



COUNCIL MINUTES

February 20, 2025

The City Council of the City of Mesa met in the Study Session room at City Hall, 20 East Main Street, on February 20, 2025, at 7:30 a.m.

COUNCIL PRESENT

Mark Freeman
Scott Somers
Rich Adams*
Francisco Heredia
Julie Spilsbury

COUNCIL ABSENT

Jennifer Duff
Alicia Goforth

OFFICERS PRESENT

Christopher Brady
Holly Moseley
Jim Smith

(*Participated in the meeting through the use of video conference equipment.)

Mayor Freeman conducted a roll call.

Mayor Freeman excused Councilmembers Duff and Goforth from the entire meeting.

1. Review and discuss items on the agenda for the February 24, 2025, Regular Council meeting.

All of the items on the agenda were reviewed among Council and staff and the following was noted:

Conflict of interest: None

Items removed from the consent agenda: 5-a

In response to a question from Vice Mayor Somers regarding Item 3-a, **(State Route 202 Red Mountain Shared Use Path - Project Design, Bid, and Build. (District 5))**, on the Regular Council meeting agenda, Assistant Transportation Director Erik Guderian introduced City Engineer Beth Huning and explained that the federal grant for the project is a Transportation Alternative Grant from the Maricopa Association of Governments (MAG), and was authorized by the Arizona Department of Transportation (ADOT). He mentioned that if funds are rescinded for any reason, staff will have to revisit the project.

Ms. Huning added that Mesa's standard contracts include language for the right to terminate for cause, which does not contain anything specific to the grant.

City Engineer Beth Huning introduced Deputy City Manager Candance Cannistraro and displayed a PowerPoint presentation regarding Item 3-b, **(Police Department Headquarters Building**

Renovation, Construction Manager at Risk (CMAR), Guaranteed Maximum Price (GMP) No. 1 of 1. (District 4)), on the Regular Council meeting agenda. She replied that the project contract has been awarded to Willmeng Construction, Inc. and construction will begin in the next few months with an estimate of 22 months for completion. She stated the Police Department (PD) is in the process of moving and relocating some staff to allow for construction to begin.

City Manager Christopher Brady emphasized that the PD Headquarters renovation will also include the holding facilities, which is a critical component of the services and is necessary to support Mesa's law enforcement. He noted that the renovation will improve the existing holding facility and provide an opportunity for future expansion.

Ms. Cannistraro explained that the project will include roughing in a section that would increase the capacity of the holding facility, and the City can return in the future and easily complete the additional capacity.

In response to multiple questions from Councilmember Spilsbury regarding Item 3-k, **(Use of a Cooperative Contract for One Aircraft Rescue and Fire Fighting Vehicle and One Platform Aerial Ladder Truck (Replacements) for the Mesa Fire and Medical Department. (Citywide))**, on the Regular Council meeting agenda, Mr. Brady answered that both Falcon Field Airport and Mesa Gateway Airport are equipped with Aircraft Rescue Fire (ARF) trucks. He pointed out that although ARF trucks are not required at Falcon Field, the City has chosen to provide a higher level of service, whereas ARF trucks are required at Mesa Gateway Airport due to the types of passenger services offered.

In response to a question from Councilmember Spilsbury, Fire Chief Mary Cameli stated that the ARF truck at Falcon Field has been in service for 15 years, which is an extended period of time for an ARF truck and is a few years past its replacement time.

Vice Mayor Somers stated that the ARF trucks at Mesa Gateway Airport are subsidized by the Federal Aviation Administration (FAA) and paid for by the airport, while the ARF truck at Falcon Field is funded by the City, as the airport is a City-owned facility.

In response to a request for an overview from Mayor Freeman relative to his concerns with the number of townhomes, density, and architectural designs regarding Item 5-a, **(ZON24-00638 "Lofts at 121." 3± acres located at 121 and 129 North Beverly, approximately 881 feet north of the northeast corner of East Main Street and North Beverly. Rezone from Single Residence-6 (RS-6) to Multiple Residence-4 with a Planned Area Development Overlay (RM-4-PAD) and Site Plan Review for a 68-unit multiple residence development. Lofts at 121 LLC, owner; Tim Boyle, Atmosphere Architects, applicant. (District 4)**), on the Regular Council meeting agenda, Planning Director Mary Kopaskie-Brown introduced Principal Planner Evan Balmer and displayed a PowerPoint presentation. **(See Attachment 1)**

Mr. Balmer explained that the applicant has worked with staff and made several changes to better protect the neighbors to the north by increasing the landscape buffer and additional landscaping. He noted that the applicant has comments related to the building design that need to be addressed.

