

RESOLUTION NO. 12418

A RESOLUTION OF THE COUNCIL OF THE CITY OF MESA, MARICOPA COUNTY, ARIZONA, APPROVING AND AUTHORIZING THE CITY MANAGER TO ENTER INTO A DEVELOPMENT AGREEMENT RELATING TO THE DEVELOPMENT PROJECT COMMONLY KNOWN AS “PARK NORTH MULTI-FAMILY” LOCATED APPROXIMATELY 275 FEET EAST OF THE NORTHEAST CORNER OF SOUTH POWER ROAD AND EAST GUADALUPE ROAD IN MESA, AZ.

WHEREAS, P&G Land Development, LLC, (“Owner”) owns approximately 5.05 +/- acres of property located approximately 275 feet east of the northeast corner of South Power Road and East Guadalupe Road consisting of APN 304-05-982A (the “Property”).

WHEREAS, the Property is currently zoned Limited Commercial with a Planned Area Development overlay zone (“LC-PAD”) and Owner requested a rezoning from LC-PAD to LC with a new PAD, Council Use Permit (“CUP”), and Site Plan Review to allow for a multiple residence development on the Property through Zoning Case ZON24-00708.

WHEREAS, as a condition of the rezoning the City is requiring, and Owner has agreed to, certain obligations to ensure the planned multiple residence development is appropriate for the Property due to its location and configuration. Owner has agreed to construct, install, and maintain landscaping and a pathway with a pedestrian gate on parcels adjacent to the Property, and to provide notice to tenants of the possibility of noise and light intrusion from a nearby park. These actions by Owner will ensure the development of high-quality residential property, enhance the community’s livability and connectivity, and minimize possible negative impacts on residents based upon the location and configuration of the Property.

WHEREAS, Arizona Revised Statute § 9-500.05 authorizes the City to enter into a development agreement with any person or entity having an interest in real property in Mesa related to the development of the property so long as the development agreement is consistent with the City’s general plan or specific plan, if any, applicable to the property on the date the development agreement is executed.

WHEREAS, City and Owner desire to enter into a development agreement to memorialize their agreement (“Development Agreement”).

WHEREAS, City Council hereby determines it is appropriate to enter into the Development Agreement as contemplated herein.

Now, therefore, be it resolved by the City Council of the City of Mesa as follows:

Section 1: The Development Agreement is approved and the City Manager, or their designee, is authorized and directed to enter into the Development Agreement, together with all other documents and amendments thereto that are necessary to carry out the provisions of the Development Agreement.

Section 2: The City Manager or their designee is authorized to make any modifications and amendments to the terms set forth in the Development Agreement, so long as such modifications do not materially alter the overall structure of the agreement as was presented to the City Council.

Section 3: The City Clerk is authorized and directed to attest to the signature of the City Manager or their designee on all documents set forth in Section 1 and Section 2.

PASSED AND ADOPTED by the Council of the City of Mesa, Maricopa County, Arizona
this 22nd day of September, 2025.

APPROVED:

Mark Freeman, Mayor

ATTEST:

Holly Moseley, City Clerk