

Planning and Zoning Board



Study Session Minutes

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

Date: April 19, 2023 Time: 3:30 p.m.

MEMBERS PRESENT:

Jeff Crockett
Shelly Allen*
Jeff Pitcher*
Troy Peterson
Genessee Montes

MEMBERS ABSENT

Benjamin Ayers
Jessica Sarkissian

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

STAFF PRESENT:

Mary Kopaskie-Brown
Rachel Nettles
Michelle Dahlke
Cassidy Welch
Charlotte McDermott
Alexis Jacobs

OTHERS PRESENT:

1 Call meeting to order.

Chair Crockett declared a quorum present, and the meeting was called to order at 3:31 p.m.

2 Review items on the agenda for the April 19, 2023, regular Planning and Zoning Board Hearing.

Staff Planner Cassidy Welch presented case ZON22-001008. See attached presentation.

Boardmember Allen asked for clarification on conditions of approval item 2 and item 4.

2. Prior to the City Council hearing:
 - a. The applicant must submit the revised Gateway East PAD document for Planning Director review and approval; and
 - b. The applicant must submit the revised Gateway East Design Guidelines incorporating DRB Review Case No. DRB22-01249 requirements for Planning Director review and approval.
4. Compliance with all requirements of Design Review Case No. DRB22-01249; except compliance with the revised Gateway East Design Guidelines.

Assistant Planning Director Rachel Nettles explained that the applicant would need to comply with the conditions of approval from the Design Review Board in addition to compliance with the revised design guidelines being presented today.

Boardmember Allen asked who made the redline markups on the revised design guidelines.

Assistant Planning Director Rachel Nettles answered that they are staff's red lines to be revised by the applicant.

Boardmember Allen asked if the applicant and the airport were okay with those redlines.

Assistant Planning Director Rachel Nettles responded that staff has been in discussion with the applicant about the revisions and they are aware and will be working on providing those revisions prior to City Council.

Planning Director Mary Kopaskie-Brown added additional clarification to Boardmember Allen's question about the conditions of approval, explaining that condition 2 is saying that before the case goes to City Council, they have to revise the design guidelines based on the redlined document and by doing so, that condition will go away before the case is heard by City Council.

Boardmember Pitcher asked if the use restrictions that are going to be included in the Development Agreement were from the City or the applicant, or a combination of both.

Planning Director Mary Kopaskie-Brown answered that those use restrictions are based on conversation with the applicant and that a lot of it is based on input from the City, the airport, and the applicant to come to an agreement on what could be developed on that site.

Boardmember Peterson asked if there was an exhibit that shows the delineation of Zone A at 165 feet high and Zone B at 90 feet high.

Staff Planner Cassidy Welch answered that the PAD document has that exhibit.

Boardmember Peterson asked for clarification on the Special Use Permit for the Helipads.

Staff Planner Cassidy Welch answered that per the MZO a Special Use Permit is required for Helipads but the deviation that is being requested is to allow the Helipads on the ground level.

Board member Peterson asked for clarification if the streets will be public or private.

Staff Planner Cassidy Welch explained that there is still ongoing discussion on whether they will be public or private and that it will also depend on who the end users are.

Chair Crockett asked when we would anticipate seeing some development on the property.

Staff Planner Cassidy Welch responded that we have already received interest in one of the sites and have received a presubmittal application.

Chair Crockett expressed some concern regarding the height restriction being so tall next to the runway.

Applicant Wendy Riddell responded that there has been extensive discussion with the airport and that everything will ultimately be subject to review and approval from the FAA. The intent is to create the best possible opportunity for hotels and employers that come in and we're hoping that height is attractive to those types of users.

3 Planning Director Update: None

4 Adjournment.

Boardmember Allen motioned to adjourn the study session. The motion was seconded by Boardmember Pitcher.

The study sessions was adjourned at 3:52 pm.

