

# Planning and Zoning Board



## *Study Session Minutes*

Mesa City Council Chambers – Upper Level, 57 East 1<sup>st</sup> Street

Date: June 28 2023 Time: 3:30 p.m.

### **MEMBERS PRESENT:**

Jeff Crockett  
Jessica Sarkissian  
Shelly Allen  
Troy Peterson  
Jeff Pitcher

### **MEMBERS ABSENT**

Benjamin Ayers  
Genessee Montes

(\*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  
Jennifer Merrill  
Samantha Brannagan  
Kwasi Abebrese  
Sarah Steadman  
Alexis Jacobs

### **OTHERS PRESENT:**

#### **1 Call meeting to order.**

Chair Crockett declared a quorum present, and the meeting was called to order at 3:31 p.m.

#### **2 Review items on the agenda for the June 28, 2023, regular Planning and Zoning Board Hearing.**

**Staff Planner Jennifer Merrill presented case ZON21-00404. See attached presentation.**

Boardmember Allen asked if the alleys on either side of the property are still utilized by the city or the neighbors.

Staff Planner Jennifer Merrill responded that she is not aware if they are used for garbage pickup by the city. But the neighbors do use them for parking and the city is asking for some improvements in conjunction with the project.

Chair Crockett asked if the public meeting date of 2021 was accurate and why there was such a large gap between the public meeting and the Planning and Zoning Board meeting.

Staff Planner Jennifer Merrill replied that there have been multiple scenarios and layout changes over the last couple of years.

**Staff Planner Samantha Brannagan presented case ZON22-01110. See attached presentation.**

Boardmember Allen expressed her concern for the amount of parking reduction being requested.

Staff Planner Samantha Brannagan mentioned that the applicant provided a parking study that supports the parking reduction request.

Boardmember Pitcher asked if the parking agreement had been recorded yet and if not, is it included in the conditions of approval.

Assistant Planning Director Rachel Nettles responded that condition 3 would cover that.

Additional discussion ensued regarding the parking reduction request and city parking requirements.

Boardmember Pitcher asked for an explanation of the justification for the parking reduction.

Applicant Lance Baker stated, in my opinion, we're not really asking for a reduction to 257 spaces, it is to 297 spaces, because we do have the 37 spaces that are not utilized for the facility to the north. And that document will be recorded. So, it's not quite as big of a reduction as the 257 spaces in the report, because it's not really adding in those 37 spaces. And obviously, my client does not want to have a parking issue. They own multiple apartment projects, and they're very confident that we're providing adequate parking based on our ratio of studios and one bedrooms, there's actually very few two bedrooms. So, the 2:1 parking ratio, we feel it'd be extremely high for the property. And we don't really want to add to an urban heat island effect by having all kinds of asphalt and parking that's going to go underutilized. So, we feel that we're providing completely adequate parking and our parking study backs that up as well as the shared parking agreement. And we don't even anticipate using any of the street parking which is there but we don't intend on using any of it at all.

Boardmember Peterson asked for clarification on how the parking spaces will be managed.

Applicant Lance Baker responded that it hasn't been completely established yet. But I believe we are providing a minimum of one covered space per unit that would be assigned and then the open spaces would be the excess.

**Staff Planner Kwasi Abebrese presented case ZON23-00129. See attached presentation.**

Boardmember Pitcher asked about the access in the northeast corner and if that will be accounted for in a cross-access easement? Is that what is referred to in the conditions for approval number six, 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.

**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](http://www.mesaaz.gov)**

Staff Planner Kwasi Abebrese explained that the request also includes a preliminary plat which would combine the two parcels, eliminating the need for a cross access agreement.

Assistant Planning Director Rachel Nettles added that condition six is a standard condition we use on most rezoning or subdivision plats.

Chair Crockett asked why the number of parking spaces is double what is required?

Staff Planner Kwasi Abebrese explained that the code states that if parking exceeds 125% a Special Use Permit is required. This request exceeds the required parking for a medical office but does not trigger the 125%.

**Case ZON23-00222 was continued to the July 12, 2023 Planning and Zoning Board meeting.**

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

Discussion ensued about the results of the first round of public engagement and the upcoming events to further the public engagement.

**4 Planning Director Update: None**

**5 Adjournment.**

Boardmember Sarkissian motioned to adjourn the study session. The motion was seconded by Boardmember Allen.

The study sessions was adjourned at 4:27 pm.

**Vote: 5-0 (Vice Chair Ayers and Boardmember Montes, absent)**

**Upon tabulation of vote, it showed:**

**AYES – Crockett, Sarkissian, Allen, Peterson, Pitcher**

**NAYS – None**

Respectfully submitted,

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Michelle Dahlke  
Principal Planner

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# ZON21-00404

Jennifer Merrill, Senior Planner

June 28, 2023



# Request

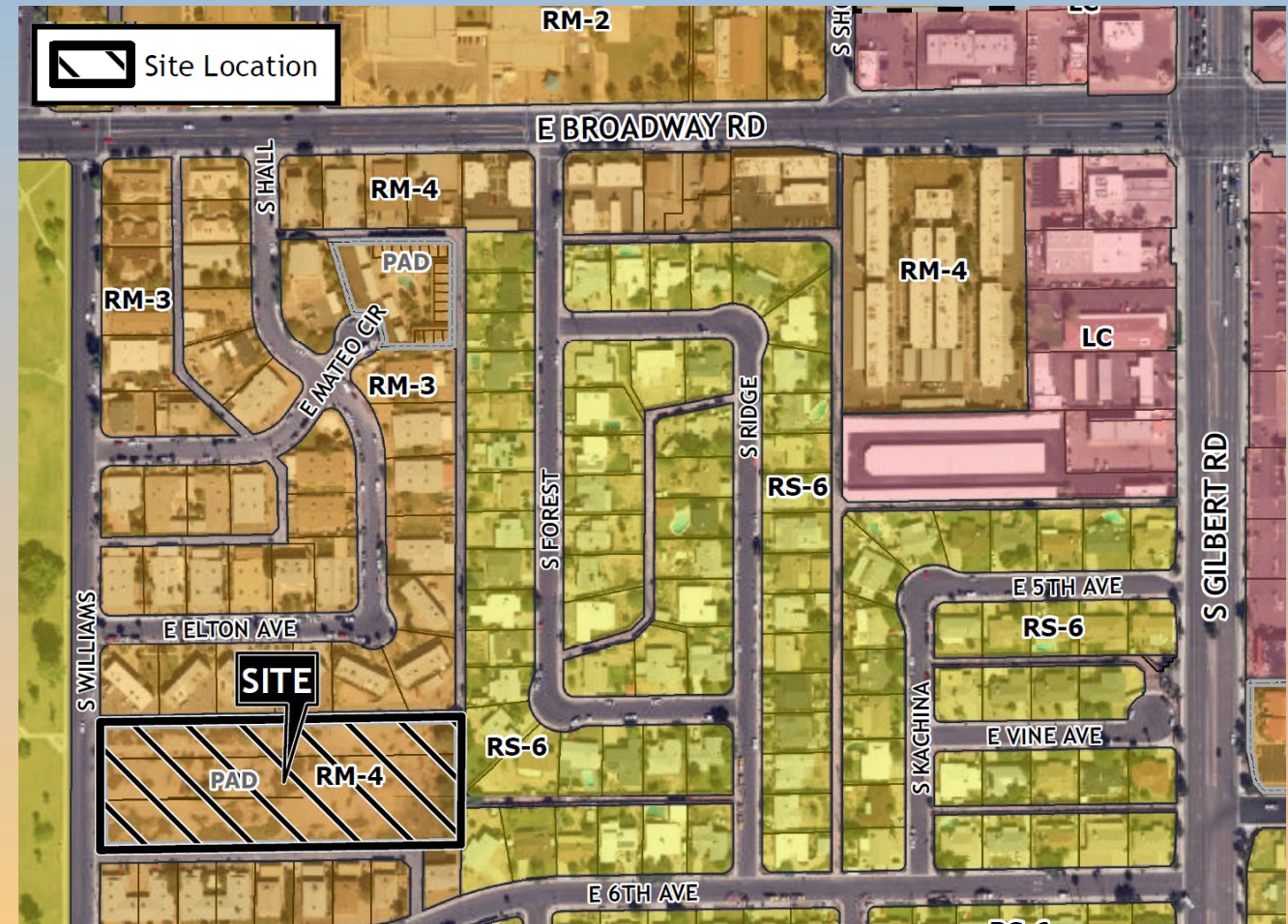
- Rezone from RM-4-PAD to RM-4 with a *new* PAD
- Major Site Plan Modification
- To allow a new apartment development





# Location

- West of Gilbert Road
- South of Broadway Road
- East side of Williams, across from Reed Park

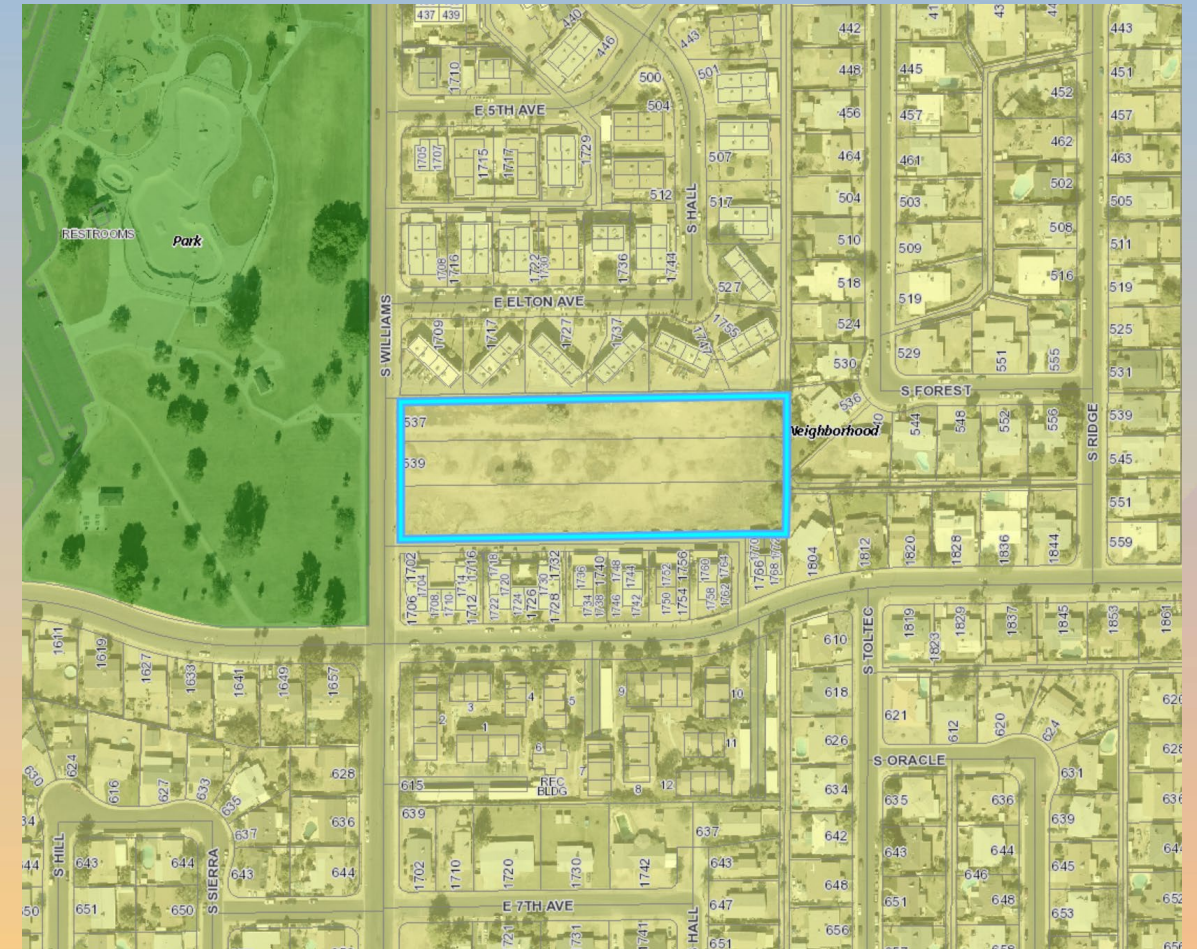




# General Plan

## Neighborhood

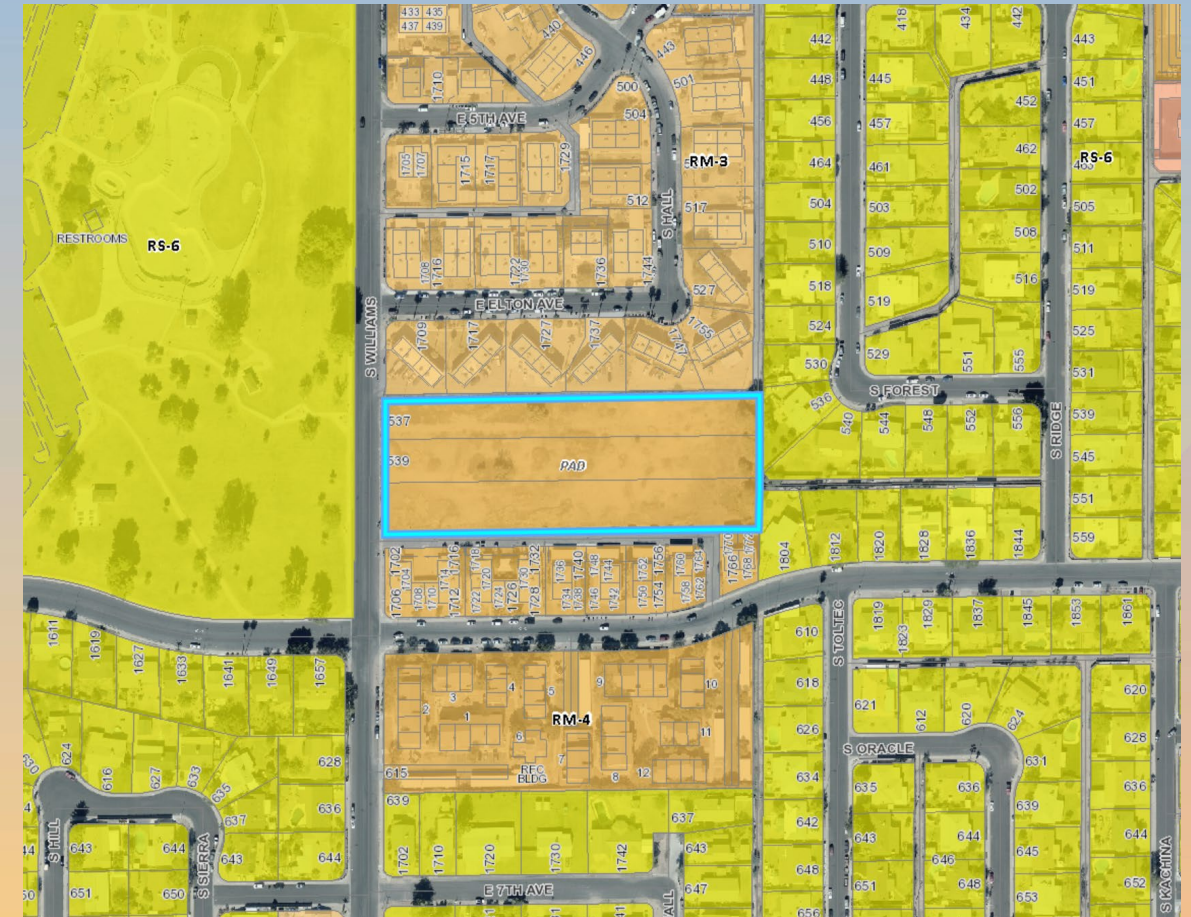
- Safe places to live and enjoy surrounding community
- Associated non-residential uses





