

# Planning and Zoning Board



## *Study Session Minutes*

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

Date: June 12, 2024 Time: 3:00 p.m.

### **MEMBERS PRESENT:**

Benjamin Ayers  
Jeff Pitcher \*  
Jeffery Crockett \*  
Troy Peterson  
Jamie Blakeman  
Jayson Carpenter

### **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  
Chloe Durfee Daniel  
Jeff McVay  
Anthony Rodriguez  
Sarah Steadman  
Kirstin Dvorchak  
Alexis Wagner

### **OTHERS PRESENT:**

#### **1 Call meeting to order.**

Chair Ayers 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 June 12, 2024, regular Planning and Zoning Board Hearing.**

- \*2-a Staff Planner Rachel Nettles presented proposed amendments to Chapter 7, Section 11-7-2 of Title 11 of the Mesa City Code, also known as the Mesa Zoning Ordinance, allowing Banquet and Conference Centers in certain Employment Districts. See Attached presentation.**

The Board had no questions.

MINUTES OF THE JUNE 12, 2024 PLANNING & ZONING STUDY SESSION

- \*2-b Downtown Transformation Manager Jeff McVay presented Proposed amendments to Chapters 24 and 87 of Title 11 of the Mesa City Code, also known as the Mesa Zoning Ordinance pertaining, but not limited to, revising the boundaries of the Downtown Events (DE) Overlay District and creating an exception to the maximum consecutive days for City Special Events in the DE Overlay District. See attached presentation.**

The Board had no question.

- \*2-c Staff Planner Chloe Durfee Daniel presented case ZON23-00465. See attached presentation.**

Vice Chair Pitcher and Boardmember Peterson asked for some clarification on the neighbors' concerns.

Staff Planner Chloe Durfee Daniel explained that the neighbors weren't concerned about the current use, but did express some concern on the rezoning and what potential

- 3 Planning Director Update: None**

- 4 Adjournment.**

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

The study session was adjourned at 3:45 pm.

**Vote (6 – 0; Boardmember Montes, absent)**

**Upon tabulation of vote, it showed:**

**AYES – Ayers, Pitcher, Crockett, Peterson, Blakeman, Carpenter**

**NAYS – None**

Respectfully submitted,

*Evan Balmer*

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Evan Balmer, 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](http://www.mesaaz.gov)**



# Planning & Zoning Board



# Banquet Center in the Employment District Text Amendments



# History

- On September 27, 2015, City Council adopted Ordinance No. 5300
  - Allowed Banquet and Conference Center in the PEP and LI Districts
  - With approval of an SUP
- On December 9, 2019, City Council adopted Ordinance No. 5541
  - Modified several design and development standards pertaining to the New Quality Development Design Guidelines
  - Banquets and Conference Centers erroneously omitted from Table 11-7-2: Employment Districts





# Proposed Amendment

<b>Table 11-7-2: Employment Districts</b>					
<b>Proposed Use</b>	<b>PEP</b>	<b>LI (M-1)</b>	<b>GI (M-2)</b>	<b>HI</b>	<b>Additional Use Regulations</b>
<b>Commercial Use Classifications</b>					
<b>BANQUET AND CONFERENCE CENTERS</b>	<b>SUP</b>	<b>SUP</b>	—	—	



