

Planning and Zoning Board



Study Session Minutes

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

Date: July 9, 2025 Time: 3:00 p.m.

MEMBERS PRESENT:

Benjamin Ayers
Jeff Pitcher*
Troy Peterson
Jamie Blakeman*
Jayson Carpenter
Chase Farnsworth

MEMBERS ABSENT

Genessee Montes

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

STAFF PRESENT:

Mary Kopaskie-Brown
Rachel Nettles
Evan Balmer
Joshua Grandlienard
Vanessa Felix

OTHERS PRESENT:

1 Call meeting to order.

Chair Ayers called the meeting to order and excused Boardmember Montes and declared a quorum present; the meeting was called to order at 3:00 pm.

2 Review items on the agenda for the July 9, 2025, regular Planning and Zoning Board Hearing.

Case ZON22-00890 continued to the August 13, 2025 Planning and Zoning Board meeting.

Staff Planner Joshua Grandlienard presented case ZON25-00265. See attached presentation.

Chair Ayers expressed concern about the request for a reduction to the minimum garage size.

Mr. Grandlienard explained that the request would only apply to floor plans one and two.

Principal Planner Evan Balmer added that the site does exceed the minimum parking requirements.

MINUTES OF THE JULY 9, 2025 PLANNING & ZONING STUDY SESSION

3 Planning Director Update: All text amendments presented to the Board over the past several months have been reviewed by City Council and officially adopted.

3-a Balanced Housing Plan Follow-up – Year to Date Summary of Housing Entitlements.

4 Adjournment.

Boardmember Perterson motioned to adjourn the study session. The motion was seconded by Boardmember Carpenter.

The study session was adjourned at 3:12 pm.

Vote (6-0; Boardmember Montes, absent)

Upon tabulation of vote, it showed:

