

Planning and Zoning Board



Study Session Minutes

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

Date: May 24, 2023 Time: 3:00 p.m.

MEMBERS PRESENT:

Jeff Crockett
Benjamin Ayers
Jessica Sarkissian
Shelly Allen*
Jeff Pitcher*

MEMBERS ABSENT

Troy Peterson
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
Jeff Robbins
Evan Balmer
Sean Pesek
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 3:01 p.m.

2 Review items on the agenda for the May 24, 2023, regular Planning and Zoning Board Hearing.

Staff Planner Kwasi Abebrese presented case ZON22-01003. See attached presentation.

The Board had no questions for staff.

Staff Planner Sean Pesek presented case ZON23-01340. See attached presentation.

Boardmember Sarkissian asked if the parking garage would only be for tenant parking?

Applicant Sean Lake confirmed that the parking garage would only be for tenant parking.

Boardmember Allen asked why it is being rezoned to RM-4 versus RM-5.

Staff Planner Sean Pesek responded that the designated character area does not list RM-5 as a secondary zoning district so we were unable to find compliance with the General Plan for RM-5 zoning.

Chair Crockett asked what plan is in place to address traffic during spring training?

Applicant Sean Lake responded that there are two buildings with a main street down the middle. The access to the parking garage is off of that main street internal to the site and we will not be allowing the public to use our parking garage.

Boardmember Pitcher asked for staff to explain how this project meets the criteria of the BIZ overlay.

Staff Planner Sean Pesek explained that to comply with the BIZ approval criteria you need to meet two sub criteria, this project provides superior quality design and by providing a parking garage they are reducing surface parking and in turn reducing the heat island effect.

Assistant Planning Director Rachel Nettles presented amending section 11-31-34(A) of the Mesa Zoning Ordinance pertaining to Medical Marijuana Dispensaries and Dual Licensee Facilities. See attached presentation.

Boardmember Sarkissian asked for clarification is dual licensed medical and recreational or dispensary and cultivation?

Assistant Planning Director Rachel Nettles answered dual licensed is medical and recreational.

Boardmember Pitcher asked why did we use in the definition of operating that they have a Certificate of Occupancy versus that they are paying sales tax within the last few months?

Planning Director Mary Kopaskie-Brown responded that the Certificate of Occupancy is also one of the criteria that they have to have in order to get a license. So whether they're operating or not, they still have the right to be able to operate in the City. And that one-mile buffer, or in this case, if they're 1000 feet apart, goes into effect, even if they decide not to operate. So that really is once they have that physical ability to put a stake in the ground, and they've got that Certificate of Occupancy, and they have a building that they could operate out of, we would not want to put anything within that vicinity, so that buffer goes around that facility once they get that Certificate of Occupancy..

Additional discussion ensued regarding the necessity of considering if the establishment is paying taxes or not.

Boardmember Allen asked if Economic Development and the airport were notified of the changes.

Assistant Planning Director Rachel Nettles replied that Economic Development is aware of the text amendment.

Planning Director Mary Kopaskie-Brown added we have not contacted the airports because we are removing them from the map. At this time, we don't think anyone would put a dispensary on the airport.

Chair Crockett asked how many existing facilities this would apply to?

Assistant City Attorney Sarah Steadman responded that there are 12 existing facilities.

Chair Crockett asked if the dispensary community has had any input into the process?

Planning Director Mary Kopaskie-Brown responded that these public hearings and study sessions would be their opportunity to weigh in.

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

Discussion ensued as to the boardmembers involvement and the upcoming public engagement process.

4 Planning Director Update: None

5 Adjournment.

Boardmember Sarkissian motioned to adjourn the study session. The motion was seconded by Vice Chair Ayers.

The study sessions was adjourned at 3:57 pm.

Vote: 5-0 (Boardmember Peterson and Montes, absent)

Upon tabulation of vote, it showed:

AYES – Crockett, Ayers, Sarkissian, Allen, Pitcher

NAYS – None

Respectfully submitted,

Michelle Dahlke
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



ZON22-01003

Western Semi Solutions

Kwasi Abebrese, Planner I

May 24, 2023



Request

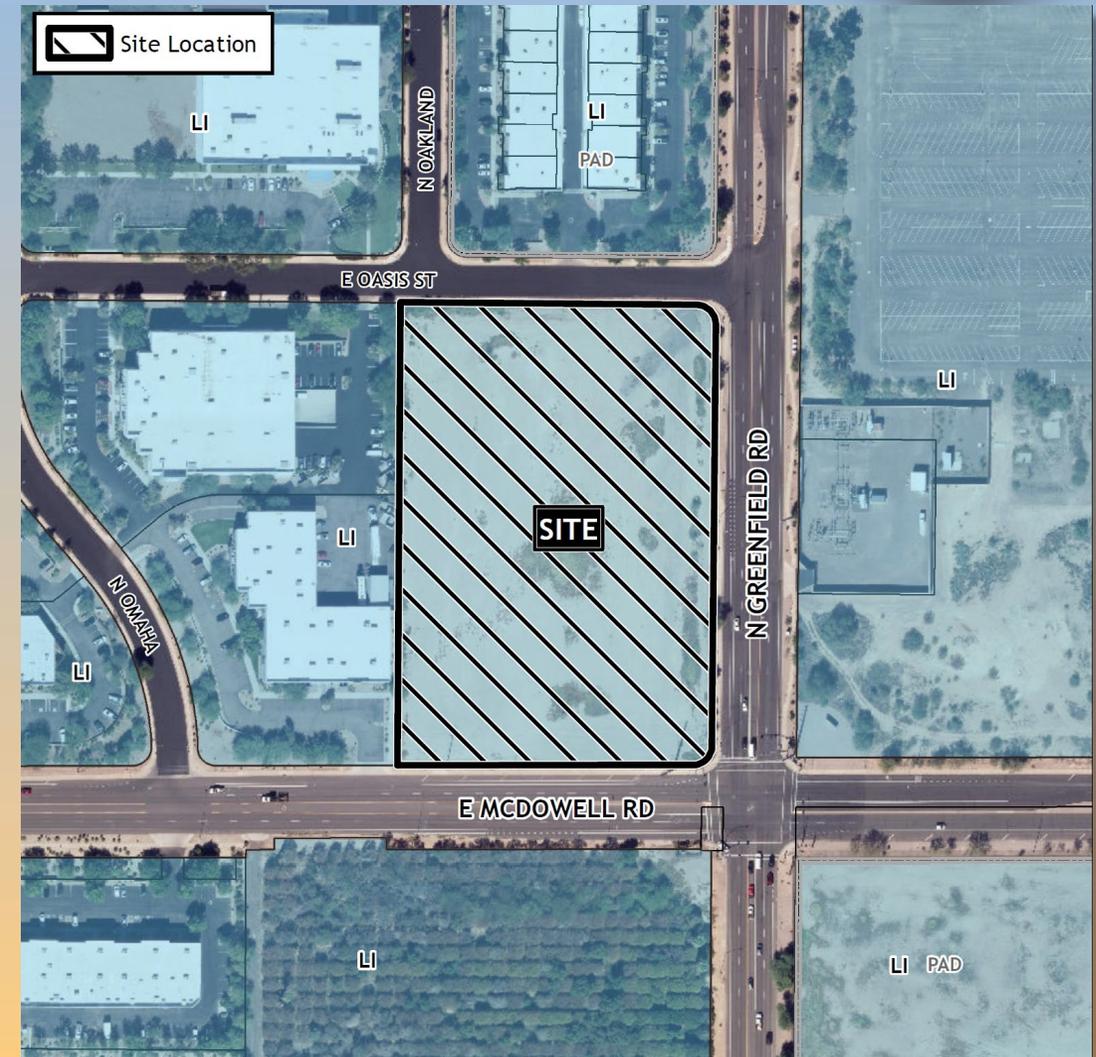
- Rezone from LI to LI-PAD
- Site Plan Review
- To allow for an industrial development