# Planning & Zoning Board

**Downtown Events  
Overlay Text  
Amendment**

**Jeff McVay**  
Manager of Downtown Transformation

**Anthony Rodriguez**  
Downtown Transformation Project Manager



# BACKGROUND

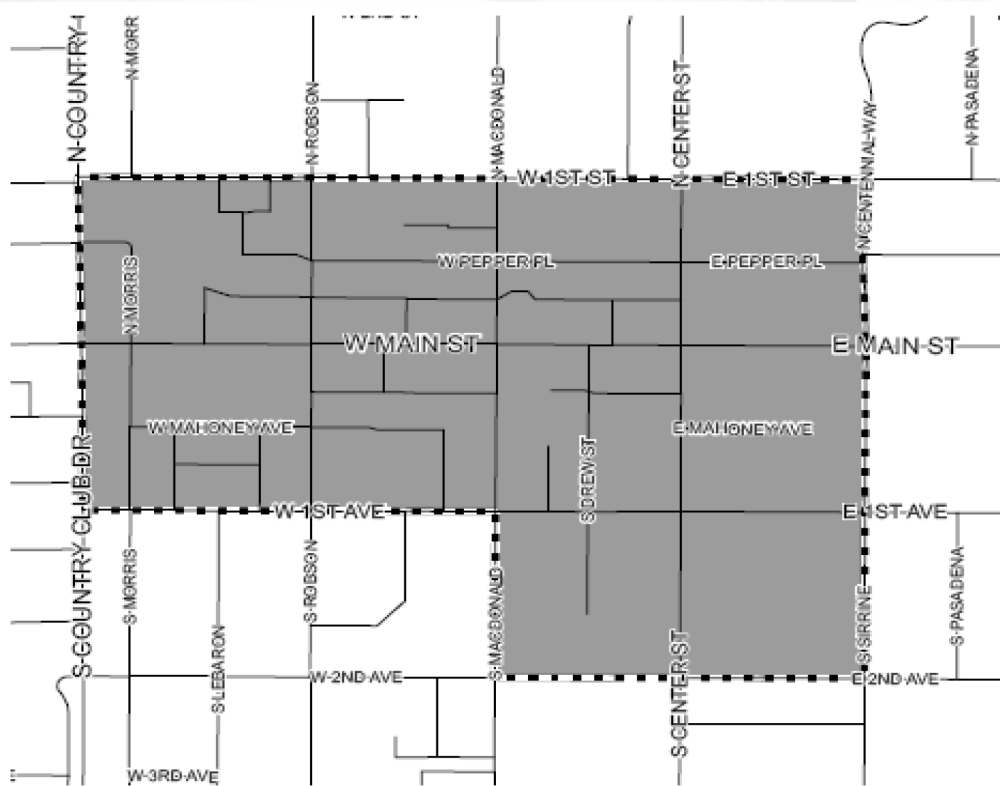
- Existing overlay adopted March 2011 to facilitate and encourage the planning of events in Downtown Mesa
- Eliminated Special Use Permit requirement if more than four special events held at a location within the overlay
- Special Use Permit still required if individual special event exceeds four days



