

Planning and Zoning Board



Study Session Minutes

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

Date: March 27, 2024 Time: 3:00 p.m.

MEMBERS PRESENT:

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

MEMBERS ABSENT

Jayson Carpenter

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

STAFF PRESENT:

Rachel Nettles
Evan Balmer
Sean Pesek
Joshua Grandlienard
Charlotte Bridges
Chloe Durfee Daniel
Emily Johnson
Charlotte McDermott
Alexis Wagner

OTHERS PRESENT:

1 Call meeting to order.

Chair Ayers excused Boardmember Carpenter and declared a quorum present, the meeting was called to order at 3:00 pm.

2 Hear a presentation, discuss, and provide input on the public comments and the changes made to the draft Mesa 2050 General Plan.

3 Review items on the agenda for the March 27, 2024, regular Planning and Zoning Board Hearing.

Staff Planner Chloe Durfee Daniel presented case ZON24-00038. See attached presentation.

The Board had no questions.

MINUTES OF THE MARCH 27, 2024 PLANNING & ZONING STUDY SESSION

Staff Planner Charlotte Bridges presented case ZON22-00214. See attached presentation.

The Board had no questions.

Staff Planner Sean Pesek presented case ZON23-00343. See attached presentation.

The Board had no questions.

Case ZON23-00743 was continued to the April 10, 2024 Planning and Zoning Board meeting.

Staff Planner Emily Johnson presented ZON23-01019. See attached presentation.

The Board had no questions.

Staff Planner Joshua Grandlienard presented ZON24-00164. See attached presentation.

The Board had no questions.

3 Planning Director Update: None

4 Adjournment.

Boardmember Crockett motioned to adjourn the study session. The motion was seconded by Boardmember Montes.

The study session was adjourned at 4:00 pm.

Vote (5 – 0; Boardmember Peterson and Carpenter, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Crockett, Montes, Blakeman

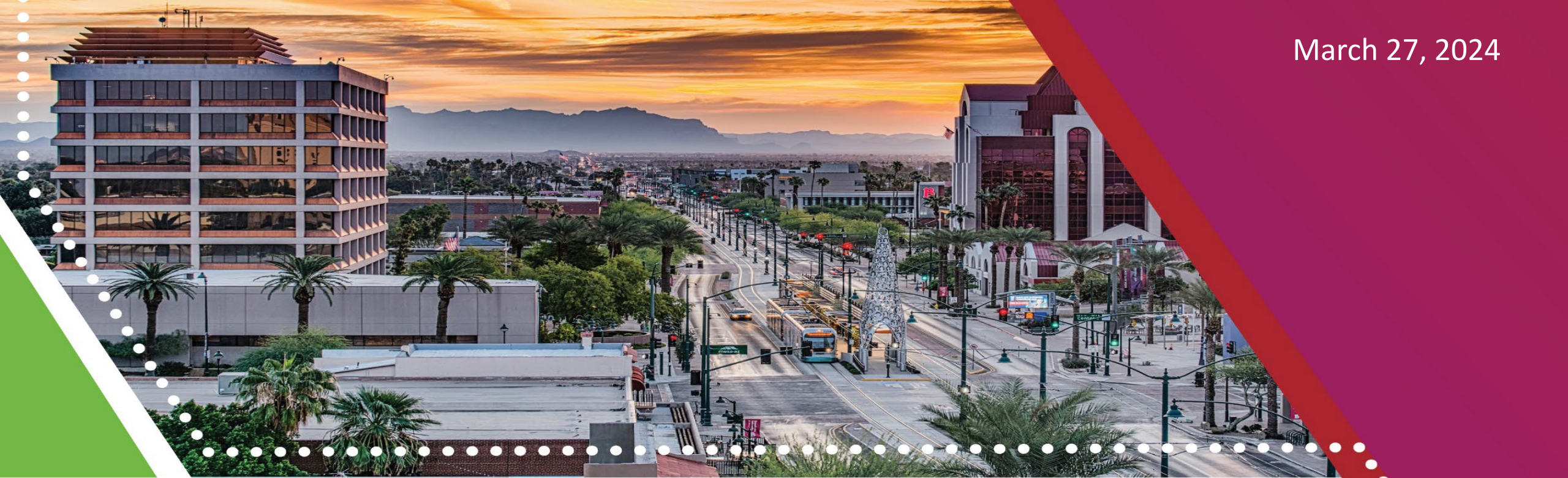
NAYS – None

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

March 27, 2024



2050 General Plan Update

Rachel Nettles, AICP
Assistant Planning Director

Jeff Robbins, CEcD
Project Manager

An aerial photograph of a suburban neighborhood during sunset. The houses have reddish-brown roofs, and there are green lawns and trees. A golf course is visible in the middle ground. The sky is filled with colorful clouds in shades of orange, yellow, and blue. A white dotted line runs along the bottom edge of the image. A red and white geometric shape is in the top left corner.

PRESENTATION OUTLINE

- Public Comment Period Overview
- Public Outreach Methods
- Public Feedback
- Proposed changes to the Plan

PUBLIC COMMENT PERIOD

- 60 days comment period
 - Required by Arizona State Statute
 - January 4th - March 4th
- Provided opportunity for the public to comment on the draft Plan
- Included a review opportunity for all neighboring jurisdictions and key state organizations



HOW DID WE REACH THE COMMUNITY?

