



City Council

ZON23-00743

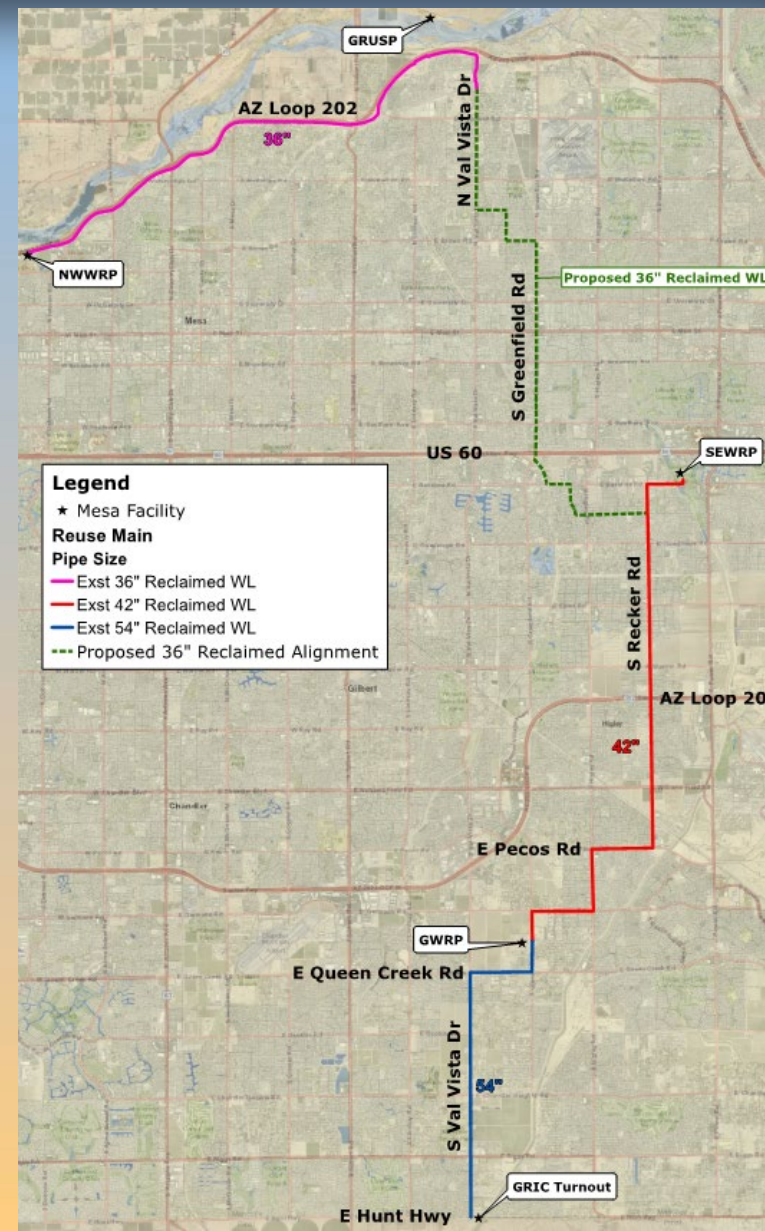
Mary Kopaskie-Brown, Planning Director

May 6, 2024
1



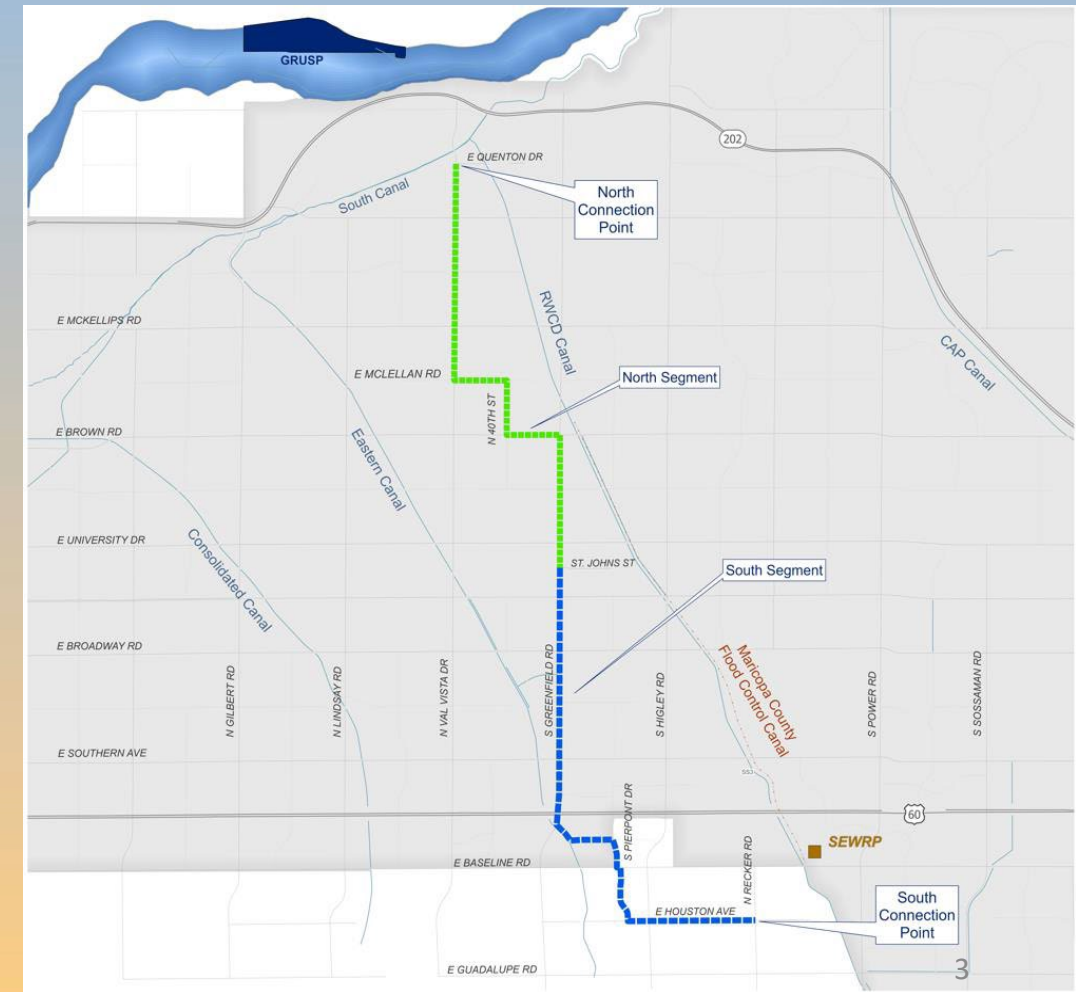
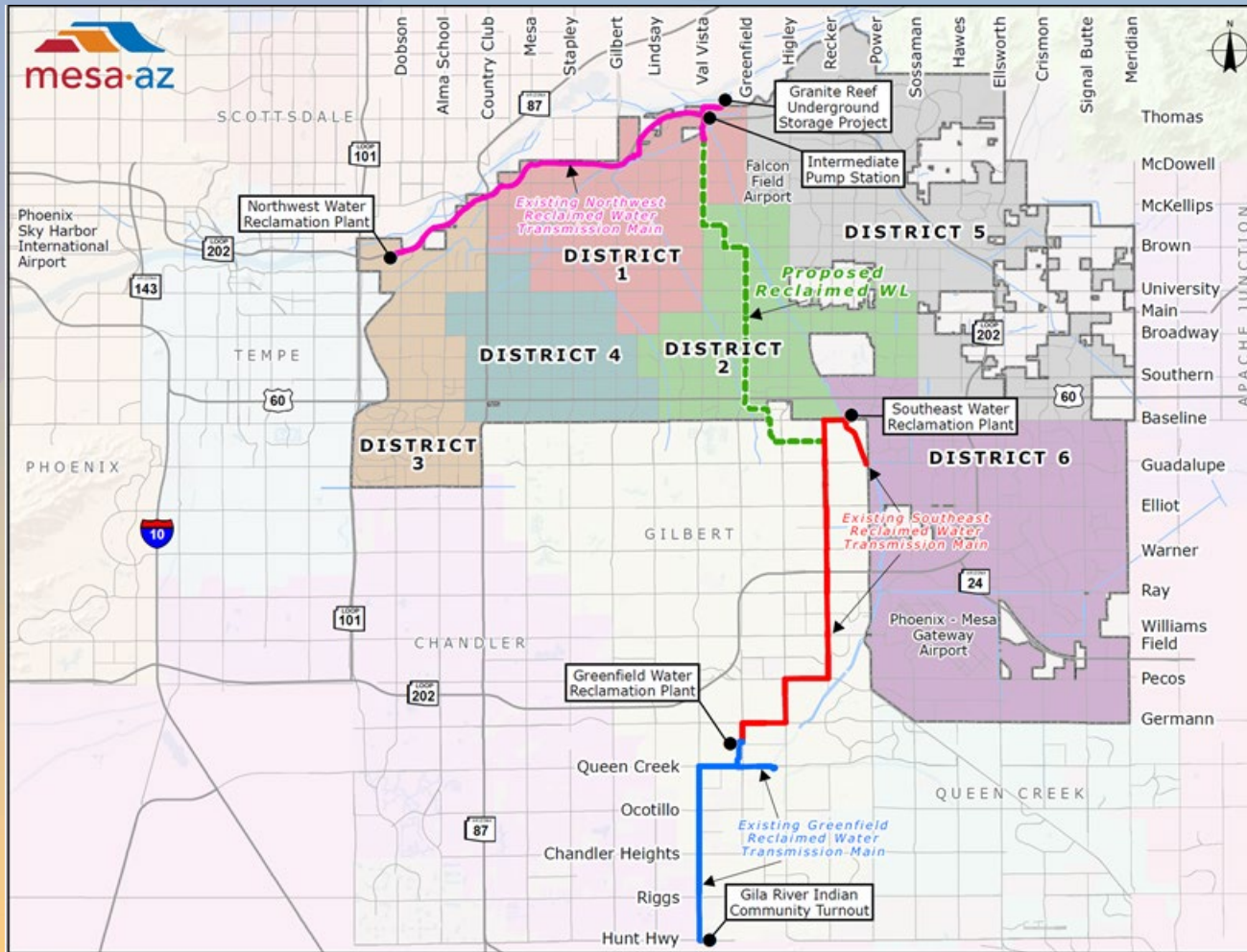
Central Mesa Reuse Pipeline-Plants

