

MINUTES OF THE JULY 24, 2024 PLANNING & ZONING BOARD MEETING



**Planning and Zoning Board**

**Meeting Minutes**

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

**Date: July 24, 2024 Time: 4:00 p.m.**

**MEMBERS PRESENT:**

Benjamin Ayers  
Jeff Pitcher\*  
Troy Peterson  
Genessee Montes  
Jamie Blakeman\*  
Jayson Carpenter  
Chase Farnsworth

**MEMBERS ABSENT**

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

**STAFF PRESENT:**

Rachel Nettles  
Evan Balmer  
Cassidy Welch  
Jennifer Merrill  
Tulili Tuiteleleapaga-Howard  
Kirstin Dvorchak  
Alexis Wagner

**OTHERS PRESENT:**

**Call Meeting to Order.**

Chair Ayers declared a quorum present, the meeting was called to order at 4:20 pm.

**1 Take action on all consent agenda items.**

It was moved by Boardmember Carpenter, seconded by Boardmember Montes, that the consent agenda items be approved.

**Vote (7 – 0)**

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Peterson, Montes, Blakeman, Carpenter, Farnsworth

NAYS – None

**Items on the Consent Agenda**

**2 Approval of minutes from previous meetings.**

**\*2-a** Minutes from the July 10, 2024 Planning and Zoning meeting.

**3 Take action on the following zoning cases:**

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- \*3-a ZON24-00249 - "Valvoline Instant Oil Change Sossaman" (District 6).** Within the 1300 block of South Sossaman Road (west side). Located south of Southern Avenue and west of Sossaman Road (0.5± acres). Major Site Plan Modification. This request will allow development of a minor automobile repair facility. Avalon Sossaman LLC, Owner; Benjamin Tate, Applicant.

**Planner: Tulili Tuiteleleapaga-Howard**

**Staff Recommendation: Approval with conditions**

**The Board recommends to approve case ZON24-00249 conditioned upon:**

1. Compliance with final site plan and landscape plan submitted.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of Design Review Case No. DRB24-00250.
4. Prior to the issuance of any building permit, complete the abandonment process for the portion of the Public Utility and Facilities Easement (PUFE) recorded in Maricopa County Records Book 1250, Page 37 that is located on the subject property.

**Vote (7 – 0)**

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Peterson, Montes, Blakeman, Carpenter, Farnsworth

NAYS – None

\* \* \* \* \*

**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)**

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**4 Discuss and make a recommendation to the City Council on the following zoning cases:**

**\*4-a ZON24-00137 - "Metso Expansion" (District 6).** Within the 8200 block of East Pecos Road (south side). Located west of Hawes Road on the south side of Pecos Road. (10±- acres). Rezone from Light Industrial (LI) to LI with a Planned Area Development Overlay (LI-PAD) and Site Plan Modification. This request will allow for an expansion to an existing industrial development. Metso Minerals Industry Inc., Owner; Gammage & Burnham, PLC, Applicant.

**Planner: Jennifer Merrill**

**Staff Recommendation: Approval with conditions**

**The Board recommends to approve case ZON24-00137 conditioned upon:**

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review Case No. DRB24-00175.
3. 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.
4. Compliance with all City development codes and regulations, except the modification to the development standards as approved with this PAD overlay as shown in the following table:

<b>Development Standards</b>	<b>Approved</b>
<u>Maximum Building Height</u> – <i>MZO Table 11-7-3</i>	54 feet
<u>Wall Articulation</u> – <i>MZO Section 11-7-3(B)(2)(a)(i)</i>	Pre-engineered metal building additions may have blank, uninterrupted wall lengths exceeding 50 feet without including at least two (2) of the following: change in plane, change in texture or masonry pattern, windows, trellis with vines, or an equivalent element that subdivides the wall into human scale proportions.
<u>Roof Articulation</u> – <i>MZO Section 11-7-3(B)(2)(c)(ii) and (iii)</i>	For pre-engineered metal building additions, flat roofs or facades with a horizontal eave, fascia, or parapet, in excess of 100 feet in length, are not required to provide vertical modulation. Parapets of pre-engineered metal building additions are not required to have detailing such as cornices, moldings, trim, or variations in brick coursing.

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<p><u>Materials and Colors – MZO Section 11-7-3(B)(5)</u></p>	<p>No more than 96% of the exterior façade may be covered with one single material</p>
<p><u>Screening, Parking Areas – MZO Section 11-30-9(H)(6)</u> - Landscaped setback between the screen wall and the edge of the parking area</p>	<p>2 feet</p>
<p><u>Screening, Trash and Refuse Collection Areas – MZO Section 11-30-12(A)(1)</u></p>	<p>Solid waste and recycling container(s) located within screened truck loading areas, trailer parking courts and/or behind screen walls do not require enclosures</p>
<p><u>Screening, Truck Docks, Loading and Service Areas – MZO Section 11-30-13(C)</u></p>	<p>Docks, loading and service areas shall be screened from public view. Screening shall consist of a combination of solid masonry wall at least 6 feet in height, opaque automated gates, and landscaping.</p>
<p><u>Required Parking Spaces by Use</u> – <i>MZO Table 11-32-3.A</i> - Warehousing and Storage</p>	<p>No parking required for outdoor storage</p>
<p><u>Perimeter Landscaping, Number of Plants – MZO Table 11-33-3.A.4</u> -Arterial Streets  <i>MZO Section 11-33-3.B(2)(c)</i> -Non-Single Residence Uses Adjacent to Other Non-Single Residence uses or districts (east and west property lines north of the screen walls)</p>	<p>1 Tree and 6 Shrubs per 25 Linear Feet of Street Frontage, except no trees are required within ten feet of solar canopies  A minimum of three (3) non-deciduous trees and 20 shrubs per 100 linear feet of adjacent property line shall be provided, except no trees are required within ten feet of solar canopies</p>

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<p><u>Perimeter Landscaping,</u>  <u>Required Landscape Yards –</u>  <i>MZO Section 11-33-3(B)(2)(a)(ii)</i>                      -Non-Single Residence Uses                      Adjacent to Other Non-Single                      Residence uses or districts, Non-                      Group C-O-I Development</p>	<p>Minimum 5-foot landscape yard except where a cross-access drive aisle occurs within the required landscape yard</p>
<p><u>Interior Parking Lot Landscaping,</u>  <u>Plant Materials – MZO Section</u>  <i>11-33-4(D)</i></p>	<p>No landscape island trees required adjacent to solar canopies</p>
<p><u>Foundation Base, Foundation</u>  <u>Base along Exterior Walls with</u>  <u>Public Entrance – MZO Section</u>  <i>11-33-5(A)(1)</i></p>	<p>A minimum 9'-6" wide foundation base shall be provided, measured from face of building to face of curb along the entire length of the exterior wall.</p>
<p><u>Foundation Base, Foundation</u>  <u>Base along Exterior Walls</u>  <u>without a Public Entrance – MZO</u>  <u>Section 11-33-5(A)(2)(b)</u></p>	<p>Minimum 0-foot-wide foundation base shall be required south of the gates along exterior walls of the pre-engineered metal buildings</p>

- When conflicts occur between solar canopies and trees, the resolution shall be to relocate the tree(s) to a nearby location on the property when possible.

