

# Planning and Zoning Board

## *Meeting Minutes*

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

Date: August 9, 2023 Time: 4:00 p.m.

### **MEMBERS PRESENT:**

Benjamin Ayers  
Troy Peterson  
Genessee Montes  
Jamie Blakeman  
Jayson Carpenter

### **MEMBERS ABSENT**

Jeff Pitcher  
Jeffery Crockett

(\*Boardmembers and staff participated in the meeting through the use of telephonic and video conference equipment)

### **STAFF PRESENT:**

Rachel Nettles  
Evan Balmer  
Joshua Grandlienard  
Samantha Brannagan  
Emily Johnson  
Sarah Steadman  
Alexis Jacobs

### **OTHERS PRESENT:**

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

Chair Ayers declared a quorum present and the meeting was called to order at 4:00 p.m.

### **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 July 26, 2023 study session and special meeting.**

Boardmember Peterson motioned to approve the minutes from the July 26, 2023 study session and regular meeting. The motion was seconded by Boardmember Carpenter.

#### **Vote: 5-0 (Vice Chair Pitcher and Boardmember Crockett; absent)**

Upon tabulation of vote, it showed:

AYES – Ayers, Peterson, Montes, Blakeman, Carpenter

NAYS – None

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

- \*3-a ZON23-00276. "Higley 202 Industrial Commerce" (District 5).** Within the 3800 block of North Higley Road (east side). Located east of Higley Road and north of Thomas Road. (5± acres). Site Plan Review. This request will allow for an industrial development. Rauf Moosavi, Moosavi Design and Architecture, Applicant; Boyle Family LP, Owner. **(Companion case to Preliminary Plat "Higley 202 Industrial Commerce", associated with item \*5-a).**

**Planner: Joshua Grandlienard**

**Staff Recommendation: Approval with conditions**

**Summary:**

Staff Planner Josh Grandlienard presented case ZON23-00276. See attached presentation.

Steve Wright at 3845 N Higley Rd stated, I own the property is just to the north of this project. I am grateful for what the applicant has given us as far as the additional setback on the industrial portion of my property. But the entire problem on this whole project is where it abuts my house. And there's an enormous grade change from the maintenance yard, the construction yard to my patio and pool. And for whatever reason we have asked and asked and asked, and we have not seen any details of how this is going to be handled. We do see a picture. He said it in detail of him standing in my shop with a line of sight going to the office portion of his project. There's things that I can do to ease that, that transition and landscaping which will make the whole thing a little better. But where it hits my house does not work. And they need to show me how it's going to work. But for whatever reason anytime we ask, they walk around the question. We still do not know what the maintenance buildings can be built out of we have asked four times. And I guess the thing that bothers me the most, is I sat in a neighborhood meeting with them. And I asked him not once, but twice if this was being built in your backyard, how would you feel about it. And he was nice enough not to lie to my face. Because he wouldn't comment at all. And the problems can be solved. There was an excellent project that was already been approved for this particular property. That same developer just did a project on Thomas Road. But the way this site looks to me is the top and the top of it. And they're dropping 30 feet down in my backyard. And they refuse to show me how they're going to put up site walls or retaining walls. Thank you very much for your time.

Applicant Ralph Pew presented case ZON23-00276. See attached presentation.

Chair Ayers mentioned that a lot of questions from the previous hearing have been remedied with this revised submission. But I am still looking for clarity on how you are going to deal with the shedding of water from your property to the neighbors.

\* \* \* \* \*

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Applicant David Bohn responded that there are several things we could do. We could grade this down or provide a low point before it reaches the property line. There might be other options we can provide but this is something that can easily be remedied.

Chair Ayers added that you have a span of 26 feet with a four to one slope so that is a good amount of water that is going to come down to the property line and I'm just wondering how you're dealing with that. If the idea is to grad to a low point the water still needs to go somewhere. So how is that going to be retained?

Applicant David Bohn responded that we will work with staff to address that.

Chair Ayers closed the public hearing portion of the meeting.

Assistant Planning Director Rachel Nettles read in the revised conditions of approval.

Boardmember Peterson commented on the site plan and preliminary plat and the changes made to address the drainage, landscaping and setbacks meet the criteria that we have purview over.

Boardmember Blakeman added that she understands the neighbor's concerns. However, this is an allowed use and I think the applicant has done a really great job of pushing the project as far away from the neighboring property as they possibly can.

**Boardmember Peterson motioned to approve ZON23-00276. The motion was seconded by boardmember Montes.**

**That: The Board recommends to approve ZON23-00276 conditioned upon:**

1. Compliance with final site plan submitted, or if applicable, the revised site plan submitted pursuant to condition of approval no. 10.
2. Compliance with the landscape plan, which shall be revised and resubmitted prior to the issuance of any building permits and which shows the required landscaping pursuant to all requirements of Chapter 33 of the MZO.
3. Compliance with the Preliminary Plat submitted.
4. Compliance with all requirements of the Subdivision Regulations.
5. Compliance with all requirements of Design Review case DRB22-01156.
6. Prior to the issuance of any building permit, execute the development agreement and record the development agreement with the Maricopa County Recorder's Office.
7. Execute and comply with the development agreement, DA23-00008.
8. Compliance with all City development codes and regulations.
9. 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 Falcon Field 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 Falcon Field 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

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- 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 Falcon Field Airport.
  - 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 Falcon Field Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."
10. Prior to the issuance of any building permit provide confirmation from Maricopa County that the proposed septic system complies with all Maricopa County standards related to the installation of the septic system. If the septic system, as shown on the final site plan, does not comply with all Maricopa County standards, submit a revised site plan showing the revised location of the septic system that complies with all Maricopa County standards related to the installation of the septic system.

**Vote: 5-0 (Vice Chair Pitcher and Boardmember Crockett; absent)**

Upon tabulation of vote, it showed:

AYES – Ayers, 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 ZON22-00835. "Mason Farms" (District 1).** Within the 1200 to 1400 blocks of East Lehi Road (south side). Located south of East Lehi Road and east of North Stapley Drive (15+ acres). Rezone from Single Residence-43 (RS-43) to Single-Residence-43 with a Planned Area Development overlay (RS-43-PAD). This will allow for a single residence subdivision. Mason Farms, LLC, Applicant and Owner. **(Companion case to Preliminary Plat " Mason Farms", associated with item \*5-b).**

**Planner: Samantha Brannagan**

**Staff Recommendation: Approval with conditions**

**Summary:**

Staff Planner Samantha Brannagan presented case ZON22-00835. See attached presentation.

Mohammed Rafique Islam, on behalf of Pueblo Viejo HOA, stated these people have been our neighbor for the last 25 years and I feel good with what they're doing. The reason we came and want to live in Mesa is quite a few things like peace and quiet, family values, open landscape. These are the things that we value and this neighbor has provided all of that for us for the last 25 years. It is also nice to see their families want to live in Mesa. The one concern that some of the neighbors some of my wonderful HOA members have raised is the noise. Anytime there's construction, there's going to be noise and peace and quiet in our neighborhood is important. But during the construction process, our HOA members are asking that keep the construction time to a minimum, don't drag it out to one year, two year five years. This is the thing that we are asking for.

Theresa Carmichael at 2451 N Terrace Circle stated our property is just to the north and slightly east of the subject property. Board Member Carpenter has raised the issue about Tract B. That's one of our primary concerns, we think we're really supportive of what we're seeing. But that concern is whether there would be additional development and deviating from the low density. We like what we see right now. And then the fact that there's no intent at this I want to get a good feeling that this would have to come back to P&Z and to neighborhoods so that we would get notice and an opportunity if Tract B were to be further developed. I did talk with Samantha about landscaping and the two houses that are being built to the east side, their back end and their side yard is going to be really the focal point as we drive down Lehi Road. And Samantha indicated the landscaping requirements are a little lax due to the Lehi lifestyle. I enjoy that lifestyle myself. But it doesn't mean my yard is cluttered. And I don't have all sorts of crazy things going on. I try to keep my property attractive for my neighbor. So, if we're going to be looking at the backyard where people are allowed to store things, and RVs and trailers and that sort of thing, we'd like to see some appropriate landscape screening, fencing, whatever would fit rather than just having to look at what we're

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seeing now. The last thing is that I think that the property should be currently compliant with the code. And I brought to share with the Board current pictures that we took yesterday. This has been a problematic property much before the current owners they have made great strides in cleaning up but it's not there yet. There are commercial trailers that are parked on there should be no commercial activity. There is an RV parked on an unimproved lot significant outdoor storage. I don't know if I can tender these to the Board to look at or not, but I do have a copy for everyone. We do in Lehi expect to see horse trailers, we expect to see stacks of hay and alfalfa and a little oddities here and there. When we see commercial activity and that type of thing, it's not what we desire, and we really hate to have to pick up the phone and call code compliance. That's the last thing I want to do. Truly. So those are our concerns. And it's all I have to say thank you.

Tina Crowe at 2430 N Terrace Circle stated in principle, I'm all for the development, I liked the fact that they've set up a private street. I like the fact that the houses go deep instead of all along Lehi Road. I love where I live, it's a great sense of community, I also have the concern about we don't intend to develop Tract B, because of the reservoir 10 years from now, there could be a change a plan that can be sold to a developer. Boom, now we've got another whole neighborhood or something commercial in there. I'd really like those concerns addressed. Thank you.

Applicant Deanna Mason at 1143 E Lehi Road stated I know Tract B is one of the concerns and that would be my concern too if I was the neighbor. We do not plan to develop that, what we were looking for when we purchased that is to have a place that we could build a home for ourselves and our three kids, hence, the four new properties, the existing home there, my sister-in-law and her husband live in. And we are rural people, we have horses, my husband's farming alfalfa there right now on that. And the goal is to continue to do the same. Towards the back of the property, we will have some horse stalls. I think currently we have six or seven horses; we definitely do not plan to board those out. This is property we bought for our family. So as far as the development of that Tract B, we don't plan to do that. But in 60 years, I would assume they would have to come and get further permission. We have a business in Chandler, previously in Mesa, we do all of our business out of there, which leads into the discussion I guess the photos with some pictures. A friend of ours asked if he could park something there for a couple of weeks. It's turned into a month. My husband has text and said he's got to come get it so that's probably this big. I don't even know what it is big trailer. We do have some farm equipment parked there. And at one time we did have a couple of our company box trucks parked there that were out of service. I think we've since moved them back behind our current home. We do not operate business out of our current home or plan to out of this, we have a commercial location for our business. My husband plans on doing a white fence that white PVC fence out front along Lehi Road. Along the canal section we're going to do some on our side to separate that lower section, there's going to be some fencing along there to keep hopefully some coyotes and things out from our chickens and the other livestock that

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we have. There will be trees, we're open to suggestions, my husband has already planted some trees across the canal, because he wants to get some trees. As far as the timeframe of construction, because I don't know that our kids, we don't know the order of building right now, this has been a big step. For us, it's been a year and a half. And we've been trying to get this divided. So, we can build. I know my daughter and her husband won't build for seven years as they are out of town in med school. So that's just going to be a vacant lot we're going to use for pasture in the beginning. As far as the other two boys and their families, I guess if they can afford it, homes will go up at different times, not all at the same time, the key thing was getting divided so that we can do that.

Chair Ayers closed the public hearing portion of the meeting.

Chair Ayers asked staff to address the process if changes were going to be made to Tract B.

Assistant Planning Director Rachel Nettles stated in order to develop that tract and the potential for it to be split and developed into lots in the future, it would require a replat. So that would have to come back to Planning and Zoning for that. And then back to City Council for a final plat with the planning process that does not require public notice for that public meeting. But it would be open to the public.

Further discussion ensued around the process if any changes were going to be made to Tract B.

**Boardmember Peterson motioned to approve ZON22-00835. The motion was seconded by boardmember Montes.**

**That: The Board recommends to approve ZON22-00835 conditioned upon:**

1. Compliance with the Preliminary Plat submitted.
2. Compliance with all requirements of the Subdivision Regulations.
3. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication, whichever comes first.
4. Compliance with the Building Form Standards outlined in Chapter 5 of the Zoning Ordinance as well as the Residential Development Guidelines.
5. Compliance with all City development codes and regulations, except private roads are permitted as approved with the final plat.

**Vote: 5-0 (Vice Chair Pitcher and Boardmember Crockett; absent)**

Upon tabulation of vote, it showed:

AYES – Ayers, Peterson, Montes, Blakeman, Carpenter

NAYS – None

\* \* \* \* \*

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**\*4-b ZON23-00222. "Brightpath Child Care" (District 1).** Within the 1200 block of North Val Vista Drive (west side) and within the 3500 block of East Brown Road (north side). Located west of Val Vista Drive and north of Brown Road. (1.2± acres). Rezone from Office Commercial with a Bonus Intensity Zone overlay (OC-BIZ) to Office Commercial (OC) and Major Site Plan Modification. This request will allow for the development of a day care center. Sean Lake, Pew and Lake, PLC, Applicant; Mark Reeb, Makana LP, Owner.

**Planner: Emily Johnson**

**Staff Recommendation: Approval with conditions**

**Summary:**

Staff Planner Emily Johnson presented case ZON23-00222. See attached presentation.

Applicant Sean Lake presented case ZON22-00835. See attached presentation.

No one from the public was present to speak

Chair Ayers closed the public hearing portion of the meeting.

Boardmember Peterson commented that he agrees with reducing the asphalt footprint, and schools and churches are the appropriate complementary uses. This project makes a lot of sense.

Boardmember Blakeman added her support and echoed the fact that schools and churches are complimentary uses.

Chair Ayers applauded the applicant for the reduction of curb cuts on the site.

**Boardmember Peterson motioned to approve ZON23-00222. The motion was seconded by boardmember Carpenter.**

**That: The Board recommends to approve ZON23-00222 conditioned upon:**

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review case number DRB23-00219.
3. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication, whichever comes first.
4. Prior to issuance of any building permit, record a lot combination with Maricopa County to combine parcels 141-13-006G and 141-13-006B.
5. Prior to the issuance of any building permit, recordation of cross-access and reciprocal parking easements for the shared parking and access with the property that surrounds the project site on the north and west.
6. Prior to the issuance of any building permit, receive approval of an Administrative Use Permit to allow for shared parking.

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7. 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 Falcon Field 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 Falcon Field 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 two miles of Falcon Field Airport.
  - 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 Falcon Field Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."
8. Compliance with all City development codes and regulations.

**Vote: 5-0 (Vice Chair Pitcher and Boardmember Crockett; absent)**

Upon tabulation of vote, it showed:

AYES – Ayers, Peterson, Montes, Blakeman, Carpenter

NAYS – None

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**5 Discuss and take action on the following preliminary plats:**

**\*5-a “Preliminary Plat Higley 202 Industrial Commerce” (District 5).** Within the 3800 block of North Higley Road (east side). Located east of Higley Road and north of Thomas Road. (5± acres). Preliminary Plat for an industrial development. Rauf Moosavi, Moosavi Design, Applicant; Boyle Family LP, Owner. **(Companion case to ZON23-00276 associated with item \*3-a).**

**Planner: Josh Grandlienard**

**Staff Recommendation: Approval with conditions**

**Summary:** This case was discussed in conjunction with Case ZON23-00276.

Boardmember Peterson motioned to approve Preliminary Plat Higley 202 Industrial Commerce. The motion was seconded by boardmember Montes.

**Vote: 5-0 (Vice Chair Pitcher and Boardmember Crockett; absent)**

Upon tabulation of vote, it showed:

AYES – Ayers, Peterson, Montes, Blakeman, Carpenter

NAYS – None

**\*5-b "Mason Farms Preliminary Plat" (District 1).** Within the 1200 to 1400 blocks of East Lehi Road (south side). Located south of East Lehi Road and east of North Stapley

\* \* \* \* \*

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Drive (15+ acres). Preliminary Plat for a single residence subdivision. Mason Farms, LLC, Applicant and Owner. **(Companion case to ZON22-00835 associated with item \*4-a).**

**Planner: Samantha Brannagan**

**Staff Recommendation: Approval with conditions**

**Summary:** This case was discussed in conjunction with Case ZON22-00835.

Boardmember Peterson motioned to approve Mason Farms Preliminary Plat. The motion was seconded by boardmember Montes.