AYES –Ayers, Pitcher, Peterson, Blakeman, Carpenter, Farnsworth

NAYS – None

Respectfully submitted,

Benjamin Ayers
Planning and Zoning Board Chair

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



ZON25-00265

Sienna Ridge PAD Amendment



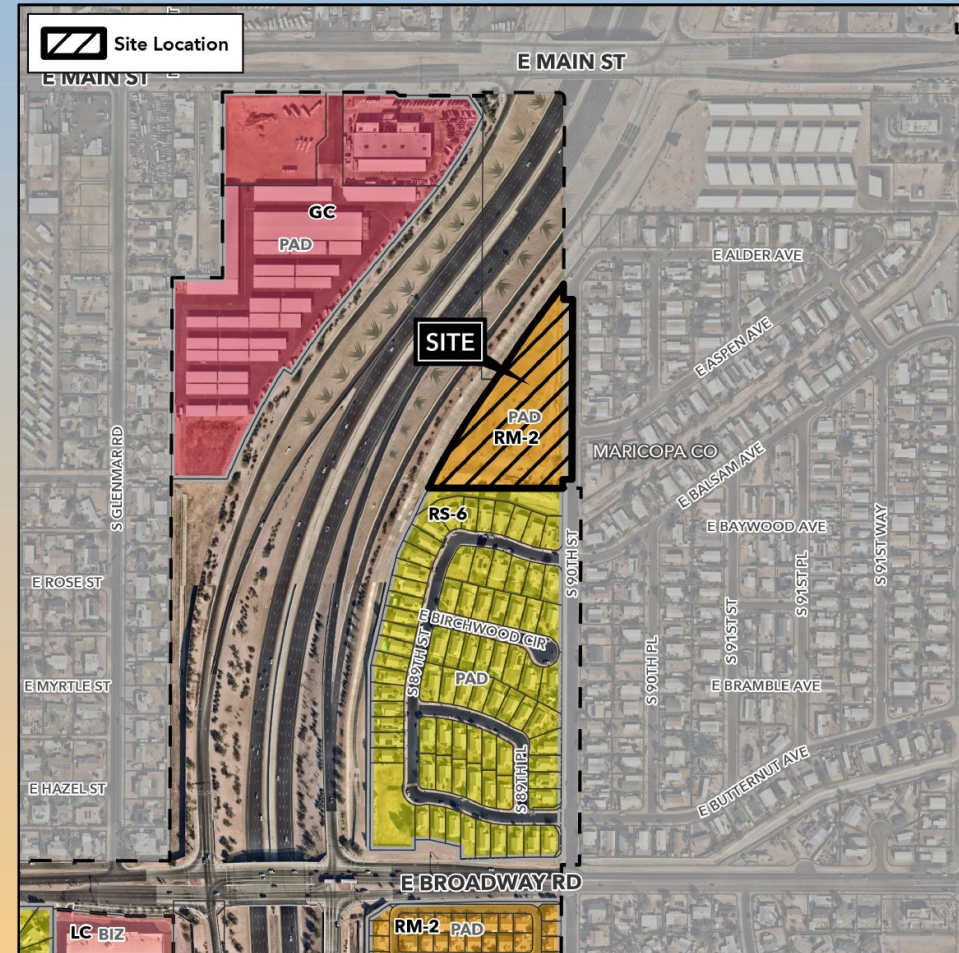
Request

- PAD Modification
- Modification to allow for a reduction in the minimum size of a two-car garage