# Zoning

- Multiple-Residence-4 with a Planned Area Development overlay (RM-4 PAD)





# Site Photo



Looking northeast towards the site from Williams



# Site Photo

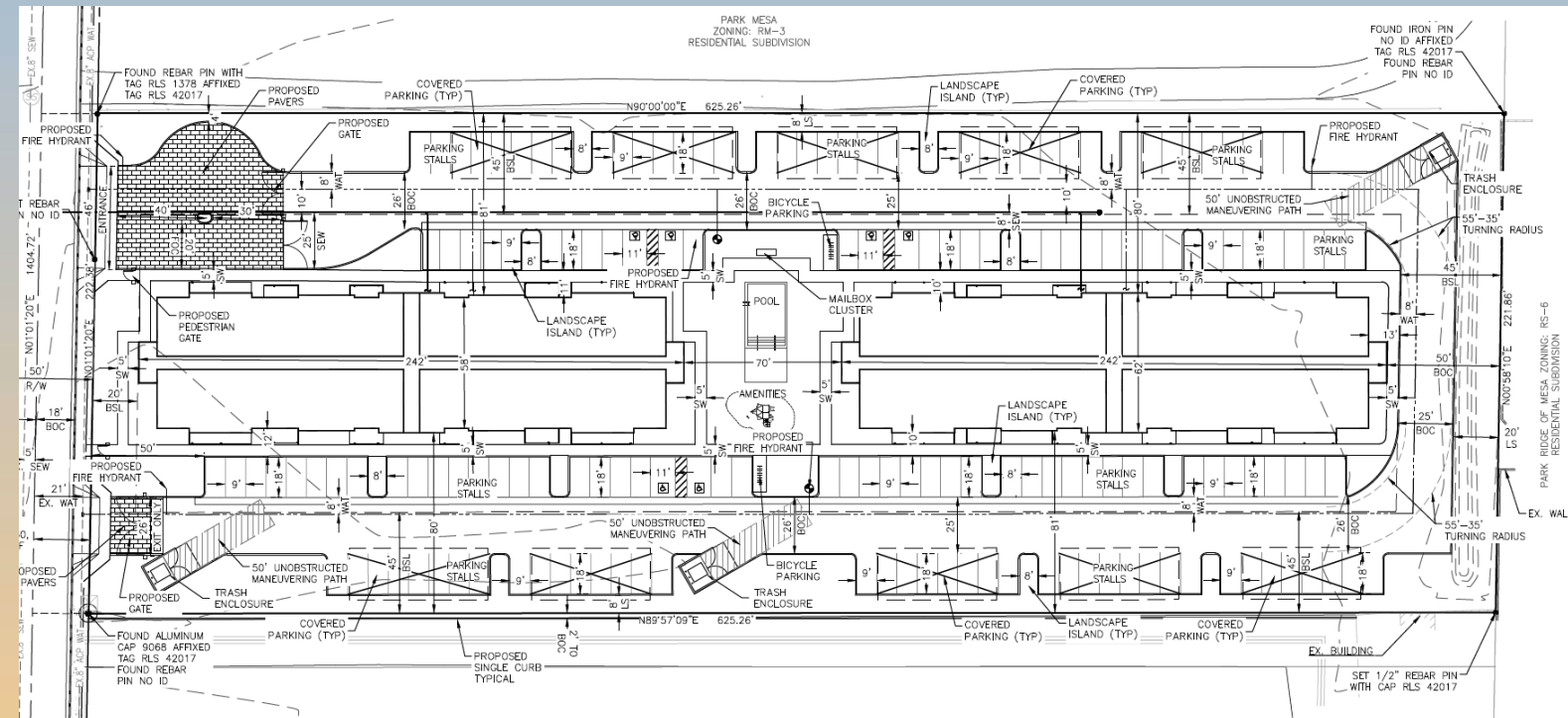


Looking southeast towards the site from Williams



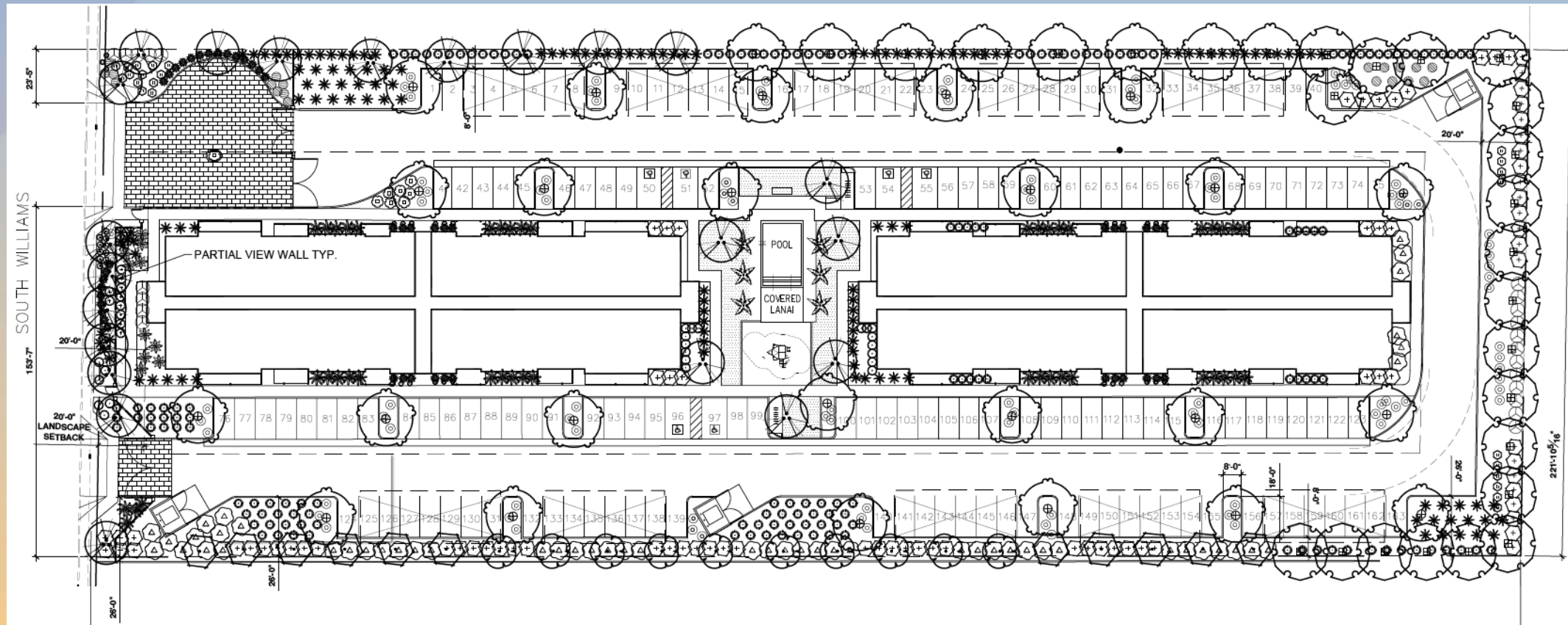
# Site Plan

- Two 3-story apartment buildings
- Centrally located amenities
- Gated development
- Pavers at entry
- Pedestrian paths around buildings and amenities





# Landscape Plan





# Planned Area Development

Development Standard	MZO Required	PAD Proposed
<p><u>Required Landscape Yards</u> – <i>MZO Section 11-33-3(B)</i></p> <ul style="list-style-type: none"> <li>- Adjacent to single-residence (E property line)</li> <li>- Adjacent to non-single residence (N &amp; S property lines)</li> </ul>	<p>25 feet wide</p> <p>15 feet wide</p>	<p><b>20-ft wide (E property line)</b></p> <p><b>4-ft wide (N property line)</b> <b>8-ft wide (S property line)</b></p>
<p><u>Required Open Space</u> – <i>MZO Section 11-5-5(A)(3)</i></p> <ul style="list-style-type: none"> <li>- Proportion of private and common open space               <ul style="list-style-type: none"> <li>- 2-bedroom units</li> <li>- 3-bedroom units</li> </ul> </li> <li>- Additional standards for private open space               <ul style="list-style-type: none"> <li>- Ground level min. dimensions</li> <li>- Above ground level min. dimensions</li> </ul> </li> <li>- Openness</li> </ul>	<p>100 square feet 120 square feet</p> <p>10-foot width/depth 8-foot width/6-foot depth</p> <p>≥50% covered; at least one exterior side open and unobstructed between 3 and 8 feet above its floor level</p>	<p><b>73 square feet (2<sup>nd</sup> and 3<sup>rd</sup> floors only)</b> <b>67 square feet (2<sup>nd</sup> and 3<sup>rd</sup> floors only)</b></p> <p>10-foot width / <b>4-foot 10-inches depth</b> 8-foot width / <b>5-foot depth</b></p> <p>≥50% covered; at least one exterior side open and unobstructed <b>between 4 feet</b> and 8 feet above its floor level</p>



# Front Elevation





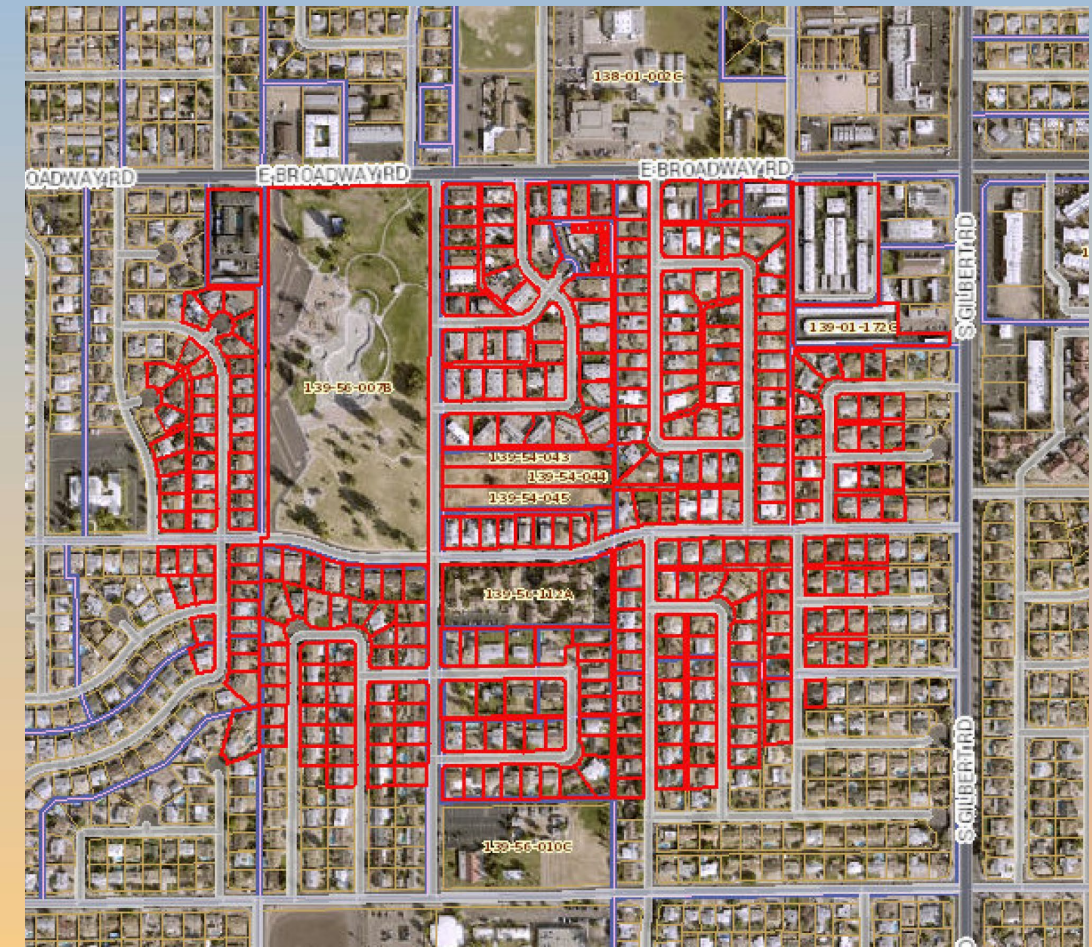
# Side & Rear Elevations





# Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- Neighborhood meeting September 16, 2021
  - 1 neighbor attended
- No comments or concerns received