**Vote (7 – 0)**

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Peterson, Montes, Blakeman, Carpenter, Farnsworth

NAYS – None

\* \* \* \* \*

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- \*4-b ZON22-01052 - "RWC Building Supplies" (District 6).** Within the 10600 block of East Pecos Road (north side) and within the 6600 to 6700 blocks of South 222nd Street (east side). Located west of Signal Butte Road on the north side of Pecos Road (5± acres). Major Site Plan Modification and amending the conditions of approval for Case No. ZON20-00447; and Special Use Permit. This request will allow for an industrial development. NM MANAGEMENT LLC, Owner; James Elson, Applicant.

**Planner: Jennifer Merrill**

**Staff Recommendation: Continued to August 14, 2024 Planning and Zoning Board meeting.**

**That: The Board recommends to continue case ZON22-01052 to the August 14, 2024 Planning and Zoning Board meeting.**

**Vote (7 – 0)**

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Peterson, Montes, Blakeman, Carpenter, Farnsworth

NAYS – None

\* \* \* \* \*

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Items not on the Consent Agenda

**5 Discuss and make a recommendation to the City Council on the following General Plan amendment and related zoning case:**

**5-a ZON24-00561 - "Pacific Proving Technology Campus GP Amendment" (District 6).** Within the 10000 to 10400 blocks of East Pecos Road (north side) and within the 6200 to 6800 blocks of the future South Crismon Road alignment (east side). Located north of Pecos Road and east of Ellsworth Road. (130± acres). Minor General Plan Amendment. This request will change the General Plan Character Area Type from Mixed Use Activity to Employment. PACIFIC PROVING LLC., Owner; Gammage & Burnham, PLC, Applicant.

**Planner: Sean Pesek**

**Staff Recommendation: Adoption**

**Summary:**

It was moved by Boardmember Peterson, seconded by Boardmember Montes, that case ZON24-00561 be approved.

**That: The Board recommends adoption of case ZON24-00561 conditioned upon:**

1. Compliance with conditions of approval for Case No. ZON24-00190.

**Vote (6 – 0; Boardmember Blakeman, recused)**

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Peterson, Montes, Carpenter, Farnsworth

NAYS – None

\* \* \* \* \*

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- 5-b ZON24-00190 - "Pacific Proving Technology Campus" (District 6).** Within the 10000 to 10400 blocks of East Pecos Road (north side) and within the 6200 to 6800 blocks of the future South Crismon Road alignment (east side). Located north of Pecos Road and east of Ellsworth Road. (177± acres). Rezone from Agriculture (AG) and Light Industrial with a Planned Area Development Overlay (LI-PAD) to LI-PAD, Site Plan Review, and Council Use Permit (CUP). This request will allow for a data center. PACIFIC PROVING LLC., Owner; Gammage & Burnham, PLC, Applicant.

**Planner: Sean Pesek**

**Staff Recommendation: Approval with conditions**

**Summary:**

It was moved by Boardmember Peterson, seconded by Boardmember Carpenter, that case ZON24-00190 be approved.

**That: The Board recommends to approve case ZON24-00190 conditioned upon:**

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review Case No. DRB24-00191.
3. Execute and comply with the development agreement, DA24-00023, and all future amendments to it.
4. Prior to the issuance of any building permit, execute a drainage agreement with the City of Mesa and record the drainage agreement with the Maricopa County Recorder's Office.
5. Compliance with the drainage agreement and all future amendments to it.
6. Compliance with the City's Design and Engineering Standards, except as may be modified by the drainage agreement.
7. 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.
8. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
  - a. Owner must execute the City's standard Avigation Easement and Release for Phoenix-Mesa Gateway Airport prior to or concurrently with the recordation of the final subdivision map or the issuance of a building permit, whichever occurs first.
  - b. Due to the proximity to Phoenix-Mesa Gateway Airport, any proposed permanent, or temporary structure, as required by the FAA, is subject to an FAA filing, for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
  - c. Provide written notice to future property owners that the project is within two miles of Phoenix-Mesa Gateway Airport.
  - d. Prior to issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect demonstrating compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.
  - e. All final subdivision plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which must state in part: "This property, due to its proximity to the Phoenix-Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."



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9. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this PAD and shown in the following table:

<b>Development Standards</b>	<b>Approved</b>
<u>Maximum Building Height</u> – <i>MZO Table 11-7-3(A)</i>	70 feet
<u>Foundation Base</u> – <i>MZO Section 11-33-5(A)(1)</i> -Width along exterior walls with a public entrance adjacent to parking stalls	10 feet
<u>Required Parking Spaces by Use</u> – <i>MZO Table 11-32-3(A)</i> - Warehousing and Storage (exclusive of Mini-Storage)  -General offices, retail, and services	1 space per 3,830 sq. ft. (436 spaces provided)  1 space per 375 sq. ft. (666 spaces provided)  (1,104 total proposed)
<u>Required Solid Waste and Recycling Container Enclosures</u> - <i>MZO Section 11-30-12(A)(1)</i>	Solid waste and recycling container enclosures not required when located inside eight-foot perimeter wall
<u>Service Area Location</u> – <i>MZO Section 11-30-13(B)</i>	Truck docks, loading areas and service areas shall be screened from public view with a solid 8’ wall
<u>Fences and Freestanding Wall Height</u> – <i>MZO Section 11-30-4(B)</i>	No fence or freestanding wall within or along the exterior boundary of the required interior side or rear yards shall exceed a height of 11-feet
<u>Outdoor Storage</u> – <i>MZO Table 11-7-2</i>	Accessory outdoor storage is permitted throughout the lot

**Vote (6 – 0; Boardmember Blakeman, recused)**

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Peterson, Montes, Carpenter, Farnsworth

NAYS – None

\* \* \* \* \*

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- \*3-b ZON24-00251 - "CyrusOne Data Center" (District 6).** Within the 3200 to 3400 blocks of South Crismon Road (west side) and within the 3200 to 3400 blocks of 96th Street (east side). Located north of Elliot Road and west of Crismon Road. (67± acres). Site Plan Review and Special Use Permit. This request will allow for a data center. C-1 Mesa, LLC, Owner; Sean Leroy, Cyrus One, Applicant.

**Planner: Cassidy Welch**

**Staff Recommendation: Approval with conditions**

**Summary:**

Staff Planner Cassidy Welch presented case ZON24-00251. See attached presentation.

Applicant Sean LeRoy gave a brief history of the site.