- Located north of Broadway Road
- West side of 90th Street

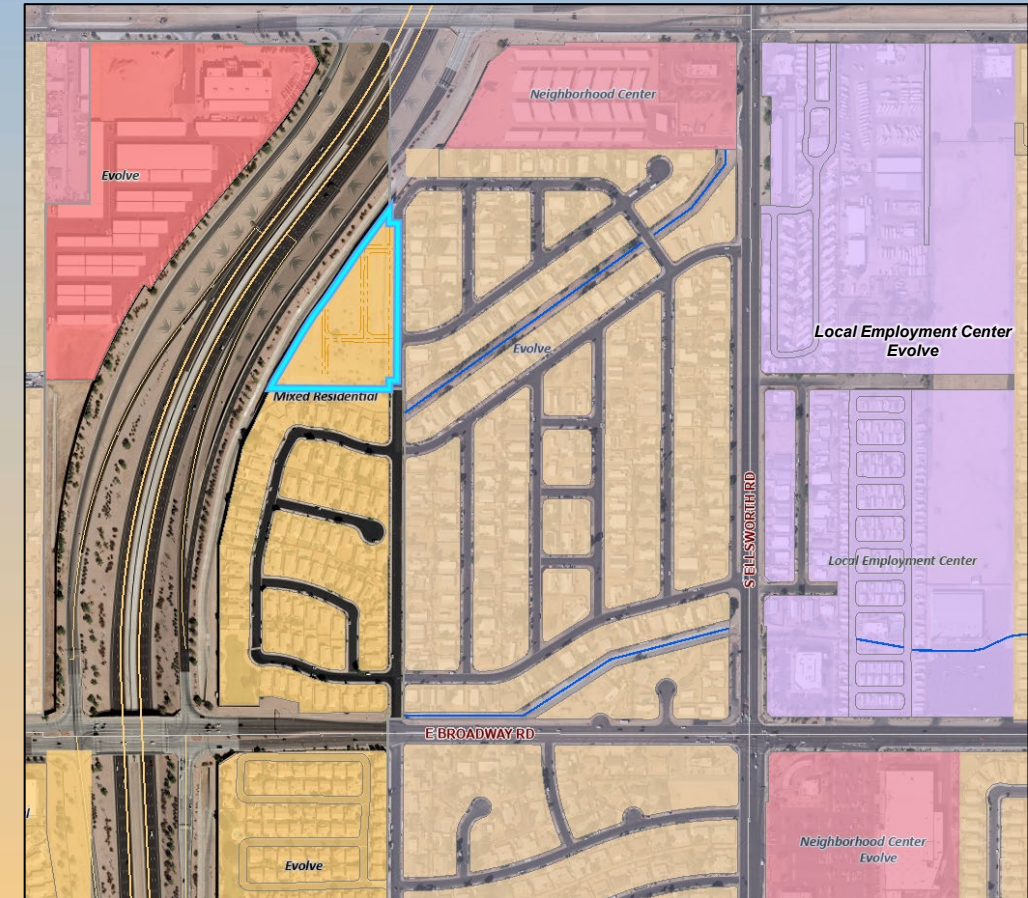




General Plan

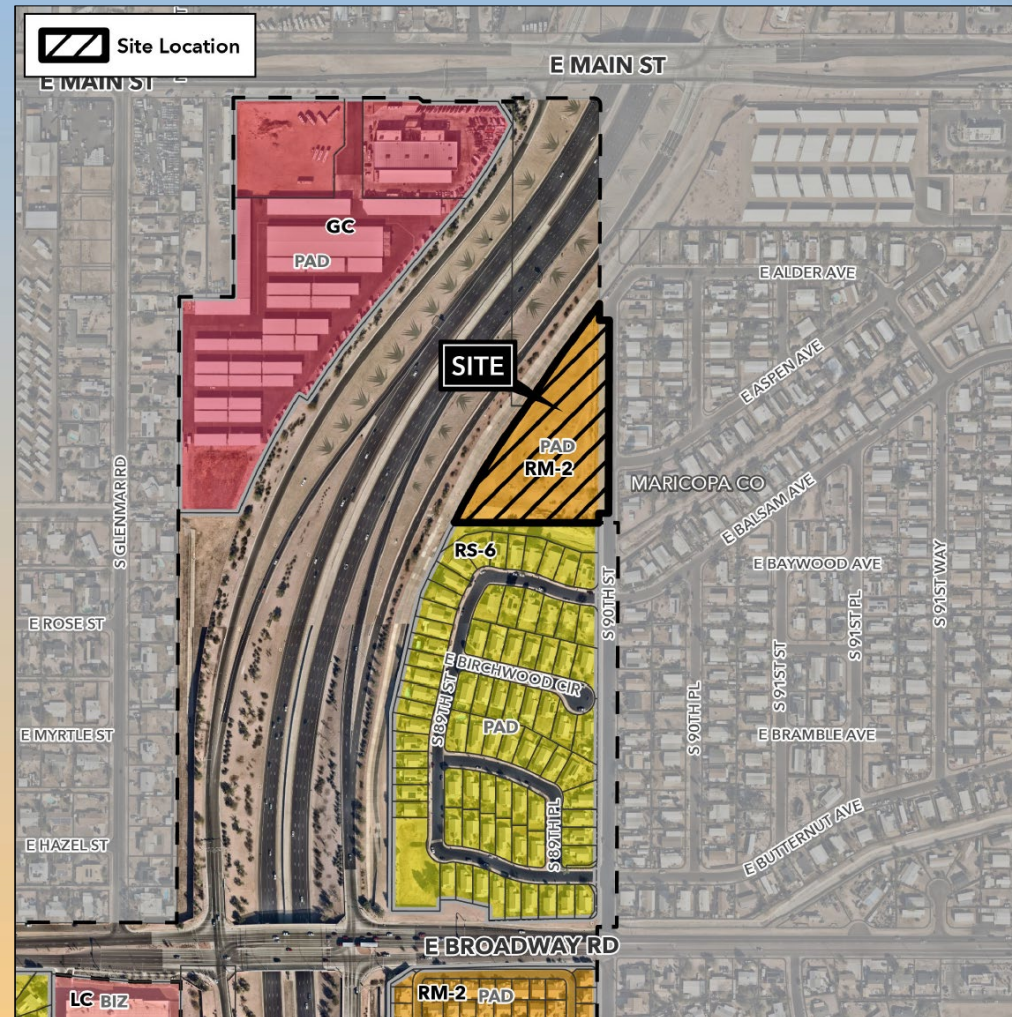
Mixed Residential- Evolve

- N2. Promote adaptive reuse and infill as tools to rejuvenate and revitalize established neighborhoods.
- LU3. Encourage infill and redevelopment to meet the community's strategic needs.
- Principal Land Use





