

Planning and Zoning Board

Meeting Minutes

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

Date: February 26, 2025 Time: 4:00 p.m.

MEMBERS PRESENT:

Benjamin Ayers
Troy Peterson
Jamie Blakeman
Jayson Carpenter

MEMBERS ABSENT

Jeff Pitcher
Genessee Montes
Chase Farnsworth

(*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
Cassidy Welch
Jennifer Merrill
Charlotte Bridges
Kirstin Dvorchak
Alexis Wagner

OTHERS PRESENT:

Call Meeting to Order.

Chair Ayers excused Vice Chair Pitcher, Boardmember Montes and Boardmember Farnsworth; and declared a quorum present; the meeting was called to order at 4:00 pm.

1 Take action on all consent agenda items.

It was moved by Boardmember Carpenter, seconded by Boardmember Blakeman, that the consent agenda items be approved.

Vote (4-0; Vice Chair Pitcher, Boardmember Montes and Boardmember Farnsworth, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Peterson, Montes, Blakeman, Carpenter, Farnsworth

NAYS – None

Items on the Consent Agenda

2 Approval of minutes from previous meetings.

***2-a** Minutes from the February 12, 2025, Planning and Zoning Board meeting.

3 Discuss and make a recommendation to the City Council on the following zoning cases:

- *3-a ZON24-00548 "SAIA Motor Freight Lines,"** 13± acres located approximately 1,900 feet east of the southeast corner of East Pecos Road and South Crismon Road. Site Plan Review for a Freight/Truck Terminal and Warehouse. SAIA Motor Freight Line LLC, Owner, Cris Burgam, Applicant. **(District 6)**

Planner: Joshua Grandlienard

Staff Recommendation: Continued to the March 26, 2025 Planning and Zoning Board Meeting.

Summary:

The Board recommends to continue ZON24-00548 to the March 26, 2025 Planning and Zoning Board Meeting.

Vote (4-0; Vice Chair Pitcher, Boardmember Montes and Boardmember Farnsworth, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Peterson, Montes, Blakeman, Carpenter, Farnsworth

NAYS – None

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Items on the Consent Agenda

- *3-b ZON24-00756 "Dixon Property,"** 2.5± acres located approximately 1,100 feet south of the southeast corner of East McKellips Road and North Val Vista Drive. Rezone from Single Residence-35 (RS-35) to Single Residence-35 with a Bonus Intensity Zone Overlay (RS-35-BIZ) for the development of one single residence. Eric and Jentry Dixon, Owners; Sean Lake / Sarah Prince, Pew & Lake PLC., Applicant. **(District 2)**

Planner: Jennifer Merrill

Staff Recommendation: Approval with conditions

Summary:

Staff Planner Jennifer Merrill presented case ZON24-00756. See attached presentation.

The following citizens offered a series of comments in opposition to ZON24-00756.

- Barbara Markoski, a Mesa resident
- Melanie Alarcio, a Mesa resident
- Andrew Gutierrez, a Mesa resident

Applicant Sean Lake responded by explaining that they understand the neighbors' concern about the irrigation valve, which is currently leaking. Mr. Dixon has agreed to relocate and repair the valve at his own expense, closer to the private drive, and will work with the neighbors to ensure they still have access to it. Regarding cross access, Mr. Dixon is willing to sign an agreement with the neighbors, but it's important that the neighbors to the south also agree in order for it to be effective. Mr. Dixon has been proactive in being a good neighbor, offering to share costs for repaving the road and widening the curb cut for better access. He is committed to improving the situation and working cooperatively with the neighbors.

Boardmember Carpenter asked for clarification on the new valve location in relation to the proposed wall.

Mr. Lake explained that the new valve will be located inside the proposed wall, but a gate will be provided to allow access to the valve.

Planning Director Mary Kopaskie-Brown added that this will not be a public street, it is private making access concerns a private matter as well.

Staff Planner Jennifer Merrill explained that under the City's process, land splits are required to go through an administrative review by the planning department. However, this particular landlocked parcel was recorded by the county without undergoing the City's review process.

Boardmember Peterson summarized his thoughts by stating that as an RWCD customer myself, I believe, as discussed earlier, that working with neighbors to resolve issues usually leads to a good outcome. Based on our previous discussion,

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MINUTES OF THE FEBRUARY 26, 2025 PLANNING & ZONING BOARD MEETING

the items under the Board's review are in order. Some matters need to be resolved directly between the neighbors, but as far as our review is concerned, I am satisfied with the proposal.

It was moved by Boardmember Peterson, seconded by Boardmember Carpenter, that ZON24-00756 be approved.

The Board recommends to approve case ZON24-00756 conditioned upon:

1. Prior to the issuance of a building permit, record a cross-access easement for both parcels (APN Nos. 141-30-014L and 141-30-014N).
2. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication, whichever comes first.
3. All off-site improvements and street frontage landscaping must be installed in the first phase of construction.
4. Prior to the issuance of a building permit, obtain approval of an encroachment permit for the existing wall located within the public right-of-way.
5. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Owner must execute the City's standard Avigation Easement and Release for Falcon Field Airport prior to or concurrently with the recordation of the final subdivision map or the issuance of a building permit, whichever occurs first.
 - b. Due to the proximity to Falcon Field Airport, any proposed permanent or temporary structure, as required by the FAA, is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
 - c. Prior to the issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect demonstrating compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.
 - d. Provide written notice to future property owners that the project is within one mile of Falcon Field Airport
 - e. All final subdivision plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which must state in part: "This property, due to its proximity to Falcon Field Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."
6. Compliance with the Building Form Standards outlined in Chapter 5 of the Zoning Ordinance as well as the Residential Development Guidelines.
7. Prior to the issuance of a building permit, apply for and receive approval for a lot split that conforms to the property lines shown on the submitted site plan.
8. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this BIIZ overlay as shown in the following table:

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Development Standards	Approved
<u>Minimum Lot Width – Interior Lot –</u> <i>MZO Table 11-5-3.A.1</i>	20 feet (Lot 2)
<u>Detached Accessory Building or Structures</u> – <i>MZO Section 11-30-17(B)(2)(e)(i)</i> -Greater than 200 square feet; equal to or less than 15 feet (interior side setback)	1 foot (adjacent to south property line of Lot 1 only)
<u>Fences and Freestanding Walls –</u> <u>Maximum Height</u> – <i>MZO Section 11-30-4(A)(1)</i> -Front Yards	No opaque or non-transparent fence or freestanding wall within or along the exterior boundary of the required front yard shall exceed a height of 7 feet.

Vote (4-0; Vice Chair Pitcher, Boardmember Montes and Boardmember Farnsworth, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Peterson, Montes, Blakeman, Carpenter, Farnsworth

NAYS – None

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- *3-c ZON24-00708 "Park North Multi-Family,"** 5± acres located approximately 275 feet east of the northeast corner of South Power Road and East Guadalupe Road. Rezone from Limited Commercial with Planned Area Development Overlay (LC-PAD) to Limited Commercial with a new Planned Area Development Overlay (LC-PAD), Council Use Permit, and Site Plan Review for a 120-unit multiple residence development. P & G Land Development LLC, Owner; Chris Webb, Rose Law Group, Applicant. **(District 6)**

Planner: Charlotte Bridges

Staff Recommendation: Approval with conditions

Summary:

Staff Planner Charlotte Bridges presented case ZON24-00756. See attached presentation.

Applicant Jon Gillespie presented case ZON24-00756. See attached presentation.

The following citizens offered a series of comments in opposition to ZON24-00708.

- Bonnie Hickman, a Mesa resident
- Andrew Clayden, a Mesa resident
- April Leshner, a Mesa resident
- Erin Clayden, a Mesa resident
- Stacy Shepard, a Mesa resident
- Cheryl Kirby, a Mesa resident
- Angel LaVine, a Mesa resident

The following citizens submitted comment cards in opposition to ZON24-00708.

- Alishia Kukkola, a Mesa resident
- Jeff LaVine, a Mesa resident
- Jessica Radcliffe, a Mesa resident
- Tim Leshner, a Mesa resident
- Delbert Brummett, a Mesa resident
- Tina Hostetter, a Mesa resident
- Kayla Bluth, a Mesa resident
- Sarah VanCleave, a Mesa resident
- Matt VanCleave, a Mesa resident
- Kevin Thompson, a Mesa resident
- Roby Eishcen, a Mesa resident
- Michelle Randall, a Mesa resident
- Donna Thompson, a Mesa resident
- Elizabeth Pratt, a Mesa resident
- Debra Brown, a Mesa resident

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Mr. Gillespie thanked the neighbors who took the time to engage with this application and explained the traffic analysis shows that the peak traffic times for this project do not overlap with school drop-off and pickup times, minimizing any impact. We've invested in high design standards, including a wall and view fence between our project and the park, and the requested technical deviations will not negatively affect surrounding properties.

Boardmember Blakeman expressed the opinion that the roadways in the area have the capacity to accommodate the proposed project, and that residential development will generate fewer trips than retail. She requested to hear more about the safety, traffic, and school operations in the area and whether the City can provide additional insights on these issues.

Applicant Paul Basha addressed Boardmember Blakeman's question about safety by reviewing Arizona Department of Transportation collision data for the area. He noted that the Power and Guadalupe intersection had 26 collisions in 2023, which is in the middle range of collisions compared to other nearby intersections. He acknowledged that while collisions are unfortunate, they are a part of life, and collisions at this intersection are not unusual for the area.

City Traffic Engineer Ryan Hudson explained that the City of Mesa is working on a comprehensive Safety Action Plan aimed at reducing serious injuries and fatal crashes, which includes detailed crash analysis and ongoing safety improvements at intersections like Power and Guadalupe. He clarified that Highland Junior High, in particular, generates a large volume of traffic during these times. The school's primary driveway, located to the east of the proposed development, serves as the entrance for parent pick-up. This driveway circulates traffic through the school site and exits through a traffic signal, which allows safe student crossings. Therefore, from a traffic safety perspective, there are no concerns regarding the proposed development's impact on school operations.

Ms. Kopaskie-Brown addressed the Board's question about the notices by clarifying that the applicant is responsible for mailing the community participation notices, while the city handles the legal notices for public hearings. She also noted that the applicant held two citizen participation meetings, although the citizen participation plan only requires one. Furthermore, she stated that staff was not previously made aware of the timing issue with the notice and that this is the first time they are hearing about it.

Board discussion ensued.

It was moved by Boardmember Carpenter, seconded by Boardmember Blakeman, that ZON24-00708 be approved.

The Board recommends to approve case ZON24-00708 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with the Plan of Operation and Good Neighbor Policy submitted.
3. Compliance with all requirements of Design Review Case No. DRB24-00707.

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MINUTES OF THE FEBRUARY 26, 2025 PLANNING & ZONING BOARD MEETING

4. Execute and comply with the Development Agreement (DA24-00052), and all future amendments to it.
5. Compliance with all City development codes and regulations.
6. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Owner must execute the City’s standard Avigation Easement and Release for Phoenix-Mesa Gateway Airport prior to or concurrently with the recordation of the final subdivision map or the issuance of a building permit, whichever occurs first.
 - b. Due to the proximity to Phoenix-Mesa Gateway Airport, any proposed permanent or temporary structure, as required by the FAA, is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
 - c. Prior to the issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect demonstrating compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.
 - d. Provide written notice to future property owners that the project is within three miles of Phoenix-Mesa Gateway Airport
 - e. All final subdivision plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which must state in part: “This property, due to its proximity to Phoenix-Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals.”
7. All off-site improvements and street frontage landscaping must be installed in the first phase of construction.
8. Compliance with all City development codes and regulations, except the modification to the development standards as approved with this PAD overlay as shown in the following table:

Development Standards	Approved
<u>Maximum Building Height</u> – MZO Table 11-6-3.A	38 feet
<u>Minimum Setback along Property Lines to Building and Parking Areas –</u> MZO Table 11-6-3.A -Front and Street-Facing Side: 6-lane arterial street (Guadalupe Road)	0 feet
-Interior Side and Rear Adjacent to RS District: 3-story building (North property line)	5 feet
(East property line)	15 feet

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Development Standards	Approved
-Interior Side and Rear Adjacent to Non-residential District: (West property line)	15 feet total
<u>Minimum Separation between Buildings on Same Lot – MZO Table 11-6-3.A</u> -Building height between 20 and 40 feet	25 feet
<u>Fences and Freestanding Walls Maximum Height – MZO Section 11-30-4(B)(1)(a)</u> - Front Yards and Required Side Yards (Guadalupe Road)	6 feet
<u>Fence Materials in Commercial and Employment Districts – MZO Section 11-30-4(B)(2)(i)</u> -Fence Materials in Commercial and Employment Districts	Existing chain link fence may remain along the south property line
<u>Screening – Parking Areas – MZO Section 11-30-9(H)</u>	Parking areas and drive aisles will not be screened
<u>Required Landscape Yards– MZO Section 11-33-3(B)(1)(a)(ii)</u> -Landscaping for Non-Single Residence Uses adjacent to Single Residence Uses or Districts: Sites five acres or more adjacent to an RS or RSL district (North property line) (East property line)	5 feet 15 feet
<u>Perimeter Landscape Required Plant Material – MZO Table 11-33-3.A.4 and Section 11-33-3(B)(1)(c)(ii):</u> - Arterial Streets (Guadalupe Road) (North property line)	0 trees, 0 shrubs 0 trees and 194 shrubs
<u>Foundation Base, Exterior Walls with Public Entrances – MZO Section 11-33-59(A)(1)(a)(i)</u> - Buildings larger than 10,000 square feet with parking spaces that abut the foundation base	A plaza area shall not be required adjacent to the east elevation of the

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Development Standards	Approved
	Building 3 or the west elevation of Building 4

Vote (4-0; Vice Chair Pitcher, Boardmember Montes and Boardmember Farnsworth, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Peterson, Montes, Blakeman, Carpenter, Farnsworth

NAYS – None

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4 Adjournment.

Boardmember Carpenter motioned to adjourn the meeting. The motion was seconded by Boardmember Blakeman.

Vote (4-0; Vice Chair Pitcher, Boardmember Montes and Boardmember Farnsworth, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Peterson, Montes, Blakeman, Carpenter, Farnsworth

NAYS – None

The public hearing was adjourned at 6:00 pm.

The City of Mesa is committed to making its public meetings accessible to persons with disabilities. For special accommodations, please contact the City Manager's Office at (480) 644-3333 or AzRelay 7-1-1 at least 48 hours in advance of the meeting.

Si necesita asistencia o traducción en español, favor de llamar al menos 48 horas antes de la reunión al (480) 644-2767.