# 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

*Staff recommends Approval with Conditions*



# Rendering





# Rendering





# ZON22-01110

Samantha Brannagan, Planner II

June 28, 2023



# Request

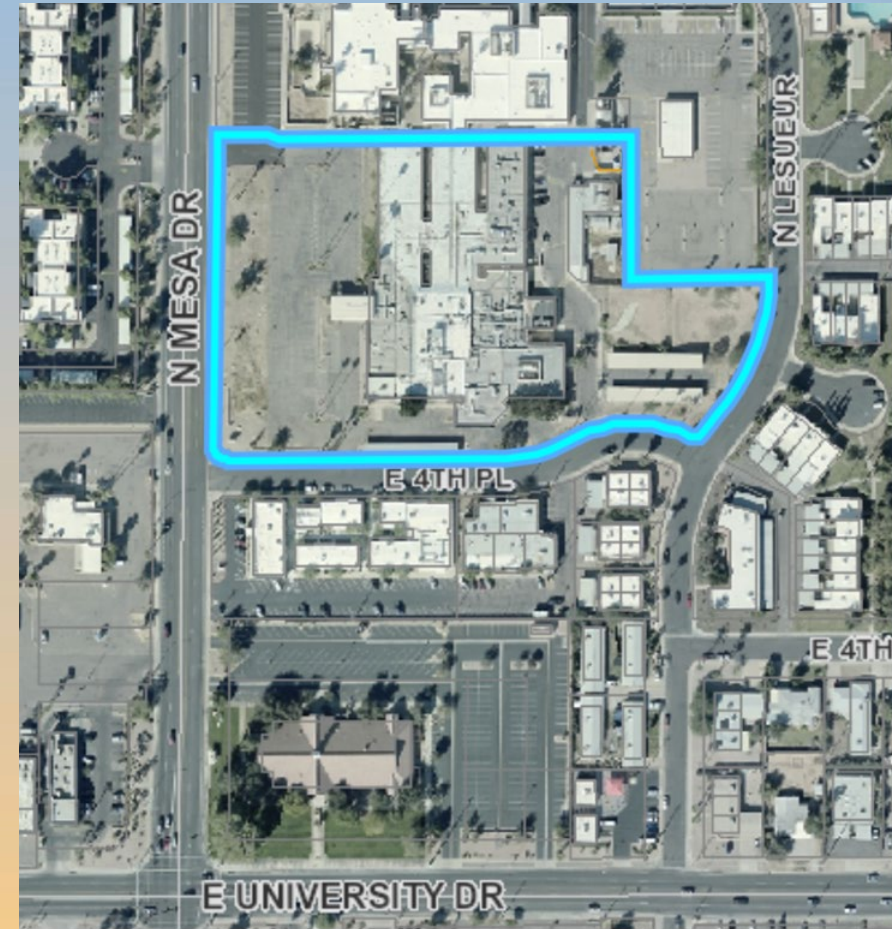
- Rezone from RM-4 to RM-4-PAD
- Site Plan Review
- To allow for development of an apartment complex





# Location

- East of North Mesa Drive
- North of East University Drive

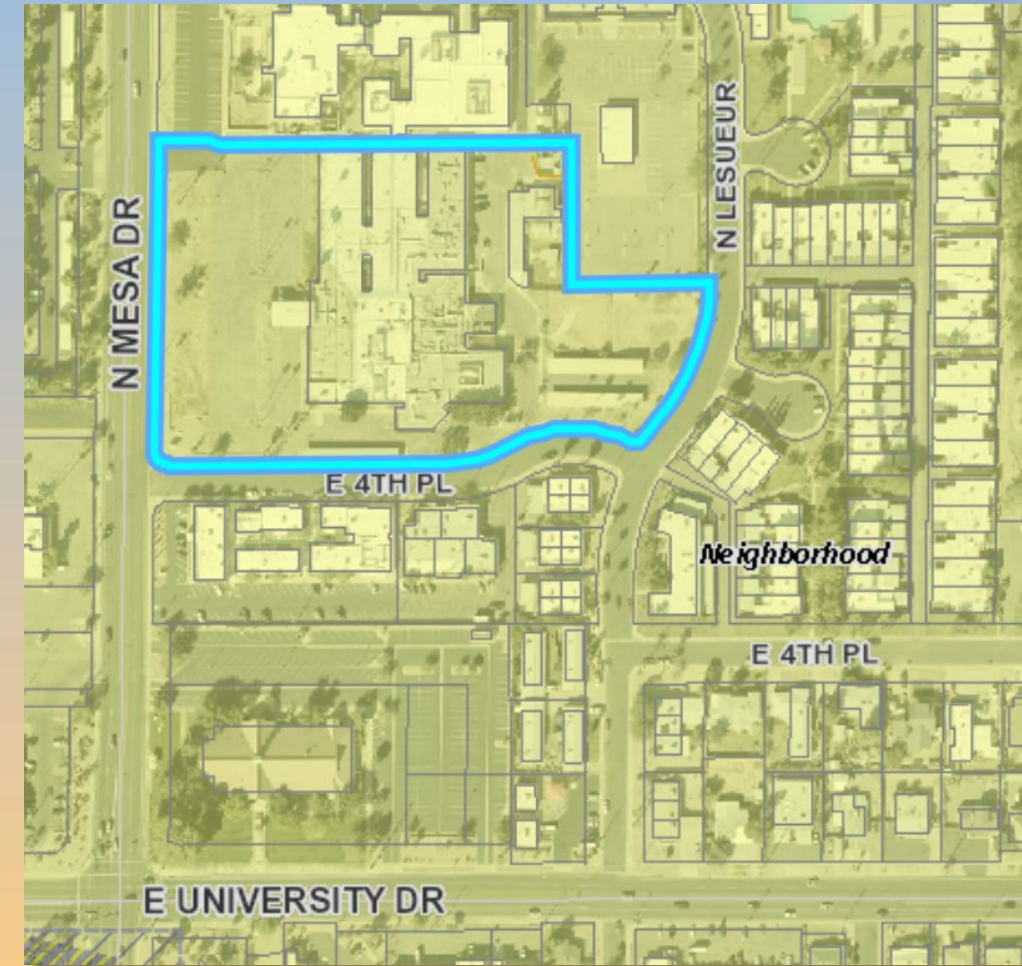




# General Plan

## Neighborhood

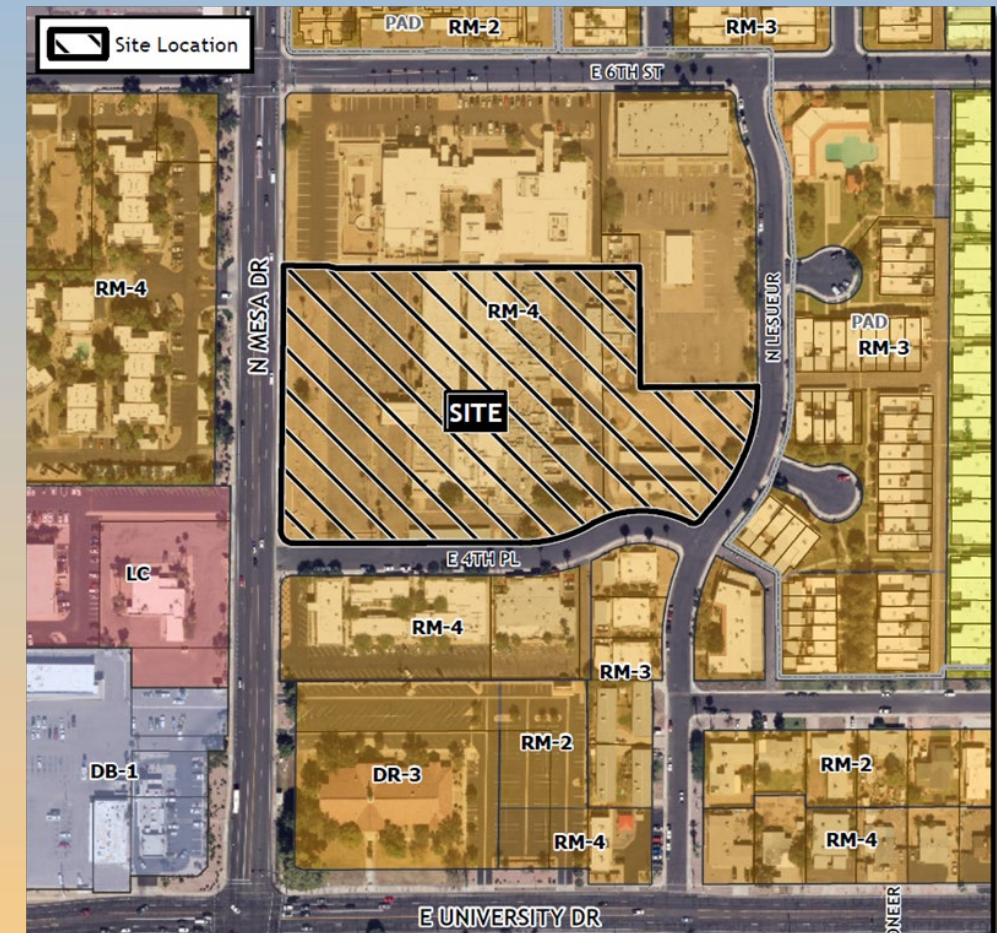
- Safe places to live and enjoy surrounding community
- Associated non-residential uses





# Zoning

- Existing: Multiple-Residence-4 (RM-4)
- Proposed: Multiple-Residence-4 with a Planned Area Development overlay (RM-4-PAD)





# Site Photo

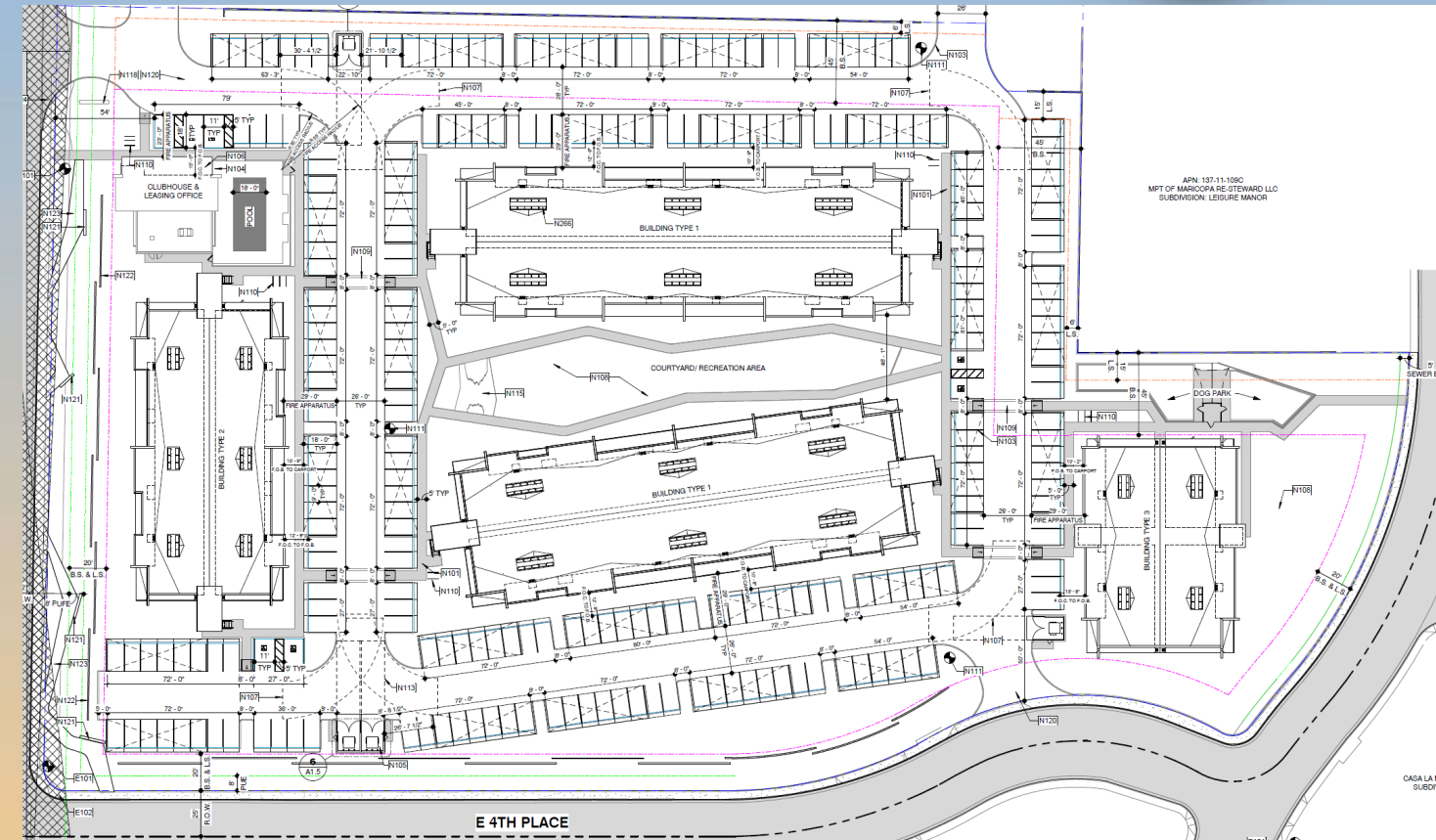


Looking northeast towards the site from Mesa Drive



# Site Plan

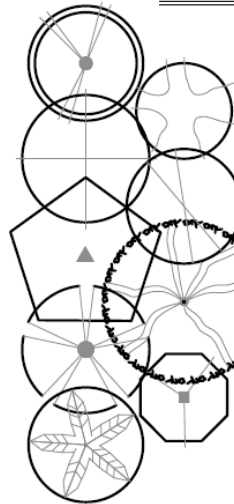
- Access from Mesa Drive and 4<sup>th</sup> Place
- 4 apartment buildings – 180 units
  - 3 stories high
  - Studio, 1 and 2 bedroom
- Office & clubhouse
- Pool and dog park
- 257 parking spaces