Vote: 5-0 (Vice Chair Ayers and Boardmember Sarkissian, absent)

Upon tabulation of vote, it showed:

AYES – Crockett, Allen, Peterson, Pitcher, Montes

NAYS – None

Respectfully submitted,

Michelle Dahlke
Principal Planner

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



ZON22-01008

Cassidy Welch, Senior Planner

April 19, 2023



Request

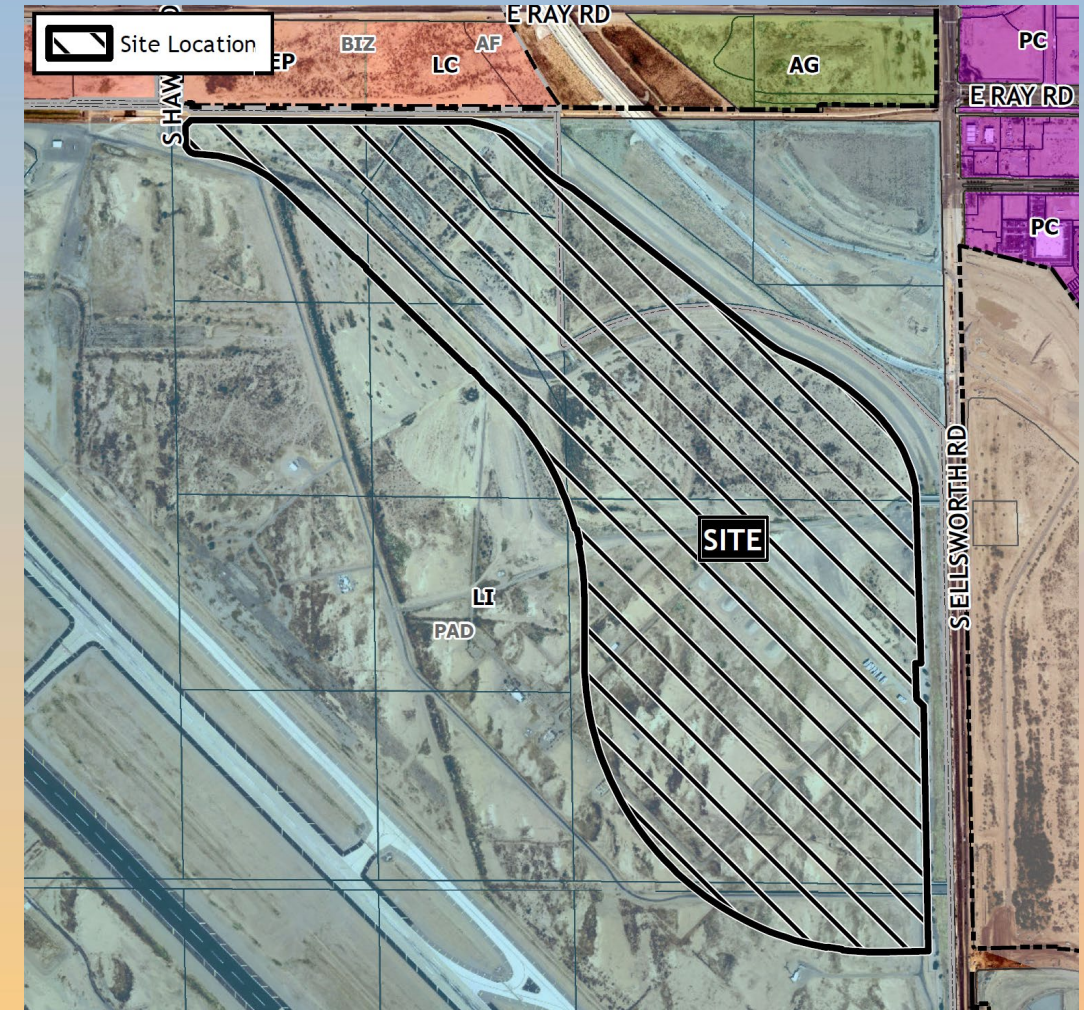
- Rezone from LI-PAD to LI-PAD, CUP; and SUP
- To allow for a commercial & industrial development





Location

- South of Ray Road
- West of Ellsworth Road
- Within Phoenix-Mesa Gateway Airport