Location

- West of Greenfield Road
- North of McDowell Road
- South of Oasis Street

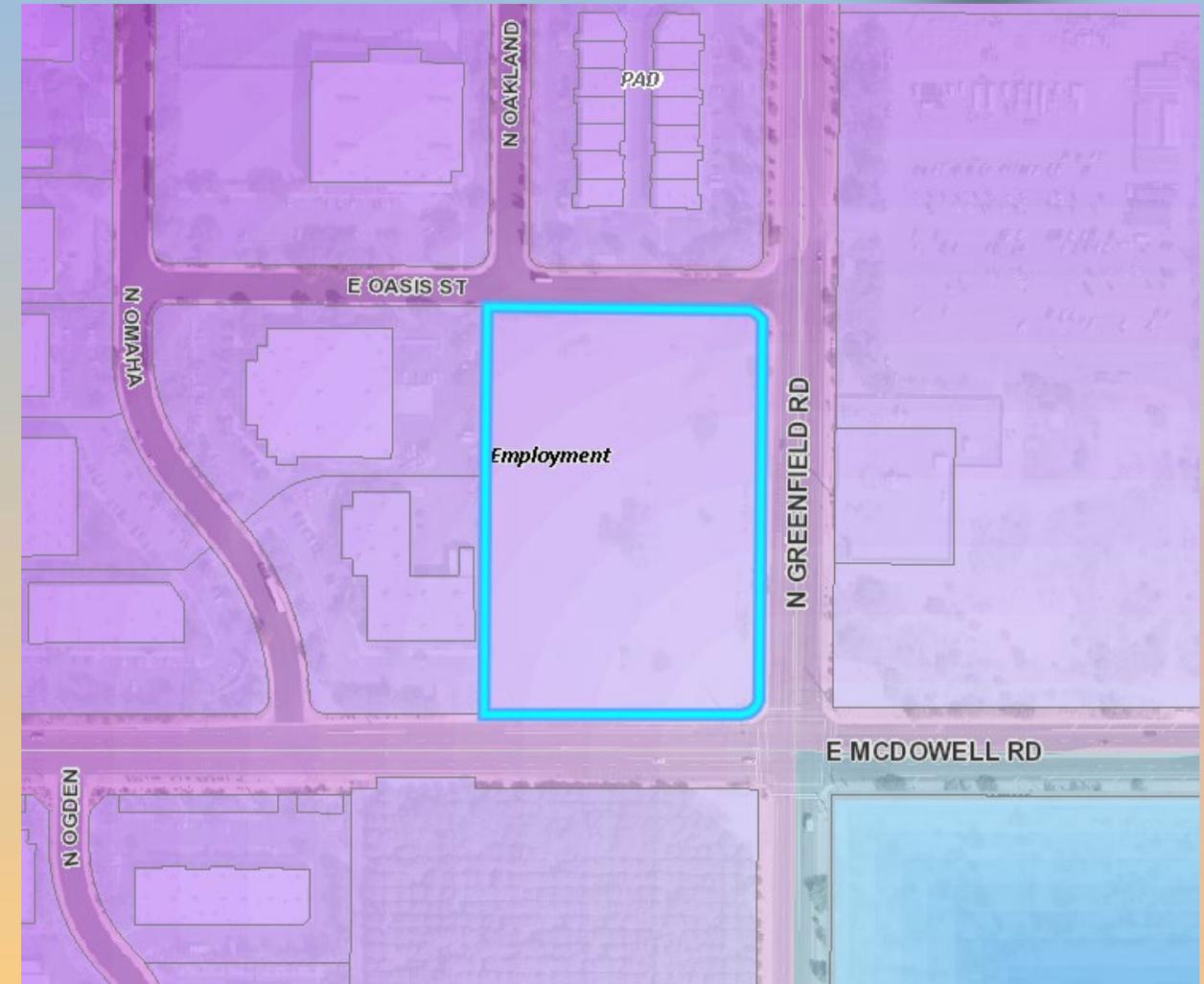




General Plan

Employment

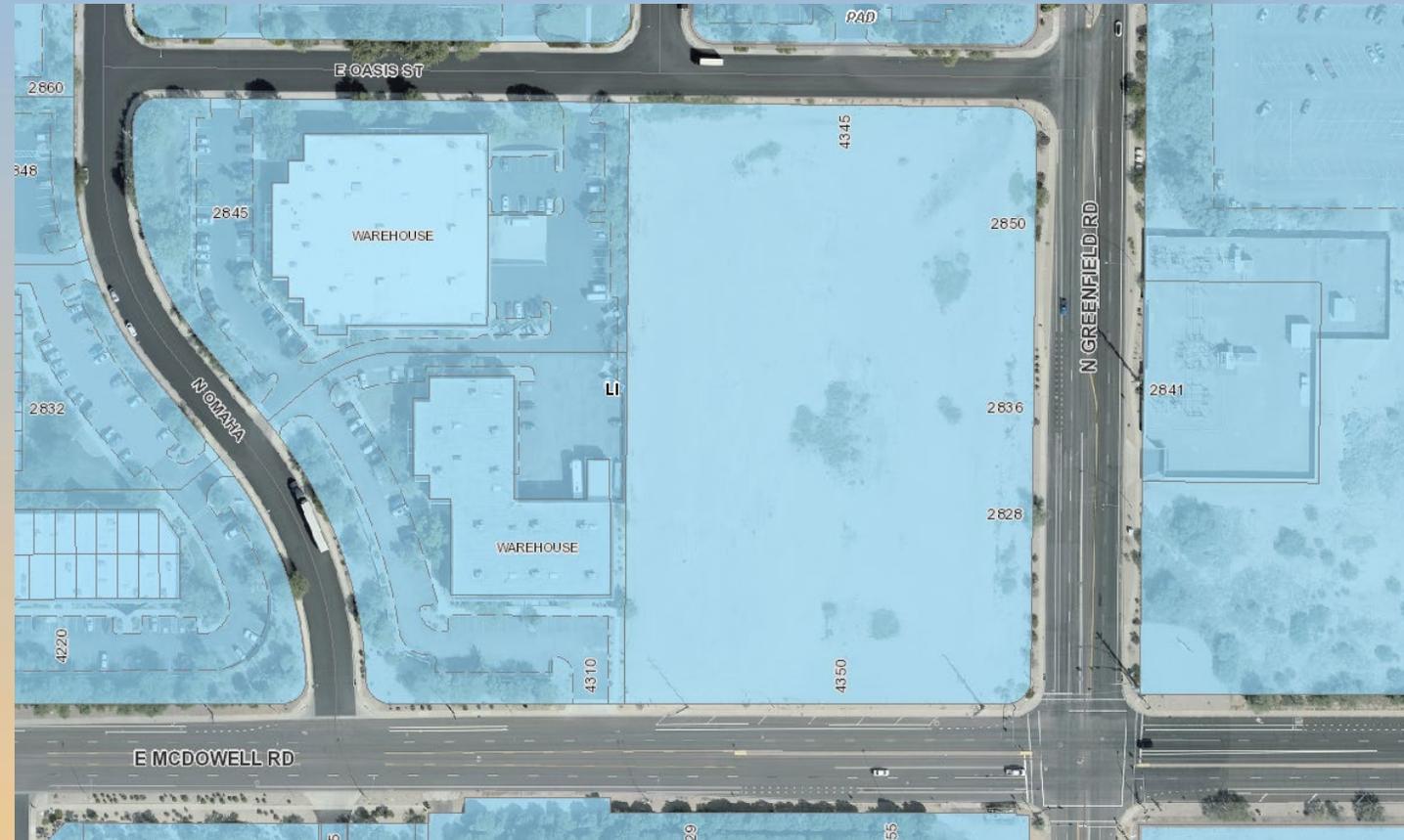
- Wide range of employment opportunities in high-quality settings





Zoning

- Site is currently zoned LI
- Proposed rezone to LI-PAD
- Proposed use is permitted within the LI district.





