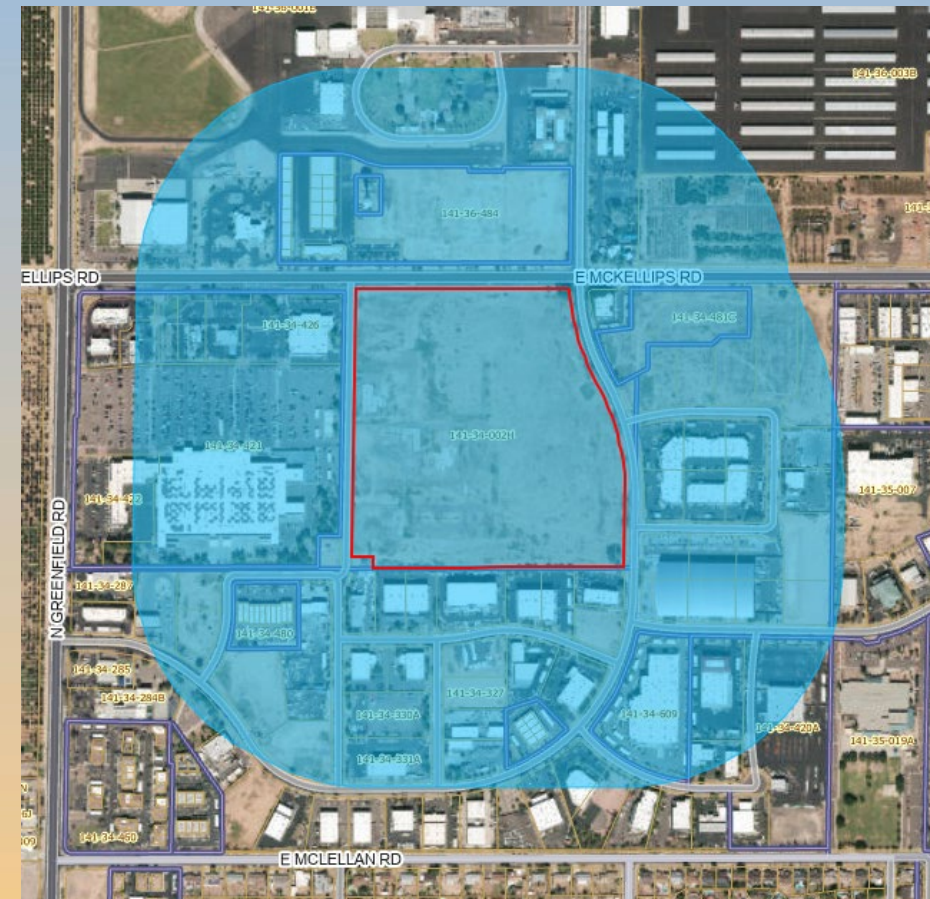
Section 11-70-6(E) CUP Criteria – Revocation of CUPs

- ✓ Permittee or holder of the permit failed to initiate construction or undertake the use in question within a one year period following the effective date of the permit
 - ✓ CUP for a Large Commercial Center was permitted on September 6, 2005
 - ✓ Project was never constructed and site plan expired on September 6, 2007



Citizen Participation

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





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 22 of the MZO for a PAD overlay
- ✓ Criteria in Chapter 69 of the MZO for Site Plan Review
- ✓ Criteria in Subdivision Regulations Section 9-6-2
- ✓ Criteria in Section 11-70-6(E) of the MZO for CUP Revocations

Staff recommends Approval with Conditions