Respectfully submitted,

Benjamin Ayers
Planning and Zoning Board Chair

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ZON24-00756 Dixon Property

Jennifer Merrill, Senior Planner

February 26, 2025



Request

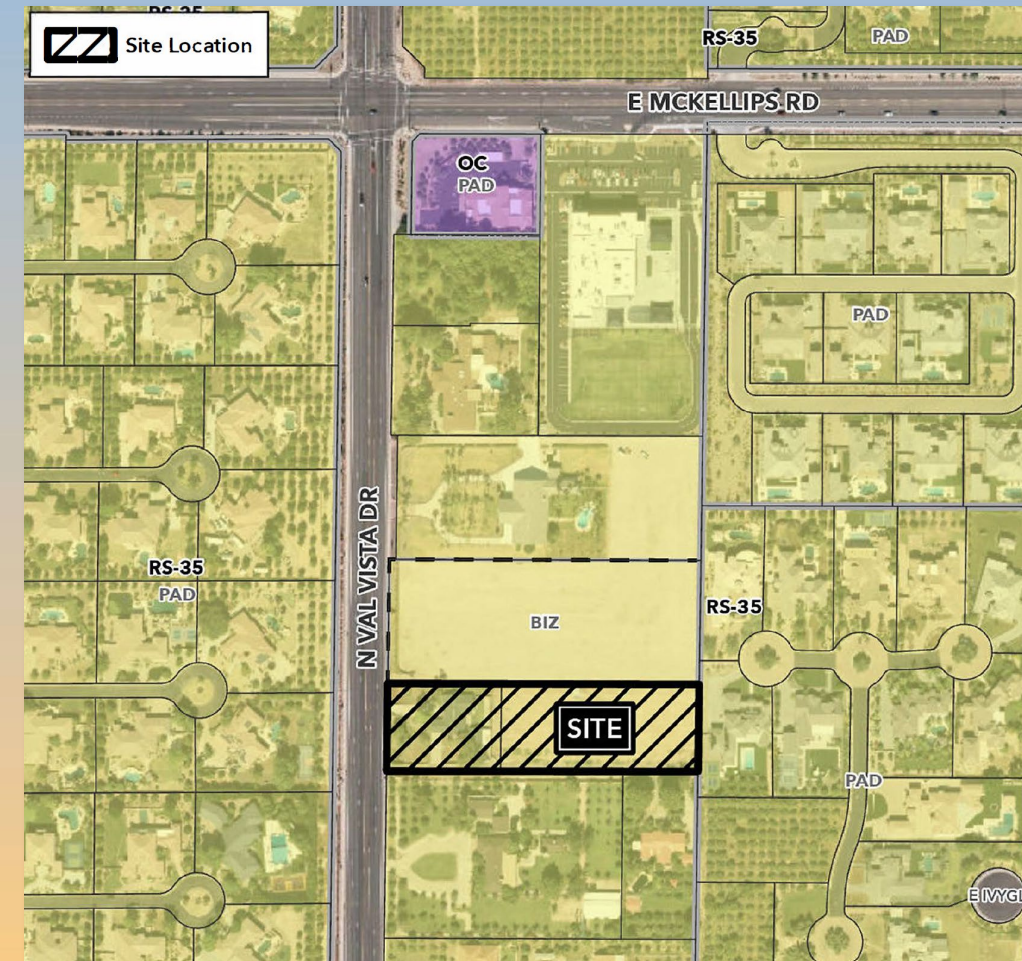


- Rezone from RS-35 to RS-35 with a BIZ overlay
- To allow for development of a new single residence



Location

- Located approximately 1,100 feet south of McKellips Road
- East side of Val Vista Drive

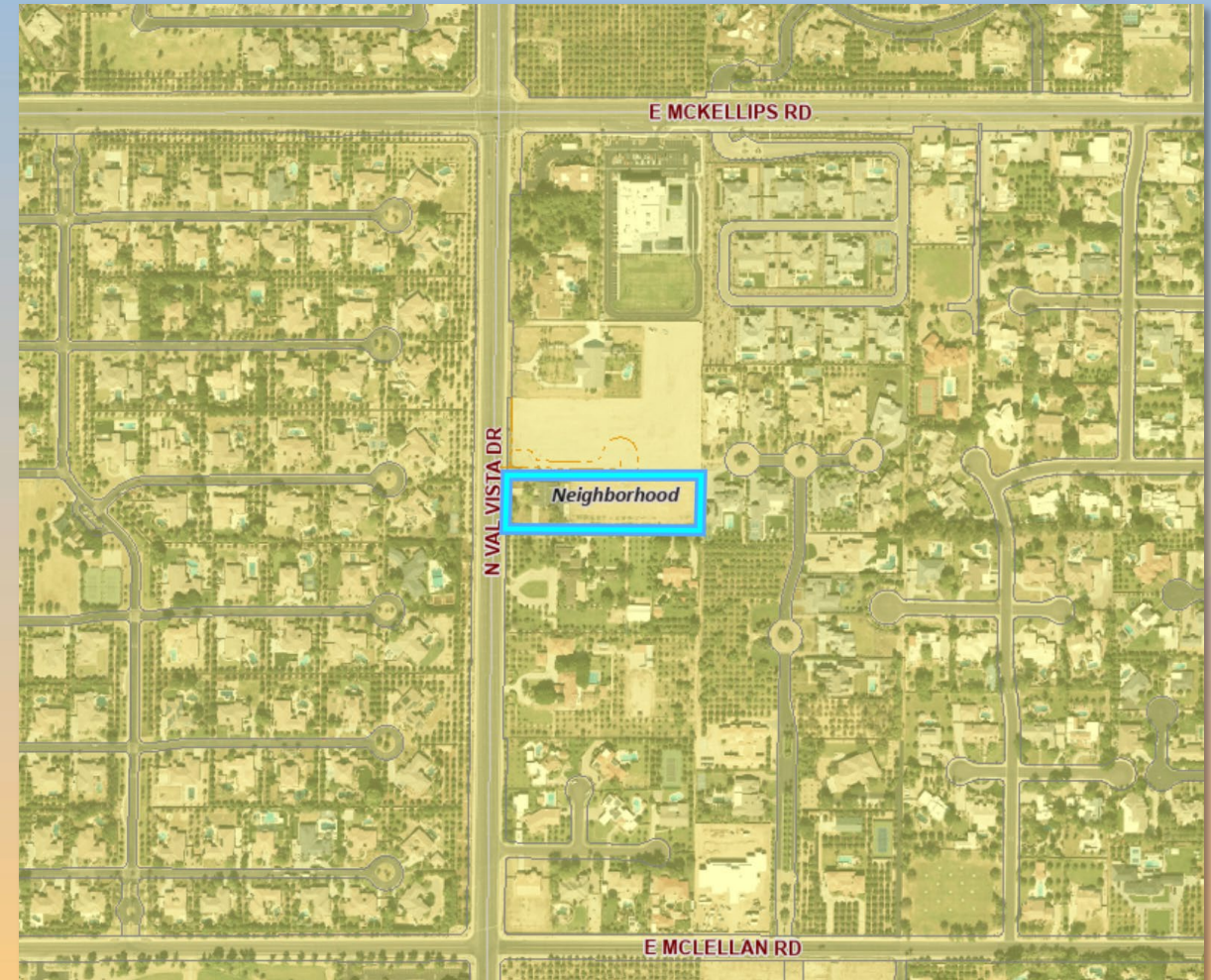




General Plan

Neighborhood, Citrus:

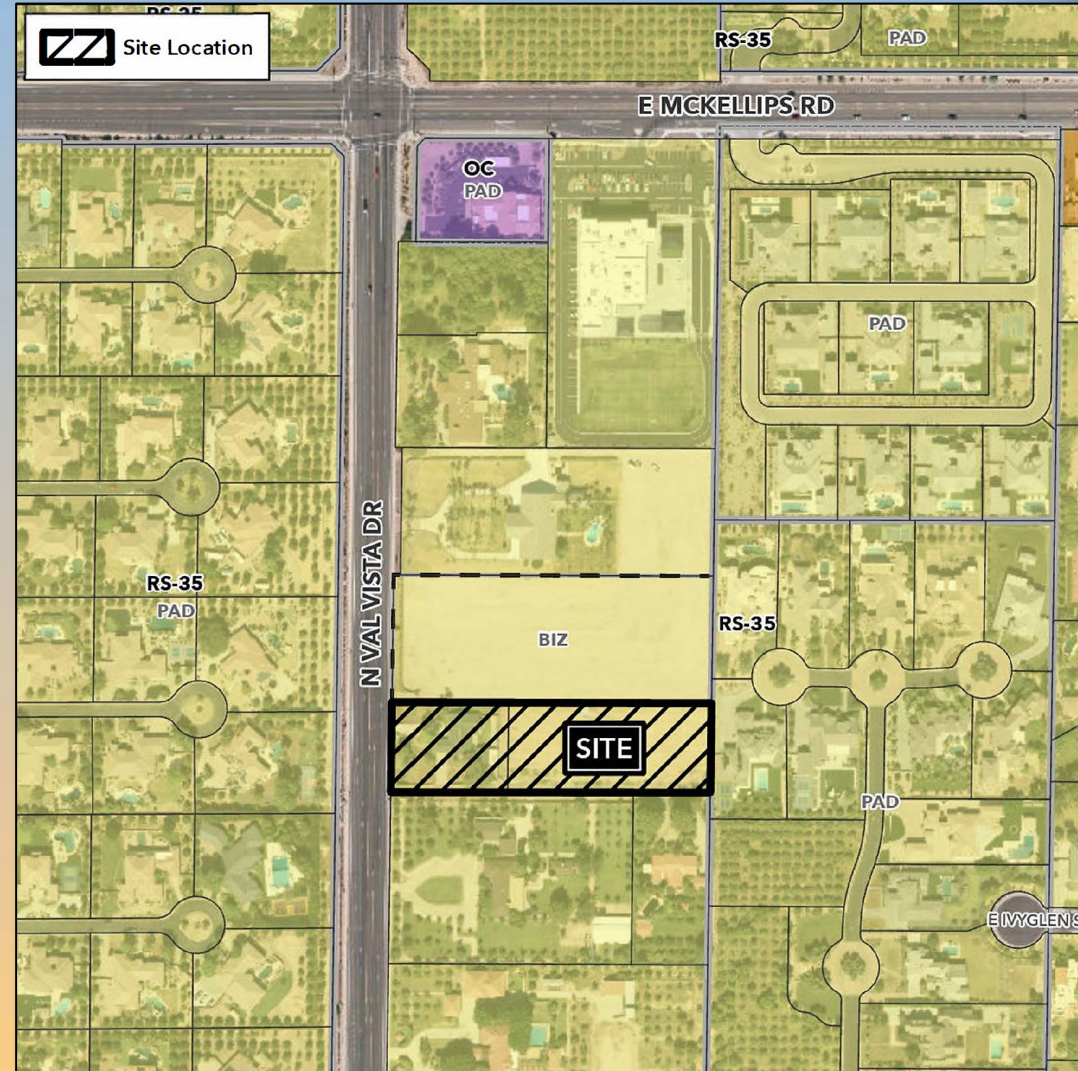
- Safe places for people to live, feel secure and enjoy their community
- Large lot, single residences are supported by the Citrus Sub-Area Plan





Zoning

- Requested zoning is Single Residence-35 with a Bonus Intensity Zone (BIZ) overlay
- Single residence is a permitted use in the RS-35 District
- BIZ overlay allows variations to certain Development Standards





Site Photo



Looking east from northern driveway off Val Vista Drive



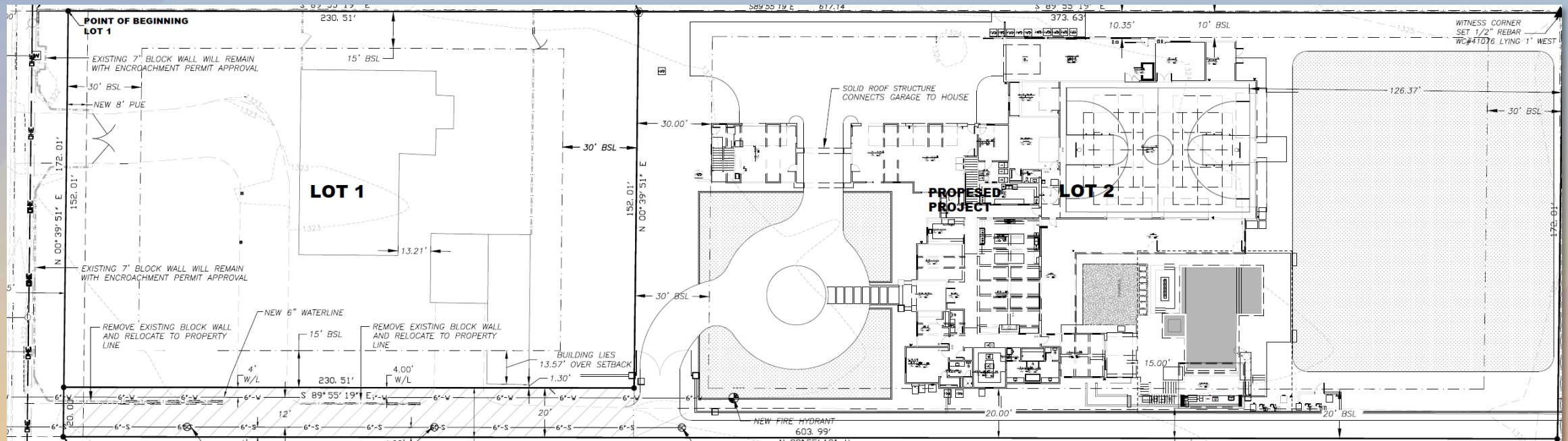
Site Photo



Looking east from southern driveway off Val Vista Drive



Site Plan



- Lot 1: existing home; BIZ requested to accommodate existing conditions
- Lot 2: proposed home; BIZ requested to accommodate 20-ft lot width



Bonus Intensity Zone (BIZ)

Development Standard	MZO Required	BIZ Proposed
<u>Minimum Lot Width – Interior Lot – MZO</u> <i>Table 11-5-3.A.1</i>	130 feet	20 feet
<u>Detached Accessory Building or Structures – MZO</u> <i>Table 11-30-17(B)(2)(i)</i> -Greater than 200 square feet; equal to or less than 15 feet (interior side setback)	5 feet	1 foot (adjacent to south property line of Lot 1 only)
<u>Fences and Freestanding Walls – Maximum Height: Front Yards – MZO</u> <i>Table 11-5-5</i>	No opaque or non-transparent fence or freestanding wall within or along the exterior boundary of the required front yard shall exceed a height of 3.5 feet.	No opaque or non-transparent fence or freestanding wall within or along the exterior boundary of the required front yard shall exceed a height of 7 feet.