- 10.5 miles of 36" Pipeline
- SEWRP and NWWRP Mods to existing effluent pump stations
- New Intermediate Pump Station at Thomas & Val Vista
- Designed to deliver 12 MGD average flow with a peak flow rate of 18 MGD from NWWRP to GRIC turnout
- New pipe initial deliveries to the Gila River Indian Community will be about 9,000 AF/year





Pipeline Alignment





IPS Tank Overflow Hydraulics

- 23.5 ft elevation difference between IPS Tank overflow and GRUSP outfall.
- Design peak flow for CMRP is 18 mgd
- Max flow to GRUSP through overflow was limited to 15 mgd to reduce the height of the tank and overflow structure.





Request

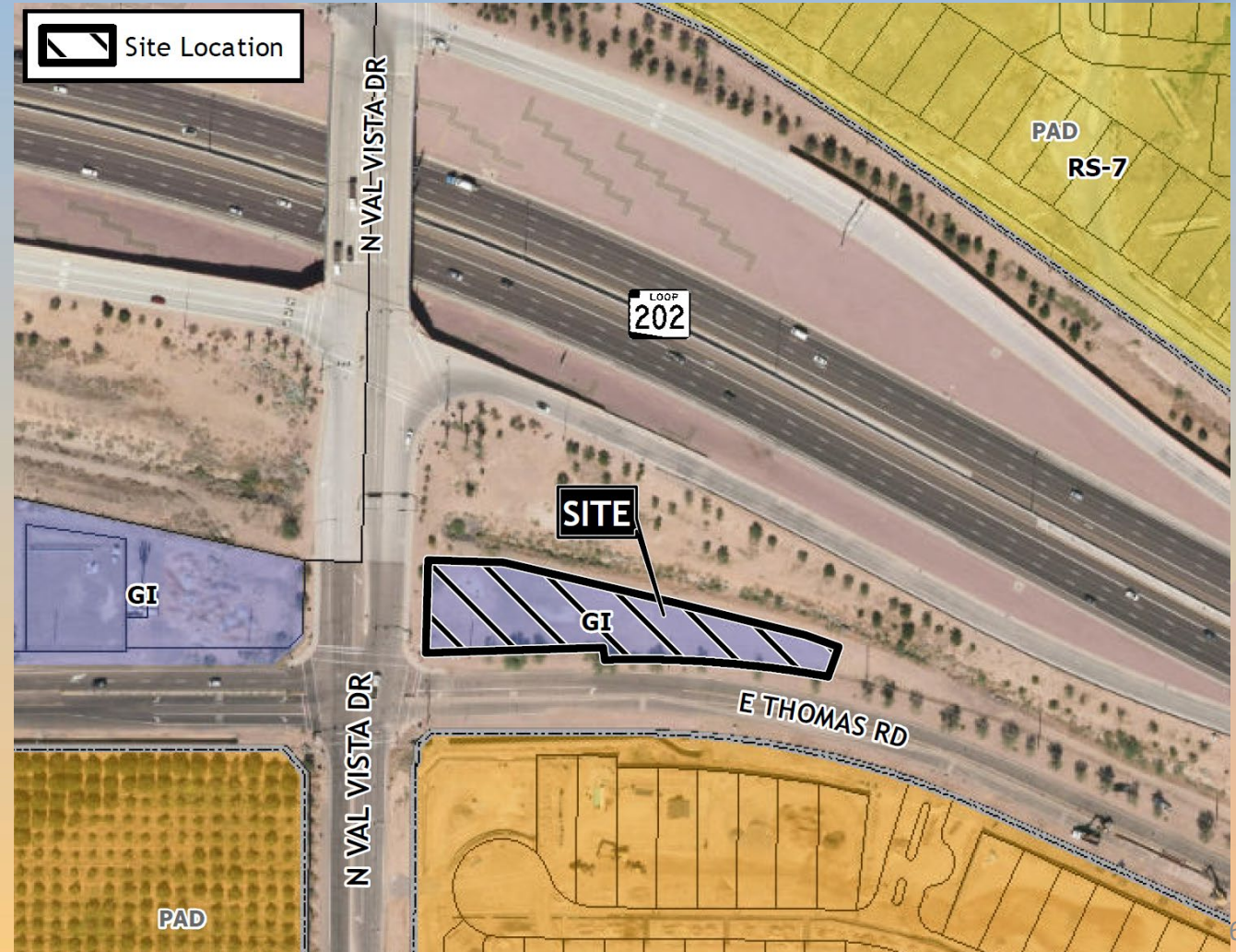
- Rezone from GI to PS-BIZ, Council Use Permit, and Site Plan Review
- To allow for the development of a major utility