- **Social Media Posts**
(English and Spanish):
 - Facebook
 - Instagram
 - Twitter
 - LinkedIn
 - Nextdoor
- **Paid Advertisements:**
 - East Valley Tribune
 - Nextdoor
 - Facebook (English and Spanish)
 - Prensa Arizona (Spanish)
- **Project Website**
- **Newsletters:**
 - Peachjar
 - City newsletter
 - Community services newsletter
 - Called largest HOAs in City and sent them text for newsletters
- **Email:**
 - Community Services registered neighborhood list
 - Community catalysts
- **In-person Presence:**
 - Three library booths (Main, Dobson, Red Mountain)
 - 6 open houses
 - City Council, Board and Commission presentations
 - Neighborhood meetings

PARTICIPATION NUMBERS

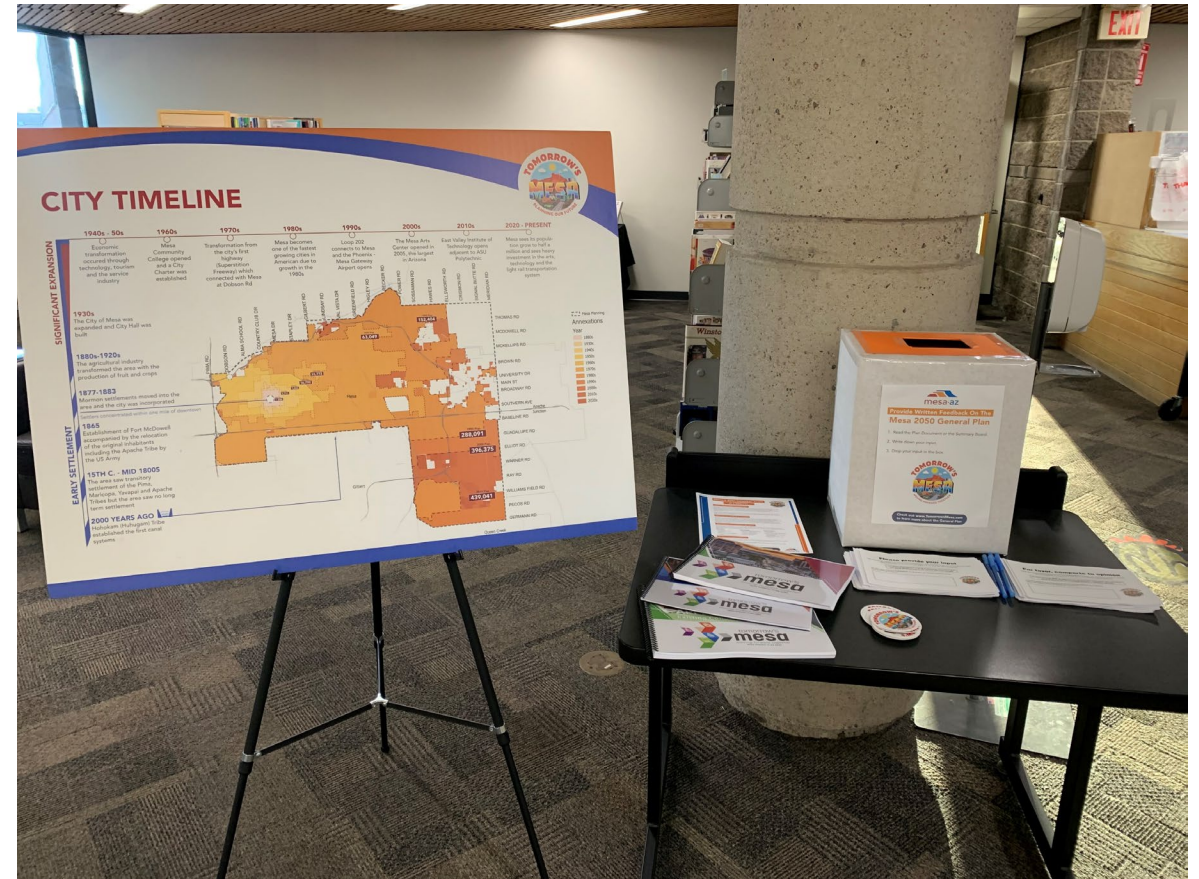
For the Draft Plan, over 5,500 community members engaged, and 10,000 people visited the website*

MEETING/EVENT	DATE	ATTENDANCE/ RESPONSES
Las Sendas Community Association Roundtable	2/7/24	12
Mesa Grande (3 meetings)	2/15/24, 2/20/24, 3/4/24	5
Downtown Mesa Association	1/17/24	8
Draft Plan Showcase Event - District 2	2/22/24	5
Draft Plan Showcase Event - District 1	2/23/24	8
Draft Plan Showcase Event - District 3	2/24/24	25
Draft Plan Showcase Event - District 5	2/29/24	30
Draft Plan Showcase Event - District 6	3/1/24	3
Draft Plan Showcase Event - District 4	3/2/24	12
Online Questionnaire #4	1/4/2024 - 3/4/2024	~190
ZenCity Survey	1/3/2024 - 2/7/2024	842
Online Draft General Plan Review	1/4/2024 - 3/4/2024	5,300+ views; 280 comments and 70 commenters
Online Future Land Use Map/Growth Strategy Map Review	1/4/2024 - 3/4/2024	110+ comments
Tomorrow's Mesa Website Visits	1/4/2024 - 3/4/2024	10,000+ visits

* As of March 5th, 2024

HOW DID THE PUBLIC COMMENT?