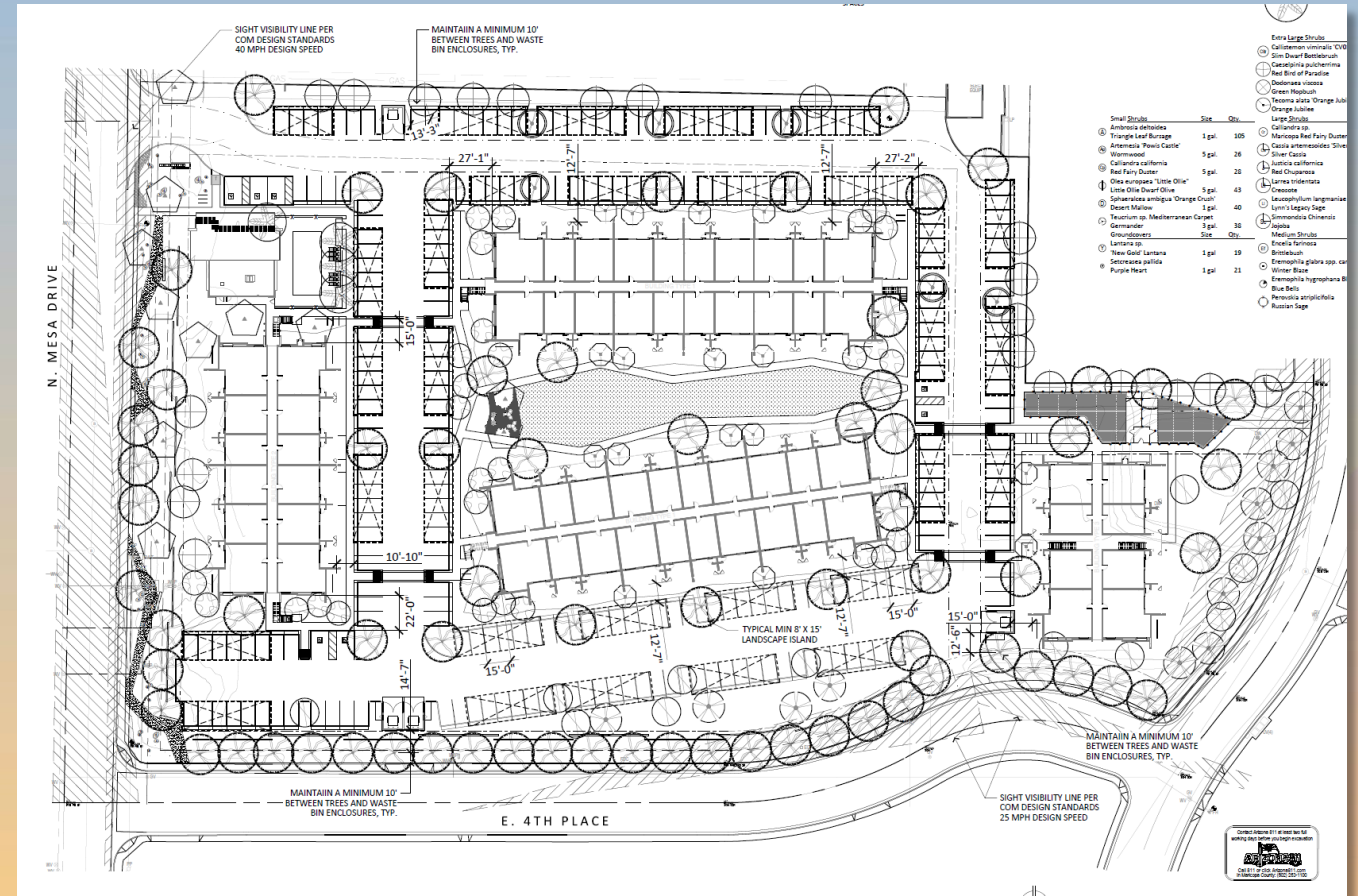


# Landscape Plan

## PLANT MATERIALS LEGEND



Trees	Size	Qty.
Acacia aneura		
Mulga Acacia	24"/36" box	7
Acacia willardiana		
Palo Blanco	24" box	28
Caesalpinia cacalaco 'Smoothie'		
Thornless Cascalote	24" Box	21
Chilopsis linearis		
Desert Willow	24" Box	14
Olneya tesota		
Ironwood	36" Box	11
Parkinsonia hyb.		
'Desert Museum' Palo Verde	24"/36" box	70
Prosopis hybrid		
Thornless Mesquite	24"/36" box	12
Sophora secundiflora	Mult-Trunk	
Texas Mountain Laurel	24" Box	16
Washingtonia filifera		
Mexican Fan Palm	20'	4



- Extra Large Shrubs**
- Callitriche umbratica 'CVD'
  - Sim' Dwarf Broomrape
  - Caesalpinia pulcherrima
  - Red Bird of Paradise
  - Dodonaea viscosa
  - Green Hoopline
  - Theresa axon 'Orange Jub'
  - Orange Jubilee
- Large Shrubs**
- Callitriche sp.
  - Mankava Red Fairy Duster
  - Cassia antiseptica 'Silver'
  - Silver Cassia
  - Justicia confertiflora
  - Red Chuparras
  - Larrea tridentata
  - Croton
  - Leucosiphium leucogermine
  - Lynx's Legacy Sage
  - Shrubby Mimosa
  - Chenopodium
  - Yucca
- Medium Shrubs**
- Evnia ternstroemii
  - Bottlebrush
  - Eremophila phylla subsp. ca
  - Winter Blaze
  - Erremophila phyllifera
  - Blue Bell
  - Persea arborescens
  - Russian Sage





# Planned Area Development

Development Standards	MZO Required	PAD Proposed	Staff Recommendation
<p><u>Minimum Building Setbacks –</u>  <b>MZO Section 11-5-5(A)</b>            -Interior Side and Rear: 3 or More Units on Lot            (north and east property lines)</p>	<p>15 feet per story            (45 feet total)</p>	<p>2 feet per story            (6 feet total)</p>	<p>As proposed</p>
<p><u>Minimum Landscape Yards –</u>  <b>Section 11-33-3(B)(2)</b>            -Front and Street Facing Adjacent to a 4-lane arterial (west property line)             -Non-single residence uses adjacent to other non-single residence uses            (north and east property lines)</p>	<p>20 feet wide              15 feet wide</p>	<p>15 feet wide              6 feet wide</p>	<p>As proposed</p>



# Planned Area Development

Development Standards	MZO Required	PAD Proposed	Staff Recommendation
<u>Required Parking Spaces by Use –</u> <b>MZO Table 11-32-3(A)</b> <b>-Multiple Residence</b>	2.1 spaces per unit (378 spaces total)	1.43 spaces per unit (257 spaces total)	As proposed
<u>Dwelling Unit Access –</u> <b>MZO Section 11-5-5(B)(3)(a)</b> <b>-Above ground floor</b>	Access to no more than 4 units per corridor	Access to no more than 10 units per corridor	As proposed
<u>Minimum Separation Between Buildings                      on the Same Lot – MZO Table 11-5-5</u> <b>-Detached parking canopies</b>	20 feet	10 feet	As proposed



# Clubhouse Renderings





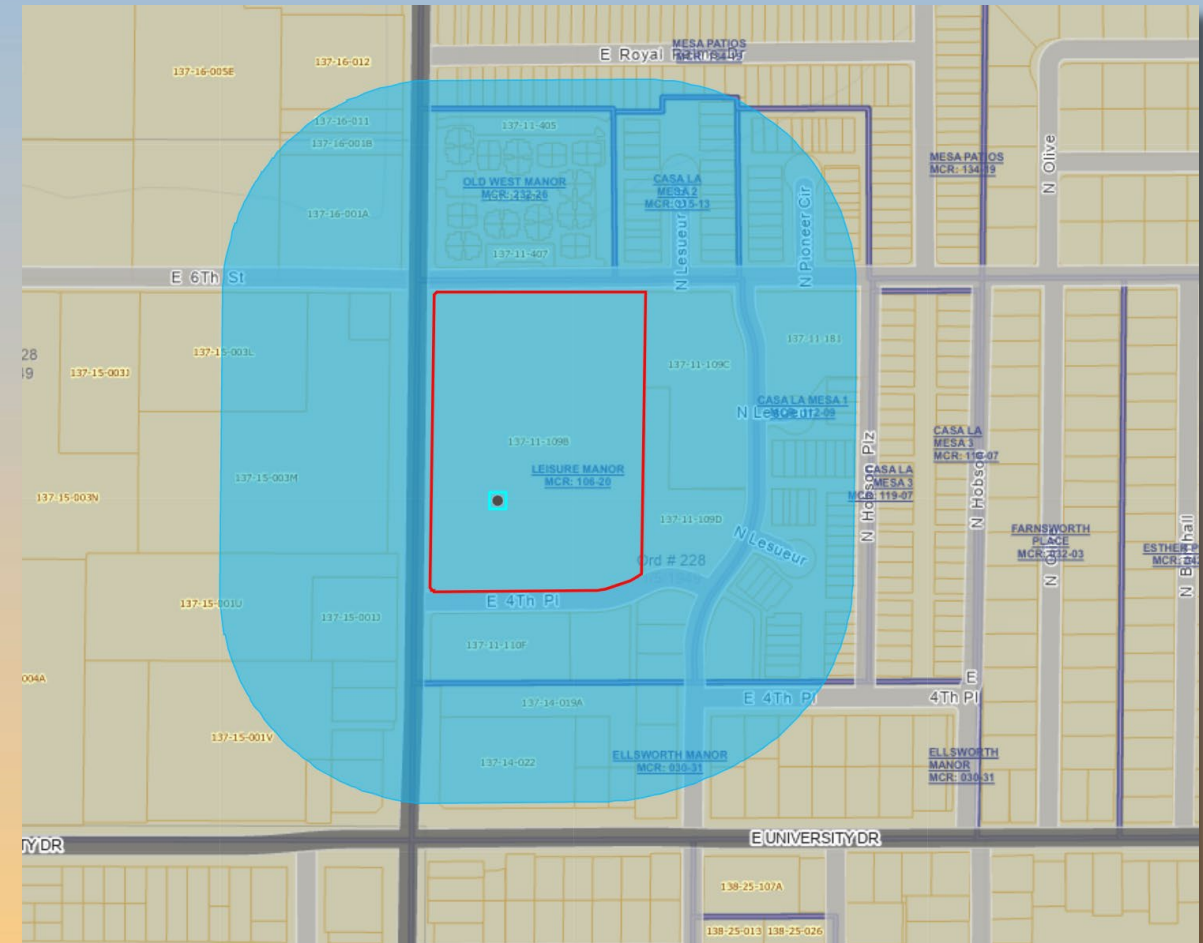
# Renderings





# Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- Staff and applicants have received no comments or concerns





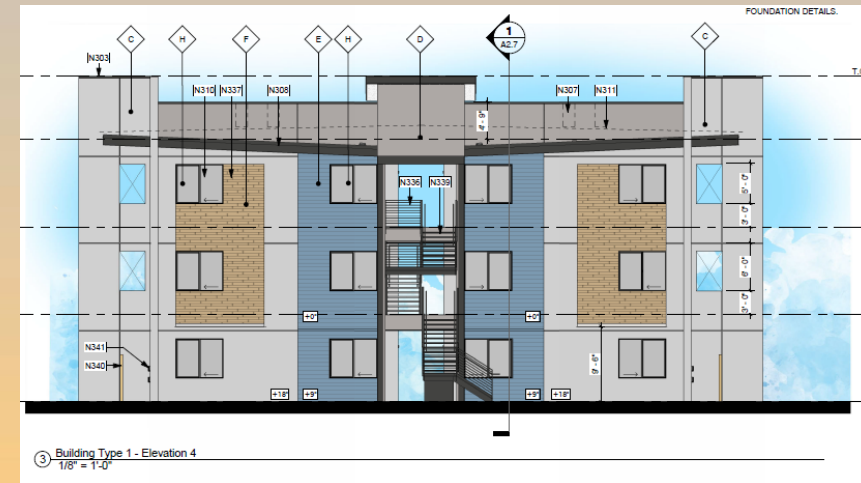
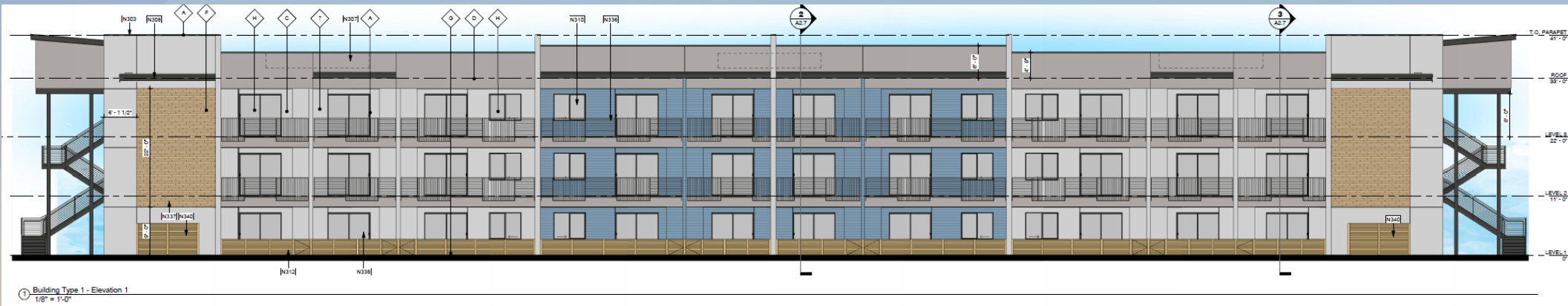
# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 22 of the MZO for a PAD overlay
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review