Location

- North of Thomas Road
- East of Val Vista Drive

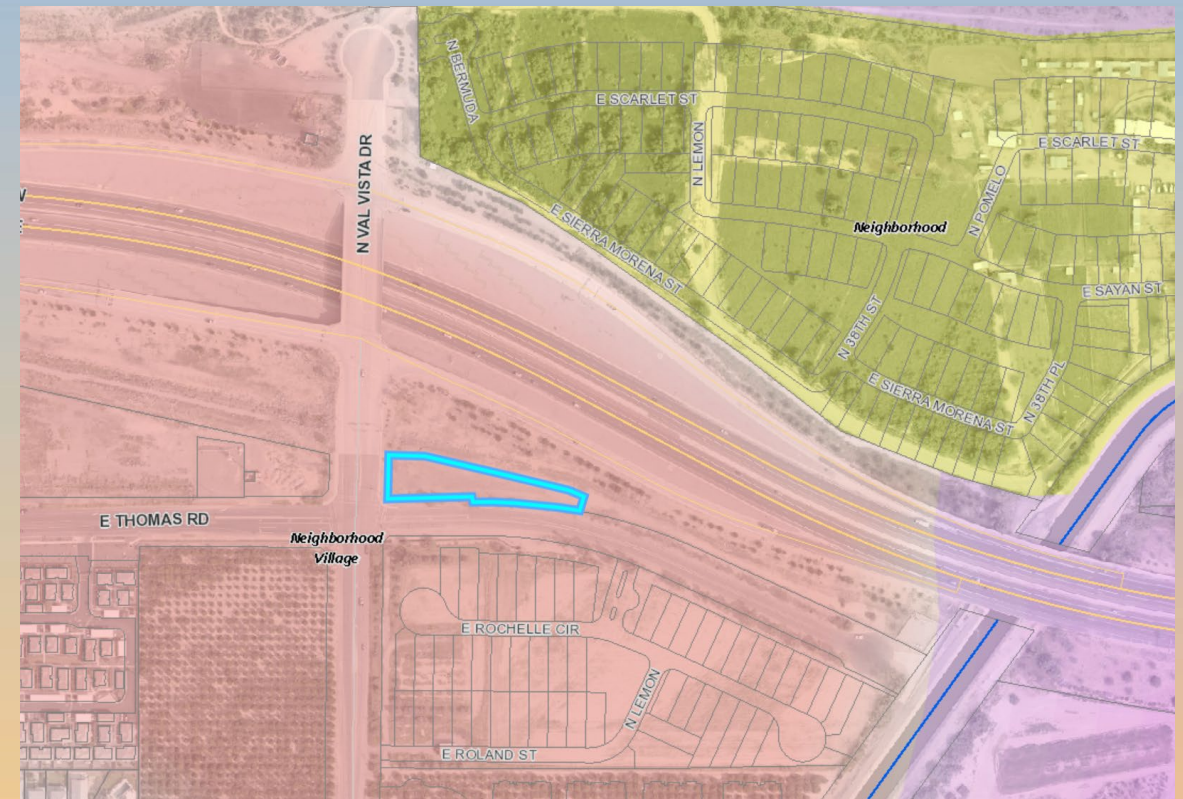




General Plan

Neighborhood Village Center

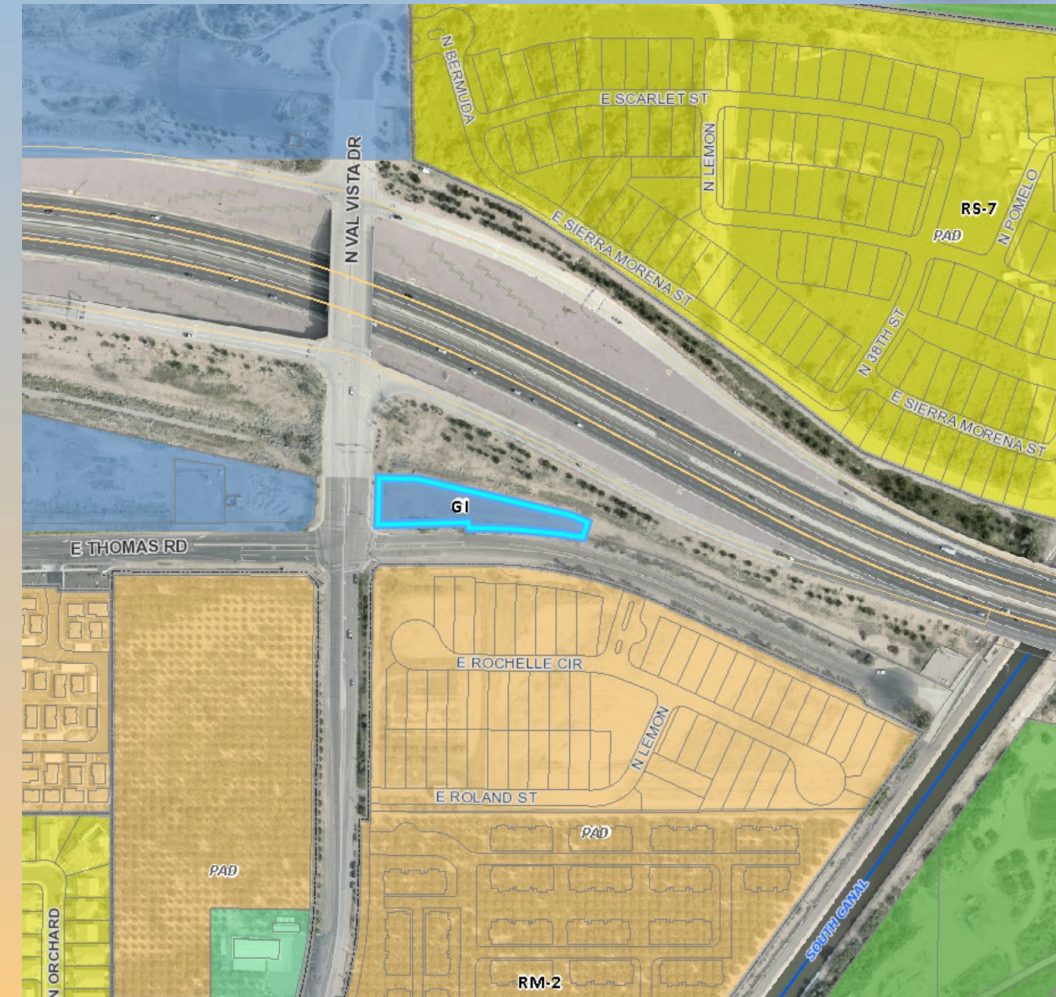
- provide for the regular shopping and service needs of the nearby population while serving as the focal points for the surrounding neighborhoods





Zoning

- Exiting zoning General Industrial (GI) with a rezone to Public and Semi-public with a Bonus Intensity Zone Overlay (PS-BIZ)
- Proposed use is permitted within PS





Site Photos



Looking northwest towards the site



Context of surrounding area

- SunBurst Shutters
- Estates at Pioneer Crossing
- Burden West at Pioneer Crossing





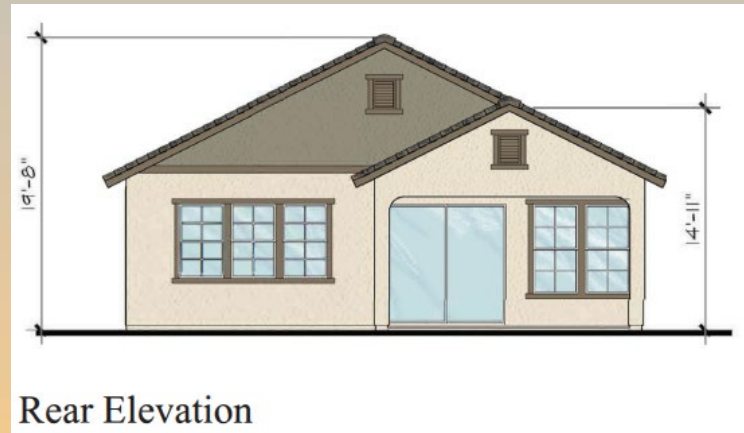
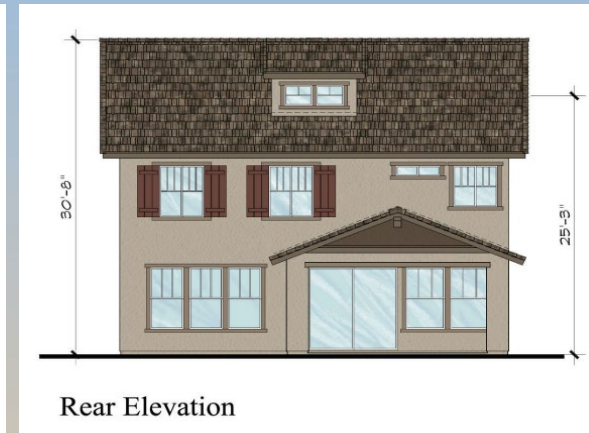
Sunburst Shutters

- Height of 31' 4"





Estates at Pioneer Crossing



Approved Product Heights



Estates at Pioneer Crossing



Approved Landscaping for Estates at Pioneer Crossing



Estates at Pioneer Crossing



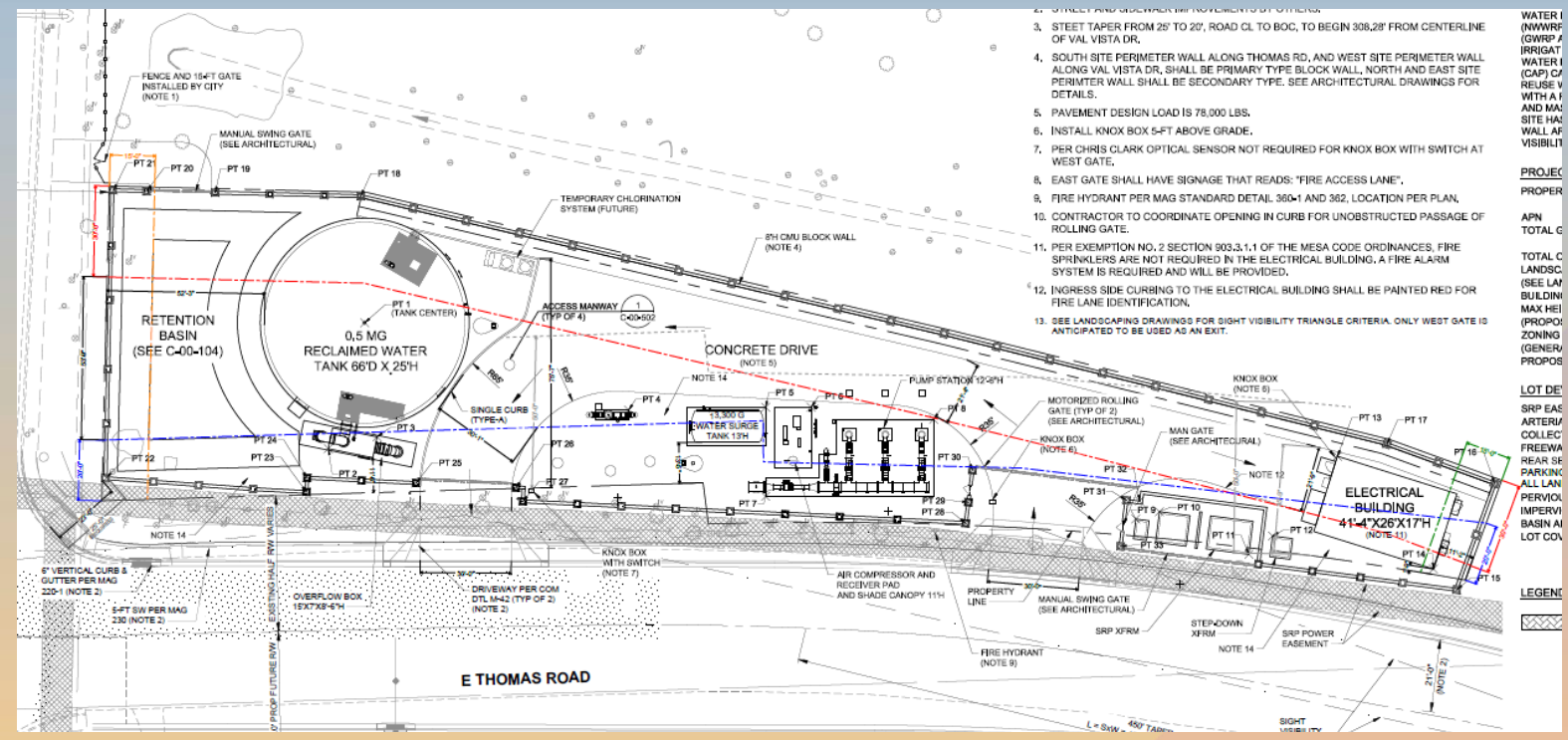
1 Vehicular Access Gate
SCALE: 3/8"=1'-0"