- **Project Website:**
 - Directly in the draft Plan via Konevio
 - Directly in the draft Placetypes and Growth Strategy Map
 - Long-form Survey
 - Short-form Survey
- **In-person:**
 - Library booth comment cards
 - Open house comment cards
 - To staff at neighborhood meetings
- **Zen City Survey** (3rd party survey and analytics tool)
- **Email**
- **Traditional Mail**



PUBLIC COMMENTS - BY THE NUMBER



Nearly **1,200** comments total!



339 comments via Konveio (online review software and public library booths- **Draft Plan, Appendices,** and **Action Plan**)



190 survey responses

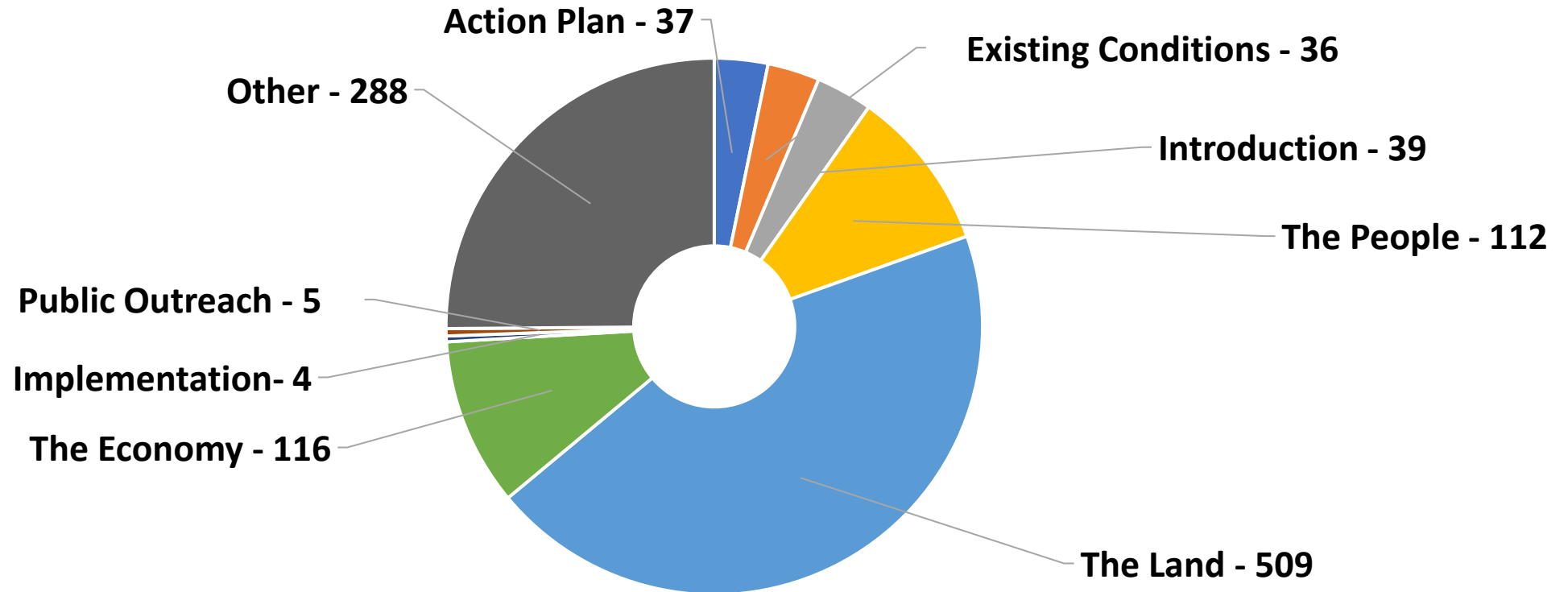


110 Placetype Map and Growth Strategy Map comments



480 unique comments from **842** ZenCity survey respondents

PUBLIC COMMENTS - BY TOPIC



- Action Plan
- Existing Conditions
- Introduction
- The People
- The Land
- The Economy
- Implementation
- Public Outreach
- Other

PUBLIC COMMENT- THE PEOPLE

- **Great Neighborhoods**
 - Need for neighborhood/sub-area planning
 - Protect neighborhood character
- **History, Arts, and Culture**
 - Support for investment in arts and culture
 - Protect historic resources
- **Public Safety**
 - Concern over increased crime
 - Desire for increased police and park ranger presence
 - Continue to address homelessness





PUBLIC COMMENT- THE LAND

- **Land Use and Urban Design**

- Placetype and Growth Strategy Map
 - Requests for designation changes
 - Comments on existing conditions - many items too specific for the General Plan
- Current urban form - less warehousing and data centers, improved aesthetics

- **Circulation and Mobility**

- Enhance bike facilities and canals
- Light rail - pro and anti-sentiments
- Comments on existing conditions - many items too specific for the General Plan

- **Housing**

- Need for affordable housing
- Targeted density - not all neighborhoods

PUBLIC COMMENT- THE ECONOMY

- **Economic Development**

- Concern over the number of Industrial land uses
- Desire for more retail and dining opportunities
- Continue to recruit high paying job businesses

- **Environment, Conservation, Energy, and Water**

- Heat island effect and desire for more shade
- Open space conservation
- Water conservation