In response to a question posed by Councilmember Spilsbury, Mr. Balmer replied that extensive outreach was conducted by the applicant and most of the concerns were primarily related to the density.

In response to multiple questions from Mayor Freeman, Mr. Balmer reported that the applicant is requesting a multiple residence RM-4 zoning and the maximum density under that zoning is 30 dwelling units per acre; the proposed project has approximately 22.

Ms. Kopaskie-Brown clarified that the density meets the requirements of a RM-4 District, code, and the design guidelines; however, some buffers are restricted. She advised that if Council desires, staff can continue to work with the applicant.

Discussion ensued relative to the concerns of the density and design of the proposed project, including parking and the impact on the neighborhood, and additional open space.

In response to multiple questions from Councilmember Spilsbury, Mr. Balmer described the proposed project as an RM-4 multifamily development with a requirement of 2.1 parking spaces per unit. (See Page 9 of Attachment 1)

In response to a question posed by Councilmember Spilsbury, Assistant Planning Director Rachel Nettles commented that the requirement is being met of 2.1 parking spaces per unit for a total of 143 spaces; however, the developer is providing 157 spaces. (See Page 7 of Attachment 1)

Mayor Freeman thanks staff for the presentation.

Mayor Freeman advised that Item 5-a will be removed from the Regular Council meeting consent agenda on Monday, February 24, 2025, to allow for further discussion with the developer and the attendance of Councilmember Duff, as the proposed project is in her district.

2. Acknowledge receipt of minutes of various boards and committees.

2-a. Human Relations Advisory Board meeting held on October 23, 2024.

2-b. Community and Cultural Development Committee meeting held on February 6, 2025.

It was moved by Vice Mayor Somers, seconded by Councilmember Spilsbury, that receipt of the above-listed minutes be acknowledged.

Upon tabulation of votes, it showed:

AYES – Freeman–Somers–Adams–Heredia–Spilsbury

NAYS – None

ABSENT – Duff–Goforth

Mayor Freeman declared the motion passed unanimously by those present.

3. Current events summary including meetings and conferences attended.

Mayor Freeman and Councilmembers highlighted the events, meetings and conferences recently attended.

4. Scheduling of meetings.

City Manager Christopher Brady stated that the schedule of meetings is as follows:

Monday, February 24, 2025, 4:30 p.m. – Study Session

Monday, February 24, 2025, 5:45 p.m. – Regular meeting

5. Adjournment.

Without objection, the Study Session adjourned at 8:12 a.m.

MARK FREEMAN, MAYOR

ATTEST:

HOLLY MOSELEY, CITY CLERK

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Study Session of the City Council of Mesa, Arizona, held on the 20th day of February 2025. I further certify that the meeting was duly called and held and that a quorum was present.

HOLLY MOSELEY, CITY CLERK

lr
(Attachments – 1)