Site Photos

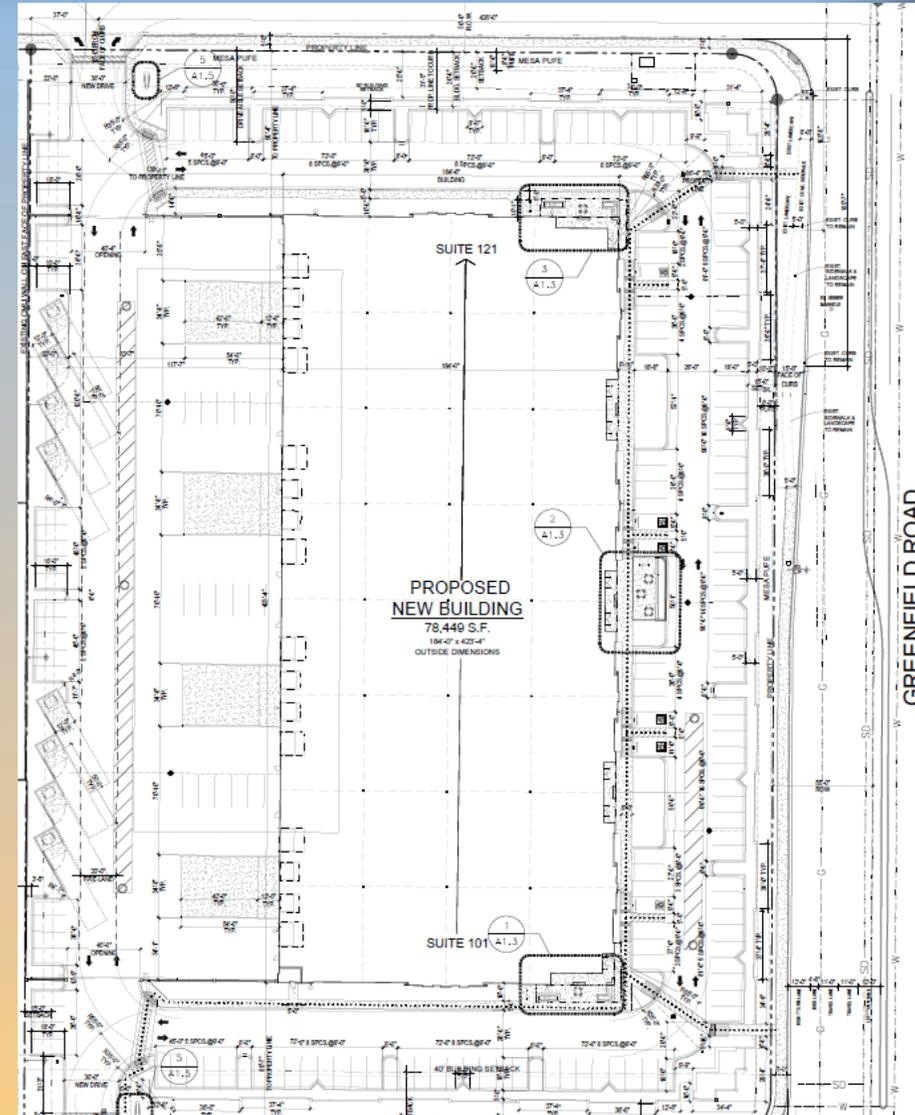


Looking west from Greenfield Road



Site Plan

- 78,449 SF industrial building
- Access to the site from McDowell Road
- Truck docks and loading area will be located at the rear of building





Planned Area Development

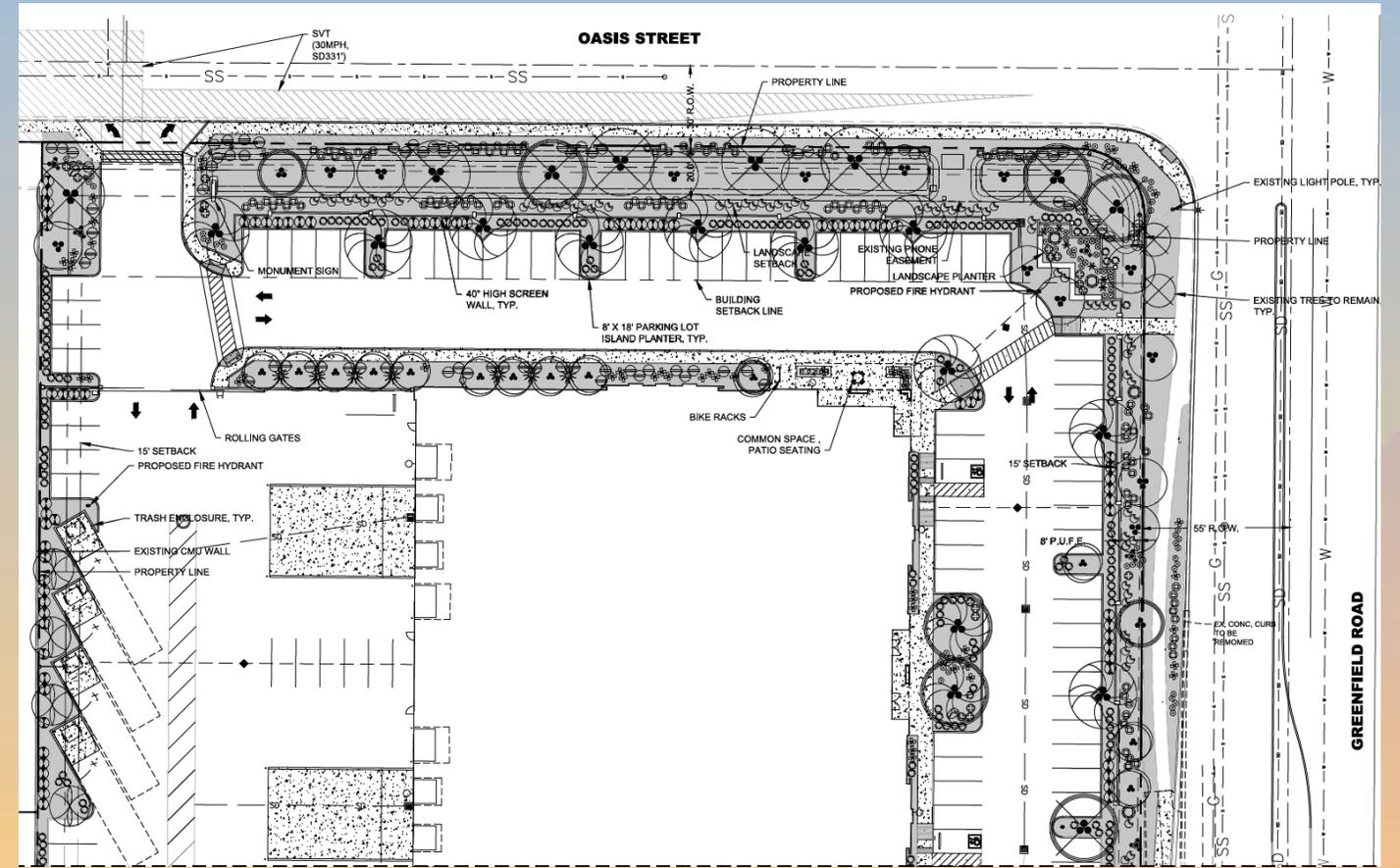
Development Standard	MZO Required	PAD Proposed
<p><u>Required Landscape Yards</u> <i>MZO Section 11-33-3(B)(2)</i> Landscaping for non-single residence uses adjacent to other non-single residence.</p> <p>- Width (west of property line)</p>	<p>15 feet</p>	<p>4 Feet</p>
<p><u>Required Parking Spaces by Use</u> – <i>MZO Table 11-32-3(A)</i> - <i>Group Industrial</i></p>	<p>75% of gross floor area at 1 space per 500 square feet and 25% of gross floor area at 1 space per 375 square feet</p>	<p>1 space per 513 square feet of gross floor area</p>



Landscape Plan

LANDSCAPE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	CAESALPINIA CACALACO 'SMOOTHIE'	CASCALOTE
	CAESALPINIA CACALACO 'SMOOTHIE'	CASCALOTE
	CAESALPINIA MEXICANA	MEXICAN BIRD OF PARADISE
	CHILOPSIS LINEARIS 'LUCRETIA HAMILTON'	LUCRETIA HAMILTON DESERT WILLOW
	CHILOPSIS LINEARIS 'LUCRETIA HAMILTON'	LUCRETIA HAMILTON DESERT WILLOW
	PARKINSONIA PRAECOX THORNLESS HYBRID	THORNLESS PALO BREA
	PARKINSONIA PRAECOX THORNLESS HYBRID	THORNLESS PALO BREA
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
	EXISTING TREE	

