

Planning and Zoning Board



Study Session Minutes

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

Date: April 24, 2024 Time: 3:30 p.m.

MEMBERS PRESENT:

Benjamin Ayers
Jeff Pitcher
Jeffery Crockett
Troy Peterson
Genessee Montes
Jamie Blakeman
Jayson Carpenter

MEMBERS ABSENT

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

STAFF PRESENT:

Mary Kopaskie-Brown
Rachel Nettles
Jeffery Robbins
Evan Balmer
Cassidy Welch
Jennifer Merrill
Joshua Grandlienard
Kwasi Abebrese
Sarah Steadman
Kirstin Dvorchak
Alexis Wagner

OTHERS PRESENT:

1 Call meeting to order.

Chair Ayers declared a quorum present, the meeting was called to order at 3:31 pm.

2 Review items on the agenda for the April 24, 2024, regular Planning and Zoning Board Hearing.

Staff Planner Joshua Grandlienard presented case ZON23-00990. See attached presentation.

Vice Chair Pitcher expressed concern about access into the site and how traffic might affect the surrounding neighborhood.

MINUTES OF THE APRIL 24, 2024 PLANNING & ZONING STUDY SESSION

Staff Planner Kwasi Abebrese presented case ZON23-00796. See attached presentation.

Chair Ayers expressed concern with the parking reduction and the possibility of the use ratios changing.

Principal Planner Evan Balmer explained that during the permitting review if there are any deviations from the approved planning case, it would be identified and coordination with Planning would then take place to make sure it is still meeting all of the necessary requirements.

Staff Planner Jennifer Merrill presented case ZON23-00564. See attached presentation.

The Board had no questions for staff.

Staff Planner Kwasi Abebrese presented case ZON23-01012. See attached presentation.

The Board had no questions for staff.

Staff Planner Jennifer Merrill presented case ZON24-00331. See attached presentation.

The Board had no questions for staff.

Staff Planner Cassidy Welch presented case ZON24-00082. See attached presentation.

Boardmember Carpenter advised that the dedication language be reviewed and corrected prior to the final plat.

3 Planning Director Update: Historic Preservation Month Celebration.

4 Adjournment.

Vice Chair Pitcher motioned to adjourn the study session. The motion was seconded by Boardmember Crockett.

The study session was adjourned at 4:05 pm.

Vote (7 – 0)

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Crockett, 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



ZON23-00990

Josh Grandlienard, AICP, Senior Planner

April 24, 2024



Request

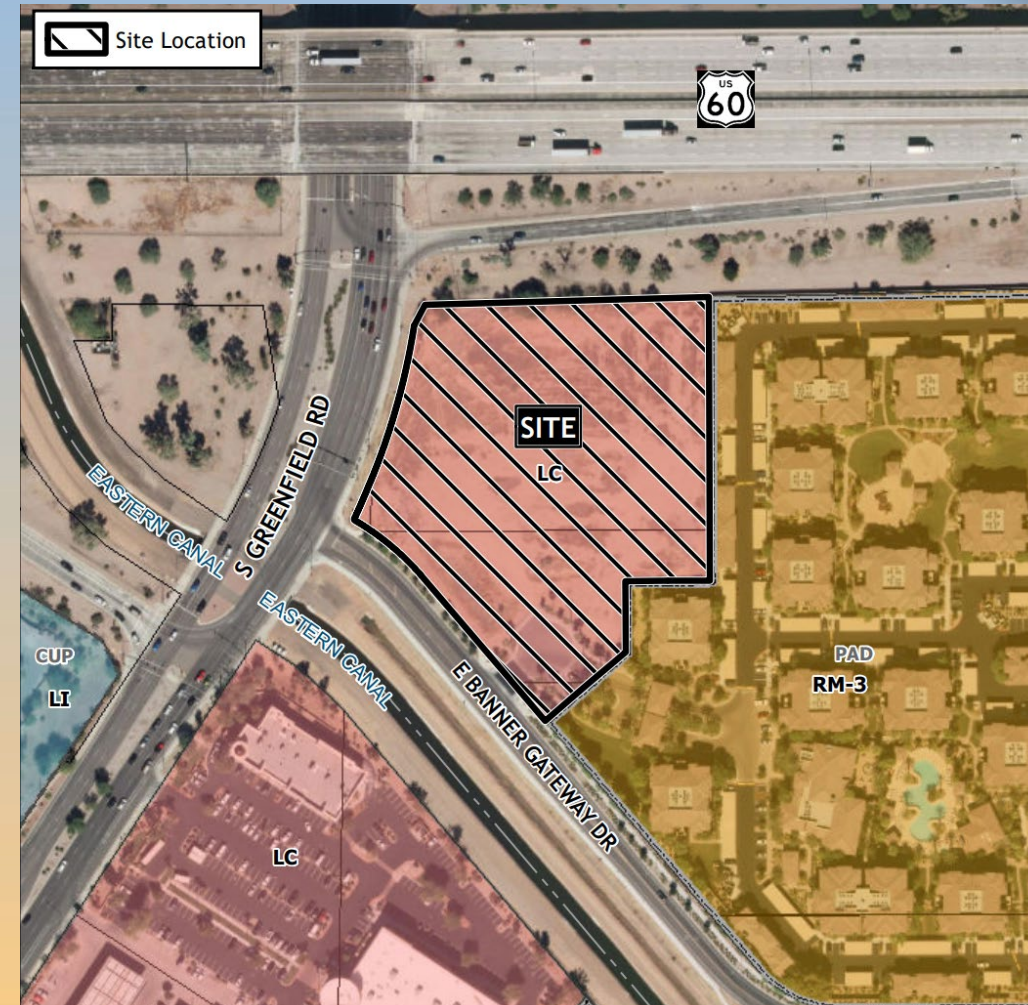
- Site Plan Review and Special Use Permit
- To allow for a hotel development





Location

- South of US 60
- East side of Greenfield Road
- North side of Banner Gateway Drive

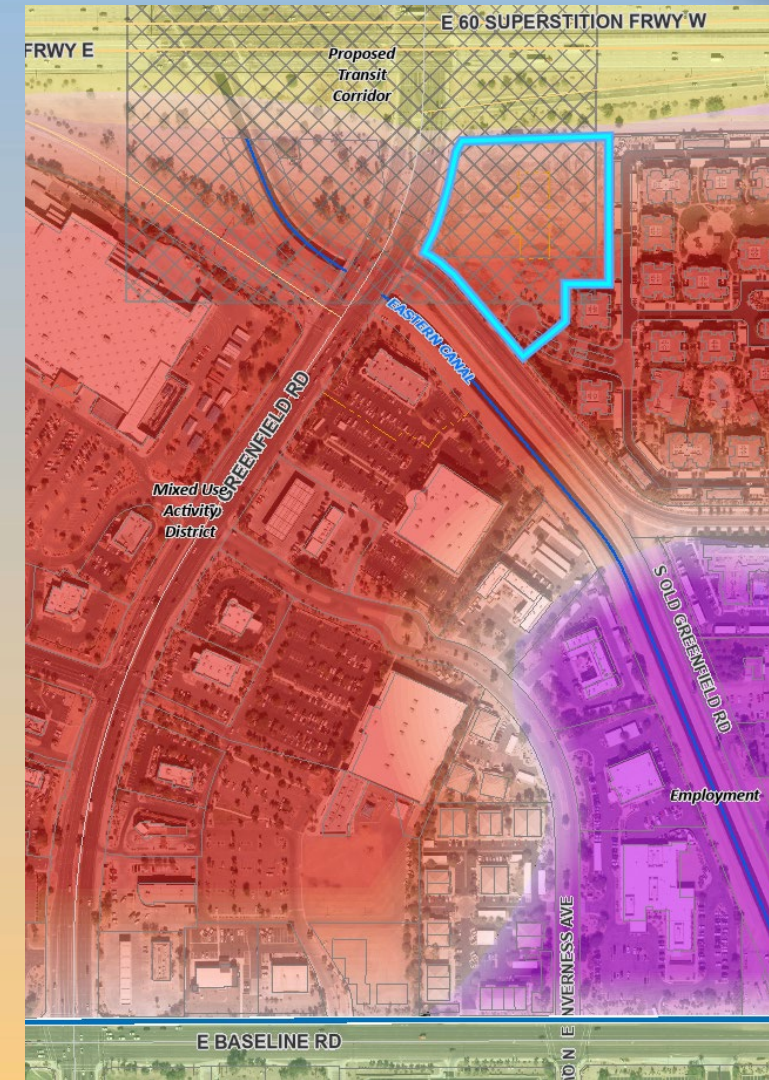




General Plan

Mixed Use Activity

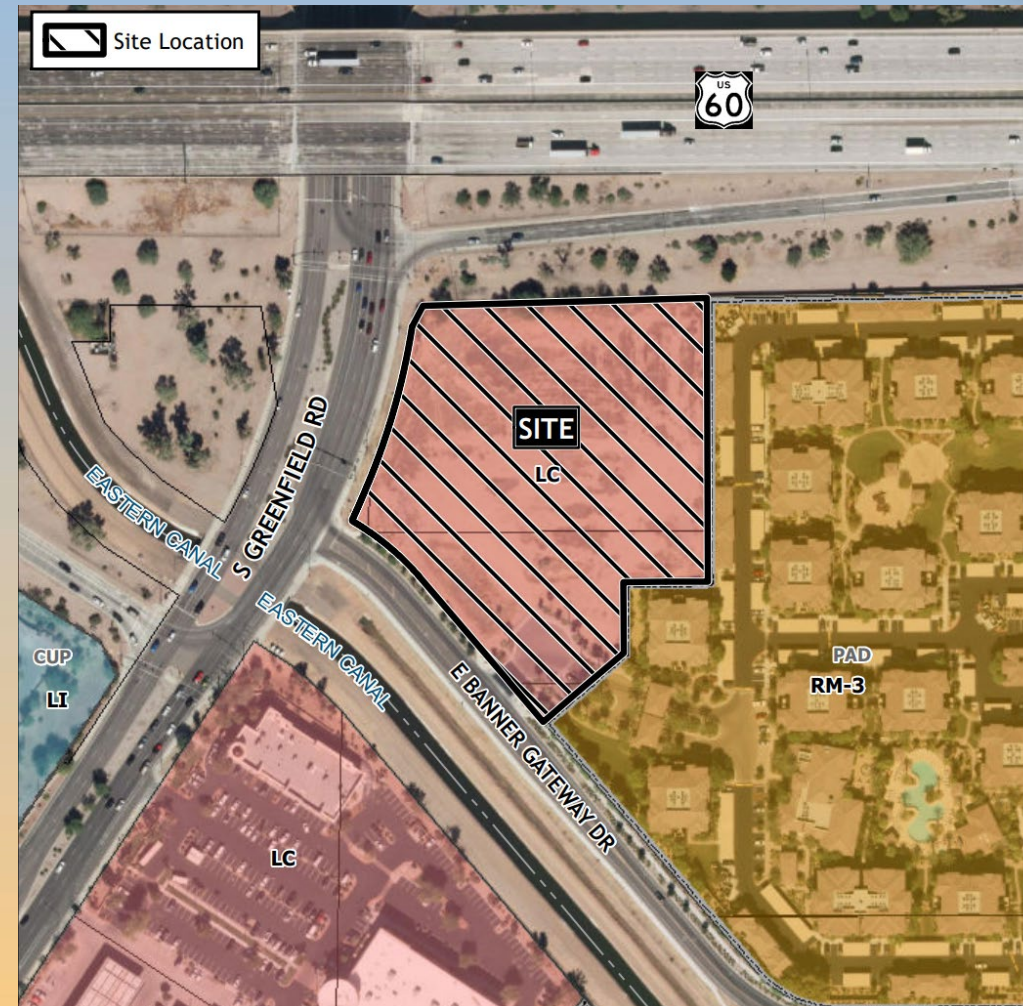
- large-scale community and regional activity areas
- developed to appeal to customers from a large radius
- Support use for Banner Gateway and surrounding area
- Limited Commercial is a primary zoning District





Zoning

- Limited Commercial
- Hotels are allowed by right within the LC zone
- Special Use Permit for a height increase due to being in AOA 3