Main Gate facing Proposed Project



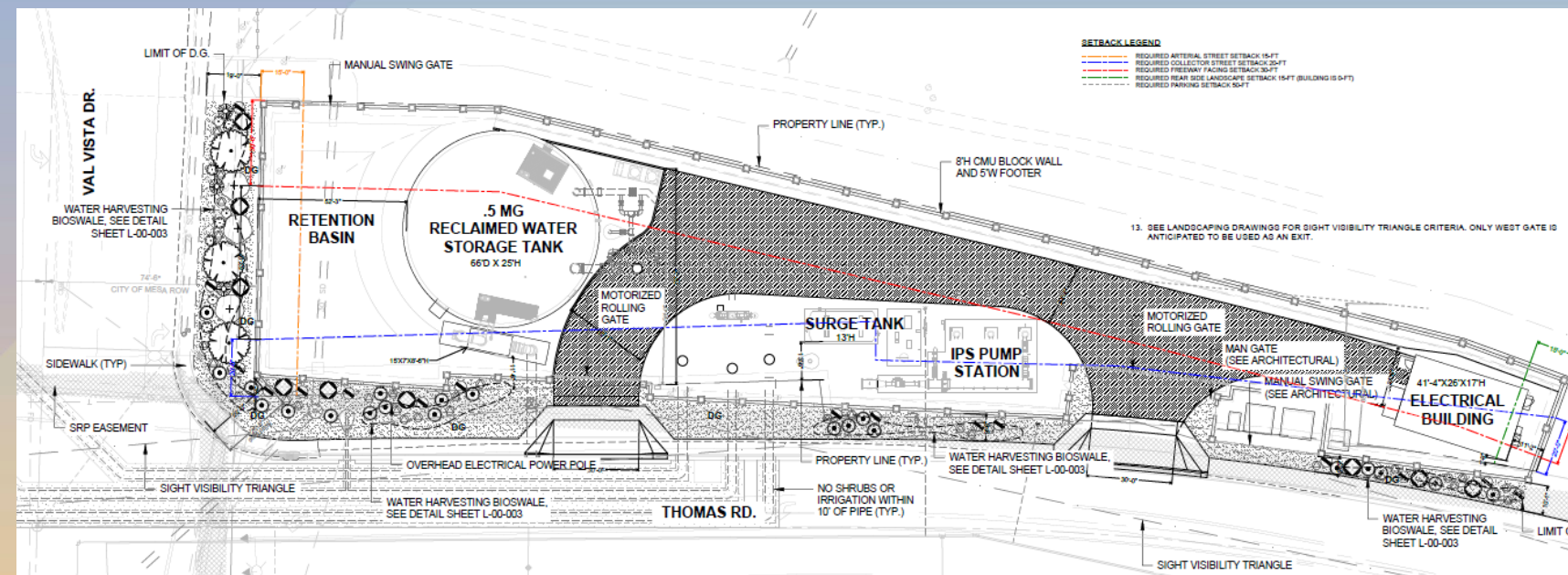
Site Plan

- 25 ft tall steel reclaimed water storage tank with volume of 0.5± million gallons
- Access from Thomas Road
- 13 ft tall 13,300-gallon horizontal surge tank
- 17 ft tall electrical building
- Additional equipment on site





Alternative Landscape Plan



LANDSCAPE SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER
	3	VITEX AGNUS-CASTUS	CHASTE TREE	36" BOX	1.75" CALIPER MULTI-TRUNK
	3	CAESALPINIA MEXICANA	MEXICAN BIRD OF PARADISE	36" BOX	1.5" CALIPER MULTI-TRUNK
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
	30	AMBROSIA DELTOIDEA	TRIANGLELEAF BURSAGE	5 GAL	
	4	CALLIANDRA X 'SIERRA STARR'™	HYBRID FAIRY DUSTER	5 GAL	
	16	ENCELIA FARINOSA	BRITTLEBUSH	5 GAL	
	21	EREMOPHILA PROSTRATA 'OUTBACK SUNRISE'	EMU BUSH	5 GAL	
	5	LANTANA CAMARA 'GOLD MOUND'	GOLD MOUND LANTANA	5 GAL	
	9	TECOMA STANS 'GOLD STAR'	YELLOW BELLS	15 GAL	
ACCENTS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
	3	HESPERALOE PARVIFLORA	RED HESPERALOE	5 GAL	
INERT MATERIALS	QTY	ITEM	SIZE	COLOR	
	6,568 SF	DECOMPOSED GRANITE (DG)	1/2" SCREENED (2' DEPTH)	PAINTED DESERT	



Rendering



Looking northeast towards the site



Rendering



Looking south from the Loop 202



Rendering



Looking north towards the site from the Thomas Road



Design Review Board

- DRB reviewed the elevations and landscape design at their March 12, 2024, work session
- Staff is working with applicant to address comments
- DRB April 9, 2024, for approval



Design Review Board Comments

Concerns with the lack of screening

- *Renderings were updated with a more accurate perspective to better display the screening being provided for the site*

Requests a different color for the wall and the water tank

- *The color of both the wall and the water tank were updated to a more cohesive design while still referencing the design of the wall to surrounding communities*

Requests lowering of the water tank height to the wall height

- *Reduction of tank height is not able to be completed due to project requirements*

Requests a mural or mesa logo on the water tank

- *Artwork will be added to the site. The City will work with an artist to finalize the design and a condition of approval has been added to the case to reflect this.*



Design Review Board Comments

Concerns with lack of landscaping and trees on the site

- *Renderings were updated to better reflect the provided trees and shrubs on the site*

Wall design needs to be improved, recommend to move away from matching neighborhood wall and move to a green color

- *The wall and building were returned to the original darker block (willow green) and brick (graphite) color while maintaining the design to be cohesive with the surrounding communities*

Concerned with perspectives from the future homes facing the project

- *Renderings were updated to provide more accurate, eye level perspectives from the neighborhood, the Loop 202, and the west side of the site.*

Move overflow piping on the south side of the tank to a different side

- *To maintain proper operation of the site and minimize additional impacts, the overflow pipe should remain on the south side of the tank*



Bonus Intensity Zone Overlay

Development Standard	MZO Required	BIZ Proposed
<p><u>Maximum Wall Height -</u> <i>MZO Section 11-30-4(B)1</i></p> <p>-Front yards and required street side yards</p>	<p>3.5 feet</p>	<p>8 feet</p>
<p><u>Minimum Building Setbacks -</u> <i>MZO Section 11-10-3(A)</i></p> <p>-Front and Street Facing Side: Collector (Thomas Road)</p> <p>-Front and Street Facing Side: Freeway (202 freeway)</p> <p>-Rear: Adjacent to Non-residential District</p>	<p>20 feet</p> <p>30 feet</p> <p>Two or more Stories: 15 feet per story (30 feet)</p>	<p>1' 9"</p> <p>9' 3"</p> <p>11' 2"</p>



Bonus Intensity Zone Overlay

Development Standard	MZO Required	BIZ Proposed
<p><u>Required Landscape Yards –</u> <i>MZO Section 11-33-3.B</i></p> <p>-Non-Single Residential Uses Adjacent to Other Non-Single Residence</p>	<p>15 feet</p>	<p>0 feet</p>
<p><u>Required Landscape Yards –</u> <i>MZO Table 11-10-3.A</i></p> <p>- Front and Street Facing Side: Collector (Thomas Road)</p> <p>-Front and Street Facing Side: Freeway (202 freeway)</p>	<p>20 feet</p> <p>30 feet</p>	<p>0 feet</p> <p>0 feet</p>



Bonus Intensity Zone Overlay

Development Standard	MZO Required	BIZ Proposed
<p><u>Setbacks at Intersections –</u> <i>MZO Section 11-30-10</i></p> <p>- Arterial with Major/Midsection collector</p>	<p>25 feet</p>	<p>23 feet</p>
<p><u>Setback of Cross Drive Aisles –</u> <i>MZO Section 11-32-4(A)</i></p> <p>- Setback from property line</p>	<p>50-foot radius</p>	<p>35' 5" radius</p>



Bonus Intensity Zone Overlay

Development Standard	MZO Required	BIZ Proposed
<p><u>Perimeter Landscape – Required Plant Material –</u> <i>MZO Section 11-33-3(A)</i></p> <ul style="list-style-type: none"> - Arterial (Val Vista Drive) - Collector (Thomas Road) 	<p>1 tree and 6 shrubs per 25 linear feet of street frontage (5 trees/29 shrubs total)</p> <p>1 tree and 6 shrubs per 25 linear feet of street frontage (18 trees/108 shrubs total)</p>	<p>1.27 trees and 5.93 shrubs per 25 linear feet of street frontage (6 trees/ 28 shrubs total)</p> <p>0 trees and 3 shrubs per 25 linear feet of street frontage (0 trees/ 59 shrubs total)</p>