- Current: RM-2-PAD
- Proposed: RM-2-PAD





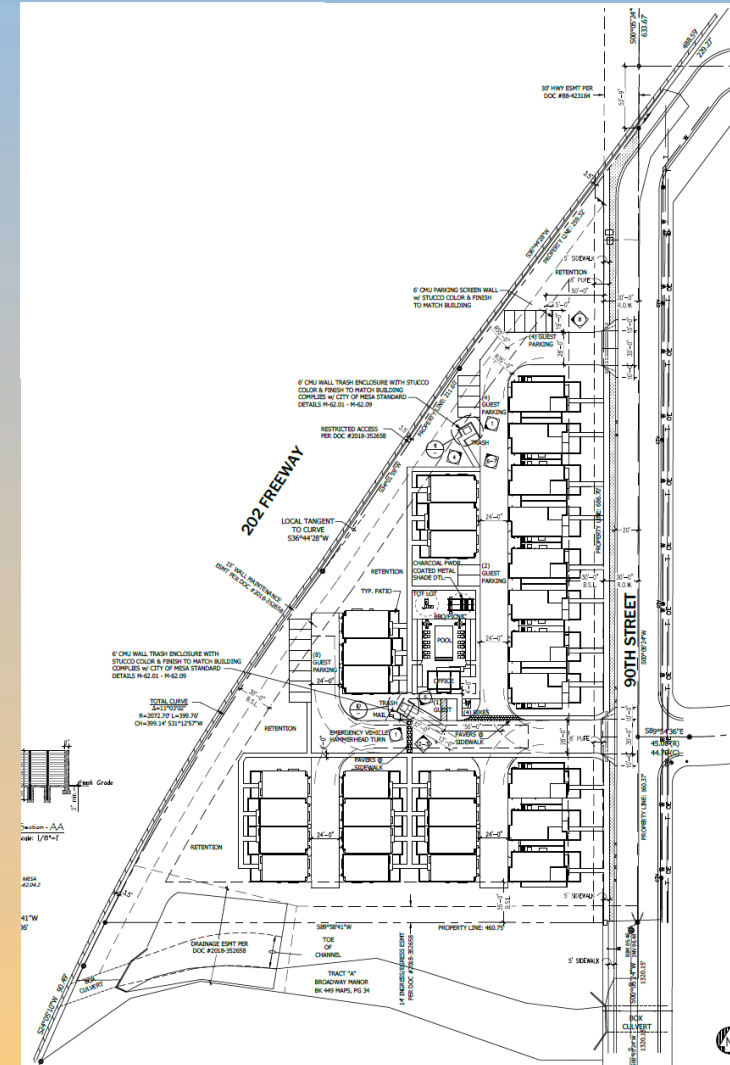
Site Photo



Looking west from 90th Street



- No changes proposed from the Site Plan approved with Case No. ZON23-00140



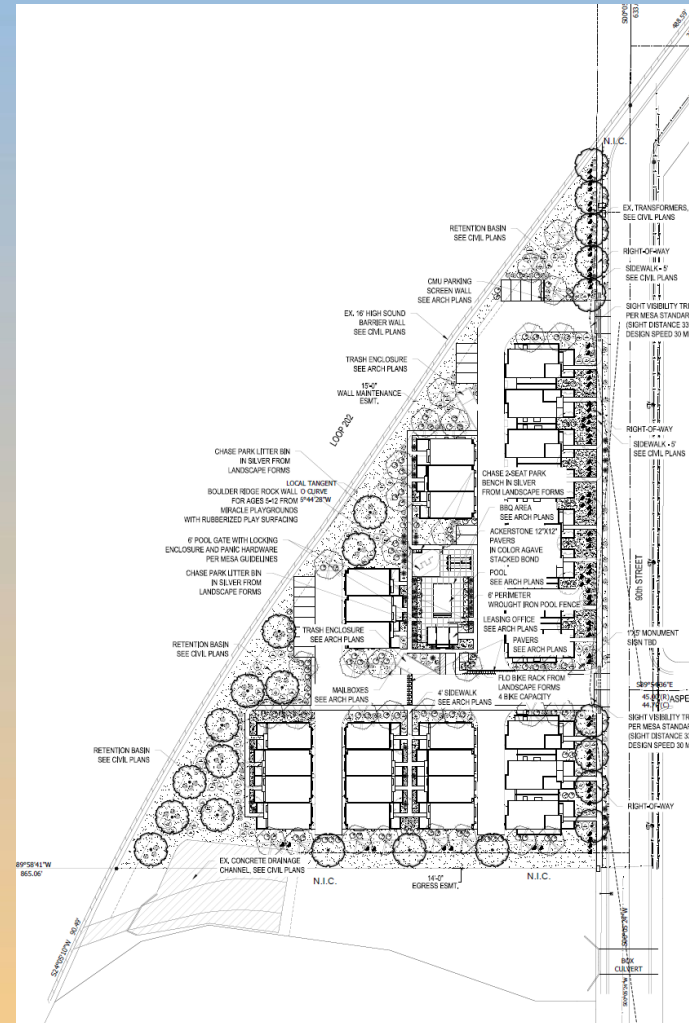


Landscape Plan

- No Proposed changes from Landscape Plan approved with ZON23-00140

CITY OF MESA LANDSCAPE CALCULATIONS

	REQUIRED	PROVIDED
PERIMETER LANDSCAPE PER 11-33-3 MESA Z/O PUBLIC RESIDENTIAL STREET - U DESIGNATE 1 TREE / 4 SHRUBS PER 25 FEET OF STREET FRONTAGE 25% OF TREES SHALL BE 36" OR LARGER 50% OF TREES SHALL BE 24" BOX	25.2 TREES / 100.8 SHRUBS 36" BOX TREES = 6.3 TREES 24" BOX TREES = 12.6 TREES	90TH STREET: 630' 27 TREES PROVIDED 195 SHRUBS PROVIDED 36" BOX TREES = 9 TREES 24" BOX TREES = 18 TREES
SHADE COVERAGE AREA FOR PEDESTRIAN WALKWAYS PER 11-6-3 MESA Z/O - 50% OF 5'+ PEDESTRIAN WALKWAYS TO HAVE SHADE COVERAGE	3,140 S.F. / 2 = 1,567 S.F. OF SHADE COVERAGE REQUIRED	9 X 130 S.F. = 1,170 SF OF SHADE 11 X 60 S.F. = 660 SF OF SHADE 1,830 S.F. OF SHADE COVERAGE PROVIDED
SHADE COVERAGE AREA	50% OF LS AREA	60% COVERAGE
INTERIOR PARKING LANDSCAPE PER 11-33-4 MESA Z/O: 1 TREE / 6 SHRUBS FOR EVERY 8 PARKING SPACES	19 SPACES 2.3 TREES / 14 SHRUBS	6 TREES / 42 SHRUBS PROVIDED