Citizen Participation

- Notified property owners within 1,000 ft of the site by mail on September 30, 2024
- Mailed public notice and posted the property February 10, 2025
- Neighbors to the south shared concerns:
 - Access to parcel 141-30-012B
 - Access to irrigation control valves/boxes





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 21 of the MZO for a BIZ Overlay

Staff recommends Approval with Conditions



Planning & Zoning Board



ZON24-00708

Park North

Charlotte Bridges, Planner II

February 26, 2025



Request

- Rezone from LC-PAD to LC with a new PAD
- CUP
- Site Plan Review

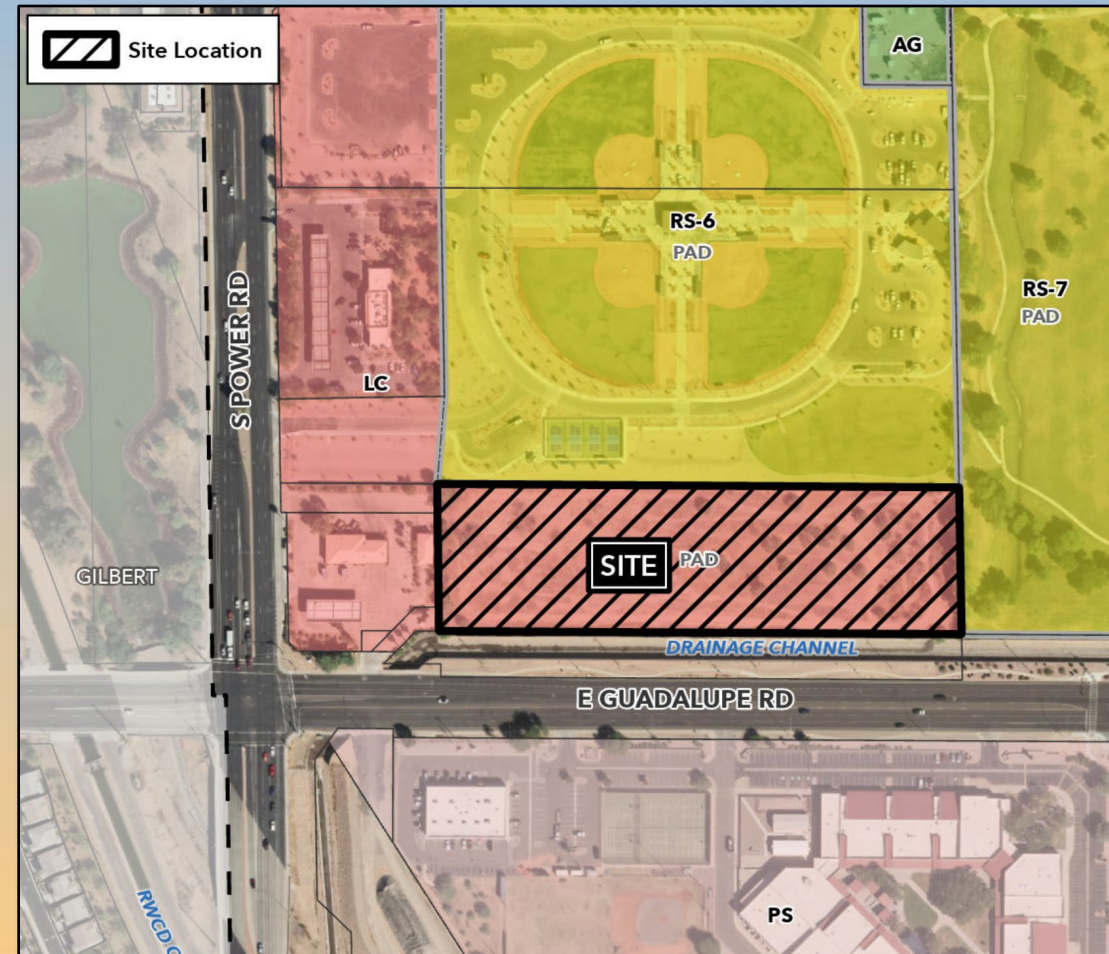
- To allow for a multiple residence development





Location

- East of Power Road
- North side of Guadalupe Road





Site Photo



Looking north from Guadalupe Road



Site Photo



Looking south from Monterey Park



General Plan

Neighborhood/Suburban Sub-Type

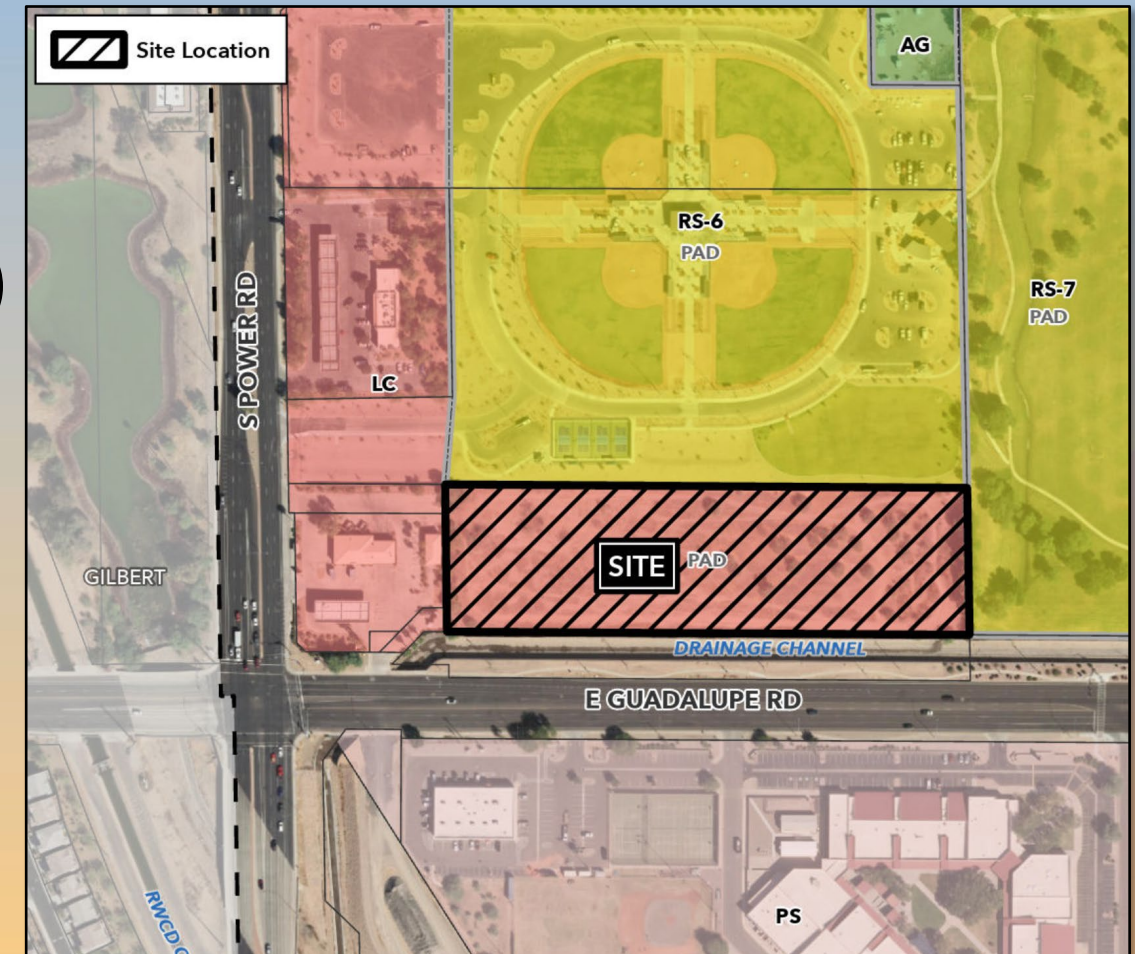
- Provide safe places for people to live where they feel secure and enjoy their surrounding community
- Primarily single residence in character
- May contain areas of multi-residence properties and commercial uses along arterial frontages and major intersections





Zoning

- Current: LC-PAD
- Proposed: Limited Commercial with a new Planned Area Development (LC-PAD)
- Multi-residence permitted if meeting certain criteria
- PAD to allow modifications to development standards

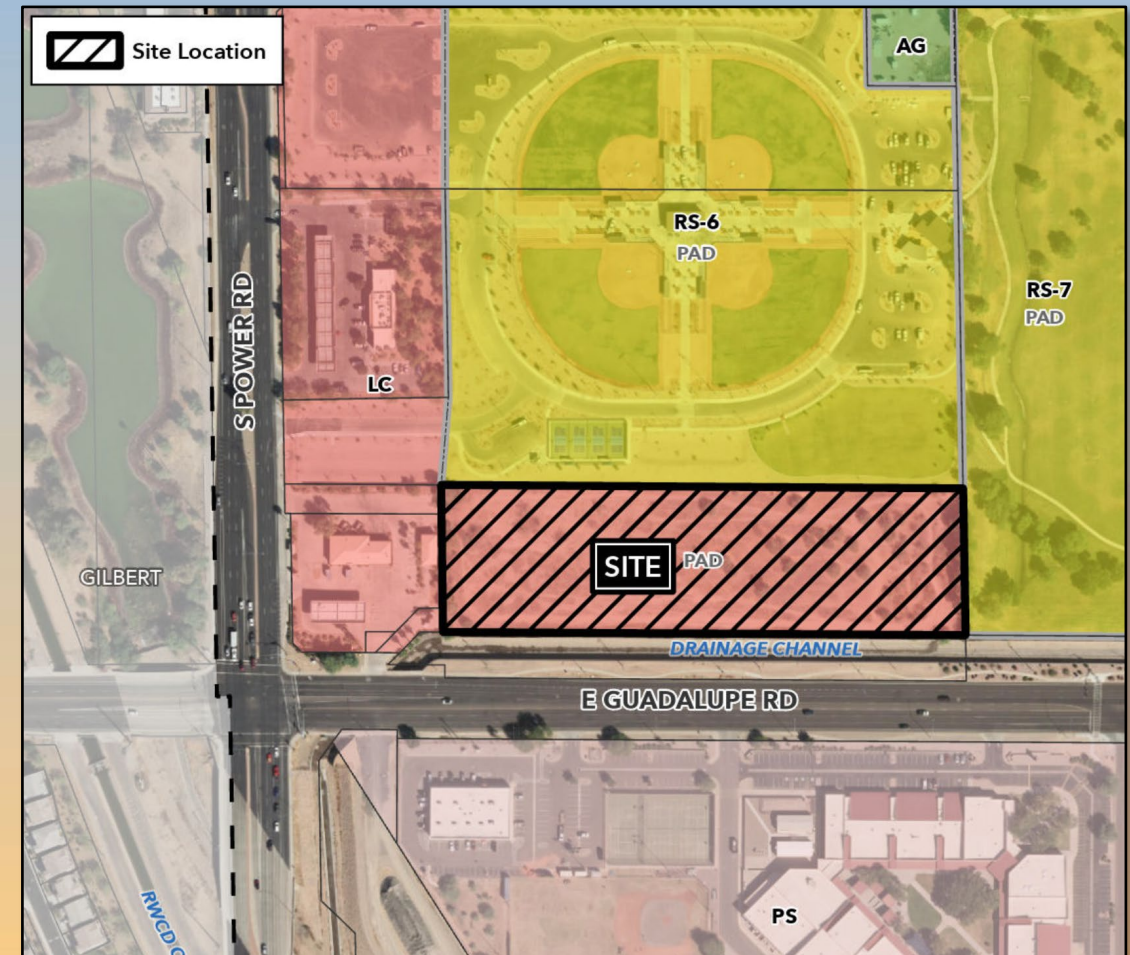




Zoning

Multiple residence uses permitted in LC district if:

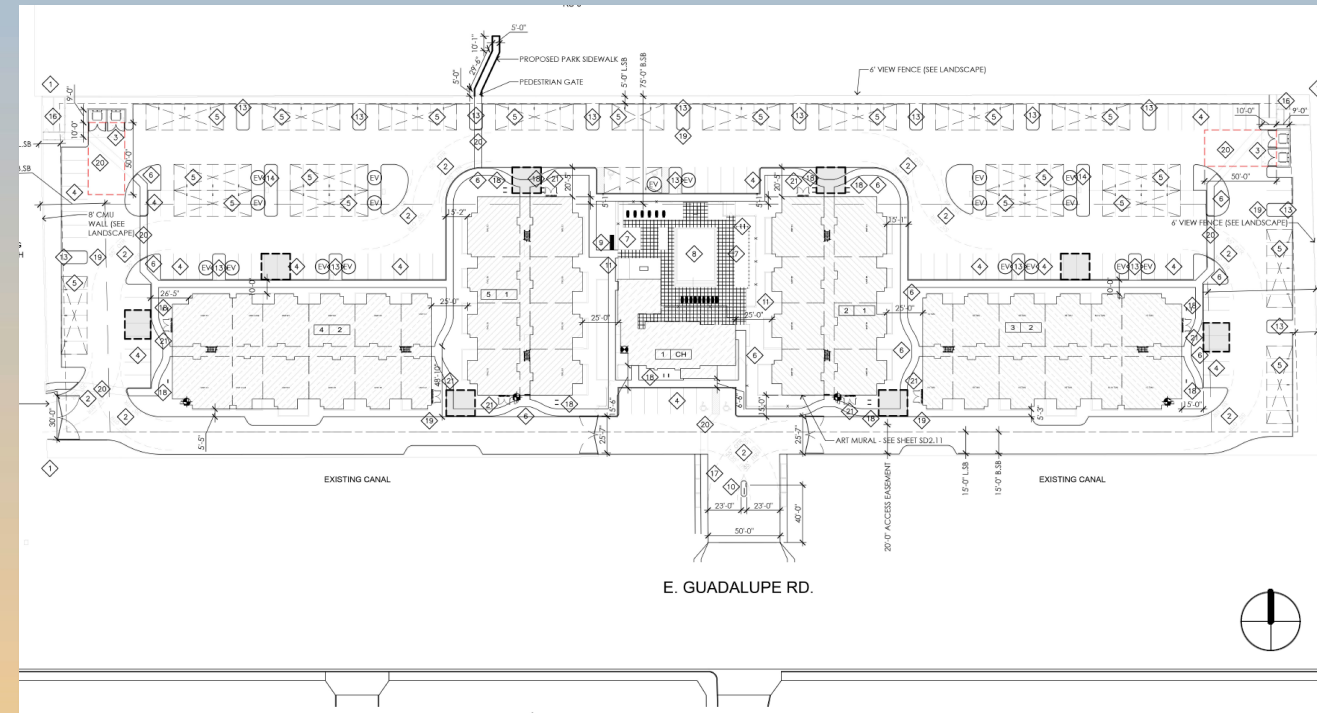
- $\geq 60\%$ GFA reserved for commercial uses,
 - $\geq 65\%$ of ground floor reserved for commercial use, and
 - ≤ 25 du/ac
-
- CUP required to modify these criteria





Site Plan

- Two, 3-story apartment buildings with 36 units
- Two, 3-story apartment buildings with 24 units
- 4,053 sq.ft. Clubhouse/Leasing Office
- Access from Guadalupe Road via new bridges across MCFCD canal
- Emergency egress through commercial property to the west via an access easement
- Parking spaces:
 - Required = 252 spaces
 - Provided = 252 spaces (122 covered spaces)





Planned Area Development

Development Standard	MZO Required	PAD Proposed
<p><u>Maximum Building Height</u> – MZO Table 11-6-3.A:</p>	30 feet	38 feet
<p><u>Minimum Setback along Property Lines to Building and Parking Areas</u> – MZO Table 11-6-3.A:</p> <ul style="list-style-type: none"> -Front and Street-Facing Side: 6-lane arterial street (Guadalupe Road) -Interior Side and Rear Adjacent to RS District: 3-story building (North property line) (East property line) 	<p>15 feet</p> <p>75 feet</p> <p>75 feet</p>	<p>0 feet</p> <p>5 feet</p> <p>15 feet</p>



Planned Area Development

Development Standard	MZO Required	PAD Proposed
<p><u>Minimum Setback along Property Lines to Building and Parking Areas – MZO Table 11-6-3.A:</u> -Interior Side and Rear Adjacent to Non-residential District: (West property line)</p>	<p>15 feet each story (45 feet total)</p>	<p>15 feet</p>
<p><u>Minimum Separation between Buildings on Same Lot – MZO Table 11-6-3.A:</u> -Building height between 20 and 40 feet</p>	<p>15 feet each story (45 feet total)</p>	<p>15 feet</p>



