

Planning and Zoning Board



Study Session Minutes

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

Date: August 9, 2023 Time: 3:00 p.m.

MEMBERS PRESENT:

Benjamin Ayers
Troy Peterson
Genessee Montes
Jamie Blakeman
Jayson Carpenter

MEMBERS ABSENT

Jeff Pitcher
Jeffery Crockett

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

STAFF PRESENT:

Rachel Nettles
Evan Balmer
Joshua Grandlienard
Samantha Brannagan
Emily Johnson
Sarah Steadman
Alexis Jacobs

OTHERS PRESENT:

1 Call meeting to order.

Chair Ayers declared a quorum present, and the meeting was called to order at 3:03 p.m.

2 Review items on the agenda for the August 9, 2023, regular Planning and Zoning Board Hearing.

Staff Planner Joshua Grandlienard presented case ZON23-00276. See attached presentation.

Assistant Planning Director Rachel Nettles added that there are a couple revisions to the conditions of approval that will be read into the record during the Public Hearing.

The board had no questions for staff.

Staff Planner Samantha Brannagan presented case ZON22-00835. See attached presentation.

Boardmember Carpenter asked if Tract B would always be open space, or would it be coming back in a few years for a lot split.

Staff Planner Samantha Brannagan responded that the intent is to keep that tract as open space.

Staff Planner Emily Johnson presented case ZON23-00222. See attached presentation.

Boardmember Peterson asked about the status of the DRB case and would it need to go back to the board for approval?

Staff Planner Emily Johnson responded that it will not go back to DRB and will go to the Planning Director for final approval.

3 Hear a presentation and discuss the City of Mesa 2050 General Plan update. See attached presentation.

Discussion ensued around the future land use map and the strategy map being proposed in this update.

4 Planning Director Update: None

5 Adjournment.

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

The study sessions was adjourned at 3:52 pm.

**Vote: 5-0 (Vice Chair Pitcher and Boardmember Crockett; absent)
Upon tabulation of vote, it showed:
AYES – Ayers, Peterson, Montes, Blakeman, Carpenter
NAYS – None**

Respectfully submitted,

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



ZON23-00276 Higley 202

Josh Grandlienard, AICP, Planner II

August 9, 2023



Request

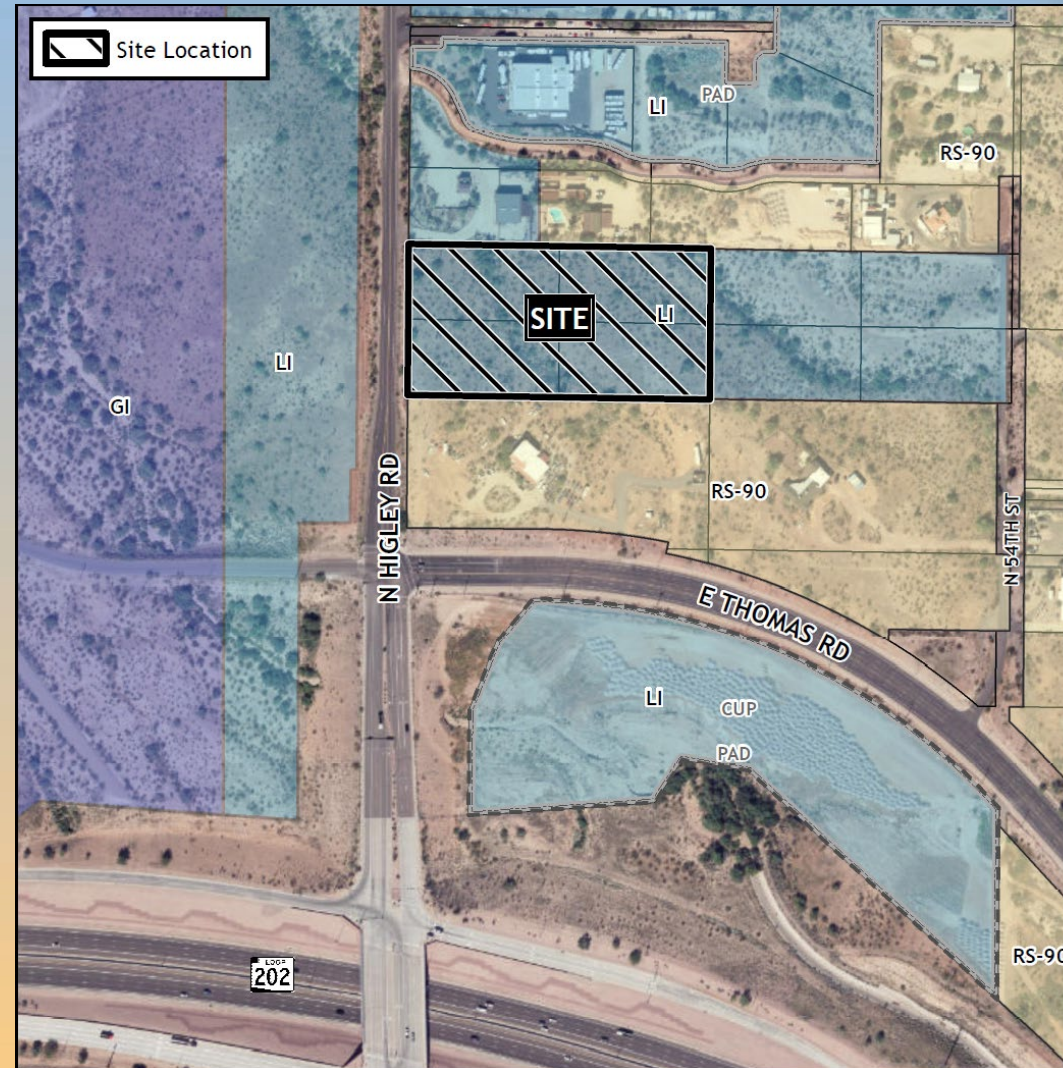
- Site Plan Review
- Preliminary Plat
- To allow for a contractor's office and associated contractor's yard





Location

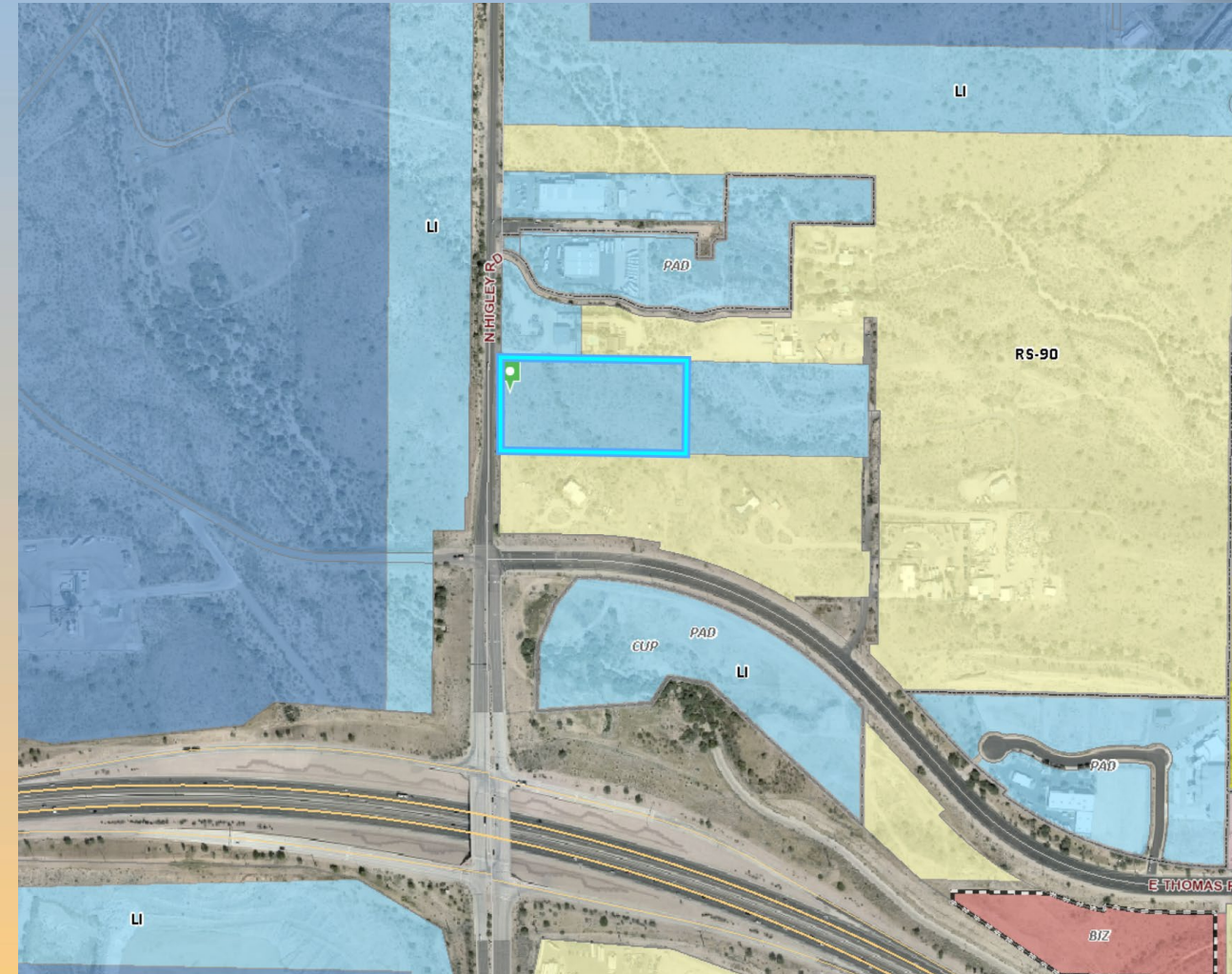
- North of Thomas Road
- East of Higley Road





Zoning

- Light Industrial (LI)