FOUNDATION LANDSCAPE PER 11-33-5 MESA Z/O 1 TREE / 50 L.F. BUILDING FACE 10% OF TREES SHALL BE 36" BOX OR LARGER	43.4 TREES 36" BOX OR LARGER = 4.34 TREES	2,170 FT BUILDING EDGE = 43 TREES 48 TREES PROVIDED WITHIN 30'-0" OF EXTERIOR WALL 36" BOX TREES = 8 TREE
PRIVATE OPEN SPACE PER 11-59-7 MESA Z/O MIN 400 S.F. OF OPEN SPACE PER UNIT	11 UNITS X 400 S.F. = 4,400 S.F.	740 S.F. PROVIDED FOR EACH UNIT, 8,140 S.F. PROVIDED
PRIVATE OPEN SPACE PER 11-59-9 MESA Z/O MIN 100 S.F. OF OPEN SPACE PER UNIT	18 UNITS X 100 S.F. = 1,800 S.F.	233 S.F. PROVIDED FOR EACH UNIT, 2,330 S.F. TOTAL



PLANTING MATERIAL LEGEND

TREES	SIZE	NOTES	QTY
Acacia salicina	36" Box		23
Willow Leaf Acacia		'ADWR	
Caliper Size: 2.0"			
Chitalpa tashkentensis	24" Box		34
Chitalpa		'ADWR	
Caliper Size: 1.5"			
Acacia aneura	24" Box		27
Mulga		'ADWR	
Caliper Size: 1.5"			
GROUNDCOVERS			QTY
Lantana montevidensis	5 Gallon		223
Trailing Lantana 'gold'	can full	'ADWR	
SHRUBS / ACCENTS			QTY
Aloe x 'Blue Elf'	5 Gallon		46
Blue Elf Aloe	can full	'ADWR	
Leucophyllum frutescens	5 Gallon		76
Texas Sage	can full	'ADWR	
Russelia equisetiformis	5 Gallon		133
Coral Fountain	can full	'ADWR	
Muhlenbergia rigida 'Nashville'	5 Gallon		130
Nashville Muhly Grass	can full	'ADWR	
LANDSCAPE MATERIALS			
Decomposed Granite, 1/2" screened "Painted Desert", 2" deep in planting areas per plan.			64,720 S.F.