**The following citizens submitted comment cards in opposition to ZON24-00251.**

- Robert and Loi Mansfield, Mesa residents.
- Cameron Trejo, a Mesa resident
- Jamie Donohue, a Mesa resident
- Jeremy Donohue, a Mesa resident

**The following citizens offered a series of comments in opposition to ZON24-00251.**

- James Fromm, a Mesa resident
- James Taylor, a Mesa resident
- Scott Dunne, a Mesa resident
- Faustino Betancourt, a Mesa resident
- Frank Brontsema, a Mesa resident
- Todd Caine, a Mesa resident
- Dr. Michael Rangel, a Mesa resident
- Amber Welch, a Mesa resident
- Anson Gilbert, a Mesa resident

In response to the comments provided by the citizens Mr. LeRoy addressed the concerns about transparency and public process related to the development of a data center. Additionally, he explained that the design includes features to mitigate noise and the highest points are set back from property lines.

In response to Boardmember Peterson's question Mr. LeRoy explained that the opaque wall will be 12 feet in height with some articulation. Mr. LeRoy also added that the location in Mesa will be similar to the location in Chandler.

Boardmember Peterson asked staff if a good neighbor policy would be appropriate in the situation to address the citizens concern with noise.

Assistant Planning Director Rachel Nettles explained that there is not currently one in place at this time.

Discussion ensued amongst the Board about different scenarios and variations of the site plan.

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Ms. Nettles explained that the Elliot Road Technology Corridor is an overlay on the site that was established as an incentive to bring in more technology based businesses but the applicant did not opt in so the height would be determined by the underlying zoning.

Chair Ayers expressed concern of the height of the buildings two and four and their proximity to the residence.

Boardmember Farnsworth expressed the same concerns.

Boardmember Carpenter shared his opinion that there would be no significant change to the EMF in the area due to the size of the existing power lines.

Ms. Nettles reminded the Board that the SRP substation is an exempt entity and is not for the Boards consideration.

**It was moved by Boardmember Peterson, seconded by Boardmember Montes, that case ZON24-00251 be approved with the additional condition that prior to the issuance of a building permit, provide a Good Neighbor Policy for review by the Planning Department.**

**The Board recommends to approve case ZON24-00251 conditioned upon:**

1. Compliance with the final site plan submitted.
2. Compliance with all conditions of approval of Case No. Z07-114, Ordinance No. 4803, except as modified by this request.
3. Compliance with all requirements of Design Review Case No. DRB24-00253.
4. Compliance with all City development codes and regulations.
5. All off-site improvements and street frontage landscaping must be installed in the first phase of construction.
6. Compliance with all requirements of Mesa City Code Title 8, Chapter 10, as amended, including all applicable requirements regarding multiple or large meters.
7. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
  - a. Owner must execute the City's standard Avigation Easement and Release for Phoenix-Mesa Gateway Airport prior to or concurrently with the recordation of the final subdivision map or the issuance of a building permit, whichever occurs first.
  - b. Due to the proximity to Phoenix-Mesa Gateway Airport, any proposed permanent or temporary structure, as required by the FAA, is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
  - c. Prior to the issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect demonstrating compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.
  - d. Provide written notice to future property owners that the project is within 3 miles of Phoenix-Mesa Gateway Airport
  - e. All final subdivision plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which must state in part: "This property, due to its proximity to Phoenix-Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."

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8. Prior to the issuance of a building permit, provide a Good Neighbor Policy for review by the Planning Department.

**Vote (4 – 3)**

Upon tabulation of vote, it showed:

AYES – Pitcher, Peterson, Montes, Blakeman

NAYS – Ayers, Carpenter, Farnsworth

**6 Adjournment.**

Boardmember Farnsworth motioned to adjourn the meeting. The motion was seconded by Boardmember Carpenter.

**Vote (7 – 0)**

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Peterson, Montes, Blakeman, Carpenter, Farnsworth

NAYS – None

The public hearing was adjourned at 4:16 pm.

**The City of Mesa is committed to making its public meetings accessible to persons with disabilities. For special accommodations, please contact the City Manager's Office at (480) 644-3333 or AzRelay 7-1-1 at least 48 hours in advance of the meeting.**

**Si necesita asistencia o traducción en español, favor de llamar al menos 48 horas antes de la reunión al (480) 644-2767.**

Respectfully submitted,

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Evan Balmer  
Principal Planner