**Vote: 5-0 (Vice Chair Pitcher and Boardmember Crockett; absent)**

Upon tabulation of vote, it showed:

AYES – Ayers, Peterson, Montes, Blakeman, Carpenter

NAYS – None

## 6 Adjournment.

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

**Vote: 5-0 (Vice Chair Pitcher and Boardmember Crockett; absent)**

Upon tabulation of vote, it showed:

AYES – Ayers, Peterson, Montes, Blakeman, Carpenter

NAYS – None

The public hearing was adjourned at 5:04 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,

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Evan Balmer  
Principal Planner

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# ZON23-00276 Higley 202

Josh Grandlienard, AICP, Planner II

August 9, 2023



# Request

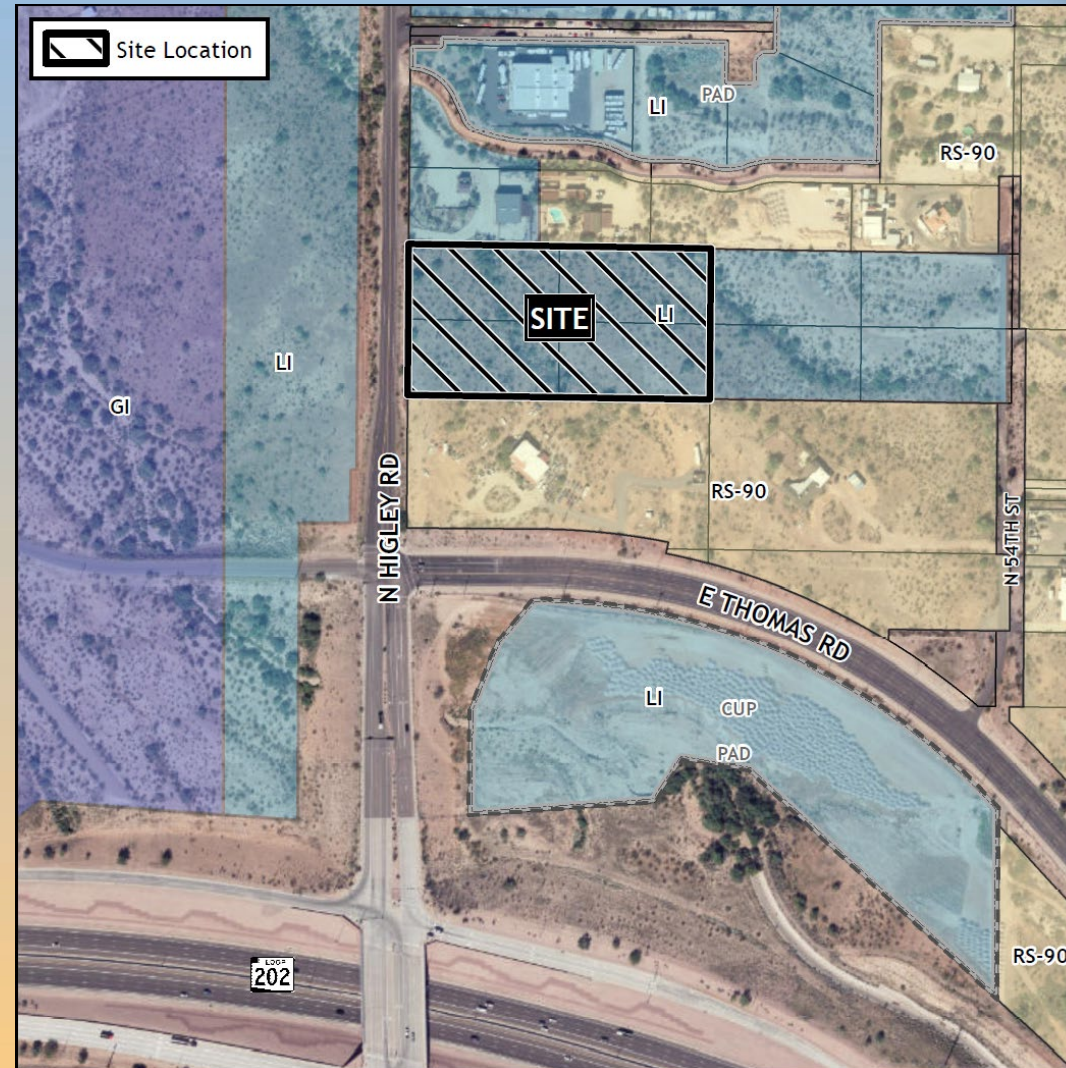
- Site Plan Review
- Preliminary Plat
- To allow for a contractor's office and associated contractor's yard





# Location

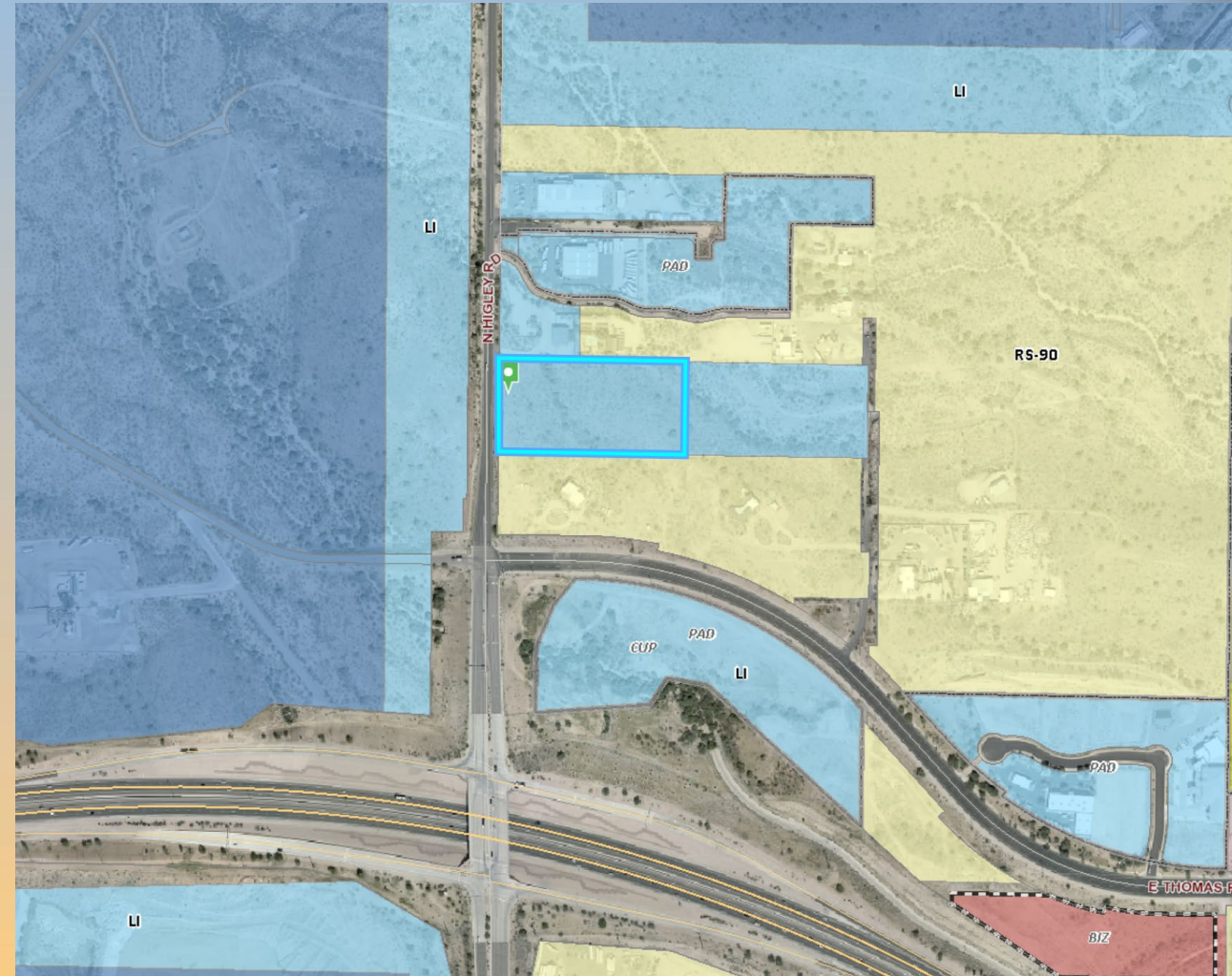
- North of Thomas Road
- East of Higley Road





# Zoning

- Light Industrial (LI)



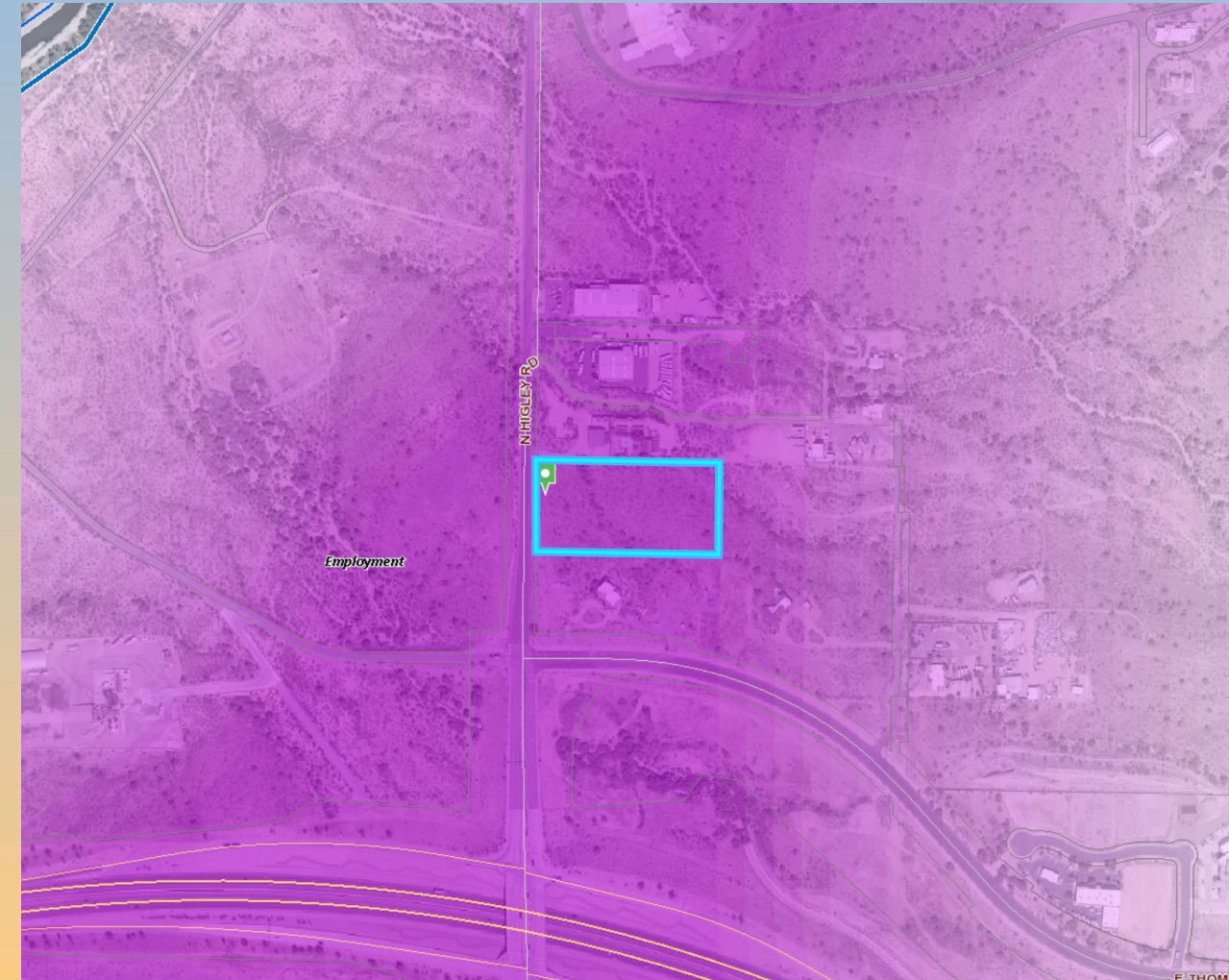




# General Plan

## Employment

- Wide range of employment opportunities in high-quality settings





# Site Photos

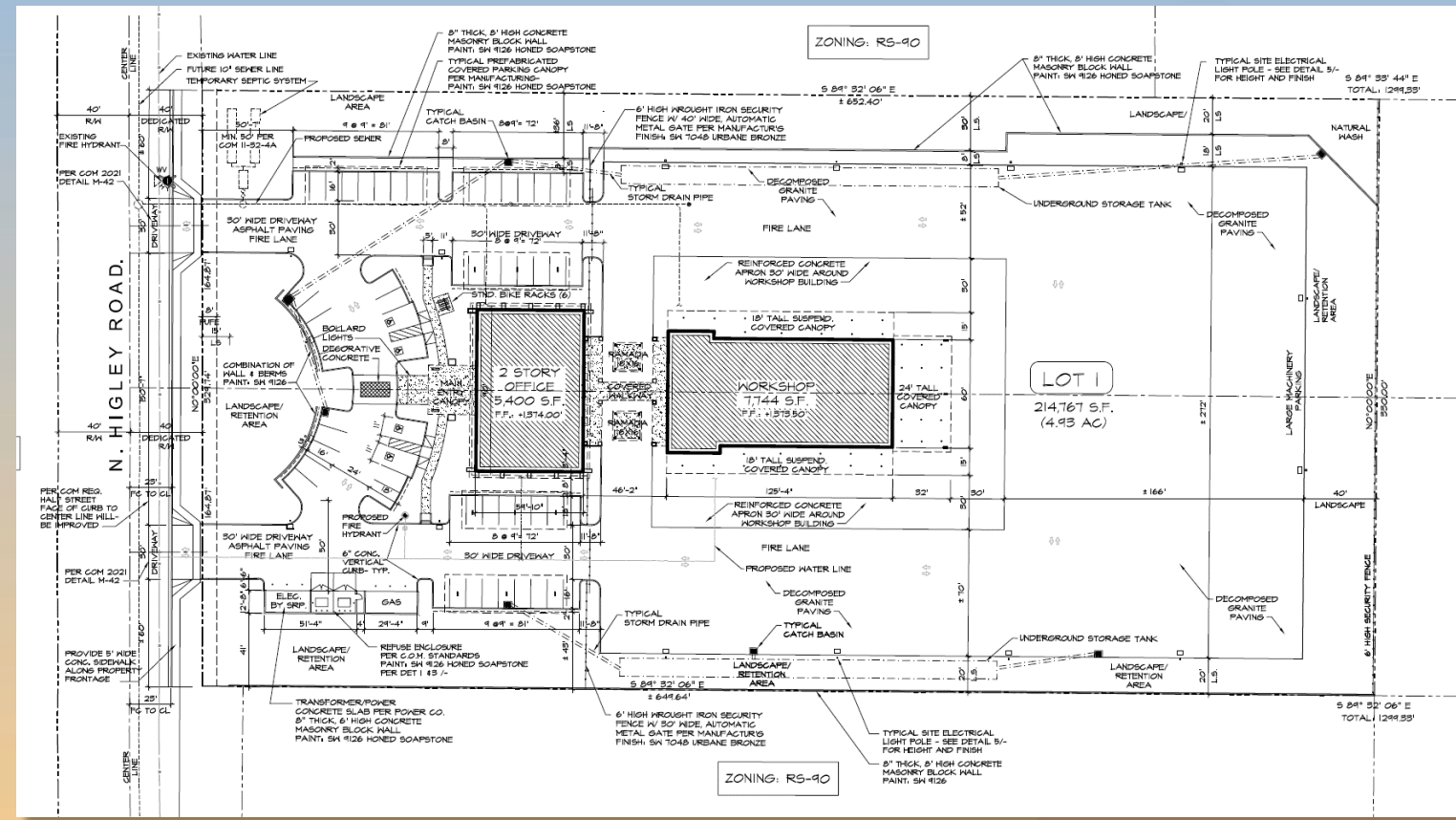


Looking east from Higley Road



# Site Plan

- New contractor's office structure and associated contractor's yard
- 6,800 square foot office
- 7,744 square foot workshop within the contractor's yard
- Updated site plan included increased landscape area and screening

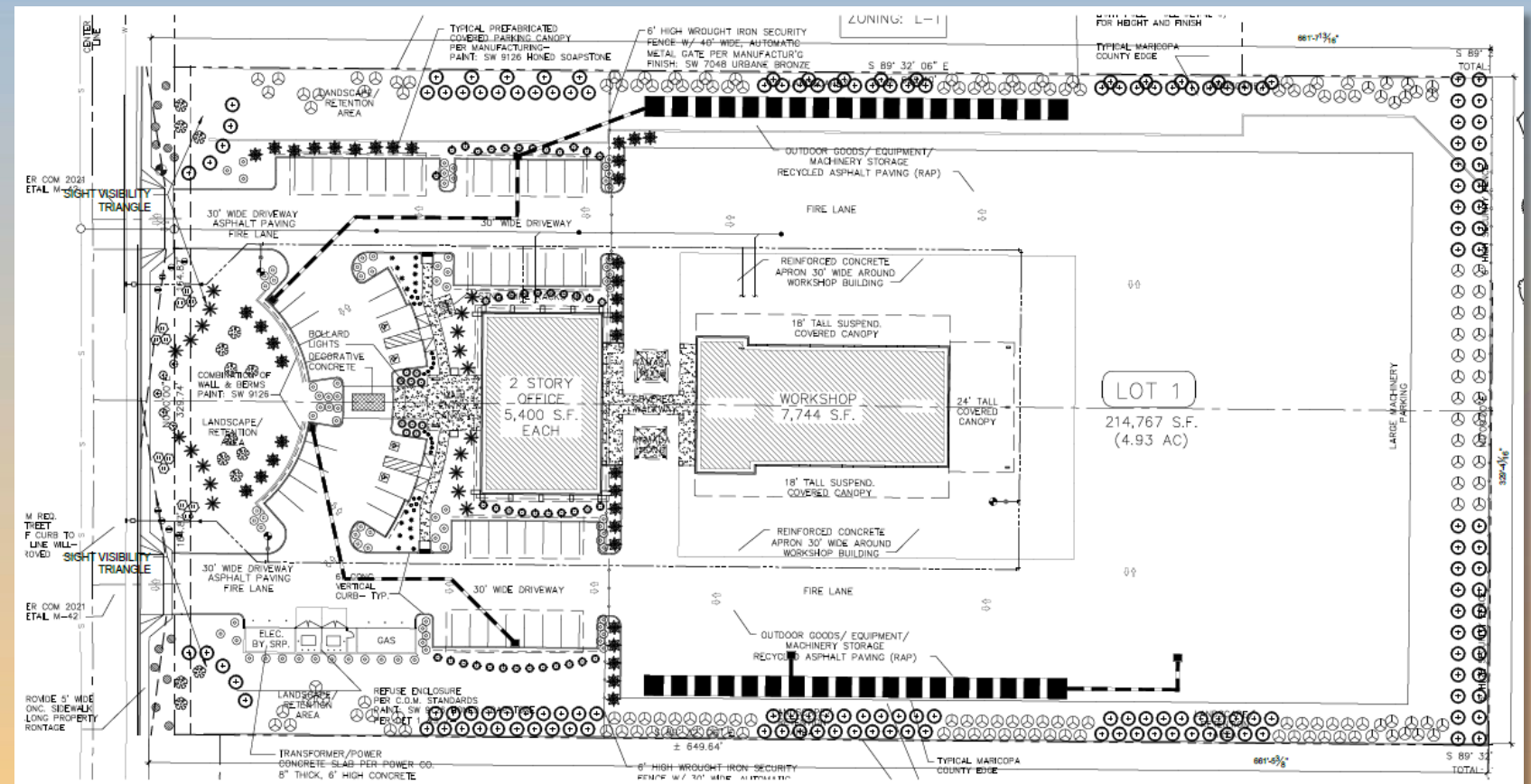






# Landscape Plan

PLANT SCHEDULE			
TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	Fouquieria splendens Ocotillo	15 gal	10
	Olneya tesota Desert Ironwood	15 gal	40
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	15 gal	35
	Vitex agnus-castus Chaste Tree	24" box	4
	Washingtonia filifera California Fan Palm	24" Box	3
	x Chitalpa tashkentensis 'Pink Dawn' Pink Dawn Chitalpa	36" box	18
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	Agave parryi Parry's Agave	5 gal	16
	Caesalpinia pulcherrima Red Bird Of Paradise	5 gal	132
	Calliandra eriophylla Fairy Duster	5 gal	14
	Chrysothrix mexicana Damania	1 gal	14
	Dasylirion longisternum Toothless Desert Spoon	5 gal	22
	Eriola farinosa Brittle Bush	5 gal	6
	Ferocactus wislizeni Fish Hook Barrel Cactus	5 gal	38
	Hesperaloe parviflora New Mexico False Yucca	5 gal	37
	Lantana montevidensis 'New Gold' Trailing Lantana	1 gal	28
	Leucophyllum frutescens 'Compacta' Compact Texas Ranger	5 gal	144
	Muhlenbergia capillaris 'Regal Mist'™ Regal Mist Deer Grass	5 gal	56
	Opuntia microdasys Bunny Ears Prickly Pear	5 gal	20
	Rosmarinus officinalis 'Prostratus' Dwarf Rosemary	1 gal	15
	Ruellia peninsularis Wild Petunia	5 gal	91