Site Photo

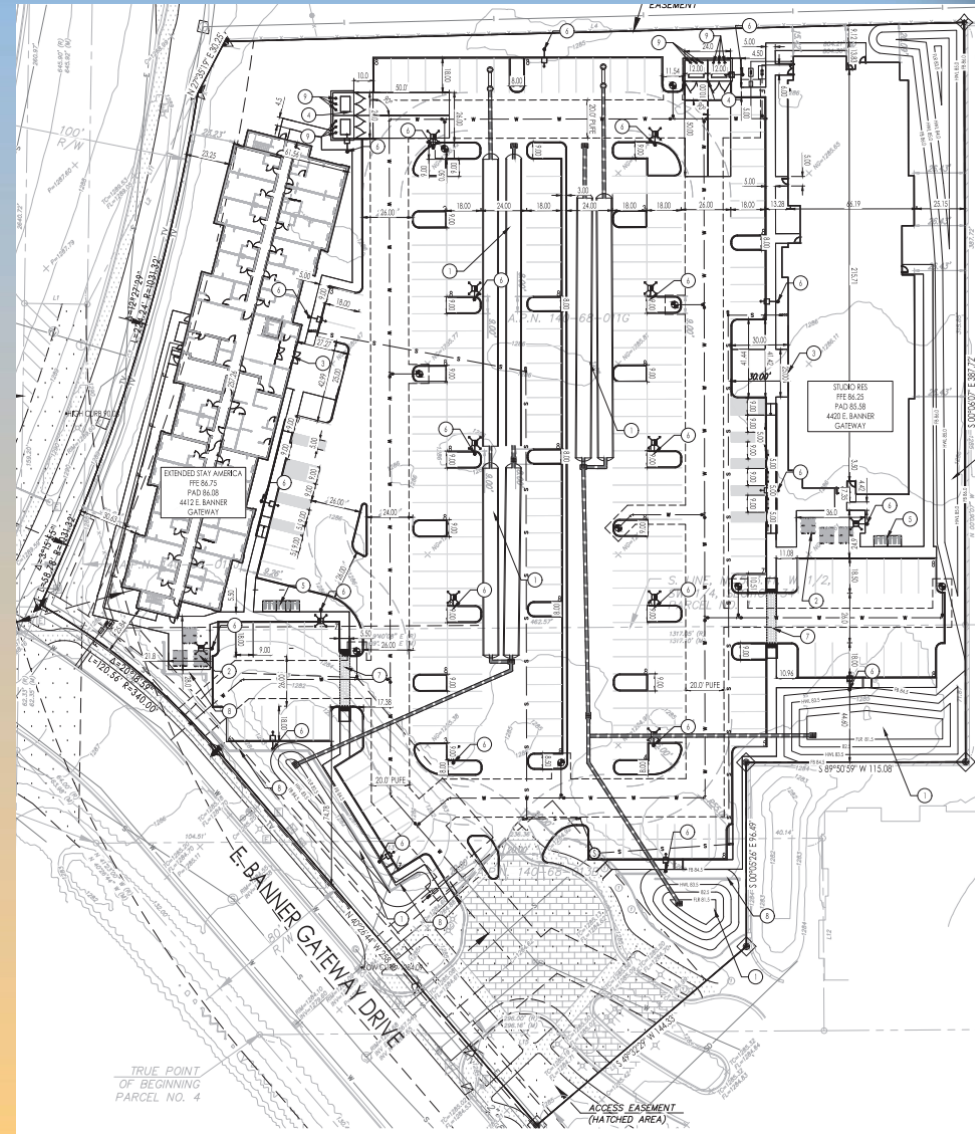


Looking northeast from the intersection of Greenfield and Banner Gateway



Site Plan

- Two separate hotel users with a shared entry drive, 248 total rooms
- Vehicular access to the site is provided from Banner Gateway
- 248 parking spaces required; 249 spaces provided





Landscape Plan

PLANT SCHEDULE			
	EXISTING VEGETATION	SIZE / REMARKS	QTY
	EXISTING TREE (VARIOUS SPECIES)	PRESERVE IN PLACE	PER PLAN
	EXISTING SHRUB, ACCENT + G.COVER	PRESERVE IN PLACE	PER PLAN
	TREES	SIZE / REMARKS	QTY
	EUCALYPTUS PAPIANA GHOST GUM	24' / 36' BOX, STANDARD TRUNK, MATCHED	28 / 3
	GLEDITSIA TRIACANTHOS HONEY LOCUST TREE	36' BOX, STANDARD TRUNK, MATCHED	9
	NERIUM SPP. 'RED' RED OLEANDER TREE	25 GAL., STANDARD TRUNK, MATCHED	9
	PHOENIX DACTYLIFERA DATE PALM	15' HT. TO BASE, DIAMOND CUT, MATCHED	5
	PROSOPIS SEEDLESS HYB 'AZI' SEEDLESS HYBRID MESQUITE	24' / 36' BOX, LOW BREAK, MATCHED	7 / 3
	QUERCUS VIRGINIANA 'CATHEDRAL' LIVE OAK	24' / 36' BOX, STANDARD TRUNK, MATCHED	7 / 12
	ULMUS PARVIFOLIA 'TRUE GREEN' ELM	24' BOX, STANDARD TRUNK, MATCHED	37
	WASHINGTONIA FILIFERA CALIFORNIA FAN PALM	15' HT. TO BASE, DIAMOND CUT, MATCHED	6
	ACCENTS	SIZE	QTY
	DASYLIRON Wheeleri DESERT SPOON	5 GAL	23
	HESPERALOE FUNIFERA GIANT HESPERALOE	5 GAL	17
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	43
	MISLENERGIA RIGENS DEER GRASS	5 GAL	216
	SHRUBS		
	BOUGAINVILLEA 'LA JOLLA' LA JOLLA BOUGAINVILLEA	15 GAL	31
	CALISTEMON CITRINUS 'LITTLE JOHN' LITTLE JOHN BOTTLEBRUSH	5 GAL	36
	DODONAEA VISCOOSA HOPSEED BUSH	5 GAL	50
	EREMOPHILA GLABRA 'WINTER BLAZE' EREMOPHILA	5 GAL	32
	LEUCOPHYLLUM LAEVIGATUM CHIHUAHUA SAGE	5 GAL	80
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' SAGE	5 GAL	183
	NERIUM OLEANDER 'P. PINK' PETITE PINK OLEANDER	5 GAL	116
	OLEA EUROPAEA 'LIL OLLIE' DWARF OLIVE	5 GAL	115
	TECOMA STANS 'GOLD STAR' YELLOW BELLS	5 GAL	50
	GROUNDCOVER		
	EREMOPHILA GLABRA 'LA GOLD' OUIBACK SUNRISE EMU	1 GAL	17
	LANTANA 'NEW GOLD' 'NEW GOLD' LANTANA	1 GAL	175
	LANTANA 'DALLAS RED' DALLAS RED LANTANA	1 GAL	44
	INERT MATERIALS		
D.G.	DECOMPOSED GRANITE 'PAINTED DESERT' (ROCK PROS USA)	1/2" SCREENED, 2" MIN DEPTH	PER PLAN





Renderings





Renderings





Approval Criteria

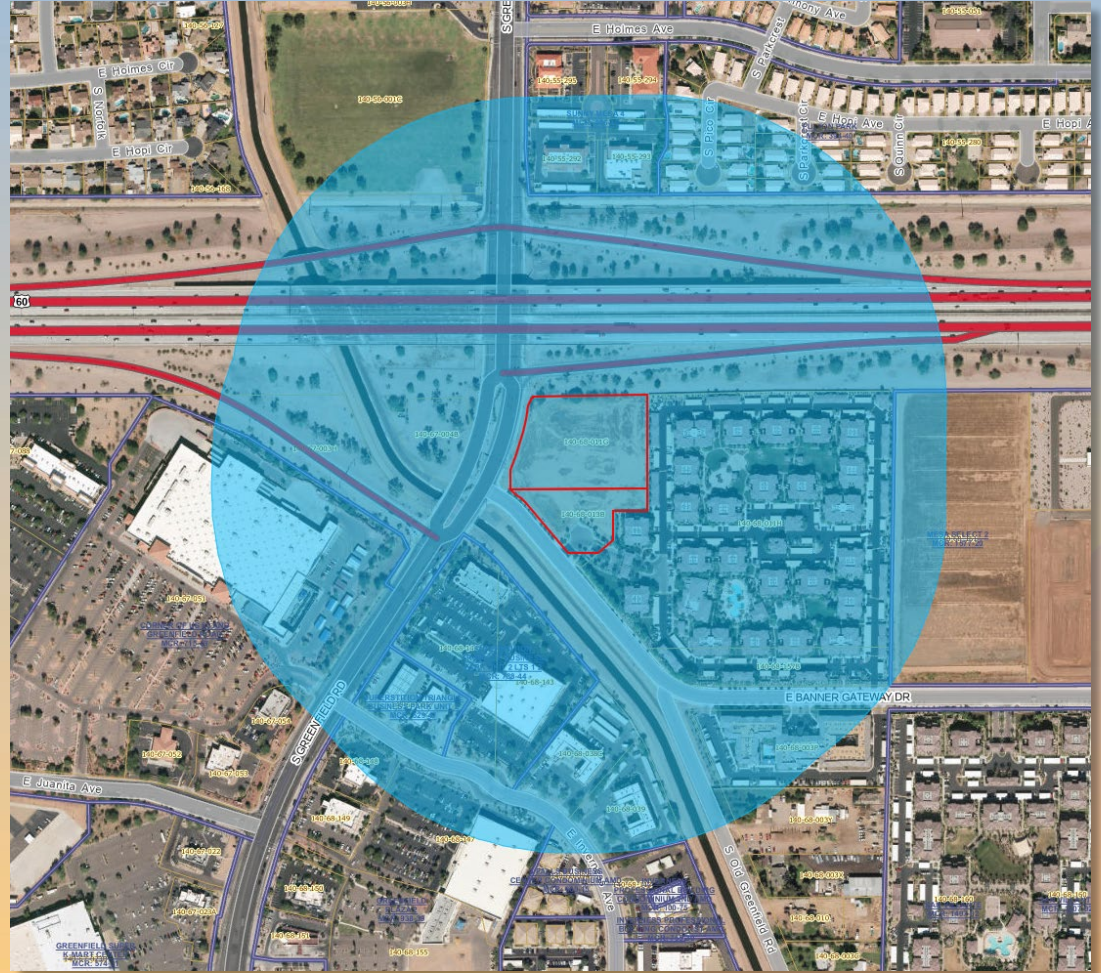
Section 11-70-5(E) SUP Criteria - Height Increase within an AOA (3)

- ✓ Project will advance the goals and objectives of the General Plan and other City plan and/or policies;
- ✓ Location, size, design, and operating characteristics are consistent with the purposes of the district where it is located and conform with the General Plan and any other applicable City plan or policies;
- ✓ Project will not be injurious or detrimental to the surrounding properties, the neighborhood, or to the general welfare of the City; and
- ✓ Adequate public services, public facilities and public infrastructure are available.



Citizen Participation

- Notified property owners within 1,000 ft., HOAs, and registered neighborhoods
- Staff has not been contacted by interested parties





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the approval criteria for a Special Use Permit for a Height increase per 11-70-5(E)
- ✓ Criteria in Chapter 69 of the MZO for Site Plan Review

Staff recommends Approval with Conditions



Renderings





Renderings





ZON23-00796

Kwasi Abebrese, Planner II

April 24, 2024



Request

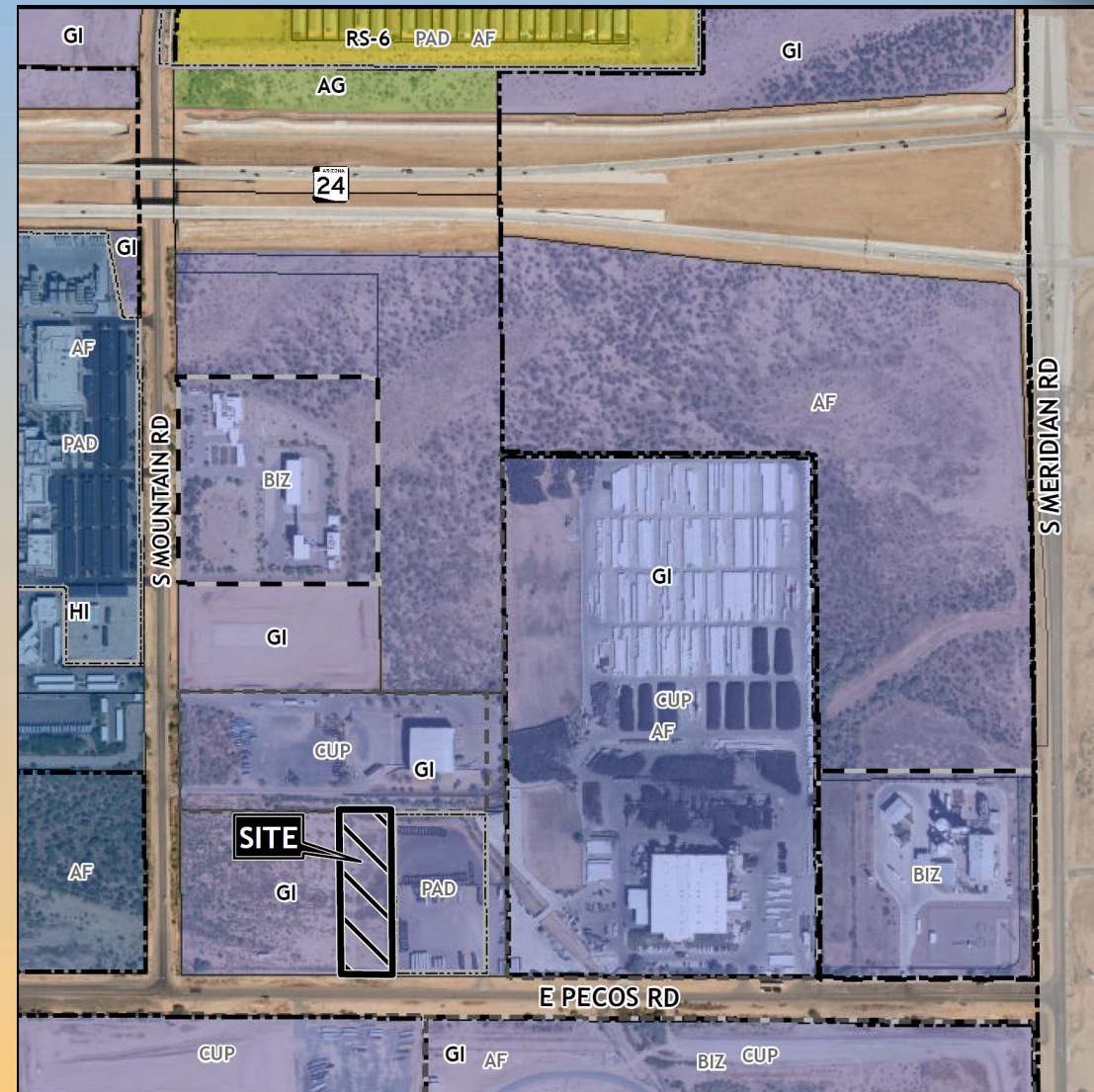
- Major Site Plan Modification and amending the conditions of approval for Case No. Z14-057
- Special Use Permit (SUP)
- To allow for an industrial development