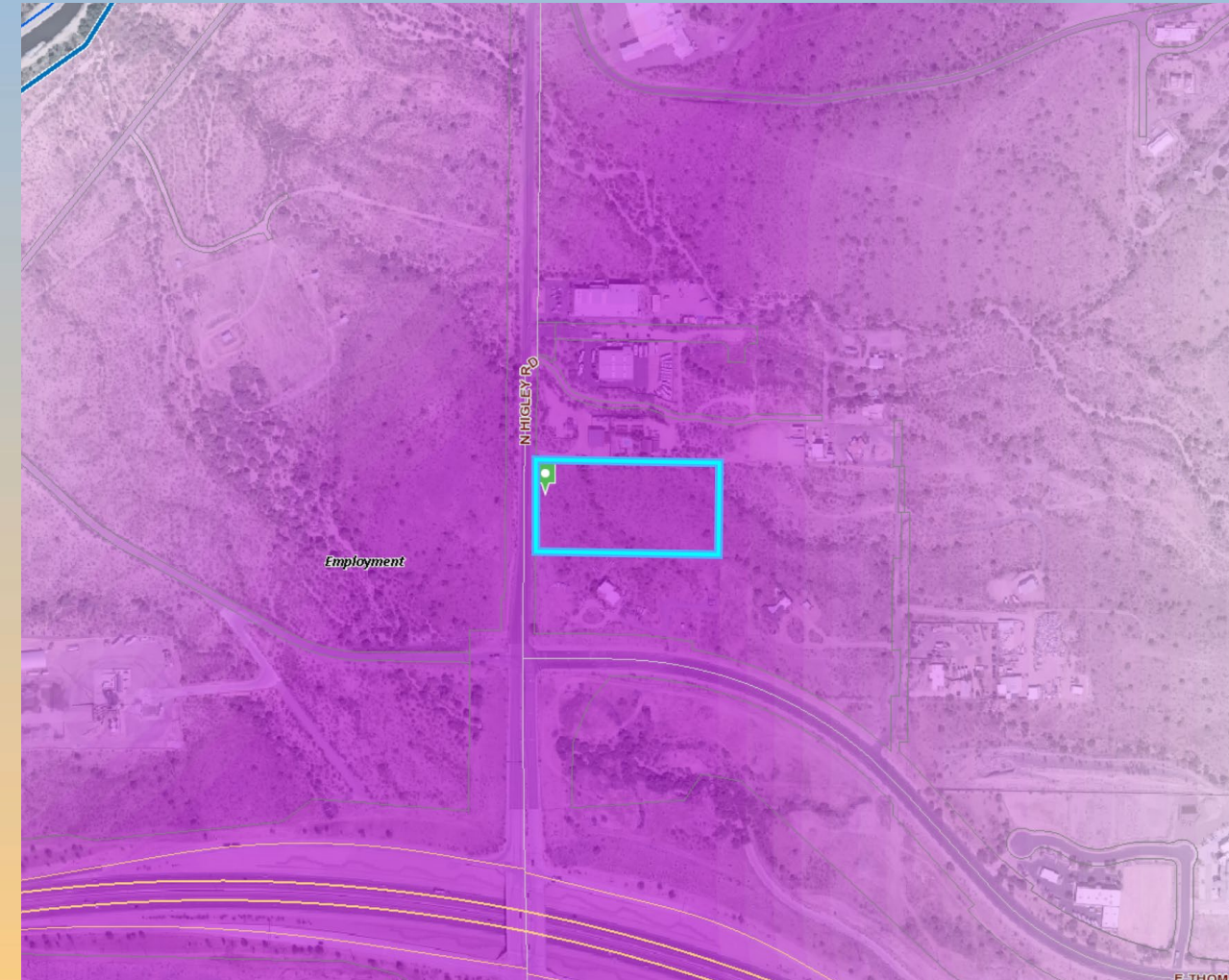




General Plan

Employment

- Wide range of employment opportunities in high-quality settings





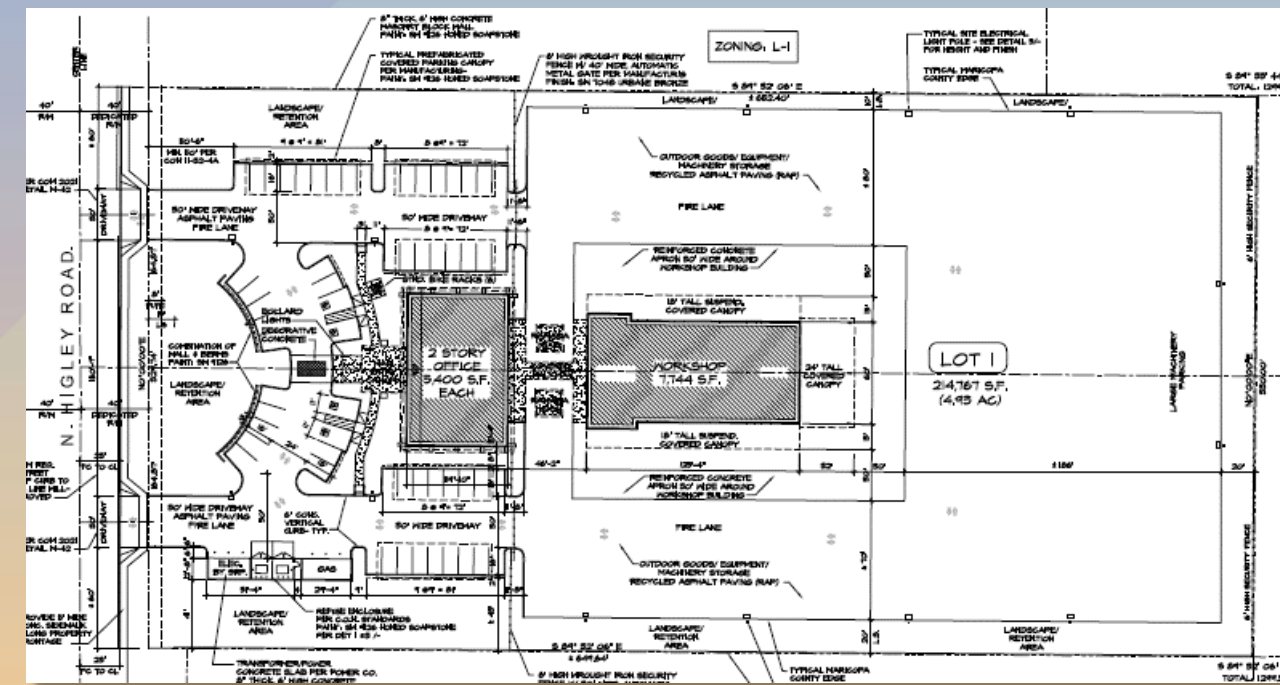
Site Photos



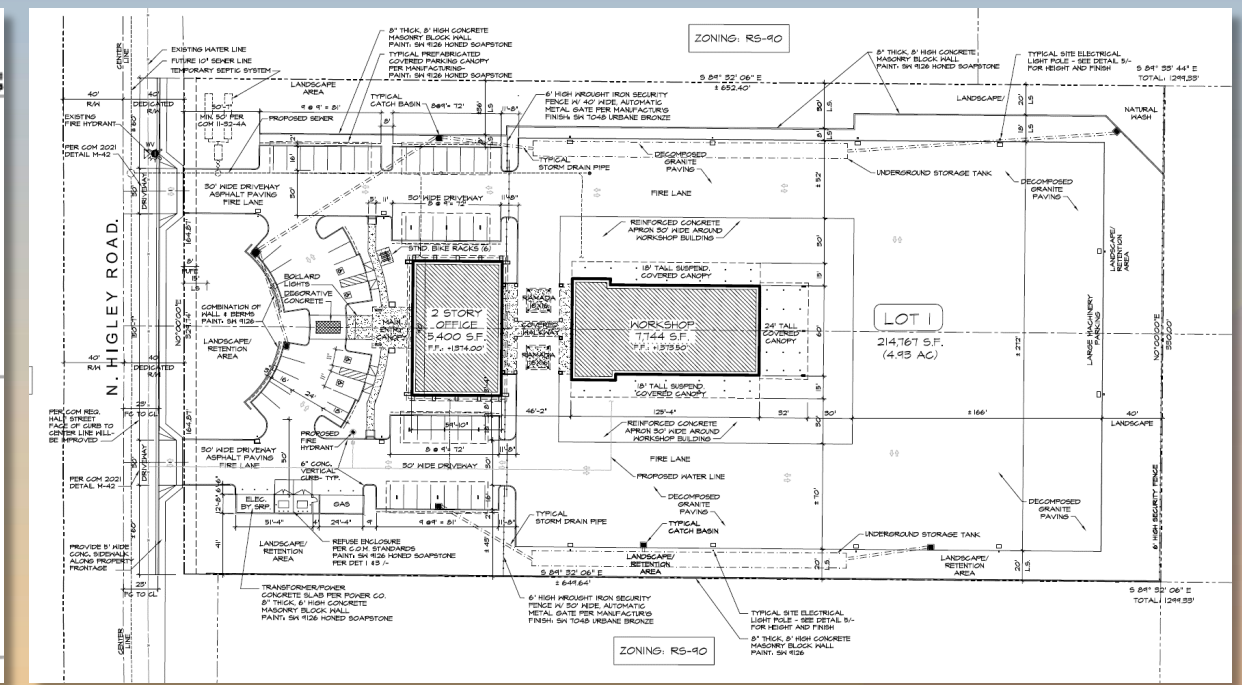
Looking east from Higley Road



Site Plan Comparison



Previous Site Plan

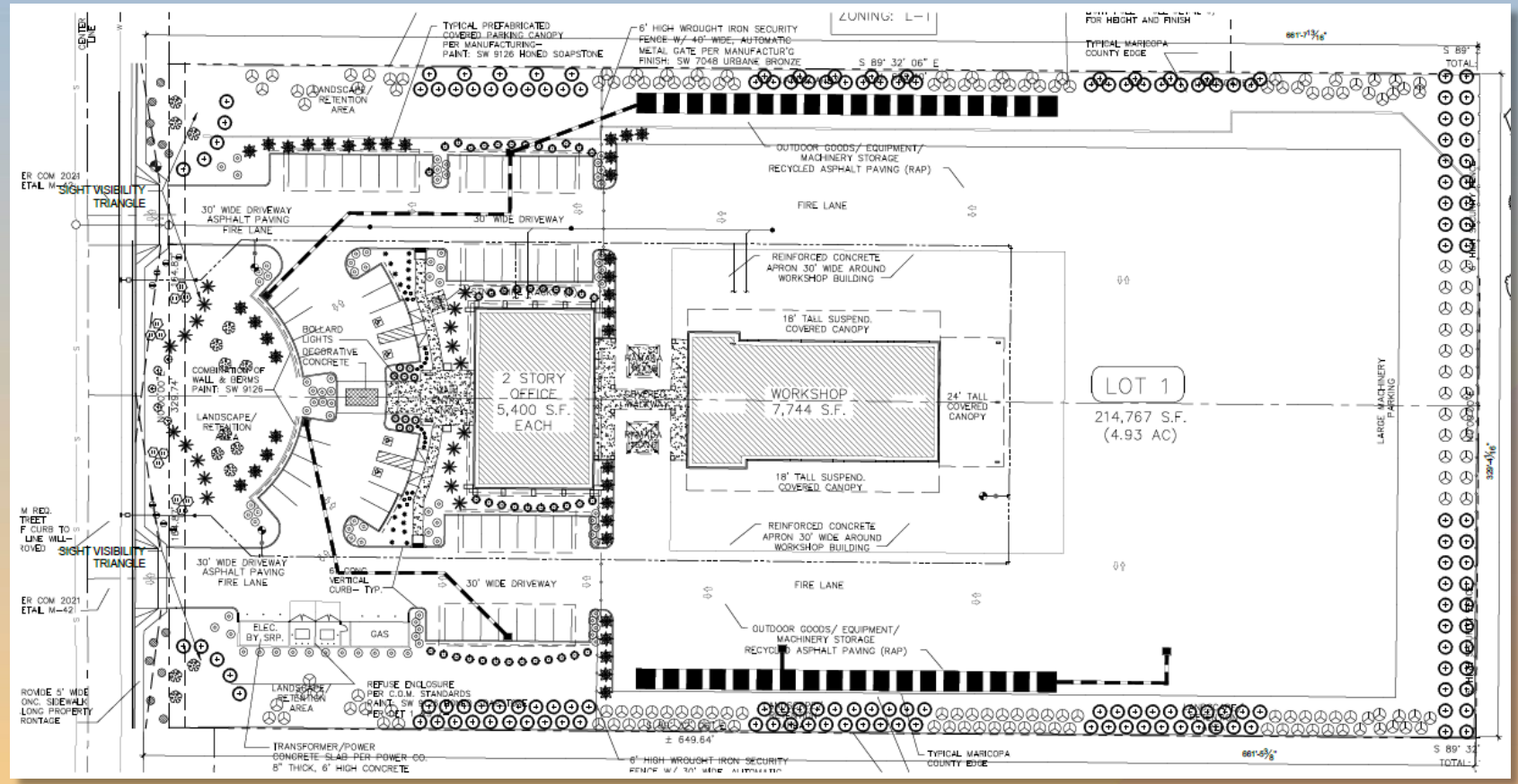


Updated Site Plan



Landscape Plan

PLANT SCHEDULE			
TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	Fouquieria splendens Ocotillo	15 gal	10
	Oleaya tesota Desert Ironwood	15 gal	40
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	15 gal	35
	Vitex agnus-castus Chaste Tree	24" box	4
	Washingtonia filifera California Fan Palm	24" Box	3
	x Chitalpa tashkentensis 'Pink Dawn' Pink Dawn Chitalpa	36" box	18
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	Agave parryi Parry's Agave	5 gal	16
	Caesalpinia pulcherrima Red Bird Of Paradise	5 gal	132
	Calliandra eriophylla Fairy Duster	5 gal	14
	Chrysothrix mexicana Damaña	1 gal	14
	Dasylirion longisternum Toothless Desert Spoon	5 gal	22
	Eriola farinosa Brittle Bush	5 gal	6
	Ferocactus wislizeni Fish Hook Barrel Cactus	5 gal	38
	Hesperaloe parviflora New Mexico False Yucca	5 gal	37
	Lantana montevidensis 'New Gold' Trailing Lantana	1 gal	28
	Leucophyllum frutescens 'Compacta' Compact Texas Ranger	5 gal	144
	Muhlenbergia capillaris 'Regal Mist' TM Regal Mist Deer Grass	5 gal	56
	Opuntia microdasys Bunny Ears Prickly Pear	5 gal	20
	Rosmarinus officinalis 'Prostratus' Dwarf Rosemary	1 gal	15
	Ruellia peninsularis Wild Petunia	5 gal	91





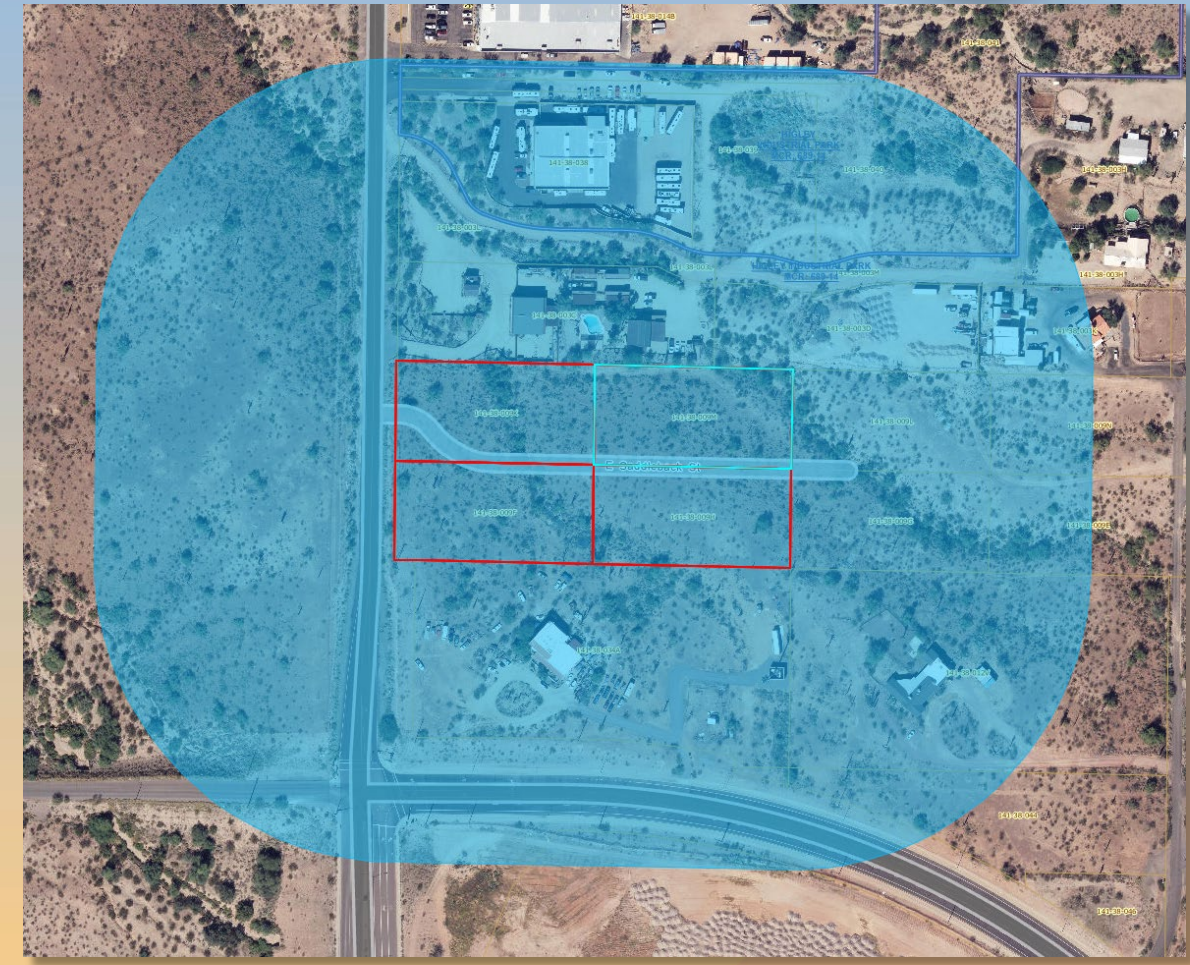
Renderings





Citizen Participation

- Notified property owners within 500 feet, HOAs and registered neighborhoods
- One comment received from neighboring property owners with concerns with screening and Drainage