Planned Area Development

Development Standard	MZO Required	PAD Proposed
<p><u>Fences and Freestanding Walls Maximum Height – MZO</u> <i>Section 11-30-4(B)(1)(a):</i> - Front Yards and Required Side Yards (Guadalupe Road)</p>	<p>3.5 feet</p>	<p>6 feet</p>
<p><u>Fence Materials in Commercial and Employment Districts –</u> <i>MZO Section 11-30-4(B)(2)(a)(i):</i> -Fence Materials in Commercial and Employment Districts</p>	<p>Chain link may only be used when not visible from public view</p>	<p>Existing chain link fence may remain along the south property line</p>



Planned Area Development

Development Standard

Screening – Parking Areas – *MZO Section 11-30-9(H):*

MZO Required

Parking areas and drive aisles shall be screened from street(s) with masonry wall, berm or combination of walls/berms and densely planted landscaping or "vertical wire trellis panels". No more than 40 percent of the screening shall be accomplished with dense landscaping

PAD Proposed

Parking areas and drive aisles will not be screened



Planned Area Development

Development Standard

MZO Required

PAD Proposed

Required Landscape Yards– *MZO Section 11-33-3(B)(1)(a)(ii):*

- Landscaping for Non-Single Residence Uses adjacent to Single Residence Uses or Districts: Sites five acres or more adjacent to an RS or RSL district
(North property line)

(East property line)

25 feet

5 feet

25 feet

15 feet



Planned Area Development

Development Standard

MZO Required

PAD Proposed

Perimeter Landscape Required Plant Material –
MZO Table 11-33-3.A.4 and Section 11-33-3(B)(1)(c)(ii):

- Arterial Streets
 (Guadalupe Road)

(North property line)

1 tree and 6 shrubs per 25 linear feet of frontage
 (886± feet of frontage = 36 trees and 213 shrubs total)

4 non-deciduous trees and 20 shrubs per 100 linear feet of adjacent property line
 (885± feet of adjacent property line = 36 trees and 177 shrubs total)

0 trees, 0 shrubs

0 trees and 194 shrubs



Planned Area Development

Development Standard

- Foundation Base, Exterior Walls with Public Entrances
– *MZO Section 11-33-5(A)(1)(a)(i)*:
- Buildings larger than 10,000 square feet with parking spaces that abut the foundation base

MZO Required

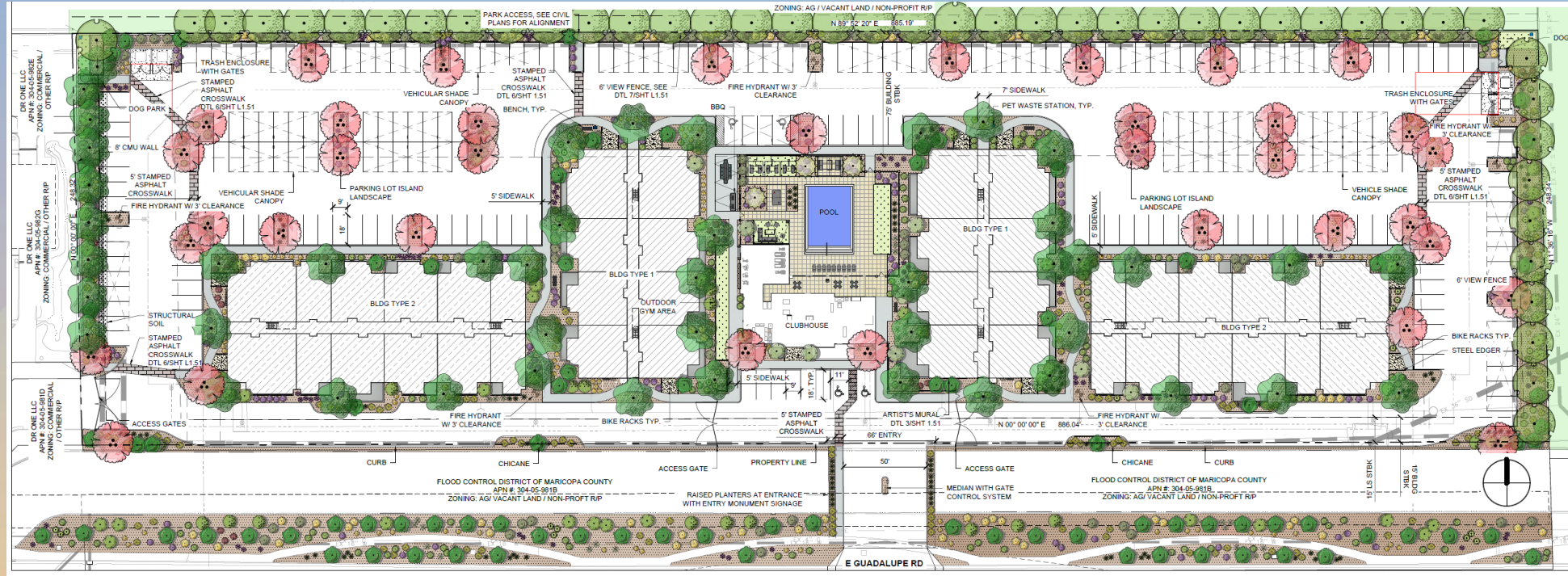
An additional foundation base shall be provided at the entrance to create an entry plaza area. The plaza area shall have a minimum width and depth of 20 feet, and a minimum area of 900 square feet

PAD Proposed

A plaza area shall not be required adjacent to the east elevation of the Building 3 or the west elevation of Building 4



Landscape Plan



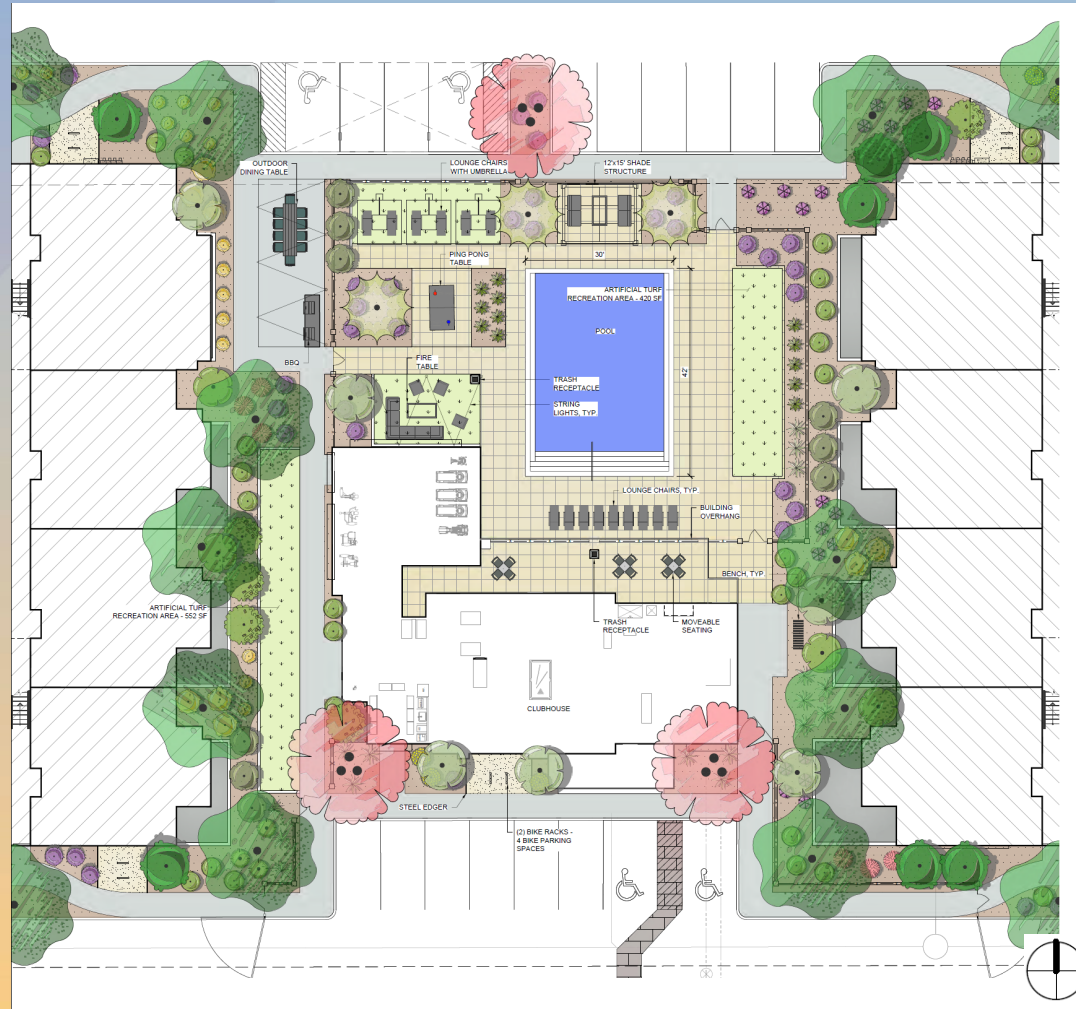
GROUNDCOVER & SHRUBS			VEG CREDIT
	86	Caesalpinia mexicana Mexican Bird of Paradise	15 gal 50
	116	Dodonaea viscosa Hop Bush	5 gal 50
	138	Encelia farinosa Brittlebush	5 gal 10
	42	Eremophila glabra 'Mingenew Gold' Outback Sunrise Emu	5 gal 25
	159	Lantana montevicensis Purple Trailing Lantana	5 gal 25
	131	Lantana x 'New Gold' New Gold Lantana	5 gal 25
	152	Ruellia brittoniana Purple Ruellia	5 gal 10
	9	Sophora secundiflora Texas Mountain Laurel	15 gal 50
	40	Sphagneticola trilobata Yellow Dot	5 gal 25
	87	Tecoma x 'sparky' Tecoma Sparky	5 gal 25
	960	SUBTOTAL:	

PLANT SCHEDULE								VEG CREDIT
SYMBOL	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CALIPER	HEIGHT	WIDTH	MATURE SIZE	
TREES								
	3	Bismarckia nobilis Bismarck Palm	36" Box	2.0"-3.0"	8.0'-10.0'	4.0'-5.0'	45' x 10'	25
	44	Eucalyptus papuana Ghost Gum	24" Box	1.0"-1.5"	8.0'-10.0'	3.0'-4.0'	40' x 25'	100
	36	Pistacia x 'Red Push' Pistache	24" Box	1.0"-1.5"	7.0'-9.0'	2.5'-3.5'	25' x 25'	50
	46	Quercus fusiformis 'Joan Lionelli' Joan Lionelli Texas Live Oak	36" Box	1.0"-1.5"	8.0'-10.0'	5.0'-6.0'	40' x 25'	100
	129	SUBTOTAL:						

ACCENTS & GRASSES			VEG CREDIT	HARDSCAPE SCHEDULE		
SYMBOL	DESCRIPTION	QTY		SYMBOL	DESCRIPTION	QTY
	136	Aloe barbadensis Medicinal Aloe	5 gal 10	32 Exterior Improvements		
	48	Asclepias subulata Desert Milkweed	5 gal 5		1/2" Screened - 2" Depth Color: Mahogany	61,060 sf
	49	Muhlenbergia capillaris 'Regal Mist' TM Regal Mist Muhly	5 gal 5		DECOMPOSED GRANITE - STABILIZED 1/4" Minus Stabilized, 3" Depth Color: Desert Tan	1,050 sf
	52	Muhlenbergia rigens Deer Grass	5 gal 5	Athletic and Recreational Surfacing		
	133	Portulacaria afra Elephant's Food	5 gal 10		TURF - SYNTHETIC Product: SYNTipede 343 By: Paradise Greens and Turf - (480) 586-0655	2,036 sf
	418	SUBTOTAL:				



Landscape Plan



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CALIPER	HEIGHT	WIDTH	MATURE SIZE	VEG CREDIT	
TREES									
	3	Bismarckia nobilis Bismarck Palm	36" Box	2.0"-3.0"	8.0'-10.0'	4.0'-5.0'	45' x 10'	25	
	44	Eucalyptus papuana Ghost Gum	24" Box	1.0"-1.5"	8.0'-10.0'	3.0'-4.0'	40' x 25'	100	
	36	Pistacia x 'Red Push' Pistache	24" Box	1.0"-1.5"	7.0'-9.0'	2.5'-3.5'	25' x 25'	50	
	46	Quercus fusiformis 'Joan Lionetti' Joan Lionetti Texas Live Oak	36" Box	1.0"-1.5"	8.0'-10.0'	5.0'-6.0'	40' x 25'	100	
	129	SUBTOTAL:							

GROUNDCOVER & SHRUBS

SYMBOL	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	VEG CREDIT
	86	Caesalpinia mexicana Mexican Bird of Paradise	15 gal	50
	116	Dodonaea viscosa Hop Bush	5 gal	50
	138	Encelia farinosa Brittlebush	5 gal	10
	42	Eremophila glabra 'Mingenew Gold' Outback Sunrise Emu	5 gal	25
	159	Lantana montevidensis Purple Trailing Lantana	5 gal	25
	131	Lantana x 'New Gold' New Gold Lantana	5 gal	25
	152	Ruellia brittoniana Purple Ruellia	5 gal	10
	9	Sophora secundiflora Texas Mountain Laurel	15 gal	50
	40	Sphagneticola trilobata Yellow Dot	5 gal	25
	87	Tecoma x 'sparky' Tecoma Sparky	5 gal	25
	960	SUBTOTAL:		

ACCENTS & GRASSES

SYMBOL	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	VEG CREDIT
	136	Aloe barbadensis Medicinal Aloe	5 gal	10
	48	Asclepias subulata Desert Milkweed	5 gal	5
	49	Muhlenbergia capillaris 'Regal Mist' TM Regal Mist Muhly	5 gal	5
	52	Muhlenbergia rigens Deer Grass	5 gal	5
	133	Portulacaria afra Elephant's Food	5 gal	10
	418	SUBTOTAL:		

HARDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	QTY
32 Exterior Improvements		
	1/2" Screened - 2" Depth Color: Mahogany	61,060 sf
	DECOMPOSED GRANITE - STABILIZED 1/4" Minus Stabilized, 3" Depth Color: Desert Tan	1,050 sf
Athletic and Recreational Surfacing		
	TURF - SYNTHETIC Product: SYNTipede 343 By: Paradise Greens and Turf - (480) 586-0655	2,036 sf













Approval Criteria

Council Use Permit for Residential Uses in Commercial Districts – MZO Section 11-31-31(F)

- The use is found to be in compliance with the General Plan, Sub Area Plans and other recognized development plans or policies, and will be compatible with surrounding uses; and
- A finding that a plan of operation has been submitted, which includes, but is not limited to, acceptable evidence of compliance with all zoning, building, and fire safety regulations; and



Approval Criteria

Council Use Permit for Residential Uses in Commercial Districts - MZO Section 11-31-31(F) (cont'd)

- A finding that a "good neighbor policy" in narrative form has been submitted, which includes, but is not limited to, descriptions of acceptable measures to ensure ongoing compatibility with adjacent uses; including measures to assure that commercial activity will remain as a viable activity on this site; and
- Evidence that acceptable documentation is present demonstrating that the building or site proposed for the use is in, or will be brought into, substantial conformance with all current City development standards, including, but not limited to, landscaping, parking, screen walls, signage, and design guidelines; and



Approval Criteria

Council Use Permit for Residential Uses in Commercial Districts MZO Section 11-31-31(F) (cont'd)

- The overall project conforms to the intent and character of the zoning district and is part of a well integrated mixed use project.