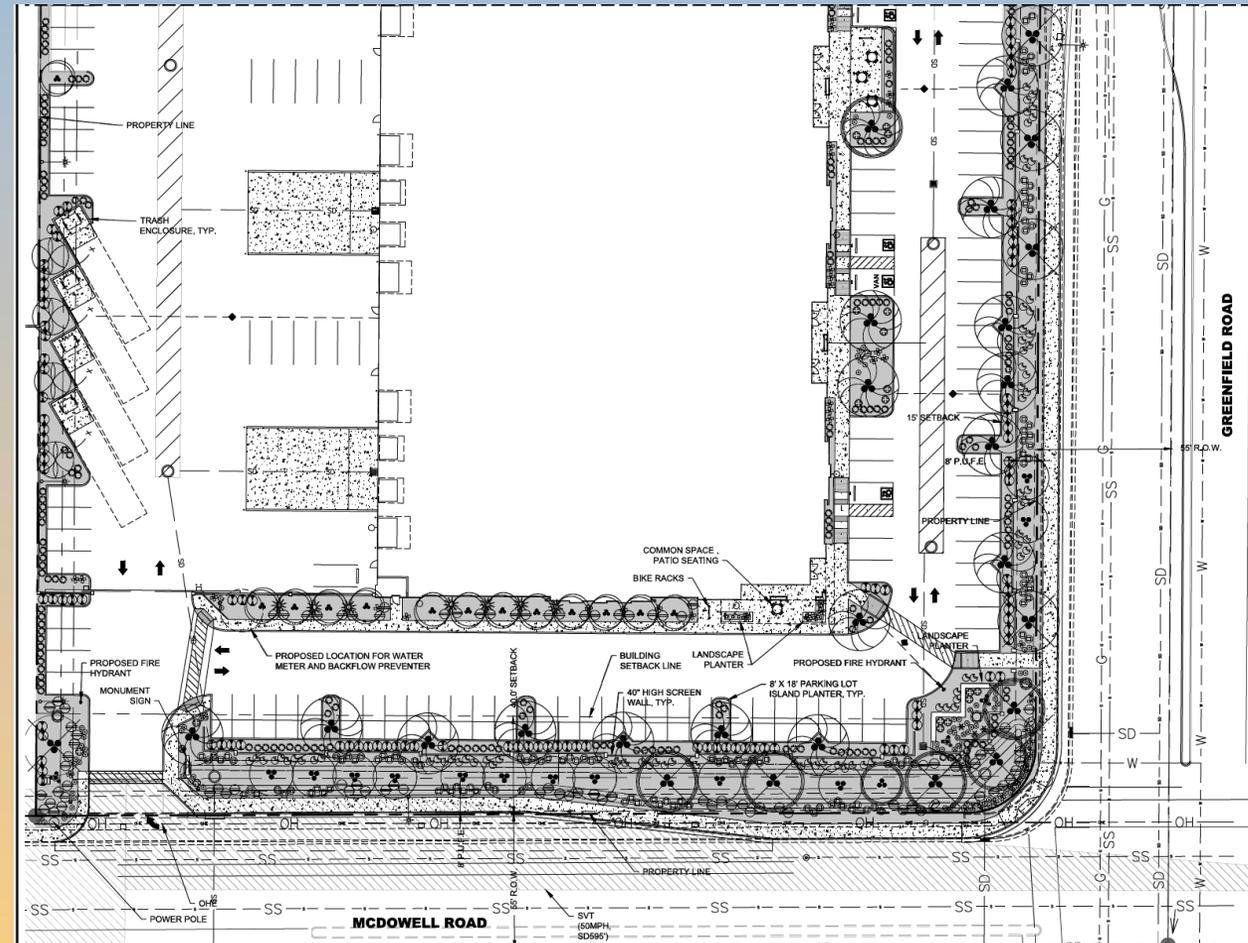




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	EXISTING TREE	





Rendering





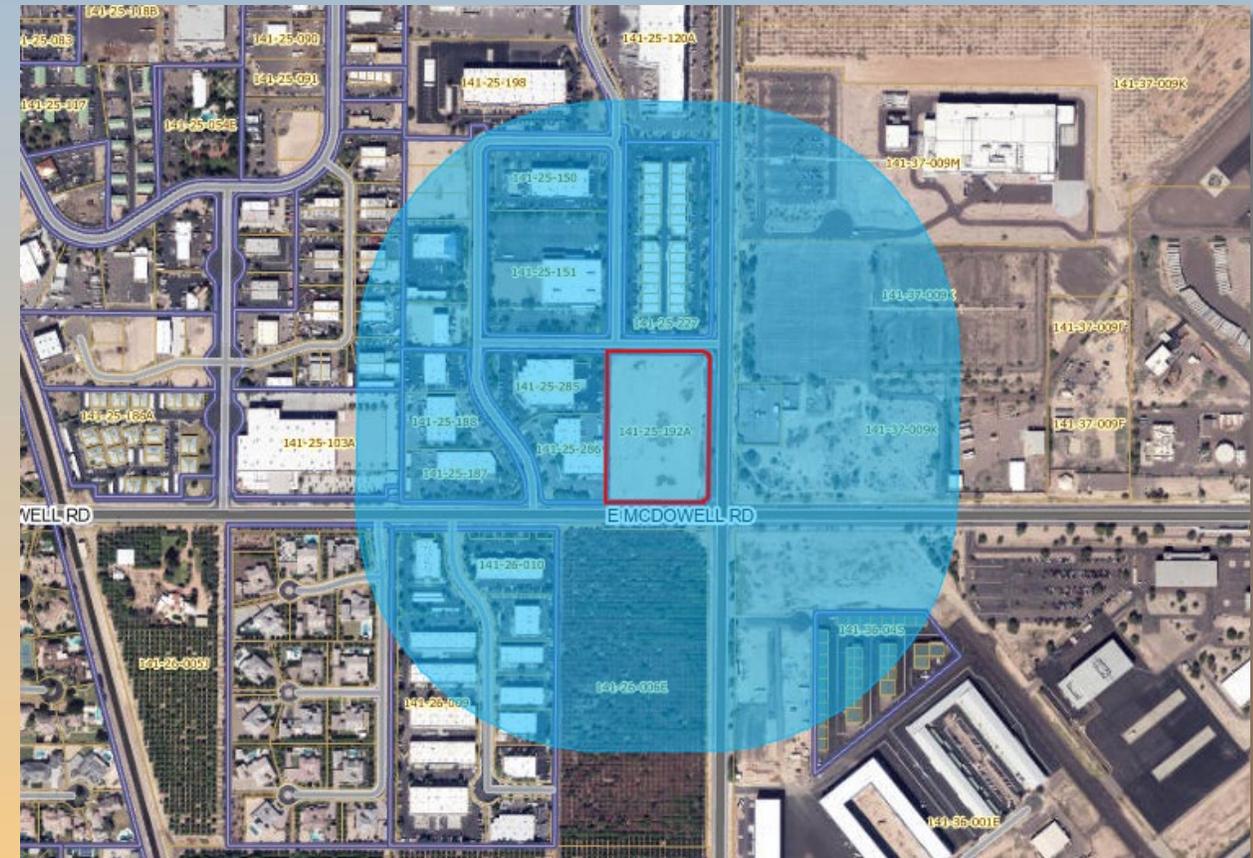
Rendering





Citizen Participation

- Notified property owners within 1,000 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 review criteria in Chapter 22 of the MZO for a PAD overlay

Staff recommends Approval with Conditions



ZON22-01340

Sean Pesek, Planner II

May 24, 2023



Request

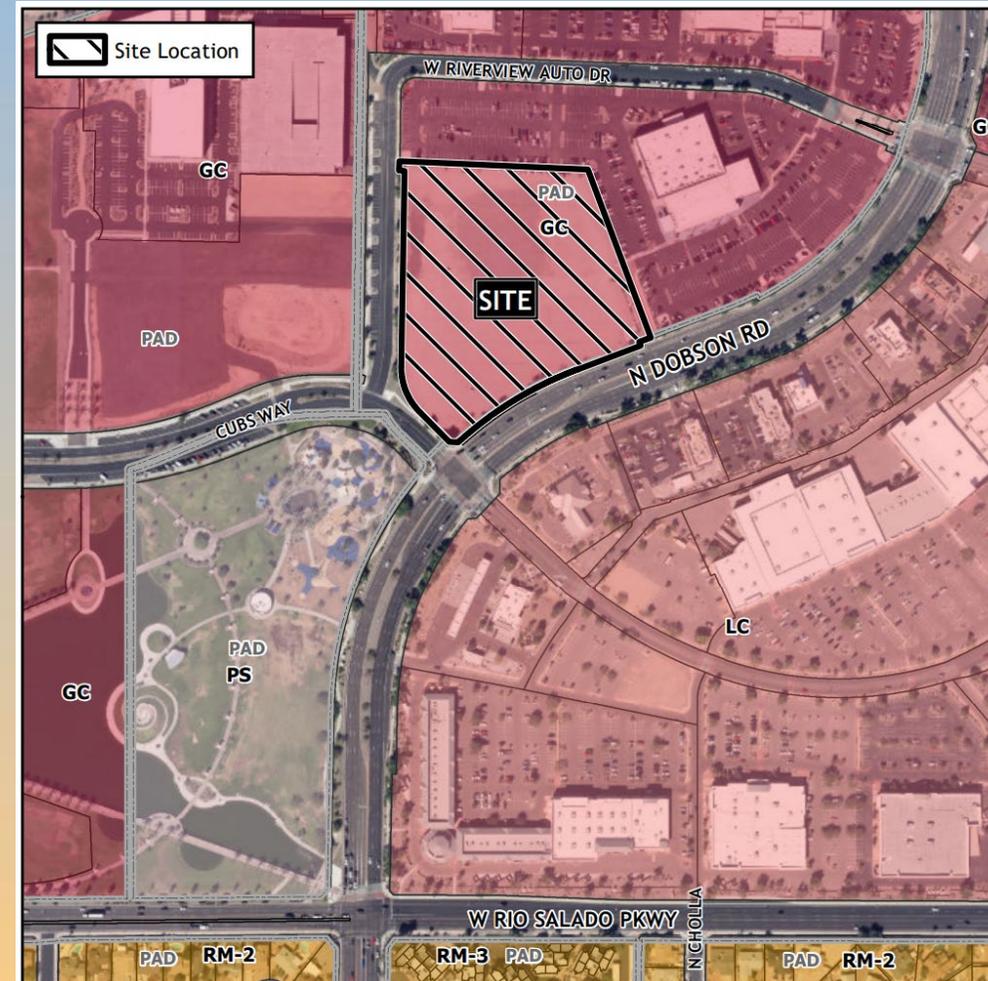
- Rezone from GC-PAD to RM-4-BIZ
- Site Plan Review
- To allow for a multiple residence development