ZON24-00638 Lofts at 121

Mary Kopaskie-Brown, Planning Director



Request

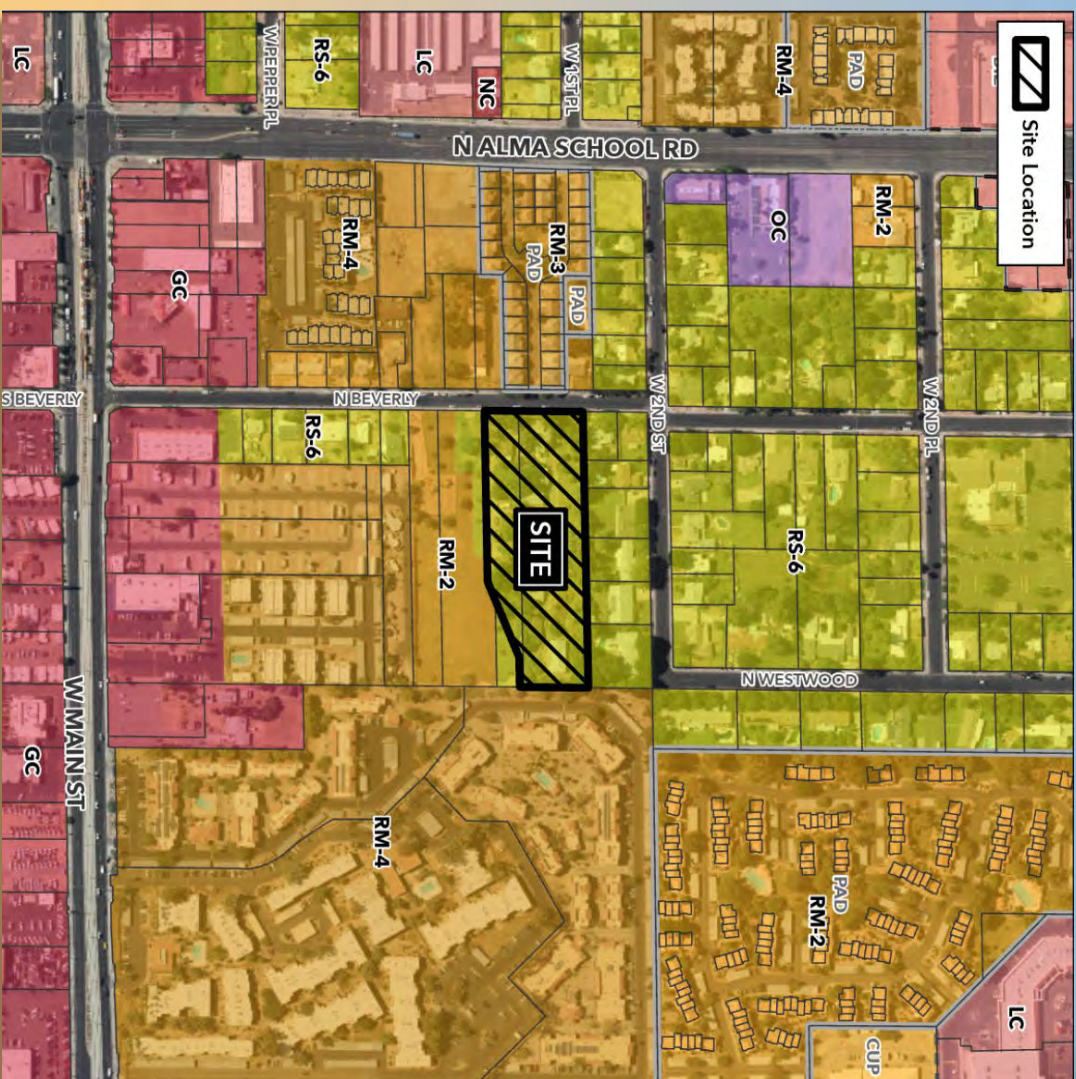
- Rezone RS-6 to RM-4-PAD
- Site Plan Review
- To allow for a multiple residence development