Approval Criteria

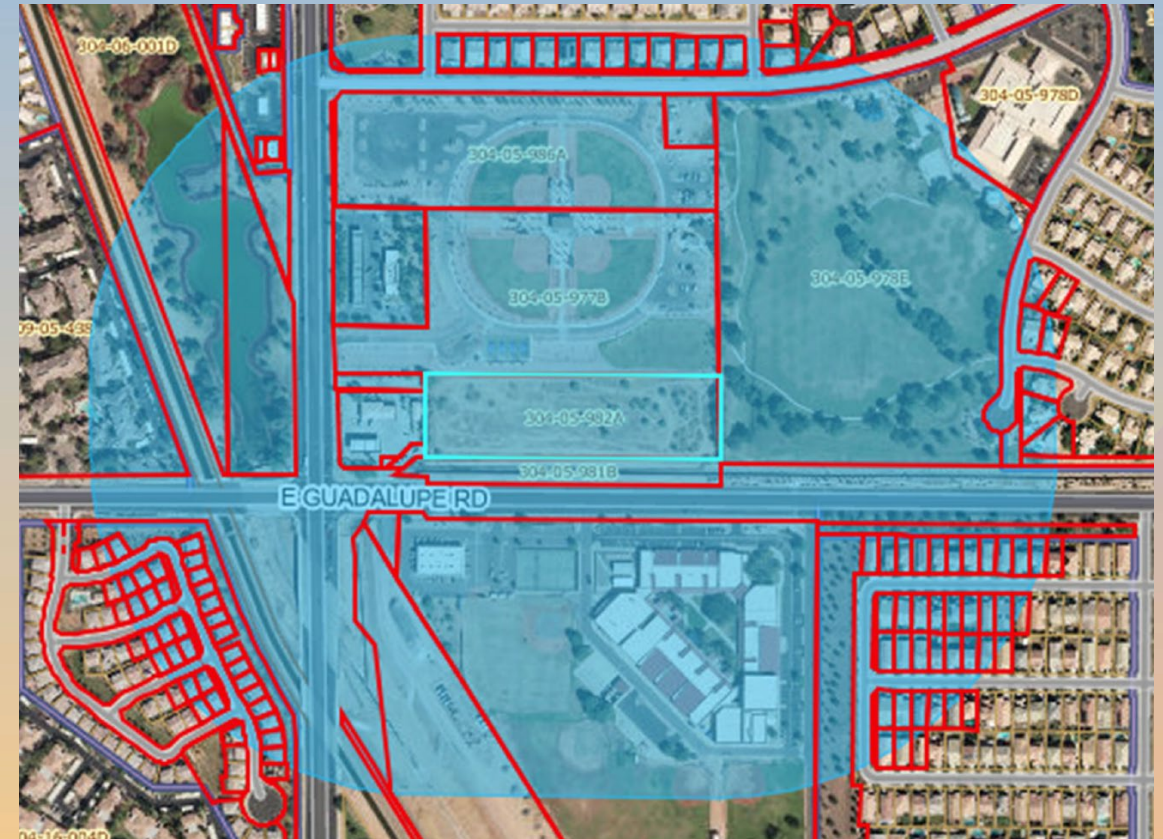
Review Criteria for a Council Use Permit per MZO Section 11-70-6(D)

- 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.
- 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;



Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- In-person meetings were held on March 24, 2024, and November 14, 2024.
- Received 43 emails in opposition to the project with concerns about the use and traffic congestion.





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review
- ✓ Complies with Chapter 22 of the MZO for a PAD Overlay
- ✓ Complies with criteria for CUP for residential uses in commercial districts per Section 11-31-31(F) & criteria for CUP per Section 11-70-6(D) of the MZO

Staff recommends Approval with Conditions



Planning and Zoning Board



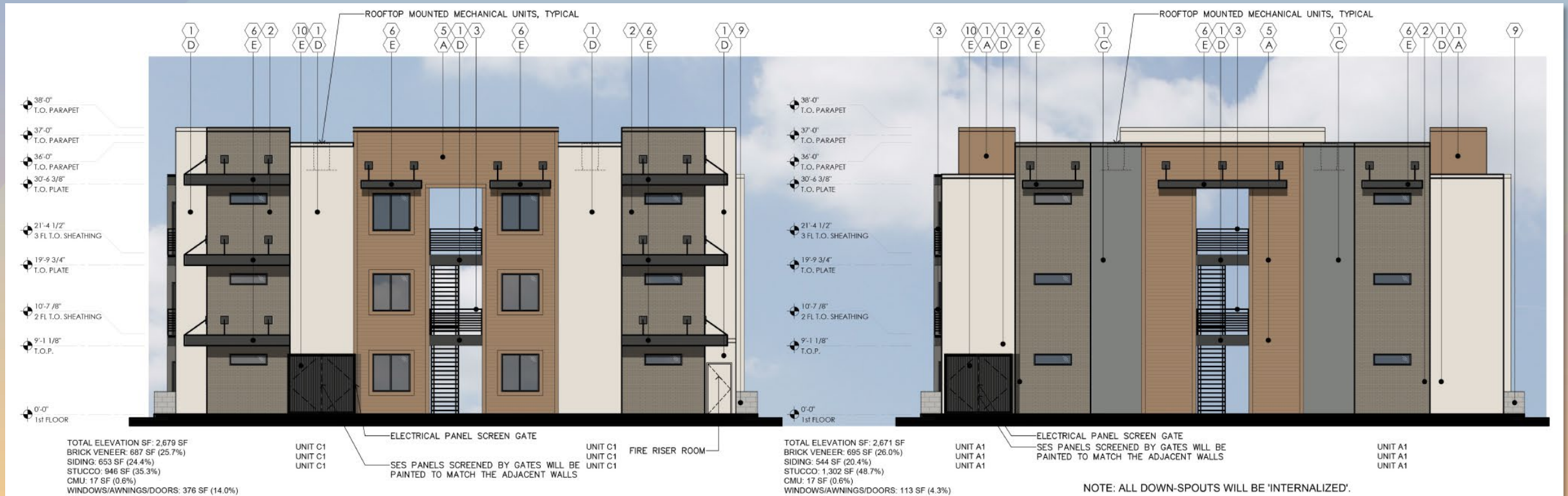
Elevations – 36 Unit Building



North and South Elevations



Elevations – 36 Unit Building



West and East Elevations



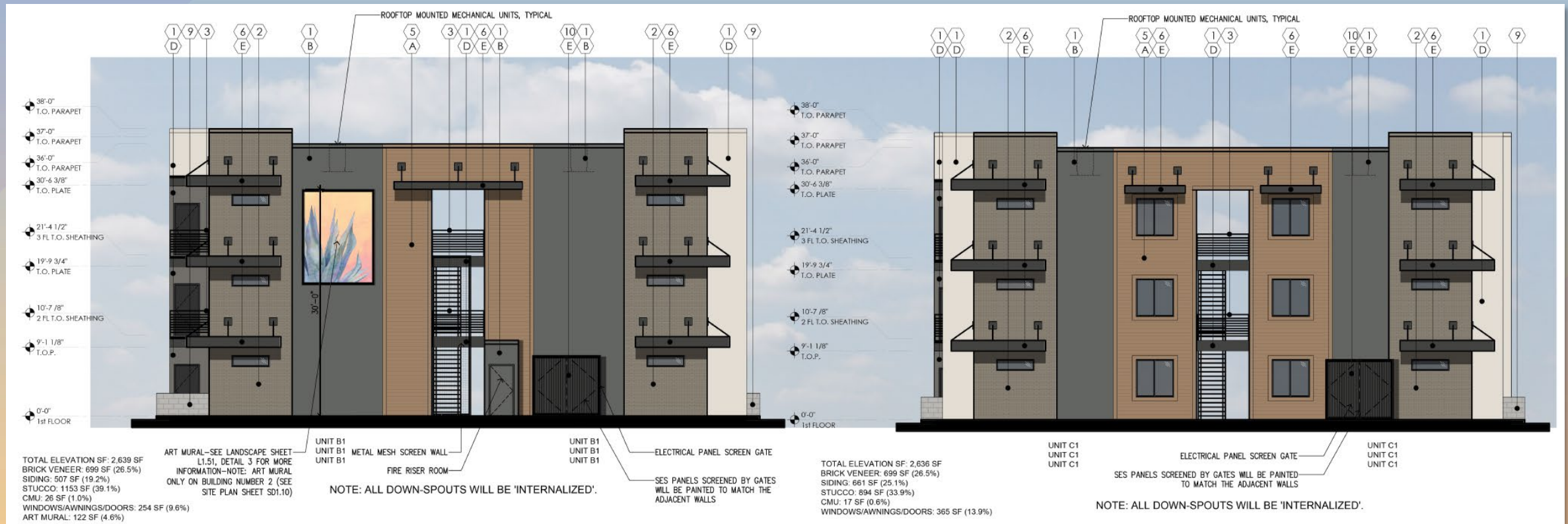
Elevations – 24 Unit Building



West and East Elevations



Elevations – 24 Unit Building



South and North Elevations



Elevations – Clubhouse/Leasing Office



TOTAL ELEVATION SF: 1,628 SF
 CMU: 259 SF (15.9%)
 SIDING: 160 SF (9.8%)
 STUCCO: 756 SF (46.4%)
 METAL SIDING: 142 SF (8.8%)

South Elevation



TOTAL ELEVATION SF: 1,618 SF
 CMU: 325 SF (20.1%)
 SIDING: 376 SF (23.2%)
 STUCCO: 336 SF (20.8%)
 METAL SIDING: 243 SF (15.0%)
 WINDOWS/AWNINGS/DOORS: 338 SF (20.9%)

DOG WASH STATION

North Elevation



Elevations – Clubhouse/Leasing Office



TOTAL ELEVATION SF: 1,319 SF
 CMU: N/A
 SIDING: 403 SF (30.6%)
 STUCCO: 646 SF (48.9%)
 METAL SIDING: 47 SF (3.6%)
 WINDOWS/AWNINGS/DOORS: 223 SF (16.9%)

West Elevation



TOTAL ELEVATION SF: 1,322 SF
 CMU: 400 SF (30.3%)
 SIDING: 351 SF (26.6%)
 STUCCO: 272 SF (20.6%)
 METAL SIDING: 114 SF (8.6%)

East Elevation

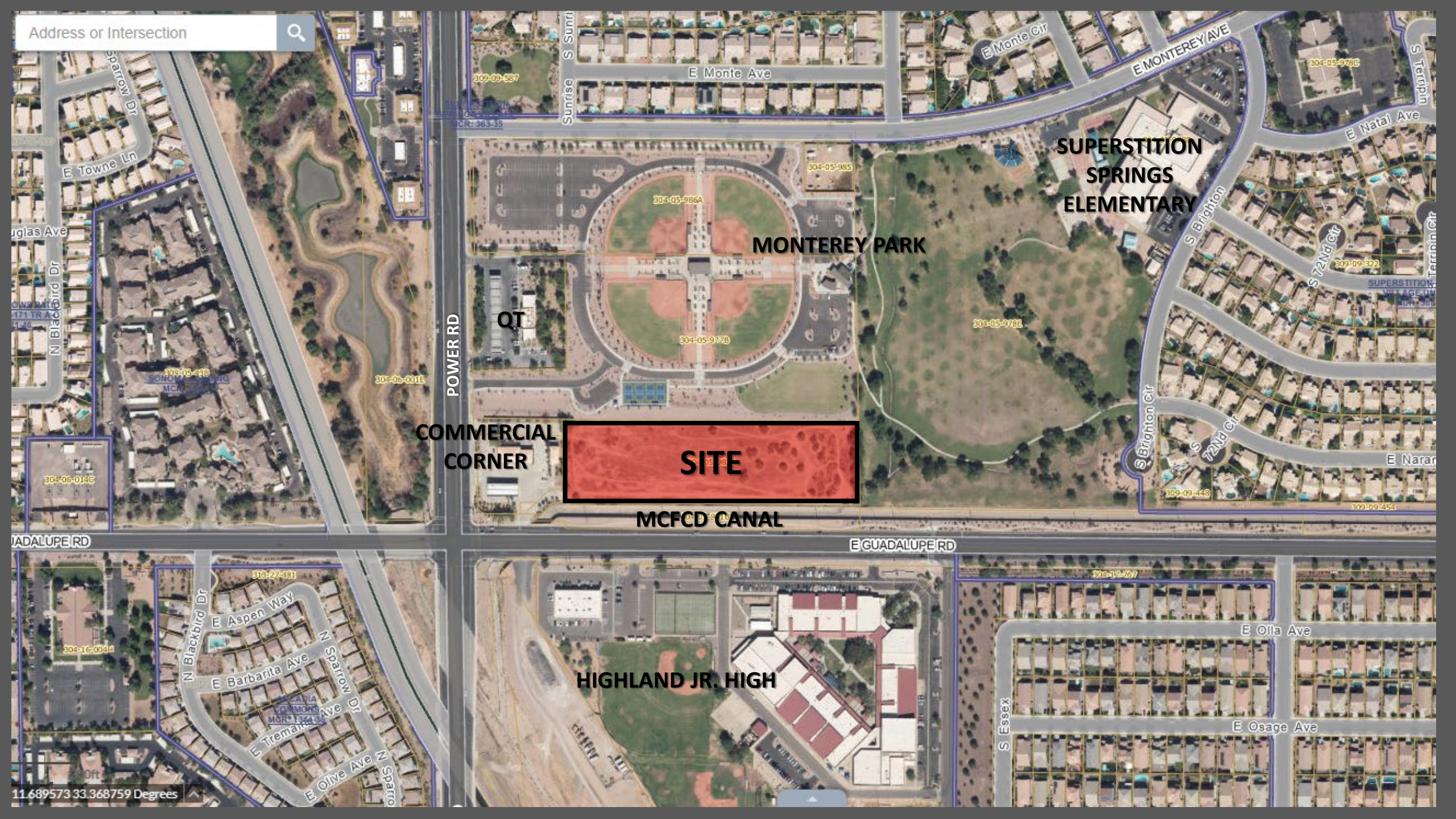
Park North

Multi-Family



Council Use Permit, Rezone & Site Plan
(Case No. ZON24-00708)