# ZON24-00251

# CyrusOne Data Center

Cassidy Welch, Senior Planner

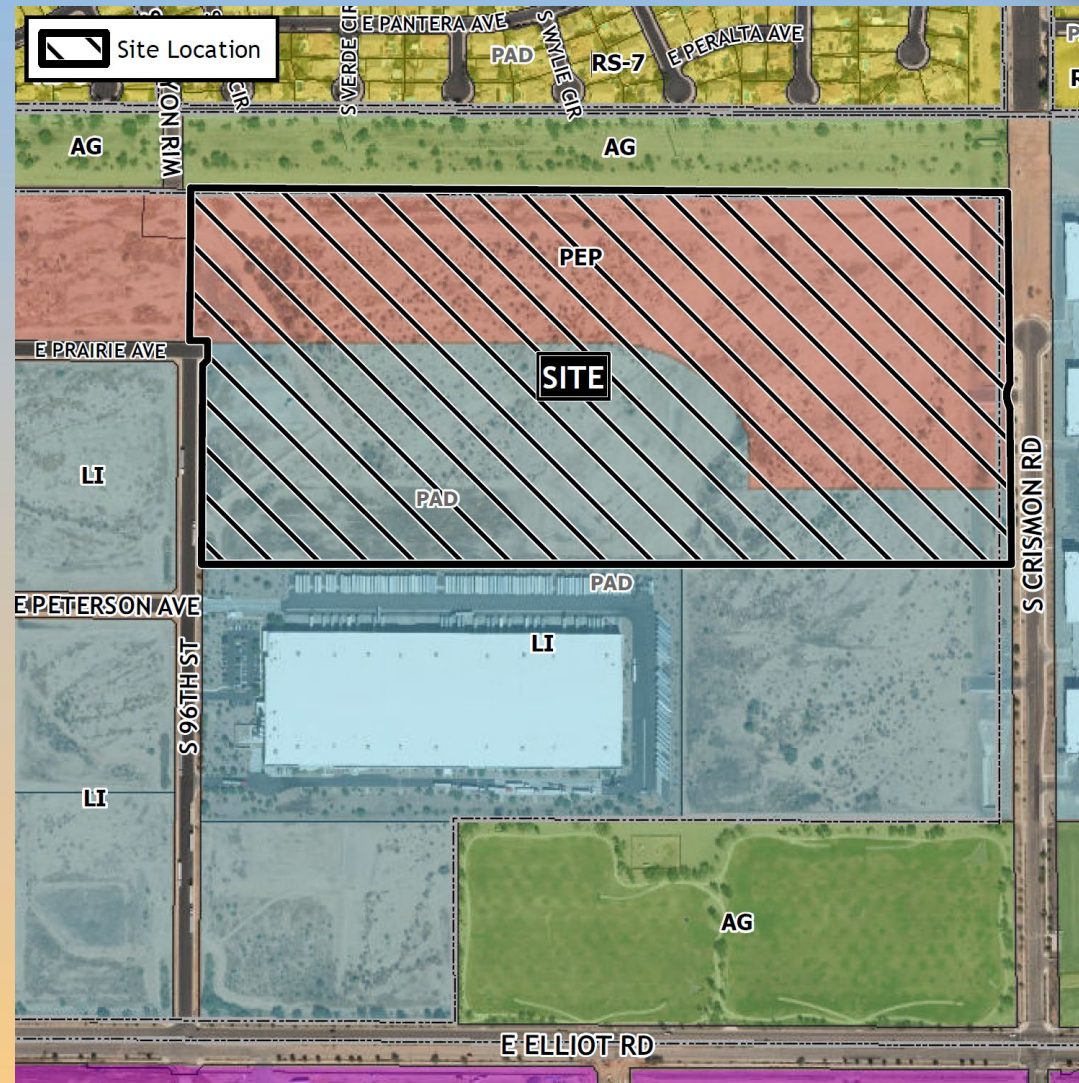
July 24, 2024





# Location

- North of Elliot Road
- West of Crismon Road







# Request

- Site Plan Review
- Special Use Permit
- To allow for a data center







# General Plan

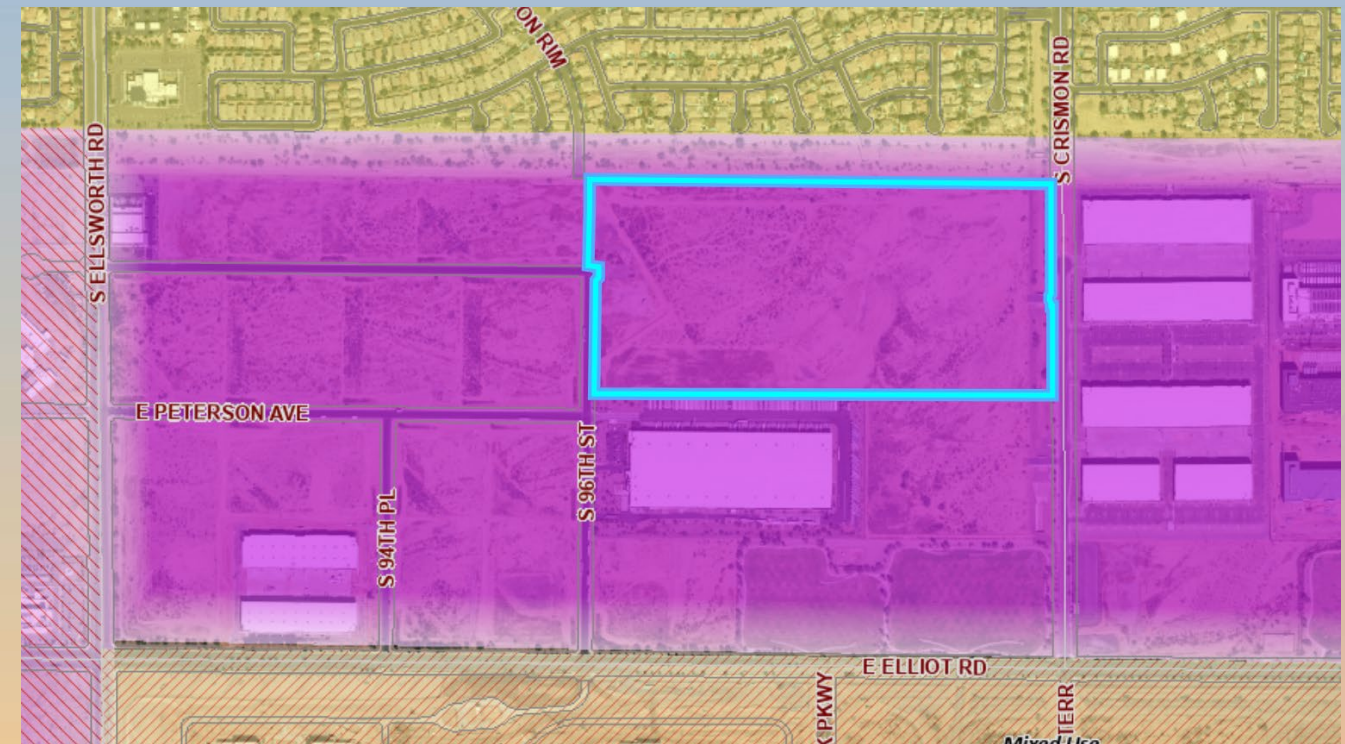
## Employment, Industrial

- Wide range of employment
- Manufacturing, warehousing

## Mesa Gateway Strategic Development Plan

### Mixed-Use Community District

- Business parks, light industrial and other high-intensity employment are compatible