Location

- North side of Dobson
- East side of Riverview Auto Drive
- North of Rio Salado Parkway





General Plan

Mixed Use Activity District

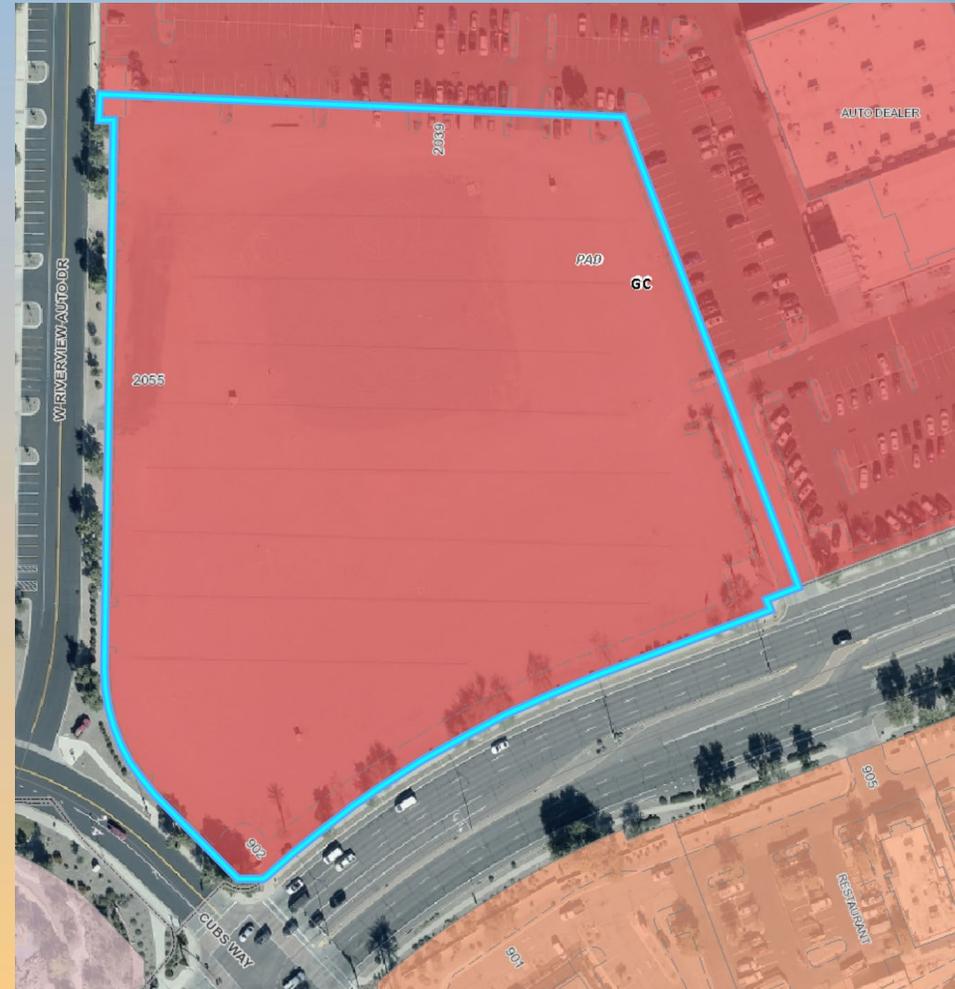
- Regional activity areas
- Strong and viable commercial centers
- RM-4 secondary zoning district
- Multiple residence is supported as a secondary use





Zoning

- RM-4-BIZ
- Permitted in the RM-4 district subject to compliance with applicable development standards





Site Photos



North from Dobson Road



Site Photos

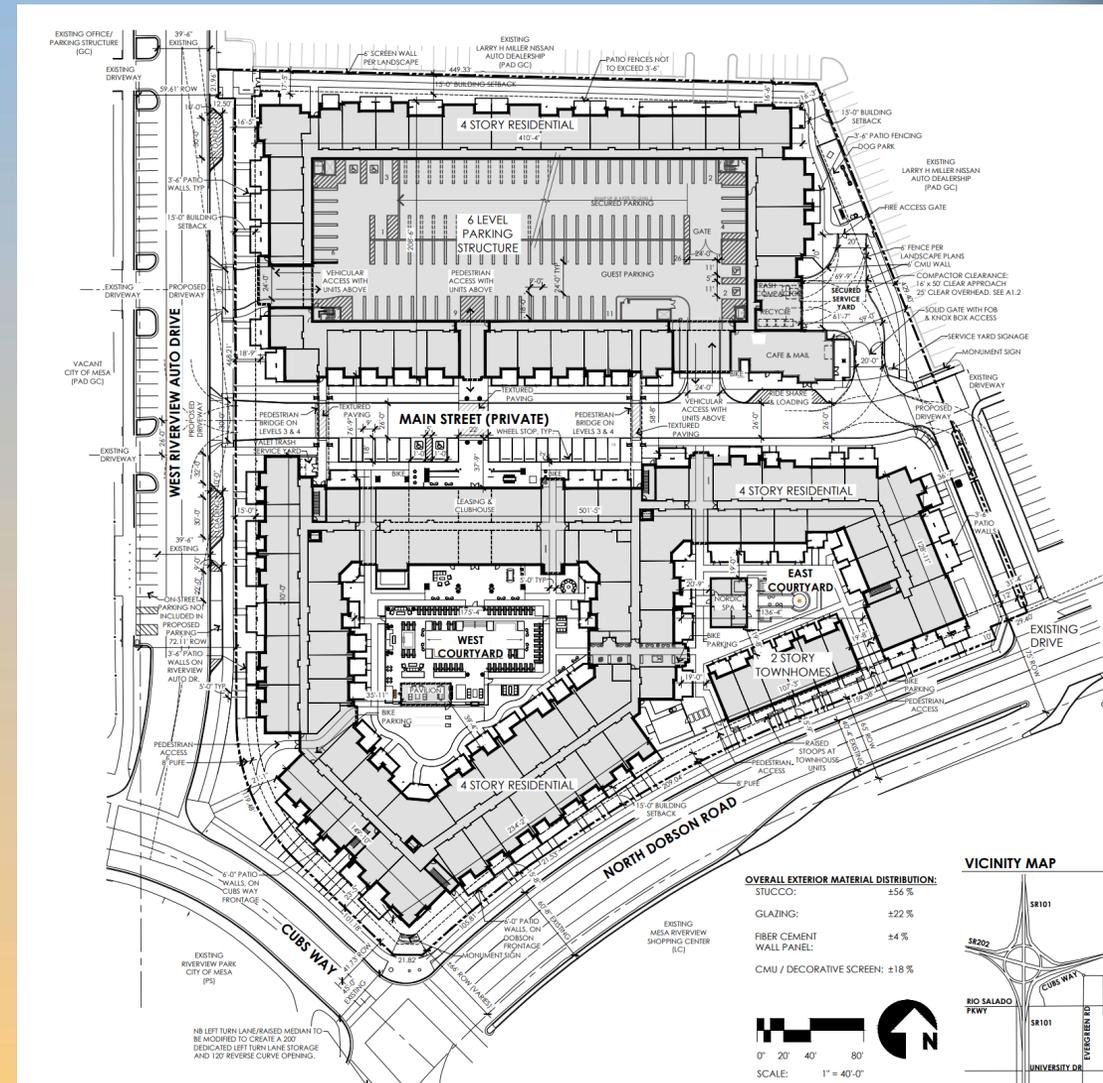


East from Auto Riverview Drive



Site Plan

- 416 units
- Access from Riverview Auto Drive and Dobson Road
- Northern building wraps around a 6-level parking structure
- 624 parking spaces (610 within garage)
- 2 pedestrian bridges
- 2 private amenity spaces including a rooftop terrace