Location

- East of Alma School Road
- North of Main Street

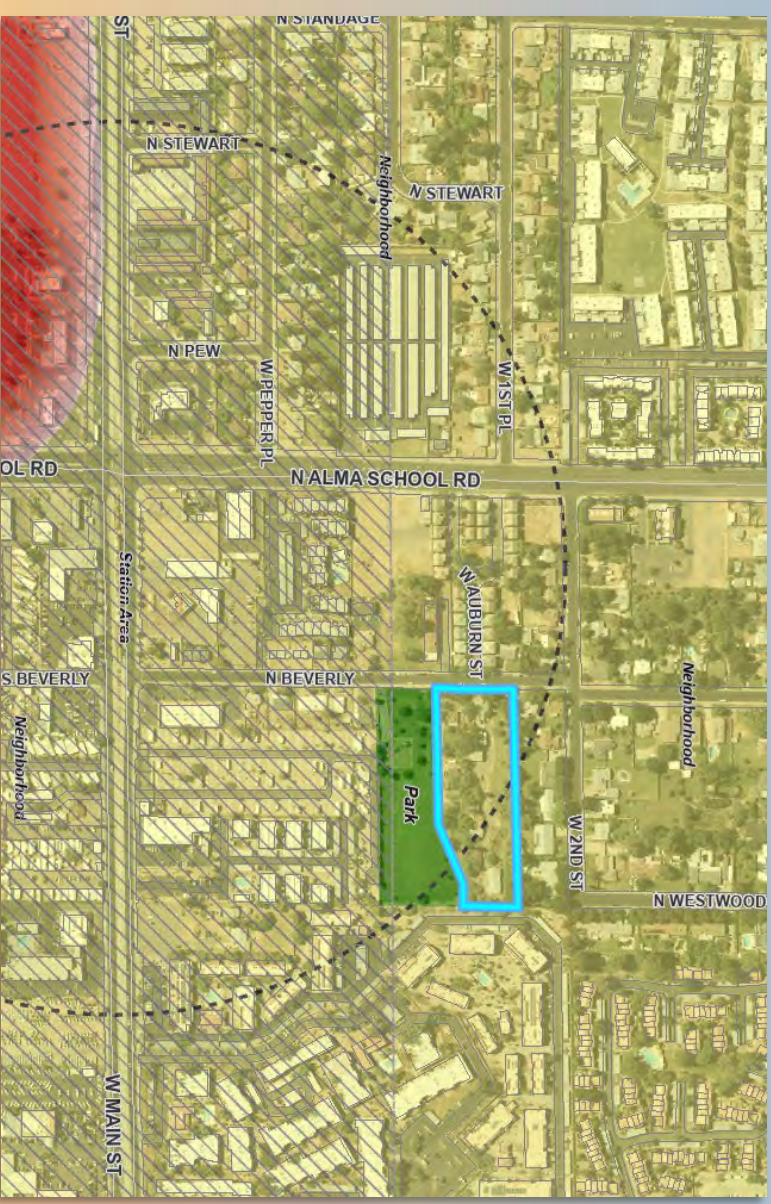




General Plan

Neighborhood/Transit Corridor Station Area

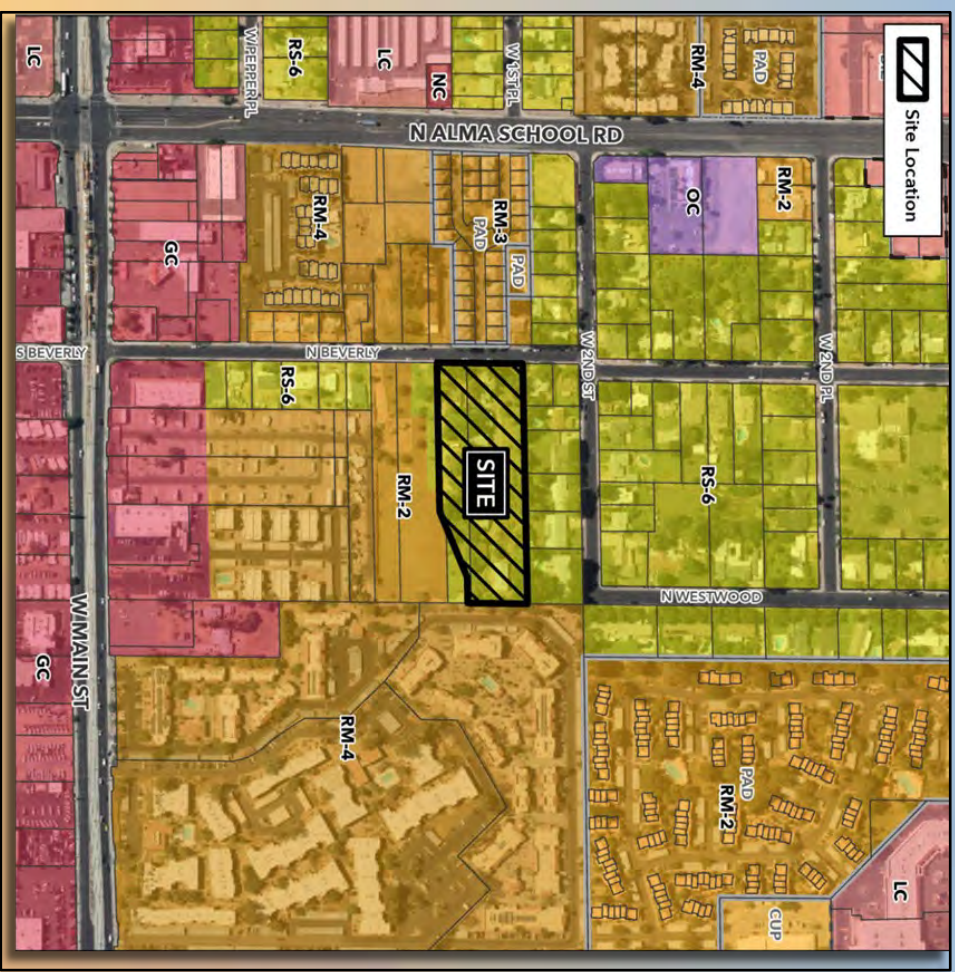
- predominantly single residence in character but may contain a variety of lot sizes and dwelling types
- Station Area character type is intended to have more intense development than the associated corridor and are expected to transition into an urban building form





Zoning

- Current: RS-6
- Proposed: Multiple Residence-4 with a Planned Area Development Overlay (RM-4-PAD)
- Multiple Residence is a permitted use within the RM-4 district