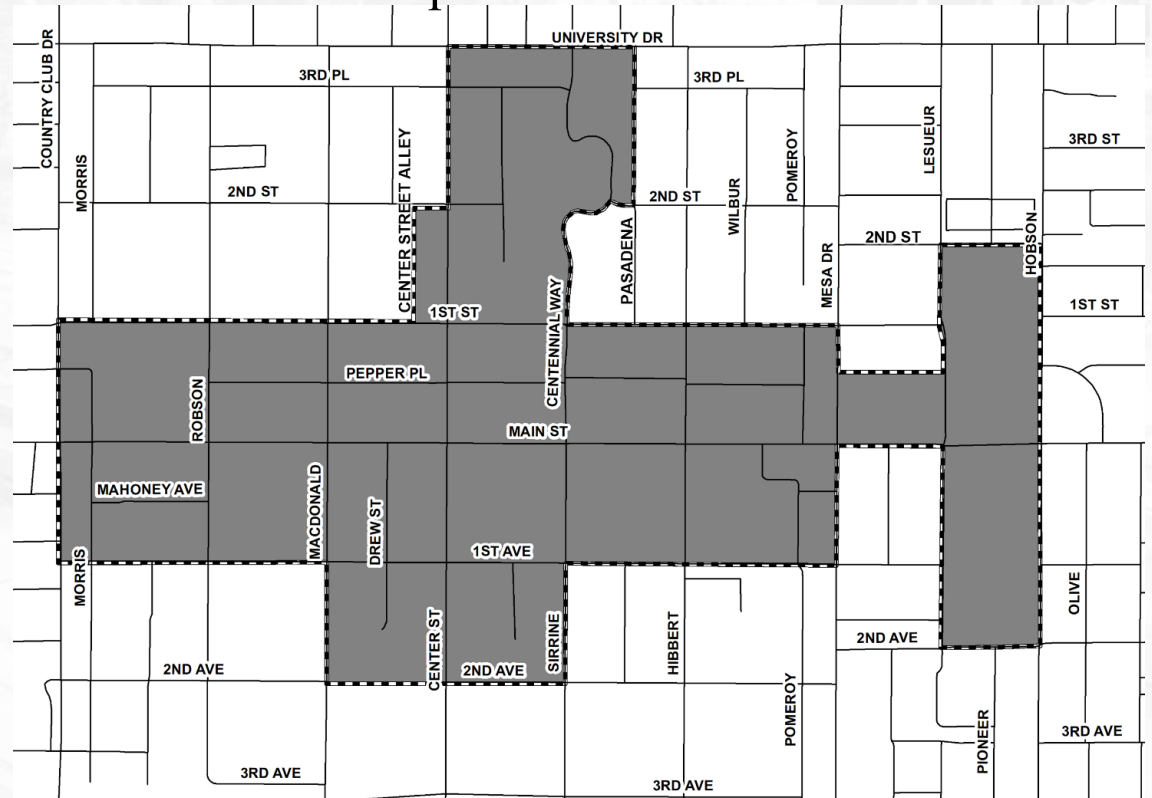
# PROPOSED AMENDMENTS

- Amend the existing boundaries of the Downtown Events Overlay

Current boundaries



Proposed boundaries





# PROPOSED AMENDMENTS



## Proposed Amendment of Section 11-24-3 (B)

B. Each individual Special Event held within the Downtown Event Overlay District shall be limited to a maximum of 4 **CONSECUTIVE** days, unless **IT IS A CITY-SPONSORED SPECIAL EVENT, A CITY-SUPPORTED SPECIAL EVENT, OR A TEMPORARY USE PERMIT OR a Special Use Permit** is approved in accordance with Chapter 70 of this Ordinance.

## Definitions added to Chapter 87

- Special event, city-sponsored: a special event produced and funded by the city.
- Special event, city-supported: a special event initiated by an outside or community group and supported by the city, in the city's sole discretion and based on available city resources.



# PURPOSE

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- Activation of downtown has expanded as downtown has redeveloped
- Location of where events are occurring and have to potential to occur has grown
- Longstanding city-sponsored and supported events still need to get a Special Use Permit. Addition of definitions and exception to four consecutive day limit will allow more streamlined review.