Site Photo



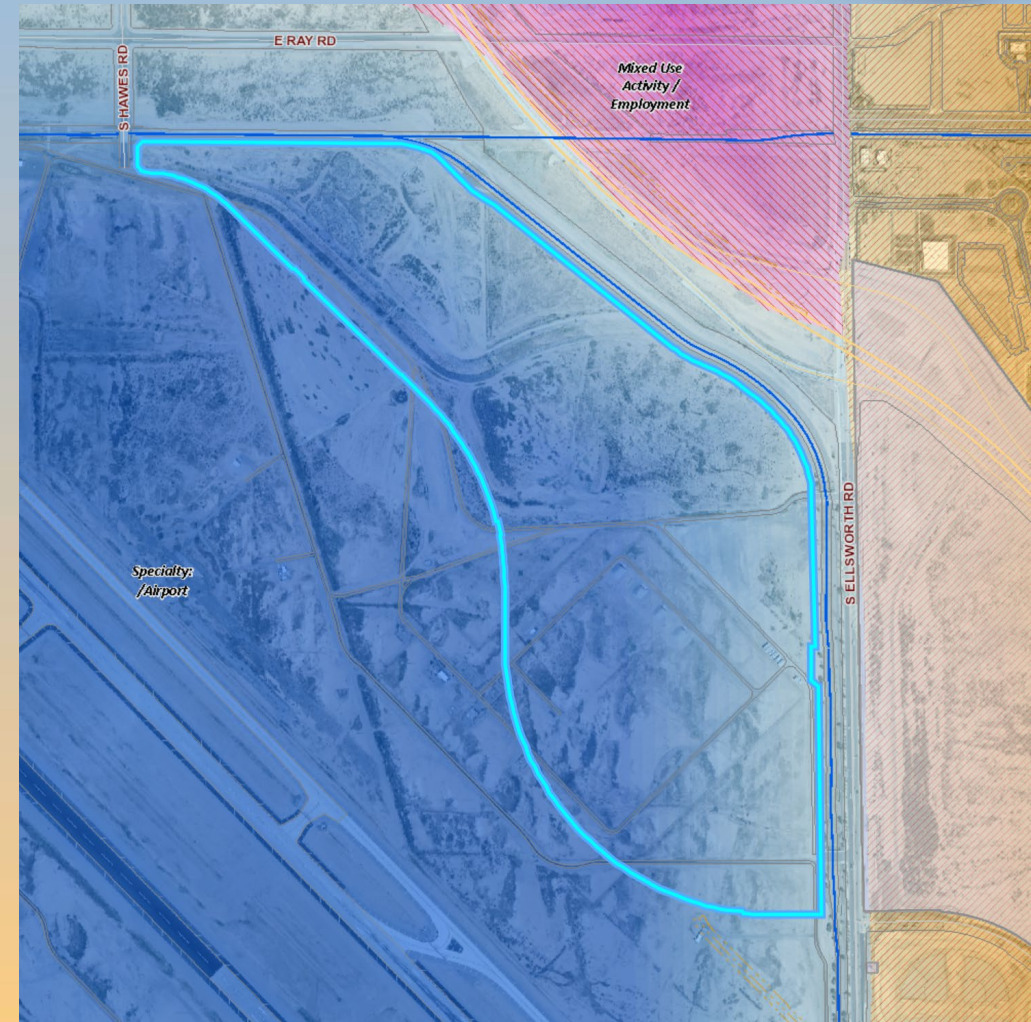
Looking west from Ellsworth Road



General Plan

Specialty - Airport Campus

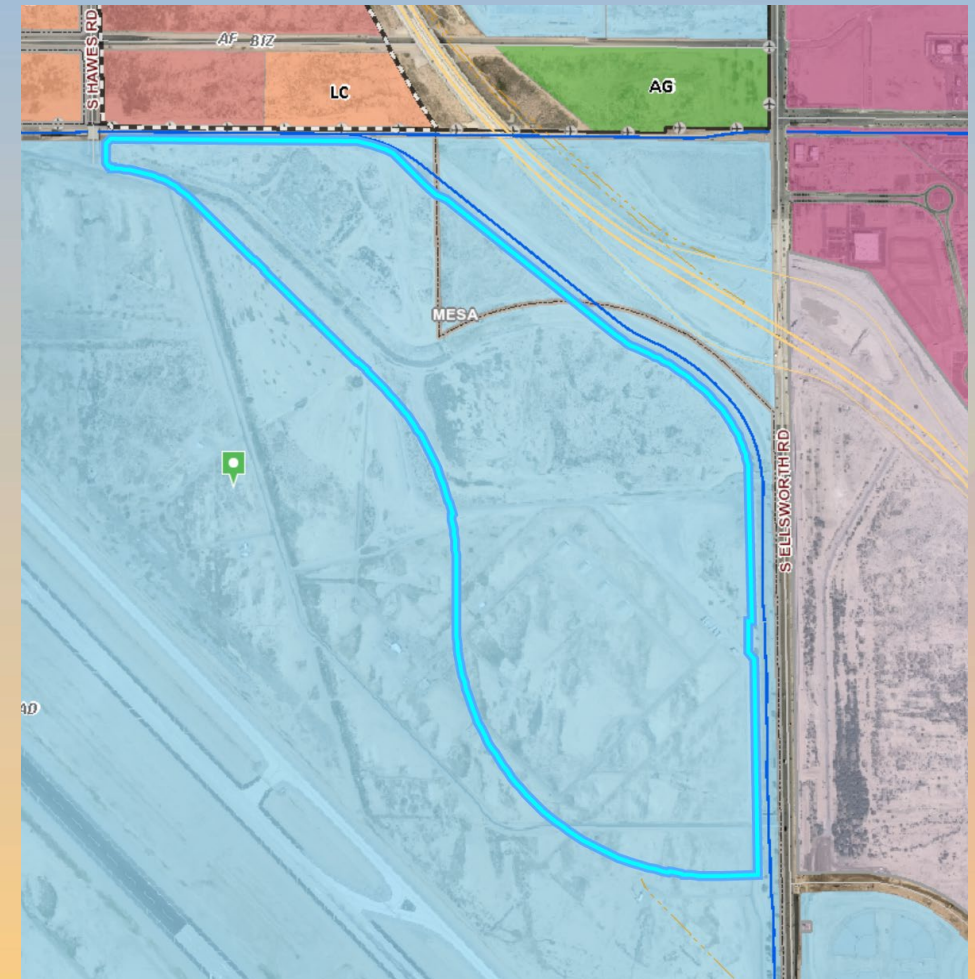
- Large areas around single use
- Supportive secondary uses
- Campus-like feel





Zoning

- Existing: Light Industrial with a PAD Overlay (LI-PAD) - *Williams Gateway Industrial Development Master Plan*
- Proposed: Light Industrial with a PAD Overlay (LI-PAD) - *Gateway East*





Conditional Use Permits

Council Use Permit:

- Hotels and Motels & Large Commercial Development
- Applies to entire 273± acre site
- Complies with MZO Section 11-70-6 criteria