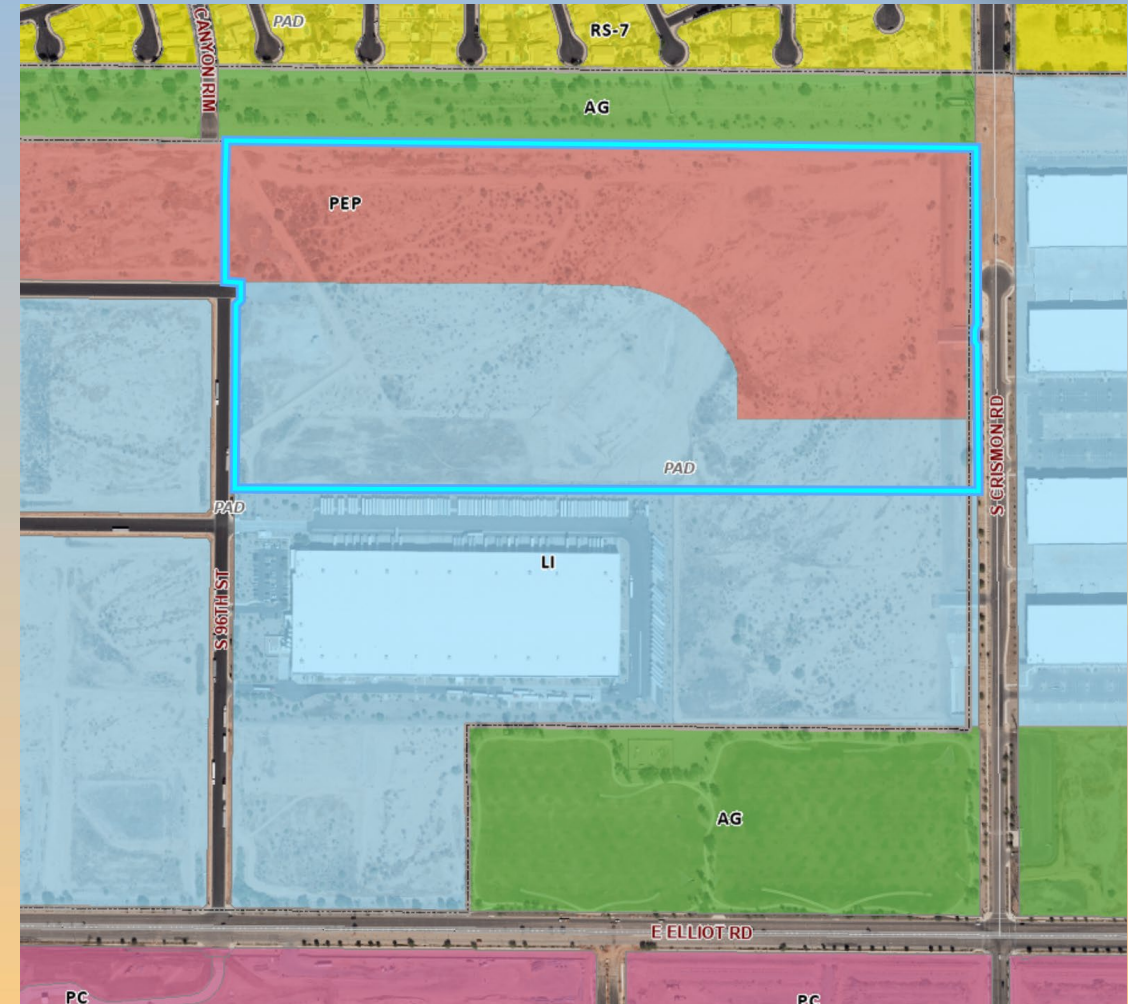






# Zoning

- Currently zoned PEP-PAD & LI-PAD
- Indoor Warehousing and Storage (Data Centers) are permitted







