



COUNCIL MINUTES

May 6, 2024

The City Council of the City of Mesa met in a Study Session in the lower-level meeting room of the Council Chambers, 57 East 1st Street, on May 6, 2024, at 5:15 p.m.

COUNCIL PRESENT

Francisco Heredia
Jennifer Duff
Mark Freeman
Alicia Goforth
Scott Somers
Julie Spilsbury

COUNCIL ABSENT

John Giles

OFFICERS PRESENT

Scott Butler
Holly Moseley
Jim Smith

Vice Mayor Heredia conducted a roll call.

Vice Mayor Heredia excused Mayor Giles from the entire meeting.

1. Review and discuss items on the agenda for the May 6, 2024, Regular Council meeting.

All of the items on the agenda were reviewed among Council and staff and the following was noted:

Conflict of interest: None

Items removed from the consent agenda: None

Principal Planner Evan Balmer presented a PowerPoint presentation regarding Item 6-a, **(ZON23-00343 "The Craftsman on Elliot." (District 6) Within the 8200 to 8400 blocks of East Elliot Road (north side), within the 3400 to 3500 blocks of South Hawes Road (west side), and within the 3400 to 3600 blocks of the South 82nd Street alignment (east side). Located north of Elliot Road and west of Hawes Road (22± acres). Council Use Permit (CUP) and Site Plan Review. This request will allow for a mixed-use development. Stechnij H/Glenda TR/et al., owner; Cory Bruce, Ware Malcomb, applicant.)**, on the Regular Council meeting agenda. **(See Attachment 1)**

Mr. Balmer provided an update from the applicant on the revised site plan for "The Craftsman on Elliott" project based on Council feedback. (See Page 2 of Attachment 1)

In response to multiple questions from Councilmember Duff, Mr. Balmer replied that a feature would be difficult to include in the drive aisle to the entrance given the geometry of the width of the drive aisle. He mentioned as the project moves forward, staff will have discussions with the applicant to determine if there might be an opportunity to include a feature near the clubhouse as a focal point, but not in the actual drive aisle. He indicated that there are planters along the front of Main Street and opportunities for benches and planters in front of the buildings.

Councilmember Duff suggested including points of interest to encourage walkability and economic activity.

In response to multiple questions posed by Councilmember Goforth, Mr. Balmer answered that the project will consist of 18 live-work units in each building with retail on the bottom floor. He shared staff worked with the applicant to maximize as much of the parking behind the buildings as possible, while minimizing the parking along Elliot Road.

Councilmember Goforth expressed her preference of continuous activation of streets with store fronts.

Councilmember Somers commented that the project is a vast improvement over the past and will lead to future discussions for improvements in other areas that are designed to be in a walkable environment.

In response to a question from Councilmember Freeman, Mr. Balmer said that electric vehicle (EV) charging stations are not included in the project and the City has streamlined the process until a demand has been identified and can be added later. He noted parking canopies exist on the north side of the site, which can be converted to solar.

In response to a question posed by Councilmember Spilsbury, Mr. Balmer explained that the applicant completed a parking study based on other developments of similar scope in the area and the study determined there is sufficient parking on the site to accommodate the number of units proposed, as well as the commercial development.

Principal Planner Evan Balmer presented a PowerPoint presentation regarding Item 7-c, **(ZON21-00874 "Cottages on Sossaman." (District 2) Within the 100 block of North Sossaman Road (west side). Located north of Main Street and west of Sossaman Road (2.8± acres). Rezone from Limited Commercial (LC) to Multiple Residence-2 with a Planned Area Development Overlay (RM-2-PAD) and Site Plan Review. This request will allow for a multiple residence development. CBJ LAND LLC, owner; Alex Hayes, Withey Morris Baugh PLC, applicant.)**, on the Regular Council meeting agenda. **(See Attachment 2)**

Mr. Balmer discussed the feedback received regarding the location of the pickleball courts and the number of guest parking spaces. He reviewed the adjustments made by the applicant. (See Page 2 of Attachment 2)

In response to a question from Councilmember Somers regarding Item 6-b, **(ZON22-00779 "Gallery Park Freeway Landmark Monument." (District 6) Within the 4900 to 5200 blocks of South Power Road (east side) and within the 6800 to 7000 blocks of East Ray Road (north side). Located south of the Loop 202 SanTan Freeway on the east side of Power Road (42± acres). Council Use Permit. This request will allow for a Freeway Landmark Monument.**

POWER 202 MIXED-USE LLC, owner, Ralph Pew, Pew & Lake, applicant.), on the Regular Council meeting agenda, Ralph Pew, Attorney for Pew & Lake, explained that a monument sign is intended to focus on the destination of the project and its tenants, versus a billboard which often advertises offsite locations and products that are unrelated to the property. He noted that the City has its own freeway monument sign ordinance.

In response to a question posed by Councilmember Somers, Mr. Balmer advised that a freeway landmark sign is different from a sign plan due to the requirement of a Council Use Permit (CUP) to ensure the Council has an opportunity to review closer. He mentioned that some of the freeway landmark guideline standards are outdated, which resulted in a number of deviations in the project.

2. Current events summary including meetings and conferences attended.

Vice Mayor Heredia and Councilmembers highlighted the events, meetings and conferences recently attended.