# Planning & Zoning Board



# ZON23-00465

Chloe Durfee Daniel, Planner II

June 12, 2024



# Request

- Rezone from RS-9 to OC
- Site Plan Review
- To allow for a day care center

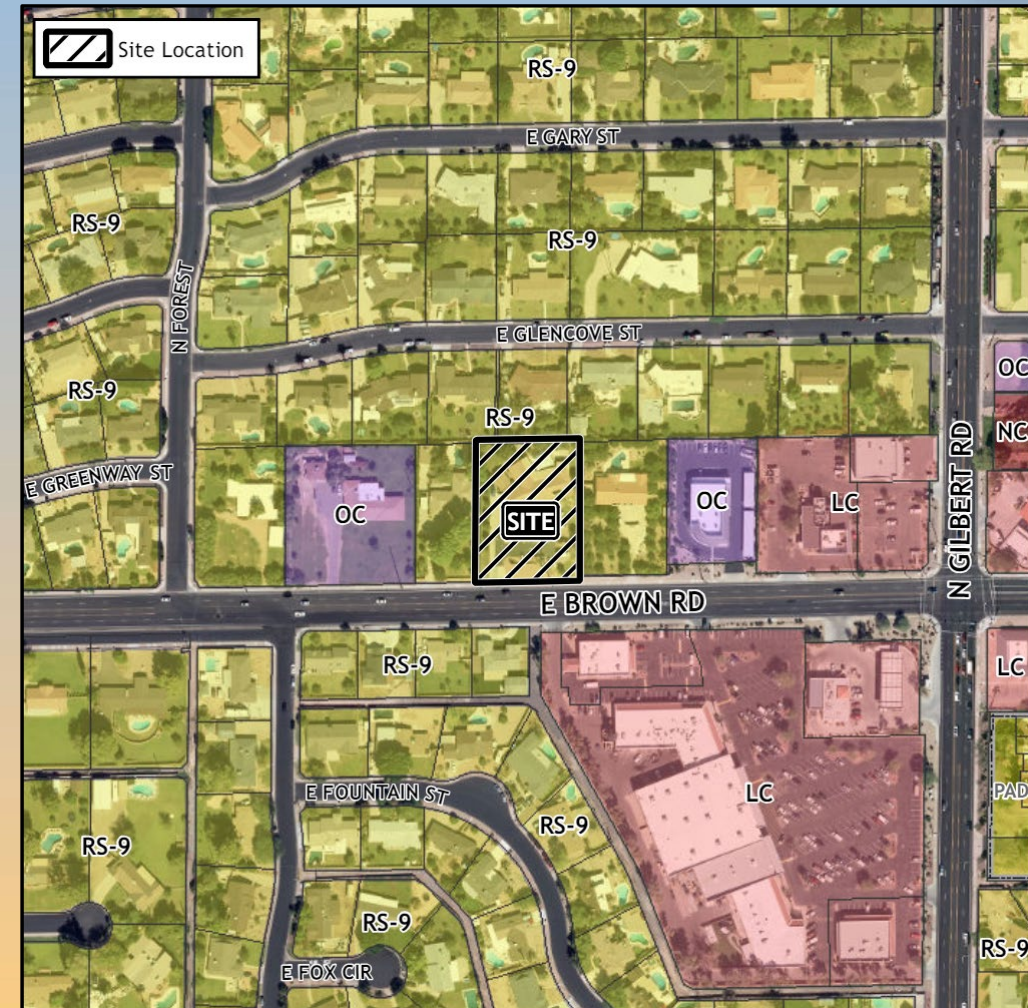






# Location

- 1858 East Brown Road