Location

- West of Meridian Road
- North of Pecos Road





General Plan

Employment

- Wide range of employment opportunities in high quality settings

Mesa Gateway Strategic Development Plan

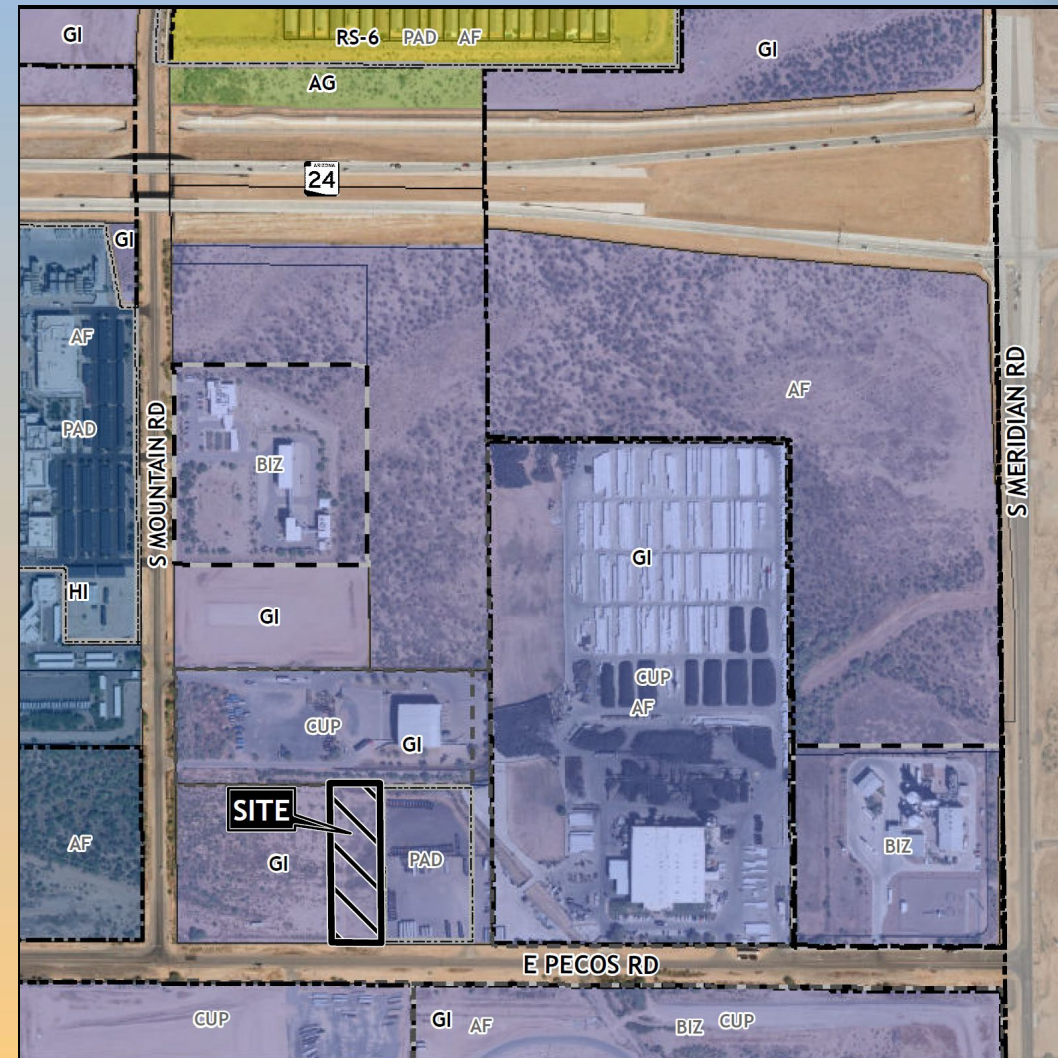
- Located within the Logistics and Commerce District
- Request is consistent with the intent of the General Plan and the Gateway Strategic Development Plan





Zoning

- General Industrial (GI)
- Proposed use is allowed by right in the GI zoning district





Site Photo

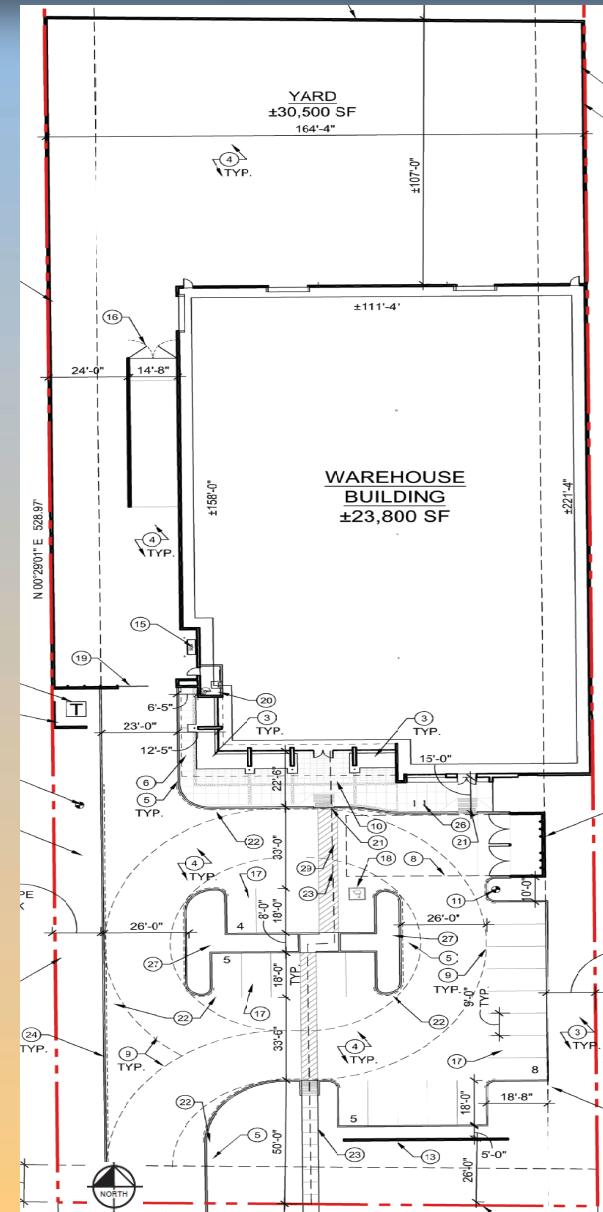


Looking north towards the site from Pecos Road



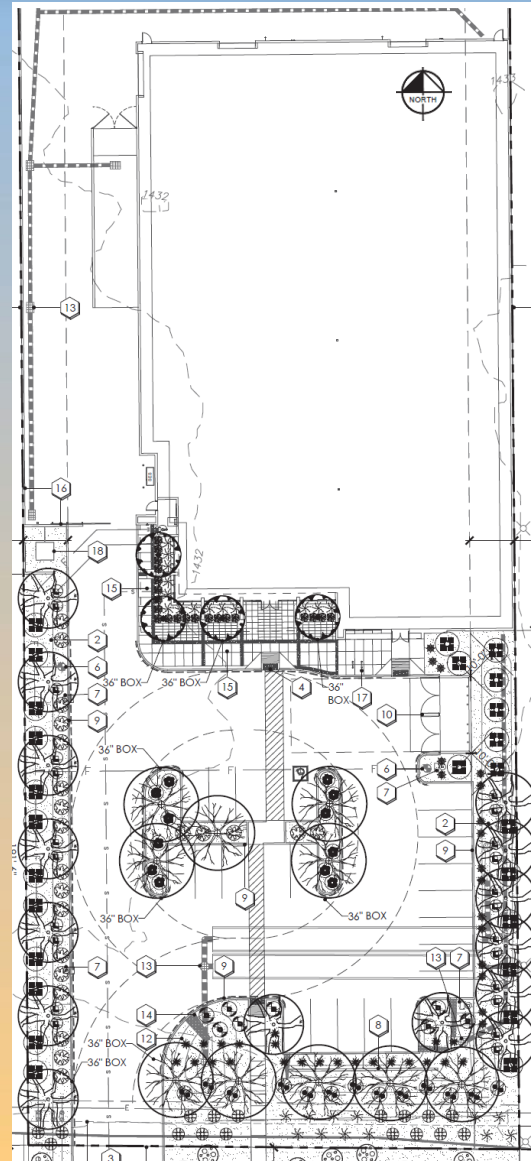
Site Plan

- 23,800 sq. ft. building
- Vehicular access from East Pecos Road
- Truck docks and loading area will be located at the rear of building
- SUP request for a parking reduction:
 - 30 parking spaces required
 - 22 parking spaces provided








Landscape Plan



plant legend

botanical name
common name





evergreen trees

-  ACACIA ANEURA
MULGA
-  PISTACIA X. RED PUSH
RED PUSH PISTACHE
-  TIPUANA TIPU
TIPU TREE





large shrubs

-  TECOMA ALATA
ORANGE JUBILEE



medium shrubs

-  Ms. ALICE BOUGAINVILLEA
WHITE BOUGAINVILLEA
-  HESPERALOE FUNIFERA
GIANT HESPERALOE
-  LEUCOPHYLLUM LANGMANIAE
'RIO BRAVO'
RIO BRAVO TEXAS RANGER
-  SENNA OLIGOPHYLLA
OUTBACK CASSIA

small shrubs

-  ASCLEPIAS SUBULATA
DESERT MILKWEED
-  EREMOPHILA HYGROPHANA
'BLUE BELLS' EMU
-  HESPERALOE PARVIFLORA
'DESERT FLAMENCO'
DESERT FLAMENCO RED YUCCA
-  PORTULACARIA AFRA
ELEPHANTS FOOD

evergreen groundcovers

-  ACACIA REDOLENS
DESERT CARPET
-  EREMOPHILA GLABRA
'MINGENOW GOLD'
OUTBACK SUNRISE EMU

inerts

-  1/2" SCREENED
DECOMPOSED GRANITE
EXPRESS BROWN



Rendering





Special Use Permit

Section 11-32-6(A): Special Use Permit Required Findings



#1 Special conditions - including but not limited to the nature of the proposed operation; proximity to frequent transit service; transportation characteristics of persons residing, working, or visiting the site - exist that will reduce parking demand at this site;



#2 The use will adequately be served by the proposed parking; and



#3 Parking demand generated by the project will not exceed the capacity of or have a detrimental impact on the supply of on street parking in the surrounding area.



Special Use Permit

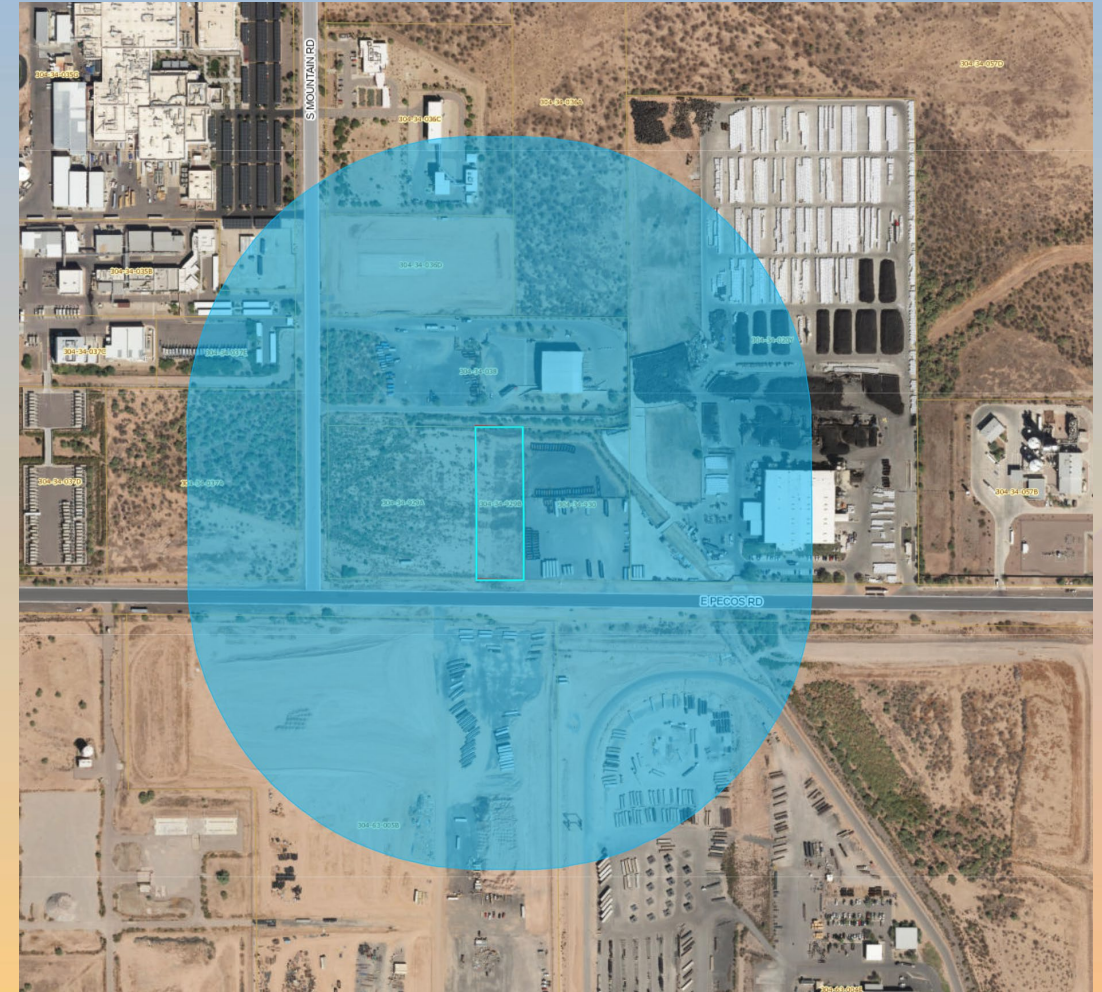
Section 11-70-5(E): Special Use Permit Required Findings