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with the review criteria in Chapter 69 of the MZO for Site Plan Review
- ✓ Criteria in Section 9-6 for a Preliminary Plat

Staff recommends Approval with Conditions



ZON22-00835

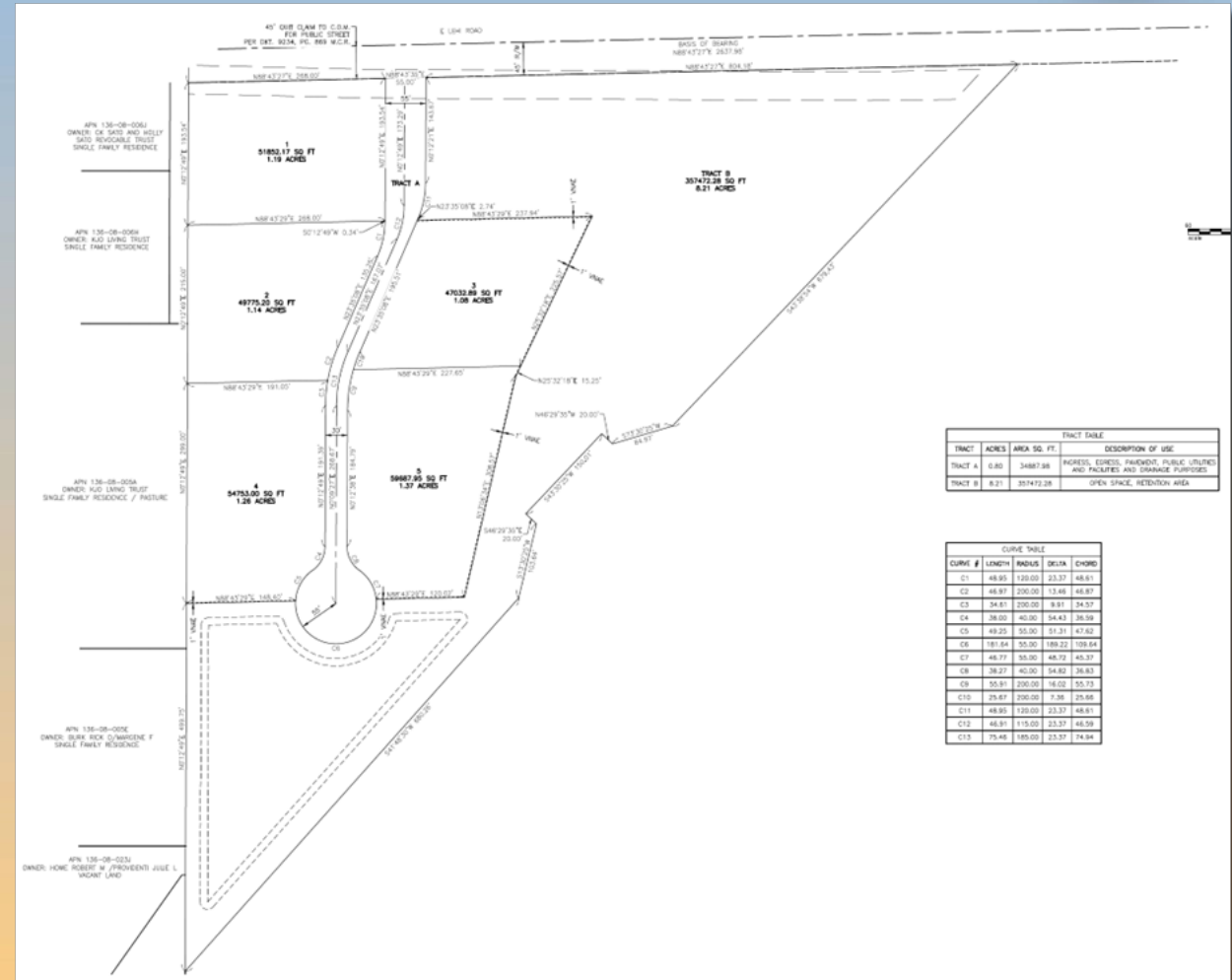
Samantha Brannagan, Planner II

August 9, 2023



Request

- Rezone from RS-43 to RS-43-PAD
- Preliminary Plat
- To allow for a single residence subdivision





Location

- South of East Lehi Road
- Southeast of East Lehi Road and North Stapley Drive





General Plan

Neighborhood

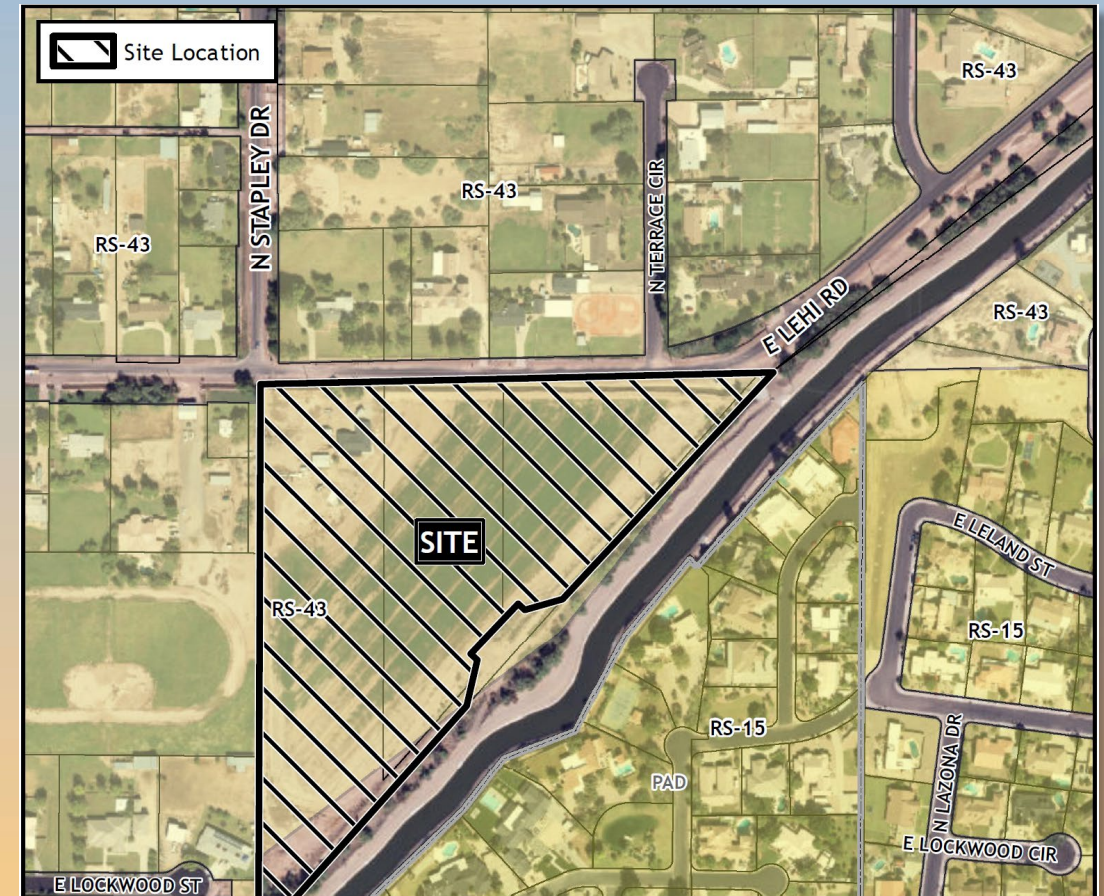
- Safe places for people to live and feel secure
- Enjoy surrounding community and associated non-residential uses





Zoning

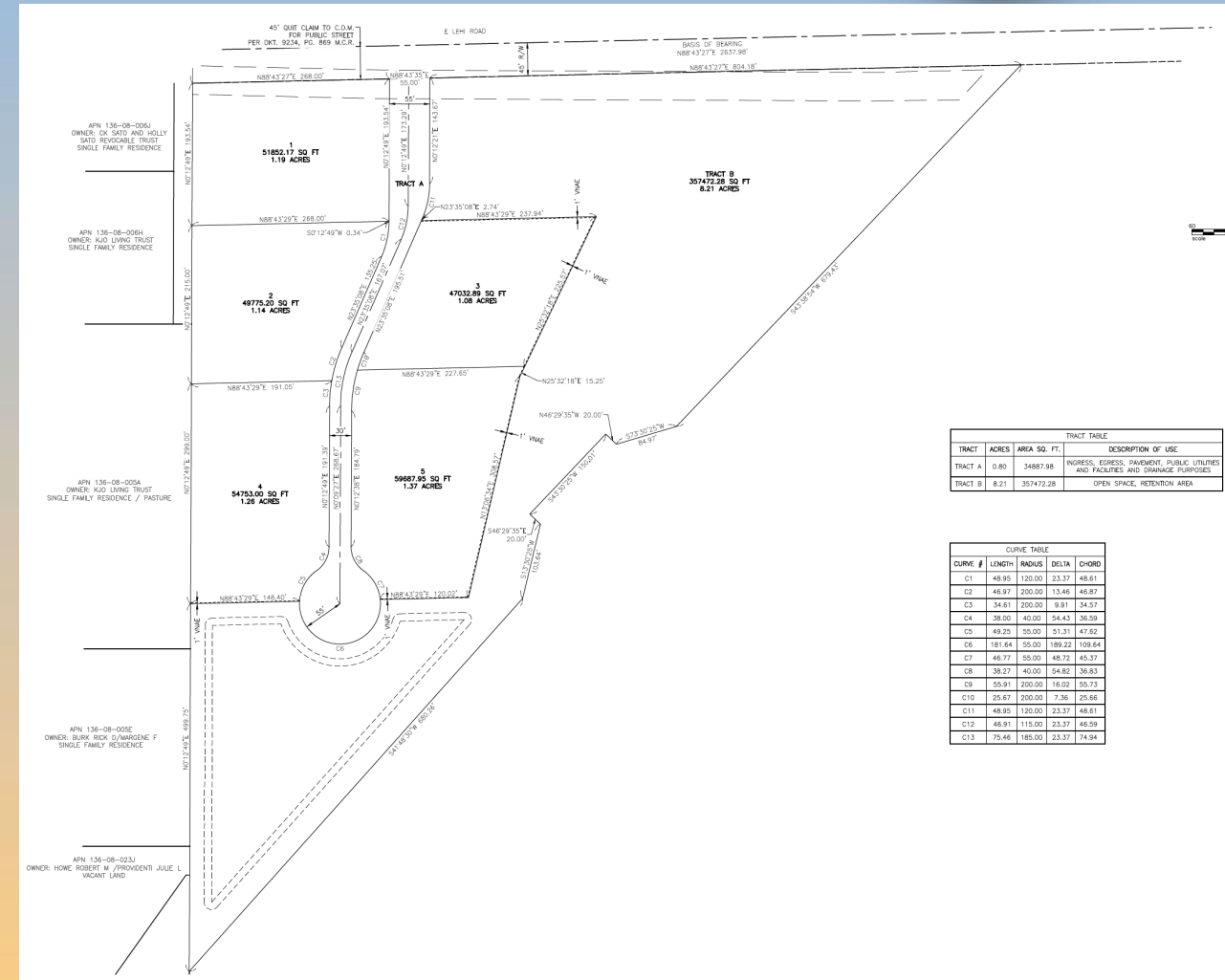
- Existing: Single Residence-43 (RS-43)
- Proposed: Single Residence-43 (RS-43-PAD)





Site Plan

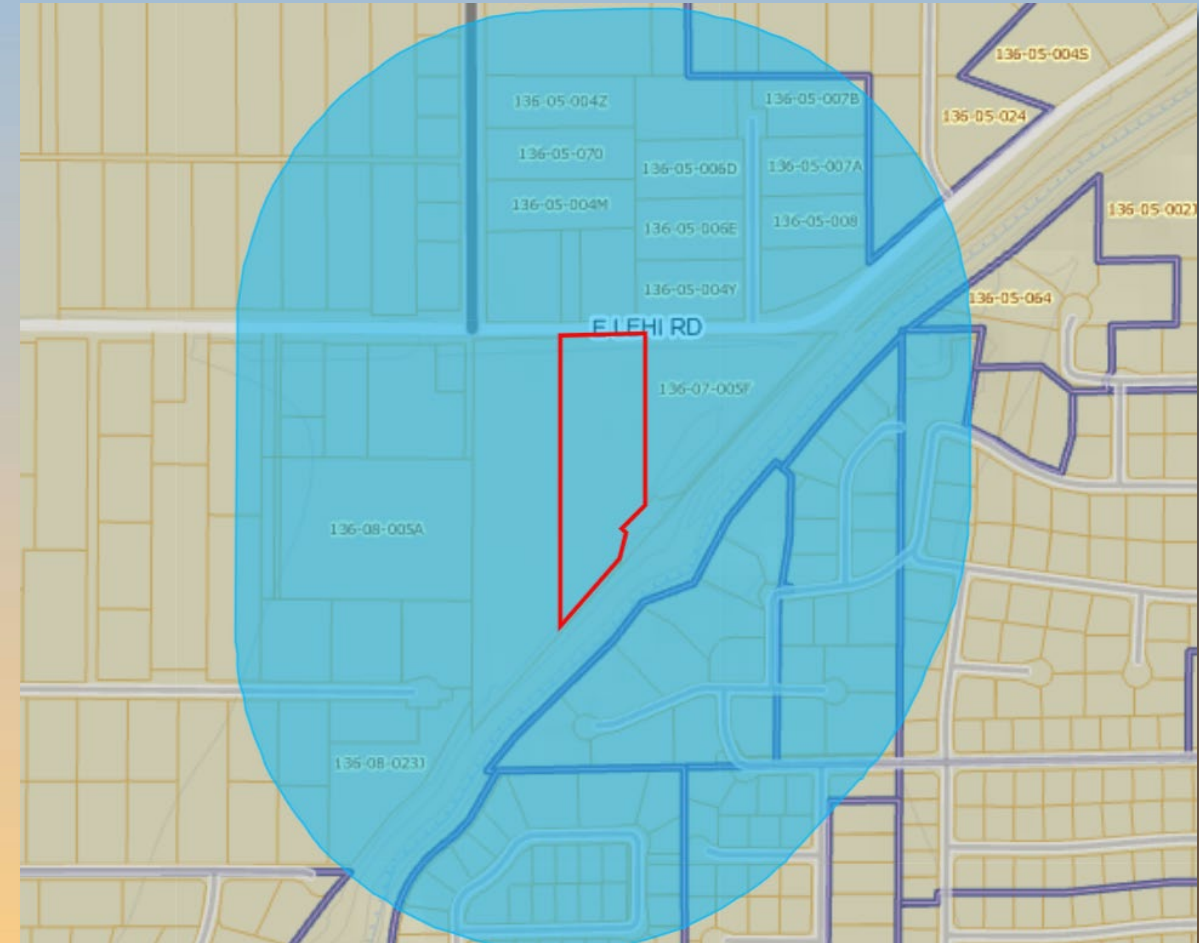
- Existing residence and farmland
- 5 single-residence lots
- Access from Lehi Road via a new private road





Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- Staff has received:
 - Two comments in support from neighbors
 - One comment in opposition
 - One phone call with questions regarding use of Tract B





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Criteria of Section 11-22 for Planned Area Development overlay
- ✓ Criteria of Section 9-6 for Preliminary Plat

Staff recommend Approval with Conditions



ZON23-00222

Emily Johnson, Planner I

August 9, 2023



Request

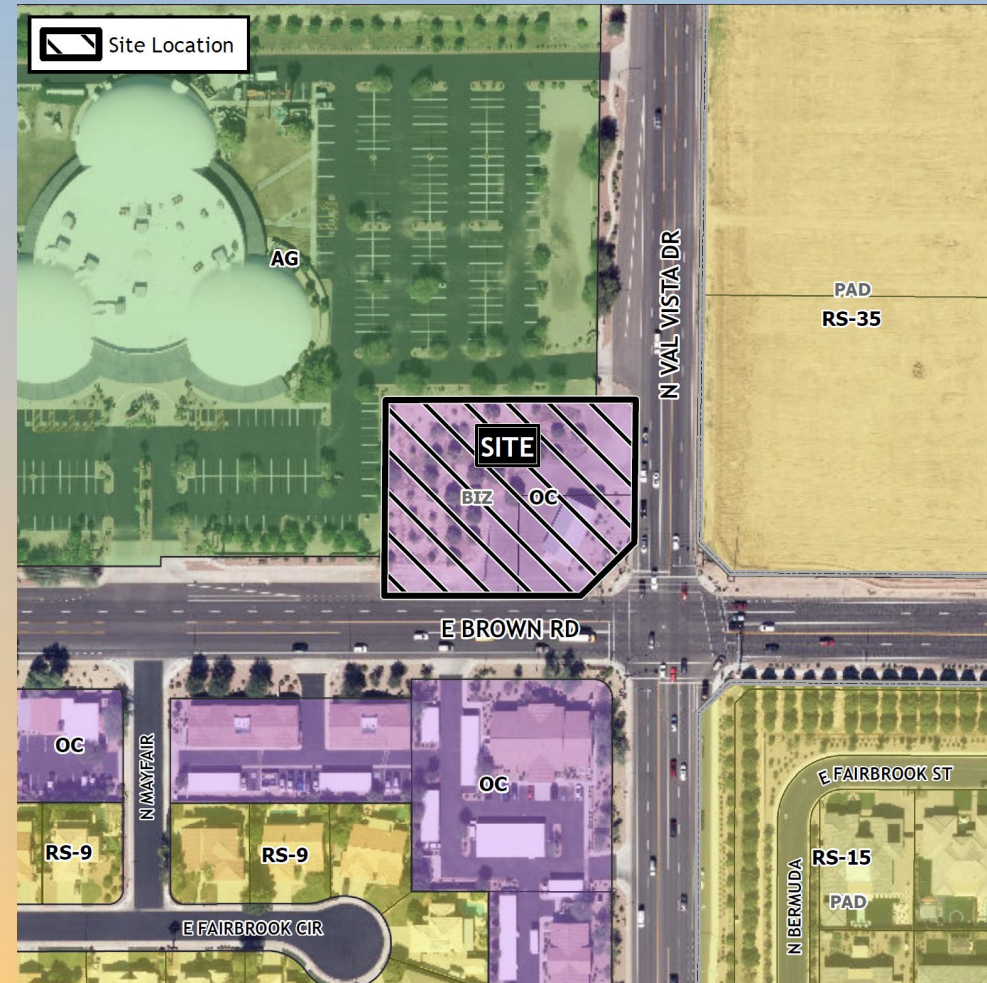
- Rezone from OC-BIZ to OC
- Site Plan Review
- To allow for a day care development





Location

- West of Val Vista Drive
- North of Brown Road

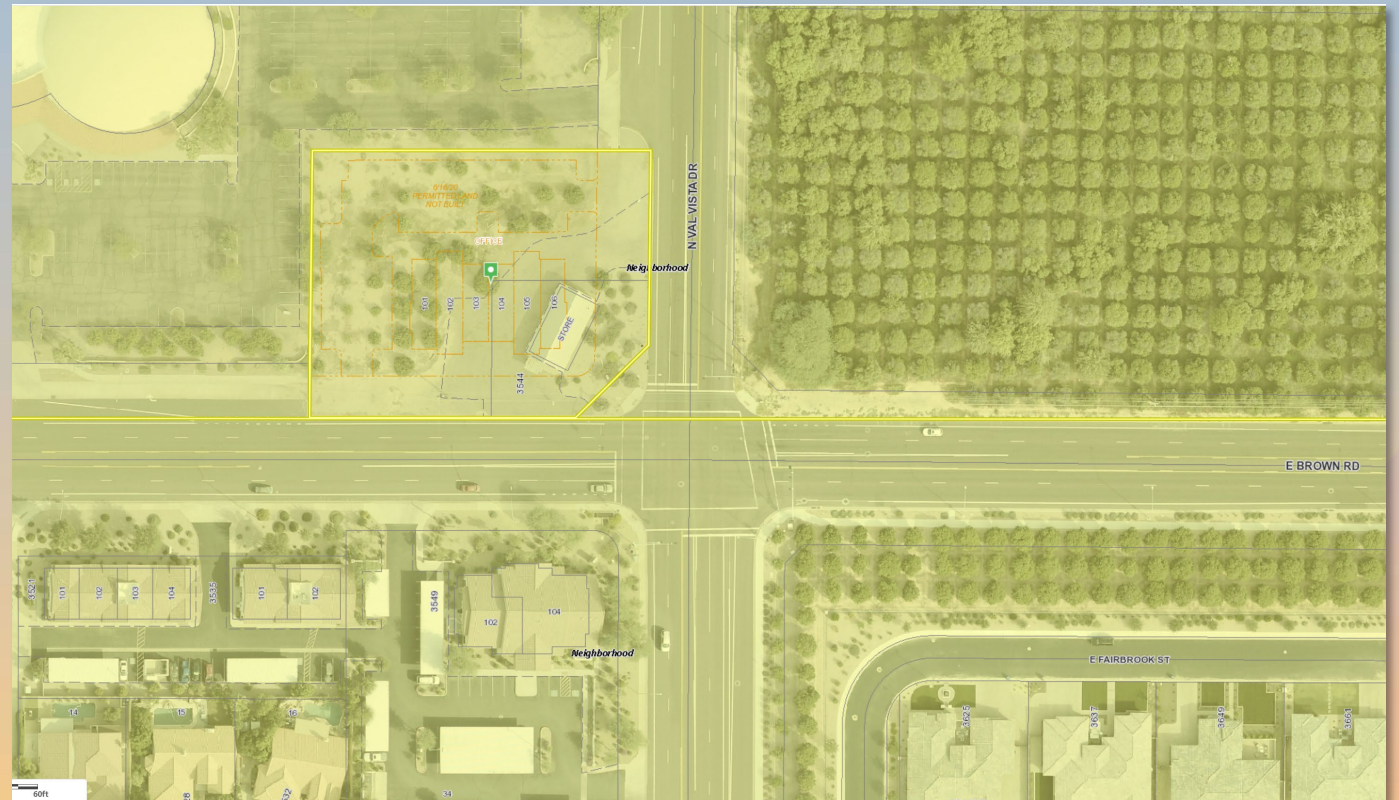




General Plan

Neighborhood

- Safe places for people to live and enjoy the surrounding community.
- Often have associated nonresidential uses

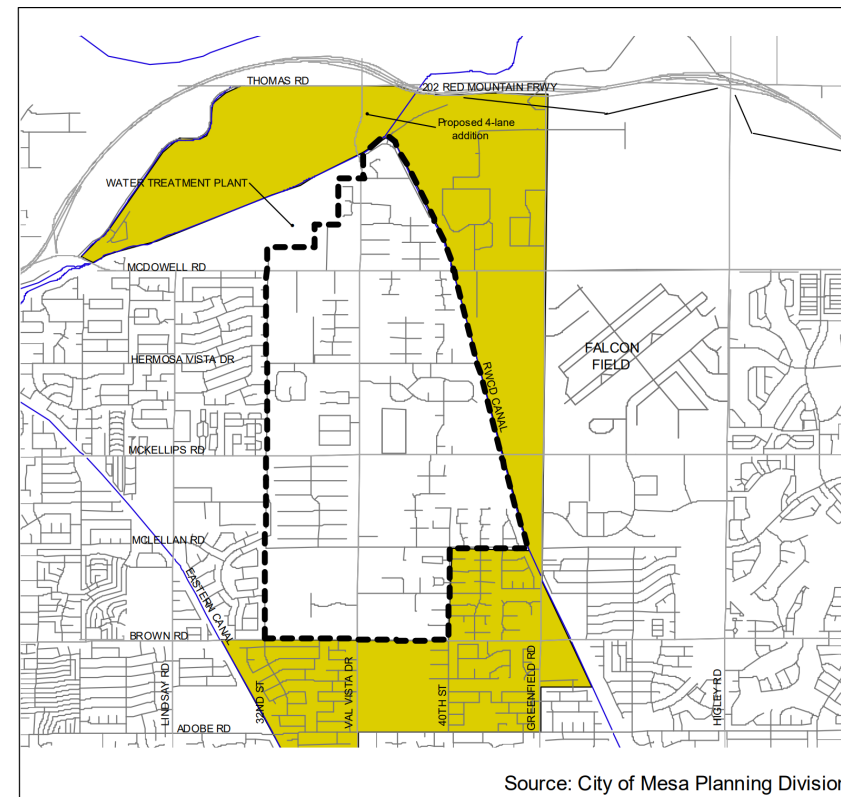




Citrus Sub-Area Plan

- Primarily large-lot, single residences.
- Office developments are considered to be compatible at arterial intersections.

CITRUS SUB-AREA

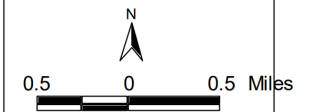


Source: City of Mesa Planning Division

Fringe Areas

Fringe Area Bordering the Citrus Sub-Area

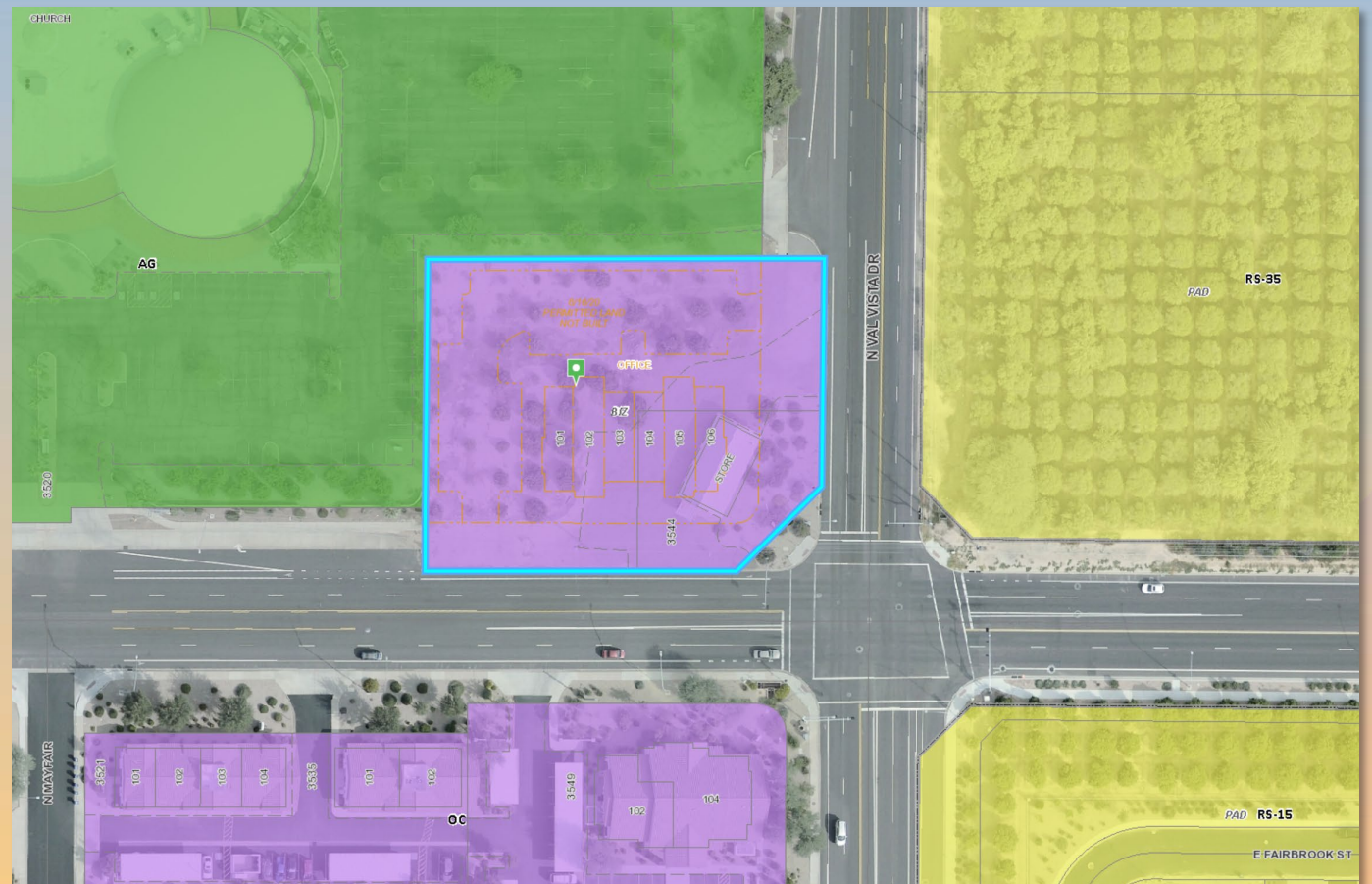
- Citrus Sub-Area
- Fringe Area





Zoning

- Office Commercial with Bonus Intensity Zone overlay (OC-BIZ)
- Day Care Center is a permitted use