Council Use Permit

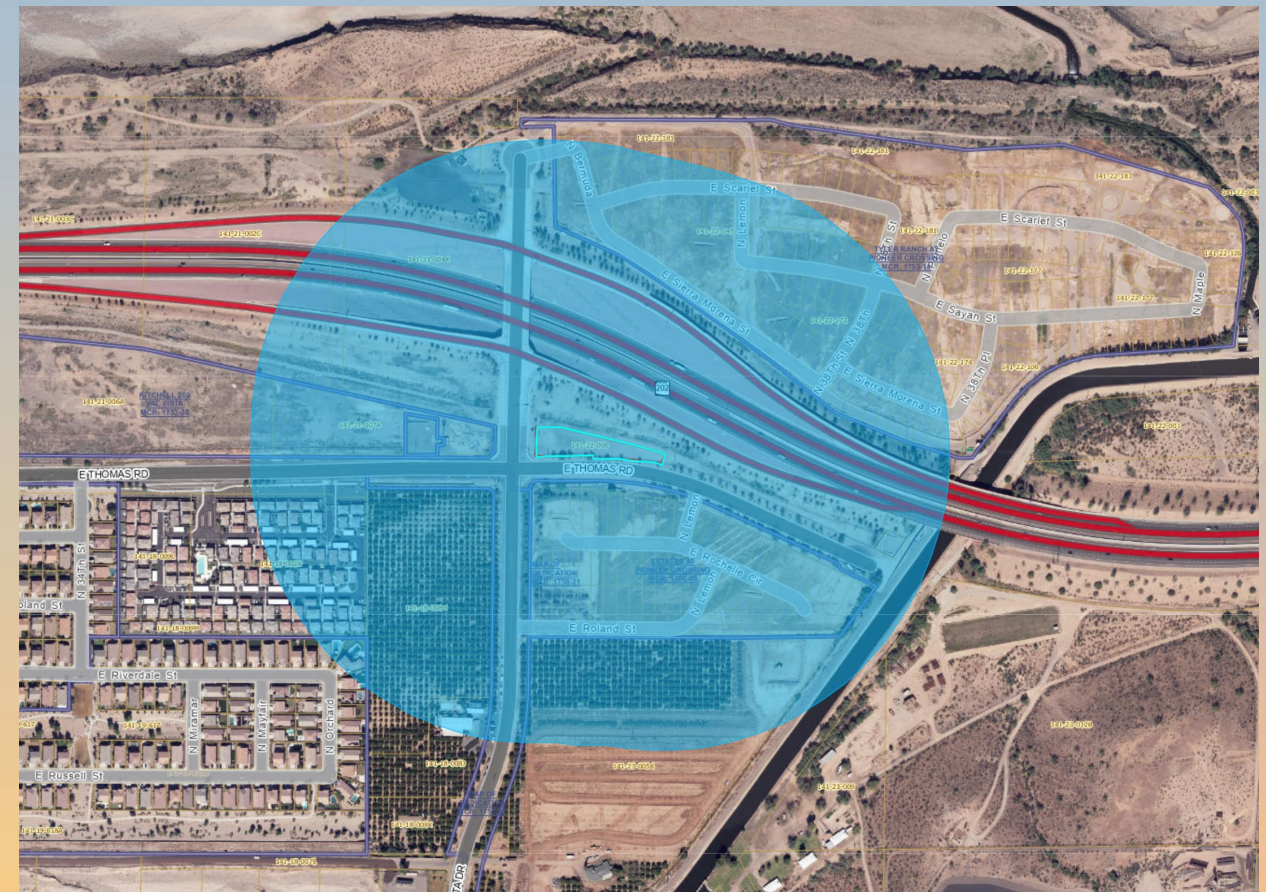
Section 11-70-6(D): Council Use Permit Required Findings

- ✓ 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.



Citizen Participation

- Notified property owners within 1,000 ft., HOAs, and registered neighborhoods
- Staff has not received any emails or phone calls

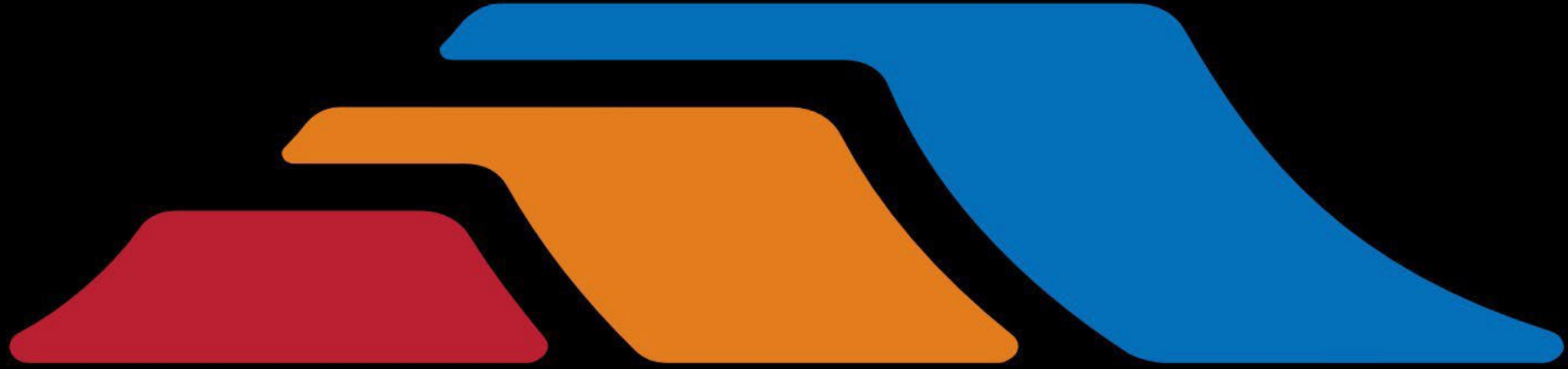




Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 21 of the MZO for a BLZ overlay
- ✓ Meets CUP review criteria of MZO Section 11-70-6(D)
- ✓ Criteria in Chapter 69 of the MZO for Site Plan Review