Address or Intersection



**SUPERSTITION
SPRINGS
ELEMENTARY**

MONTEREY PARK

QT

**COMMERCIAL
CORNER**

SITE

MCFCD CANAL

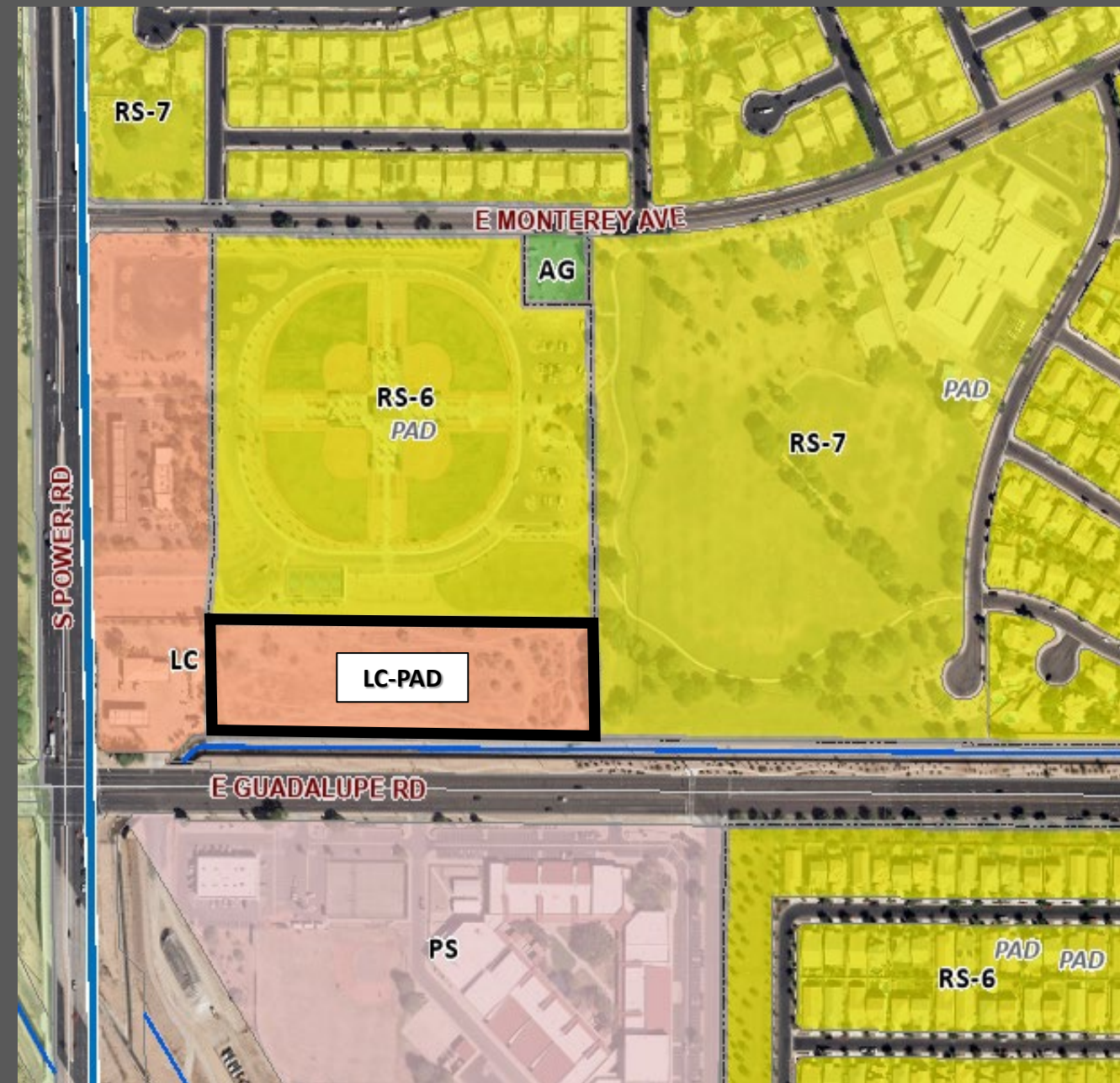
HIGHLAND JR. HIGH

POWER RD

E GUADALUPE RD

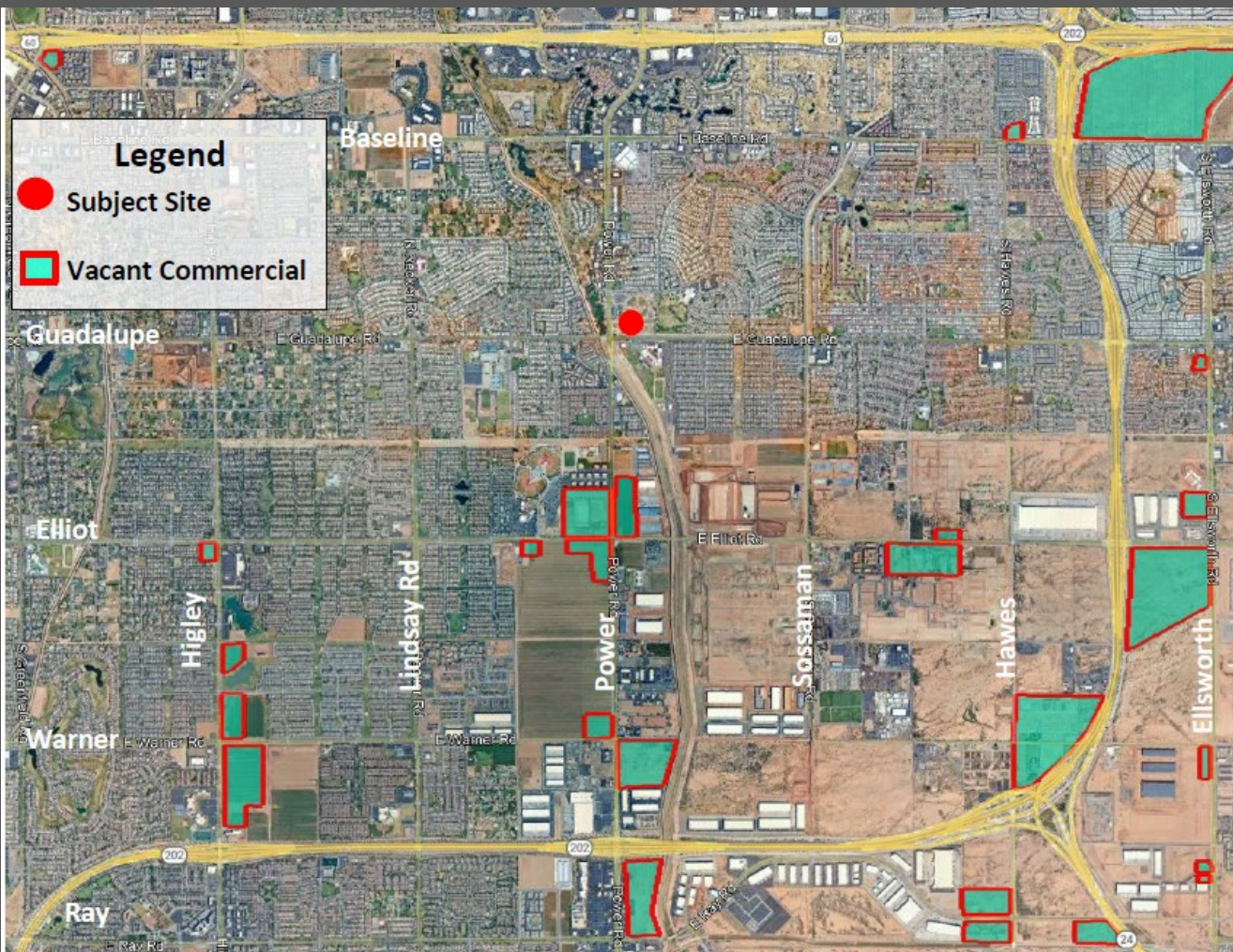
Zoning History

- 1983 – Site Annexed into City of Mesa (Granted R1-7 Residential Zoning)
- 2010 – Site Rezoned to LC (Limited Commercial) with a PAD (“LC-PAD”)
- 2010 – Site Plan Approved for a Commercial/Medical Office Project (Never Developed)
- Existing Zoning Allows Commercial, Office & Multi-Family Residential Uses up to 25 DU/Acre
- Our Request Implements a Use already Permitted on the Site



Not a Viable Commercial Site

- **Access Constraints
(1 Crossing of MCFCD Canal)**
- **Existing Deed Restrictions
(Restricts Many Commercial Uses)**
- **Proximity to Highland Jr. High School
(Restricts Alcohol Sales)**
- **Massive Oversupply of Existing &
Zoned Retail/Commercial in Area**
- **Confirmed by Elliott D. Pollack
Commercial Market Analysis & City of
Mesa Economic Development Dept.**



Retail Supply Map – Primary Market Area

Retail Supply/Demand Forecast Primary Market Area

	2030	2040	2050	2060	Total
Demand					
Household Growth	4,494	2,792	1,383	781	9,451
New Retail Demand (acres)	31.4	19.5	9.7	5.5	65.9
New Retail Demand (SF)	245,914	152,738	75,685	42,754	517,091
Supply (Available for Additional Retail Development)				Acres	SF
Existing Retail Vacancy					513,795
Under Construction					247,633
Proposed					604,329
Vacant Land			507		3,974,340
TOTAL					5,340,097


Sources: MAG, 2023; U.S. Consumer Expenditure Survey; AZ DOA; City of Mesa; Town of Gilbert; CoStar; Elliott D. Pollack & Company

Commercial Market Analysis Conclusions

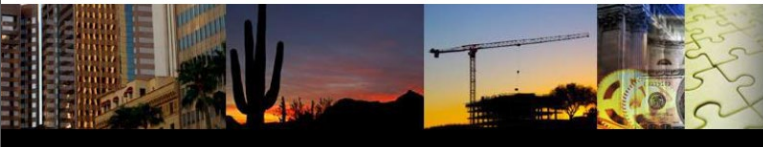
- “The location of the subject site is **NOT** considered competitive for retail development”
- “There is over 10 times the amount of available retail space than expected local resident demand through build out of the primary market area”
- “Expected retail demand over the next 40 years can nearly be entirely accommodated within the current vacant retail space in the market area”

Commercial Market Analysis
E of NEC Guadalupe Road & Power Road
6912 E Guadalupe Road
Mesa, Arizona

Prepared by:

 Elliott D. Pollack & Company
5111 North Scottsdale Road, Suite 202
Scottsdale, Arizona 85250

**Market Area Needs New Residents to
Support Existing Commercial/Retail**



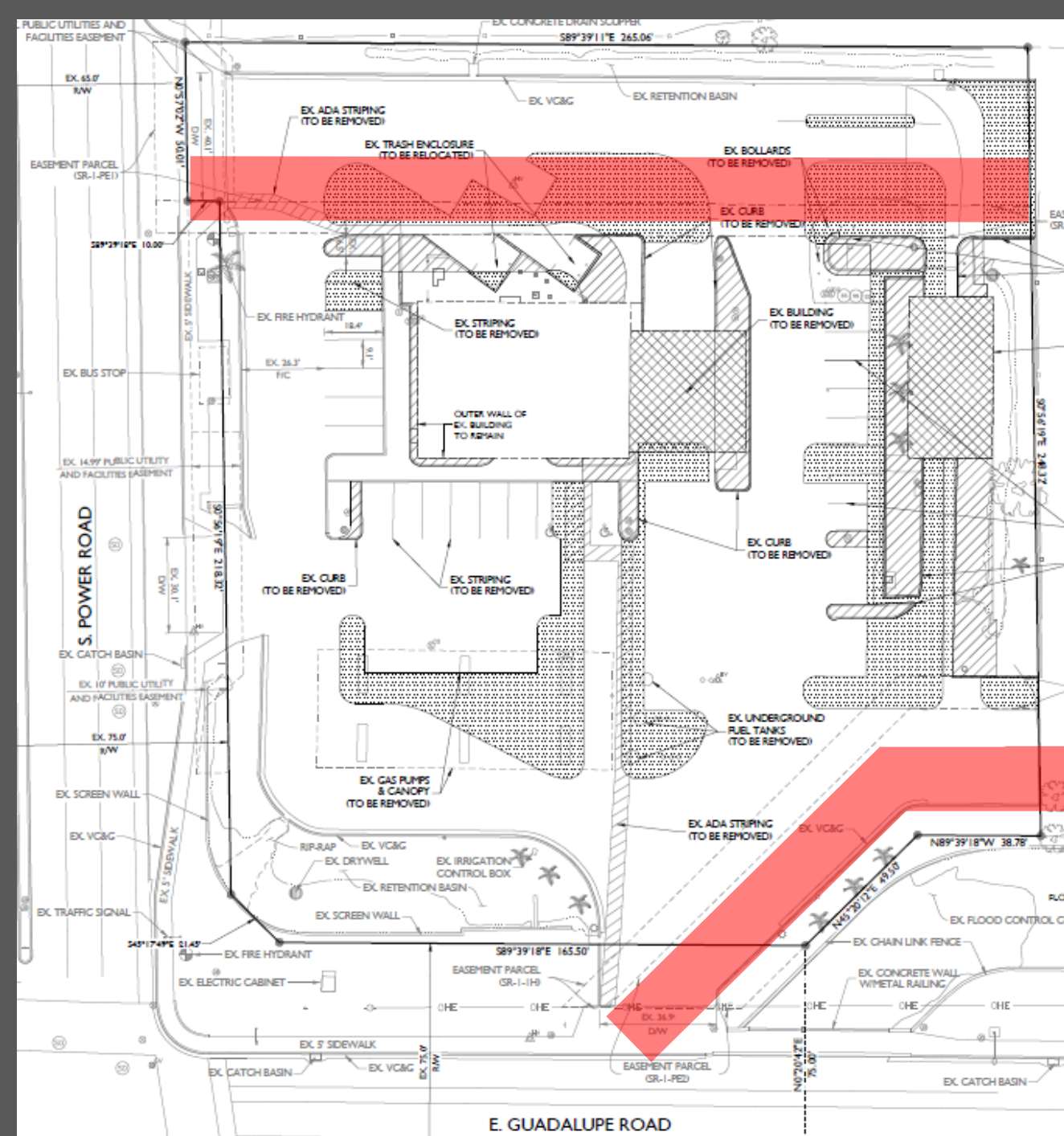
Zoning & General Plan Conformance

- Multi-Family is a Primary Use in the Neighborhood Suburban Sub-Type
- Limited Commercial is a Secondary Use
- Creates Horizontal Mixed-Use Area with Commercial Corner to West (its Redevelopment is tied to Park North)
- Located at Intersection of 2 Major Arterial Streets
- Existing Zoning Already Allows for Multi-Family Residential Uses up to 25 DU/Acre



Commercial Corner Redevelopment

- Park North has 2 Existing Access Easements Across Corner
- Park North can Eliminate North Easement upon Project Approval
- Commercial Corner can Proceed with Redevelopment, Creating a Horizontal Mixed-Use Area with Park North



Park North - Overview

- **120 Total Luxury Apartment Units**
- **Density = 23.5 DU/Acre**
- **Mix of 1, 2 & 3 Bedroom Options**
- **Four 3-Story Buildings (38' Max Height)**
- **Resort-Style Amenities (Pool, Clubhouse, Dog Parks, etc.)**
- **Pedestrian Access to Adjacent City Park, Commercial Corner & Schools**
- **All City Required Parking Provided**