Site Photo

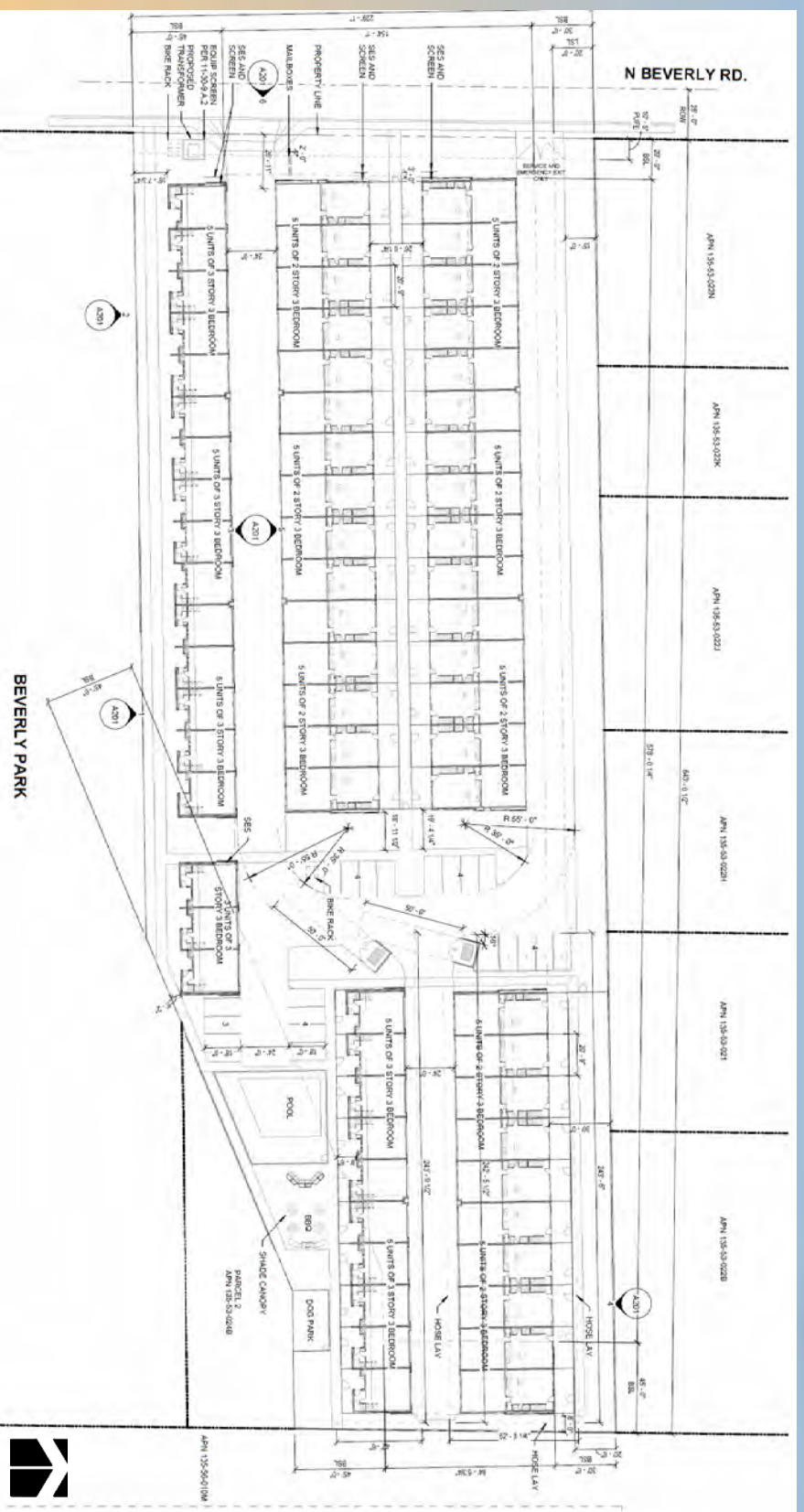


Looking east from North Beverly



Site Plan

- 68 Unit Townhouse Development
- Vehicular access to the site is provided from an access from North Beverly





Planned Area Development

Development Standard		MZO Required	PAD Proposed
<u>Lot coverage</u> – MZO Table 11-5-5		70%	78%
<u>Minimum Setbacks</u> – MZO Table 11-5-5			
-Interior Side and Rear: 3 or more units on lot	15 feet per story (30 feet for a two-story building and 45 feet for a three-story building)		20 feet minimum (north property line only) 8 feet minimum (eastern property line only) 5 feet (south property line only)



Planned Area Development

Development Standard	MZO Required	PAD Proposed
<p><u>Attached Garages – MZO Section 11-5-5(B)(4)(f)(iii)</u></p>	<p>The maximum number of garage doors adjacent to one another shall be limited to three (3), unless there is a break in the building façade between garage doors.</p>	<p>The maximum number of garage doors adjacent to one another shall be limited to five (5), unless there is a break in the building façade between garage doors.</p>