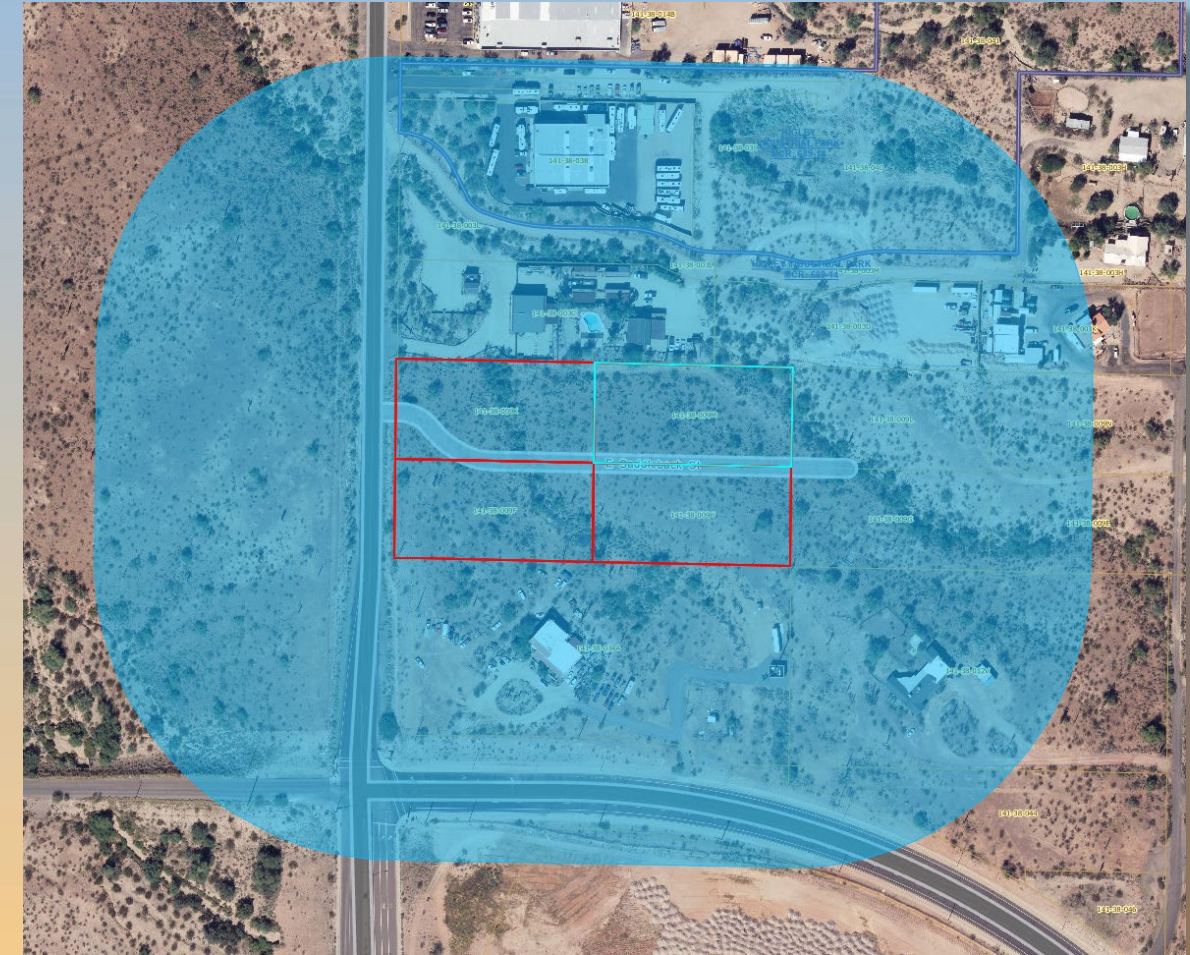
# Renderings





# Citizen Participation

- Notified property owners within 500 feet, HOAs and registered neighborhoods
- One comment received from neighboring property owners with concerns with screening and Drainage





# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with the review criteria in Chapter 69 of the MZO for Site Plan Review
- ✓ Criteria in Section 9-6 for a Preliminary Plat

***Staff recommends Approval with Conditions***





## Higley 202 Industrial, LLC

ZON23-00276 and PZ23099

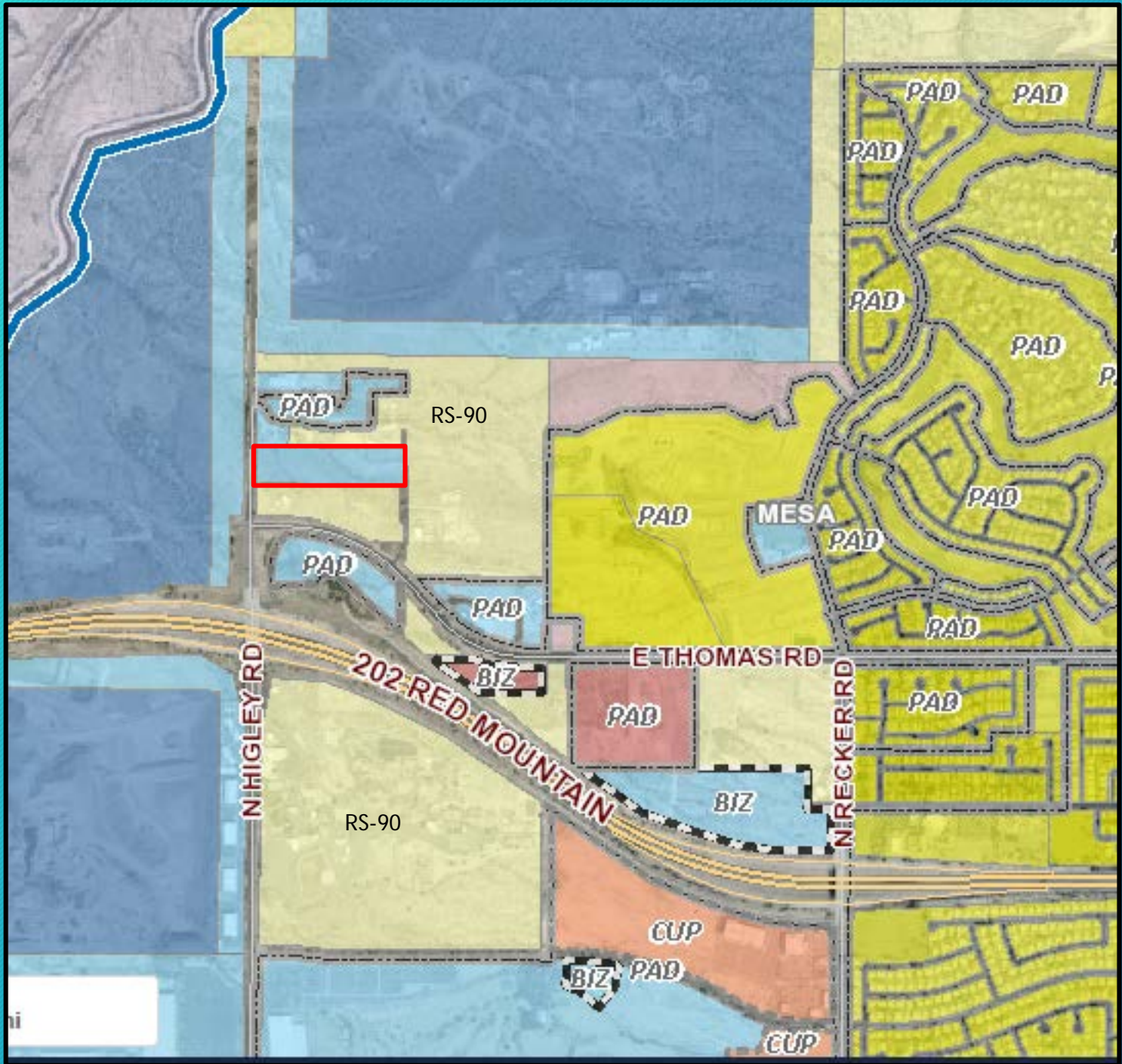
Mesa Planning & Zoning Board

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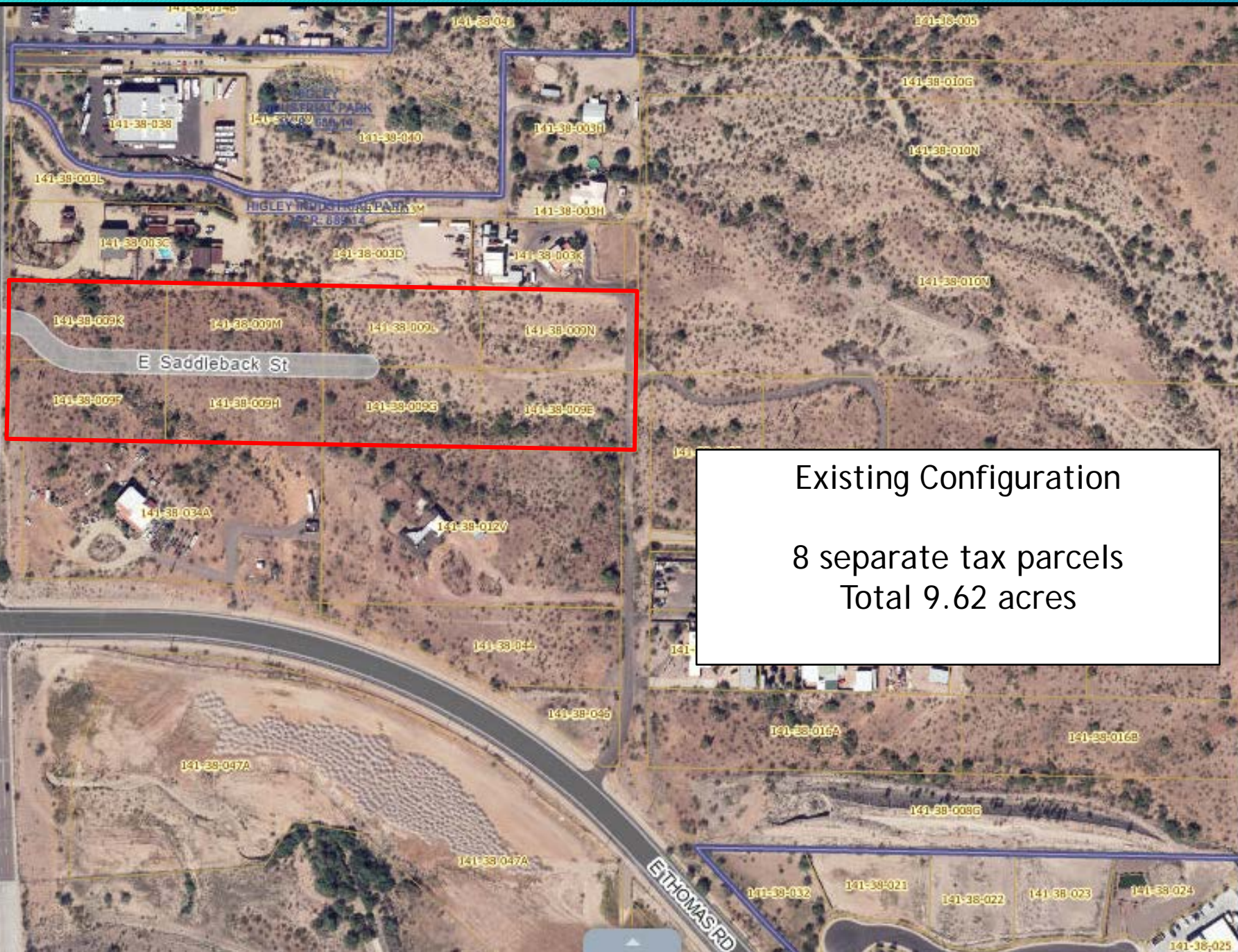
# Requests to City of Mesa

- Site Plan Approval
- Preliminary Plat approval
  - to combine western four lots into a single lot)
- Design Review (by separate process)
  - Received positive feedback from DRB; directed staff to move forward with only minor color changes:
    - Wall details to blend wall with desert area
    - Swap grey color for a greener grey
    - Remove Sissoo and jacaranda trees
    - Provide ground cover details

# Zoning in Vicinity

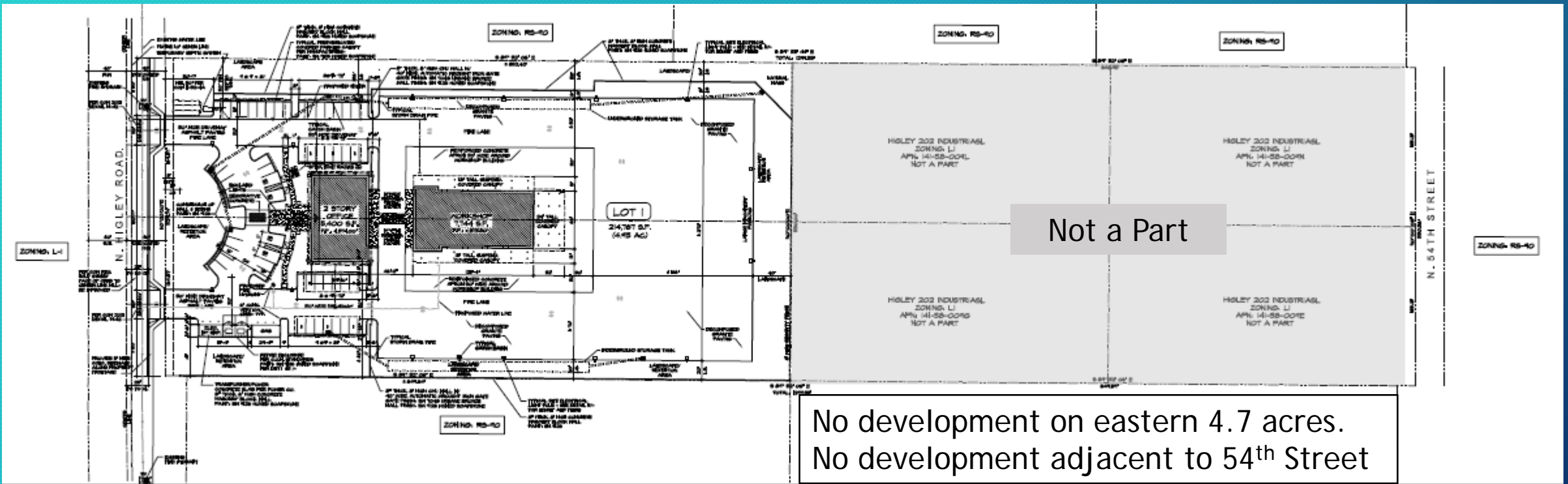


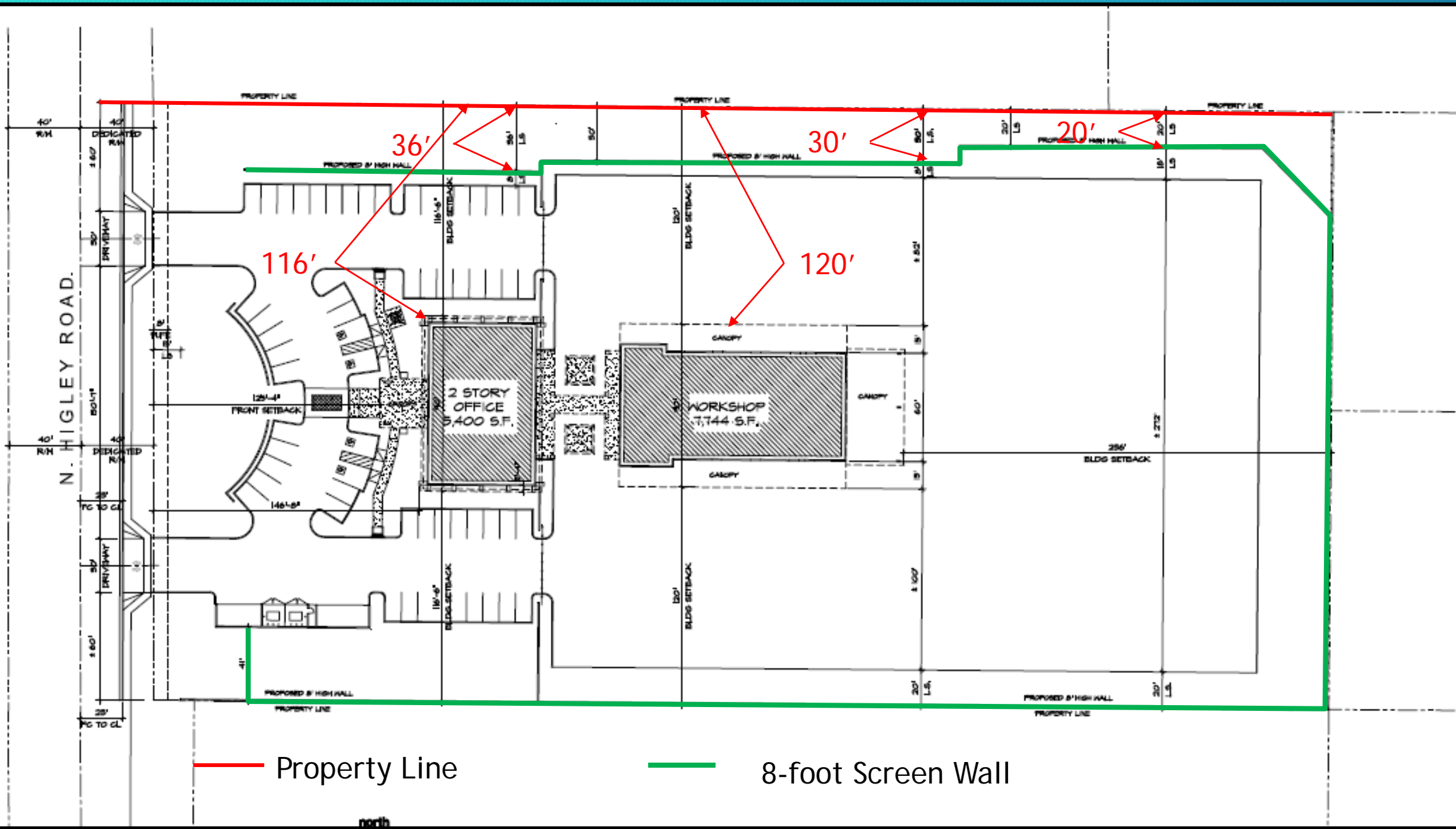
1980



Existing Configuration  
8 separate tax parcels  
Total 9.62 acres

# Proposed Site Plan





— Property Line

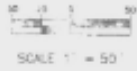
— 8-foot Screen Wall

north

# Neighbor Questions:

- Old Site Plan
- Grading & Drainage
- Northern Boundary
- Ownership
- Building Materials
- Sewer/Septic