Site Photos

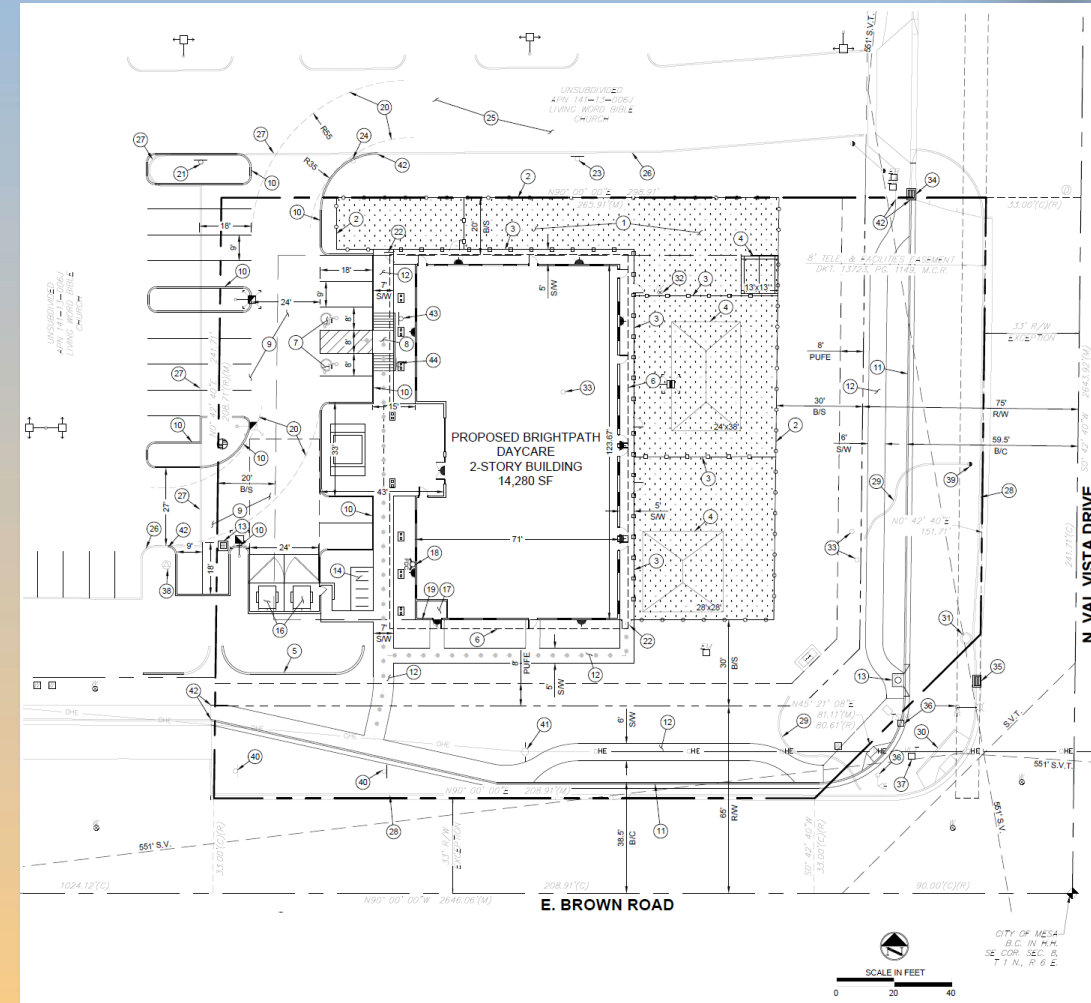


North from Brown Road



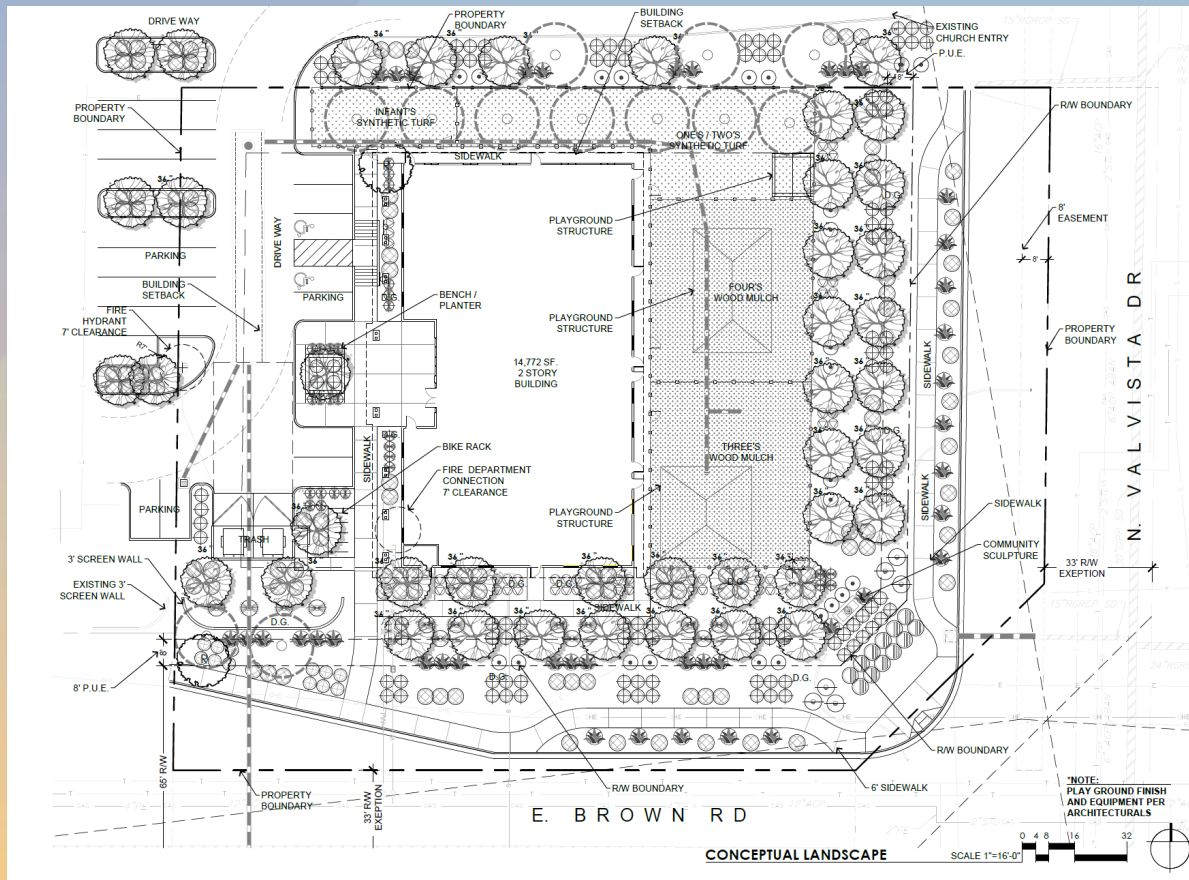
Site Plan

- 14,280 sq ft day care facility
- Playground with shade structures
- Pedestrian link with sidewalk
- Cross access and shared parking agreement with Living Word Bible Church





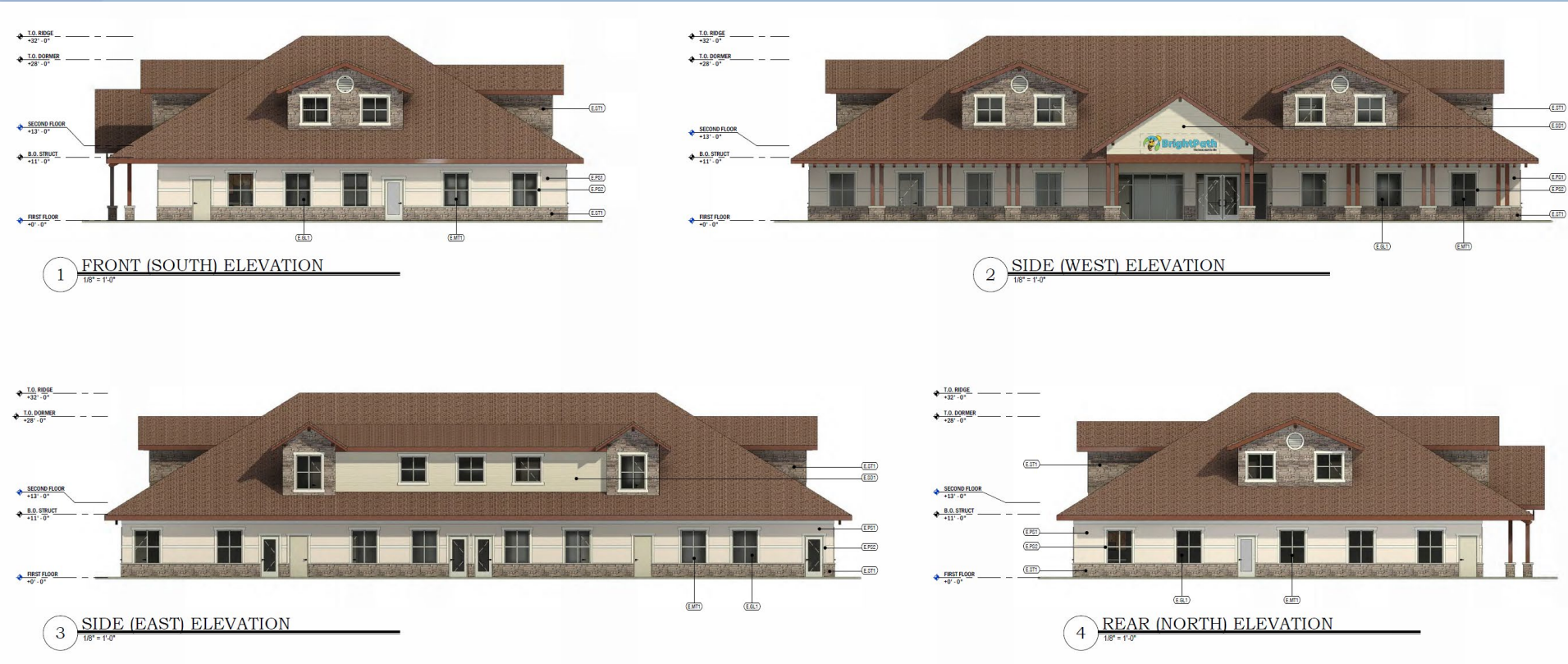
Landscape Plan



SYMBOL	BOTANICAL NAME	COMMON NAME	CAL.	QTY.	SIZE (h x w)
TREES (LARGE)					
*Tree - Install Size					
	CITRUS X Species	Citrus	24" b/b	6	6'x3'
	CITRUS X Species	Citrus	36" b/b	36	6'x3'
	CITRUS X Species (EXISTING)	Citrus	24" b/b	11	6'x3'
	CITRUS X Species (EXISTING/REMOVE)	Citrus	24" b/b	-2	6'x3'
				TOTAL TREES:	51
GROUND PLANE					
	DECOMPOSED GRANITE; 2" DEPTH OF 1/2" SCREENED 'APACHE GOLD'				
	SYNTHETIC TURF (SEE ARCHITECTURALS)				
	WOOD MULCH (SEE ARCHITECTURALS)				
*ALL TREES PLANTED IN THE CITRUS SUB-AREA SHOULD BE LOCALLY GROWN AND BUDDED ONTO SEVILLE SOUR ORANGE ROOT STOCK. VARIOUS VARIETIES OF CITRUS MAY BE BUDDED. THE TREES MAY BE EITHER 24"/26" BOX OR 24"/36" BALLED / BURLAPPED RESPECTIVELY. ALL CITRUS TREES SHOULD BE PROVIDED WITH FLOOD IRRIGATION IF IRRIGATION WATER IS AVAILABLE TO THE PROPERTY.					
SHRUBS					
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL.	13	3h x3'w
	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	5 GAL.	28	3h x3'w
	NERIUM oleander 'Petite Pink'	Dwarf Pink Oleander	5 GAL.	24	5h x5'w
	BOUGAINVILLEA X ROSENKA	ROSENKA BOUGAINVILLEA	5 GAL.	6	3h x 4'w
				TOTAL SHRUBS:	71
ACCENTS					
	ALOE barbadensis	Medicinal Aloe	5 GAL.	43	2h x 3'w
	AGAVE vilmoriniana	Octopus Agave	5 GAL.	41	3h x 3'w
				TOTAL ACCENTS:	84
GROUNDCOVERS					
	CARISSA GRANDIFLORA 'GREEN CARPET'	TUTTLE NATAL PLUM	5 GAL.	126	3h x 4'w
	EREMOPHILA GLABRA 'MINGENOW GOLD.'	OUTBACK SUNRISE EMU	5 GAL.	114	18" x6"w
	LANTANA CAMERA 'GOLD MOUND'	GOLD MOUND LANTANA	5 GAL.	12	3h x 4'w
				TOTAL GROUND/COVERS:	252



Elevations



FACADE AREA BREAKDOWN

	West	North	East	South
Material	%	%	%	%
Stone	43.90%	50.31%	34.09%	48.79%
Stucco	45.38%	49.69%	46.21%	51.21%
Siding	10.72%	0.00%	19.70%	0.00%
Total	100.00%	100.00%	100.00%	100.00%