*Staff recommends Approval with Conditions*

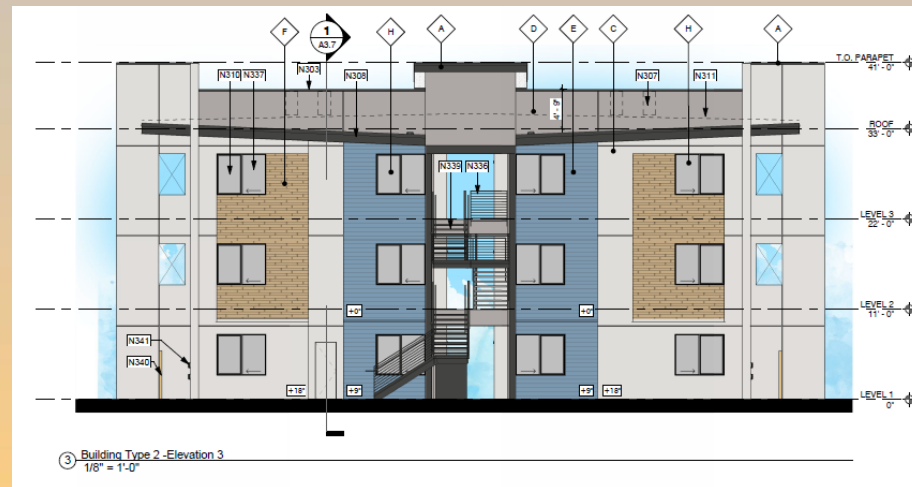


# Building Type 1





# Building Type 2







# ZON23-00129



# Request

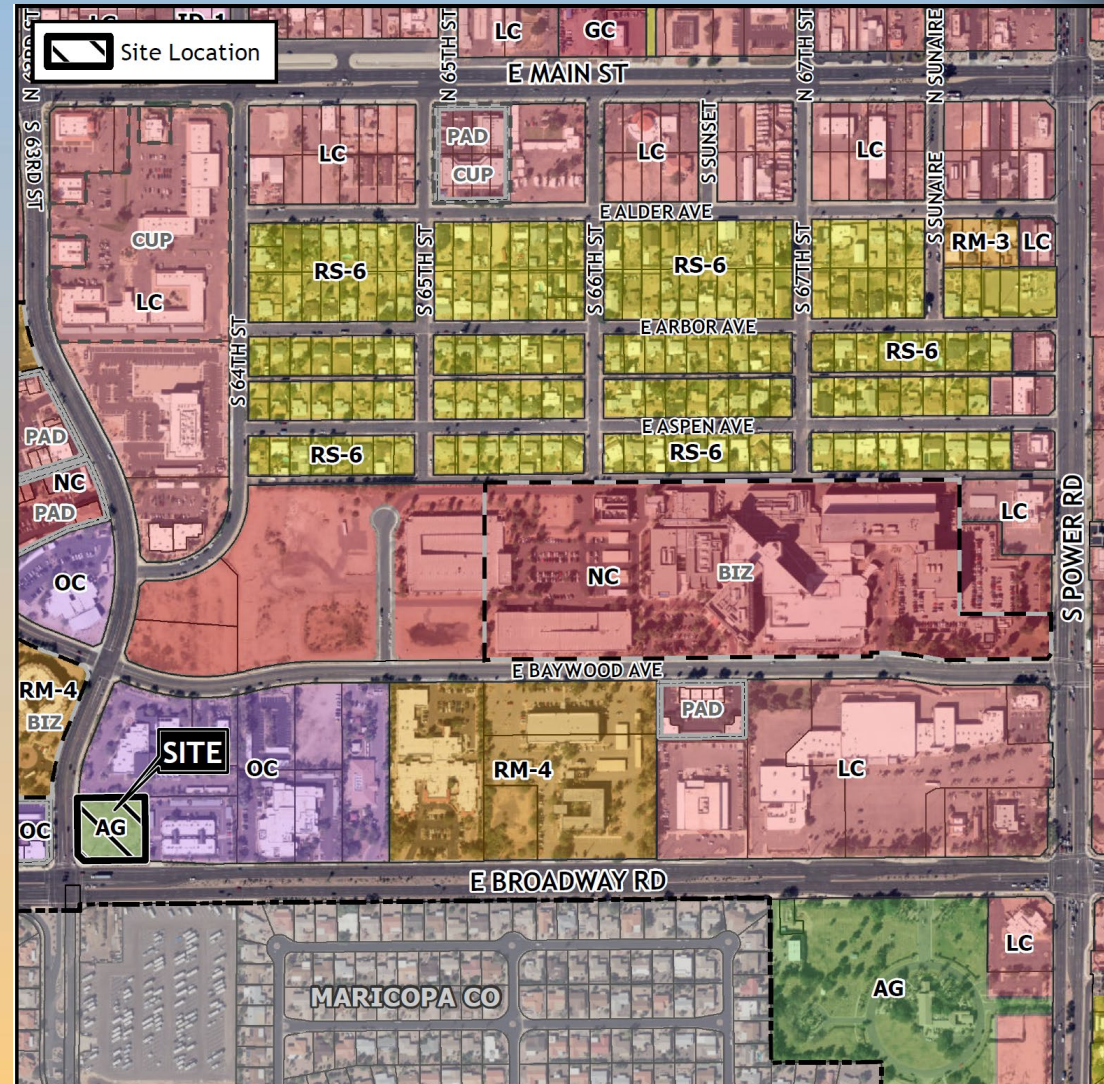
- Rezone from AG to OC
- Site Plan Review
- Preliminary Plat Review
- To allow for the development of a Medical Office





# Location

- North of Broadway Road
- East of 63<sup>rd</sup> Street
- West of Power Road





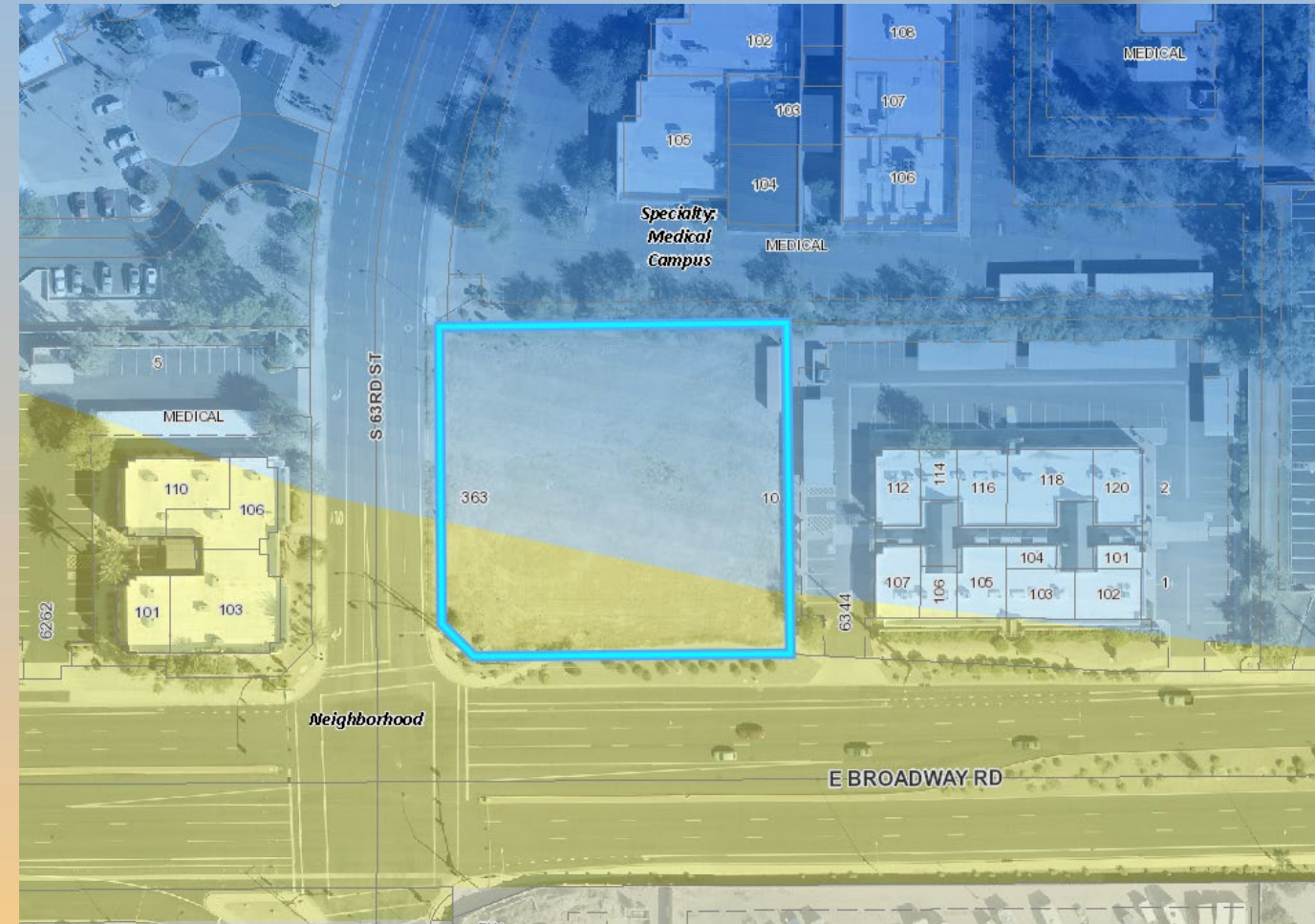
# General Plan

## Neighborhood

- Primarily residential in nature but may contain commercial uses along arterial frontages and intersections

## Specialty - Medical Campus

- Maintain a campus feel and connection between buildings
- Development of hospitals and associated medical office buildings