- West of Gilbert Road on the north side of Brown Road



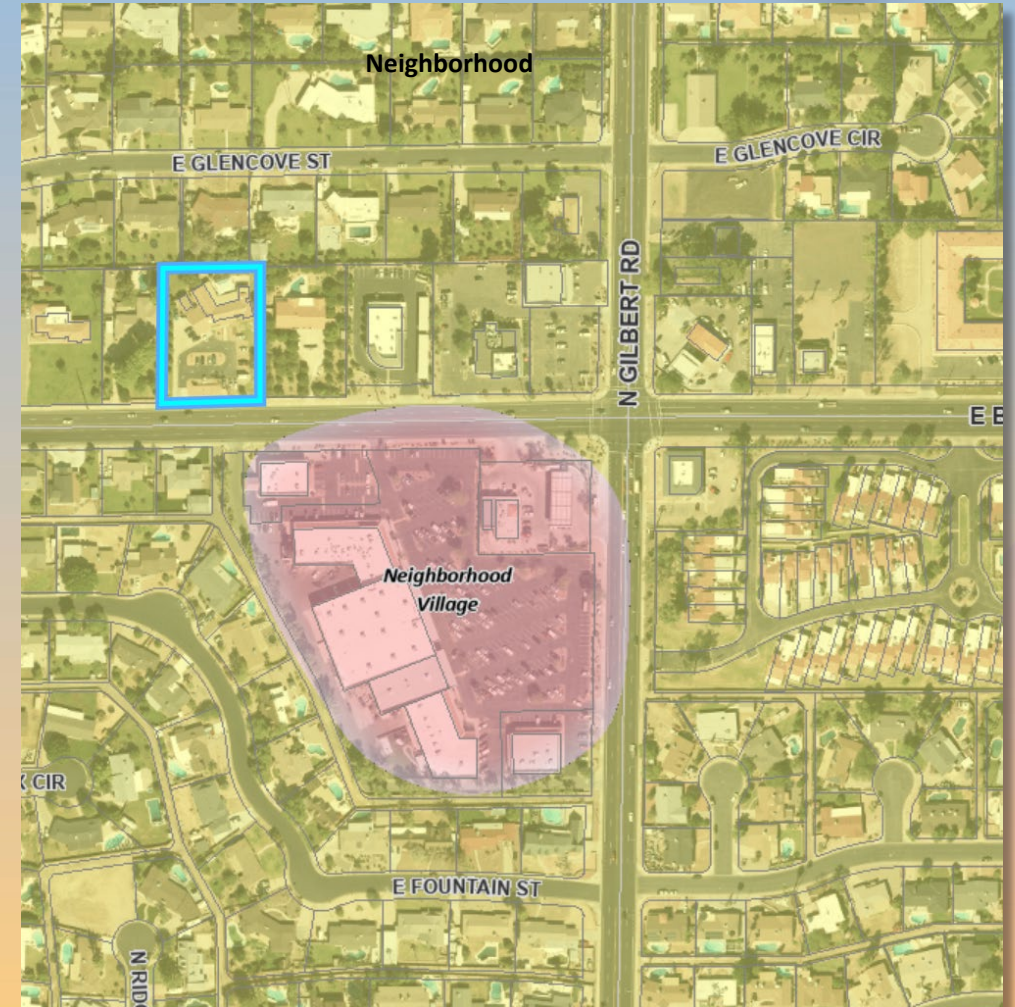




# General Plan

## Neighborhood

- Safe places for people to live where they can feel secure and enjoy their surrounding community
- Wide range of housing options and supporting uses