Design Review Process Completed



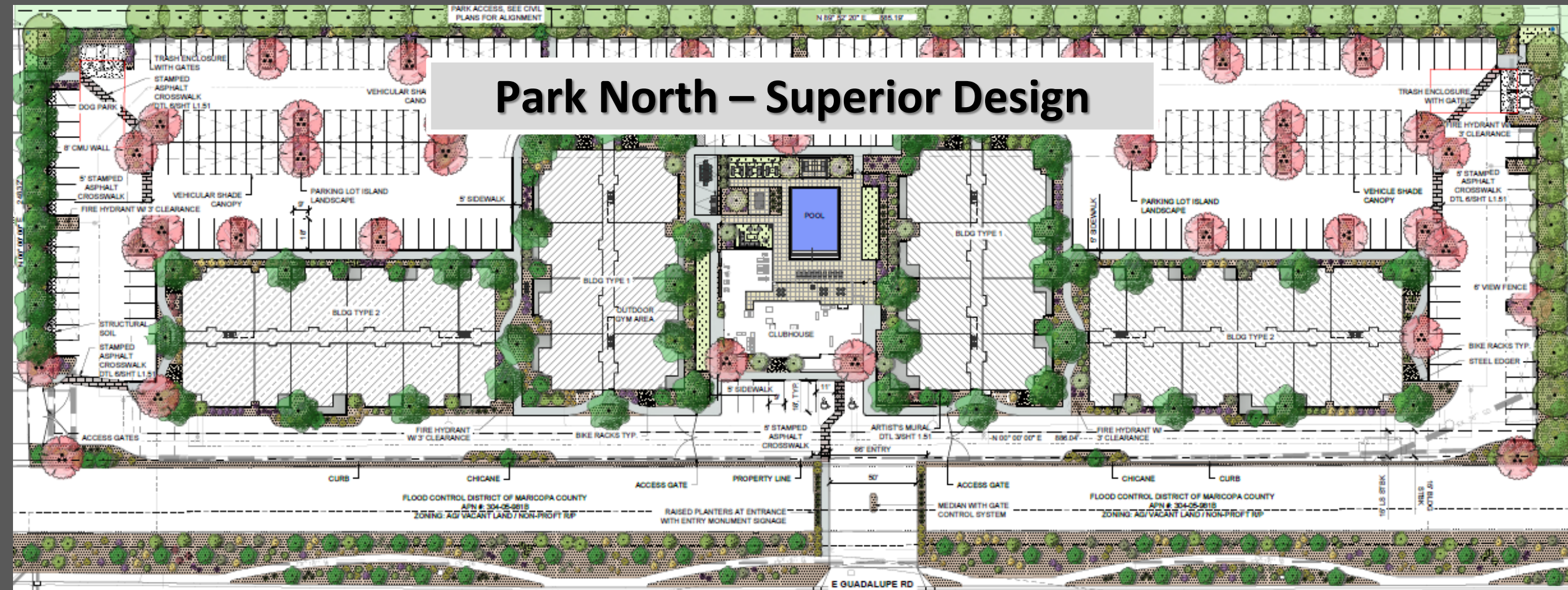
City Design Review Board Very Complimentary of Building Design

Design Review Process Completed



City Design Review Board Very Complimentary of Amenity Design

Park North – Superior Design



- Pedestrian Connections to City Park & Commercial Corner
- Install New Trees in City Park North of Site
- 18 New EV Charging Stations
- Landscaping MCFCD Canal Frontage

- Exceeding Private Open Space Requirements (Large Patios/Balconies)
- Artist Mural on Side of Building
- Rainwater Harvesting for Landscaping
- Buildings Pushed Toward Guadalupe Rd

Ideal Site for Multi-Family Use

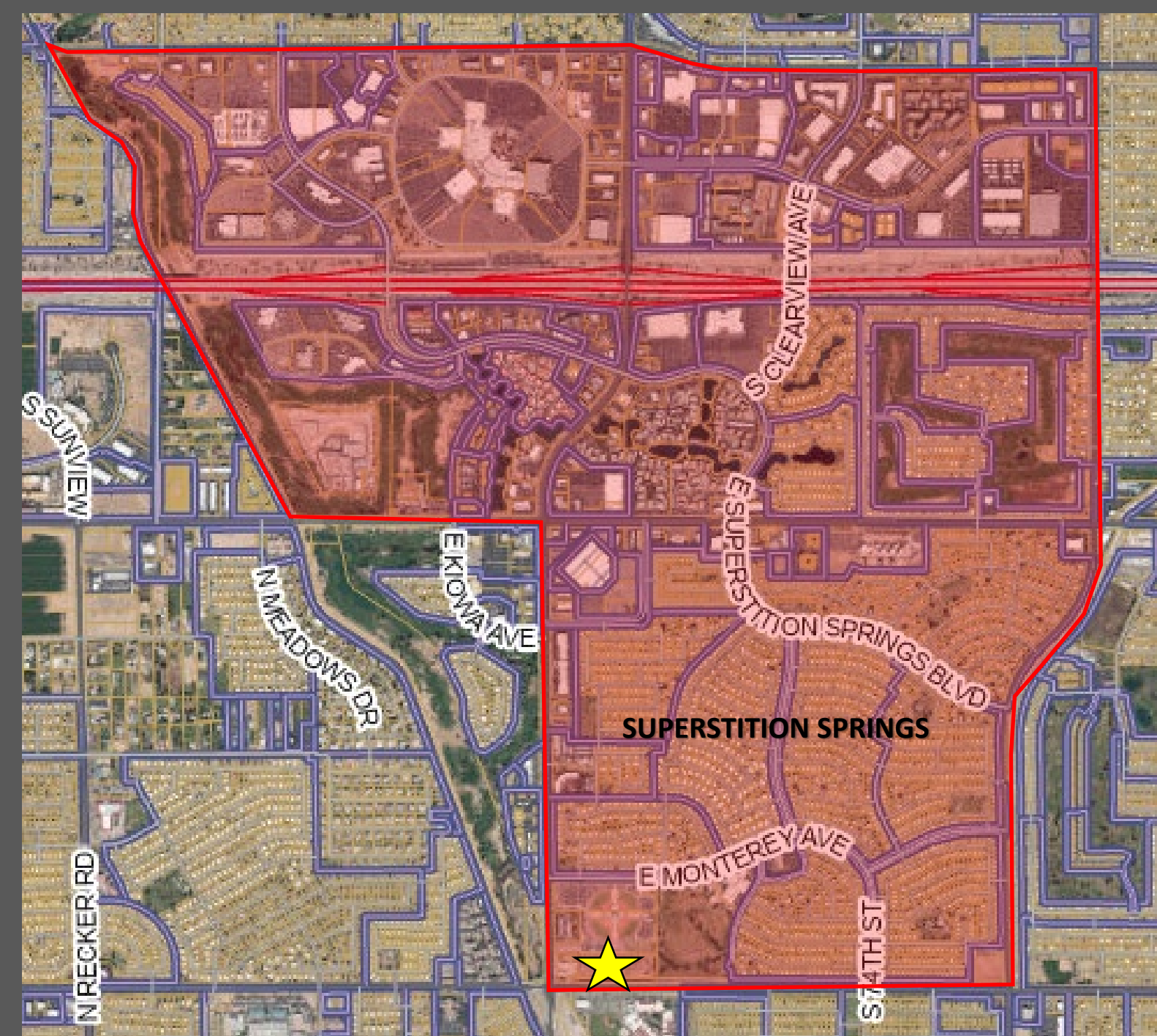
- Intersection of 2 Major Arterial Streets
- Surrounded by City's Monterey Park, Commercial Corner & Arterial Street
- MCFCD Canal Creates 80' Setback from Guadalupe Road
- Large Separation from All Existing Residential
- 500' to Nearest Home (Across 6-Lane Arterial Street)
- 900' to Nearest Home in Superstition Springs



BEST BUFFERED MULTI-FAMILY SITE IN MESA

Neighborhood Compatibility

- Site Situated at Very SW Corner of Superstition Springs Community
- Located at Intersection of 2 Major Arterial Streets
- Adjacent to City's Monterey Park, Commercial Corner & Arterial Streets



Council Use Permit

- Existing Zoning Already Allows Multi-Family Residential up to 25 DU/Acre
- Also Requires % of Floor Area to be Commercial/Retail, Unless Modified via a Council Use Permit
- Proposed Council Use Permit Eliminates this Requirement
- Council Use Permit Won't Prohibit Future Commercial/Retail Use, Simply Removes it as a Requirement
- "Good Neighbor" Policy Document Provided



**CITY PLANNING STAFF
&
CITY ECONOMIC DEVELOPMENT DEPT.**



SUPPORT COUNCIL USE PERMIT REQUEST

Proposed PAD Modifications

- Existing Zoning Already Allows Multi-Family Residential up to 25 DU/Acre
- Only Updating Existing PAD to Modify Certain Development Standards
- Why are PAD Modifications Needed?
 - Adjacent City Park Has Residential Zoning (Typical Setbacks & Landscape Yards Not Necessary)
 - Restrictions from Adjacent MCFCD Canal and Access Easement (Controls Walls & Landscaping Requirements)





Neighborhood Outreach

- **Held 2 Neighborhood Meetings**
- **Neighbors Notified via Letters, HOA & Superstition Springs Facebook Page**
- **32 Neighbors Attended 1st Meeting, 15 Neighbors Attended 2nd Meeting (1,000+ Homes in Superstition Springs)**
- **#1 Neighbor Concern: Traffic**
- **#2 Neighbor Concern: School Impact**



Neighbor Concern #1: Traffic

- Guadalupe Road is a 6-Lane Arterial (so is Power Road)
- Capacity of Guadalupe Road (between Power & Sossaman) = 40,000 Vehicles per Day
- Per City of Mesa, 2023 Traffic Volume on Guadalupe Road = 12,300 Vehicles per Day
- Guadalupe Road is Currently Under Capacity



Neighbor Concern #1: Traffic

- Traffic Concern Primarily Due to Highland Jr. High Across Street
- Traffic Concern Generally Limited to School Drop Off & Pick-Up Hours (Issue at Every School in Valley)
- Not a Significant Impact During School Drop Off & Pick-Up Hours (Peak Hours)
- Per City 's 2022/2023 Collision Data, Intersection of Guadalupe & Power Ranks in the "Middle" of all City Intersections



Neighbor Concern #1: Traffic

- Existing Traffic Signal & Crosswalk for Students
- Park North Access Aligned with Existing School Access
- Park North is a LOWER Traffic Generator than other LC Uses
- Park North Doesn't Generate Enough Traffic to Meet City's Threshold to Require a Traffic Impact Study
- Due to Neighbor Concerns a Traffic Impact Statement was Provided

Neighbor Concern #1: Traffic

- Park North Generates 48% - 71% LESS Traffic than Previously Approved Commercial/Retail & Office Uses
- Park North Generates 50% - 75% LESS Traffic than Multi-Family with Retail per Existing LC Zoning District Standards (60% of Total Floor Area)
- If Site Develops per Existing Zoning or Prior Approvals, FAR MORE Traffic will be Generated
- If Traffic is Main Neighbor Concern, Park North is the BEST Option

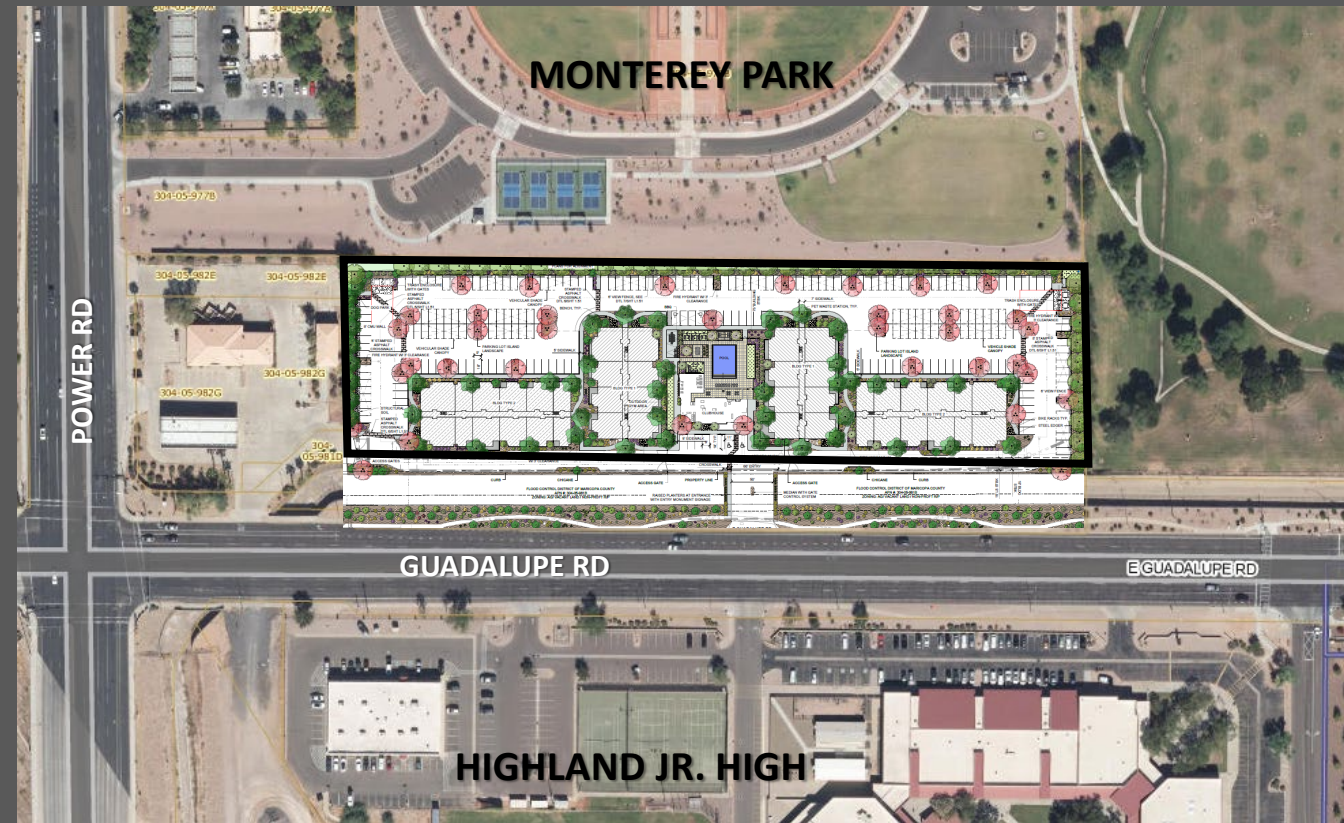


Table 2: Trip Generation Comparison of Proposed Multi-family to Existing Zoning

	PROPOSED MULTI-FAMILY			EXISTING ZONING			CHANGE
	ENTERING	EXITING	TOTAL	ENTERING	EXITING	TOTAL	
WEEKDAY DAILY	423	422	845	817	816	1,633	-48%
AM PEAK HOUR STREET	14	46	60	108	28	136	-56%
AM PEAK HOUR GENERATOR	17	53	70	152	79	231	-70%
PM PEAK HOUR STREET	45	27	72	93	79	172	-58%
PM PEAK HOUR GENERATOR	53	32	85	162	129	291	-71%
SATURDAY DAILY	273	273	546	NA	NA	NA	NA
PEAK HOUR GENERATOR	25	24	49	75	70	145	-66%
SUNDAY DAILY	232	231	463	NA	NA	NA	NA
PEAK HOUR GENERATOR	22	21	43	NA	NA	NA	NA

Neighbor Concern #2: Schools










- Park North will be a LOW Student Generator (per District)
- District Schools Losing Students & District Projects to Continue to Lose Students per 2022/2023 Enrollment Analysis
- All District Schools in Area Have Capacity for Park North Students
- Confirmed with District Office



Proposed Project (120 units)	Name of School	Annual Estimated Demand	Adequate Capacity to Serve
Superstition Springs	Elementary	8 Students	Yes
Highland	Middle School	8 Students	Yes
Highland	High School	10 Students	Yes



Park North – Satisfies All Criteria for Approval

- **Request is Consistent with City’s General Plan (Confirmed by Staff)** 
- **Proposed Use is a Primary Use per General Plan & Permitted by Existing LC-PAD Zoning** 
- **Request Satisfies Review/Approval Criteria for Council Use Permit (Confirmed by Staff)** 
- **Request Satisfies Review/Approval Criteria for PAD Overlay (Confirmed by Staff)** 
- **Request Satisfies Review/Approval Criteria for Site Plan (Confirmed by Staff)** 
- **City Planning Division Staff Recommends Approval, Design Review Board Very Complimentary** 
- **Request Supported by City’s Economic Development Department** 
- **Park North is the Most Well-Buffered Multi-Family Site in the City
(Surrounded by Park, Commercial & Arterial Streets)** 
- **Park North will Generate FAR LESS Traffic than if Developed per Existing LC Zoning Standards
(Addresses Neighbors #1 Concern)** 

An aerial photograph of a multi-family residential development in Park North. The image shows a large, modern multi-story apartment building with a light-colored facade and dark accents. To the left of the building is a baseball field with a green field and brown infield, surrounded by a fence. Further left is a tennis court. The development is situated on a street with several cars. In the background, there is a vast residential area with many houses and a range of mountains under a cloudy sky. The text 'THANK YOU!' is overlaid in large, white, bold letters across the center of the image.