Bonus Intensity Zone

Development Standard	MZO Required	BIZ Proposed
<u>Maximum Density</u> – <i>MZO Table 11-5-5</i>	30 dwelling units per acre	62 dwelling units per acre
<u>Maximum Lot Coverage (% of lot)</u> – <i>MZO Table 11-5-5</i>	70%	71%
<u>Minimum Building Setback</u> – <i>MZO Table 11-5-5</i>		
-Front and Street-Facing Side (Dobson Road)	30 feet	15 feet
-Front and Street-Facing Side (Cubs Way)	25 feet	22 feet
-Front and Street-Facing Side (Riverview Auto Drive)	20 feet	15 feet
-Side and Rear (north property line)	15 feet per story (60 feet total)	15 feet total
-Side and Rear (east property line)	15 feet per story (60 feet total)	15 feet total



Bonus Intensity Zone

Development Standard	MZO Required	BIZ Proposed
<u>Required Parking Spaces</u> – <i>MZO Section 11-32-3 (multiple residence)</i>	2.1 spaces per unit (874 spaces)	1.5 spaces per unit (624 spaces)
<u>Minimum Landscape Yards</u> – <i>MZO Table 11-5-5</i> - Front and Street-Facing side (Dobson Road) -Front and Street-Facing side (Cubs Way) -Front and Street-Facing Side (Auto Riverview Drive)	30 feet 25 feet 20 feet	8 feet 8 feet 8 feet
<u>Minimum Building Separation</u> – <i>MZO Table 11-5-5</i> -Three-story buildings	35 feet	19 feet for buildings three-stories and above
<u>Minimum Lot Area Per Dwelling Unit</u> – <i>MZO Table 11-5-5</i>	1,452 square feet per dwelling unit (604,032 square feet total)	869 square feet per dwelling unit (361,695 square feet total)
<u>Maximum Fence/Wall Height in Front Yard</u> – <i>MZO Section 11-30-4(A)(b)</i>	3.5 feet	6 feet



Renderings





Renderings





Citizen Participation

- Notified property owners within 1,000 feet, HOAs and registered neighborhoods on February 1, 2023
- Virtual meeting held on February 15, 2023, with one attendee
- Staff has not been directly contacted by interested parties



CITY OF MESA PUBLIC NOTICE
ZONING HEARING
PLANNING & ZONING BOARD
57 EAST FIRST STREET MESA, ARIZONA
TIME: 4:00 PM DATE: May 24, 2023
CASE: ZON22-01340

Request: Rezone from General Commercial with a Planned Area Development overlay (GC-PAD) to Multiple Residence-4 with a Bonus Intensity Zone overlay (RM-4-BIZ) and Site Plan Review. This request will allow for a multiple residence development.

APPLICANT: Sean B. Lake, Pew & Lake, PLC
PHONE: (480) 461-4670
Planning Division: (480) 644-2385
Posting date: 5/08/2023

May 8, 2023 12:38:13 PM
225° SW
903 North Dobson Road
Mesa
Maricopa County
Arizona



Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO
- ✓ Complies with review criteria in Chapter 21 of the MZO for a BIZ overlay

Staff recommend Approval with Conditions



Marijuana Text Amendment

Rachel Nettles, Assistant Planning Director

May 24, 2023



Current Regulations

Section 11-31-34: Marijuana Facilities

- Regulates Marijuana Establishments
- Permitted in the Light Industrial and General Industrial zoning districts
- Includes separation, registration, facility size, and operational requirements



Current Regulations

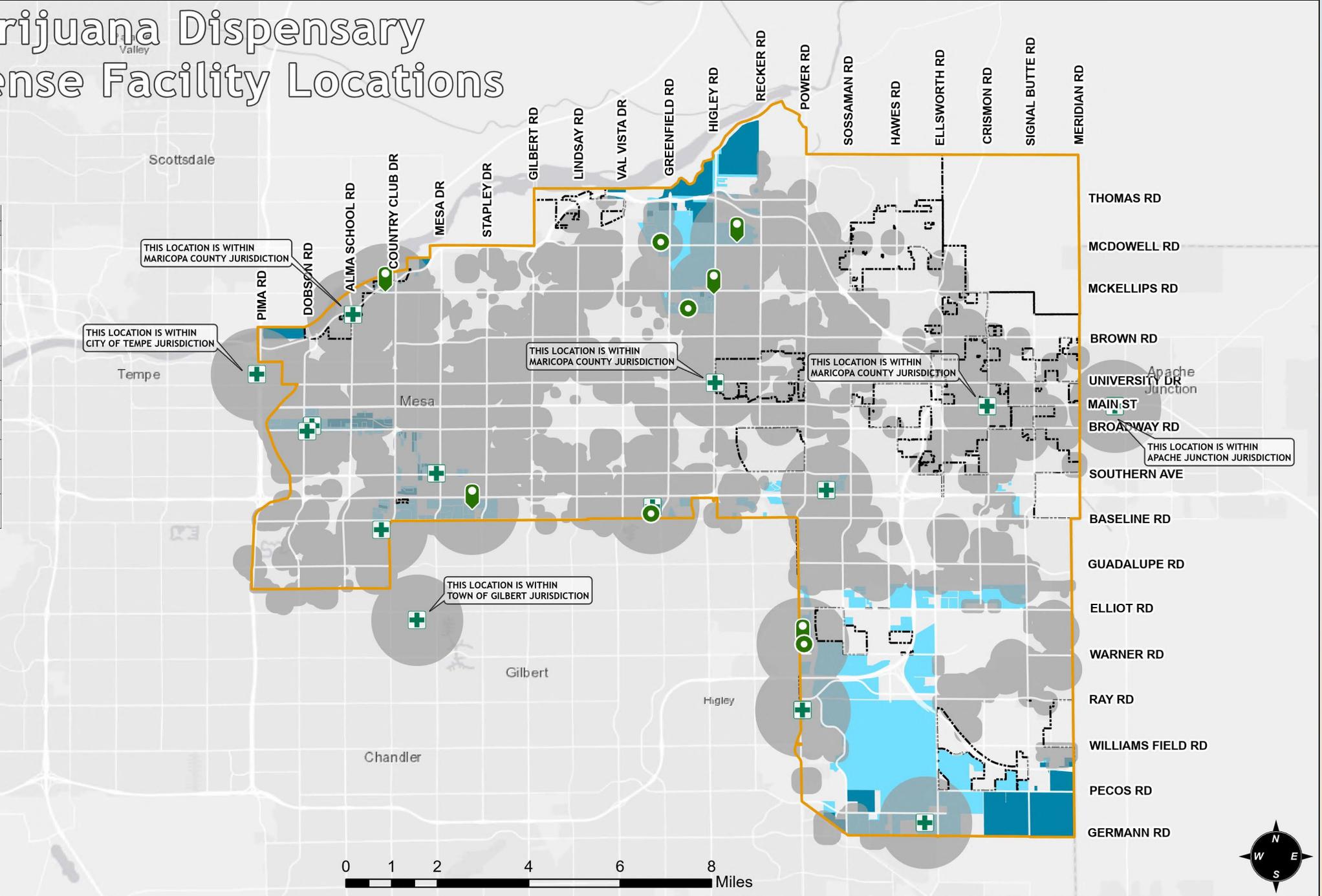
Section 11-31-34(A)(1)(a)

- Regulates spacing requirements for Medical Marijuana Dispensaries and Dual Licensee Facilities
- Currently 5,280 feet (1 mile) required between facilities

Medical Marijuana Dispensary & Dual License Facility Locations

Separation Requirements	
Type	Distance
Medical Marijuana Dispensary & Dual License Facility	5,280'
Off-Site Marijuana Cultivation Facility	2,400'
Off-Site Infusion Facility	2,400'
Community Residence, Correctional Transitional Housing, Social Service Facility	2,400'
Churches (RS, RM, DR, T3N, T4N, T5N Districts)	1,200'
Public Parks in LI, GI Districts	1,200'
Libraries	1,200'
Schools	1,200'
Day Care / Pre-Schools	500'
Public Parks NOT in LI, GI Districts	500'
HOA-maintained open spaces NOT in LI, GI Districts	500'

- Facility Type**
- Dispensary (only)
 - Cultivation (only)
 - Cultivation/Infusion
 - Dispensary/Cultivation/Infusion
- Zoning**
- LI
 - GI
 - Mesa Planning Area
 - City Limits
 - Separation Buffers
(no new dispensaries allowed in these areas)





Proposed Amendments

Section 11-31-34(A)(1)(a)

- Create an exception for “Existing Marijuana Facilities”
- May locate a minimum of 1,000 feet from a medical marijuana facility or dual licensee facility if:
 - They locate or relocate to a “Large Industrial Development”
 - They are setback from the “Major Roadway” by at least 300 feet
 - They are separated from the nearest registered Medical Marijuana Dispensary or Dual Licensee Facility by a “Major Roadway”



Proposed Amendments

Definitions - Section 11-31-34(A)(1)(a)

Existing Marijuana Facility: A Medical Marijuana Dispensary or Dual Licensee Facility that prior to the effective date of this Ordinance was registered with the City and was operating within the corporate boundaries of the city as evidenced by a certificate of occupancy issued by the City.