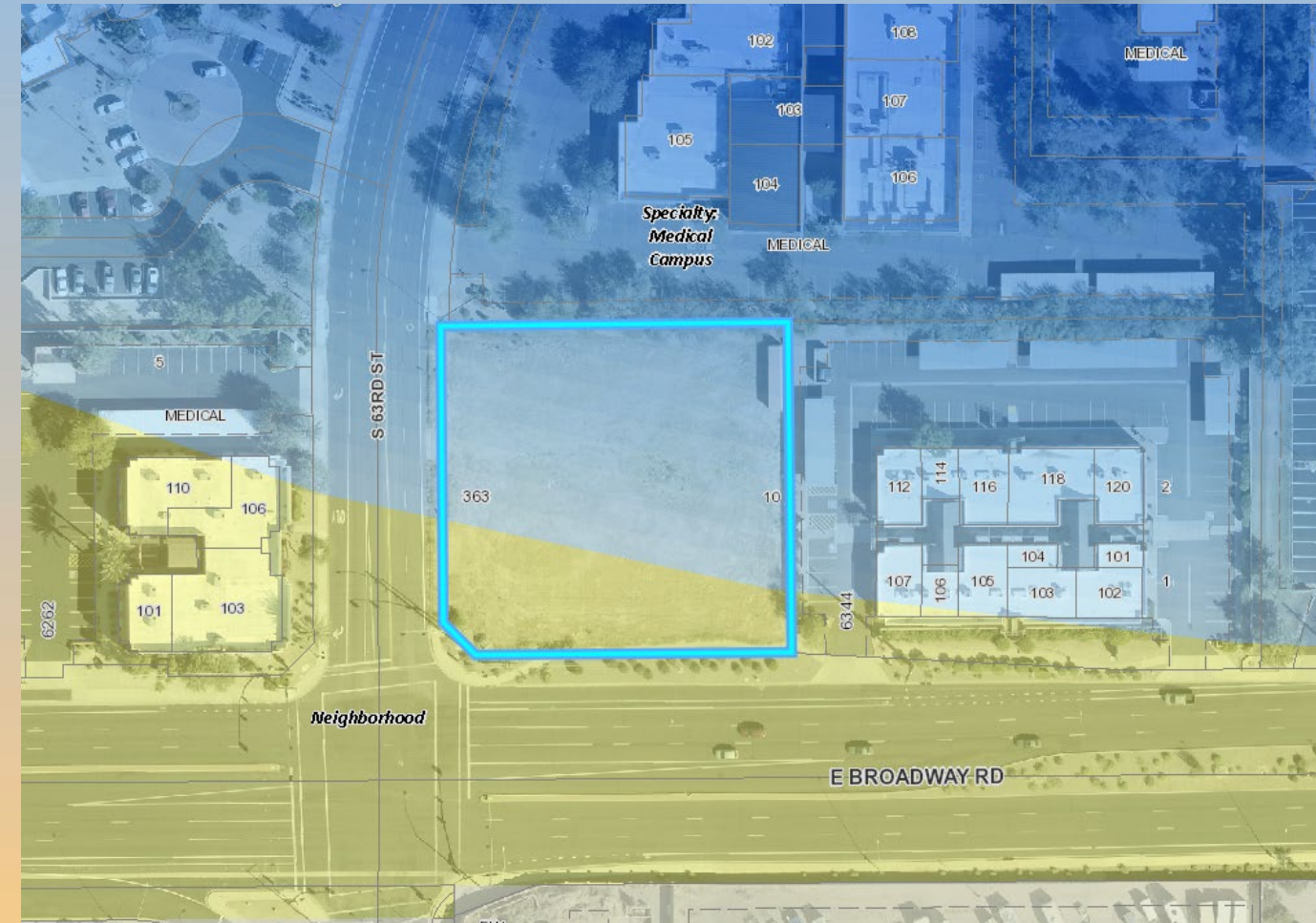




# General Plan

## Specialty - Medical Campus

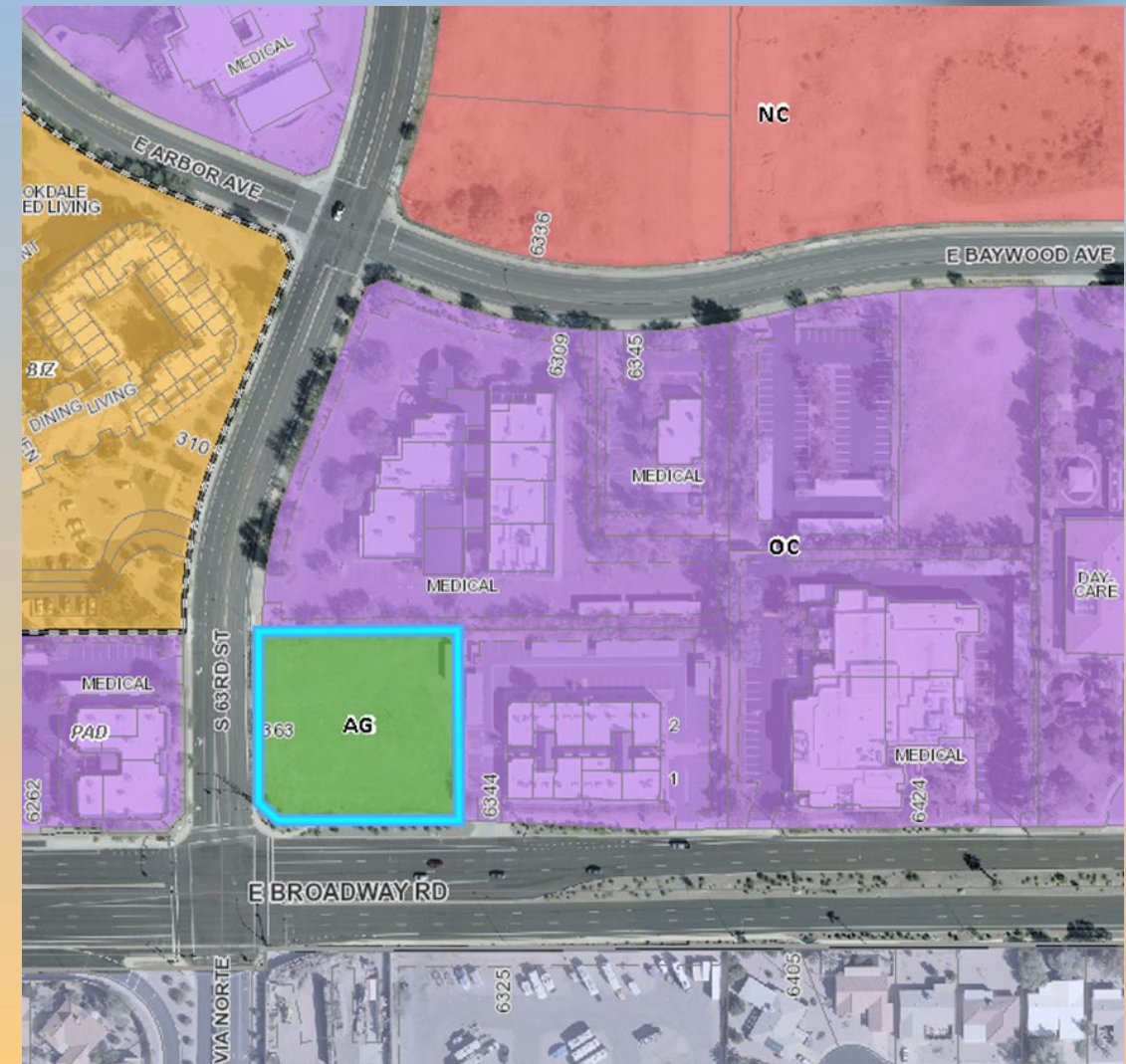
- Office Commercial (OC) is not a primary or secondary zoning district in the Medical Campus Sub-type
- Staff recommends the approval of OC on this property for the following reasons:
  - Project site is the last remaining vacant parcel within the 12± acre group medical office development
  - The larger group medical office development has been zoned OC
  - Rezoning the site OC provides continuity with the larger group medical office development
  - The use of OC zoning is compatible with the Medical Campus Sub-type





# Zoning

- Site is currently zoned Agricultural (AG)
- Proposed rezone to Office Commercial (OC)
- Proposed Use is permitted in the OC district





# Site Photos

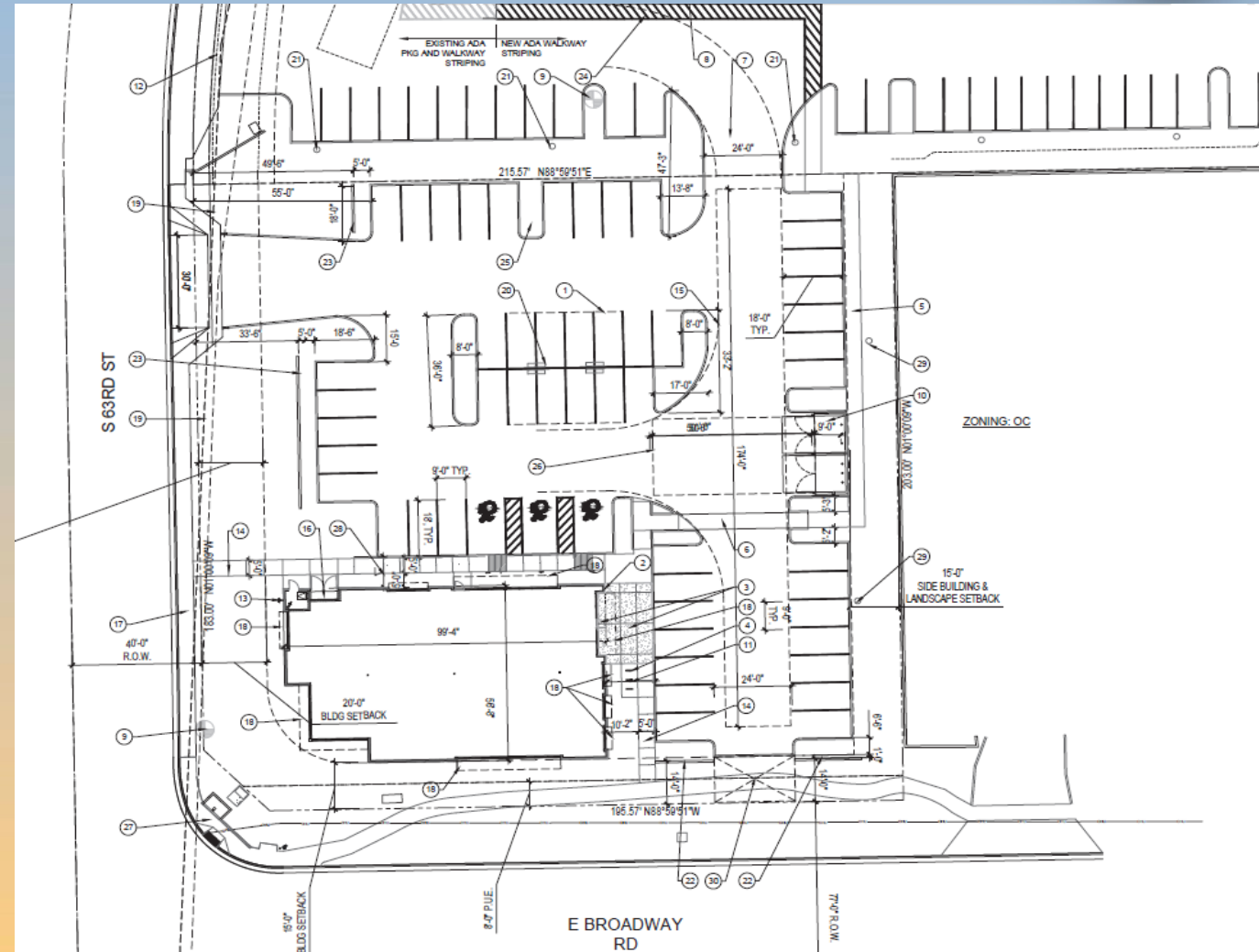


Looking east from 63<sup>rd</sup> Street



# Site Plan
















- 5,214 sq ft building
- Vehicular access from South 63<sup>rd</sup> Street and internally from the existing Baywood Medical Office Complex
- 26 parking spaces required; 54 spaces provided

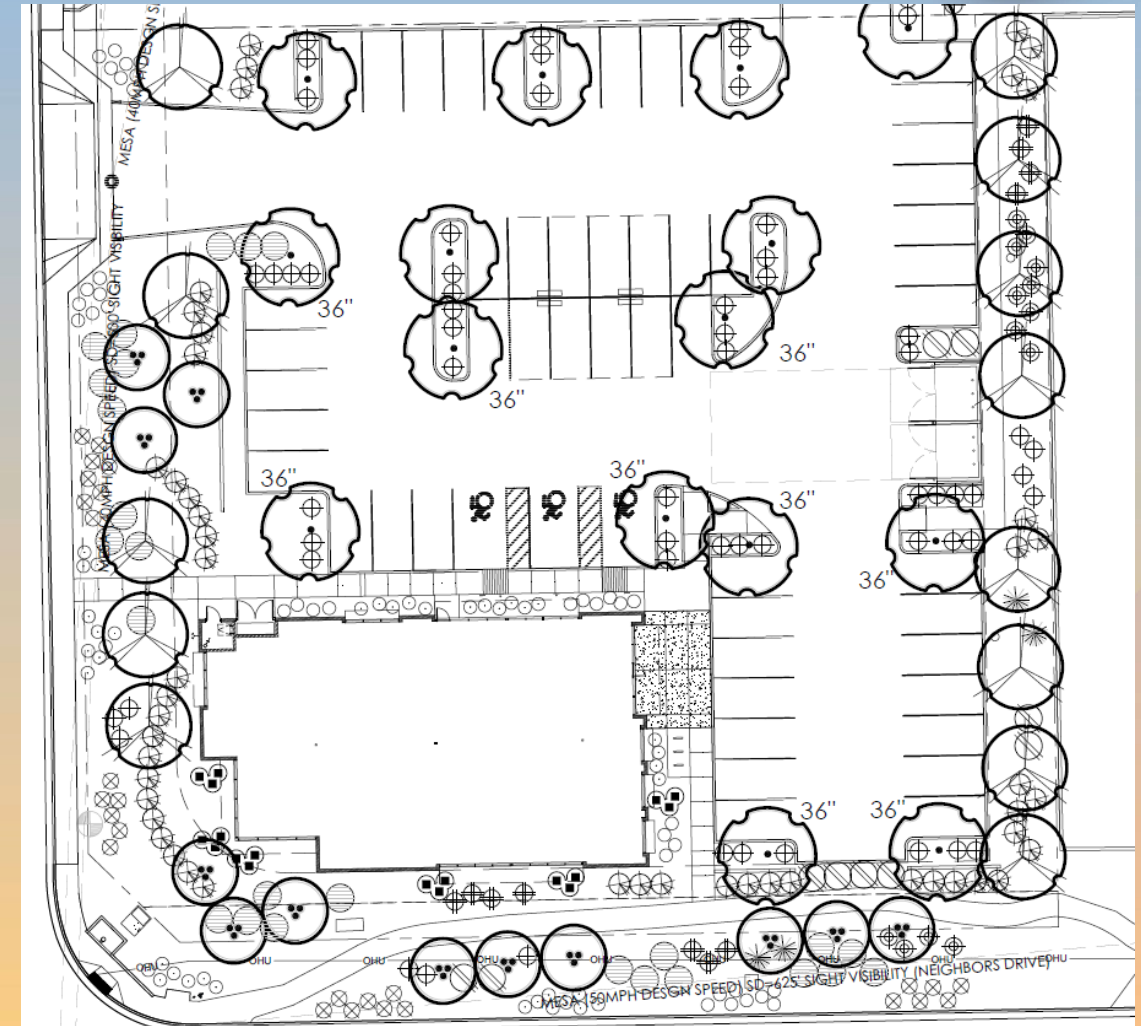




# Landscape Plan

## LANDSCAPE LEGEND

	ULMUS PARVIFOLIA CHINESE ELM (MATCHING) 24" BOX (UNLESS NOTED) (16)		DASYLIION WHEELERII DESERT SPOON 5 GALLON (11)
	QUERCUS VIRGINIANA LIVE OAK 24" BOX (13)		TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON (10)
	CAESALPINIA CACALACO CASALOTE 36" BOX (12)		LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' 5 GALLON (49)
	PACHYCEREUS MARGINATUS MEXICAN FENCE POST 3-STALK GROUPING (2.5', 2', 1' TALL) (6)		AGAVE DESMETTIANA SMOOTH AGAVE 5 GALLON (4)
	HESPERALOE PARVIFLORA RED YUCCA 5 GALLON (65)		EREMOPHILA GLABRA 'MINGENEW GOLD' 5 GALLON (26)
	HESPERALOE PARVIFLORA YELLOW YUCCA 5 GALLON (13)		HESPERALOE PERPA BRAKE LIGHT RED YUCCA 5 GALLON (27)
	1/2" SCREENED (MATCHING GRANITE) DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS		LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON (40)
			LANTANA MONTEVIDENSIS TRAILING PURPLE 1 GALLON (38)





# Renderings





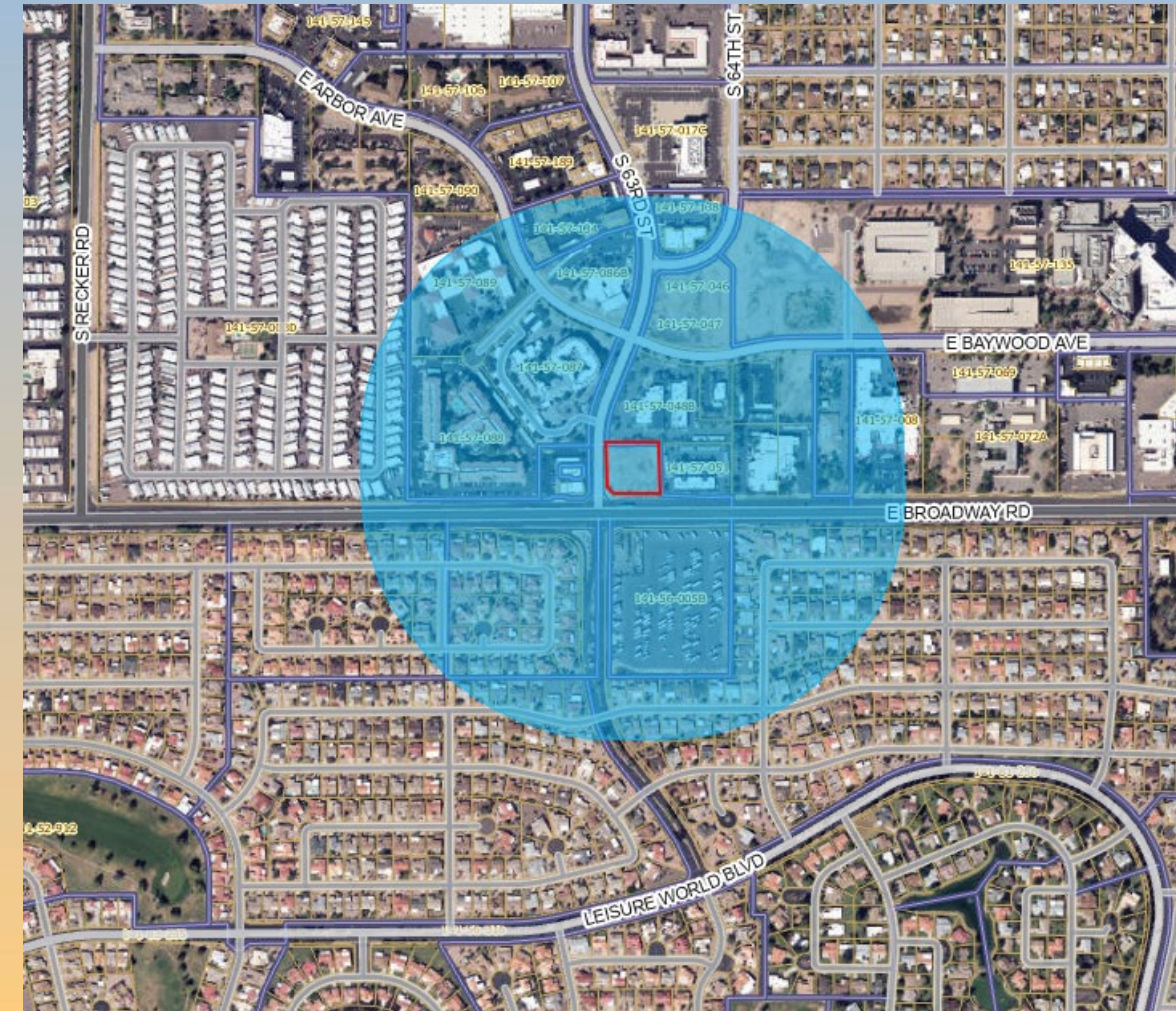
# Renderings





# Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- No comments received from neighboring property owners





# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with the review criteria in Chapter 69 of the MZO for Site Plan Review
- ✓ Complies with Mesa Subdivision Regulations Section 9-6-2

*Staff recommends Approval with Conditions*

# 2050 General Plan

## Planning and Zoning Board Update

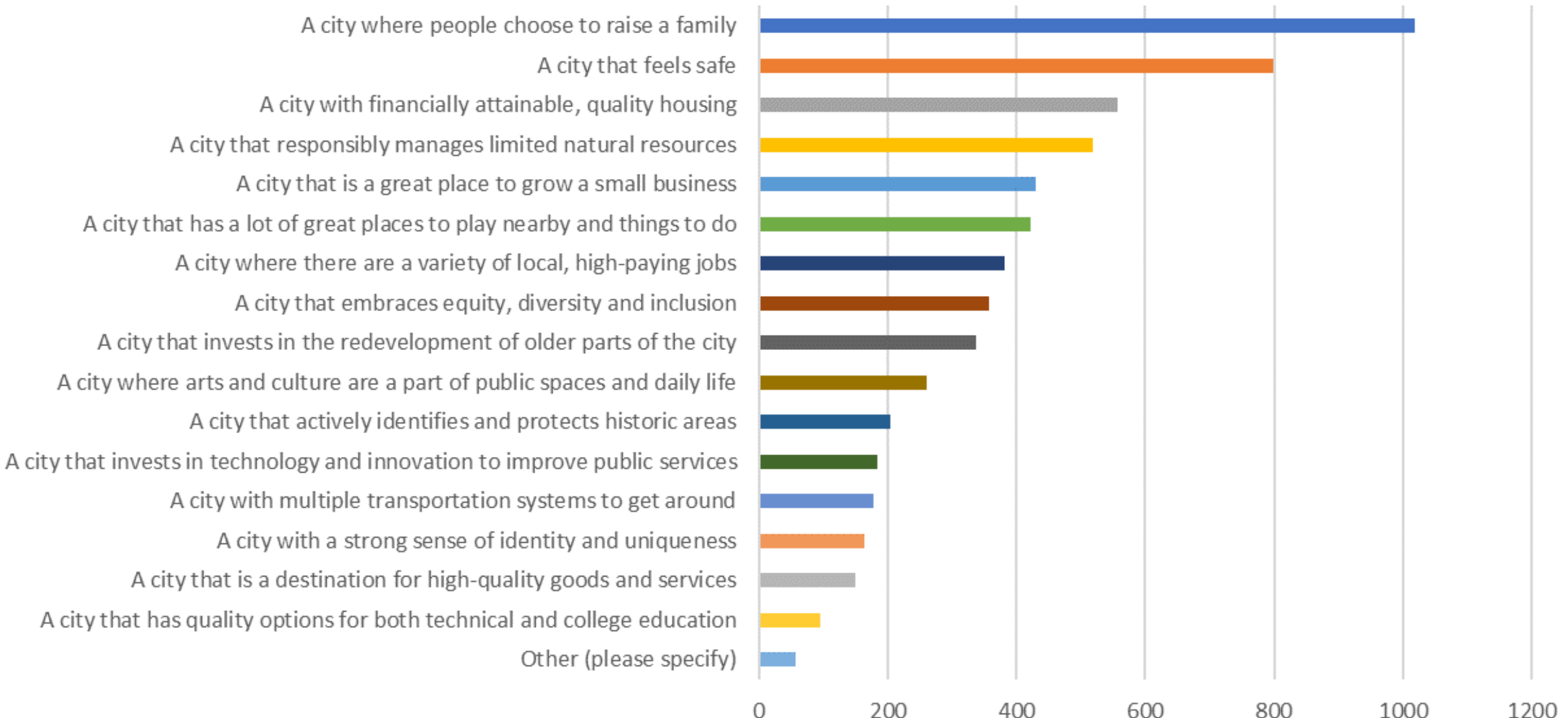
July 26, 2023



# Survey 2 Results

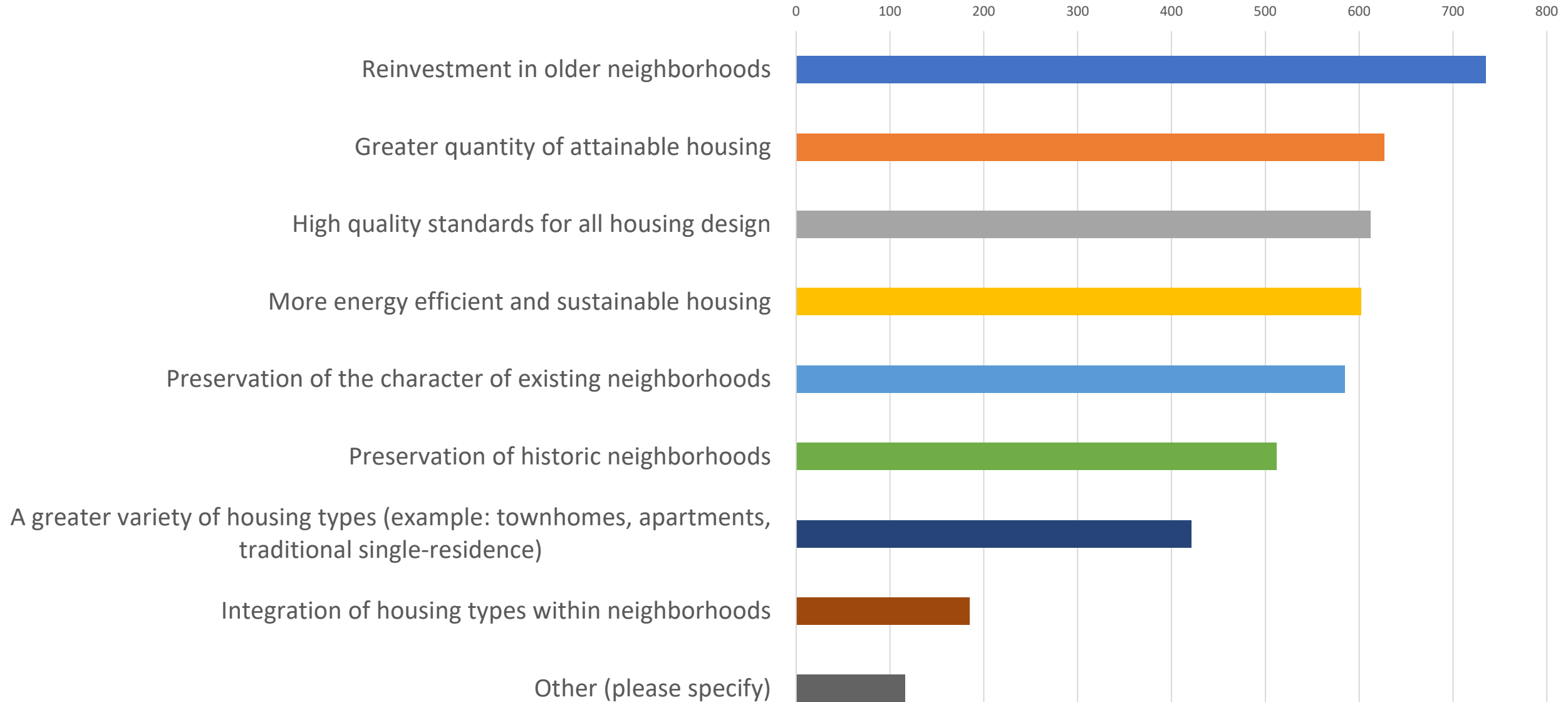
# Question 1

Which four statements best reflect what Mesa should be in the future?



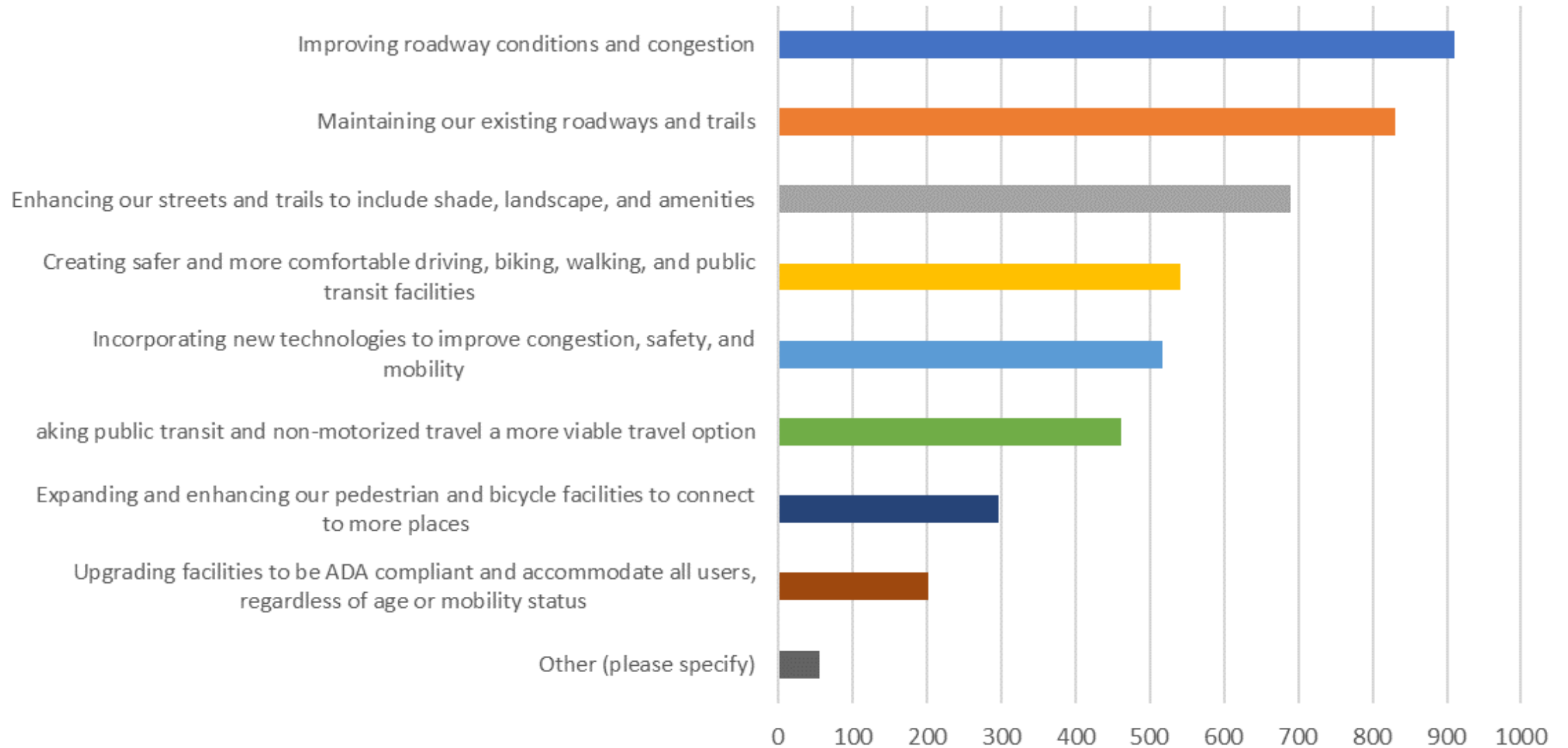
# Question 2

In the future, what are the top three things the city should strive for in Housing?



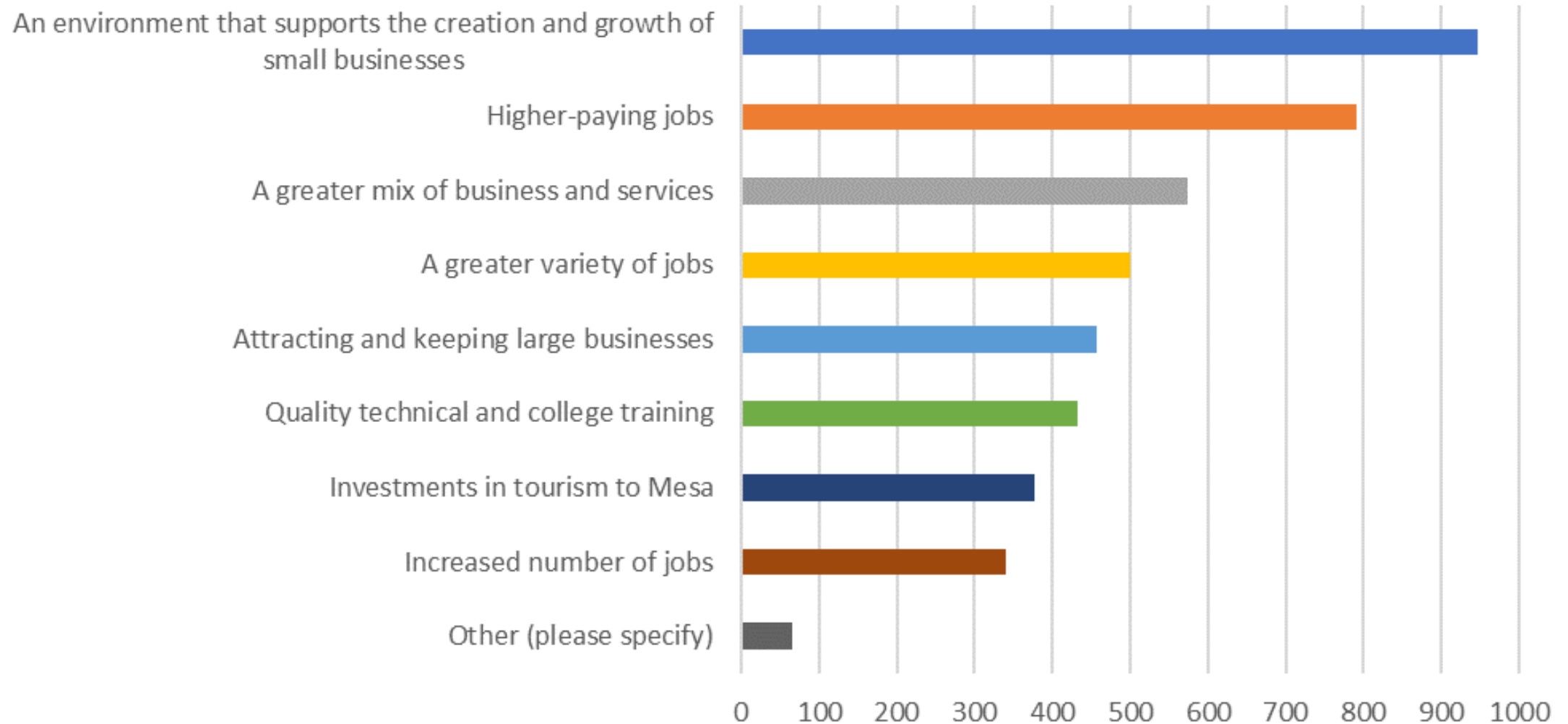
# Question 3

In the future, what are the top three things the city should strive for in Transportation?