Park North

Multi-Family

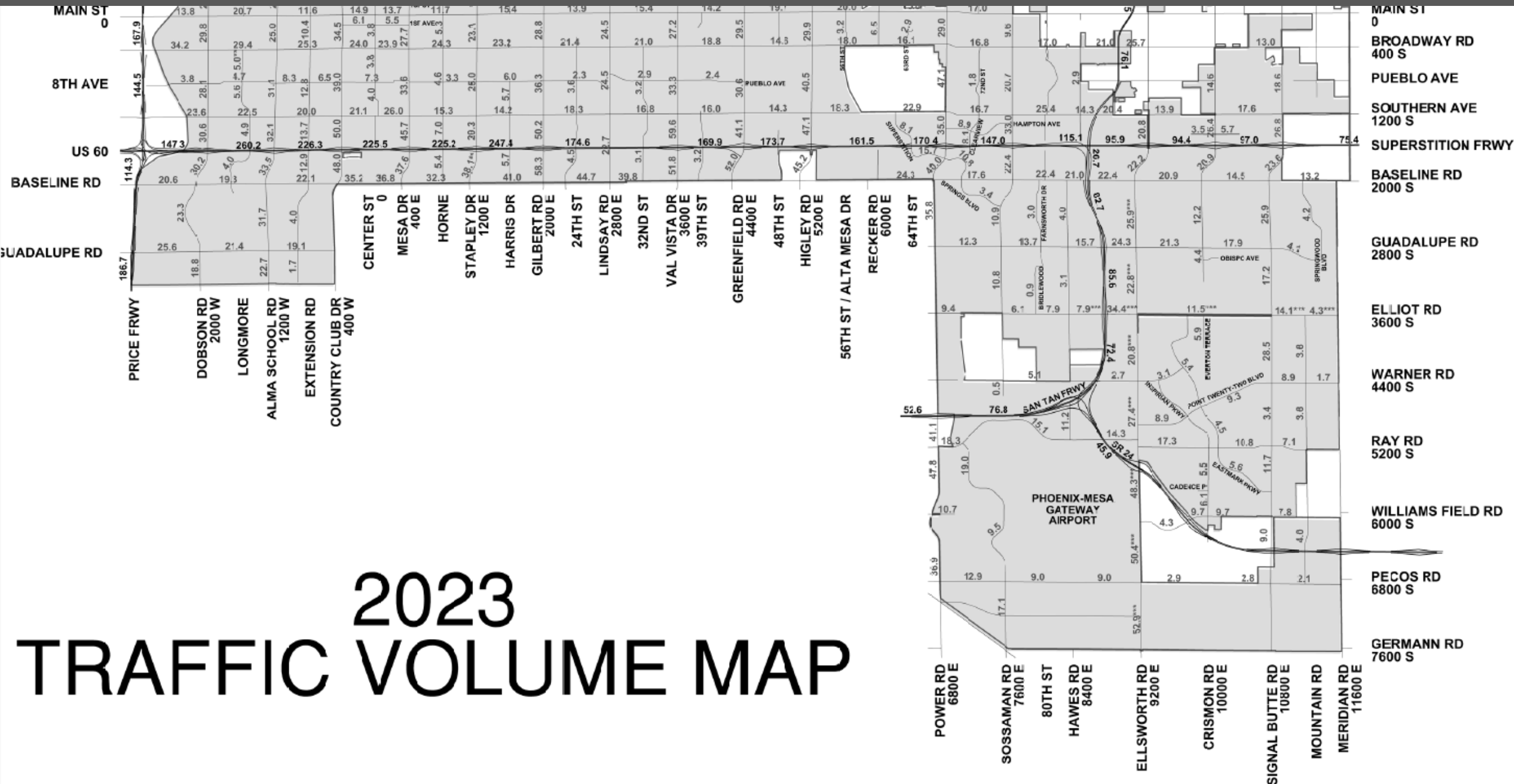
THANK YOU!

Council Use Permit, Rezone & Site Plan
(Case No. ZON24-00708)

2050 General Plan Conformance

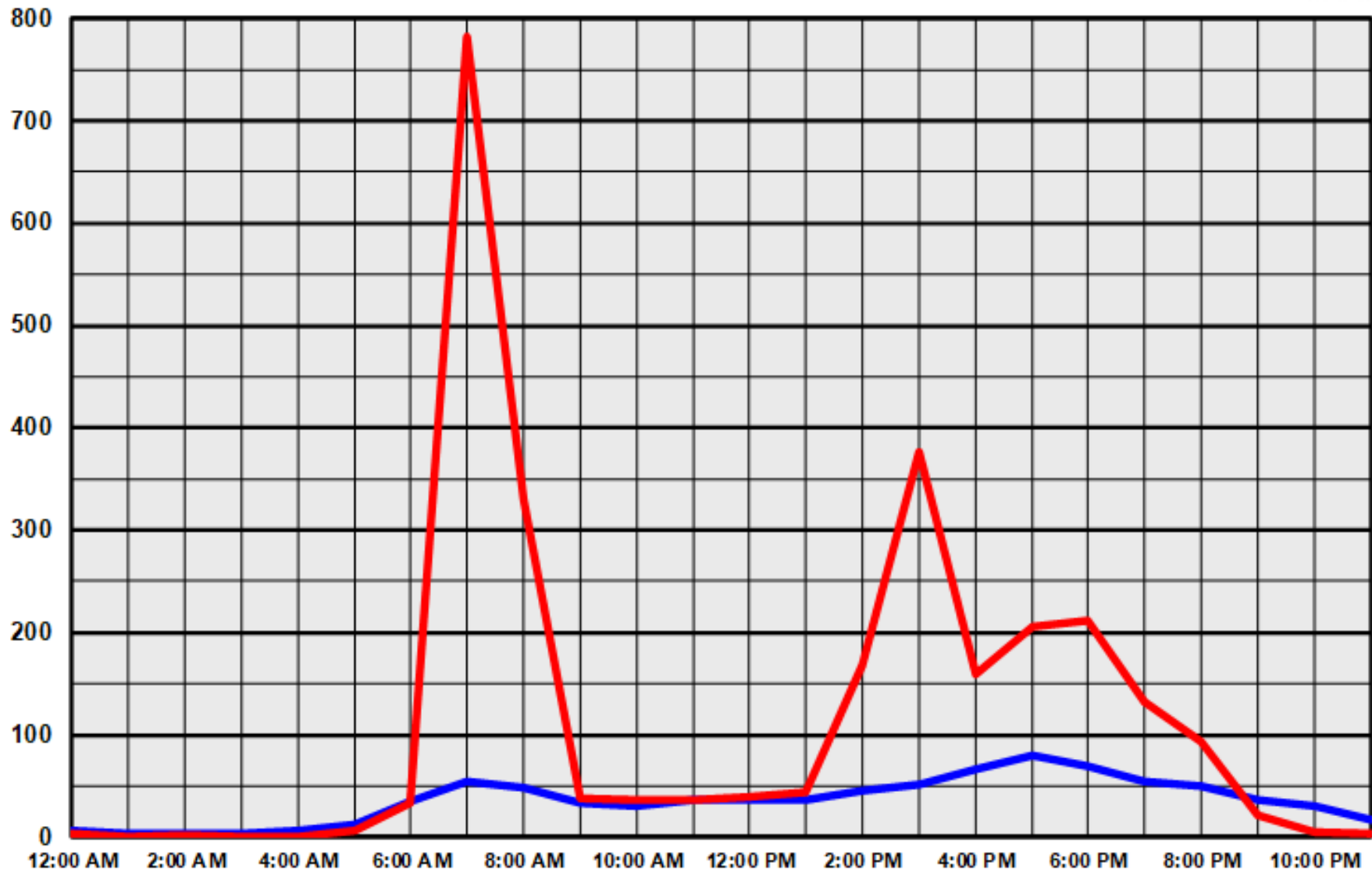
- Neighborhood Center Designation Still Allows Multi-Family up to 25 DU/Acre
- Identified Growth Strategy is “Evolve”
- Park North Creates a Pedestrian Friendly Horizontal Mixed-Use Experience, Consistent with Growth Strategy
- Park North Incorporates Desired Design Characteristics





2023 TRAFFIC VOLUME MAP

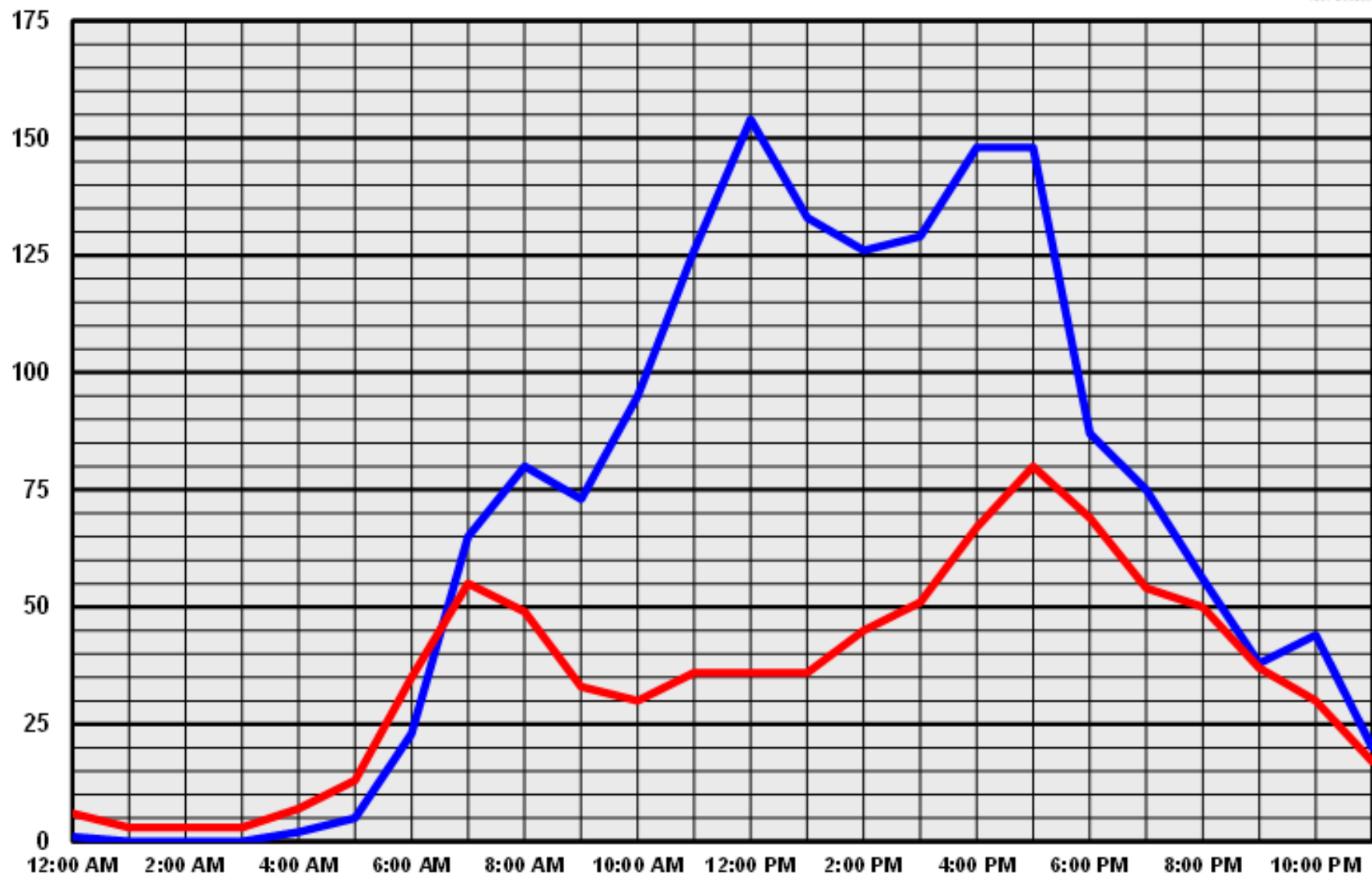
HOURLY TRAFFIC VOLUMES



— PROPOSED APARTMENTS

— HIGHLAND JUNIOR HIGH SCHOOL

HOURLY TRAFFIC VOLUMES



— RETAIL AND OFFICE

— PROPOSED APARTMENTS

	PROPOSED MULTI-FAMILY			90 Apartments with 60,000 SF Retail			CHANGE
	ENTERING	EXITING	TOTAL	ENTERING	EXITING	TOTAL	
WEEKDAY DAILY	423	422	845	1,339	1,339	2,678	217%
AM PEAK HOUR STREET	14	46	60	44	59	103	72%
AM PEAK HOUR GENERATOR	17	53	70	94	124	218	211%
PM PEAK HOUR STREET	45	27	72	113	102	215	199%
PM PEAK HOUR GENERATOR	53	32	85	175	139	314	269%
SATURDAY DAILY	273	273	546	NA	NA	NA	NA
PEAK HOUR GENERATOR	25	24	49	114	110	224	357%
SUNDAY DAILY	232	231	463	NA	NA	NA	NA
PEAK HOUR GENERATOR	22	21	43	NA	NA	NA	NA

	PROPOSED MULTI-FAMILY			90 Apartments with 60,000 SF Retail			CHANGE
	ENTERING	EXITING	TOTAL	ENTERING	EXITING	TOTAL	
WEEKDAY DAILY	423	422	845	2,352	2,351	4,703	457%
AM PEAK HOUR STREET	14	46	60	76	79	155	158%
AM PEAK HOUR GENERATOR	17	53	70	176	210	386	451%
PM PEAK HOUR STREET	45	27	72	189	181	370	414%
PM PEAK HOUR GENERATOR	53	32	85	230	186	416	389%
SATURDAY DAILY	273	273	546	NA	NA	NA	NA
PEAK HOUR GENERATOR	25	24	49	209	201	410	737%
SUNDAY DAILY	232	231	463	NA	NA	NA	NA
PEAK HOUR GENERATOR	22	21	43	NA	NA	NA	NA