# 2007 Site Plan



WEIGHTED 'C' CALCULATIONS			
COVER	AREA	'C'	A x 'C'
ROOF & ASPHALT	326658.0	0.85	277659.3
LANDSCAPE AREA	122167.4	0.45	55075.3
TOTAL	428825.4		332634.6
WEIGHTED 'C' = 332634.6/428825.4=0.75			

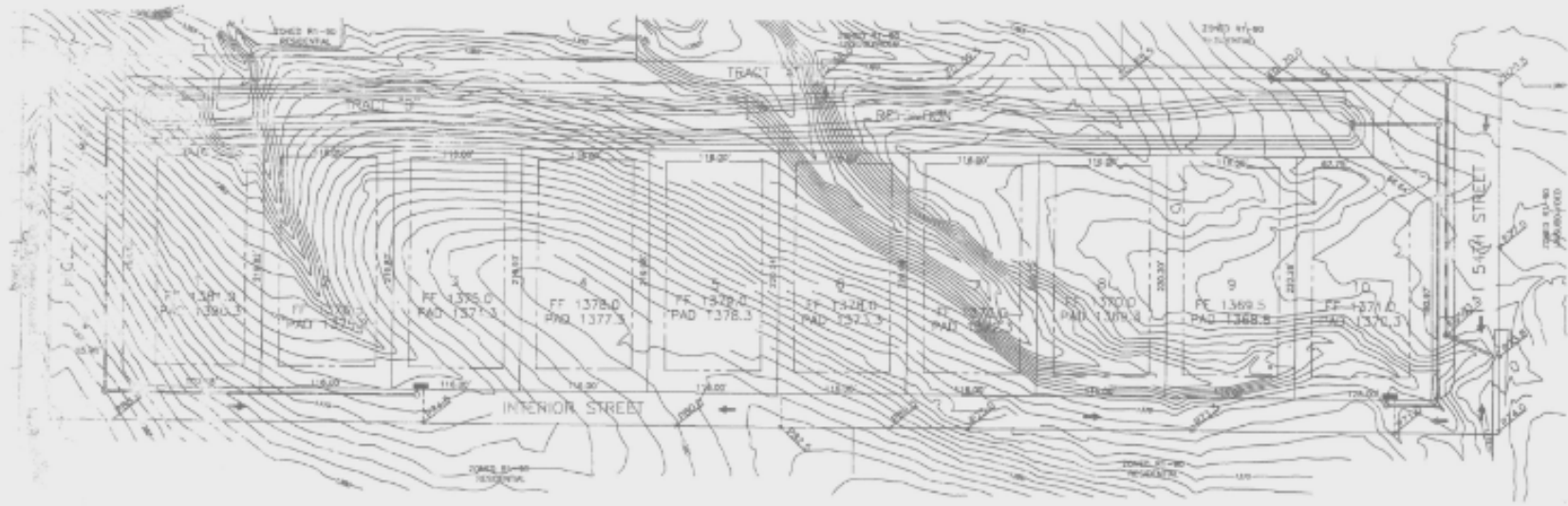
RETENTION VOLUME REQUIRED = 428825.4 x 0.75 x 3.0/12 = 84168.8 FT<sup>3</sup>

RETENTION VOLUME PROVIDED			
SLUR-BASIN	AVG. AREA (FT <sup>2</sup> )	DEPTH/LENGTH (FT)	VOLUME (FT <sup>3</sup> )
A	38705.2	3.0	116127.6



### SITE SUMMARY TABLE

SITE ACRES: 8.8445 AC 428,825 SF  
 NET ACRES: 8.196 AC 402,733 SF  
 TOTAL LOTS: 13  
 EXISTING ZONING: R1-80  
 PROPOSED ZONING: M-1



APPROVED PLANS  
 CITY COUNCIL

DATE: 5/21/07  
 WITH STIPS: YES  NO

Z07-27

DEVELOPER:  
 BOYLE FAMILY INVESTMENTS, LLC  
 C/O PRESSLEY REALTY  
 24 N. CENTER  
 MESA, ARIZONA 85201  
 (480) 834-8181

Clouse Engineering, Inc.  
 ENGINEERS & SURVEYORS  
 1001 N. GILBERT ROAD, SUITE 100  
 MESA, ARIZONA 85201  
 PHONE: 480-834-8181  
 FAX: 480-834-8182

PRELIMINARY GRADING AND DRAINAGE PLAN  
 HIGLEY AND THOMAS

Revised  
 2/12/07  
 2/22/07

Scale  
 11/28/06

Job No.  
 061103

Expired in 2009



Street  
View

Subject Property



Neighbor to the North



Elevation changes approximately  
20 feet from the north side (low)  
to the southern boundary

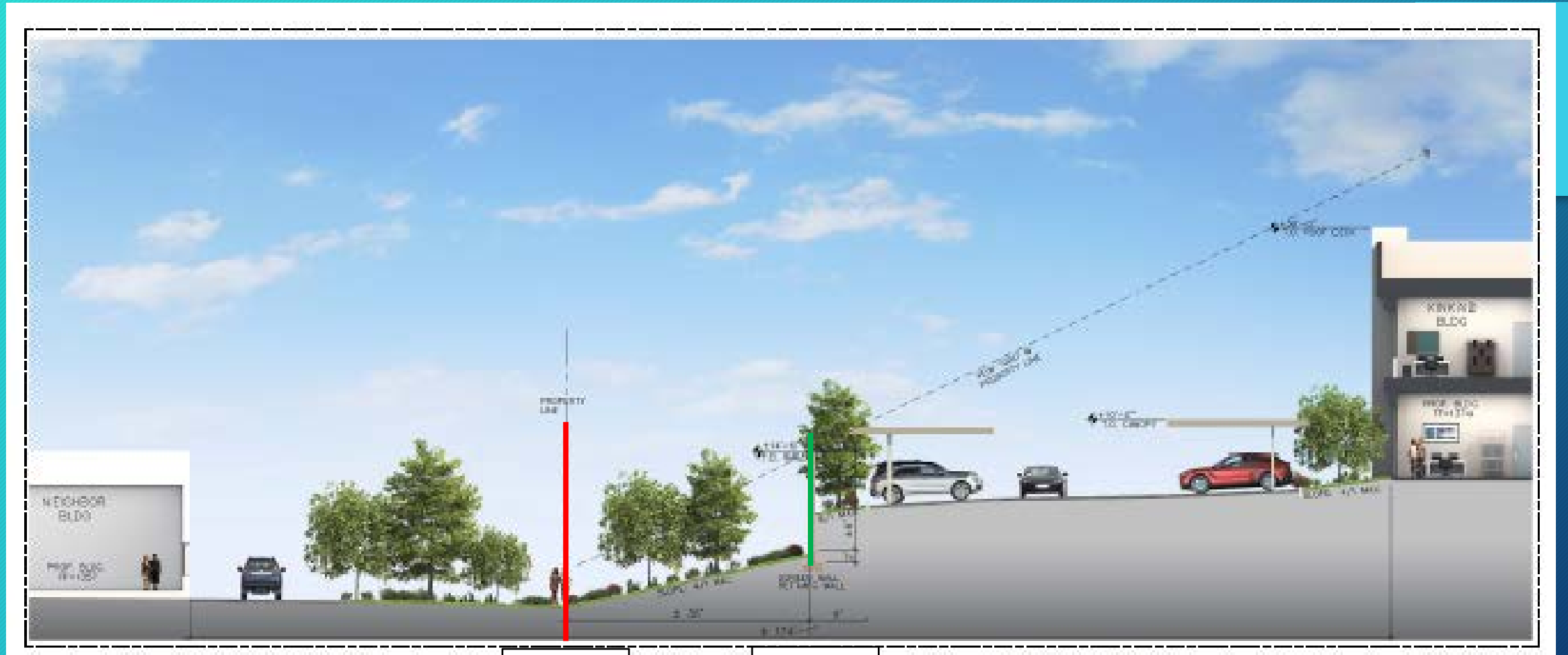
# Section View of Workshop



Prop. Line

Screen wall atop Retaining wall

# Section View of Office Building



Prop. Line

Screen wall atop Retaining wall



Feature Information

(1 of 1)

Clear ?

**141-38-009K**

Owner Information

Owner Name: HIGLEY 202 INDUSTRIAL LLC  
 Property Address: 8313 N HIGLEY RD MESA 85215  
 Mailing Address: 4505 E VIRGINIA ST MESA AZ USA 85215  
 Deed Number: 20220651719  
 Sale Date: 08/01/2022  
 Sale Price: \$2102020

Property Information

Lat/Long: 33.485749, -111.717838  
 S/T/R: 26 2N 6E  
 Jurisdiction: MESA  
 Zoning: LI  
 PUC: 0032  
 Lot Size (sq ft): 54,477.00  
 MCR #:   
 Subdivision:   
 Lot #:   
 Floor: 1  
 Construction Year:   
 Living Space (sq ft):

REQUESTED BY  
 Agency, Inc.  
 WHEN RECORDED MAIL TO:  
 HIGLEY/202 INDUSTRIAL, LLC, AN  
 ARIZONA LIMITED LIABILITY  
 COMPANY  
 4505 E. VIRGINIA ST.  
 MESA, AZ 85215

20 Docu

C2  
 mo

ESCROW NO.: C230662 - 317 - AC

SPACE ABOVE THIS LINE FOR RECORDER'S USE

113

**SPECIAL WARRANTY DEED**

For the consideration of Ten Dollars, and other valuable consideration,  
**BOYLE FAMILY LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP**  
 conveys to  
**HIGLEY/202 INDUSTRIAL, LLC, AN ARIZONA LIMITED LIABILITY COMPANY**  
 the following real property situated in **Maricopa** County, Arizona:  
 See Exhibit A attached hereto and made a part hereof.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

And the Grantor hereby binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters above set forth..

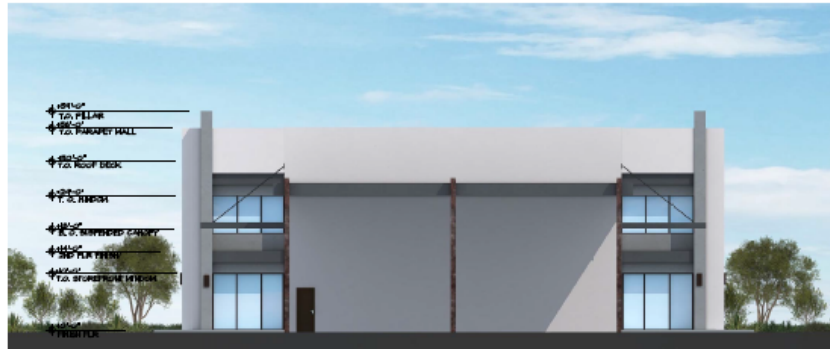
Dated: August 11, 2022

Grantor(s):  
**BOYLE FAMILY LIMITED PARTNERSHIP,**  
**ARIZONA LIMITED PARTNERSHIP**

*Boyle*  
 GENERAL PARTNER

RECORDED ELECTRONICALLY  
 BY CHICAGO TITLE

Ownership



EAST SIDE ELEVATION

SCALE: 3/32" = 1'-0"



WEST SIDE ELEVATION

SCALE: 3/32" = 1'-0"



NORTH SIDE ELEVATIONS

SCALE: 3/32" = 1'-0"



SOUTH SIDE ELEVATIONS

SCALE: 3/32" = 1'-0"

FINISH COLOR

-  A SERIES  
SHERWIN WILLIAMS  
SW 7000  
EGG WHITE
-  B SERIES  
SHERWIN WILLIAMS  
SW 7000  
EGG WHITE
-  C SERIES  
SHERWIN WILLIAMS  
SW 8220  
GRAYS HARBOR
-  D  
SHEET METAL CLADDING  
FINISH: SHEET METAL CO.  
S14 HAYAN  
www.sheetmetalco.com  
OR EQUIVALENT
-  E  
MESH/DOORS  
FRAMES  
DARK BRONZE  
ANODIZED ALUMINUM
-  F  
GLASS,  
REFLECTIVE  
GRAY
-  G SERIES  
YELLOW METAL  
FRAME AND DOORS  
OVERHEAD DOORS  
STEEL PAINTSCABLE  
HALL SCORCE  
S14 T04B  
URBANE BRONZE

Elevations/  
Materials

# Septic System

- Will remain on septic until sewer connection is available in two to three years.
- Development Agreement will provide specifics
- Frequently occurs in this area of Mesa



# ZON22-00835

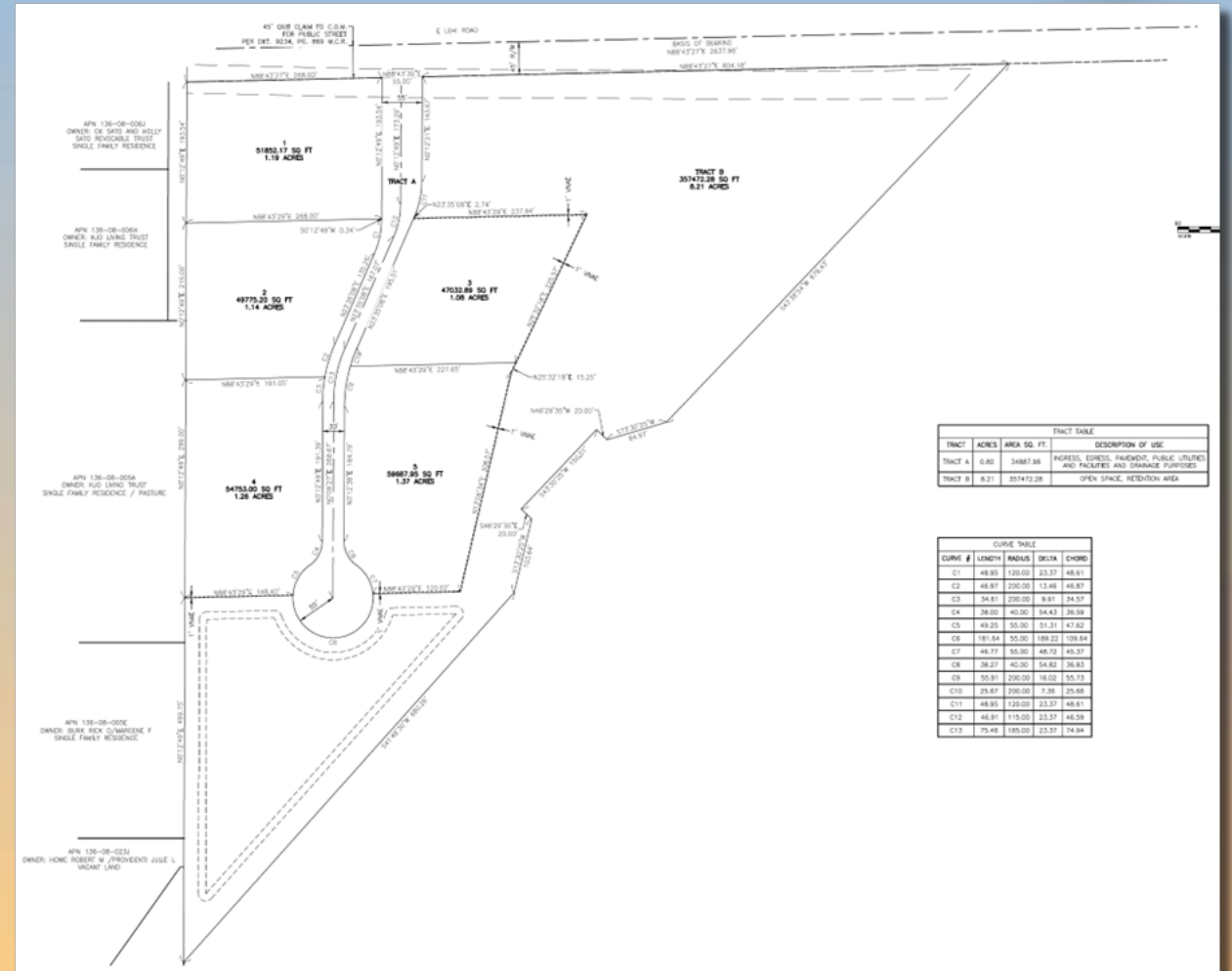
Samantha Brannagan, Planner II

August 9, 2023



# Request

- Rezone from RS-43 to RS-43-PAD
- Preliminary Plat
- To allow for a single residence subdivision