- **Public Facilities**

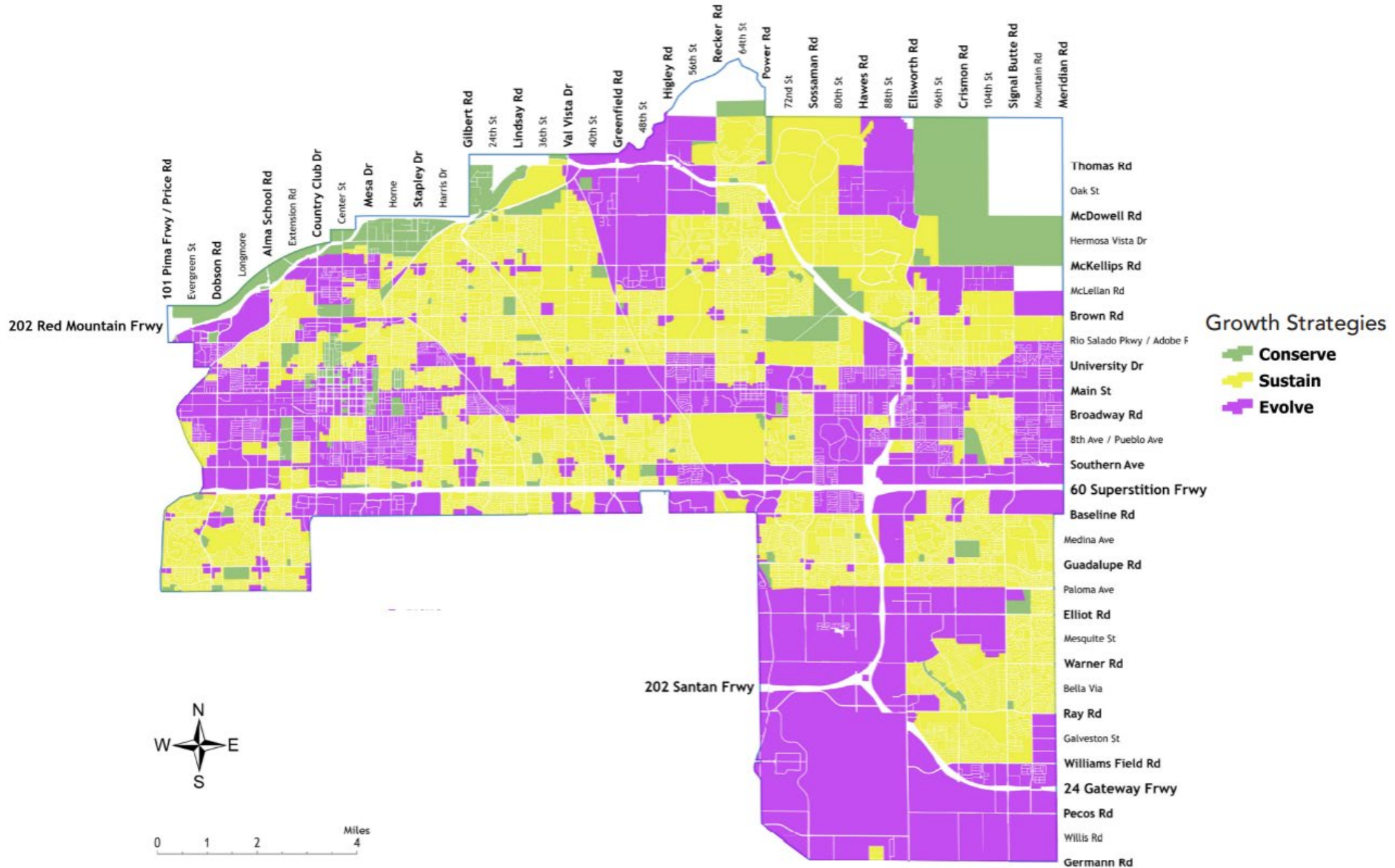
- Responsible resource management
- Renewable energy use