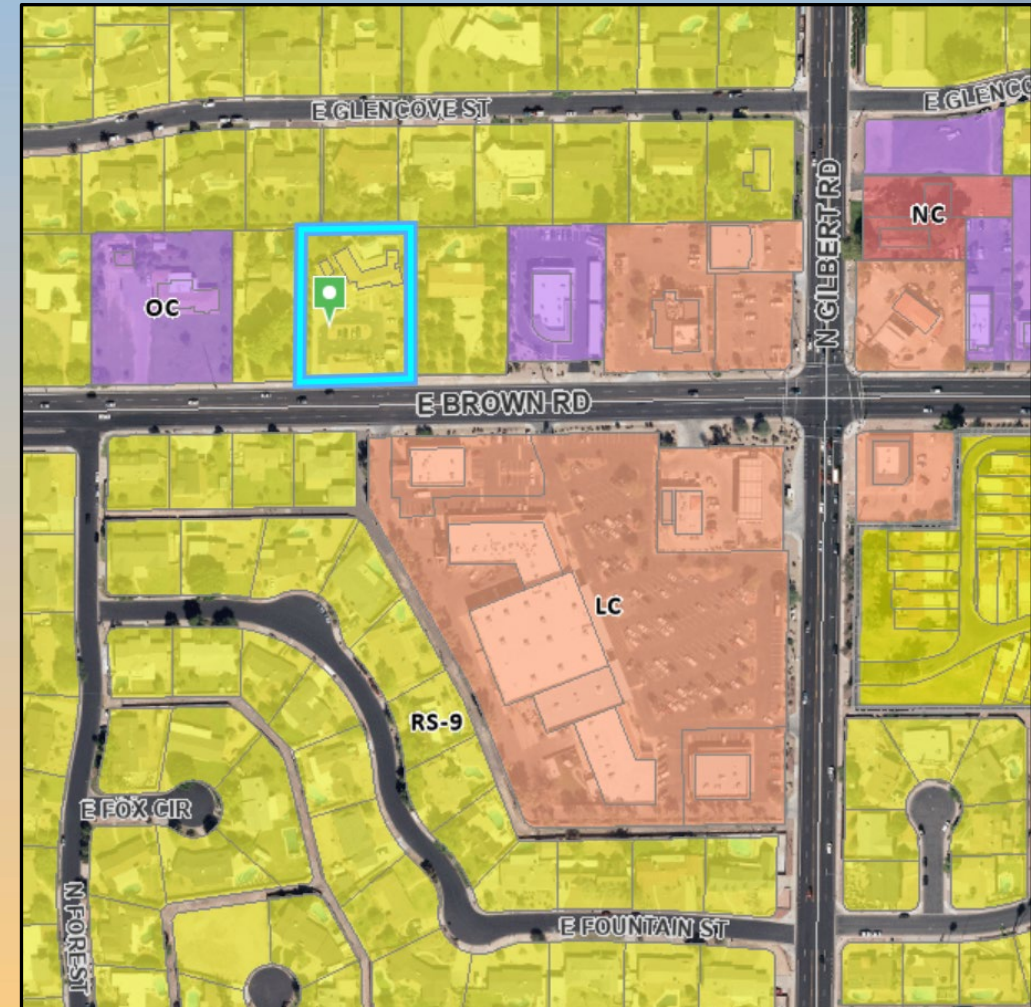






# Zoning

- Currently Single Residence-9 (RS-9) with rezone to Office Commercial (OC)
- Proposed use is permitted in OC



