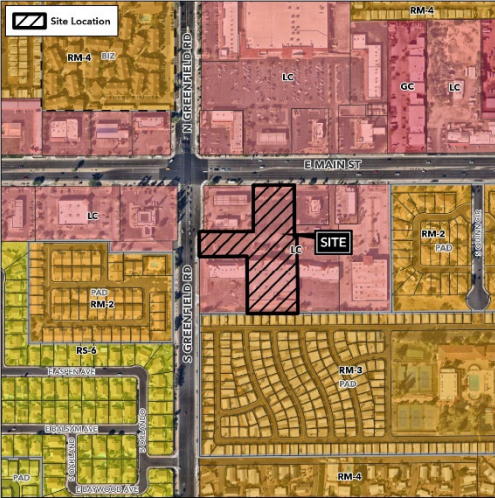




Design Review Report

Date	December 9, 2025		
Case No.	DRB25-00647		
Project Name	Aldi Greenfield and Main		
Request	• Height Exception		
Project Location	4433 East Main Street		
Parcel No(s)	140-32-001H		
Project Area	3.4± acres		
Council District	District 2		
Existing Zoning	Limited Commercial		
General Plan Designation	Urban Center		
Applicant	Sterling Margetts / Kimley-Horn		
Owner	Aldi Arizona, LLC		
Staff Planner	Charlotte Bridges, Planner II		

Recommendation

Staff finds that the Proposed Project meets the review criteria for a height exception outlined in Section 11-30-3(C) of the Mesa Zoning Ordinance (MZO).

Staff recommends approval with conditions.

Project Overview

Request:

The applicant is requesting a height exception to allow a new entry feature with a shed roof that is 35-feet two-inches in height with a mid-point height of 31-feet six-inches. The project site is the major tenant in the group commercial center located at the southeast corner of Greenfield Road and Main Street (Proposed Project).

Concurrent Applications:

- None

Site Context

General Plan:

- The Placetype for the project site is Urban Center and the Growth Strategy is Evolve.
- A Retail use is a principal land use that helps contribute to a vibrant and economically sustainable area where people live, work and play.
- The Proposed Project is consistent with the Urban Center Placetype and furthers the implementation of, and is not contrary to, the Vision, Guiding Principles, Strategies, and applicable elements of the Mesa 2050 General Plan.
- Supporting General Plan Strategies:
 - N1. Promote complete communities in both existing and new neighborhoods.
 - LU1. Promote a balance of land uses to enhance the quality of life for current and future generations.
 - LU3. Encourage infill and redevelopment to meet the community's strategic needs.

Zoning:

- The project site is zoned Limited Commercial (LC).
- Retail is a permitted use within the LC District.

Surrounding Zoning & Use Activity:

The Proposed Project is compatible with surrounding land uses, which include the group commercial center, Service Stations and a Recreation Vehicle Subdivision.

Northwest LC Convenience Store with Service Station	North (Across Main Street) LC Service Station	Northeast LC Limited Service Restaurant with Drive-thru facilities
West LC Group Commercial Center	Project Site LC Retail	East LC Group Commercial Center
Southwest RM-3-PAD Recreational Vehicle Subdivision	South RM-3-PAD Recreational Vehicle Subdivision	Southeast RM-3-PAD Recreational Vehicle Subdivision

Site History:

- **May 19, 1973:** City Council annexed 4,120± acres, including the project site, into the City of Mesa (Ordinance No. 812).
- **June 20, 1977:** City Council rezoned 3.7± acres, including the project site, from Multiple Residence-4 (R-4) to Commercial “C-2” District (equivalent to current Limited Commercial [LC]) to expand the existing commercial zoning at the site to allow for the development of a 10± acre neighborhood shopping center (Case No. Z77-021; Ordinance No. 1090).
- **September 24, 1979:** City Council rezoned 1.7± acres from Multiple Residence-4 (R-4) to LC District to expand the existing commercial zoning at the site to allow for the development of an 11.7± acre shopping center (Case Nos. Z79-103 and SPR79-004; Ordinance No. 1273).
- **June 6, 2001:** The Design Review Board approved a site plan, landscape plan and elevations to allow for the redevelopment of the project site and the construction of a new 35-foot-high entry feature at the north façade of the existing building (Case No. DR01-033).