- ✓ #1 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 plans and/or policies;
- ✓ #2 The location, size, design, and operating characteristics of the proposed project are consistent with the purpose of the district where it is located and conform with the General Plan and any other applicable plans and/or policies;
- ✓ #3 The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, the greater neighborhood, or the general welfare of the City; and
- ✓ #4 Adequate public services, public facilities and public infrastructure are available to serve the proposed project



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 Gateway Strategic Development Plan
- ✓ Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO
- ✓ Meets the review criteria outlined in Sections 11-32-6 and 11-70-5 of the MZO for a Special Use Permit

Staff recommends Approval with Conditions



ZON23-00564

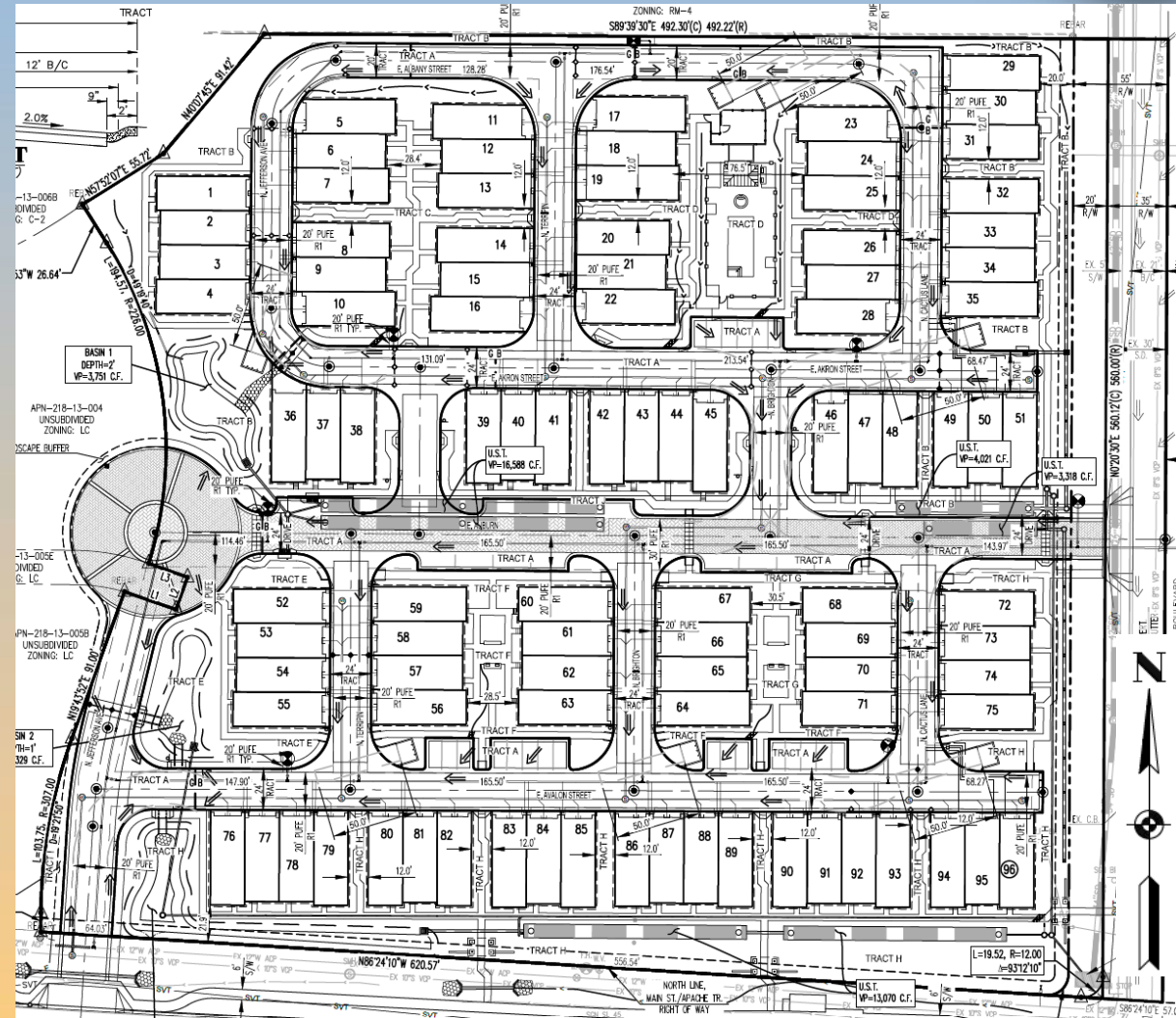
Jennifer Merrill, Senior Planner

April 24, 2024



Request

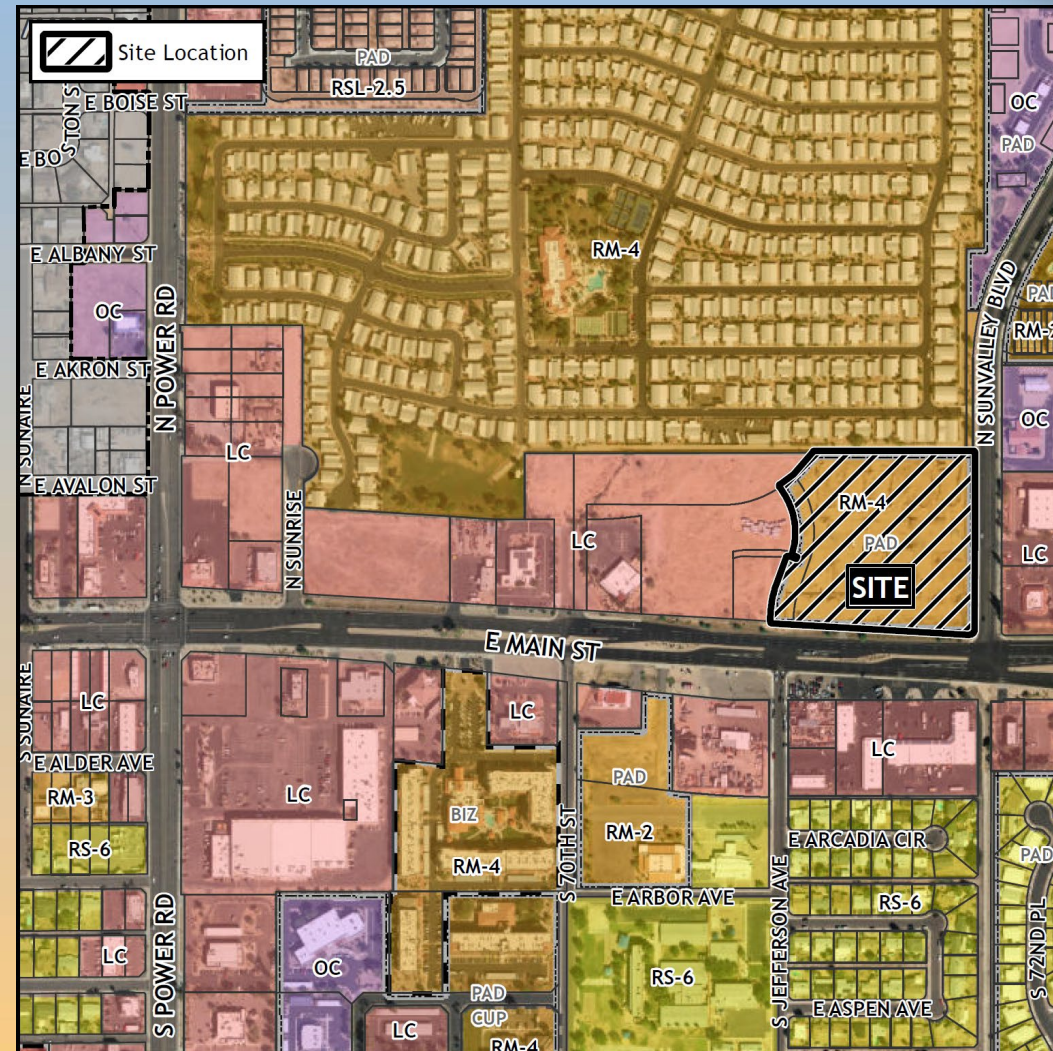
- Preliminary Plat for 96 attached single-residence lots