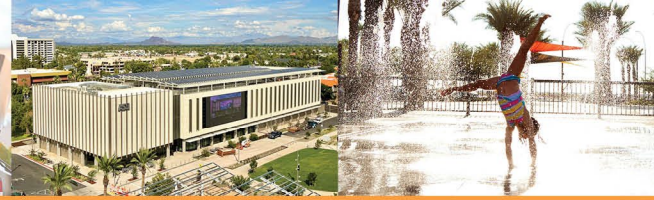




# Site Photos

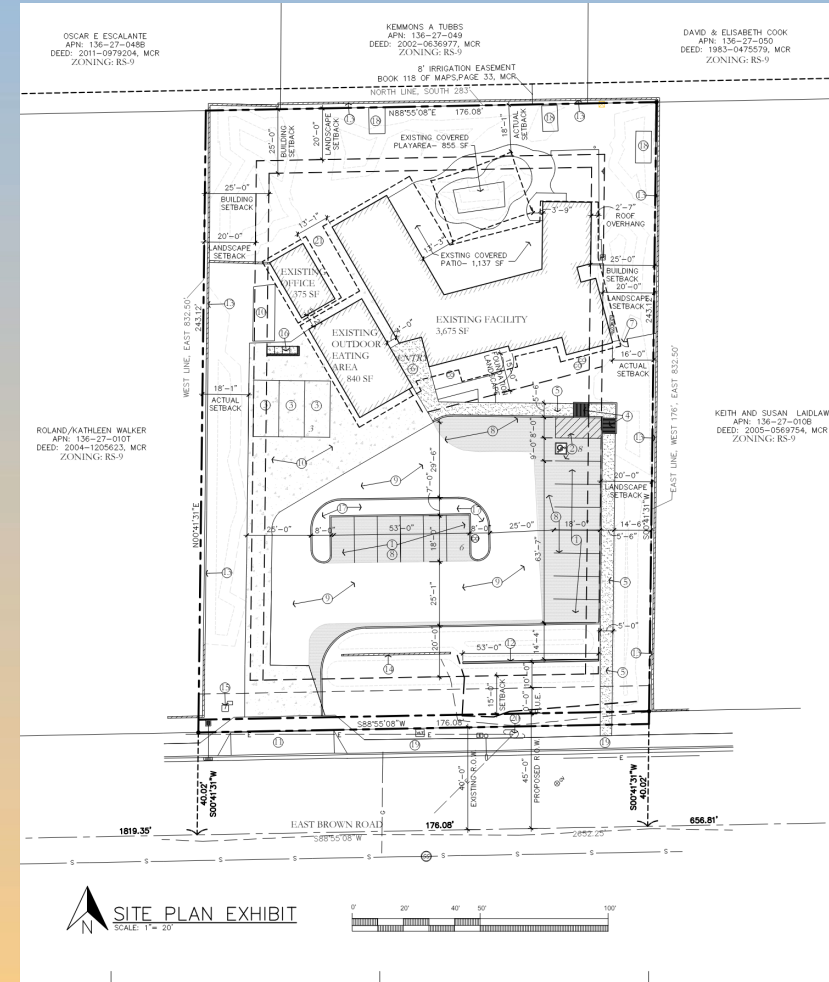


Looking north from Brown Rd



# Site Plan

- Access from Brown Road
- 14 parking spaces required and provided and three bus spaces
- New striping and new landscaping and landscape islands through out the parking lot

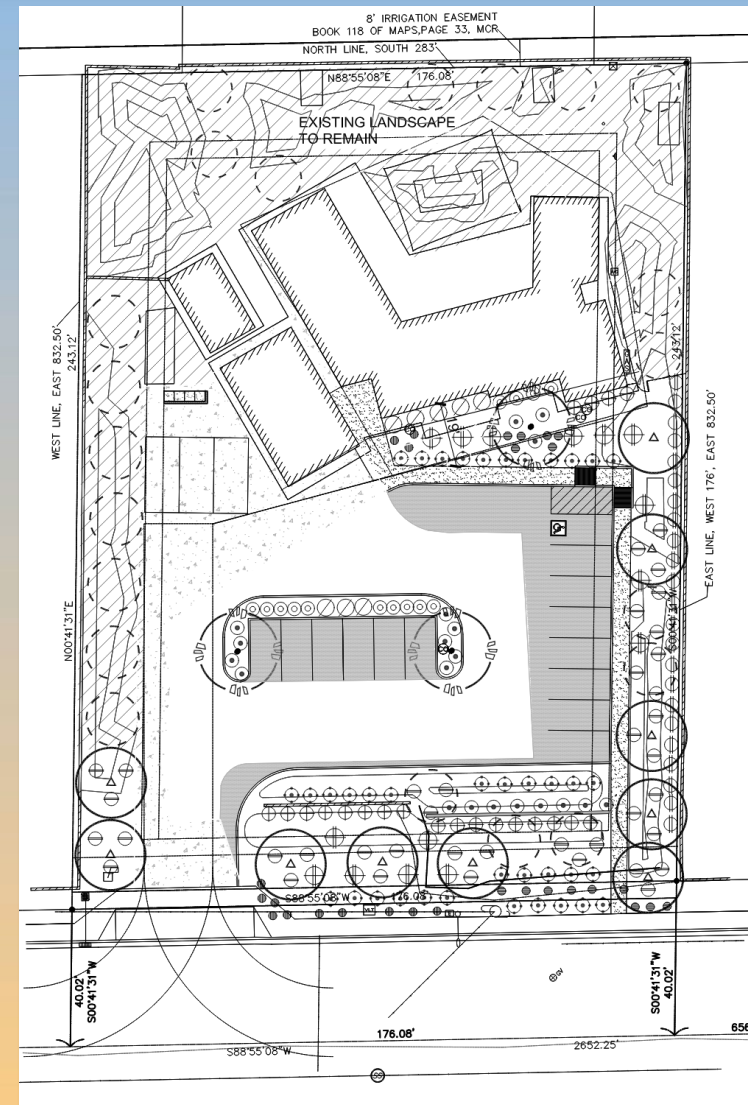






# Landscape Plan

- Updates to perimeter and front landscaping
- Updates to parking lot landscape islands