Large Industrial Development: A single parcel of land zoned LI or GI that is at least 80-acres in size, or a parcel of land zoned LI or GI that in combination with adjoining parcels of land zoned LI or GI that are not separated by a right-of-way dedicated to the City are collectively at least 80-acres in size.

Major Roadway: A highway, six lane arterial roadway, or a roadway identified as a future six lane arterial in the Mesa 2040 Transportation Plan, as may be amended from time to time.

Medical Marijuana Dispensary & Dual License Facility Locations

Separation Requirements	
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FacilityType

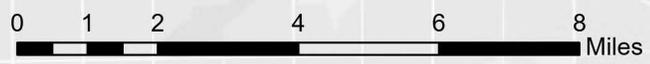
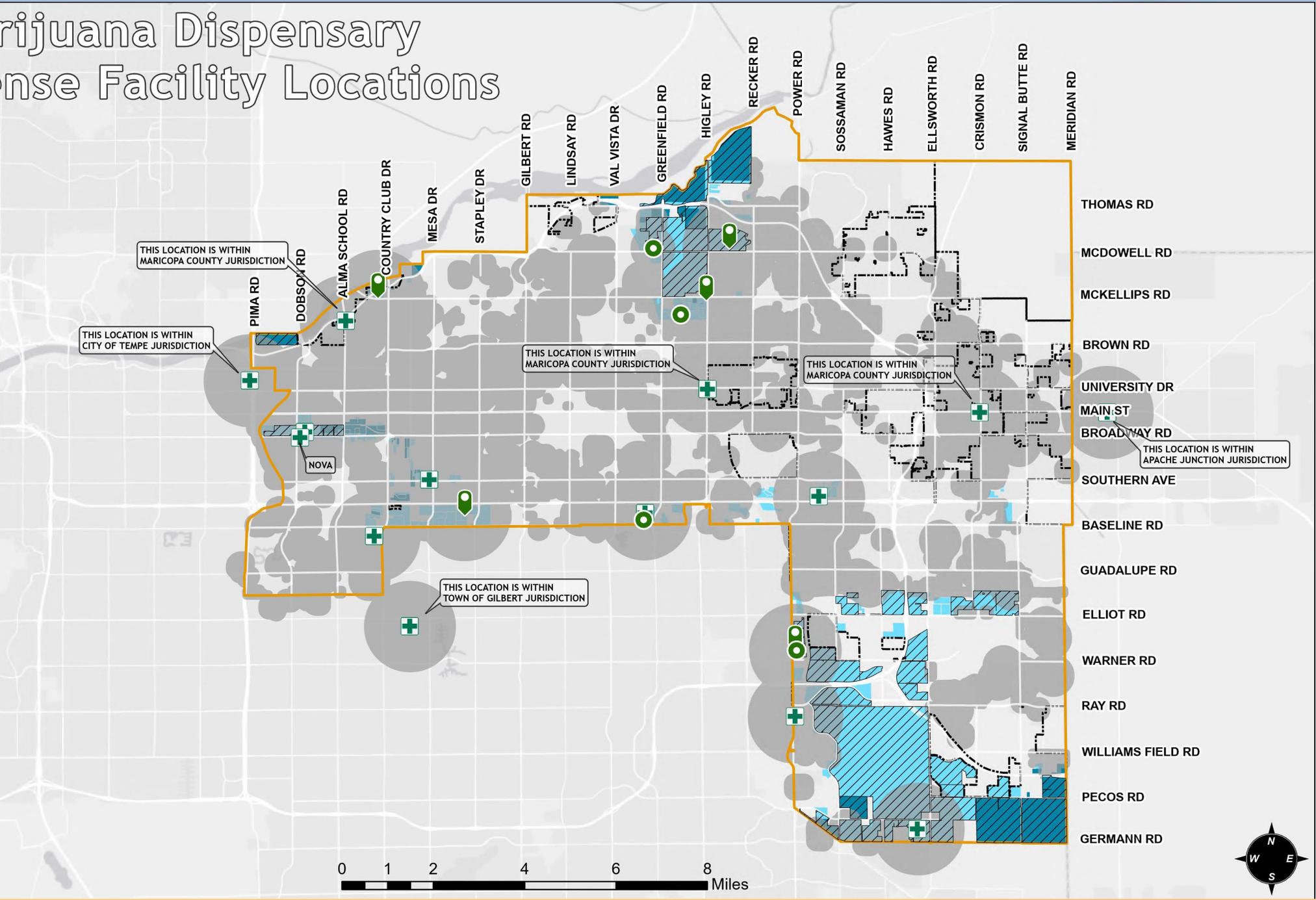
- Dispensary (only)
- Cultivation (only)
- Cultivation/Infusion
- Dispensary/Cultivation/Infusion

Zoning

- LI
- GI
- Mesa Planning Area
- City Limits
- Industrial Areas of Greater than 80 acres
- Separation Buffers

Freeways, Highways, Art
StreetClassification

- A25; A31; A35



Medical Marijuana Dispensary & Dual License Facility Locations

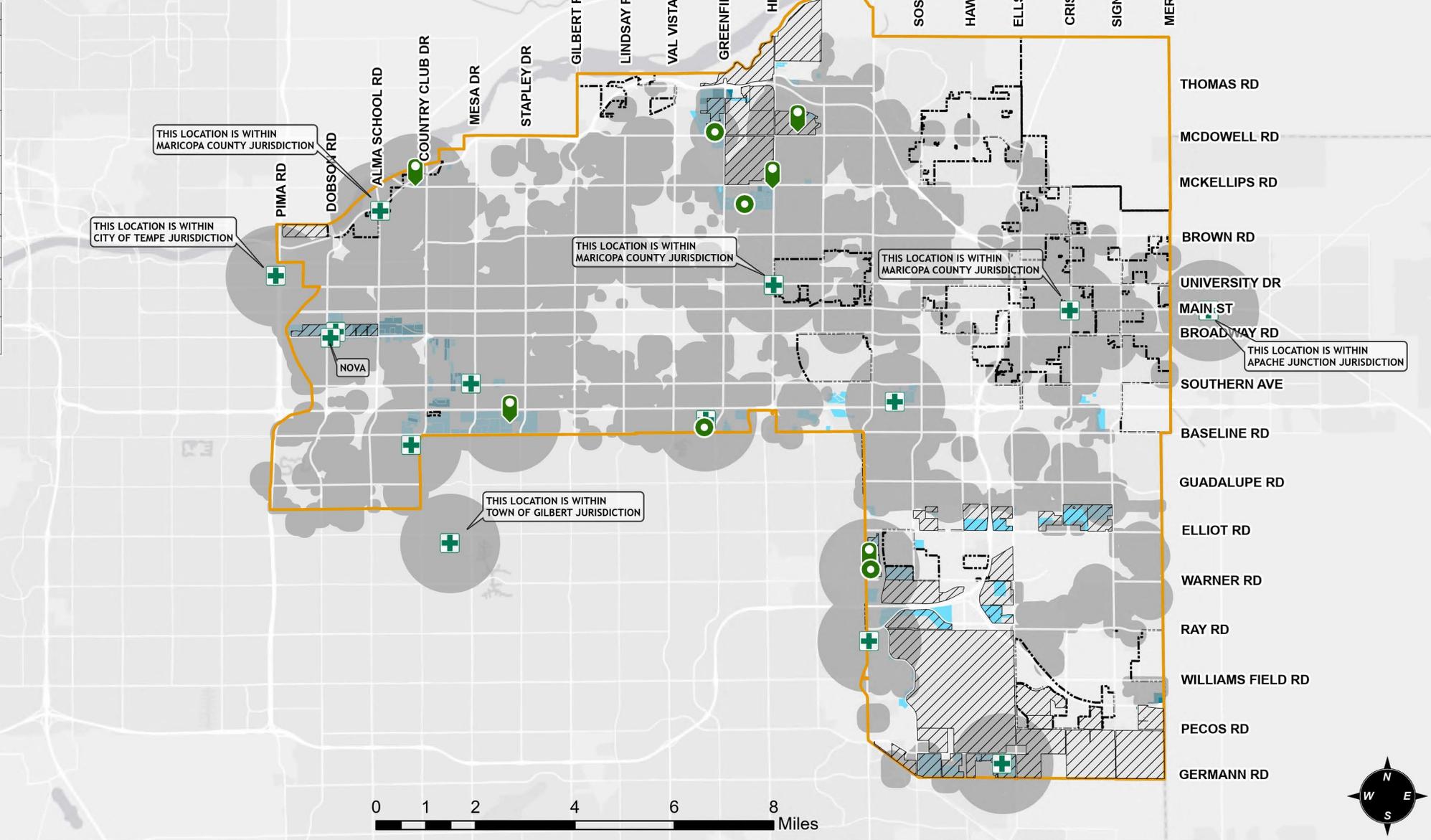
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Facility Type