# Site Photos



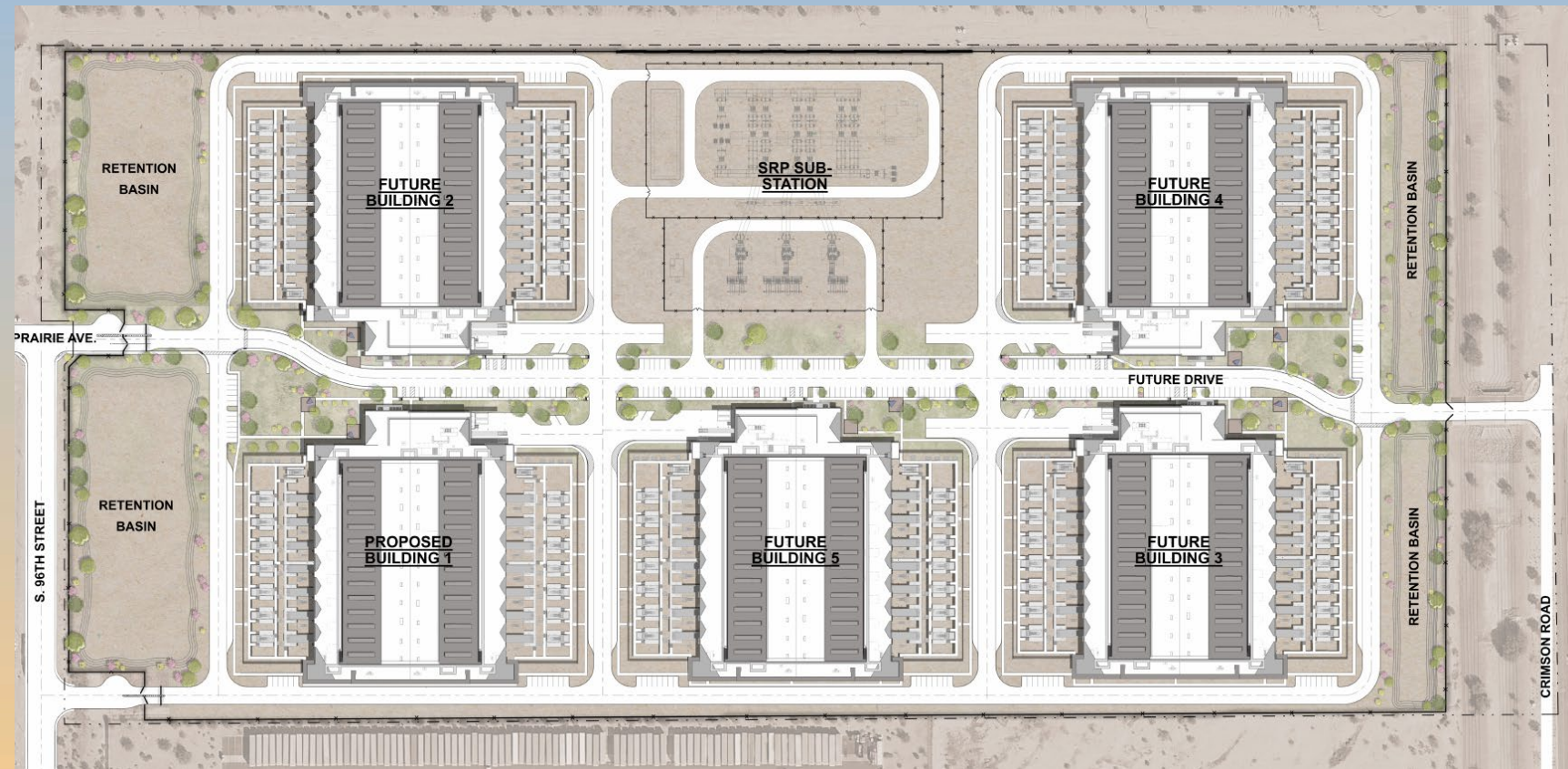
Looking east towards the site





# Site Plan

- Five 290,023 SF buildings
- 1,615 spaces required; 281 spaces provided

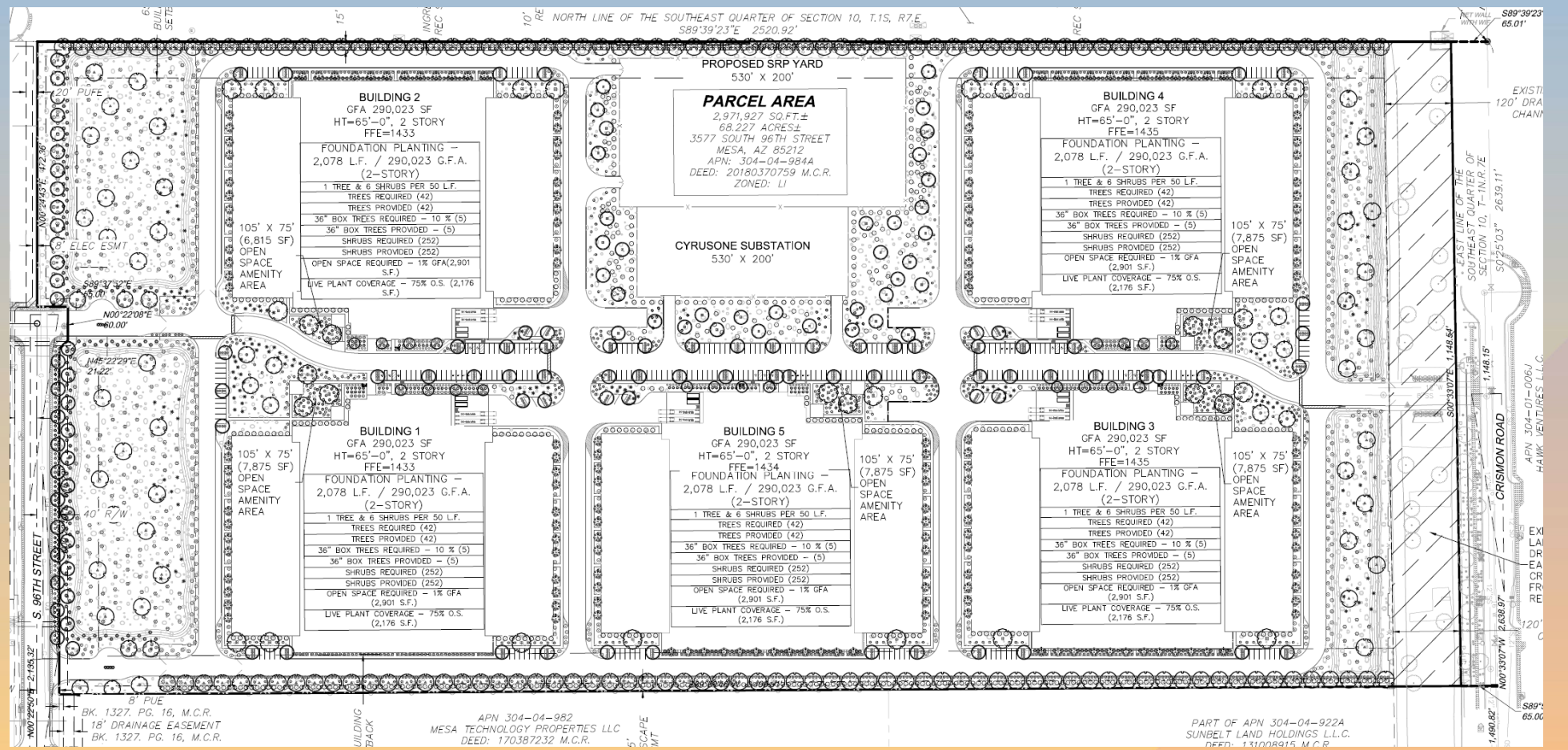






# Landscape Plan

SYMBOL	BOTANICAL / COMMON NAME	QTY
<b>EVERGREEN TREES</b>		
○	PARKINSONIA PRAEOCX	73
○	SONORAN PALO VERDE	73
○	PARKINSONIA X 'DESERT MUSEUM'	180
○	DESERT MUSEUM PALO VERDE	326
○	PROSOPIS X 'AZT SEEDLESS'	
○	AZT SEEDLESS HYBRID MESQUITE	
<b>ORNAMENTAL TREES</b>		
⊗	CAESALPINIA CACALACO 'SMOOTHIE'	166
⊗	SMOOTHIE THORNLESS CASCALOTE	21
⊗	CHITALPA TASHKENTENSIS 'PINK DAWN'	187
⊗	PINK DAWN CHITALPA	
<b>SHADE TREES</b>		
⊙	OLNEYA TESOTA	18
⊙	DESERT IRONWOOD	30
⊙	PITHECOLLOBIUM FLEXICAULE	48
⊙	TEXAS EBONY	
<b>EVERGREEN GROUNDCOVER</b>		
●	EREMOPHILA GLABRA 'MINGENOW GOLD'	645
●	OUTBACK SUNRISE EMU BUSH	186
●	LANTANA CAMARA DWARF YELLOW	899
●	YELLOW BUSH LANTANA	1,732
●	LANTANA MONTEVIDENSIS	
●	PURPLE TRAILING LANTANA	
<b>LARGE SHRUBS</b>		
●	AGAVE OVATIFOLIA	168
●	WHALE'S TONGUE AGAVE	153
●	DASYLIRON WHEELERI	86
●	GREY DESERT SPOON	307
●	DODONAEA VISCOSA	581
●	HORSED BUSH	97
●	HESPERALOE FUNIFERA	272
●	GIANT HESPERALOE	235
●	LARREA TRIDENTATA	1,899
●	CREOSOTE BUSH	
●	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	
●	LYNN'S LEGACY LANGMAN'S SAGE	
●	SIMMONDSIA CHINENSIS	
●	JOJOBA	
●	TECOMA X 'ORANGE JUBILEE'	
●	ORANGE JUBILEE YELLOW BELLS	
<b>MEDIUM SHRUBS</b>		
●	CALLIANDRA ERIOPHYLLA	304
●	FAIRY DUSTER	262
●	ENCYLLIA FARINOSA	68
●	BRITTLEBUSH	216
●	HESPERALOE PARVIFLORA	182
●	RED YUCCA	67
●	MUHLENBERGIA RICENS	1,099
●	DEER GRASS	
●	RUELLIA PENINSULARIS	
●	DESERT RUELLIA	
●	YUCCA PALLIDA	
●	PALE-LEAF YUCCA	
<b>GROUNDCOVERS</b>		
○	DECOMPOSED GRANITE @ 2" DEPTH	850,219 SF
○	3/4" SCREENED ROCK PROS DESERT GOLD	850,219 SF
<b>SUBTOTAL:</b>		



APN 304-04-982  
MESA TECHNOLOGY PROPERTIES LLC  
DEED: 170387232 M.C.R.

PART OF APN 304-04-922A  
SUNBELT LAND HOLDINGS L.L.C.  
DEED: 131009915 M.C.R.



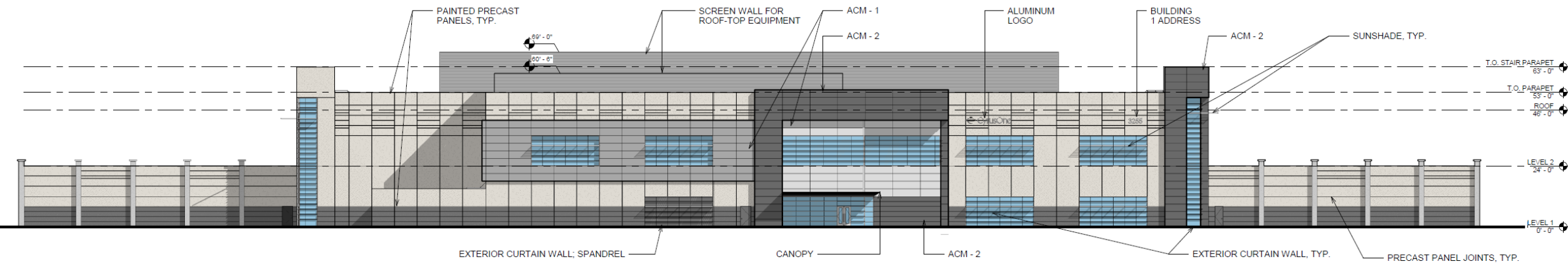
# Special Use Permit

Development Standard	MZO Required	SUP Proposed
<u>Minimum Required Parking –</u> <i>MZO Section 11-32-3</i>	1,615 spaces at 1 space per 900 square feet	<b>281 spaces</b>
<u>Maximum Building Height–</u> <i>MZO Section 11-7-3</i>	40 feet in the LI zoning district  Plan specific for PEP zoning district	<b>69 feet</b>