Planned Area Development

Development Standard	MZO Required	PAD Proposed
<p><u>Required Landscape Yard Width – MZO Section 11-33-3(B)(1)(a)(i) & Section 11-33-3(B)(2)(a)(ii)</u></p>		
<ul style="list-style-type: none"> - Non-single residences uses adjacent to single residence uses or districts: sites less than five acres <i>(South property line)</i> 	20 feet	5 feet
<ul style="list-style-type: none"> - Non-single residence uses adjacent to other non-single residence uses or districts <i>(North property line)</i> 	20 feet	15 feet
<ul style="list-style-type: none"> - Non-single residence uses adjacent to other non-single residence uses or districts <i>(East property line)</i> 	15 feet	8 feet
<ul style="list-style-type: none"> - Non-single residence uses adjacent to other non-single residence uses or districts <i>(South Property line)</i> 	15 feet	5 feet



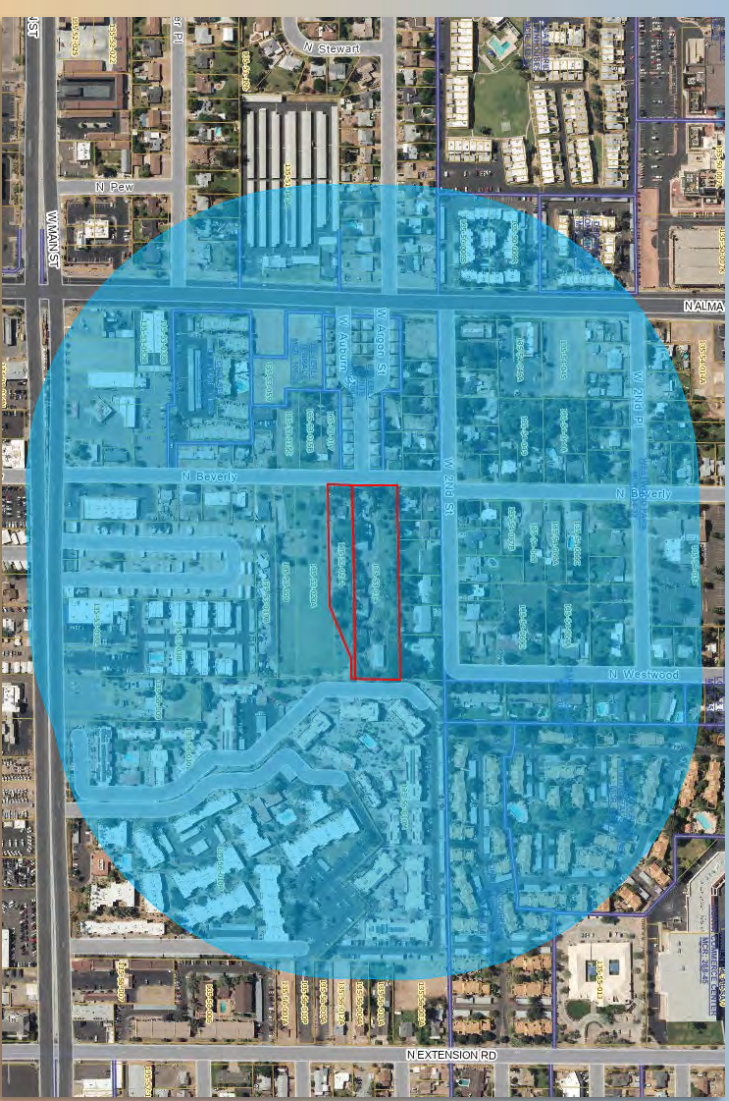
Planned Area Development

Development Standard		MZO Required	PAD Proposed
<u>Setback of Cross Drive Aisles - 11-32-4(A)</u>		50 feet	26 feet
<u>Landscape Island Width – MZO Section 11-33-4(B)(2)</u>		8 feet wide	1 foot wide
<u>Landscape Island Plant Material – MZO Section 11-33-4(D)(1)(a)</u>		One shade tree and three shrubs	No landscaping



Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- Virtual Neighborhood meeting was held on September 5, 2024. Twelve neighbors participated. Concerns were raised about traffic impacts and overall screening.
- Received two emails in opposition to the project with concerns about proposed traffic and air quality impacts





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

Planning and Zoning Board recommends Approval with Conditions (5-0)

mesa.aqz





Building Elevations





Building Elevations



1 SOUTH ELEVATION
1" = 20'-0"



3 2 STORY 2 BEDROOMS BLDG.
1/16" = 1'-0"



2 3 STORY 3 BEDROOMS BLDG.
1/16" = 1'-0"