# Location

- South of East Lehi Road
- Southeast of East Lehi Road and North Stapley Drive





# General Plan

## Neighborhood

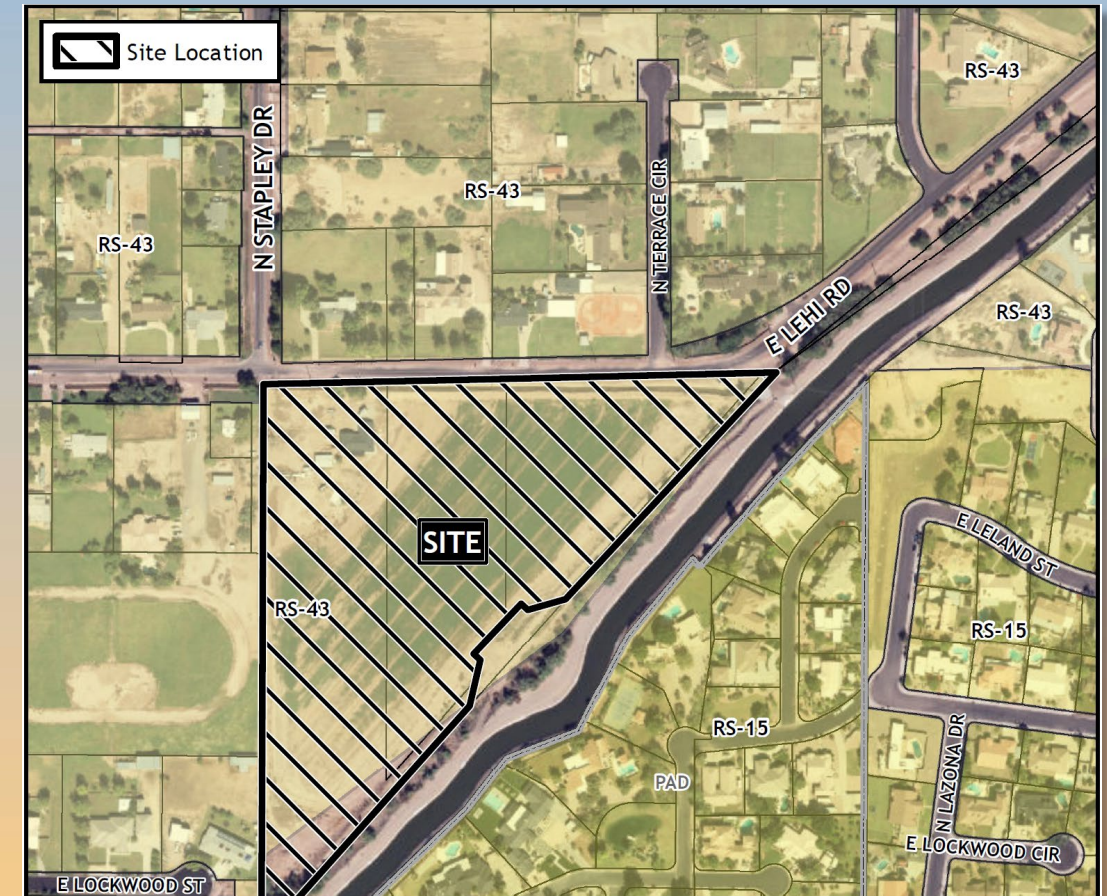
- Safe places for people to live and feel secure
- Enjoy surrounding community and associated non-residential uses





# Zoning

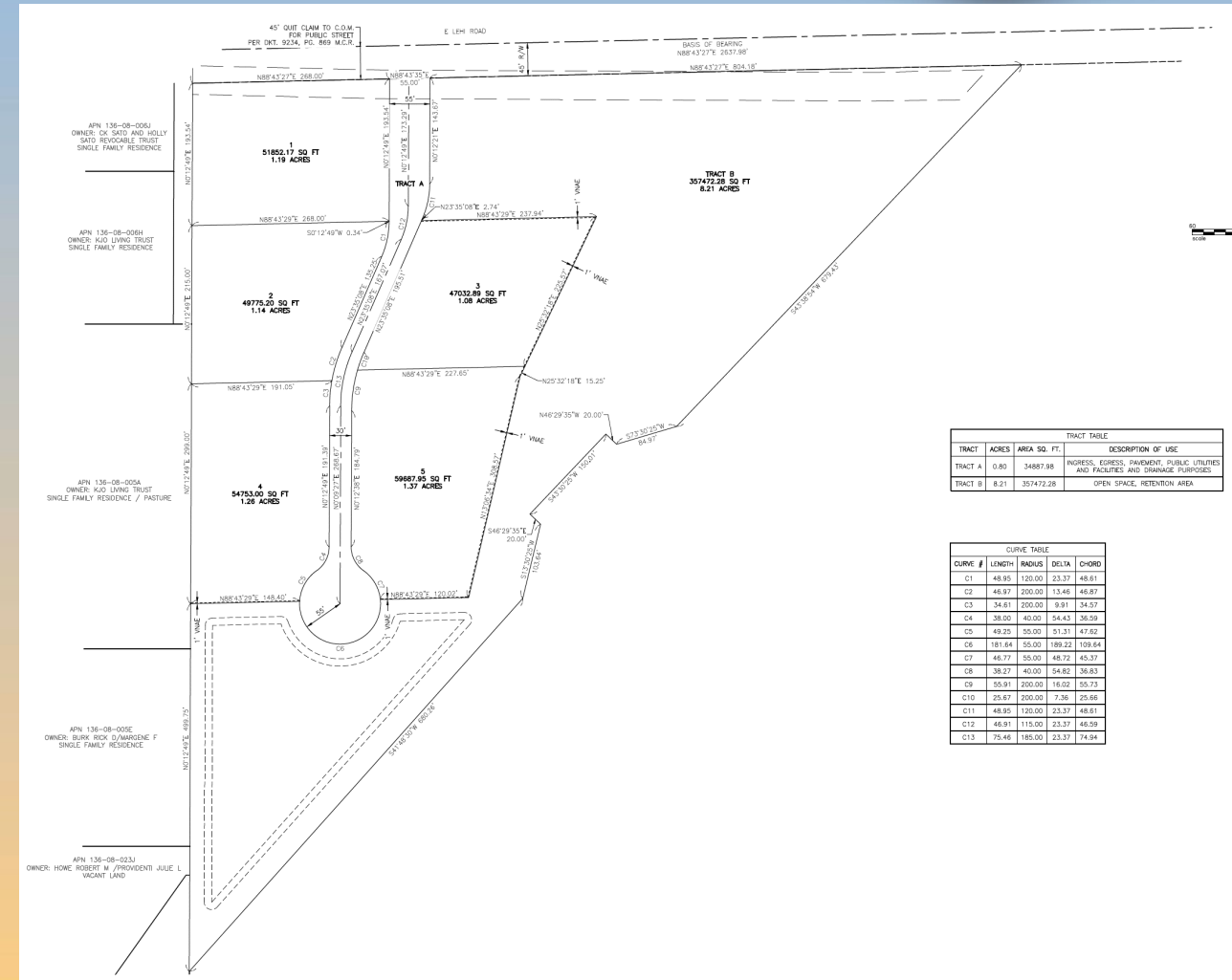
- Existing: Single Residence-43 (RS-43)
- Proposed: Single Residence-43 (RS-43-PAD)





# Site Plan

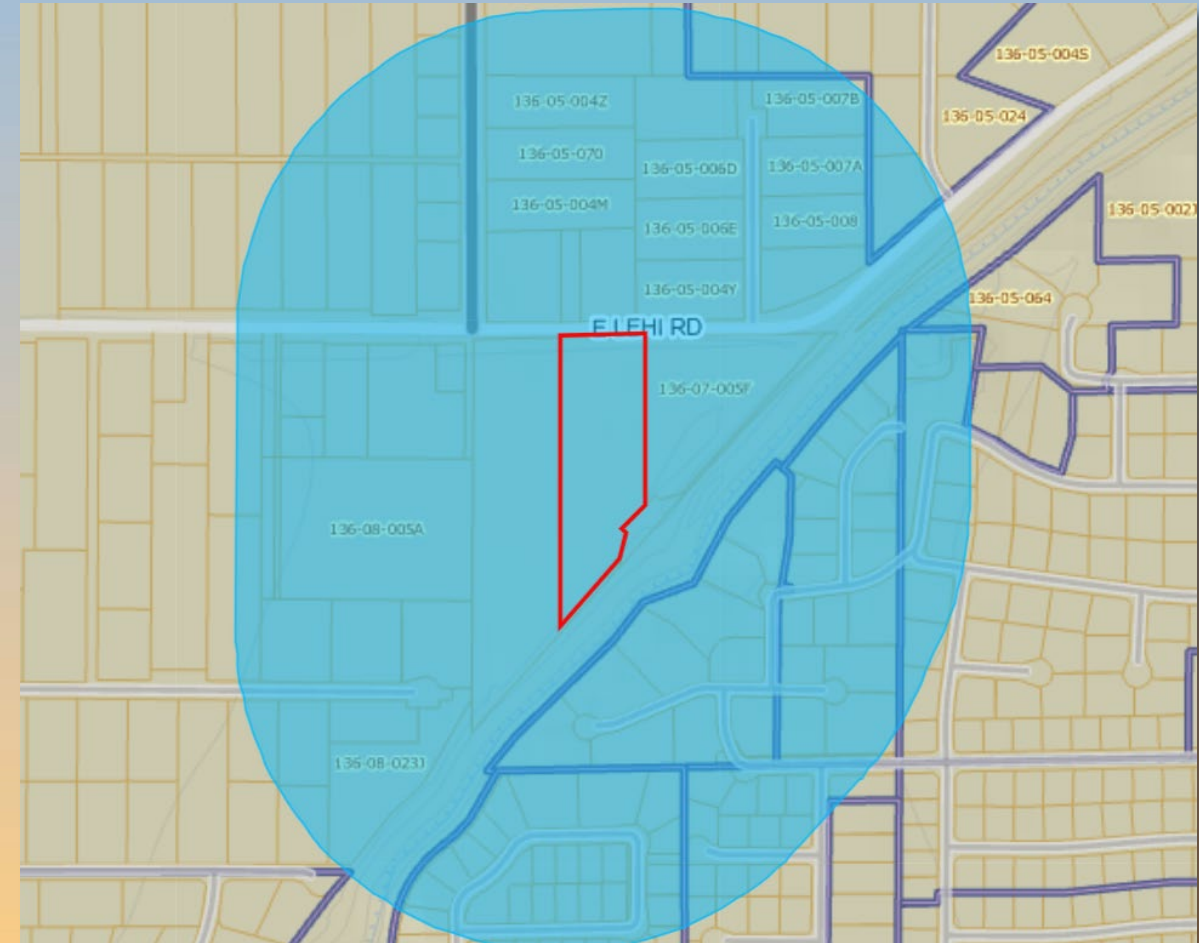
- Existing residence and farmland
- 5 single-residence lots
- Access from Lehi Road via a new private road





# Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- Staff has received:
  - Two comments in support from neighbors
  - One comment in opposition
  - One phone call with questions regarding use of Tract B





# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Criteria of Section 11-22 for Planned Area Development overlay
- ✓ Criteria of Section 9-6 for Preliminary Plat

*Staff recommend Approval with Conditions*



# ZON23-00222

Emily Johnson, Planner I

August 9, 2023



# Request

- Rezone from OC-BIZ to OC
- Site Plan Review
- To allow for a day care development

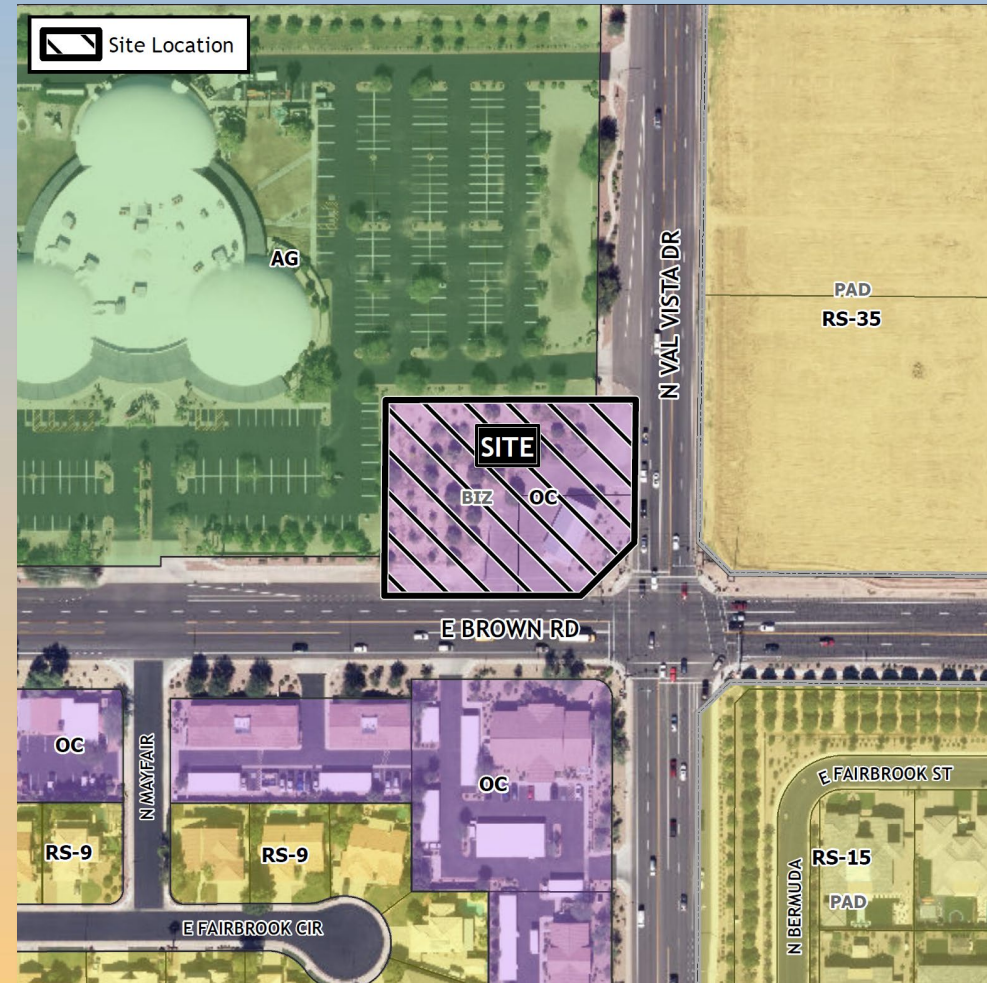






# Location

- West of Val Vista Drive
- North of Brown Road

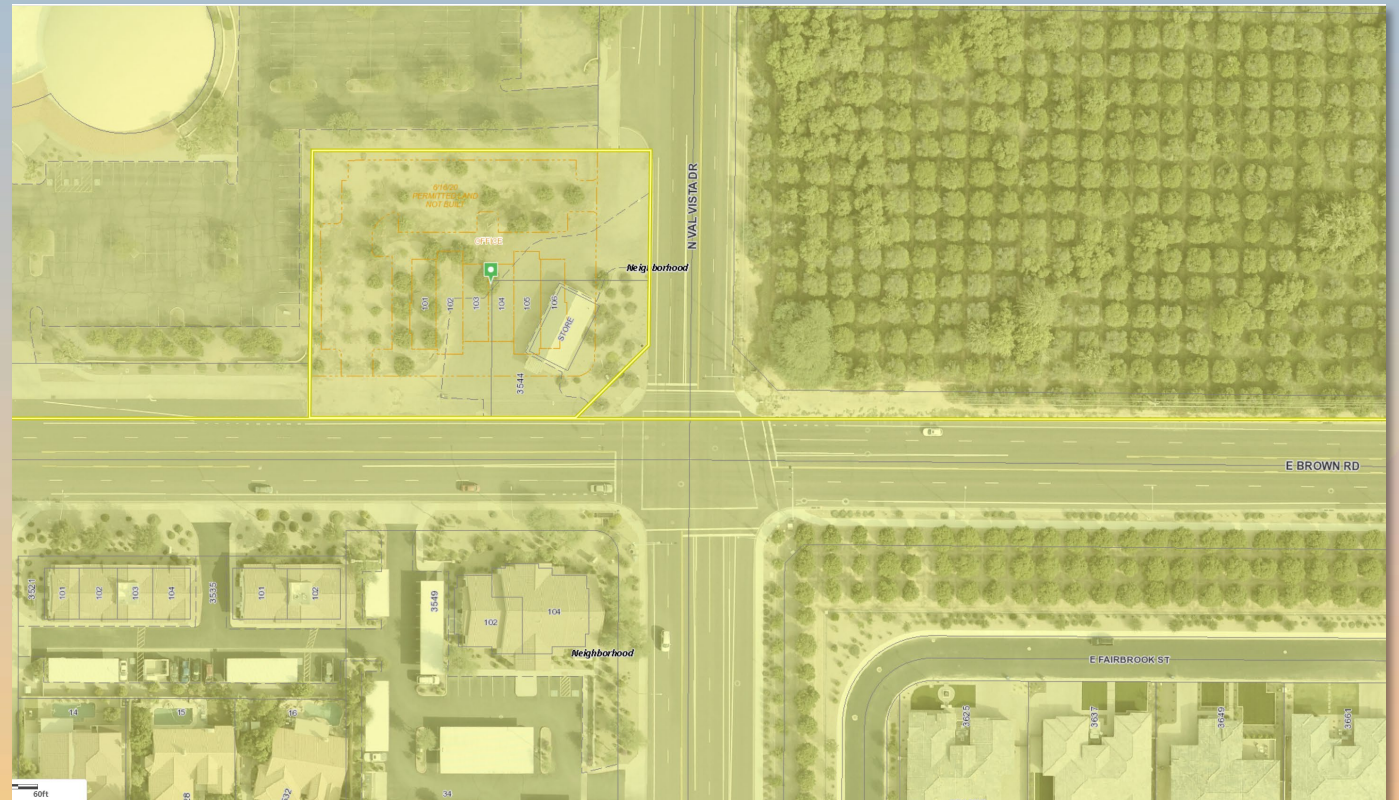




# General Plan

## Neighborhood

- Safe places for people to live and enjoy the surrounding community.
- Often have associated nonresidential uses





# Citrus Sub-Area Plan

- Primarily large-lot, single residences.
- Office developments are considered to be compatible at arterial intersections.