*ADWR = Arizona Department of Water Resources
Approved Low-Water Use Plant



Planned Area Development– Existing

Development Standard	MZO Required	PAD Proposed
<u>Minimum Yards – MZO Table 11-5-5</u> - Interior Side and Rear: 3 or more units on a lot (western property line adjacent to AZ loop 202)	15 feet per story (30 feet total)	0 feet
<u>Minimum Separation Between Buildings on Same Lot – MZO Table 11-5-5</u> -Two story buildings	30 Feet	10 Feet



Planned Area Development – New

Development Standard

Minimum Dimensions for Residential
Enclosed Garages – MZO Section 11-
32-4(F)(2)

-Double Car Garage

MZO Required

20 Feet wide and 22 Feet Long

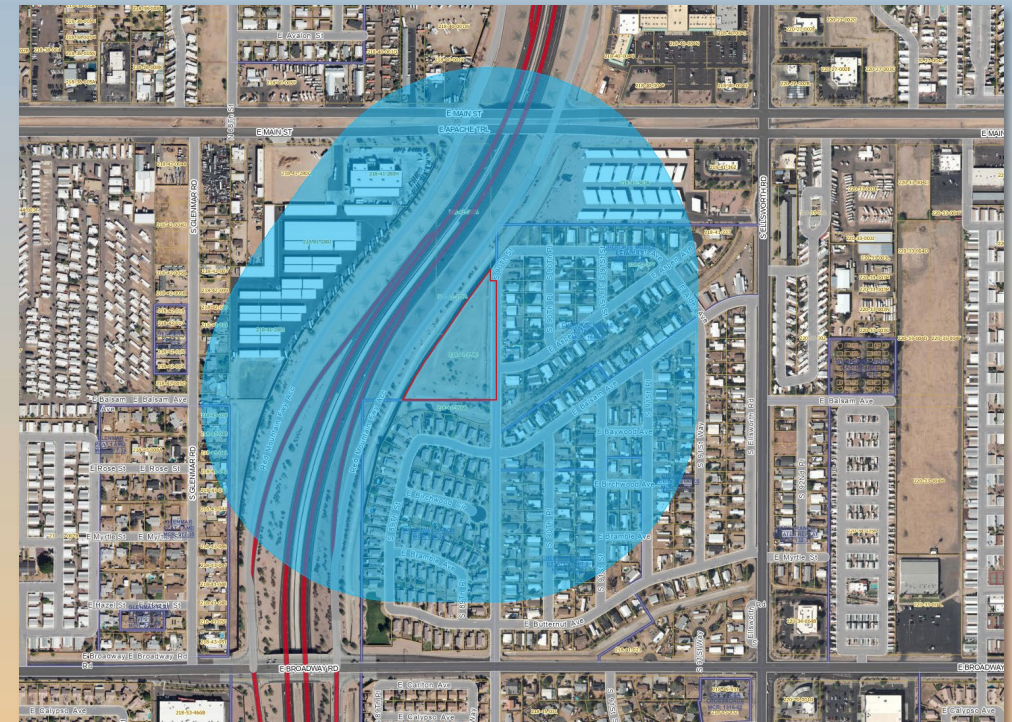
PAD Proposed

19 feet 11 inches wide by 20 feet Long



Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- No correspondence received by staff