Project/Request Details

Project Details:

- **Design Review Board Approval Authority:**
 - The Proposed Project requests a top height for a building entry feature of 35-feet two-inches. Per MZO Section 11-6-3 of the MZO, the allowed maximum height in the LC district is 30 feet. Per Section 11-30-3(C) of the MZO, a request for a height exception that is not otherwise stated in Section 11-30-3 requires approval by the Design Review Board.

- Per MZO Section 11-30-3(C) the Design Review Board may approve the height exception only upon a finding that the proposed development does not exceed the maximum number of stories or residential densities permitted in the Zoning District in which it is located; and at least one of the following items is present:
 1. Increased Setbacks, enhanced Landscaping, or other Screening measures effectively mitigate the impact of the Building Height; or
 2. The exception is necessary to accommodate the proposed uses or activities within the building or structure; or
 3. The architectural style of the building or structure places the exception at a central point or in a limited area such as a dome, sphere, or other geometric solid.
- Staff has analyzed the request and determined that the request meets the review criteria in MZO Section 11-30-3(C), as follows:
 1. **Number of Stories:** The proposed design is a single-story element and does not exceed the number of stories permitted in the LC District.
 2. **Mitigate the Impact of the Building Height:** The proposed entry feature is setback 340± feet from Greenfield Road and Main Street and there are trees within the required landscape yards adjacent to Greenfield and Main Street and within parking lot landscape islands to help mitigate the impact of the building height.
 3. **Central Point:** The entry feature is placed at a central point and in a limited area.
- **Building Design:** Remodel of the 35,705± square foot building to allow for a 25,850± square foot major tenant (Aldi) and a 9,855± square foot future tenant space at the project site.
- **Access:** Existing access is provided to the project site via four shared drives from Main Street and three shared drives from Greenfield Road.
- **Parking:** Per Table 11-32-3.A of the Mesa Zoning Ordinance (MZO), 96 parking spaces are required. A total of 155 parking spaces are provided on-site.
- **Landscape Plan:** The Proposed Project indicates the existing trees, shrubs and ground cover in the landscape yards along Main Street and Greenfield Road will be supplemented with additional trees, shrubs and ground cover to comply with MZO planting requirements. Additionally, new trees and shrubs are planted within the existing parking lot landscape islands to comply with MZO plant material requirements. Finally, an existing planter located within the foundation base to the north of the future tenant space will be replanted with trees and shrubs and two new planters, each with a tree and shrubs, will be installed in the foundation base to the west of the Aldi entrance.
- **Elevations:**
 - **North Elevation Major Tenant (Aldi):** The Proposed Project removes the existing entry feature including the hipped roof element and replaces it with a raised parapet shed roof element that is 35-feet, two-inches to the peak of the roof above the main entry door. Display windows are proposed surrounding the entrance along with a new

covered entry and cart storage area. Additionally, west of the main entry new pilasters and trellis elements are proposed.

- **North Elevations Future tenant space:** A new and distinct parapet style entry feature with a storefront system is proposed.
- **South Elevation:** A new eight-foot-tall concrete masonry unit (CMU) wall is proposed to screen the loading and delivery docks.
- **Materials and Colors:** The materials for the new elements include concrete masonry units (CMU), aluminum composite panels, and Nichiha Vintage wood fiber composite siding. A new paint palette is proposed for the Proposed Project (see Exhibit 6).
- As part of the application, Alternative Compliance is requested per MZO Section 11-6-3(B)7.

Citizen Participation

The applicant conducted a Citizen Participation process, notifying surrounding property owners, HOAs, and registered neighbors.

Required Notification:

- Property owners within 500 feet, HOAs within ½ mile, and registered neighborhoods within one mile of the subject site were notified of the public meeting.
- Staff has not received any phone calls or emails with questions on the Proposed Project.

Conditions of Approval

Staff recommends **approval** of the Design Guidelines subject to the following conditions:

1. Compliance with Ordinance No. 1273, except as modified by subsequent approvals.
2. Compliance with all requirements of Design Review Case No. DRB25-00647.
3. Compliance with all applicable City development codes and regulations.
4. Prior to the issuance of a building permit, submit for and receive approval of an Administrative Review for minor site plan modifications.

Exhibits

Exhibit 1 – Vicinity Map

Exhibit 2 – Project Narrative

Exhibit 3 – Site Plan

Exhibit 4 – Landscape Plan

Exhibit 5 – Elevations and Rendering

Exhibit 6 – Colors and Materials Board

Exhibit 7 – Floor Plan

Exhibit 8 – Lighting

Exhibit 9 – Power Point Presentation