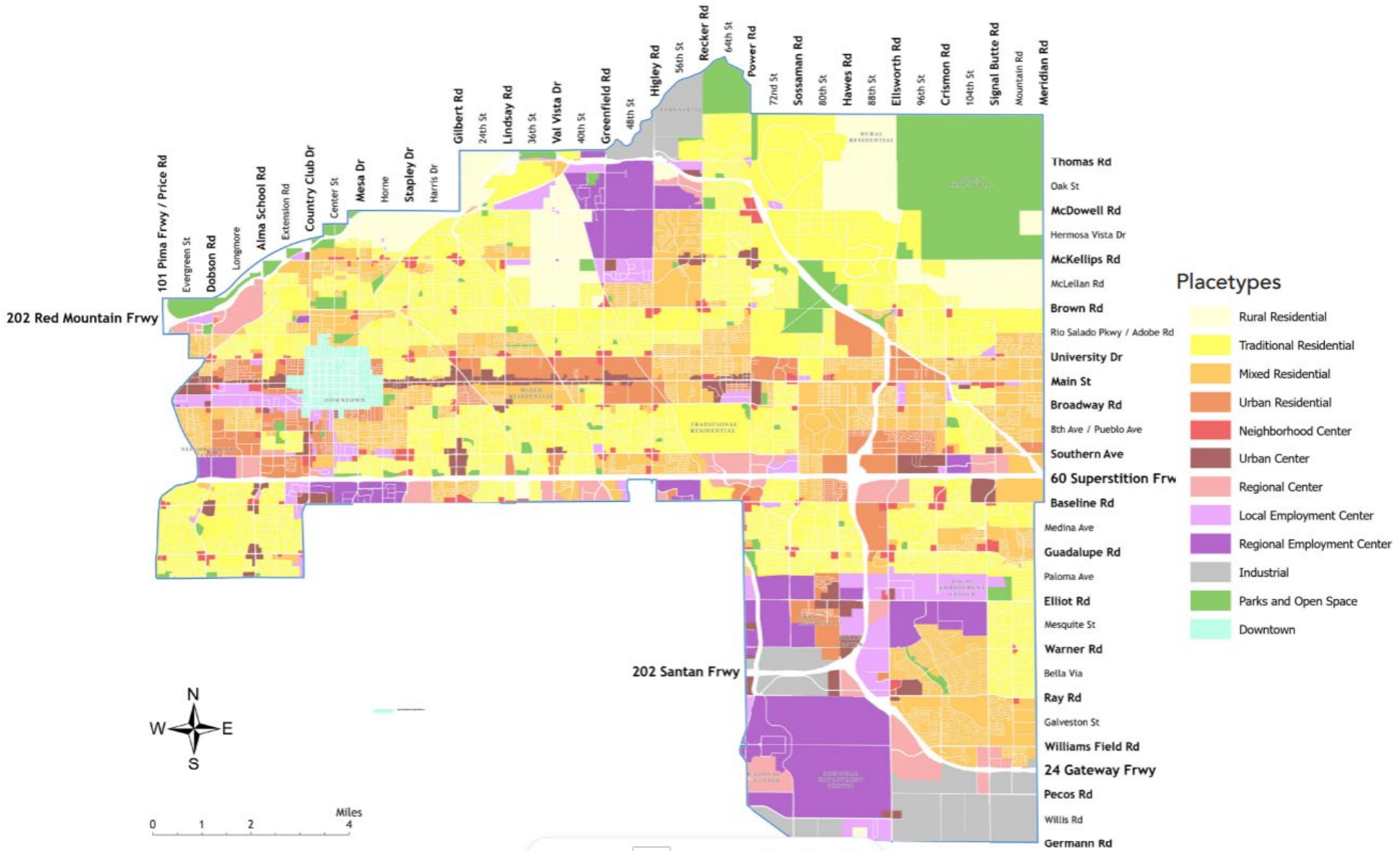
SUMMARY OF CHANGES

- Minor editing throughout
- Most changes within The Land chapter
- Changes to the Placetype and Growth Strategy Maps based on public feedback
- Consolidated the “Enhance” and “Grow” growth strategies, now “Evolve”
- Incorporated growth strategy descriptions within Placetype descriptions
- Incorporated additional urban design characteristics within Placetype descriptions
- Increased density in the Downtown Placetype
- Removed consistency criteria tables and simplified the land use consistency section

UPDATED STRATEGY MAP



UPDATED PLACETYPE MAP



SCHEDULE

April.....P&Z Study Session - Public Feedback Summary
.....General Plan Advisory Committee recommendation
Monday, April 15th 4:30 pm--The Studios (TBD)
.....P&Z Hearings and recommendation Monday, April
22nd and Wednesday, April 24th
.....City Council Study Session Presentation Thursday,
April 25th