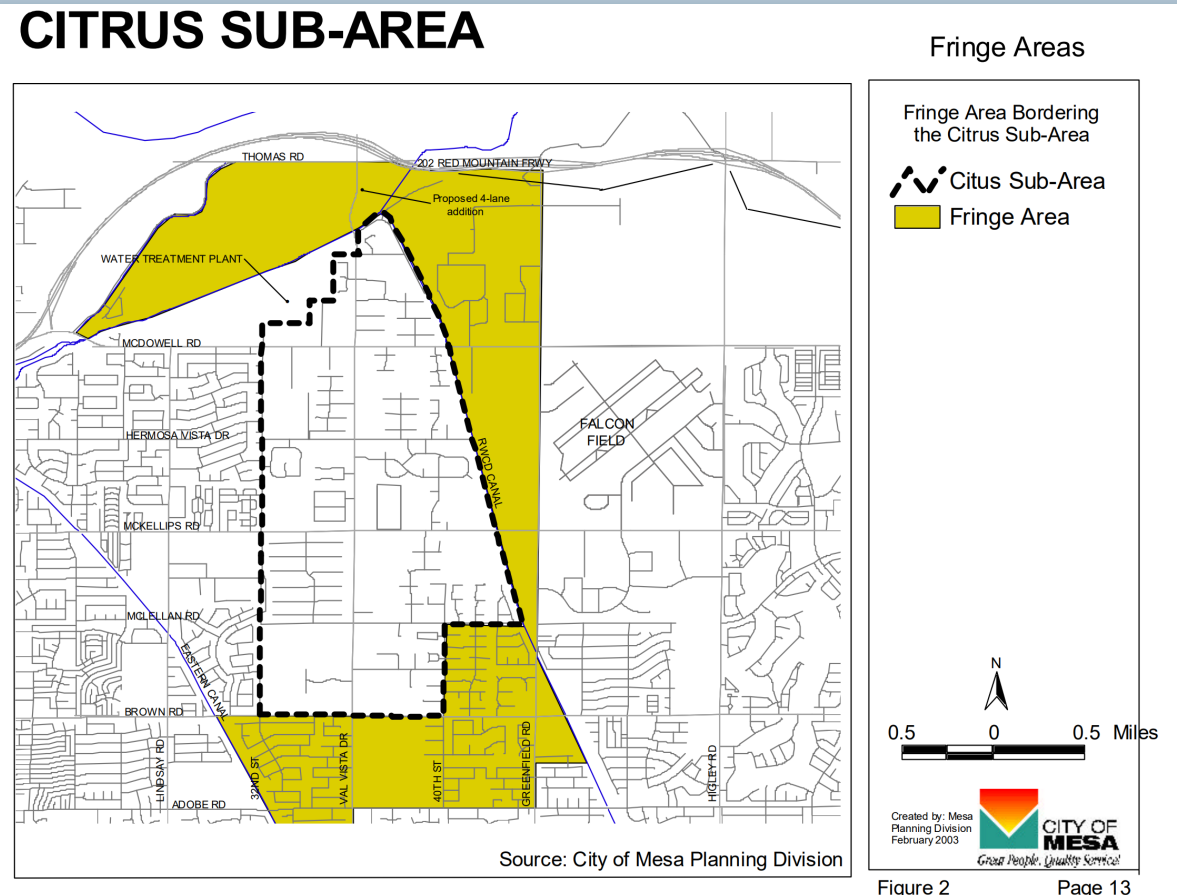
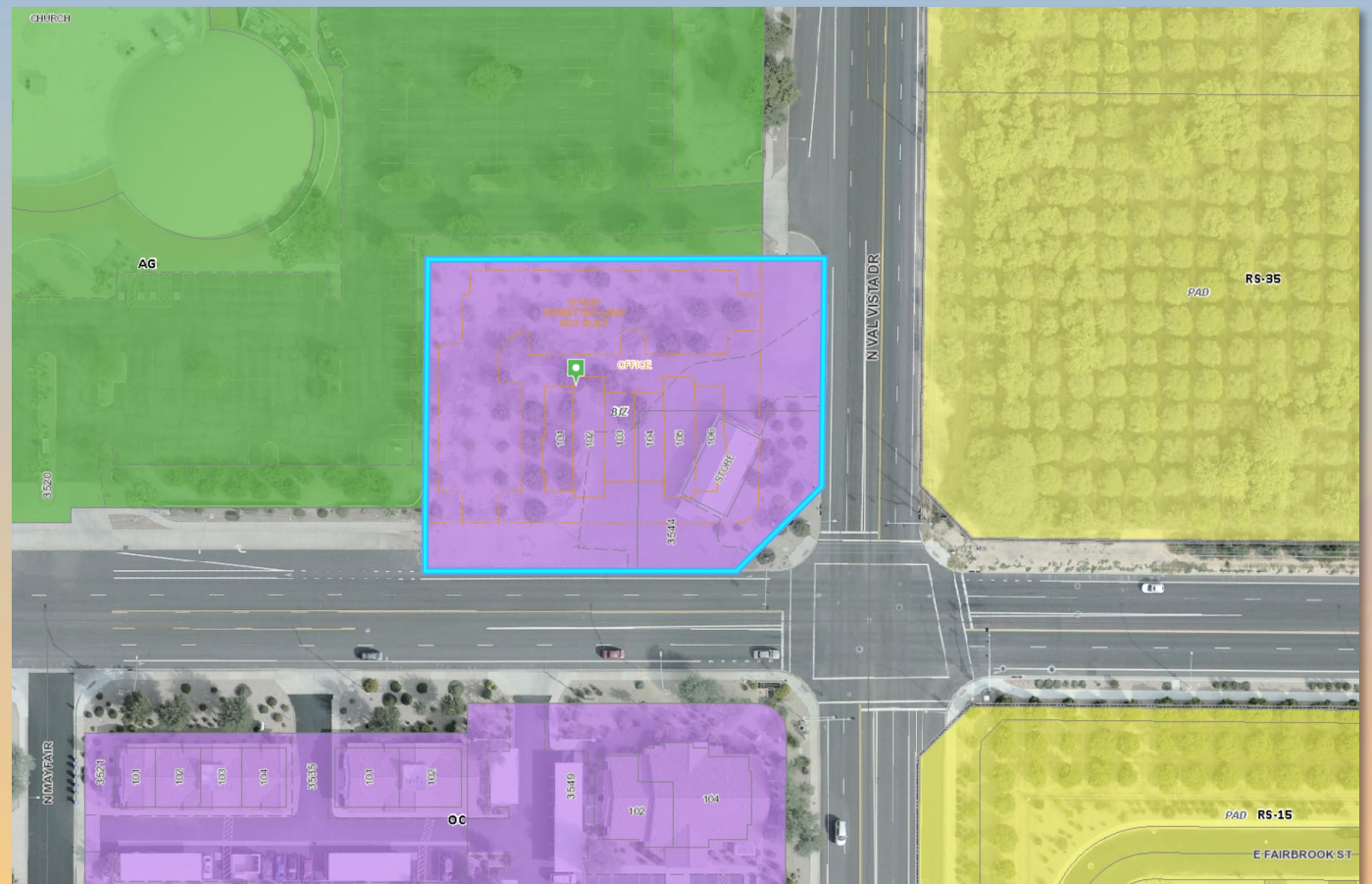


Figure 2



# Zoning

- Office Commercial with Bonus Intensity Zone overlay (OC-BIZ)
- Day Care Center is a permitted use





# Site Photos

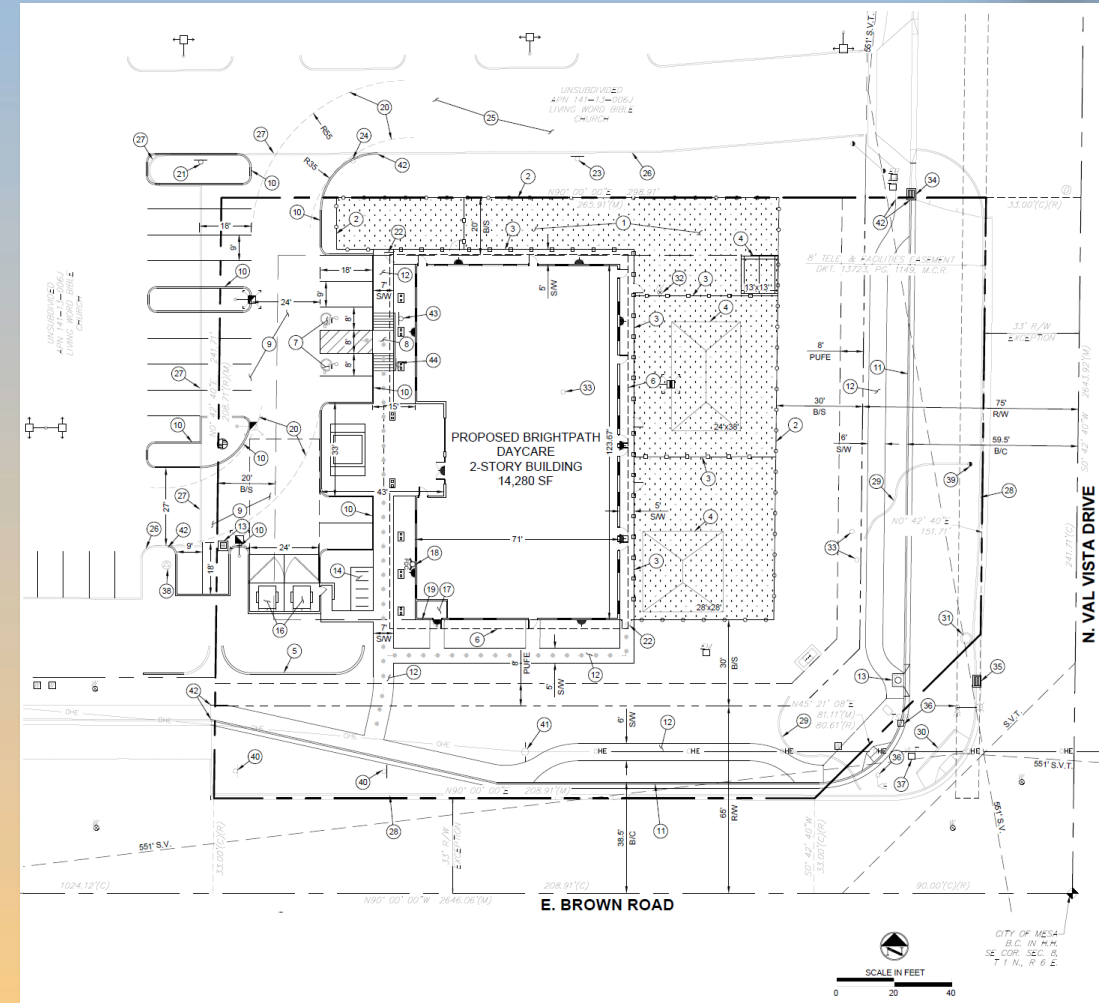


North from Brown Road



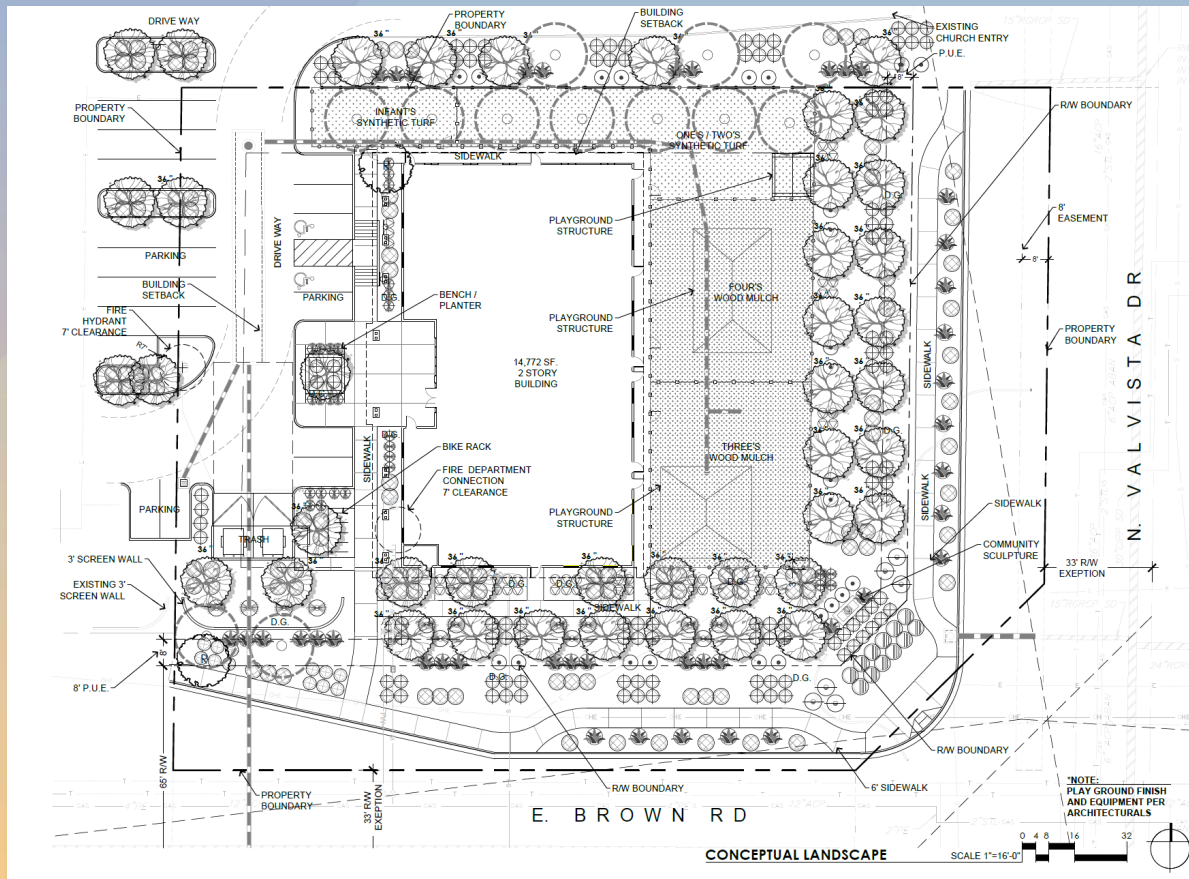
# Site Plan

- 14,280 sq ft day care facility
- Playground with shade structures
- Pedestrian link with sidewalk
- Cross access and shared parking agreement with Living Word Bible Church





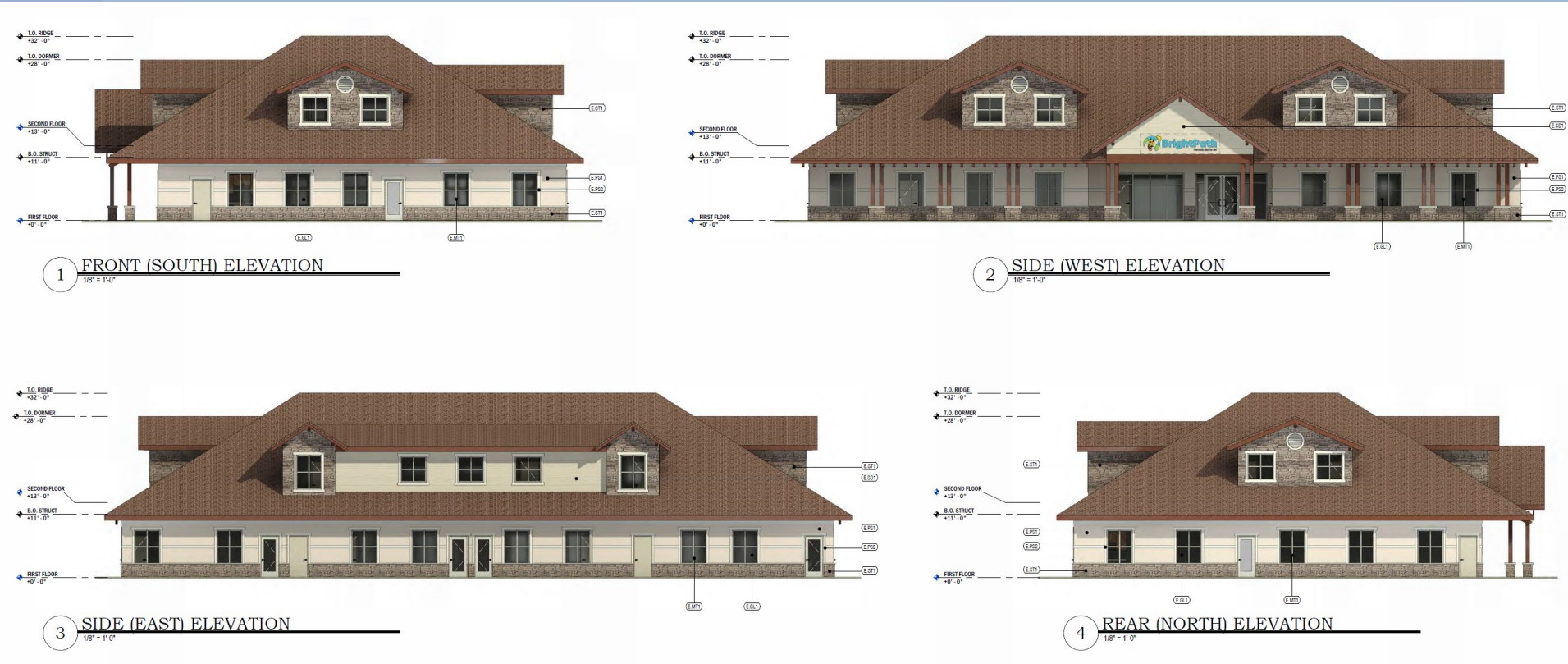
# Landscape Plan



SYMBOL	BOTANICAL NAME	COMMON NAME	CAL.	QTY.	SIZE (h x w)
<b>TREES (LARGE)</b>					
*Tree - Install Size					
	CITRUS X Species	Citrus	24" b/b	6	6'x3'
	CITRUS X Species	Citrus	36" b/b	36	6'x3'
	CITRUS X Species (EXISTING)	Citrus	24" b/b	11	6'x3'
	CITRUS X Species (EXISTING/REMOVE)	Citrus	24" b/b	-2	6'x3'
				<b>TOTAL TREES:</b>	<b>51</b>
<b>GROUND PLANE</b>					
	DECOMPOSED GRANITE; 2" DEPTH OF 1/2" SCREENED 'APACHE GOLD'				
	SYNTHETIC TURF (SEE ARCHITECTURALS)				
	WOOD MULCH (SEE ARCHITECTURALS)				
*ALL TREES PLANTED IN THE CITRUS SUB-AREA SHOULD BE LOCALLY GROWN AND BUDDED ONTO SEVILLE SOUR ORANGE ROOT STOCK. VARIOUS VARIETIES OF CITRUS MAY BE BUDDED. THE TREES MAY BE EITHER 24"/26" BOX OR 24"/36" BALLED / BURLAPPED RESPECTIVELY. ALL CITRUS TREES SHOULD BE PROVIDED WITH FLOOD IRRIGATION IF IRRIGATION WATER IS AVAILABLE TO THE PROPERTY.					
<b>SHRUBS</b>					
	MUHLENBERGIA RIGENS	DEER GRASS		5 GAL.	13 3h x3w
	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS		5 GAL.	28 3h x3w
	NERIUM oleander 'Petite Pink'	Dwarf Pink Oleander		5 GAL.	24 5h x5w
	BOUGAINVILLEA X ROSENKA	ROSENKA BOUGAINVILLEA		5 GAL.	6 3h x 4w
				<b>TOTAL SHRUBS:</b>	<b>71</b>
<b>ACCENTS</b>					
	ALOE barbadensis	Medicinal Aloe		5 GAL.	43 2h x 3w
	AGAVE vilmoriniana	Octopus Agave		5 GAL.	41 3h x 3w
				<b>TOTAL ACCENTS:</b>	<b>84</b>
<b>GROUNDCOVERS</b>					
	CARISSA GRANDIFLORA 'GREEN CARPET'	TUTTLE NATAL PLUM		5 GAL.	126 3h x 4w
	EREMOPHILA GLABRA 'MINGENOW GOLD.'	OUTBACK SUNRISE EMU		5 GAL.	114 18" x6" w
	LANTANA CAMERA 'GOLD MOUND'	GOLD MOUND LANTANA		5 GAL.	12 3h x 4w
				<b>TOTAL GROUNDCOVERS:</b>	<b>252</b>