Location

- East of Power Road
- North side of Main Street

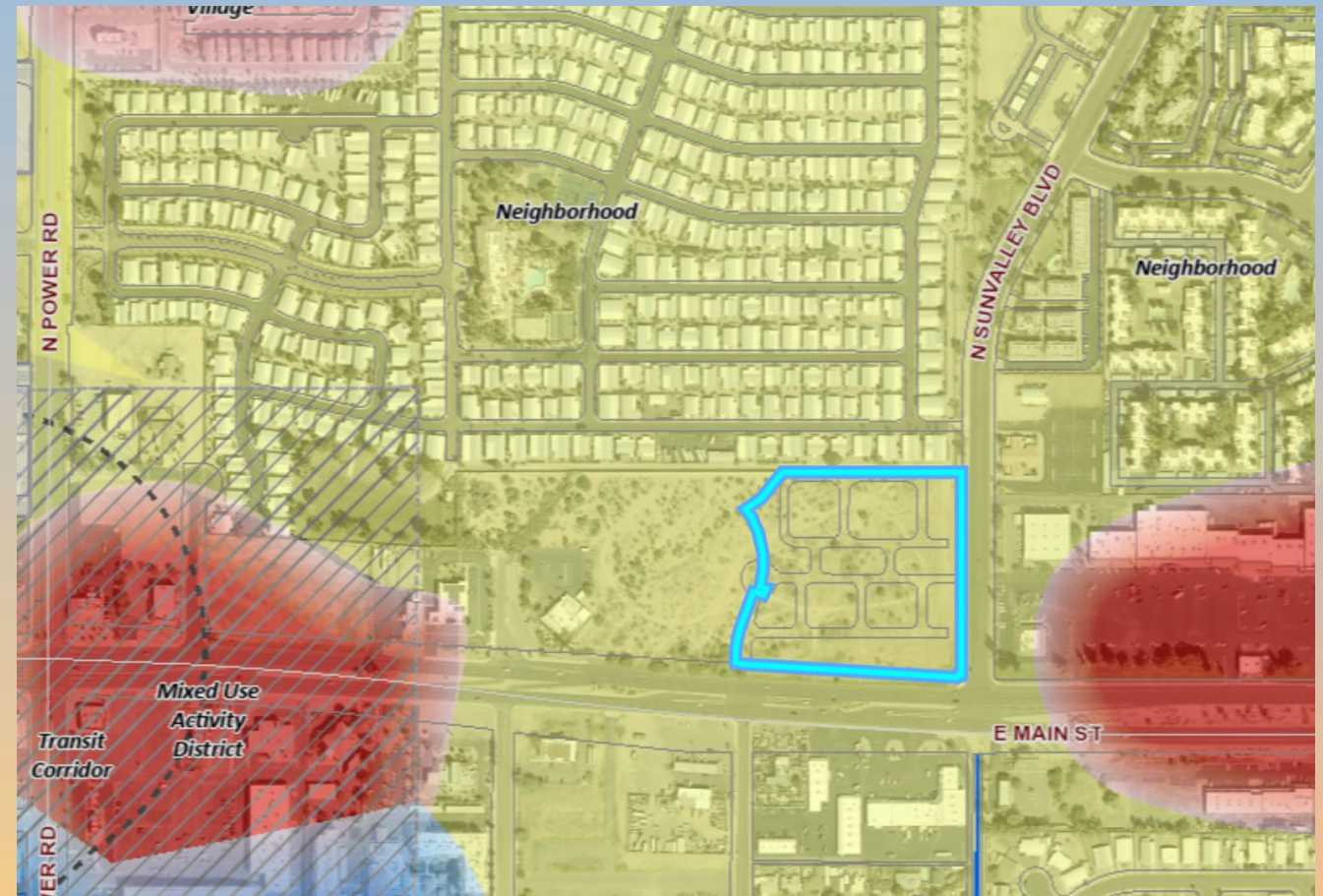




General Plan

Neighborhood, Suburban

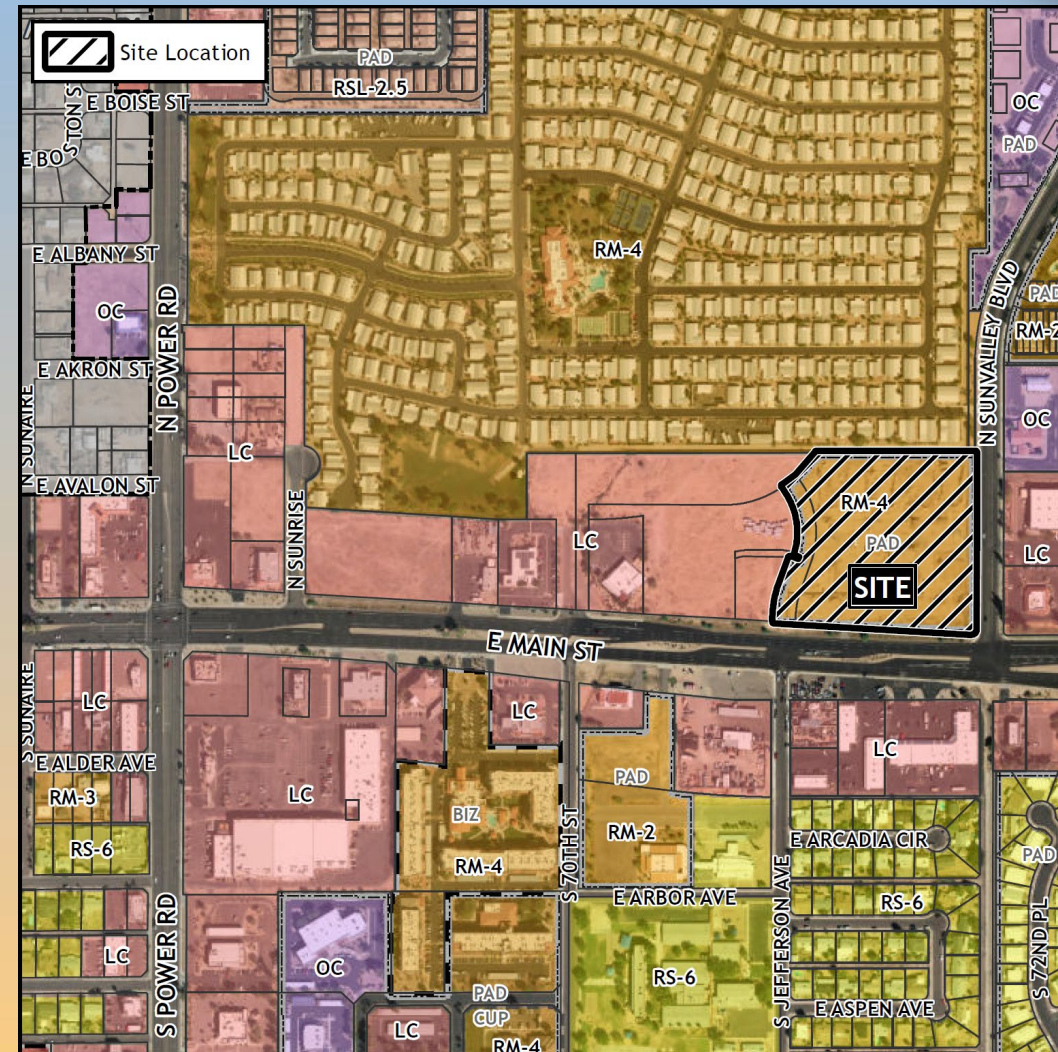
- Safe places for people to live
- Variety of housing and non-residential uses





Zoning

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





Site Photos

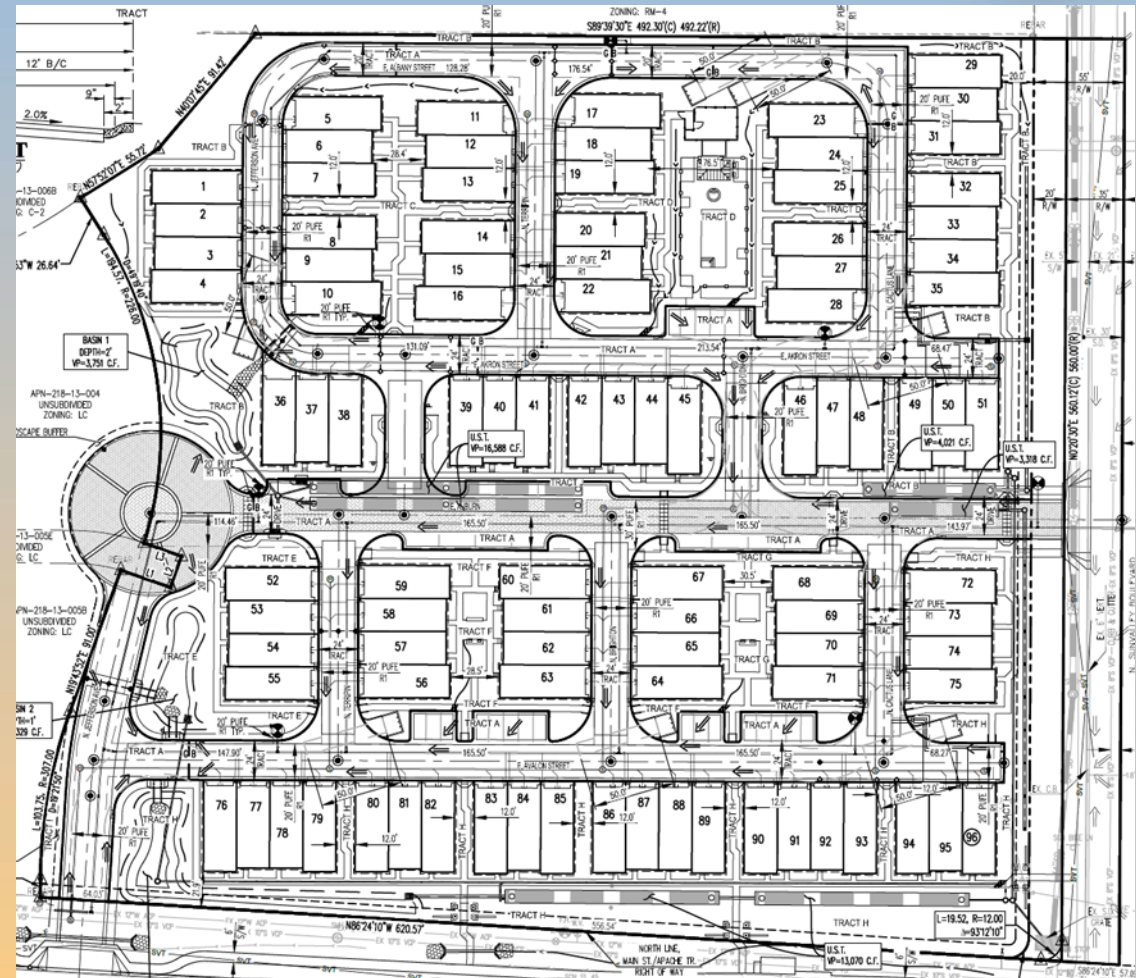


Looking northwest into the site



Preliminary Plat

- 96 attached single-residence lots





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Criteria in Subdivision Regulations Section 9-6-2