3. Scheduling of meetings.

City Manager Christopher Brady stated that the schedule of meetings is as follows:

Thursday, May 9, 2024, 7:30 a.m. – Mesa Housing Services Governing Board meeting

Thursday, May 9, 2024, 7:30 a.m. – Study Session

4. Adjournment.

Without objection, the Study Session adjourned at 5:57 p.m.

FRANCISCO HEREDIA, VICE MAYOR

ATTEST:

HOLLY MOSELEY, CITY CLERK

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Study Session of the City Council of Mesa, Arizona, held on the 6th day of May 2024. I further certify that the meeting was duly called and held and that a quorum was present.

HOLLY MOSELEY, CITY CLERK

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(Attachments – 2)



City Council

ZON23-00343

Mary Kopaskie-Brown, Planning Director

Rachel Nettles, Assistant Planning Director

Evan Balmer, Principal Planner



The Craftsman on Elliot



City Council

ZON21-00874

Mary Kopaskie-Brown, Planning Director

Rachel Nettles, Assistant Planning Director

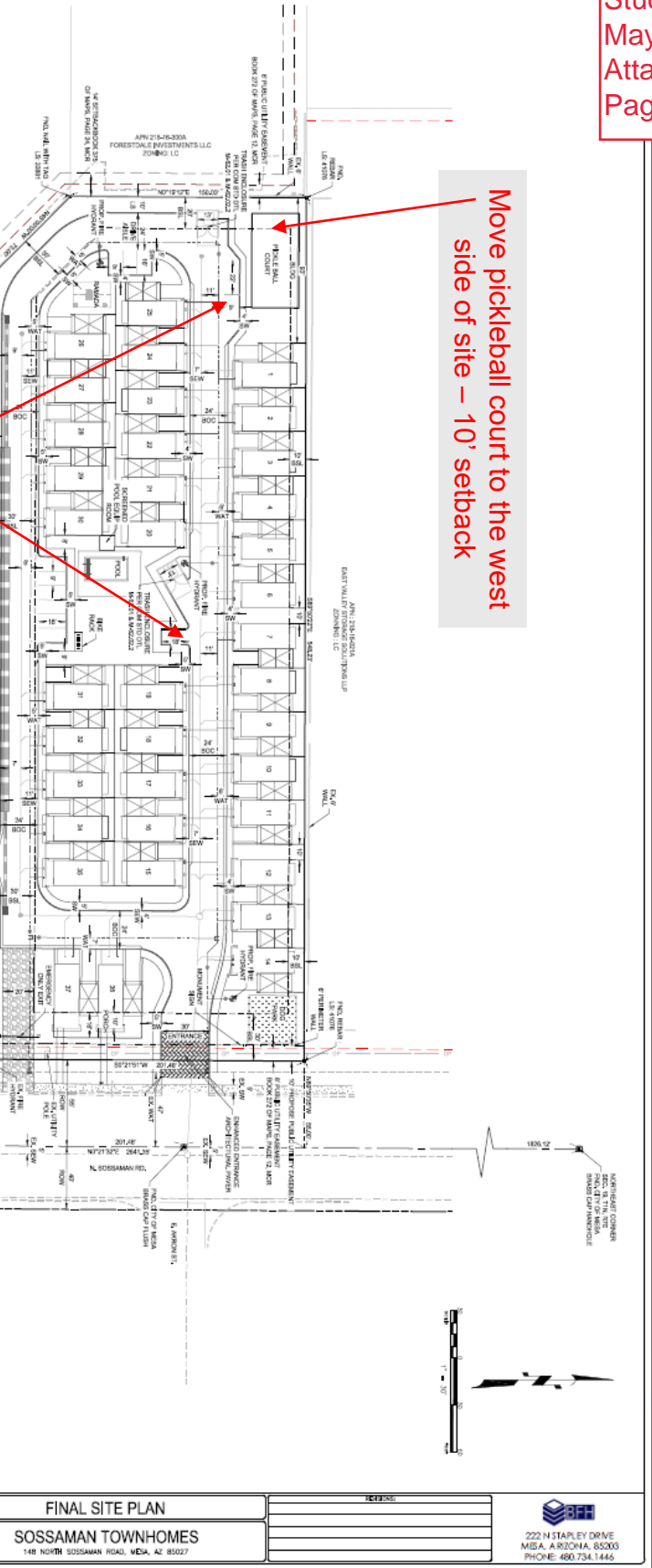
Evan Balmer, Principal Planner



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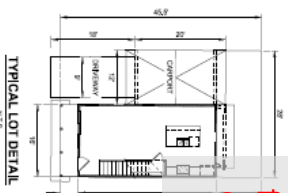


The Cottages on Sossaman



Move pickleball court to the west side of site – 10' setback

Add two parallel spaces in front of pickleball court and one behind the solid waste enclosure



MZO Development Standards	Required	Proposed	Staff Recommendation
Minimum Yards – MZO Table 11-5-5	15 feet per story	6 feet total	As proposed
-Interior Side and Rear: 3 or more units on lot (north and west property lines)	(30 feet total)	(North Property line)	
		24 10 feet total (West Property Line)	