May.....Public Hearing & Council Action - May 20th

Ratification by Mesa Voters November 5, 2024



ZON24-00038

Chloe Durfee Daniel, Planner II

March 27, 2024



Request

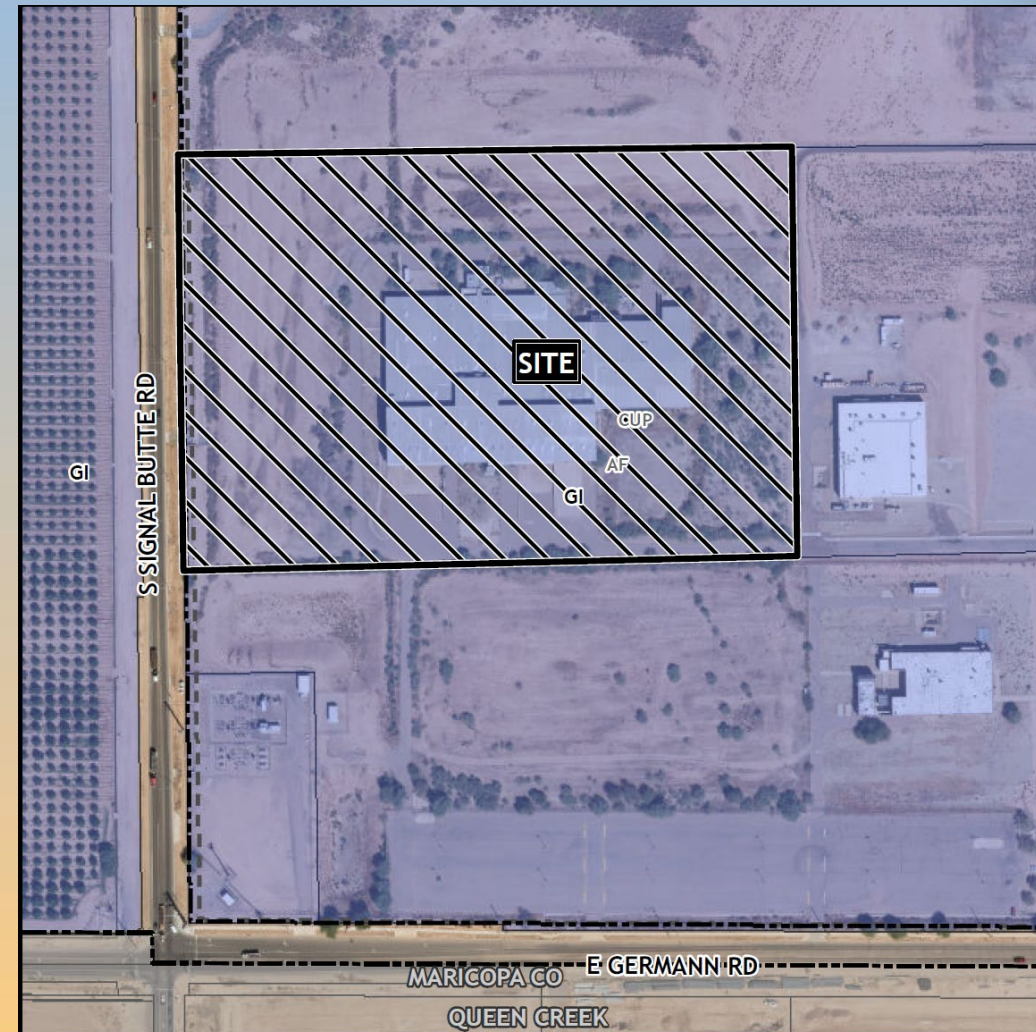
- Site Plan Review and Special Use Permit
- To allow for an industrial user to move in