Staff recommend Approval with Conditions



ZON23-01012

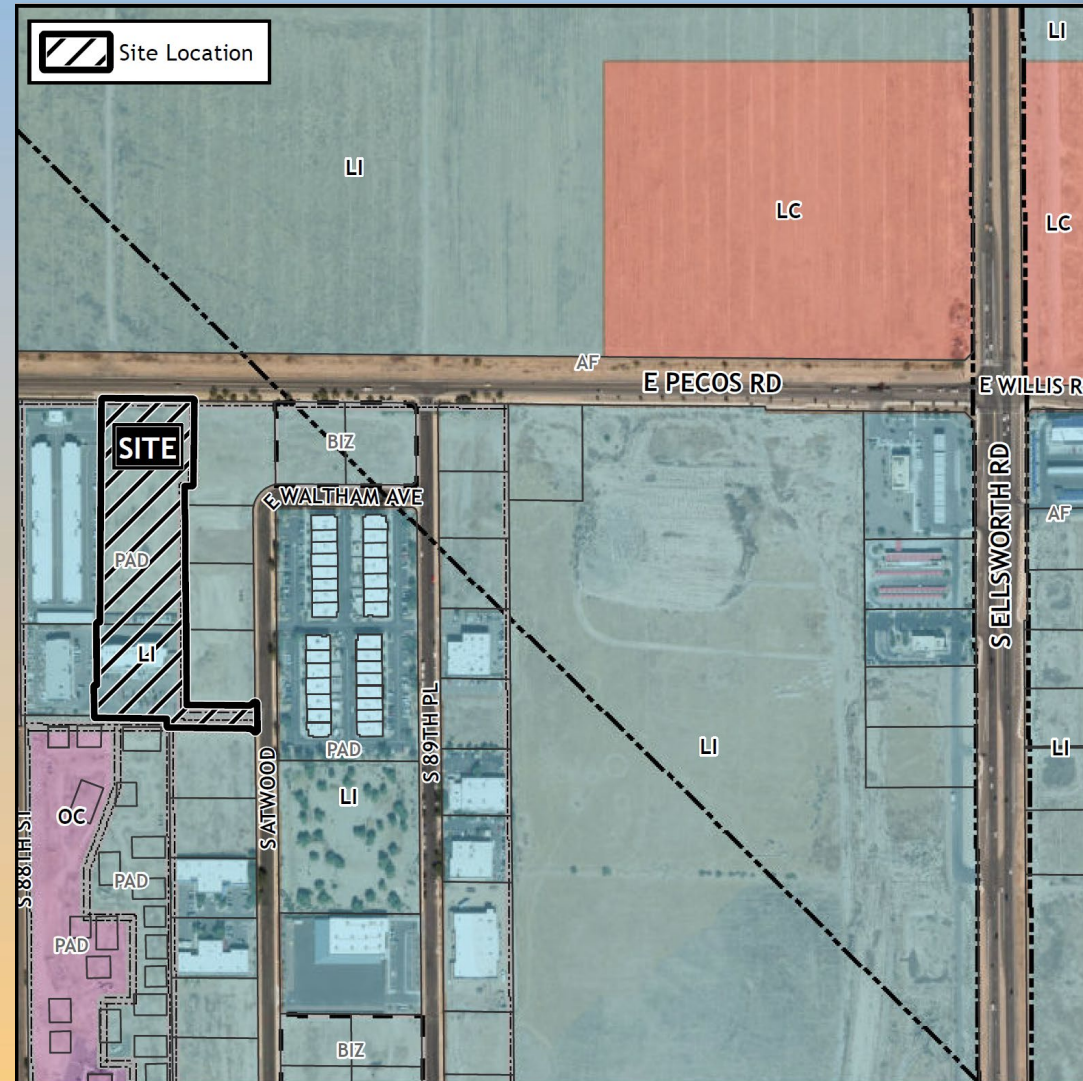
Kwasi Abebrese, Planner II

April 24, 2024



Location

- South of Pecos Road
- West of Ellsworth Road





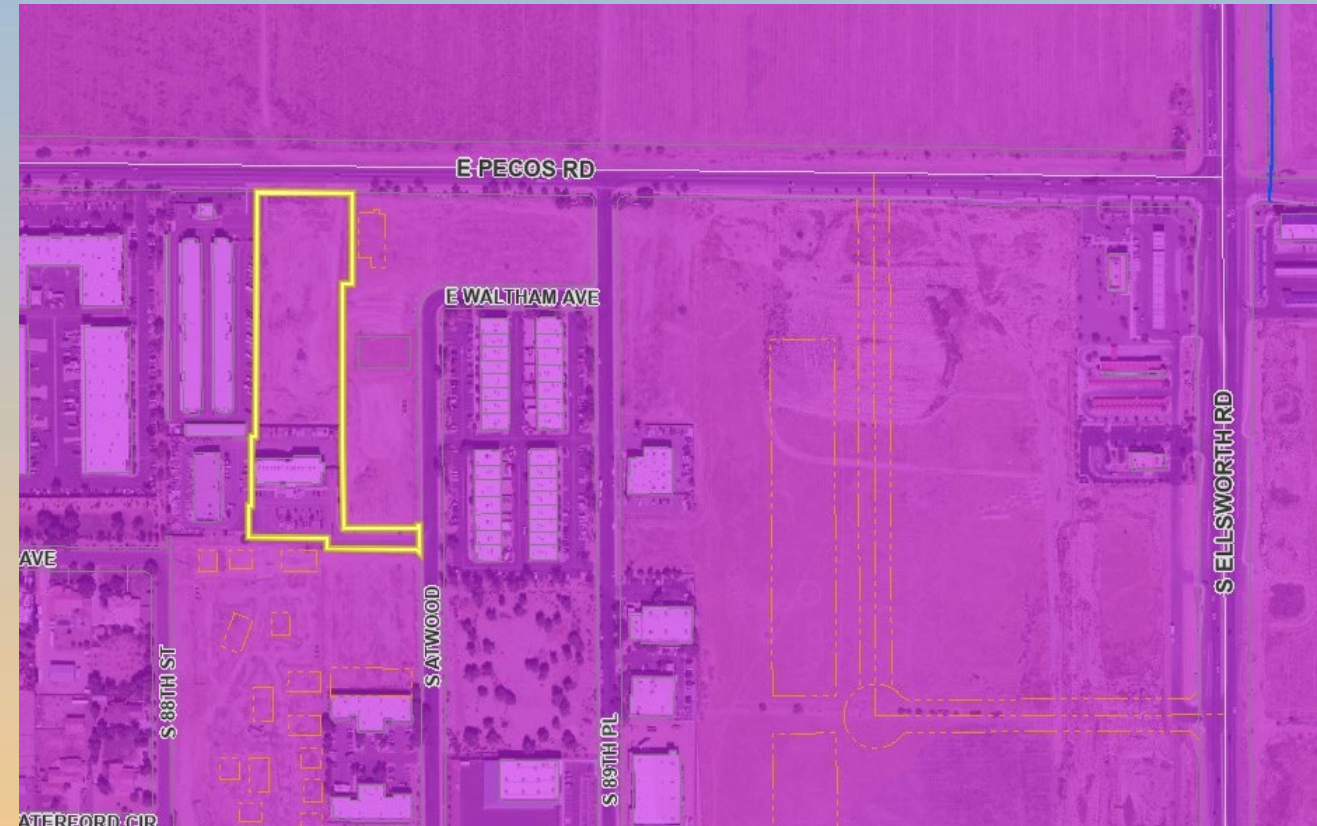
General Plan

Employment

- Wide range of employment opportunities in high quality settings

Mesa Gateway Strategic Development Plan

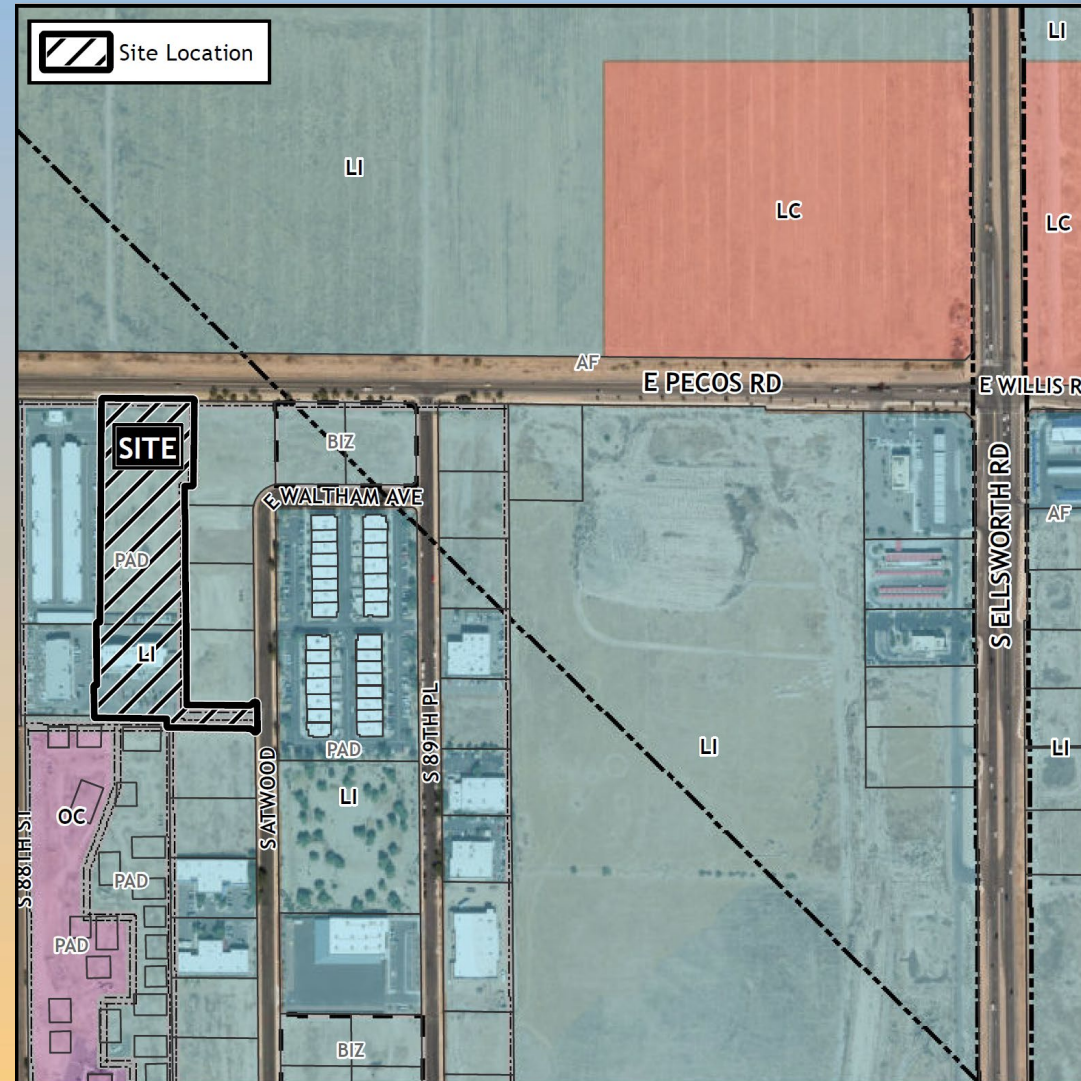
- Located within the Logistics and Commerce District
- Request is consistent with the intent of the General Plan and the Gateway Strategic Development Plan





Zoning

- Light Industrial with a Planned Area Development overlay (LI-PAD)





Site Photos

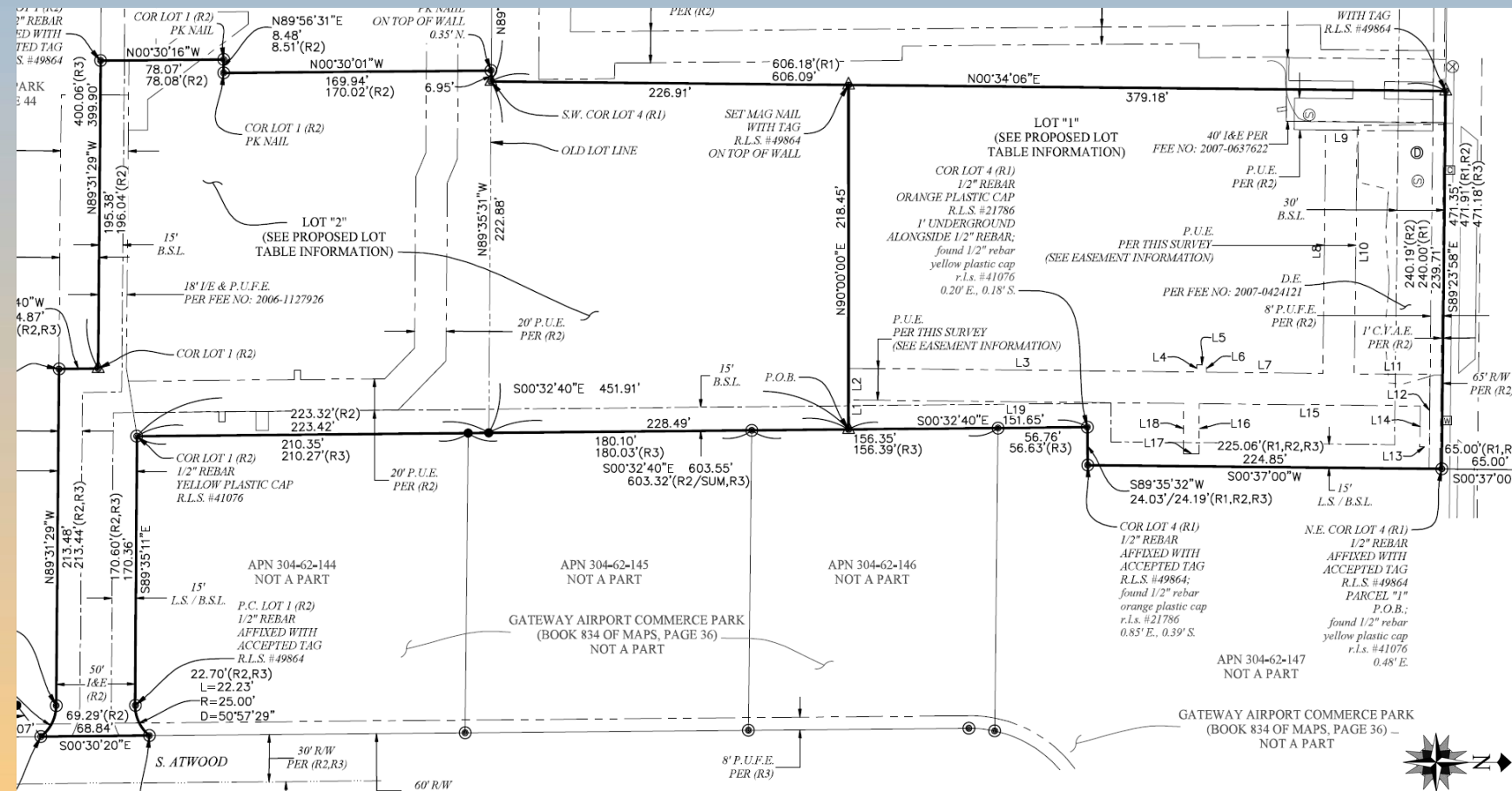


Looking south towards the site from Pecos Road



Preliminary Plat

- Two-lot industrial subdivision





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Mesa Subdivision Regulations Section 9-6-2

Staff recommend Approval with Conditions



Planning & Zoning Board



ZON24-00331

Jennifer Merrill, Senior Planner

April 24, 2024



Request

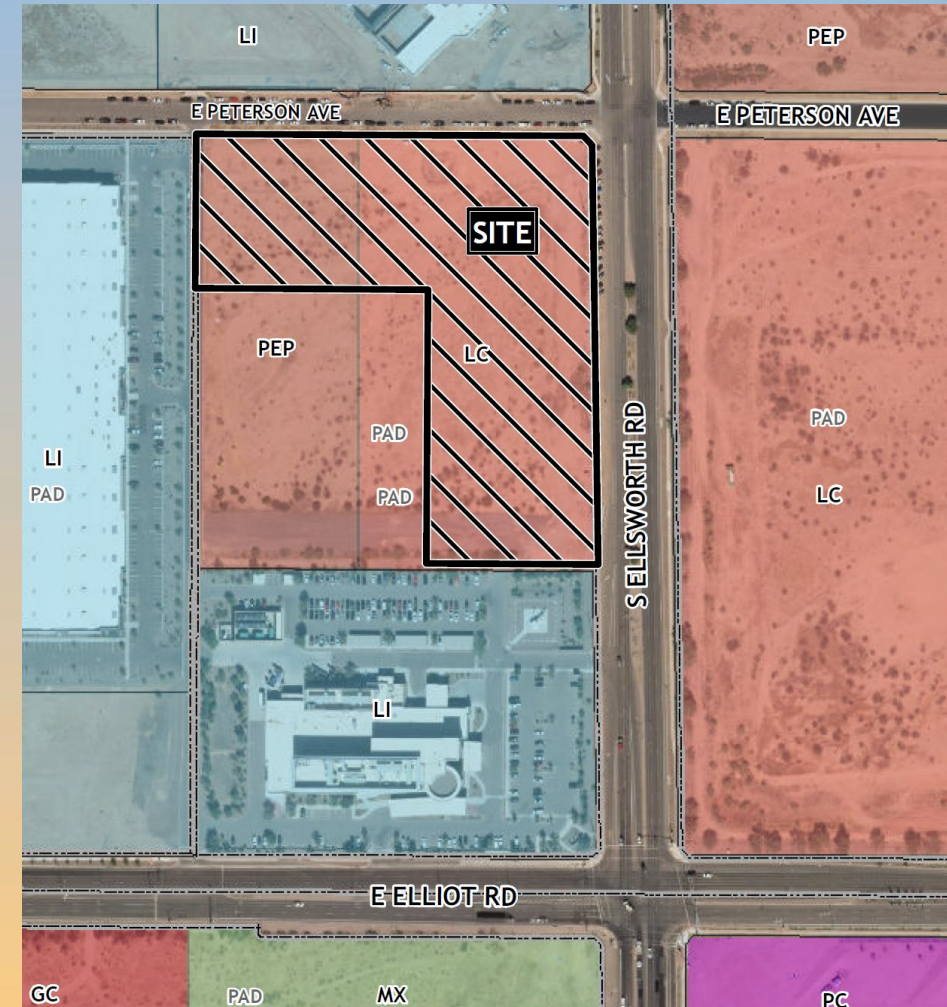
- Preliminary Plat
- To allow for a large commercial development





Location

- North of Elliot Road
- West side of Ellsworth Road





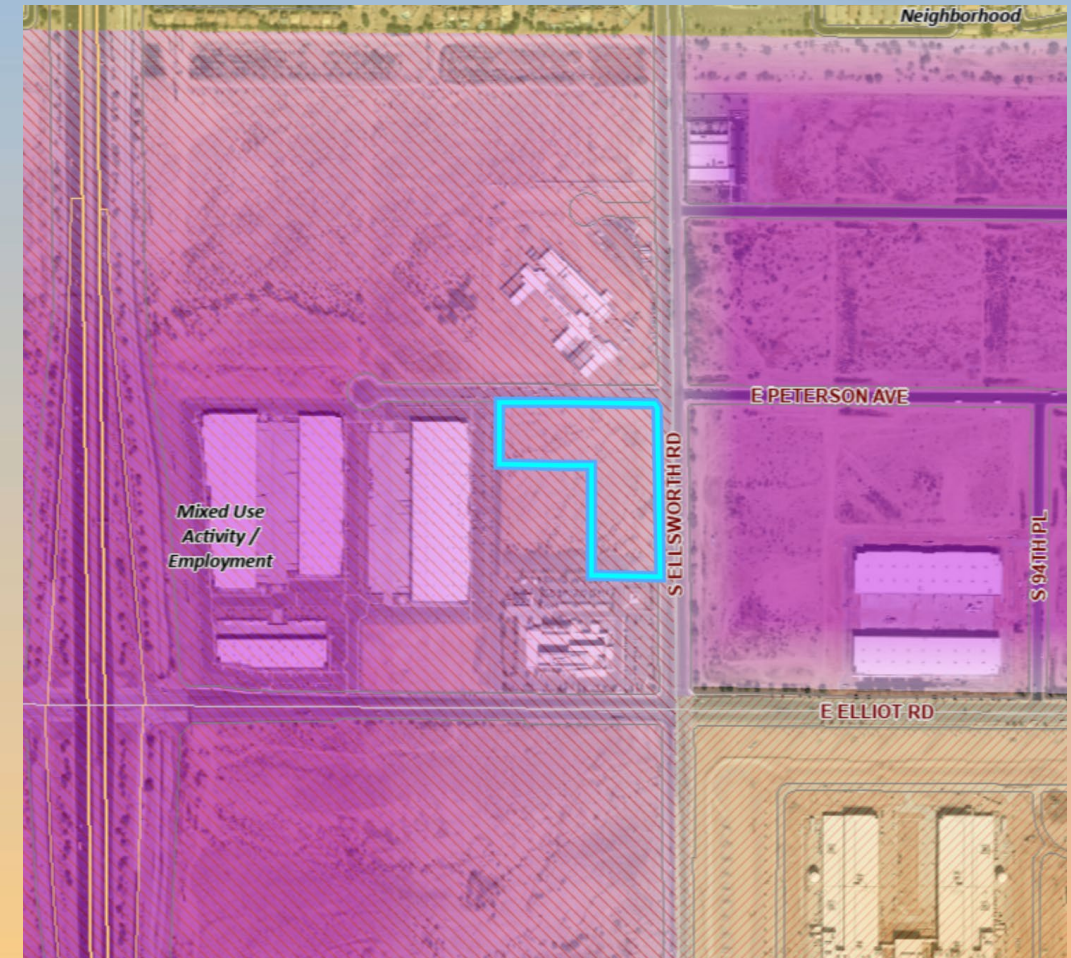
General Plan

Mixed Use Activity, Community-Scale

- Unique shopping and entertainment experiences
- Serves a four-mile radius

Mesa Gateway Strategic Development Plan - Mixed Use Community

- Live/work/play
- Walkable streetscapes





Zoning

- Existing: Limited Commercial with two Planned Area Development overlays (LC-PAD-PAD) and Planned Employment Park with two PADs (PEP-PAD-PAD)
- Proposed: LC
- Hotels, Retail/Commercial uses are permitted in LC