# Elevations



**FACADE AREA BREAKDOWN**

	West	North	East	South
Material	%	%	%	%
Stone	43.90%	50.31%	34.09%	48.79%
Stucco	45.38%	49.69%	46.21%	51.21%
Siding	10.72%	0.00%	19.70%	0.00%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>





# Renderings





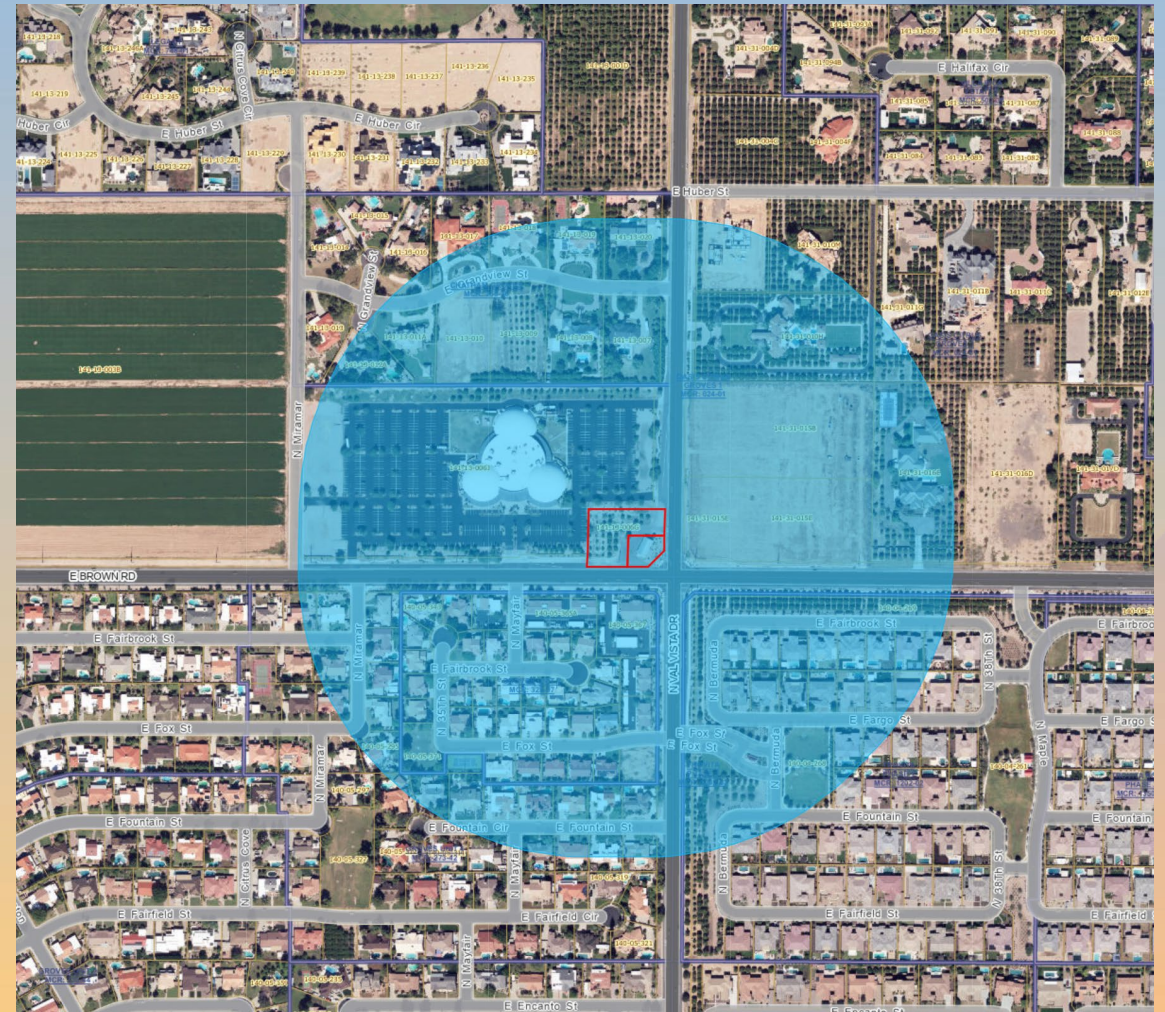
# Renderings





# Citizen Participation

- Notified property owners within 1,000 feet
- Held neighborhood meeting on January 31, 2023
- During DRB meeting, staff received blue cards in opposition. Residents and DRB were concerned with traffic and the design.





# Citizen Participation

- Applicants met with neighbors on July 7 to receive feedback on updates made to the site plan and elevations.





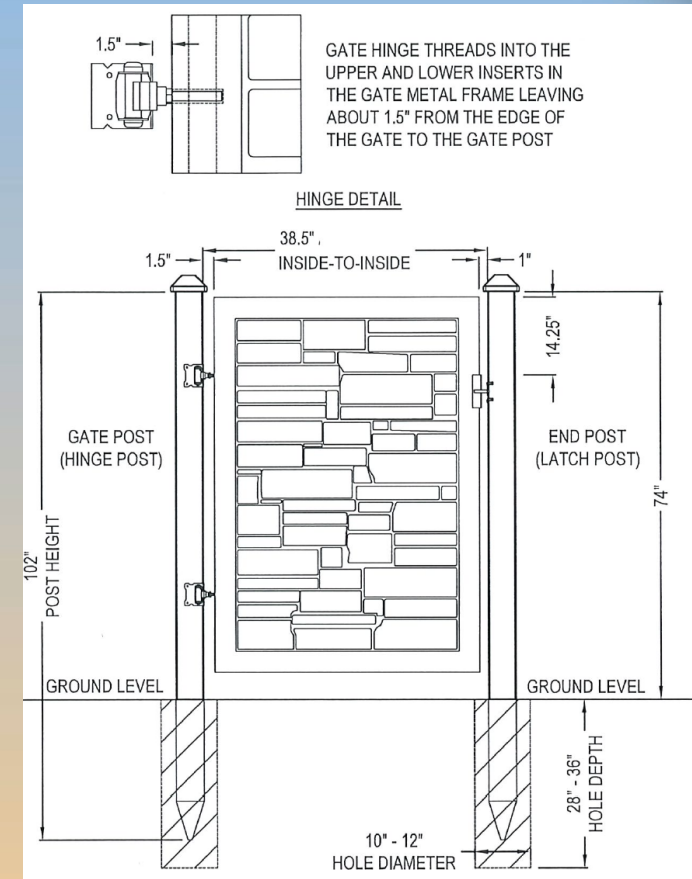
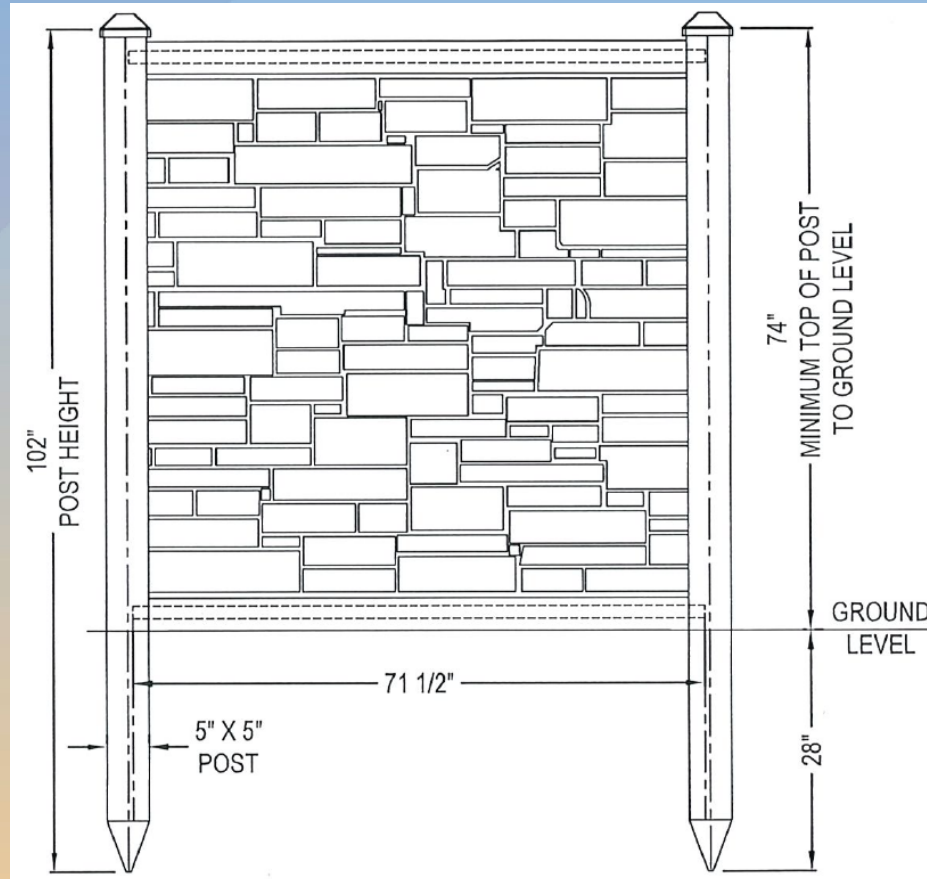
# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with the review criteria in Chapter 69 of the MZO for Site Plan Review

*Staff recommends Approval with Conditions*



# Planning and Zoning Board



**SPECIFICATIONS**

**FINISH:** MADE WITH LINEAR LOW DENSITY POLYETHYLENE PLASTIC (LLDPE)

**PANEL WEIGHT:** 67 LBS

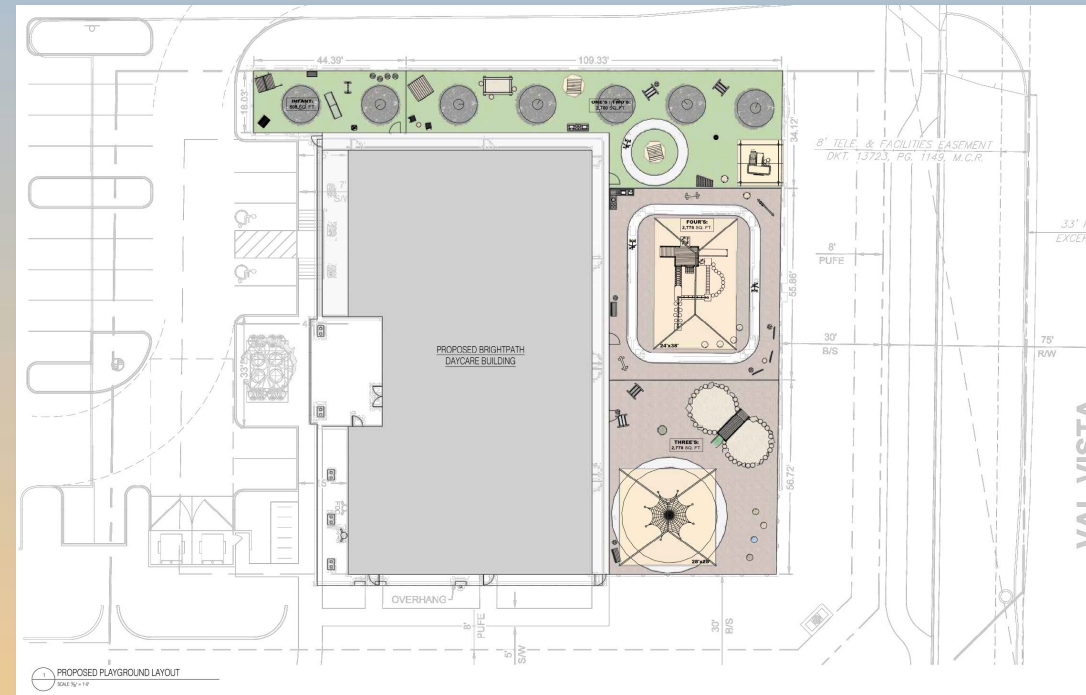
**TOLERANCES:** ± .5"







# Site Plan - Playground





# Elevations - Playground

### Hip Shade

<b>Length</b>	30'	<b>Width</b>	28'	<b>Entry Height</b>	10'
<b>Peak Height</b>	15.18'	<b>Elbow</b>	Glide	<b>Column Mount</b>	Base Plate
<b>Column Size</b>	Ø5.5" Sch-40	<b>Rafter Size</b>	Ø5.0" 11-Ga	<b>Ridge Size</b>	Ø5.0" 11-Ga
<b>Column Length</b>	10.5'	<b>Rafter Length</b>	18.25'	<b>Ridge Length</b>	9'
<b>Dome Qty.</b>	1	<b>Column Qty.</b>	4		

Front Elevation

Side Elevation

### Square Footing

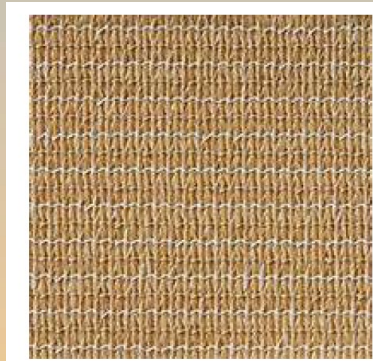
Column	Length & Width	Depth
Single Cap	3.8	3
Double Cap	N/A	3

REINFORCEMENT: #5@9" EACH WAY TOP & BOTTOM

### Auger Footing

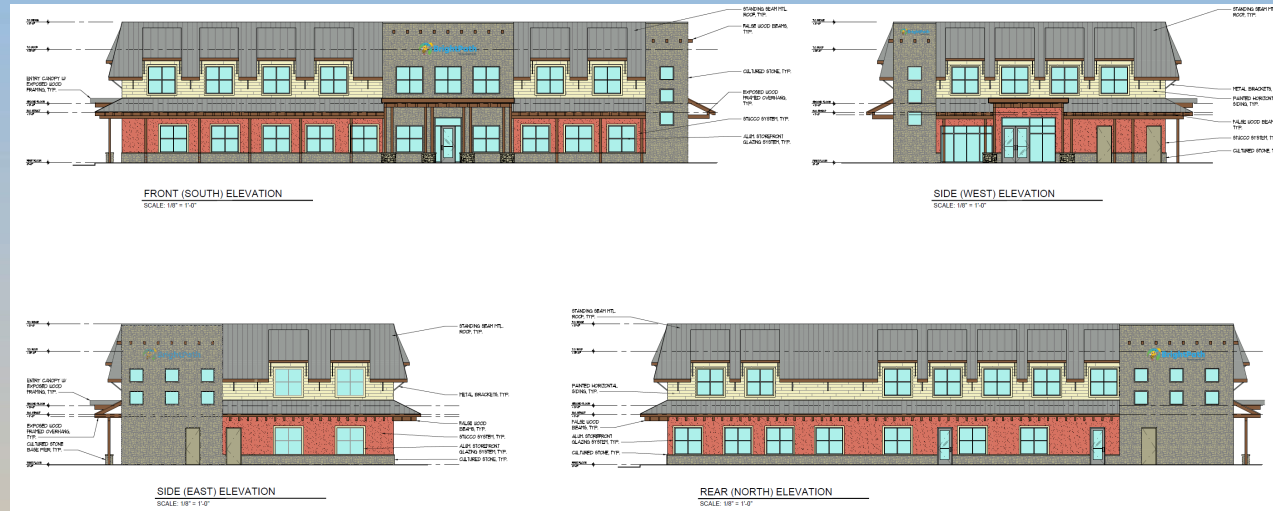
Diameter	Single Cap Depth	Double Cap Depth
1'-6"		N/A
2'-0"	Out of range	N/A
2'-6"	Out of range	N/A
3'-0"	4.9	N/A

#5 VERTICALS @ 9" O.C.  
#3 RINGS @ 12" O.C.