***Staff recommends Approval with Conditions
Planning and Zoning Board recommends Approval with Conditions
(5-0)***



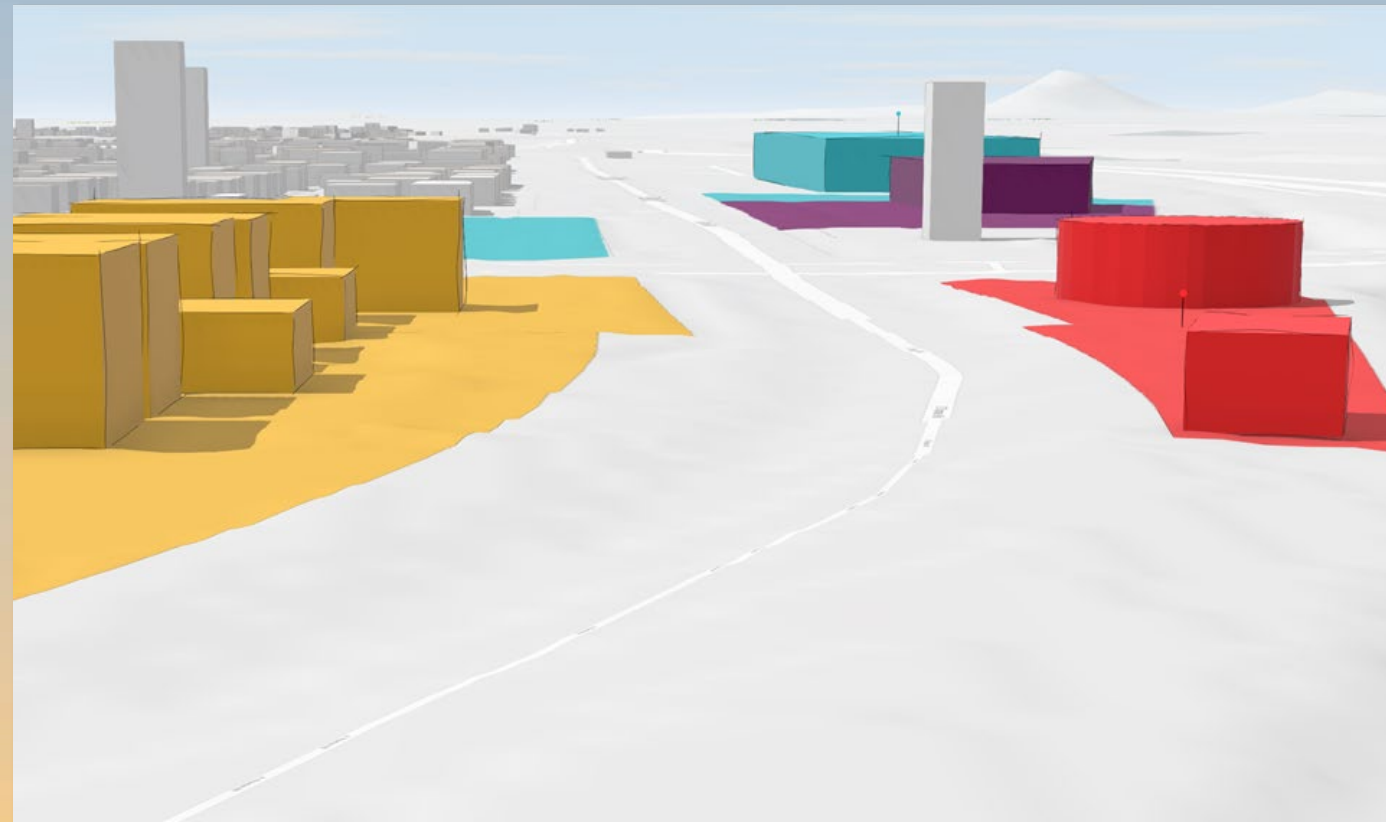
mesa·az



Appendix

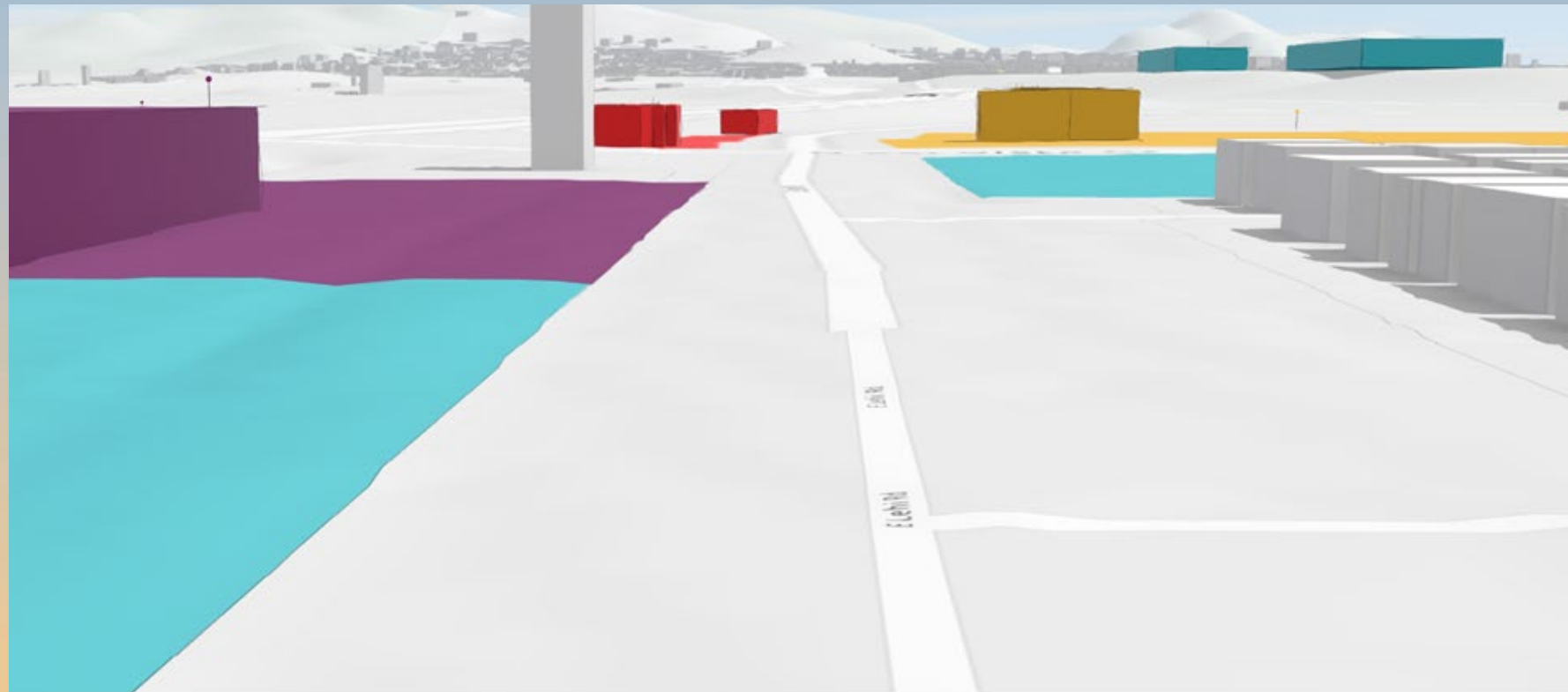


Arc Urban Schematic



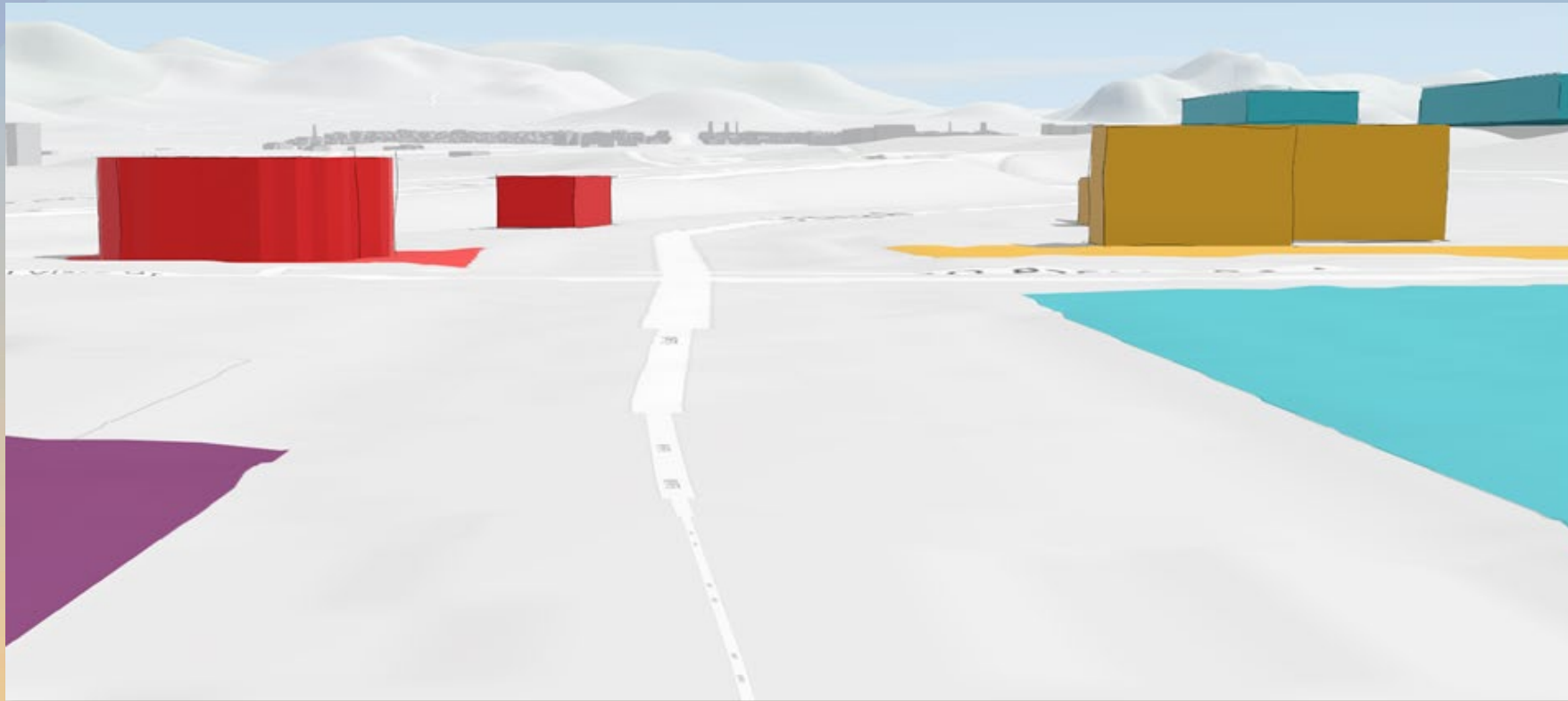


Arc Urban Schematic



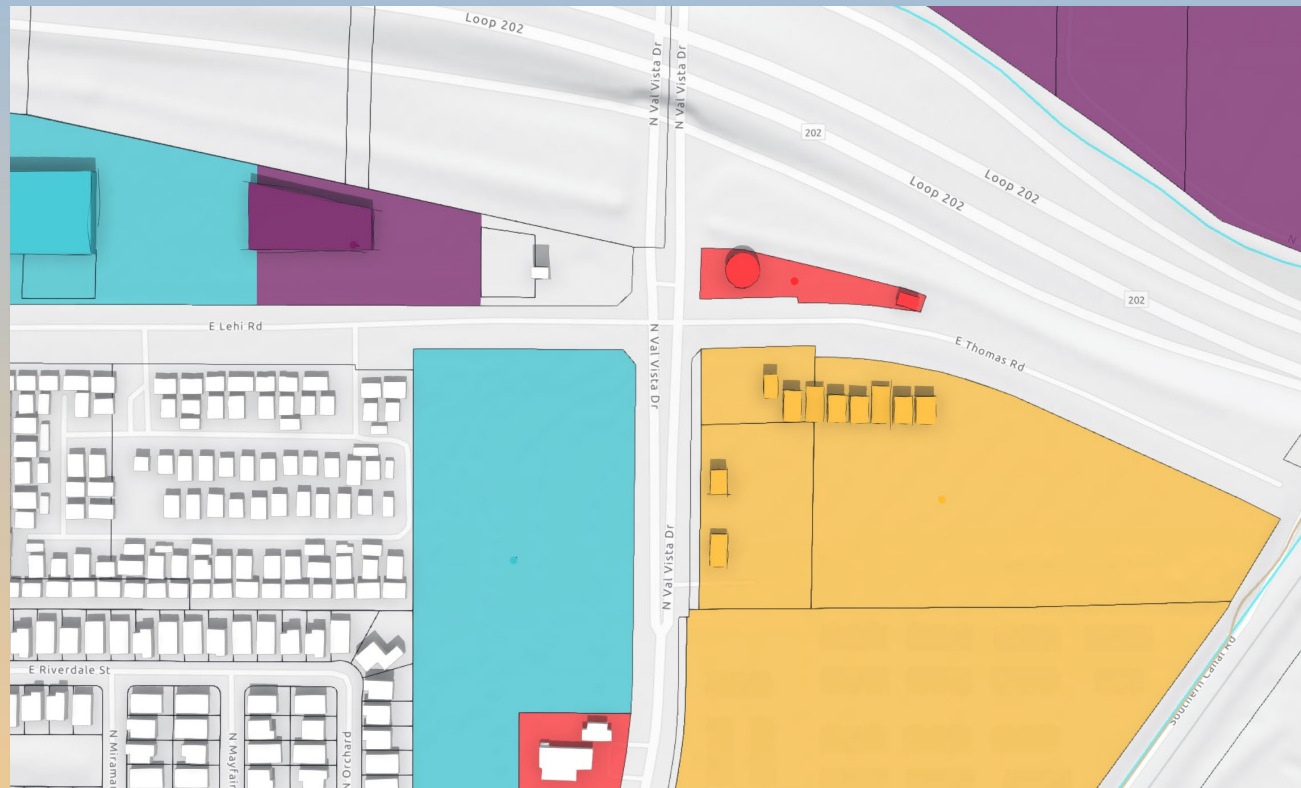


Arc Urban Schematic