Site Photo

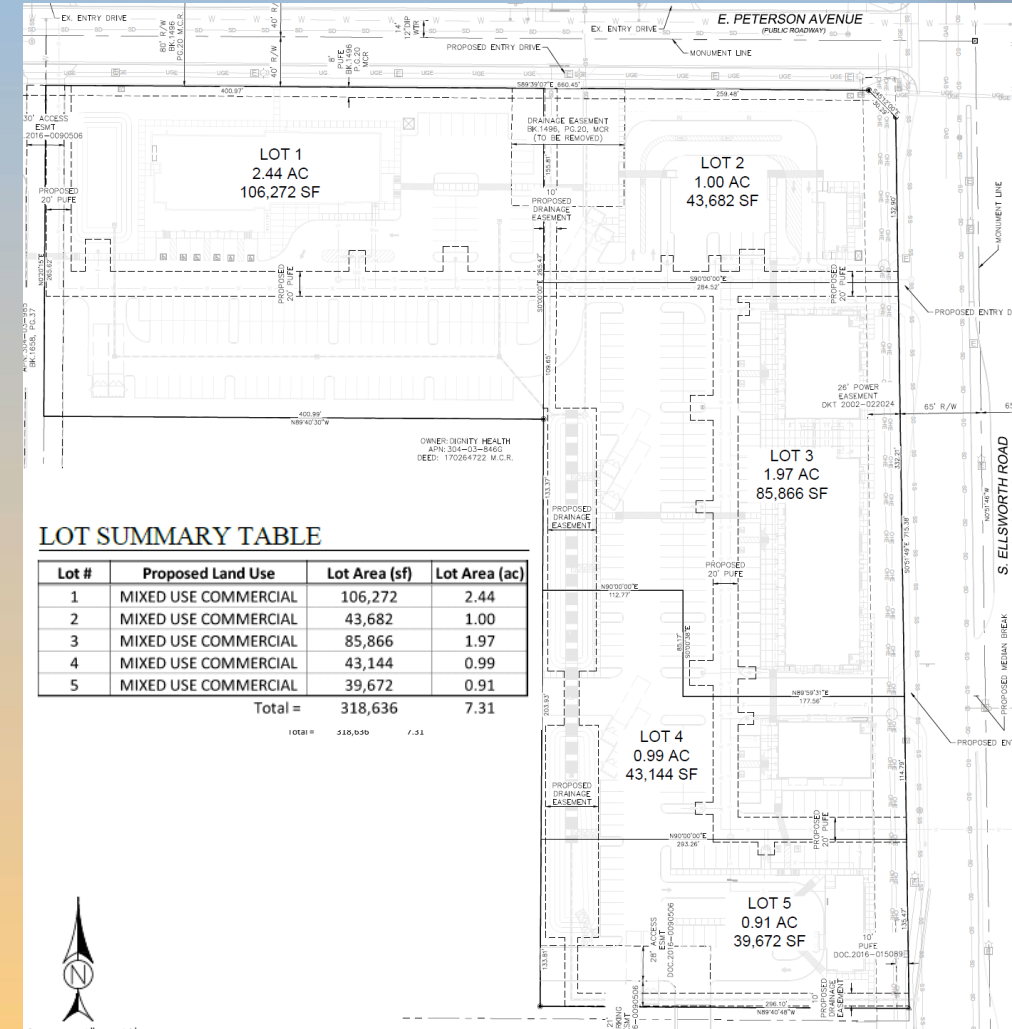


Looking southwest from Ellsworth Road



Preliminary Plat

- 5 proposed lots
- Cross access and reciprocal parking easements
- Cross-access with adjacent developments





Findings

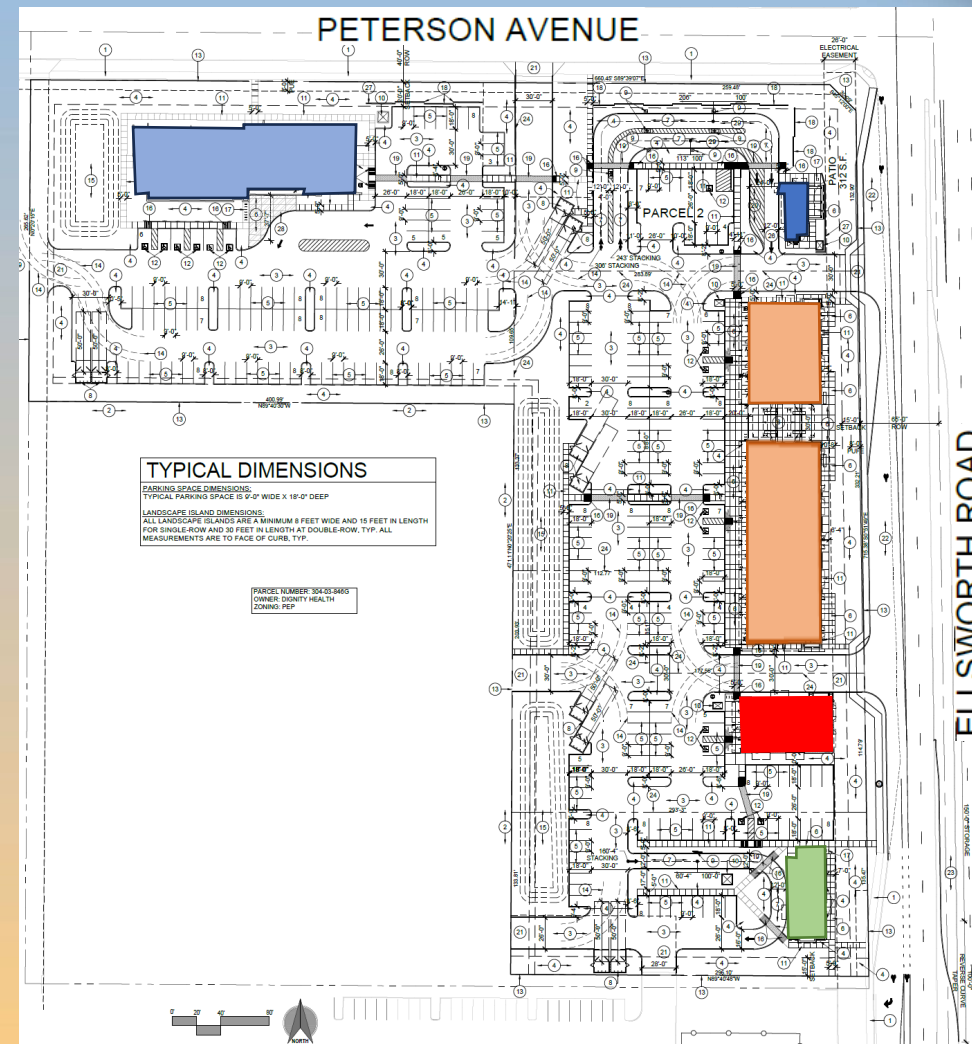
- ✓ Conforms with the requirements in Section 9-6-2 of the Mesa City Code for Preliminary Plat approval

Staff recommends Approval with Conditions



Site Plan

- Parcel 1: Hotel
- Parcel 2: Drive-through coffeeshop (Dutch Bros)
- Parcel 3: Pad B and Shops A
- Parcel 4: Pad C
- Parcel 5: Drive-through restaurant (Arby's)
- Outdoor seating
- 7 total access points (4 internal)