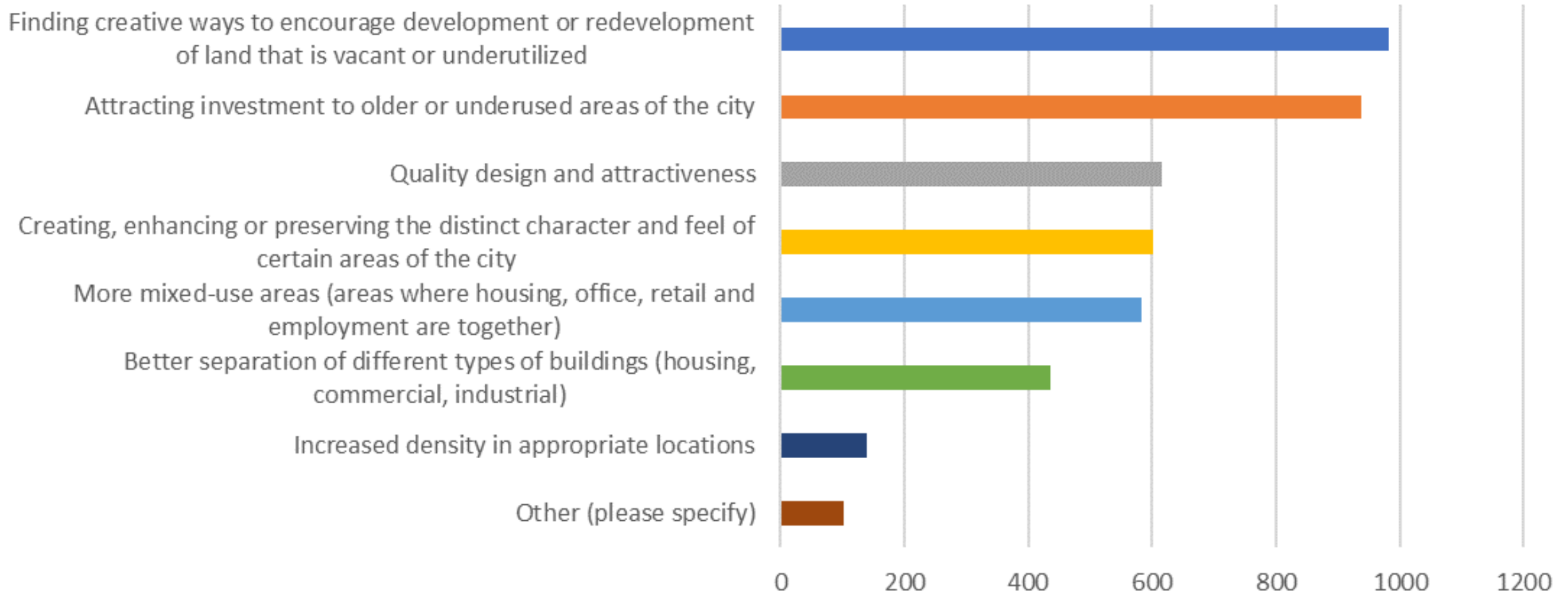
# Question 4

In the future, what are the top three things the city should strive for in Economy?



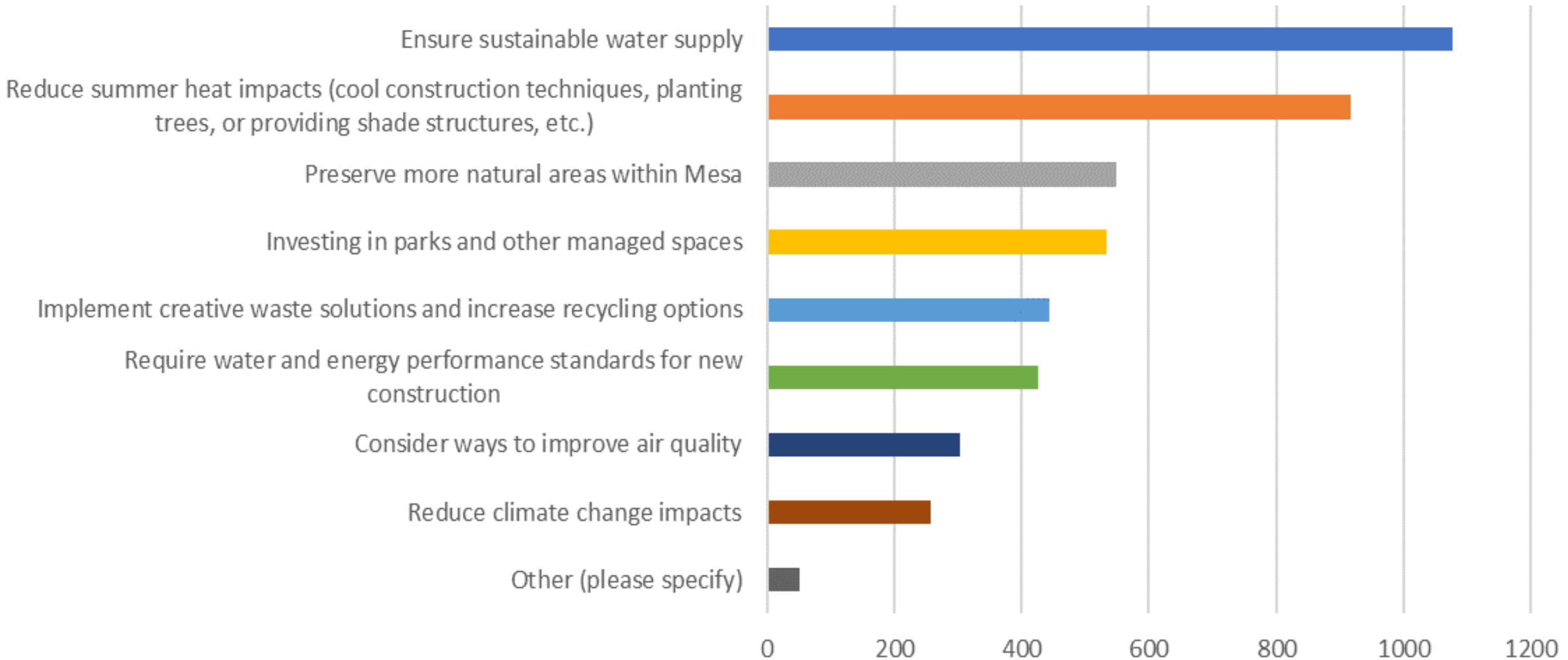
# Question 5

In the future, what are the top three things the city should strive for in Development or Redevelopment?



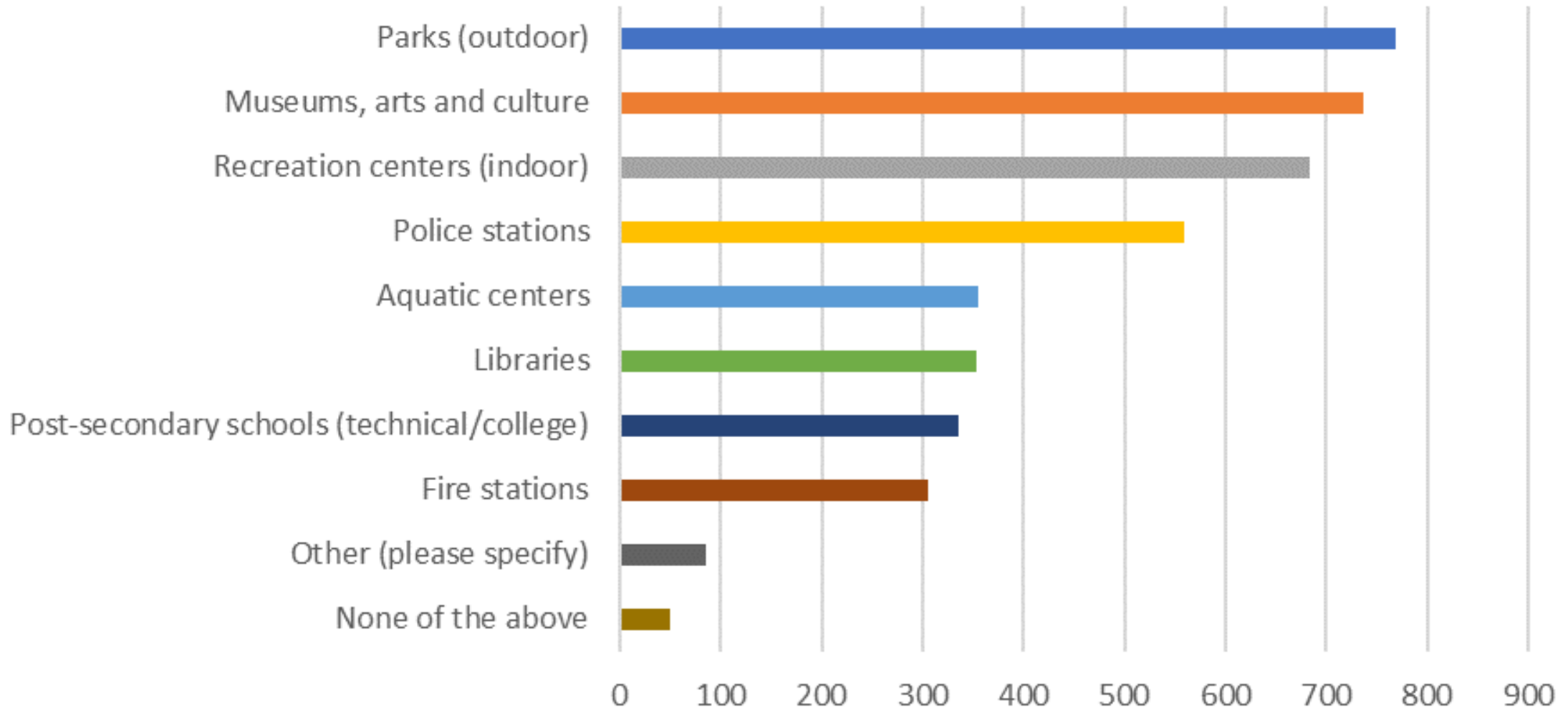
# Question 6

In the future, what are the top three things the city should strive for in the Natural Environment?



# Question 7

In the future, what are the top three things the city should strive for in Public Services?



# Next Steps

## Participate in an Urban Lab Workshop!

### Dates and Locations: Weeks of June 26<sup>th</sup> through July 26<sup>th</sup>

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- ▶ District 5, June 26<sup>th</sup> 6pm-8pm  
Red Mountain Multi-Generational Center, Mesquite Room  
7550 E. Adobe St.
  - ▶ District 6, June 27<sup>th</sup> 6pm-8pm  
Gilbert Community Education Center  
6389 E. Guadalupe Rd.
  - ▶ District 2, July 8<sup>th</sup> 9am-11am  
Jefferson Recreation Center  
120 S. Jefferson Ave.
  - ▶ District 4, July 8<sup>th</sup> 6pm-8pm  
Luster Building, NE and NW Community Rooms  
640 N. Mesa Dr.
  - ▶ District 1, July 12<sup>th</sup> 6pm-8pm  
St. Lukes Lutheran Church of Mesa  
807 N. Staley Dr.
  - ▶ District 3, July 26<sup>th</sup> 6pm-8pm  
Dobson Ranch Community Center, Grande Room  
2719 S. Reyes
- 

## Vision & Guiding Principles

- Staff refining based on City Council feedback
- Return to P&Z and City Council late summer with recommendation

# Discussion and Questions



# Next Steps

## Urban Lab Dates and Location: Weeks of June 26<sup>th</sup> through July 26<sup>th</sup>

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▶ **District 5, June 26th 6pm-8pm**

Mesquite Room of Red Mountain Multi-Generational Center  
7550 E Adobe St, Mesa, AZ

▶ **District 6, June 27th 6pm-8pm**

Gilbert Community Education Center  
6839 E Guadalupe Rd, Mesa, AZ

▶ **District 2, July 8th 9am-11am**

Jefferson Recreation Center  
120 S Jefferson Ave, Mesa, AZ

▶ **District 4, July 8th 6pm-8pm**

NE and NW Community Rooms at the Luster Building  
640 N Mesa Dr, Mesa, AZ

▶ **District 1, July 12th 6pm-8pm**

St. Luke's Lutheran Church of Mesa  
807 N Stapley Dr, Mesa, AZ

▶ **District 3, July 26th 6pm-8pm**

Grande Room-Dobson Ranch Community Center  
2719 S Reyes, Mesa, AZ

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