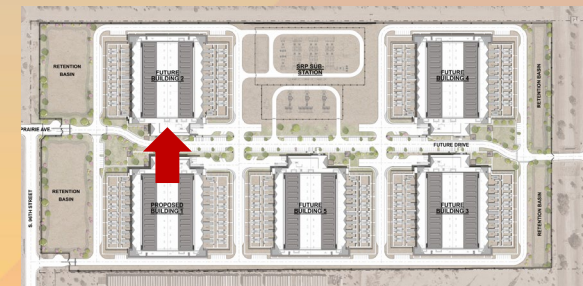




# Elevations

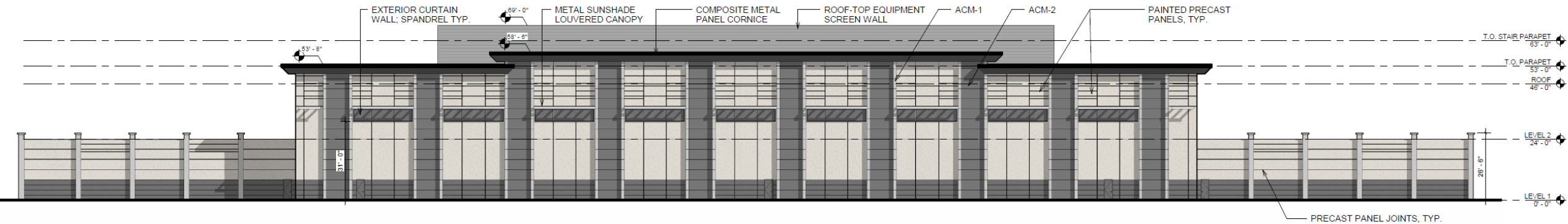


3 EXTERIOR ELEVATION - FRONT  
1" = 20'-0"

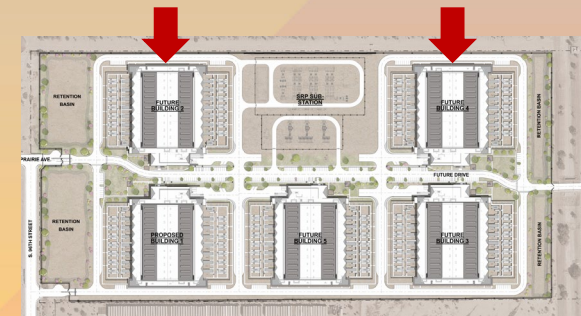




# Elevations



2 EXTERIOR ELEVATION - REAR ELEVATION OF BUILDINGS 2, 4  
1" = 20'-0"

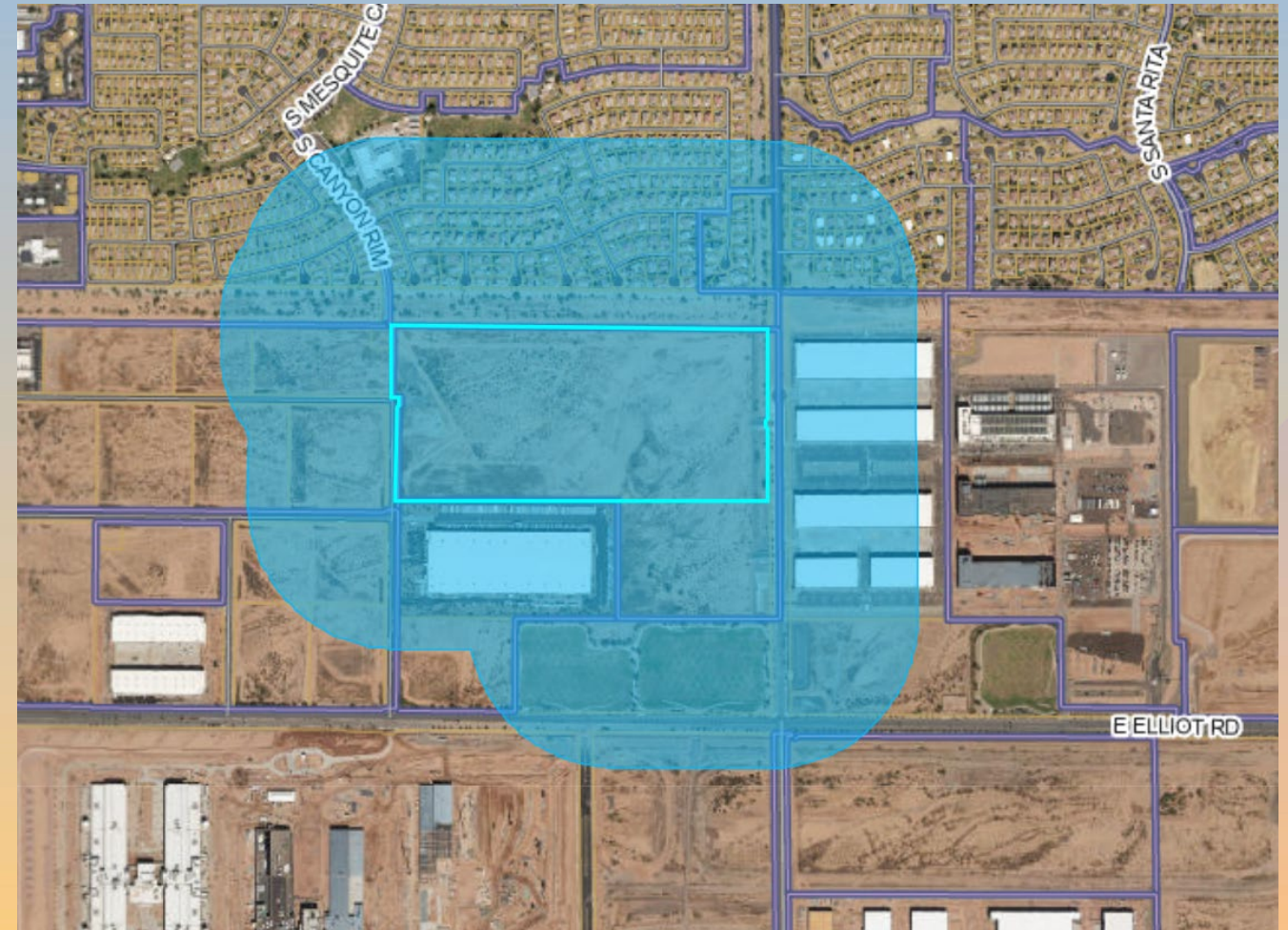






# Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- Neighborhood meeting June 24, 2024
- One neighbor in attendance
- 2 neighbors expressed opposition to height