**Desert Sand**  
Shade Factor: 86%  
UV Blocking: 93%









# Site Context Photos



North from Brown Rd



South from Brown Rd



East at Brown Rd and Val Vista Dr



SE corner of Mckellips and Val Vista



NWC of  
Val Vista Drive  
&  
Brown Road

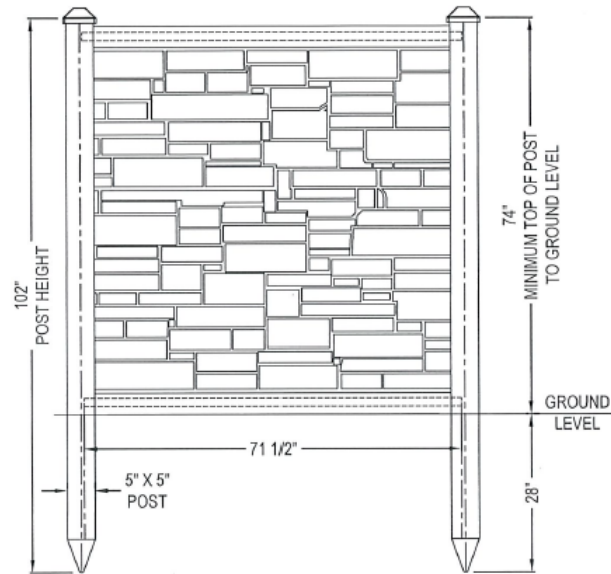
ZON23-00222



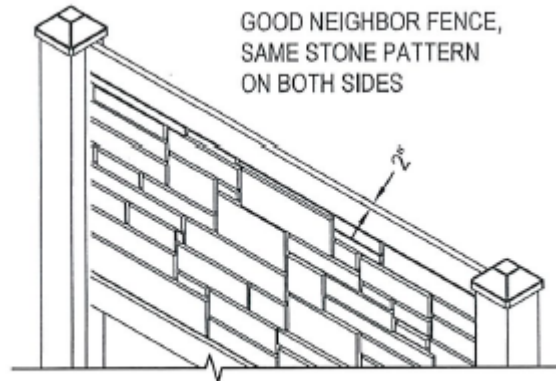








ELEVATION VIEW



ISOMETRIC VIEW

# Bufftech®

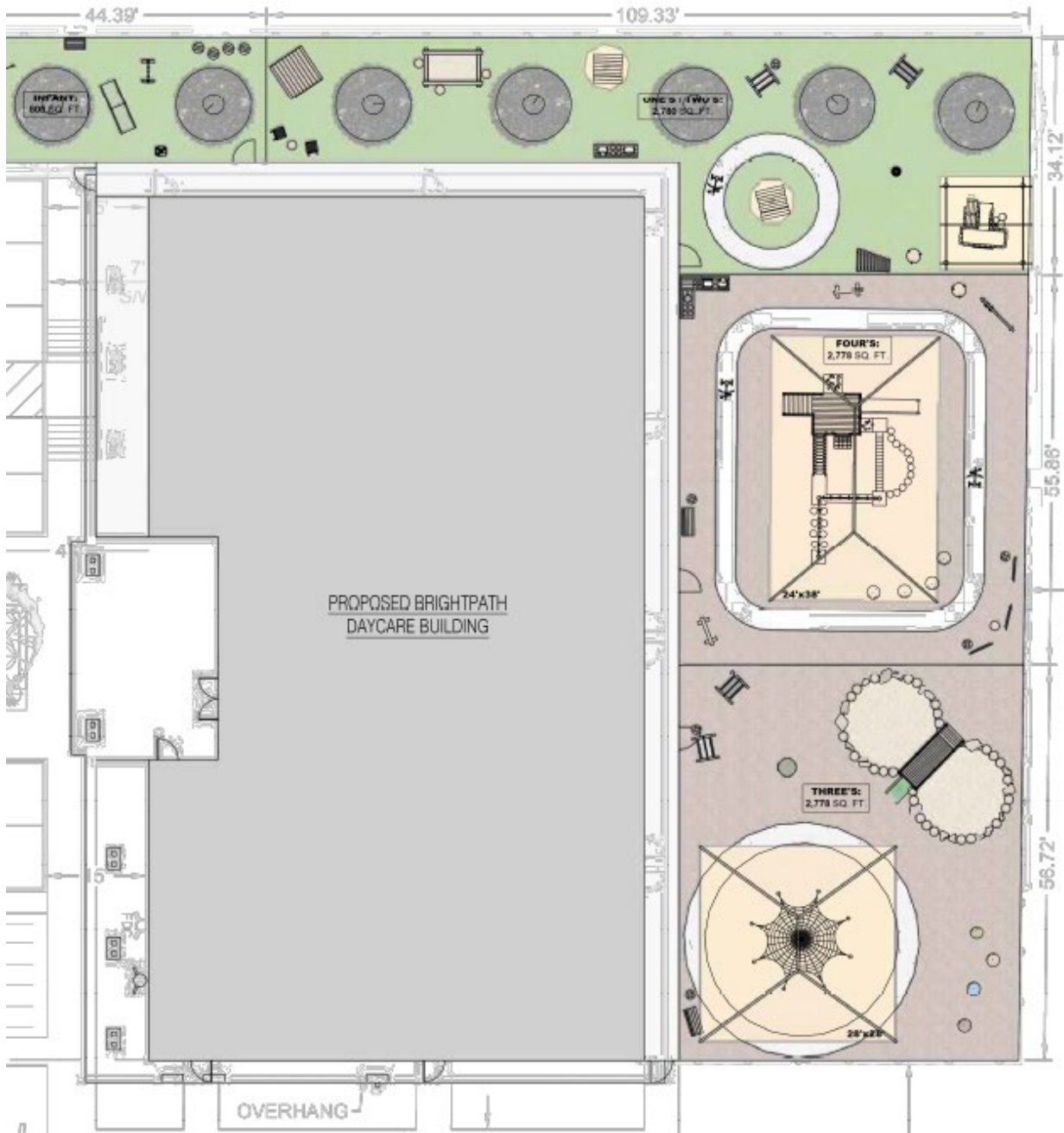
**SPECIFICATIONS**

FINISH: MADE WITH LINEAR LOW DENSITY  
POLYETHYLENE PLASTIC (LLDPE)

ACTUAL PANEL DIMENSIONS: 72" H X 69.75" W

PANEL WEIGHT: 56 LBS

TOLERANCES: ± .5"





2 SIDE (WEST) ELEVATION  
1/8" = 1'-0"



1 FRONT (SOUTH) ELEVATION  
1/8" = 1'-0"

# Questions or Comments?

## **Pew & Lake PLC.**

480-461-4670

Sean B. Lake [sean.lake@pewandlake.com](mailto:sean.lake@pewandlake.com)

Sarah Prince [sarah.prince@pewandlake.com](mailto:sarah.prince@pewandlake.com)



3

**SIDE (EAST) ELEVATION**

1/8" = 1'-0"



4

**REAR (NORTH) ELEVATION**

1/8" = 1'-0"







# FACADE AREA BREAKDOWN

	West	North	East	South
<b>Material</b>	<b>%</b>	<b>%</b>	<b>%</b>	<b>%</b>
Stone	43.90%	50.31%	34.09%	48.79%
Stucco	45.38%	49.69%	46.21%	51.21%
Siding	10.72%	0.00%	19.70%	0.00%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>

## PAINTED SIDING



JAMES HARDIE CEDARMILL  
FIBER CEMENT LAP SIDING-  
NAVAJO BEIGE

## METAL TRIM COLOR

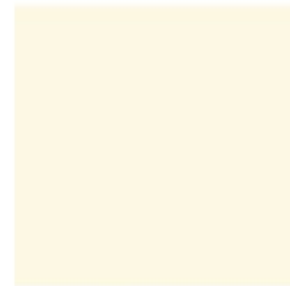


ANODIZED ALUMINUM

## STUCCO COLORS



01007 ■ 64 Navajo White



01008 ■ 80 Marble White

STUCCO COLORS ARE BASED ON THE STOCOLOR SOUTHWEST  
COLLECTION BY STO CORP.

## CULTURED STONE

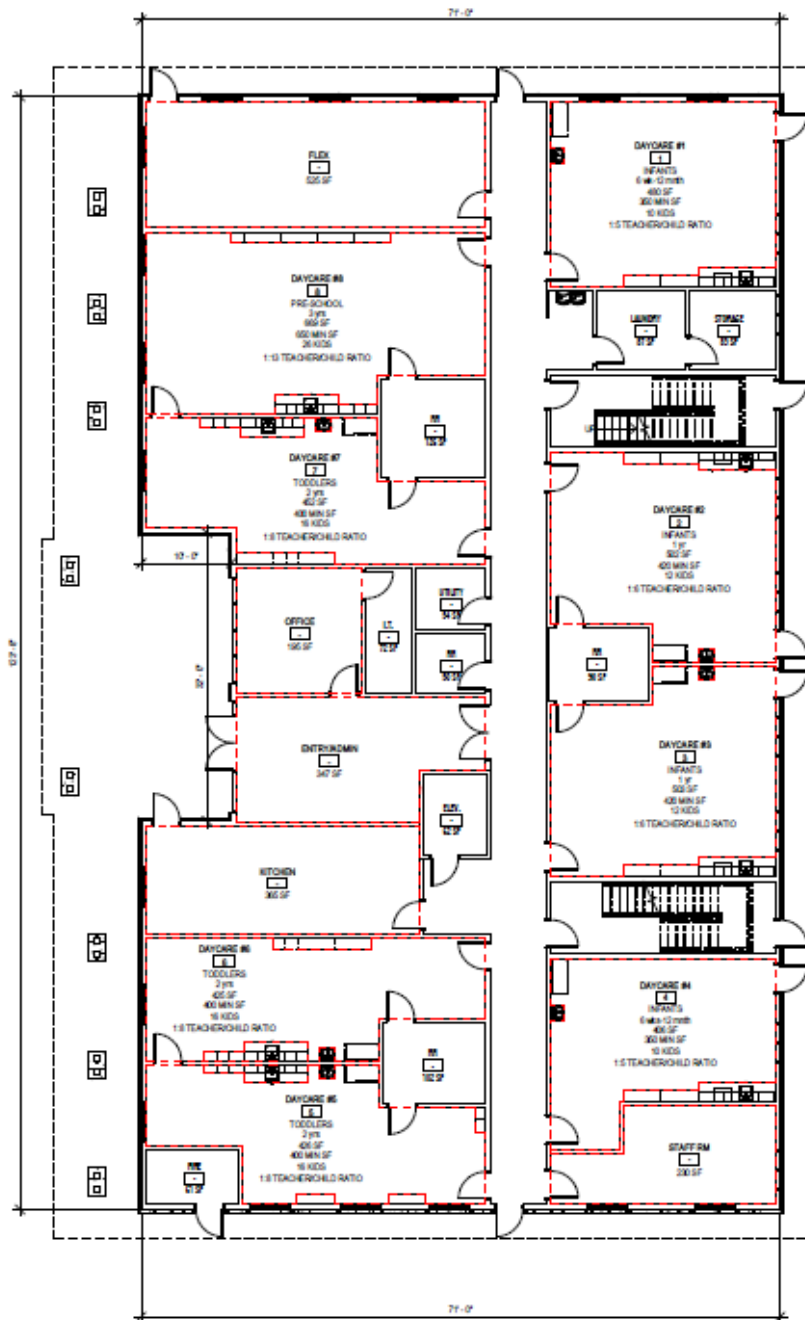


COUNTRY LEDGESTONE, COLOR: SEVILLA, AS  
MANUFACTURED BY CULTURED STONE

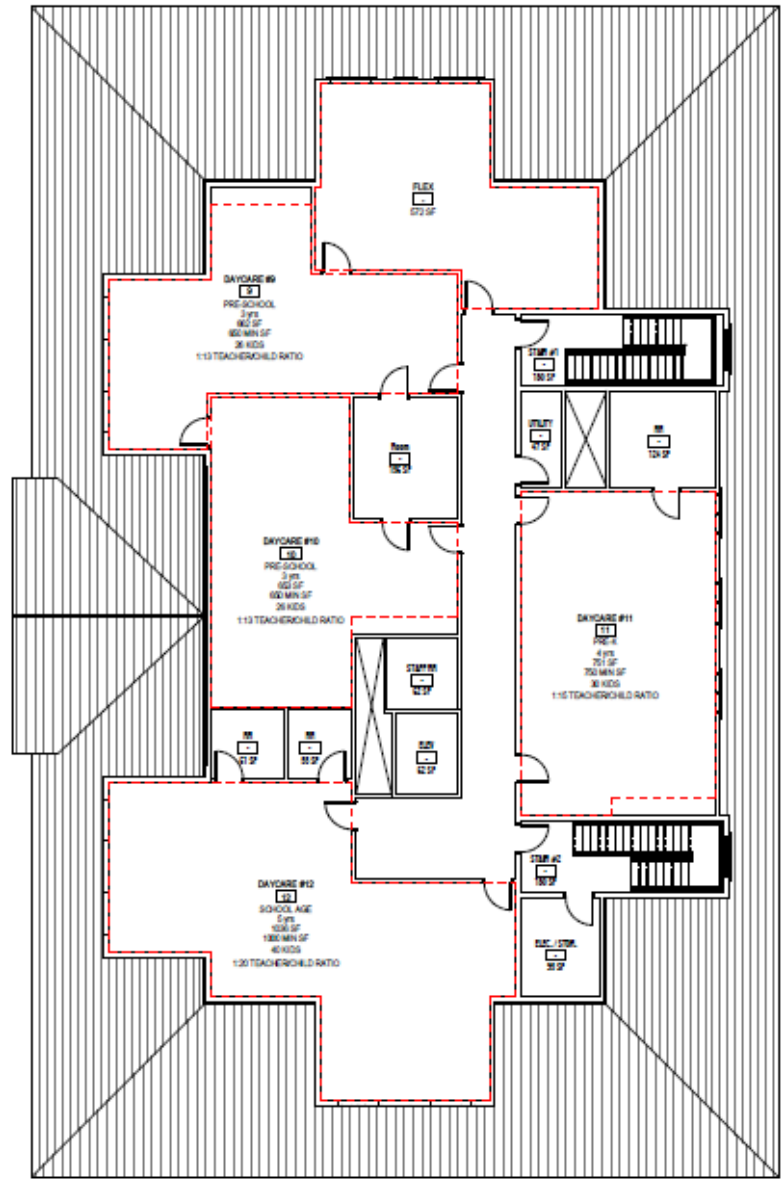
## TILE ROOF



TERRA COTTA  
COLOR AS MANUFACTURED BY  
BRAVA ROOF TILES



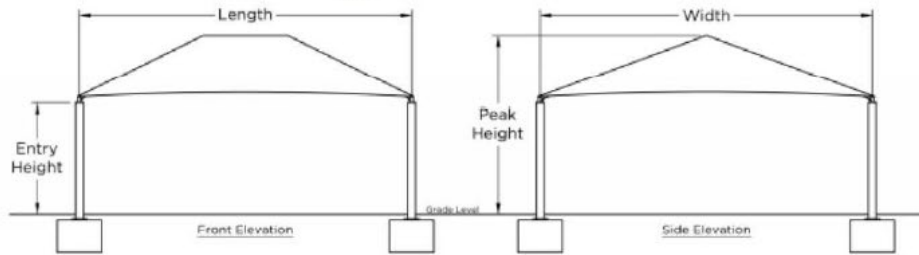
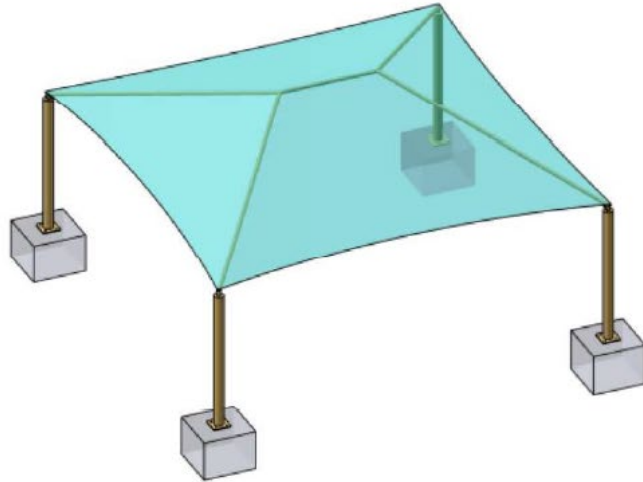
1 **FIRST FLOOR PLAN**  
1/8" = 1'-0"



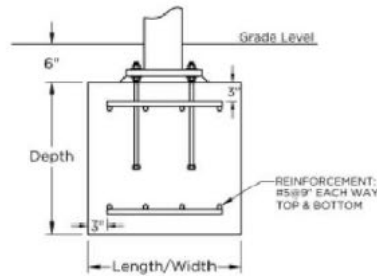
2 **SECOND FLOOR PLAN**  
1/8" = 1'-0"

### Hip Shade

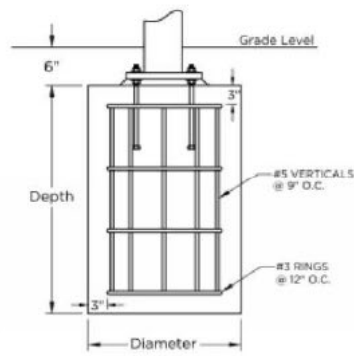
Length	30'	Width	28'	Entry Height	10'
Peak Height	15.18'	Elbow	Glide	Column Mount	Base Plate
Column Size	Ø5.5" Sch-40	Rafter Size	Ø5.0" 11-Ga	Ridge Size	Ø5.0" 11-Ga
Column Length	10.5'	Rafter Length	18.25'	Ridge Length	9'
Dome Qty.	1	Column Qty.	4		



Square Footing		
Column	Length & Width	Depth
Single Cap	3.8	3
Double Cap	N/A	3



Auger Footing		
Diameter	Single Cap Depth	Double Cap Depth
1'-6"		
2'-0"	Out of range	N/A
2'-6"	Out of range	N/A
3'-0"		4.9



**Superior Shade**

QUOTE

SHADE SIZE  
30' X 28'

SHADE STYLE  
Hip Shade

*These drawings are for reference only and should not be used as construction details. They show the general character and rough dimensions of the structural features. Exact spans, fasteners, materials, and foundations can be determined by a licensed professional engineer upon request. Estimated footing size above is based on 1500 PSF soil bearing pressure.*

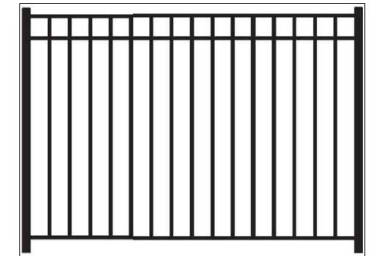
- Stock Number ..... WS85SD
- Fiber ..... Knitted HD Polyethylene
- Breaking Strength ..... Warp 114.0 lbs  
ASTM D5034 ..... Fill 126.0 lbs
- Elongation ..... Warp 64.0%  
ASTM D5034 ..... Fill 70.4%
- Tearing Strength ..... Warp 39.4 lbs  
ASTM D5587 ..... Fill 37.8 lbs
- Burst Strength ..... 209.3 PSI  
ASTM D3786
- Puncture Resistance ..... 51.0 lbs  
ASTM D3787
- Weight ..... 5.30 oz/sq yard
- Light Block ..... 85% (shade factor)
- UV ..... Extra UV Stabilizers Added
- Standard Sizes ..... 68" x 150' & 92" x 150'
- Borders ..... Selvage edge with reinforced button holes top and bottom (2" OC) or available with aluminum grommets (18" OC)
- Color ..... Sand



WS85 is knotless fine mesh netting. The Raschel high density polyethylene monofilament fiber is highly resistant to abrasion, light weight, and is used in construction for wind and vision barriers, debris containment systems and scaffolding enclosures. Custom fabricated or sold in roll form.



4' - 0" COATED (BLACK) CHAIN LINK INTERIOR FENCE (OR SIMILAR)



6' - 0" ORNAMENTAL METAL BLACK PERIMETER FENCE (OR SIMILAR)

**FENCE DETAILS**  
N.T.S.