Renderings





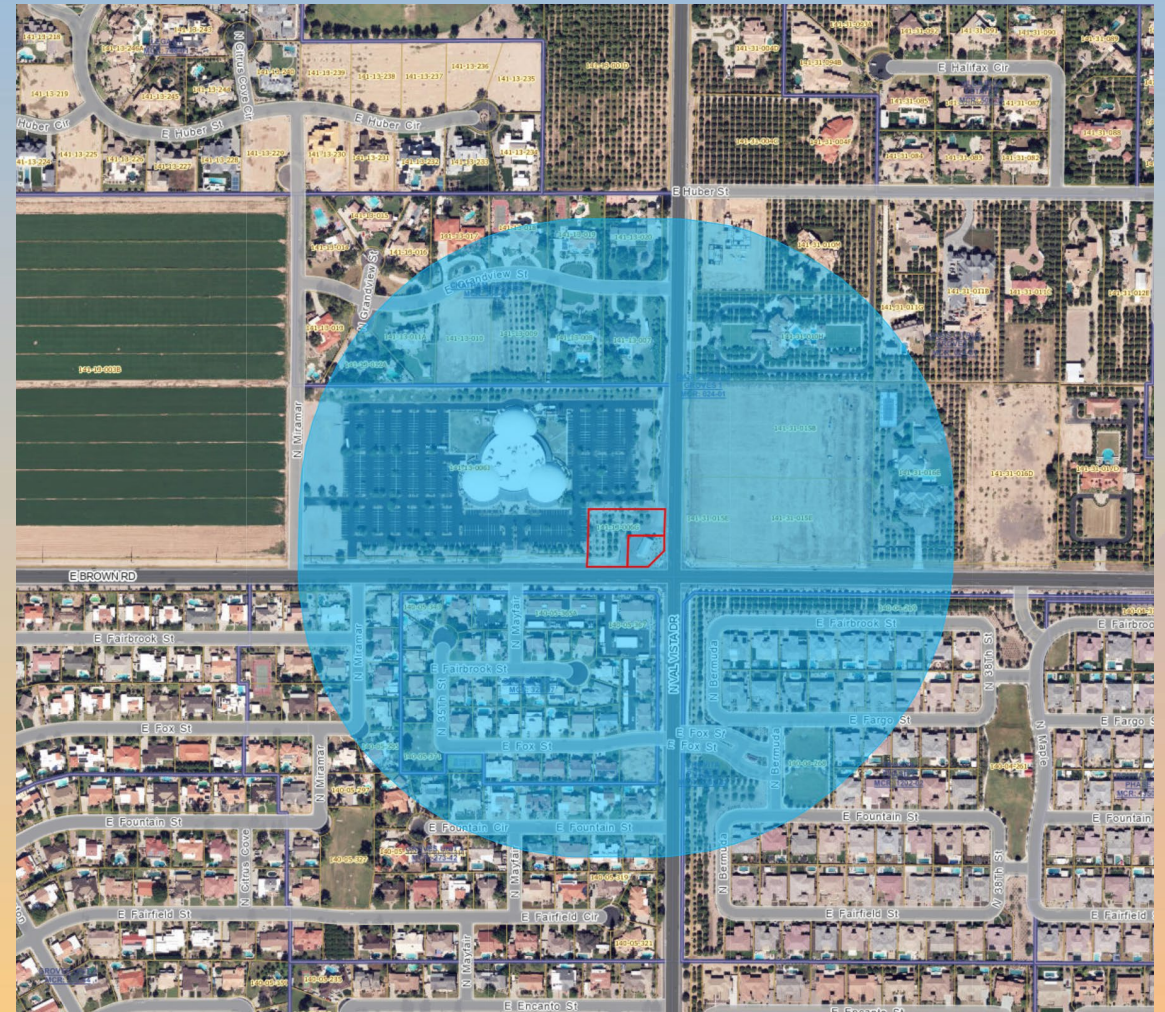
Renderings





Citizen Participation

- Notified property owners within 1,000 feet
- Held neighborhood meeting on January 31, 2023
- During DRB meeting, staff received blue cards in opposition. Residents and DRB were concerned with traffic and the design.





Citizen Participation

- Applicants met with neighbors on July 7 to receive feedback on updates made to the site plan and elevations.





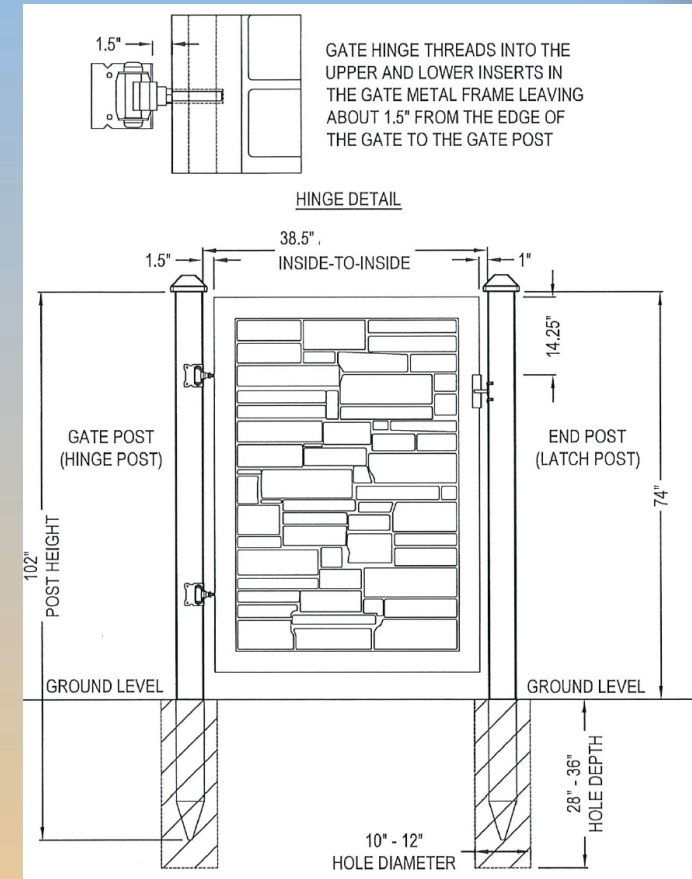
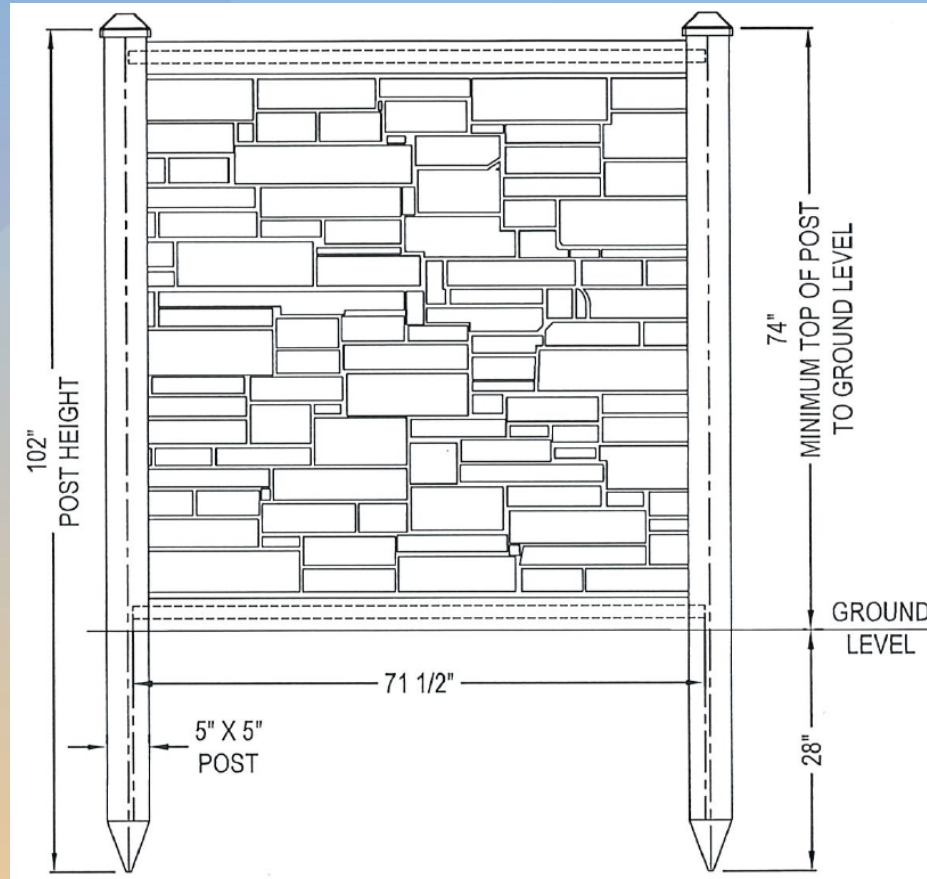
Findings

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

Staff recommends Approval with Conditions



Planning and Zoning Board



SPECIFICATIONS

FINISH: MADE WITH LINEAR LOW DENSITY POLYETHYLENE PLASTIC (LLDPE)

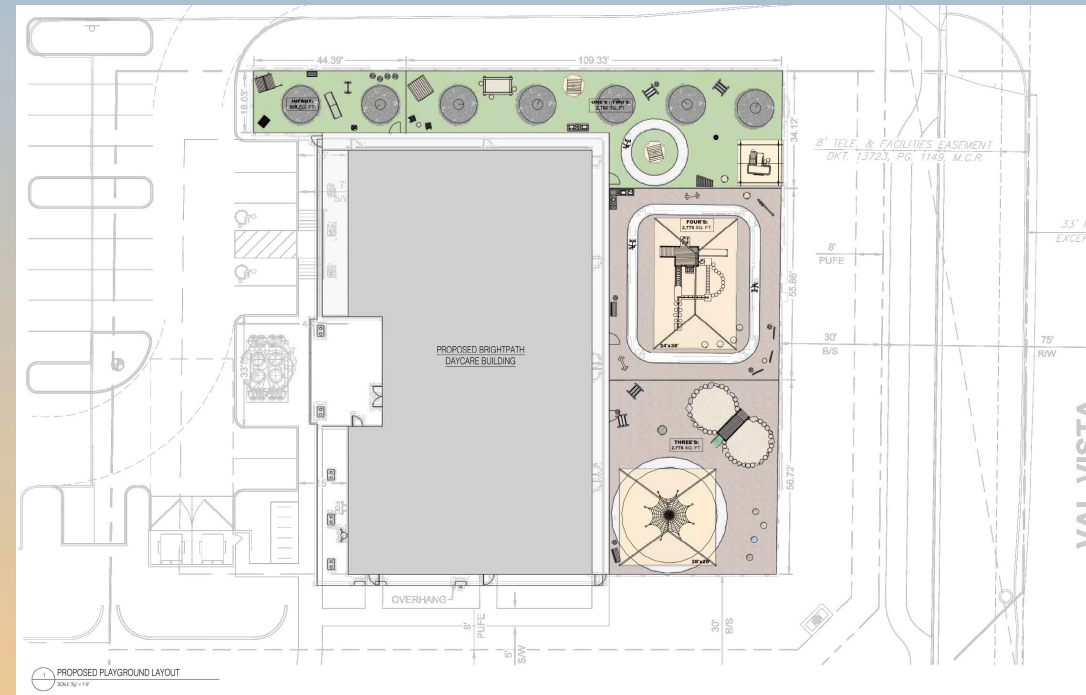
PANEL WEIGHT: 67 LBS

TOLERANCES: ± .5"





Site Plan - Playground





Elevations - Playground

Hip Shade

Length	30'	Width	28'	Entry Height	10'
Peak Height	15.18'	Elbow	Glide	Column Mount	Base Plate
Column Size	Ø5.5" Sch-40	Rafter Size	Ø5.0" 11-Ga	Ridge Size	Ø5.0" 11-Ga
Column Length	10.5'	Rafter Length	18.25'	Ridge Length	9'
Dome Qty.	1	Column Qty.	4		

Front Elevation

Side Elevation

Square Footing

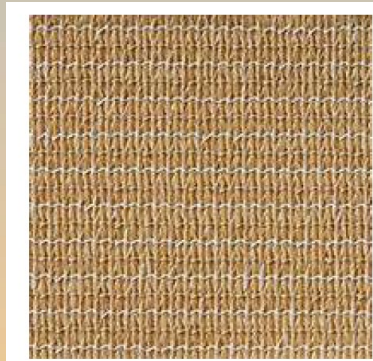
Column	Length & Width	Depth
Single Cap	3.8	3
Double Cap	N/A	3

REINFORCEMENT: #5@9" EACH WAY TOP & BOTTOM

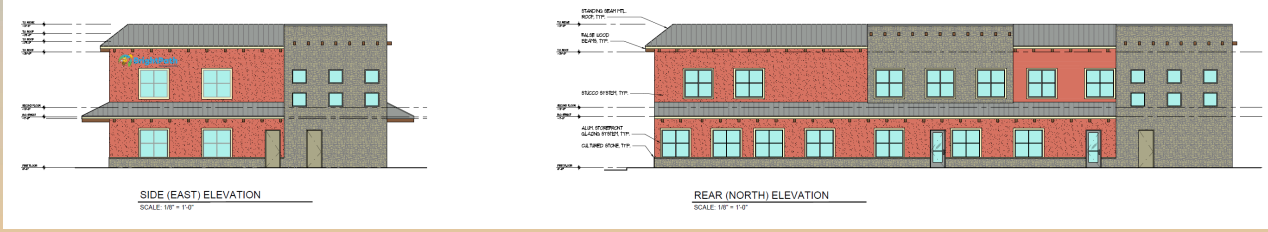
Auger Footing

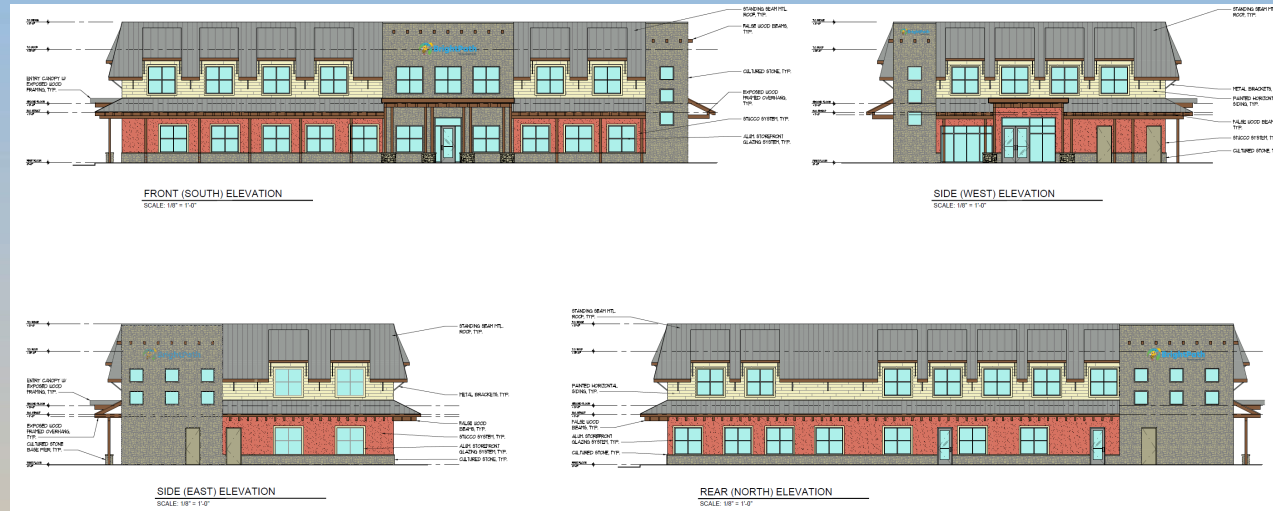
Diameter	Single Cap Depth	Double Cap Depth
1'-6"		N/A
2'-0"	Out of range	N/A
2'-6"	Out of range	N/A
3'-0"	4.9	N/A

#5 VERTICALS @ 9" O.C.
#3 RINGS @ 12" O.C.