Location

- North of Germann Road
- East of Signal Butte Road





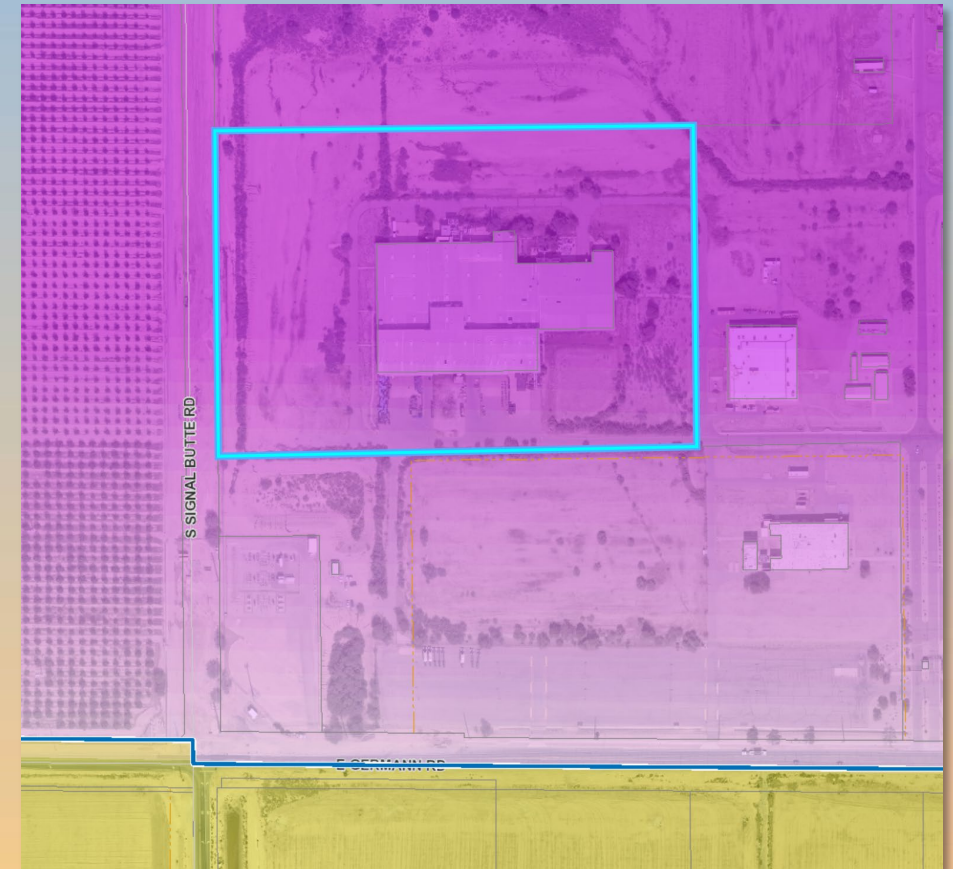
General Plan

Employment

- wide range of employment opportunities in high quality settings

Gateway Strategic Development Plan - Logistics and Commerce District

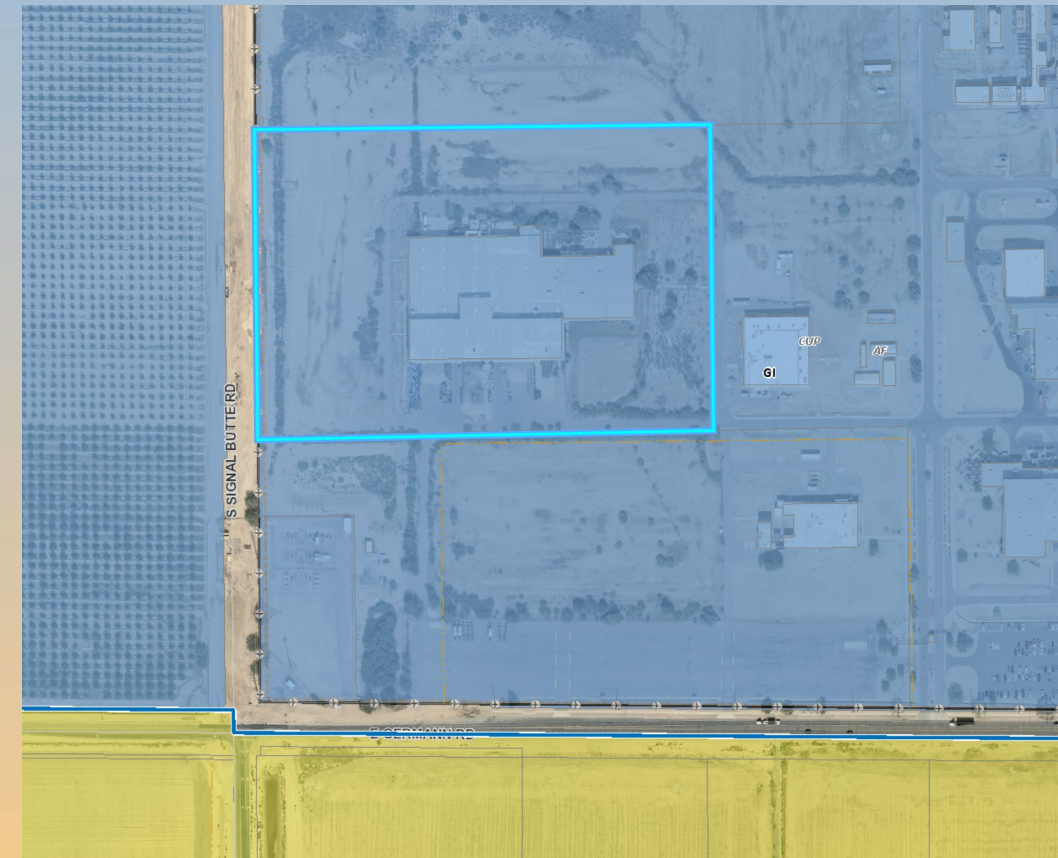
- high-quality employment environment that is compatible with increasing overflight activities associated with Phoenix-Mesa Gateway Airport