1 WEST ELEVATION
1/16" = 1'-0"



Site Rendering





Site Rendering





Site Rendering





Site Rendering





Site Rendering





Site Rendering





Site Rendering



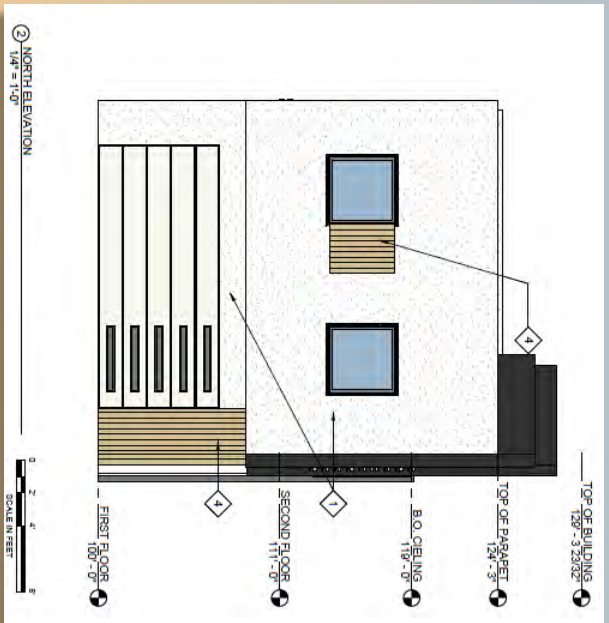
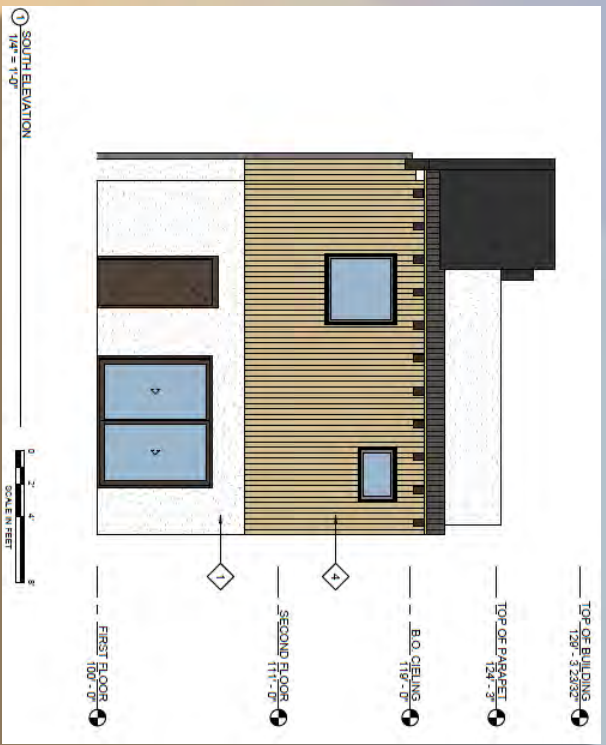