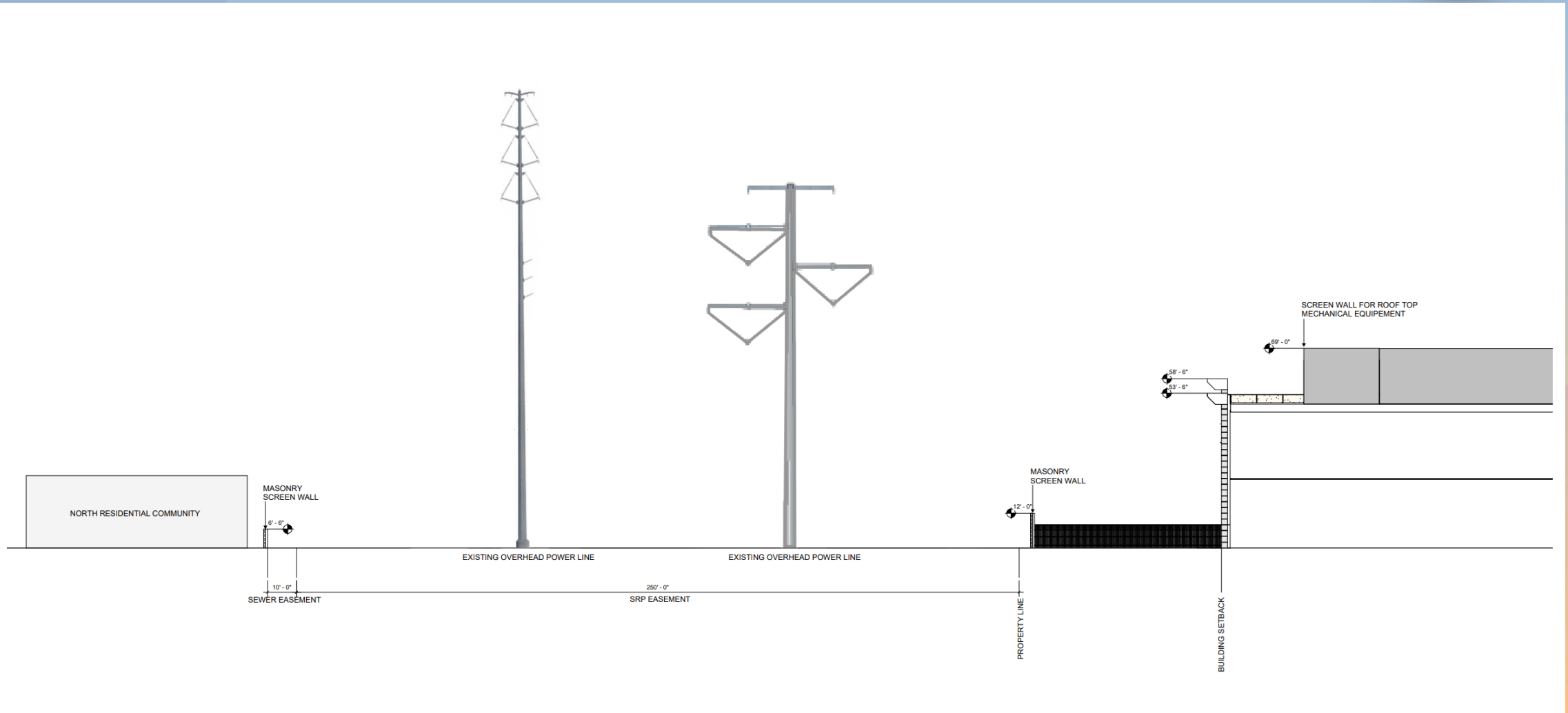
# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Section 11-69-5 of the MZO for Site Plan Modification
- ✓ Complies with Chapter 70 of the MZO for a SUP

***Staff recommends Approval with Conditions***



# Context







# Renderings







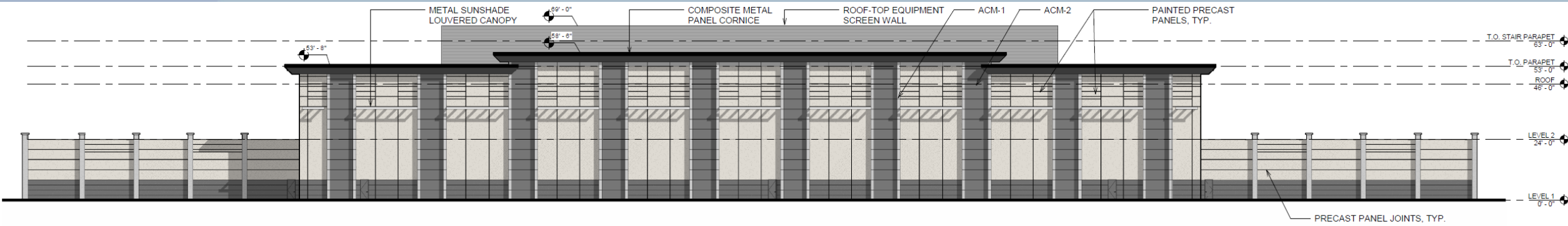
# Renderings



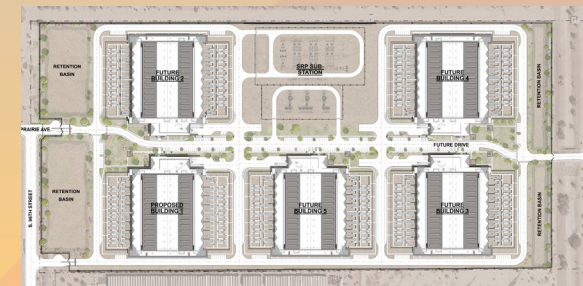




# Elevations



1 EXTERIOR ELEVATION - REAR ELEVATION OF BUILDINGS 1, 3, 5  
1" = 20'-0"



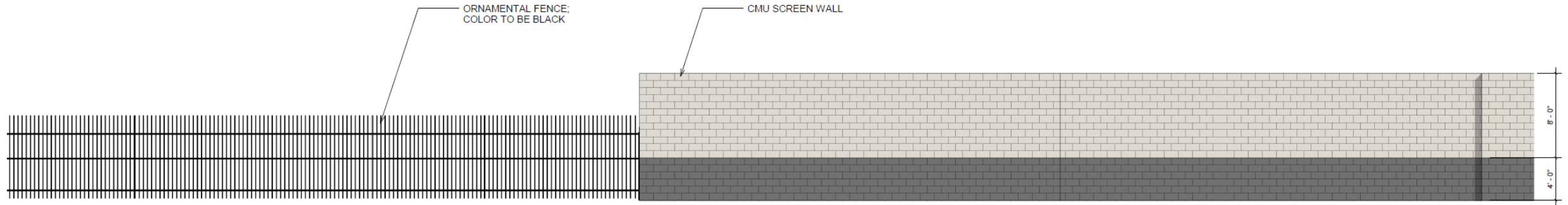








# Elevations



1 North Perimeter Fence Elevation  
3/16" = 1'-0"