Arc Urban Schematic

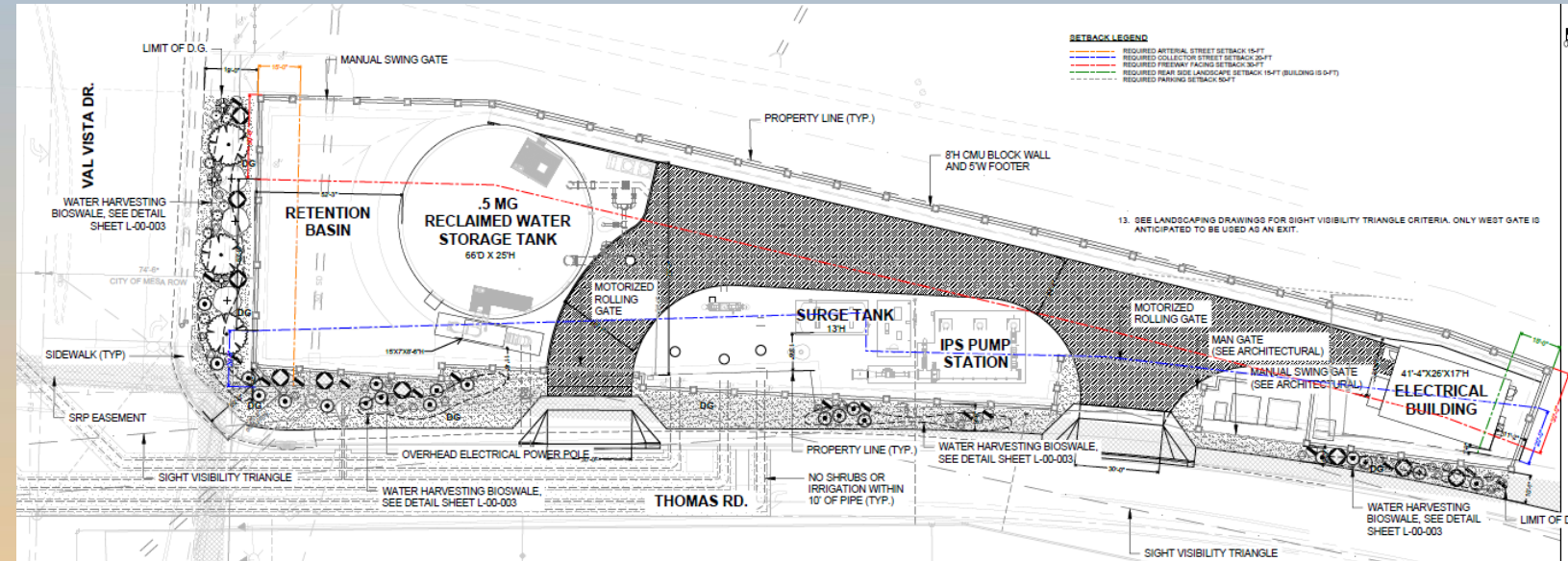




Alternative Landscape Plan

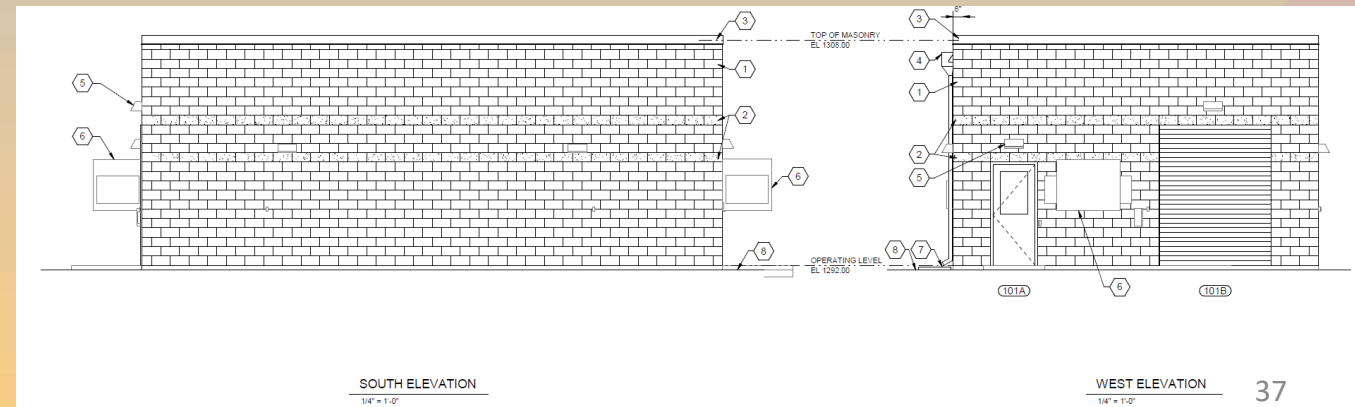
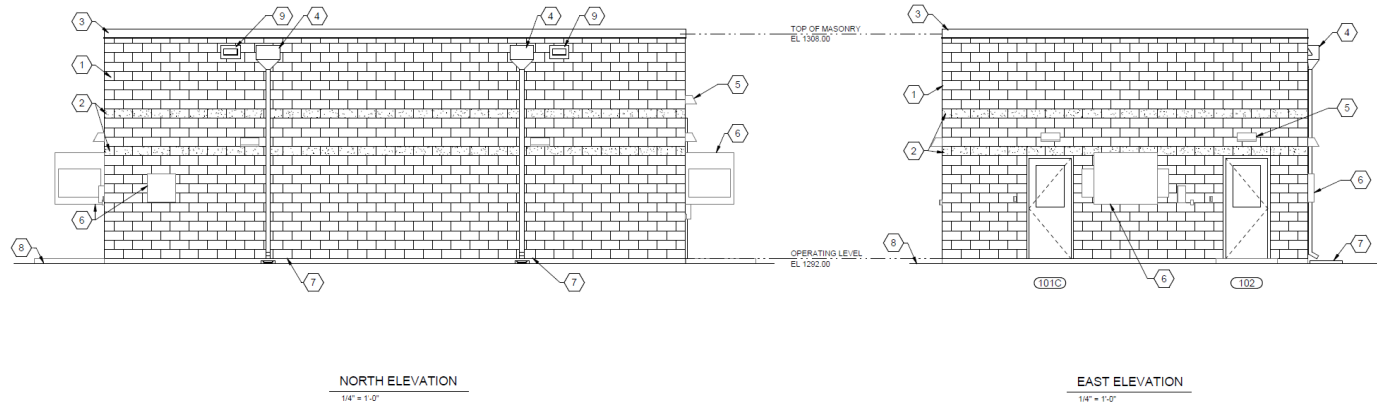
Demonstrated Design Principles:

- Plant Variety
- Naturalistic Design
- Compatibility with Surrounding Uses
- Water Efficiency
- Storm Water Management
- Plant Viability and Longevity
- Overhead Utility Line Easements