ZON24-00082

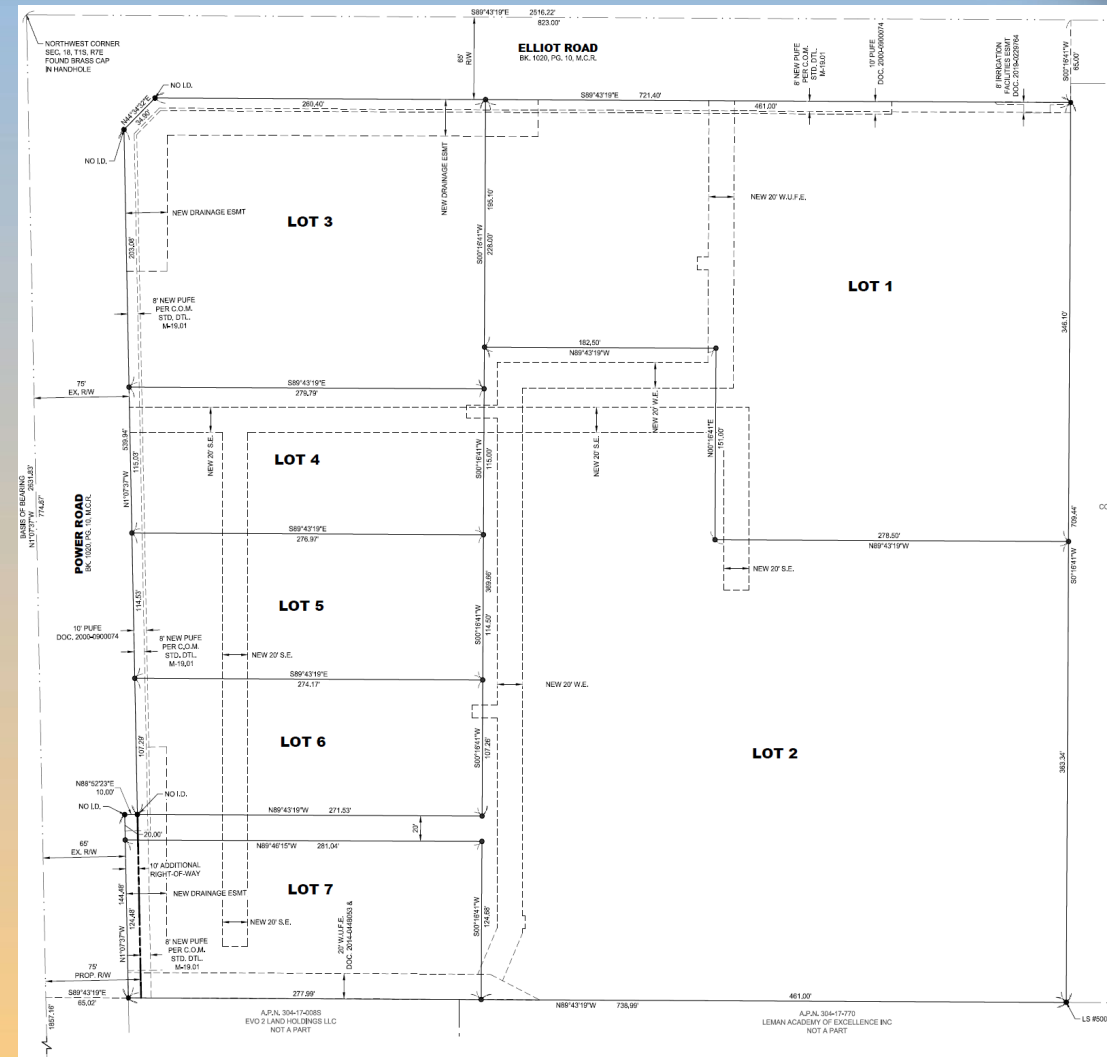
Cassidy Welch, Senior Planner

April 24, 2024



Request

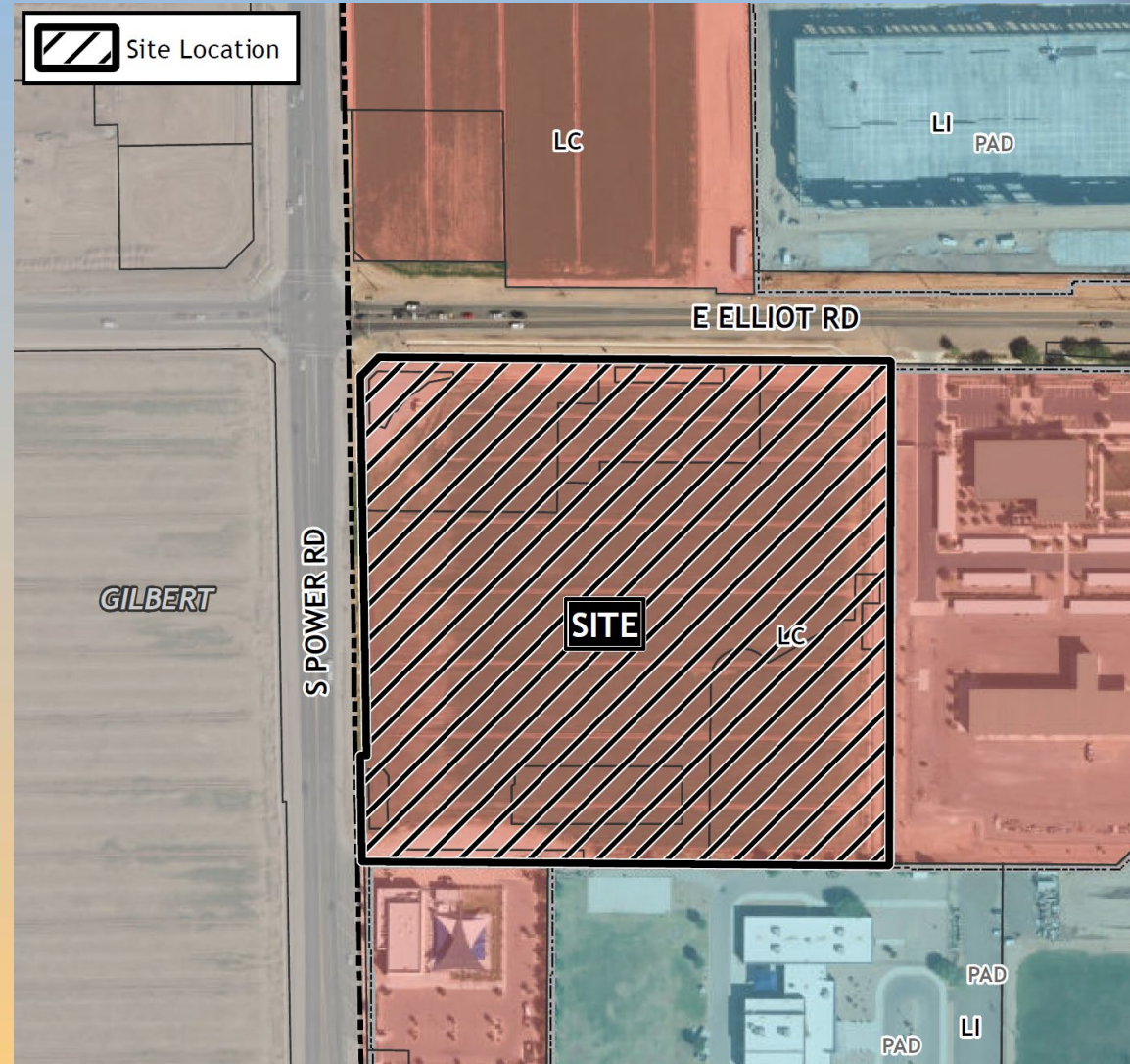
- Preliminary Plat for a 7 lot commercial center
- To allow for group commercial center





Location

- South of Elliot Road
- East of Power Road

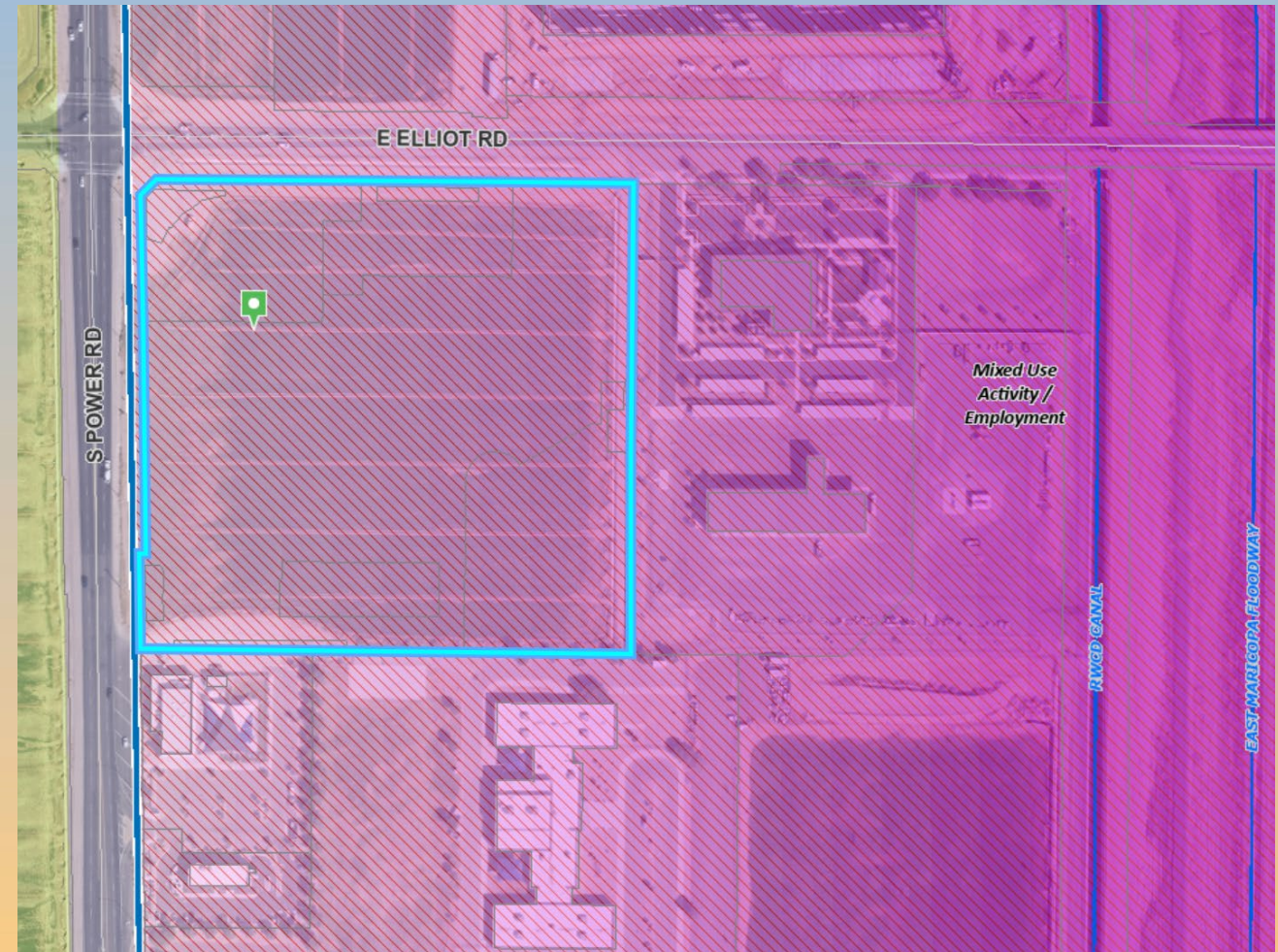




General Plan

Mixed Use Activity District

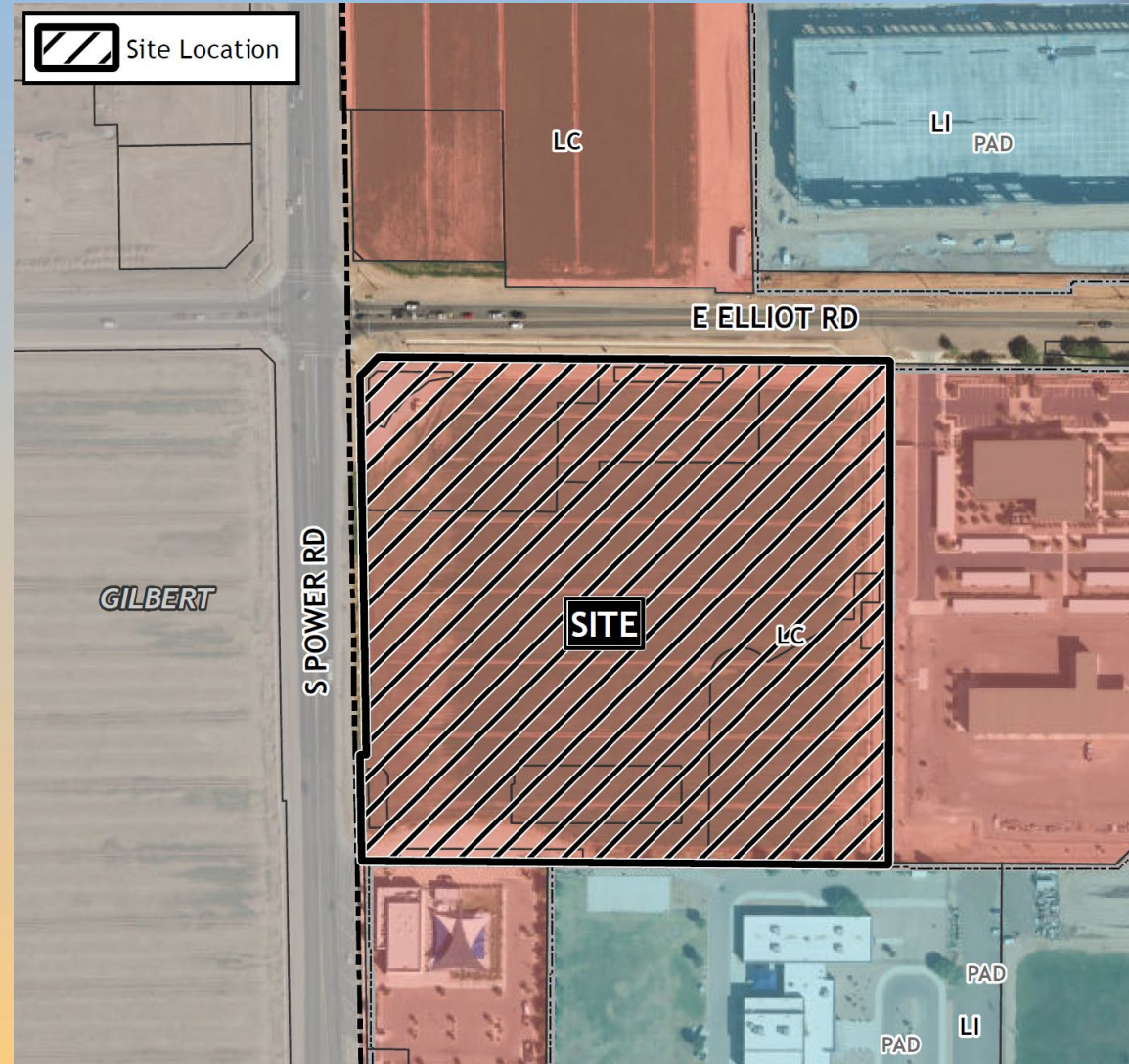
- Large scale community and regional activity areas
- Strong and viable centers of commercial activity





Zoning

- Limited Commercial (LC)
- Retail, small-scale commercial recreation, and restaurants are permitted





Site Photo

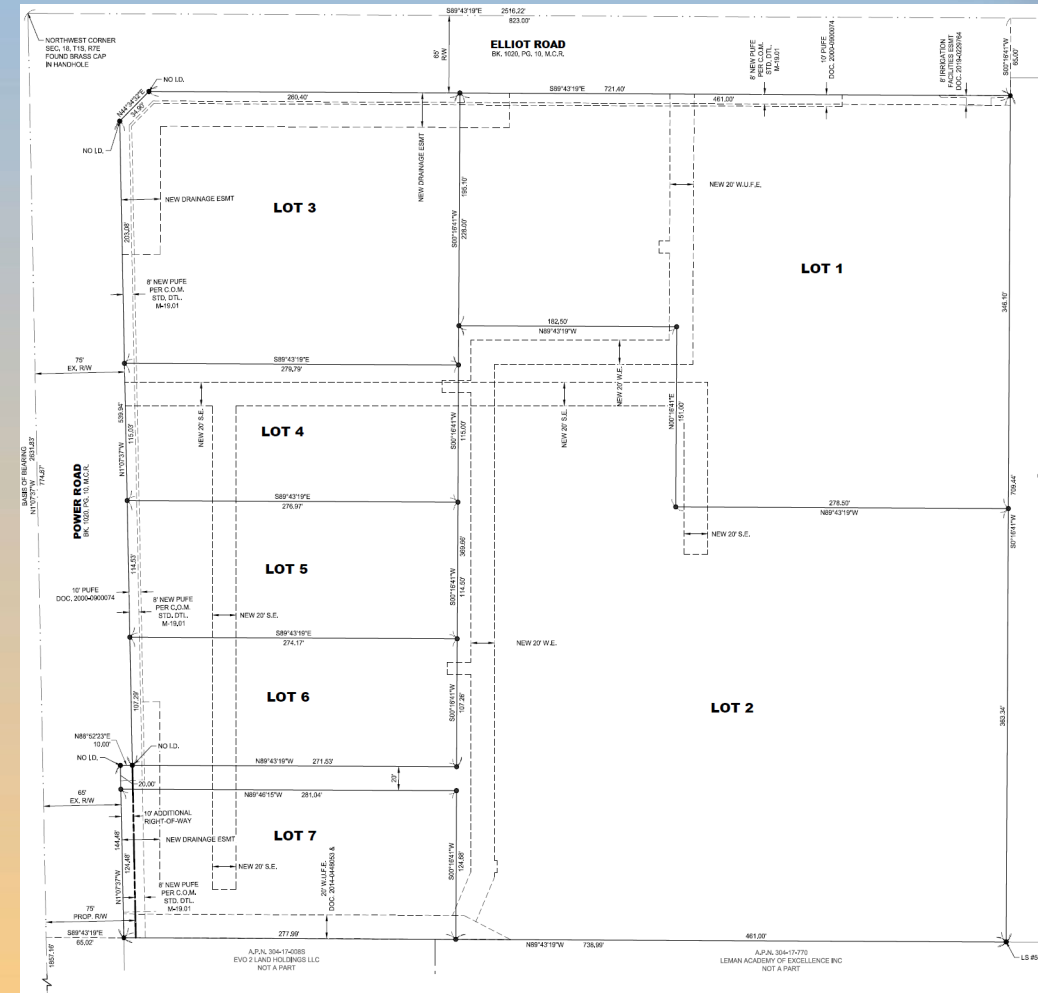


Looking south from Elliot Road



Preliminary Plat

- 7 commercial lots
- Consistent with ZON22-01271 approved site plan
- Complies with LC development standards





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Criteria in Subdivision Regulations Section 9-6-2

Staff recommend Approval with Conditions