Desert Sand
Shade Factor: 86%
UV Blocking: 93%







Site Context Photos



North from Brown Rd



South from Brown Rd



East at Brown Rd and Val Vista Dr



SE corner of Mckellips and Val Vista

Mesa General Plan 2050

Planning and Zoning Board Update

Rachel Nettles

Assistant Planning Director

Jeff Robbins

Project Manager

August 9, 2023



Today:

1. Land Use Element Overview
2. Future Land Use Designations
3. Engagement to-date
4. Next Steps



Overall Process Timeline





2050 General Plan
Land Use Element
Overview

LAND USE ELEMENT

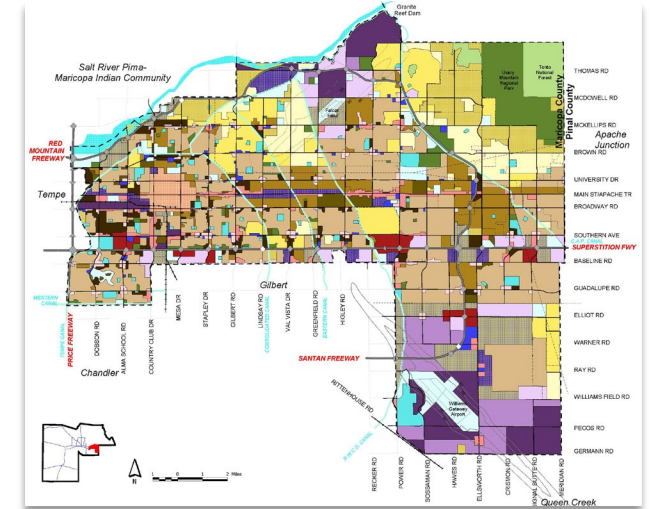
Future Land Use Map & Designations

- Required element by the state
- Identifies where land uses may be located in the future
- Guides the form and character of areas

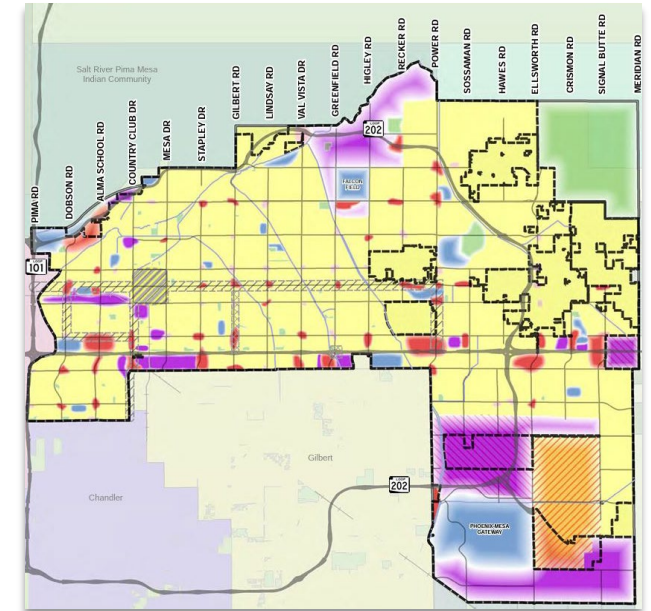
Growth Area Element

- Required element by the state
- Identifies area suitable for multi-modal transportation and infrastructure improvements designed to support a variety of land uses

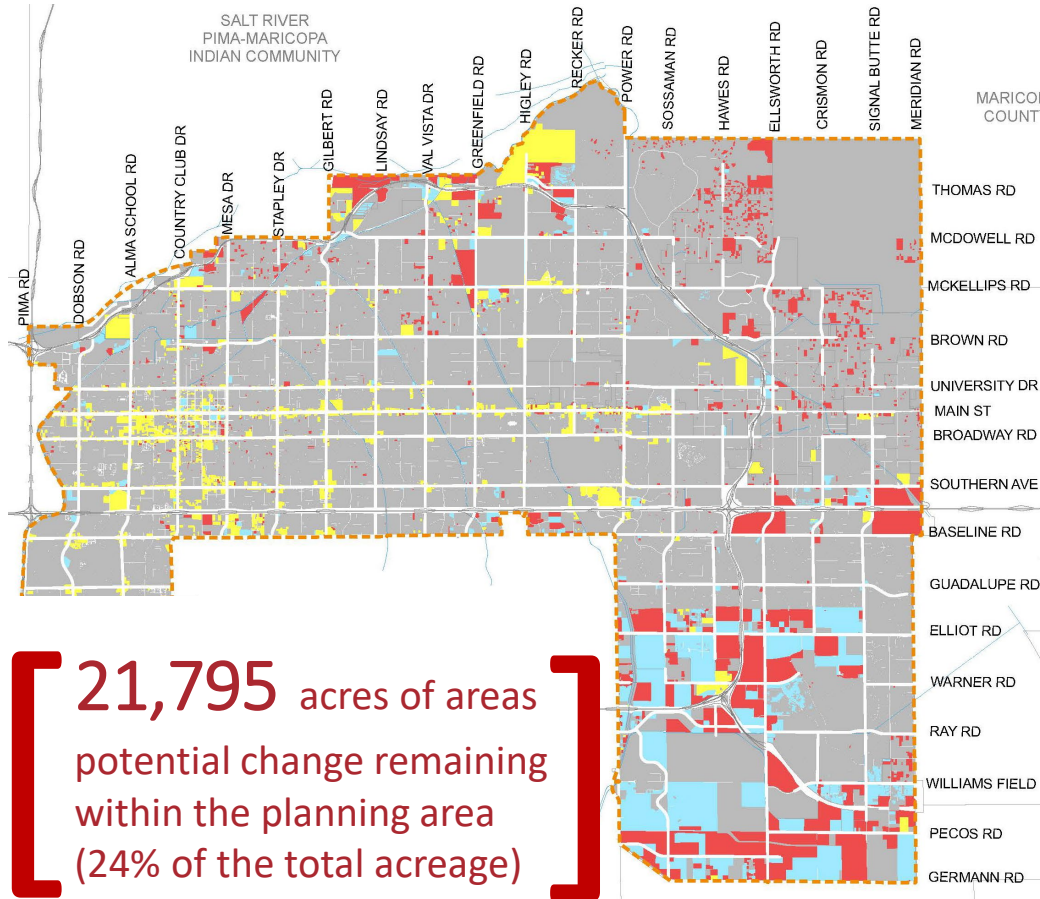
2025 General Plan



2040 General Plan



FUTURE LAND USE CREATION | Methodology



Existing Land Analysis

Stable: Parcels with an existing use or structure that is unlikely to change over the next couple of decades

Vacant: Undeveloped parcels, with no permanent structures or improvements but of developable land prior to redevelopment

Transitioning: Parcels currently experiencing active development or with approved development plans

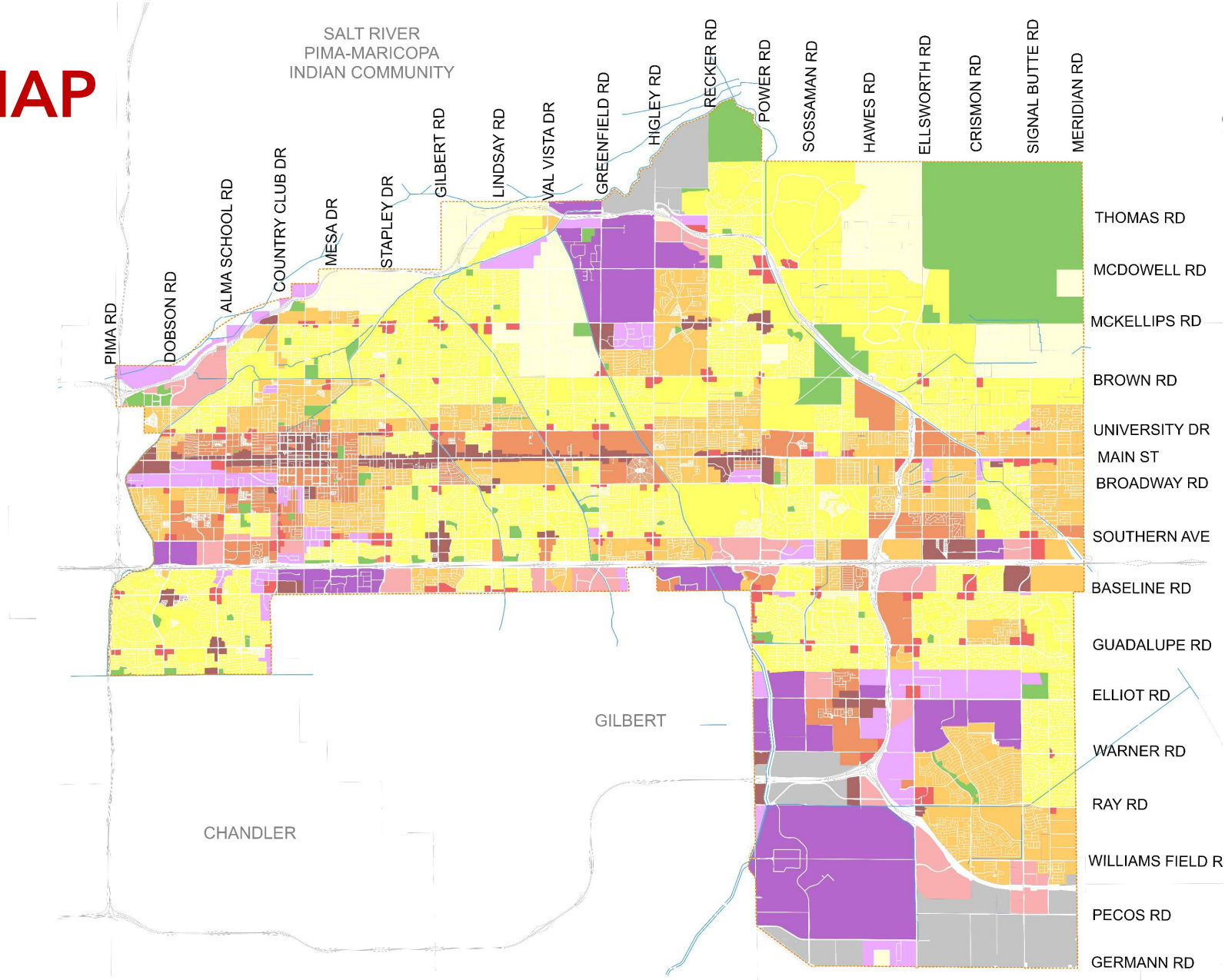
Redevelopment: Parcels with characteristics typically exhibited prior to redevelopment

- Best Practices - future land use approach
- Alignment with current General Plan
- Ground proofing - institutional knowledge from staff and community

FUTURE LAND USE MAP

-  Rural Residential
-  Traditional Residential
-  Mixed-Residential
-  Urban Residential
-  Neighborhood Center
-  Urban Center
-  Regional Center

-  Local Employment Center
-  Regional Employment Center
-  Industrial
-  Parks/Open Space



LAND USE STRATEGY MAP

Conserve

Protection/Reserve Areas

Areas to remain undeveloped, including historic districts or resources, schools, public lands, and parks

Sustain

Stable Areas

Areas that are encouraged to remain in their current condition with subtle redevelopment and transition