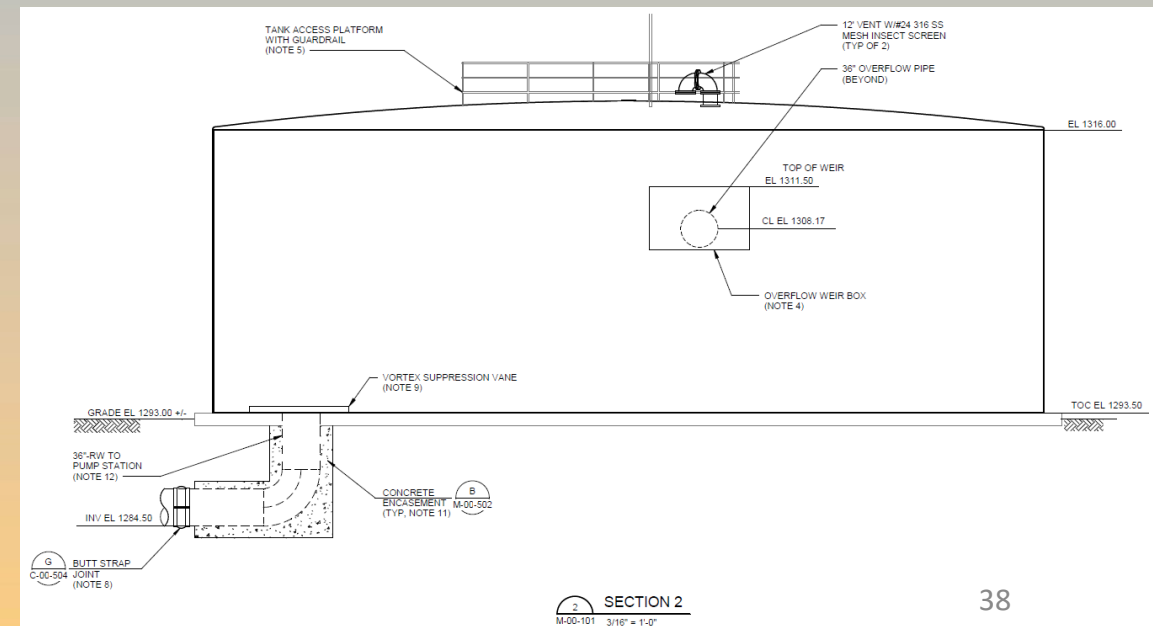
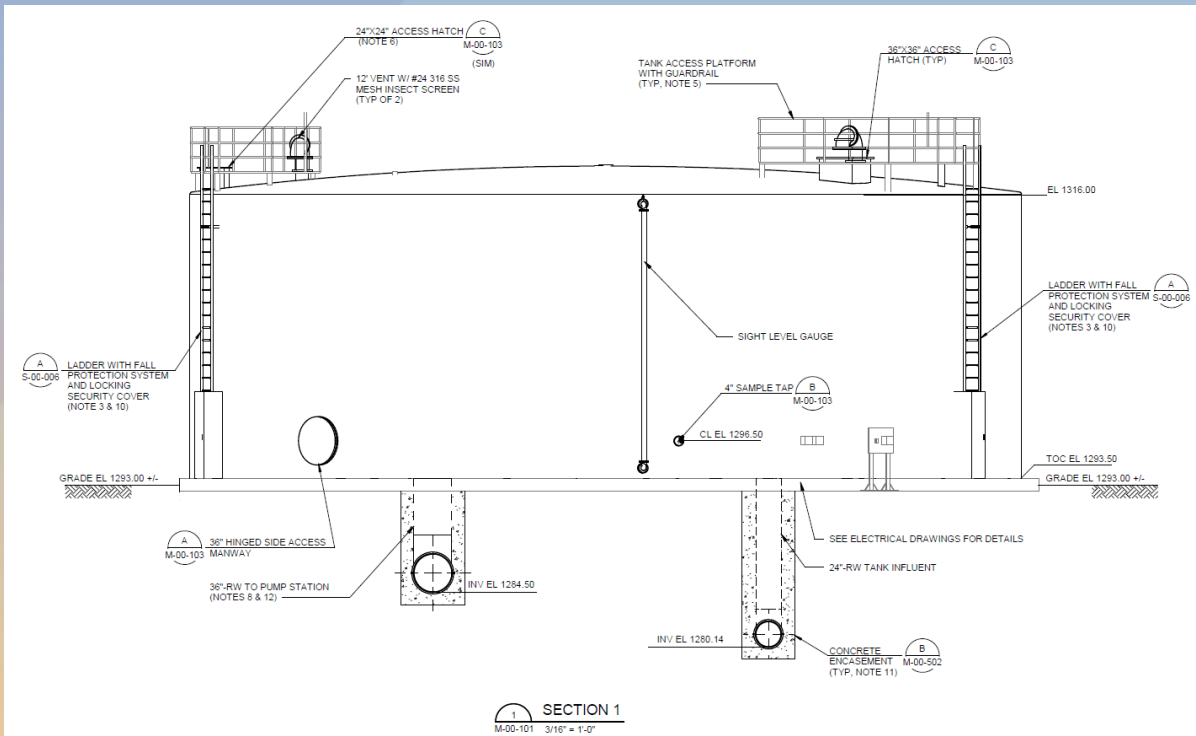


Elevations



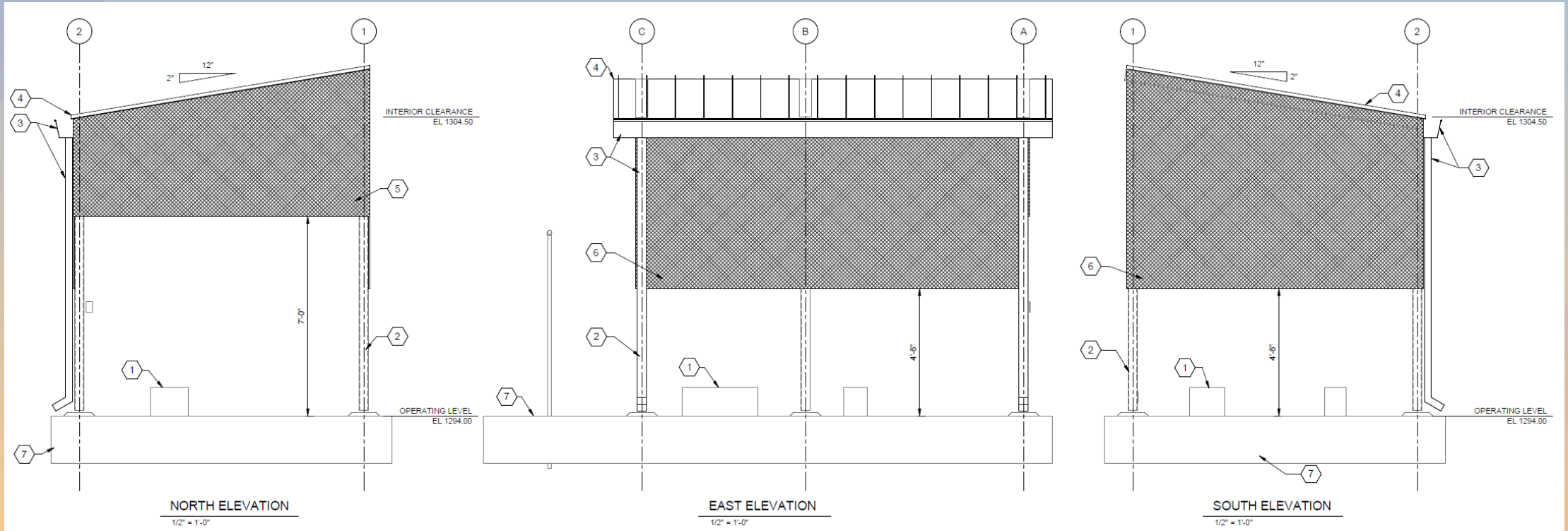


Elevations



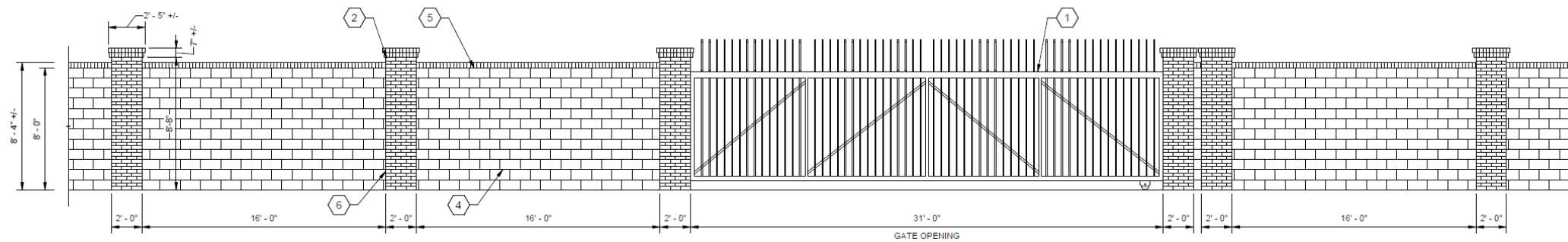


Elevations



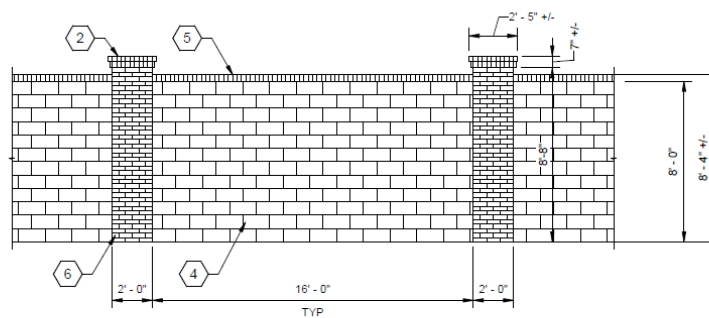


Elevations



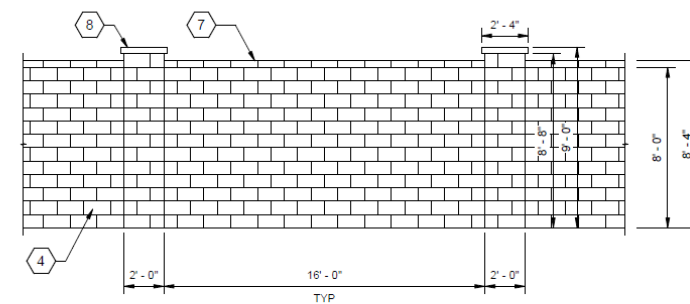
WESTERN GATE ELEVATION

1/4" = 1'-0"



PRIMARY SITE WALL ELEVATION

1/4" = 1'-0"



SECONDARY SITE WALL ELEVATION

1/4" = 1'-0"