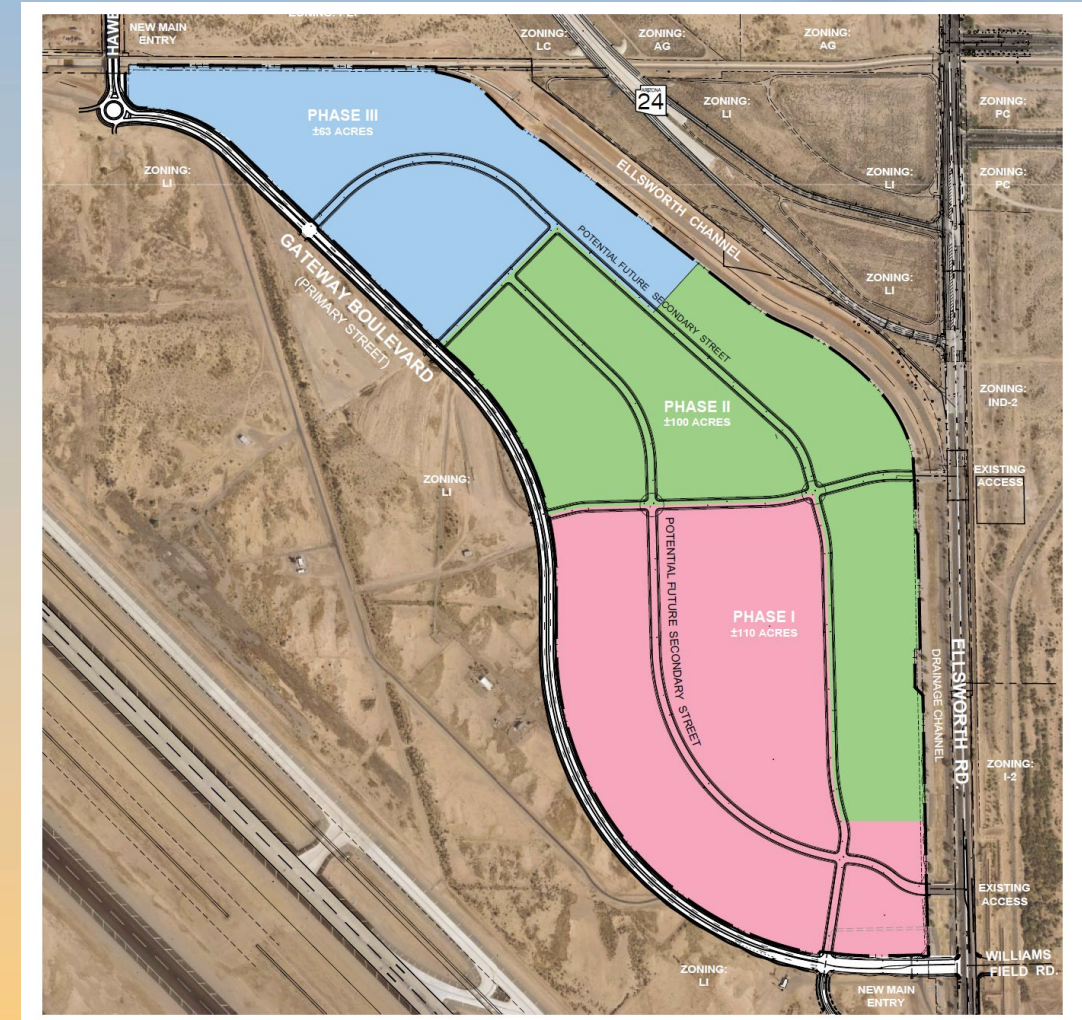
Special Use Permit:

- Service Stations & Heliports
- Applies to entire 273± acre site
- Complies with MZO Section 11-70-5 criteria



PAD Overlay

- Allow project phasing
 - Anticipated 40-year build-out
 - Phasing & street network subject to change
- Allow private streets
- Deviations to development standards





PAD Overlay

Requested Deviations

- Maximum Building Height
- Building Setbacks
- Landscape Yard Widths
- Foundation Base Requirements
- Outdoor Storage Location and Screening
- Truck Dock, Loading, and Service Area Location and Screening
- Mechanical Equipment Screening
- Minimum Required Parking Spaces



PAD Overlay

Requested Deviations

- Maximum Parking Spaces Allowed
- Parking and Cross Drive Aisle Setbacks
- Parking Lot Layout Standards
- Pedestrian Crossing Standards
- Parking Space Dimensions
- Heliport Location Requirements
- Drive-thru lane Location Requirements
- Site Planning and Design Standards



Design Guidelines

- Building Form - varied roof forms & pedestrian scale
- Façade Treatments - varied planes & enhanced frontages
- Shade Elements
- Entry Statements - clear & differentiated
- Screening
- Colors & Materials - min. 2 for public facades