Enhance

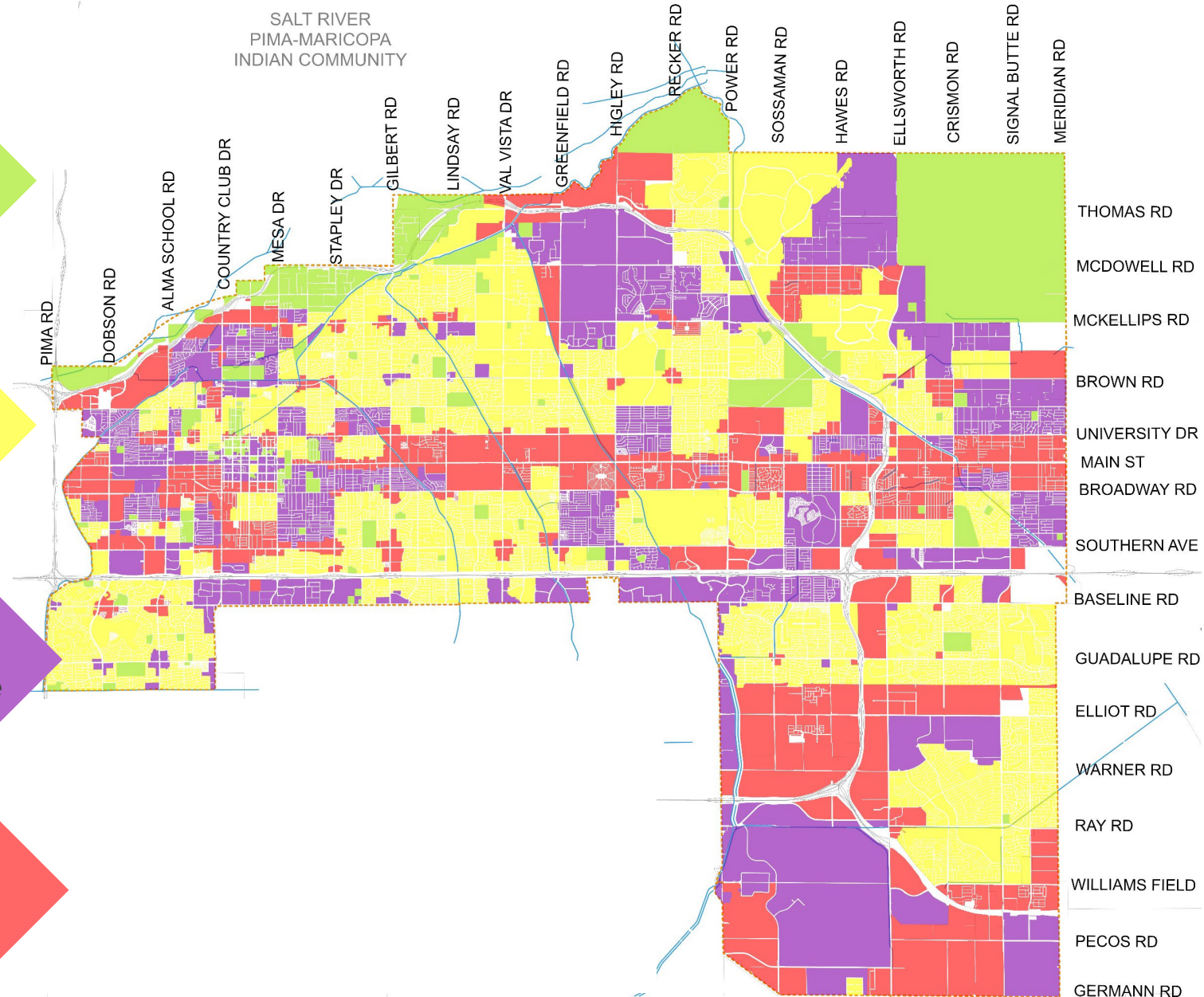
Transition/Reuse/Redevelopment Areas

Areas in good condition but encouraged to continue to develop or reuse existing land and buildings

Grow

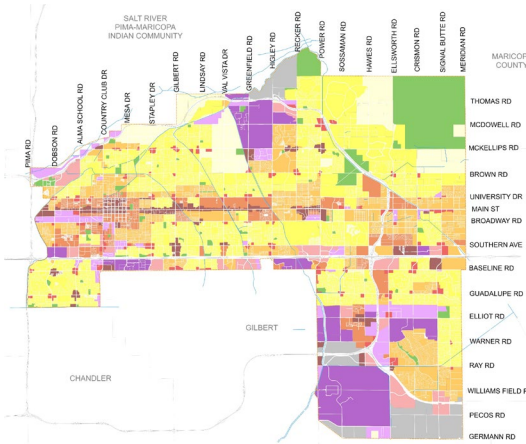
Development/Redevelopment Areas

Areas with a significant amount of vacant or underutilized land capable of supporting new development or redevelopment

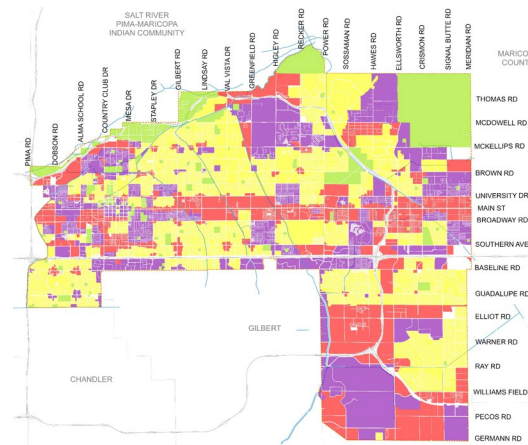


LAND USE ELEMENT | Utilization

Future Land Use Map



Land Use Strategy Map



Policies and Criteria





Tomorrow's Mesa Future Land Use Designations

LAND USE | Rural Residential

Common Elements:

- Intended for large lot, low-density residential development and agricultural uses
- Includes single-family, detached homes on large lots
- Allows the keeping of livestock and outbuildings, with arenas and stables
- Streets are of rural character, and sidewalks may or may not accompany roadways



LAND USE | Traditional Residential

Common Elements:

- Intended primarily for detached single-family homes, on medium or large lots
- Includes complementary parks, schools, churches, and small commercial areas
- Low-density multi-family along arterial roadways



LAND USE | Mixed-Residential

Common Elements:

- Contains a variety of housing types such as single-family homes, duplexes, triplexes, townhomes, and multi-family condominiums and apartments
- Includes a variety of lot sizes which can support housing options such as small lot development, cottage courtyards, and live/work units
- Office and small-scale commercial uses are common along arterial roadways



LAND USE | Urban Residential

Common Elements:

- Supports a diverse mixture of uses, including commercial, residential, and civic uses
- Includes a range of medium- and high-density housing types, including townhomes and multi-family condominiums and apartments
- Close proximity to transit, major arterials, or other commercial nodes
- Pedestrian-scale design with active uses on the ground floor



LAND USE | Neighborhood Center

Common Elements:

- Provides essential goods and services to nearby residents
- Typically, adjacent to, or embedded within, existing residential neighborhoods
- Low intensity commercial areas with low- to mid-rise buildings
- Serve as hubs of activity and socialization at the neighborhood level



LAND USE | Regional Center

Common Elements:

- Serves as a retail, cultural, recreational, and entertainment destination
- Features major retailers, national chains, specialty shops
- Has a wide range of services and amenities like hotels and restaurants
- Typically shares a common design character or theme
- Housing consists of low- to high-rise apartments, and mixed-use buildings
- This has the highest intensity and largest scale of centers



LAND USE | Local Employment Center

Common Elements:

- Intended for a variety of businesses that provide professional services
- Features offices, medical facilities, research and development centers, and other employment
- Harmonious with nearby residential and commercial
- Smaller scale buildings compared to Regional Employment Centers
- Example: Medical office parks adjacent to Banner facilities



LAND USE | Industrial

Common Elements:

- Intended for the development of facilities used for manufacturing, warehousing and data storage and potentially high-intensity industrial activities
- Should be buffered from surrounding areas to mitigate any negative impacts
- Examples: North side of Highway 202 between Greenfield and Recker Roads



LAND USE | Regional Employment Center

Common Elements:

- Corporations and businesses that provide professional services
- Intended for large employers
- Features supporting amenities for large-scale employment
- High-quality landscaping and buffers around parking areas
- Examples: Falcon, Gateway

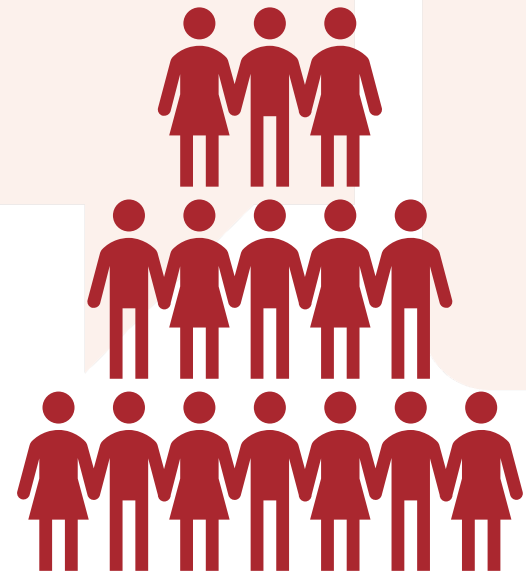




Tomorrow's Mesa

ENGAGEMENT TO-DATE

Engagement by the Numbers



15,000+

Engagements



6,413

Questionnaire Responses



3

City Council Presentations



49

Community/Concierge Interviews



14

Presentations to City Boards and Commissions



~2,150

Visits at 12 Info Booths



5

General Plan Advisory Committee Meetings



19,920

Website Visits



10

Community Meetings

Youth Visual Arts Contest

Contest:

- Open to students in 6th - 8th grade
- Submissions Due September 30th
- Public voting on TomorrowsMesa.com
- 8 student winners
 - 3 contest winners
 - 5 theme winners
- Art showcase early 2024


Please join the City of Mesa Planning Division for the...

2023 Mesa General Plan Visual Arts Contest!

Submissions Due: September 30, 2023

The 2050 General Plan update is underway! The General Plan is a community-initiated policy document that is used to guide Mesa's vision for the future. The plan helps direct decisions on development, land use, transportation, open space and recreation, cultural amenities, the environment, city services and more!

The City of Mesa Planning Division wants to know: how do the students of today envision the future of Mesa? Students are encouraged to express their innovative ideas through their preferred form of visual art, showcasing their take on Mesa in the year 2050.





Contest winners:
The first, second, and third place contest winners will receive a cash prize and a Tomorrow's Mesa swag bag. The first place winner's school will also receive \$1,000 dollars for their school's fine arts club, student council, or equivalent.

- **First place:** \$150 for student, Tomorrow's Mesa Swag Bag, \$1,000 prize for school club, \$100 for winning student's teacher.
- **Second place:** \$100 for student, a Tomorrow's Mesa Swag Bag, and \$100 for the winning student's teacher.
- **Third place:** \$100 for student, a Tomorrow's Mesa Swag Bag, and \$100 for the winning student's teacher.

Scan Here for:

- Themes
- Contest Regulations
- Eligibility Requirements
- How to Enter
- Judging



Mesa Public Schools, Arizona State University, Mesa Partnership

Immersive Studio
experience stepping into
Mesa in 2050

November 6, 7, 8, 9



Example: Van Gogh Immersive Experience, Scottsdale
















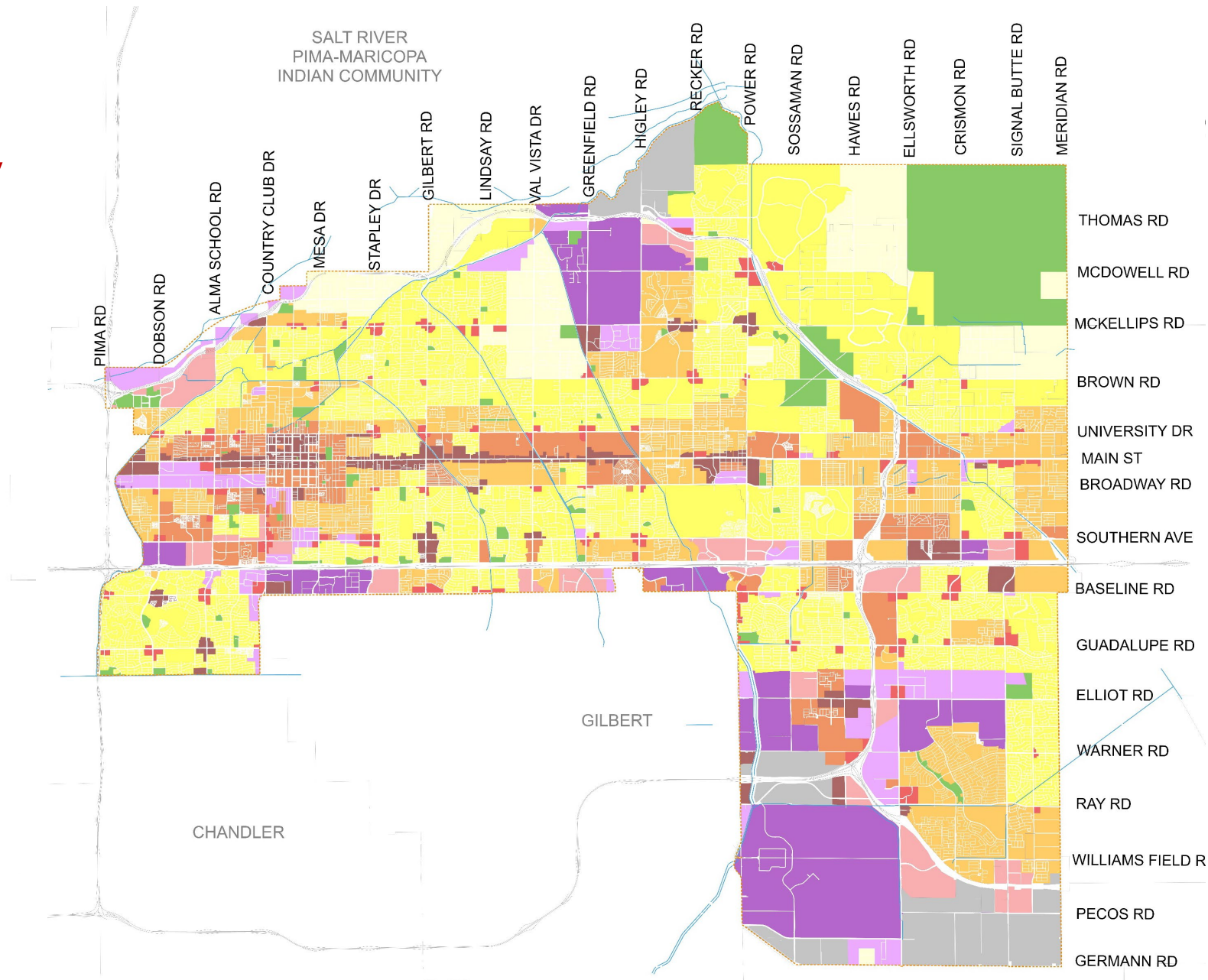


Tomorrow's Mesa

NEXT STEPS

Questionnaire 3 Future Land Use Map Online Activity

- | | | | |
|---|-------------------------|---|----------------------------|
|  | Rural Residential |  | Local Employment Center |
|  | Traditional Residential |  | Regional Employment Center |
|  | Mixed-Residential |  | Industrial |
|  | Urban Residential |  | Parks/Open Space |
|  | Neighborhood Center | | |
|  | Urban Center | | |
|  | Regional Center | | |



Next Steps

- Questionnaire # 3 - August
- Vision Statement / Guiding Principles, August 17 Mesa City Council Meeting
- Presentation of draft plan to Council January 2024
- Public Review of Plan January-March 2024