## PLANT LEGEND

TREES		SIZE	QTY
	Existing Tree	To Remain	21
	Citrus	18" B&B	9
	Washington Navel Orange	36" Box Standard	4
	Ulmus parvifolia		
	Evergreen Elm		
SHRUBS		SIZE	QTY
	Tecoma hybrid	5 Gallon	8
	Orange Jubilee	5 Gallon	36
	Leucophyllum candida	5 Gallon	23
	"Thundercloud" Sage	5 Gallon	16
	Dodonea viscosa	5 Gallon	21
	Hopseed Bush	5 Gallon	14
	Caesalpinia pulcherrima	5 Gallon	23
	Red Bird of Paradise	5 Gallon	41
	Nerium oleander	5 Gallon	14
	Petite Pink Dwarf Oleander	5 Gallon	23
	Tecomaria capensis	5 Gallon	41
	Cape Honeysuckle	5 Gallon	13
	Senna phyllodenia	5 Gallon	15
	Silver-Leaf Senna	5 Gallon	
	Muhlenbergia capillaris	5 Gallon	
	"Regal Mist" Deer Grass	5 Gallon	
GROUNDCOVERS		SIZE	QTY
	Lantana montevidensis	1 Gallon	13
	Gold Mound Lantana	1 Gallon	15
	Convolvulus cneorum	1 Gallon	
	Bush Morning Glory	1 Gallon	
LANDSCAPE MATERIALS			QTY
(Contractor to submit sample for approval)			
	Decomposed granite	1/2" Screened	
	Express Arizona Gold	2" Depth	
	Existing Landscape to remain		



# Elevations

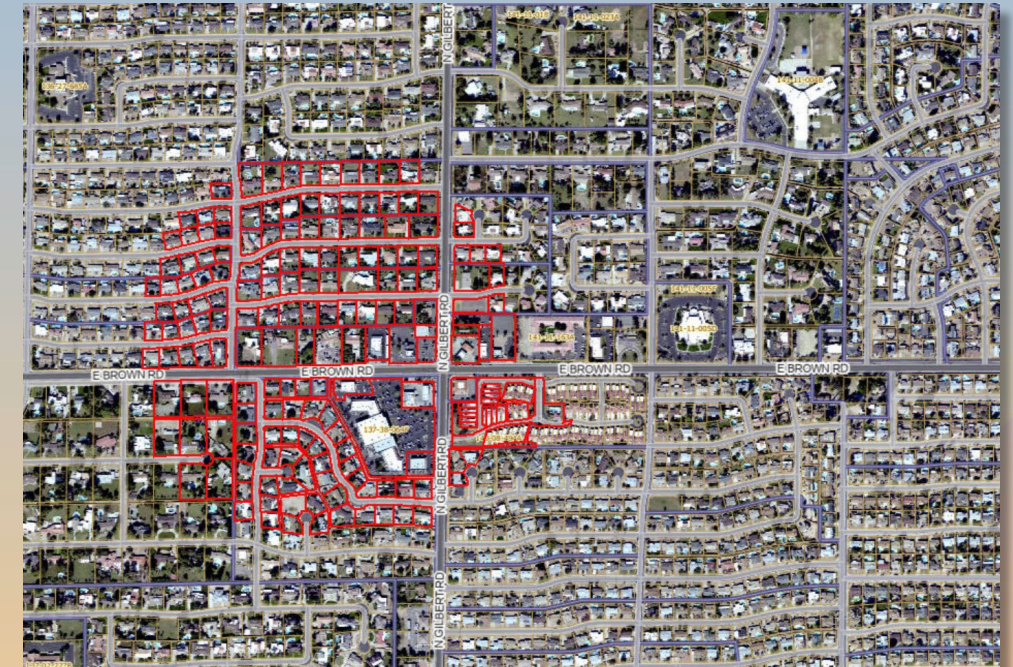






# Citizen Participation

- Notified property owners within 1,000 feet
- Had a neighborhood meeting June 28, 2022, with 5 neighbors as well as additional outreach letters
- Concerns raised include the use, timeframe, parking, traffic, noise, privacy, and waste





# Findings

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

*Staff recommend Approval with Conditions*





# Planning & Zoning Board