-  Dispensary (only)
-  Cultivation (only)
-  Cultivation/Infusion
-  Dispensary/Cultivation/
Infusion

Zoning

-  LI
-  GI
-  Mesa Planning Area
-  City Limits
-  Industrial Areas of Greater
than 80 acres
-  Separation Buffers
(no new dispensaries allowed
in these areas)





Summary

The Proposed Amendments will encourage appropriate siting of facilities in large industrial areas which are:

- Located along wide, arterial streets
- Setback and insulated from other land uses
- Have less impact on residential communities and commercial developments

Staff recommends Adoption of the proposed text amendments



Discussion and Questions

May 24, 2023

Mesa General Plan 2050

Planning & Zoning Board
Study Session

Rachel Nettles, AICP

Assistant Planning
Director

Jeff Robbins, CEcD

Project Manager



Development Services
Department

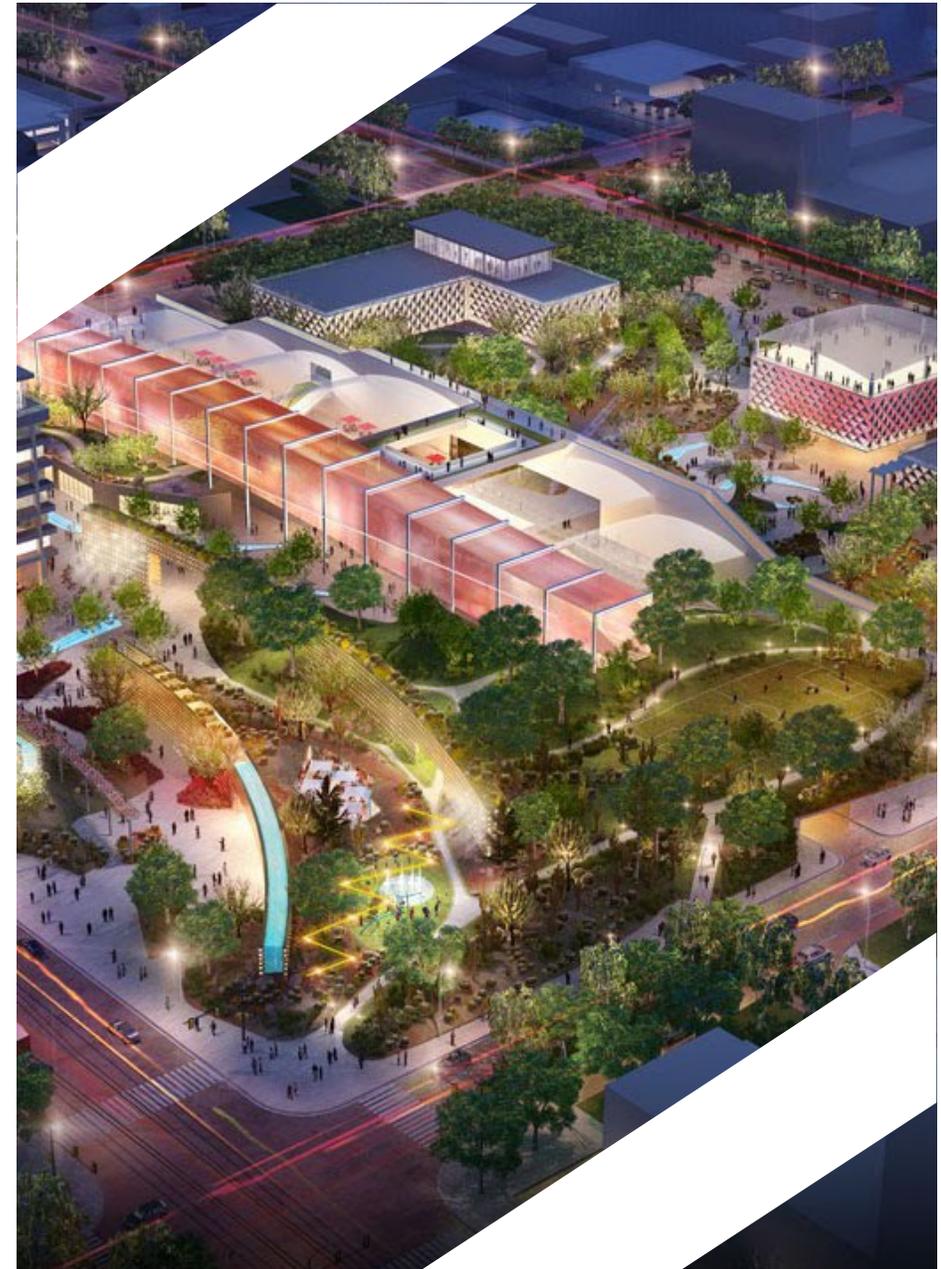
Tomorrow's Mesa

1. 2050 General Plan
2. Integrated Water Master Plan
3. Transit Master Plan
4. Transportation Master Plan
5. Balanced Housing Master Plan



What is a General Plan?

- Expression of the community's values and aspirations
- Official policy guide concerning the desired physical development of the city
- Guides future plans, programs, investments, and other government activities
- Reference point for decision making - helps provide continuity over time



Arizona Requirements - General Plan

- Every municipality must prepare a comprehensive, long-range general plan
- Must adopt every 10 years
- Affirmative vote of 2/3 of Mesa City Council (5 members)
- Ratification by Mesa residents (November 2024)



Final Plan Review & Approval Process

Feb-Nov 2024



Planning and Zoning Board's Role

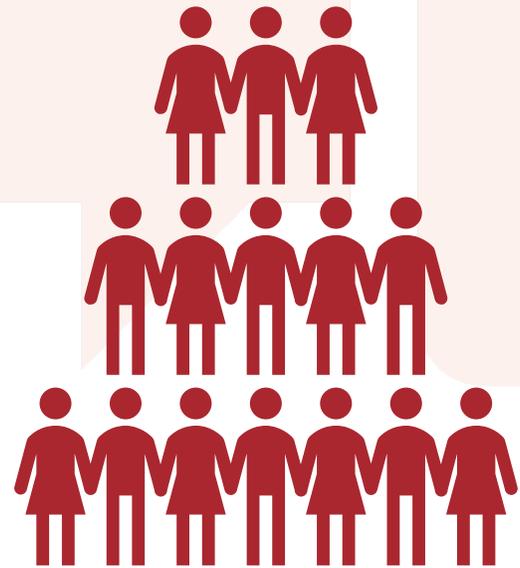
- Major Stakeholder and user of the General Plan
 - Provide unique insight in the goals and policies being established
- State Statute requirements
 - P&Z hold a minimum of two public hearings at different locations in the City
 - Special noticing requirements
 - Hearings anticipated April 2024
 - Recommend/not recommend adoption to City Council



Public Engagement Schedule



Engagement by the Numbers



10,756

Participants



3,118

Questionnaire
Reponses



1

City Council
Work Session



48

Community
Interviews



12

Presentations to City
Boards/Commissions



2,150

Visits at 11
Info Booths



4

General Plan Advisory
Committee Meetings



5,100

Website Visits



5

Community Meetings

What We're Hearing: Top 10 Issues in Mesa



1. Commercial and Retail Choices



2. Housing Attainability and Affordability



3. Public Safety



4. Traffic Congestion



5. Education



6. Water Supply



7. Open Space, Parks, Recreation Opportunities



8. Redevelopment



9. Access to High Paying Jobs



10. All other issues

Vision Statement and Guiding Principles



April

First Draft of Vision & Guiding Principles
Visioning Survey



May

City Manager, GPAC, and City Council Review



June

P&Z and Public Review June 14th

Discussion and Questions

