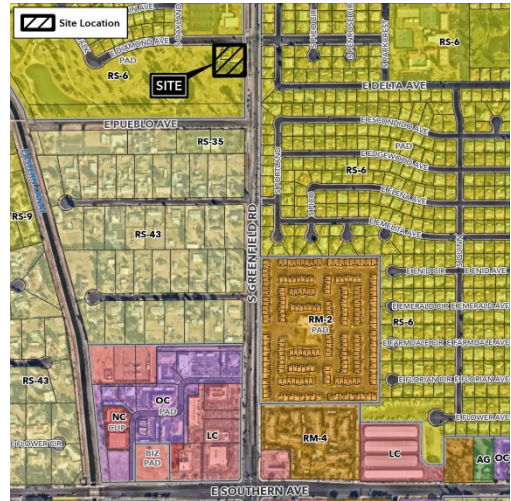




DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

Design Review Board Staff Report

June 10, 2025

Case No.	DRB25-00179	
Project Name	City of Mesa Fire and Medical Station 205	
Request	• Design Review for a City of Mesa Public Safety Facility	
Project Location	Located at 730 South Greenfield Road	
Parcel No(s)	140-37-003H 140-37-003G	
Project Area	1± acre	
Council District	District 2	
Existing Zoning	RS-6-PAD	
General Plan Designation	Traditional Residential and Parks Open Space	
Applicant	Juan Rivas, Perlman Architects	
Owner	City of Mesa	
Staff Planner	Josh Grandlienard, AICP, Senior Planner	

Recommendation

Staff finds that the Proposed Project is consistent with the Mesa 2050 General Plan, the Quality Development Design Guidelines, and the Design Review Criteria outlined in Section 11-71-6 of the MZO.

Staff recommends approval with conditions.

Project Overview

Request:

The applicant is requesting Design Review approval for the demolition and rebuilding of an existing City of Mesa Public Safety Facility at 730 South Greenfield Road (Proposed Project).

Concurrent Applications:

- **Substantial Conformance Improvement Permit (SCIP):** Board of Adjustment meeting is scheduled for June 4, 2025, to review the SCIP to allow for existing nonconformities to remain on site as a part of the proposed rebuild.
- **Initial Site Plan:** The Planning Director is scheduled to consider the request for administrative site plan approval of the proposed site plan if the proposed SCIP and Design Review are approved by the Board of Adjustment and Design Review Board respectively.

Site Context

General Plan:

- The Placetype for the project site is Traditional Residential and Parks and Open Space. The Growth Strategy is Sustain.
- Public/Semi Public use is a supporting land use in the Traditional Residential Placetype and a principal land use in the Parks and Open Space Placetype.

Zoning:

- The project site is zoned Single Residence-6 with a Planned Area development Overlay (RS-6-PAD).
- A Public Safety Facility is a permitted use within the RS-6 District.

Surrounding Zoning & Use Activity:

The proposed Public Safety Facility is compatible with surrounding land uses, which include places of worship, a City Park, and Single Family neighborhoods.

Northwest (Across E Diamond Ave) RS-6-PAD Church	North (Across E Diamond Ave) RS-6-PAD Church	Northeast (Across E Greenfield Road) RS-6-PAD Single Family Subdivision
West RS-6-PAD Greenfield Park	Project Site RS-6-PAD Existing Fire Station	East (Across E Greenfield Road) RS-6-PAD Single Family Subdivision
Southwest RS-6-PAD Greenfield Park	South RS-6-PAD Greenfield Park	Southeast (Across E Greenfield Road) RS-6-PAD Single Family Subdivision

Site History:

- **November 5, 1973:** City Council annexed 392± acres, including the project site, into the City of Mesa (Ordinance No. 829).
- **May 19, 1975:** City Council approved a rezoning for 91.5± acres, including the project site, from Maricopa County R-43 to City of Mesa Single Family Residence R1-6 with a Planned Area Development (equivalent to current RS-6-PAD) (Case No. Z74-054; Ordinance No. 886).

Project/Request Details

Site Plan:

- **Building Design:** The 11,554 square foot Public Safety Facility will be a single-story structure situated on the northeastern portion of the site. Along the east side of the building is the main entrance and a covered entry plaza with a pedestrian path to the public sidewalk along Greenfield Road.
- **Access:** The site has one ingress/egress access point on Greenfield Road with public parking located on the east side of the secured yard. On Diamond Avenue, there are two exit-only locations, one for emergency vehicles and the second for standard passenger vehicles.
- **Parking:** Per Table 11-32-3.A of the Mesa Zoning Ordinance (MZO), 13 parking spaces are required. The proposed site plan shows 15 parking spaces, consistent with the existing conditions on site.
- **Landscaping:** The landscaped areas are located along the perimeter of the site, across the front of the building and within the public parking area. Additional existing landscaping is located in Greenfield Park.

Citizen Participation

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

Required Notification:

- Property owners within 1000 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 community comments at the time of writing this report.

Conditions of Approval

Staff recommends **approval** of the proposed project subject to the following conditions:

1. Compliance with the Elevations and Landscape Plan as submitted.
2. Compliance with all requirements of Case No. ZON25-00185 and BOA25-00186.
3. Compliance with all applicable City development codes and regulations.

Exhibits

Exhibit 1 – Vicinity Map

Exhibit 2 – Project Narrative

Exhibit 3 – Site Plan

Exhibit 4 – Landscape Plan

Exhibit 5 – Elevations

Exhibit 6 - Renderings

Exhibit 7 – Colors and Materials

Exhibit 8 – Photometric Plan

Exhibit 9 – Power Point Presentation