Site Rendering

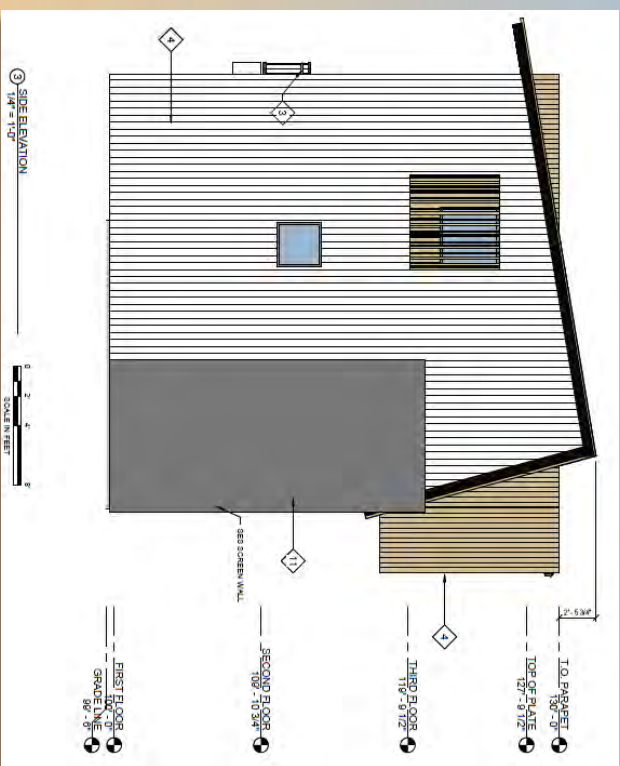
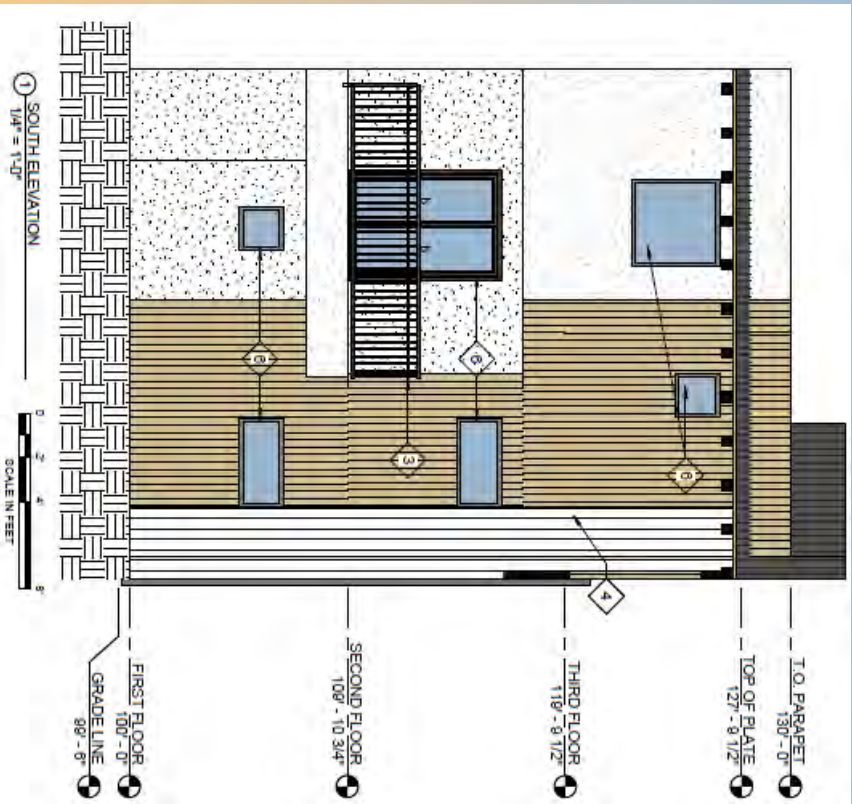
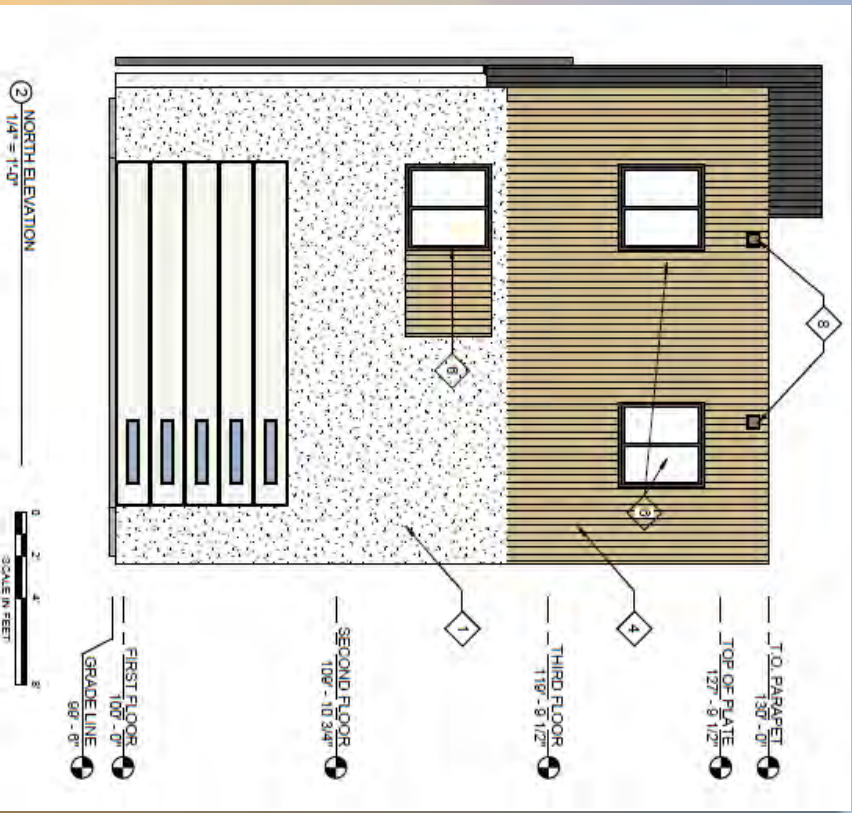




Building Elevations



Building Elevations





DRB Site Plan