Architectural Standards





Lighting Standards





Landscape Standards



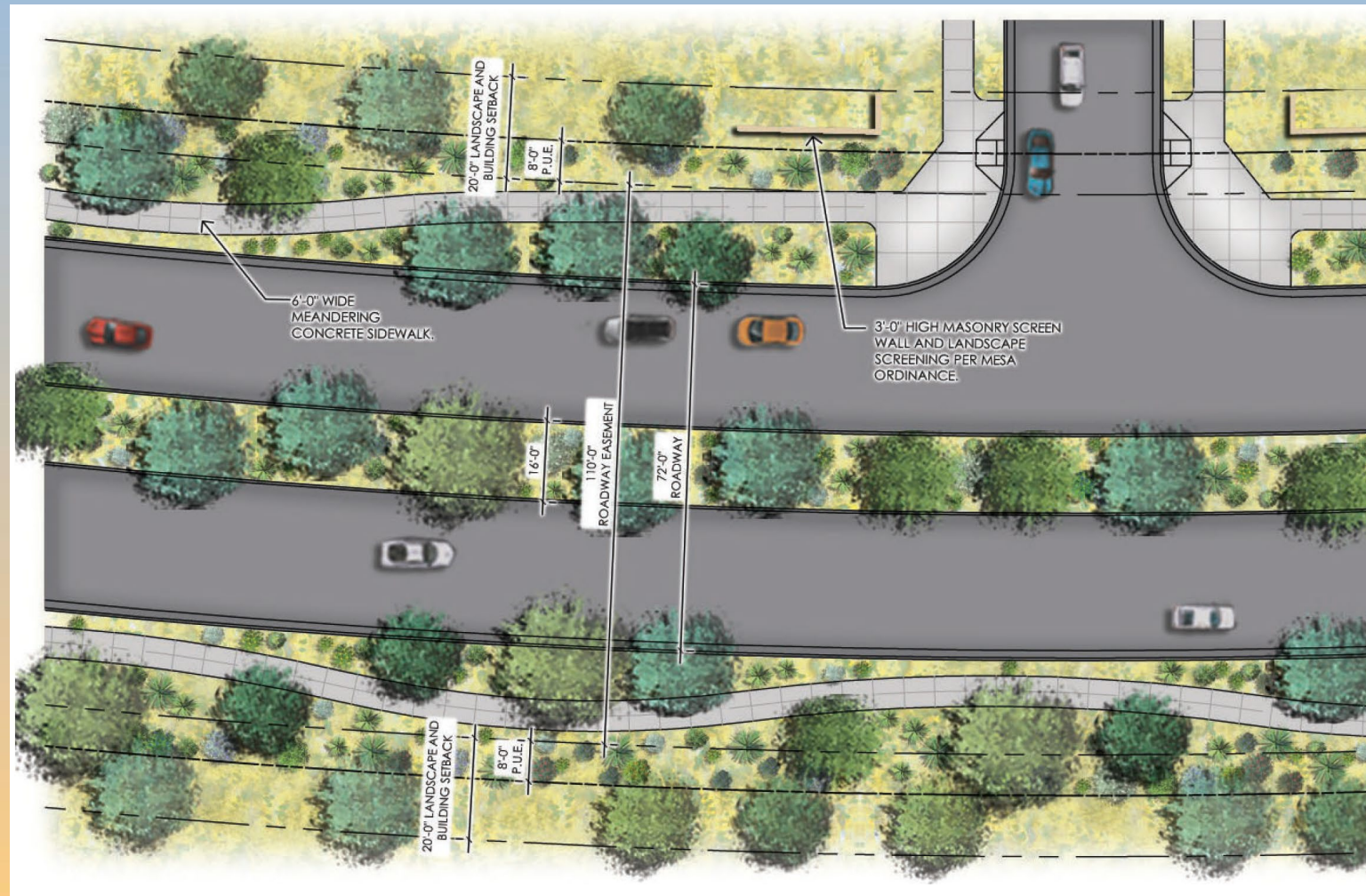


Landscape Standards





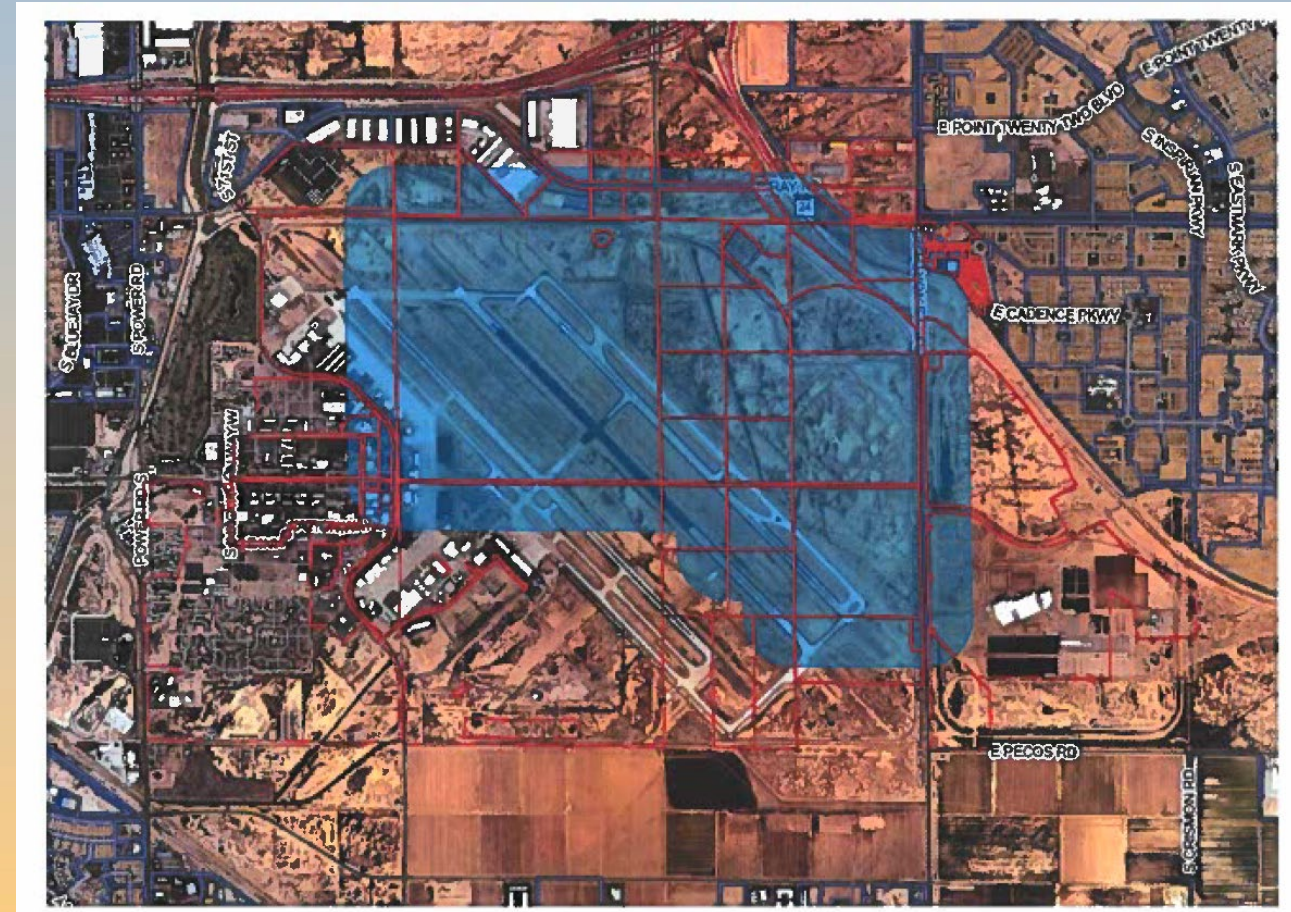
Landscape Standards





Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- Applicant held 1 neighborhood meetings - 1 attendee
- No contact received





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Gateway Strategic Development Plan
- ✓ Criteria in Chapters 22 for a PAD

Staff recommend Approval with Conditions