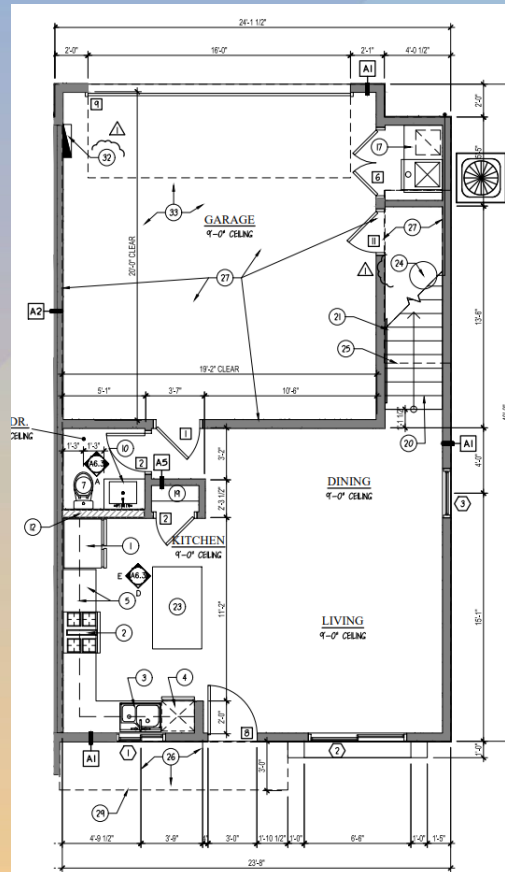




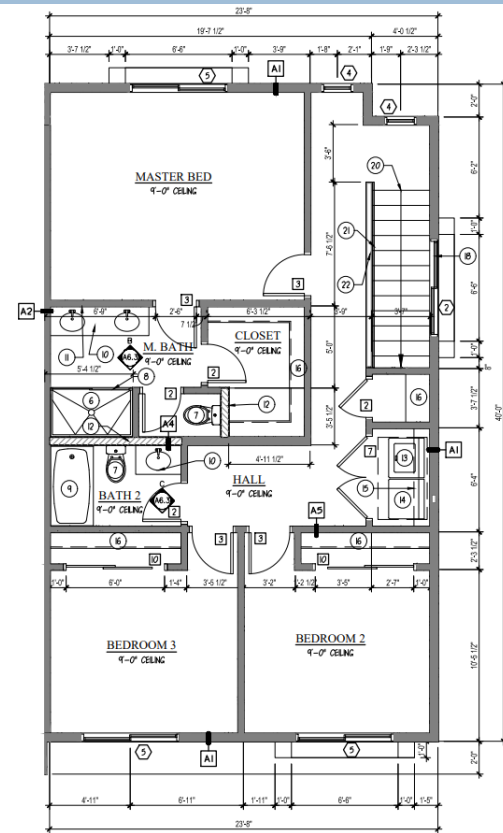
Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Complies with Chapter 22 of the MZO for a PAD Overlay
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review

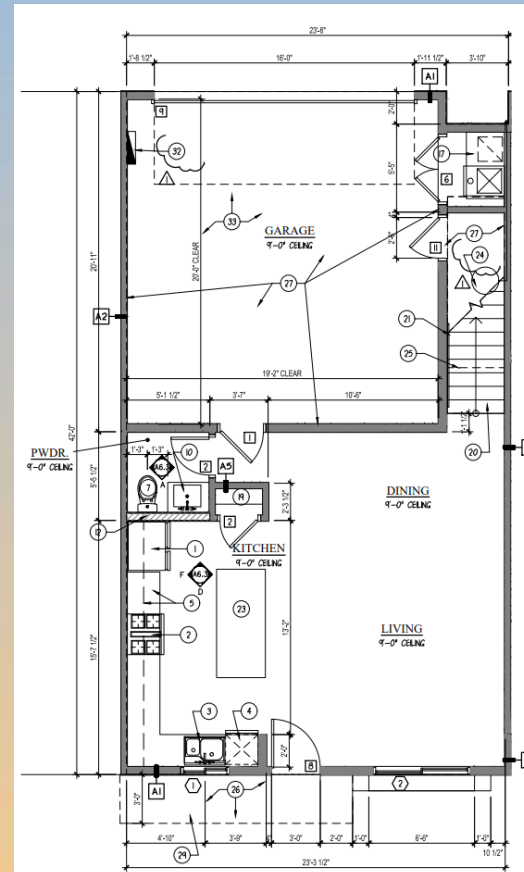
Staff recommends Approval with Conditions



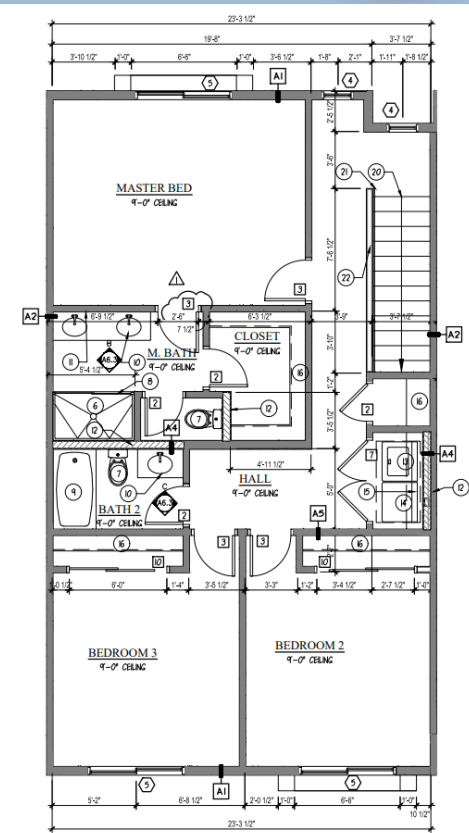
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
PLAN 1



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
PLAN 1



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
PLAN 2



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
PLAN 2