Zoning

- Existing zoning General Industrial (GI)
- Proposed use is permitted within GI





Site Photos

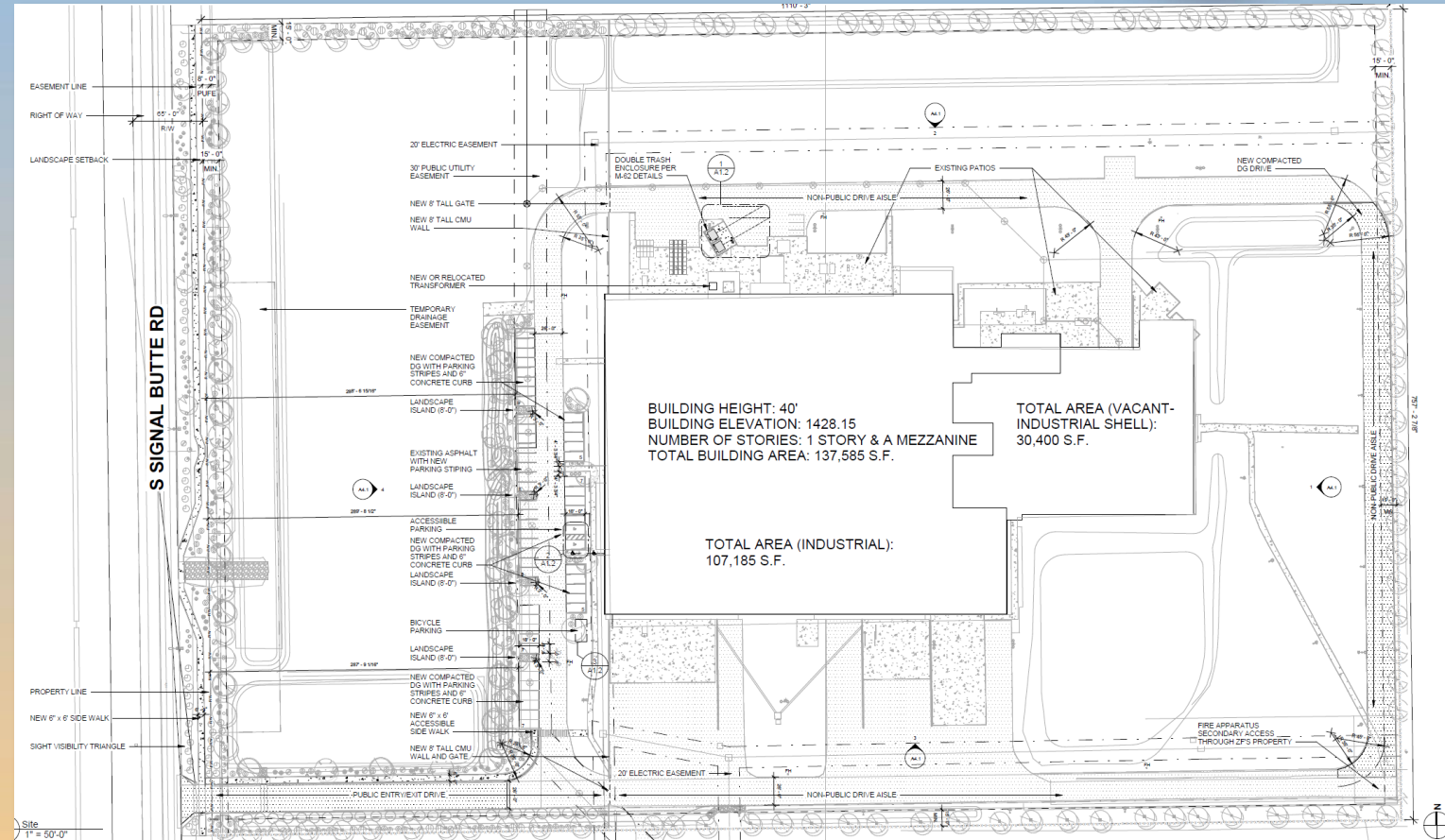


Looking east towards the site



Site Plan

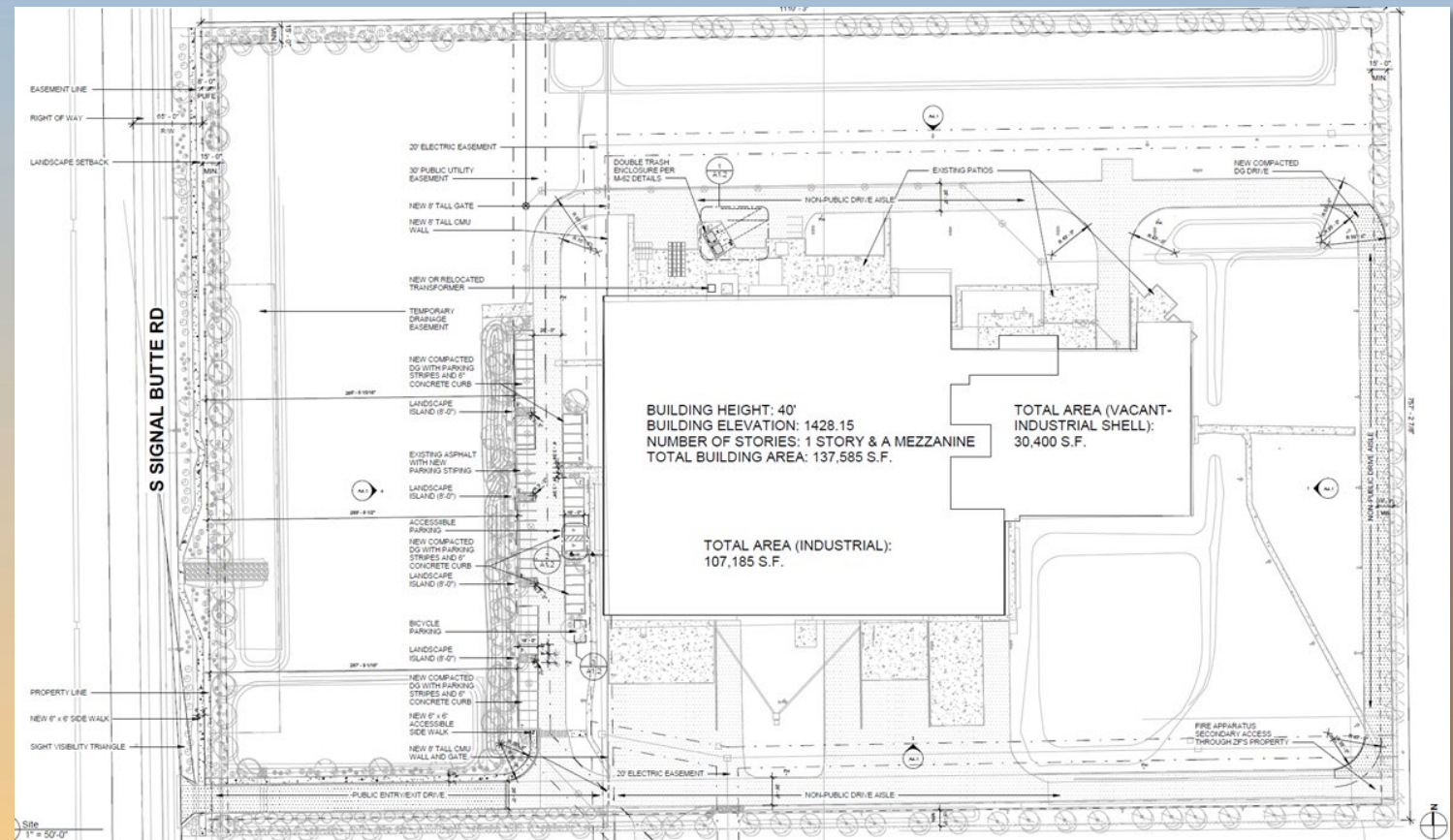
- 137,585 sq. ft. with 30,400 sq. ft. of vacant shell space
- New access from Signal Butte Road
- 55 parking spaces provided





Parking Reduction

- 246 stalls are required for the entire project
- 55 stalls are proposed

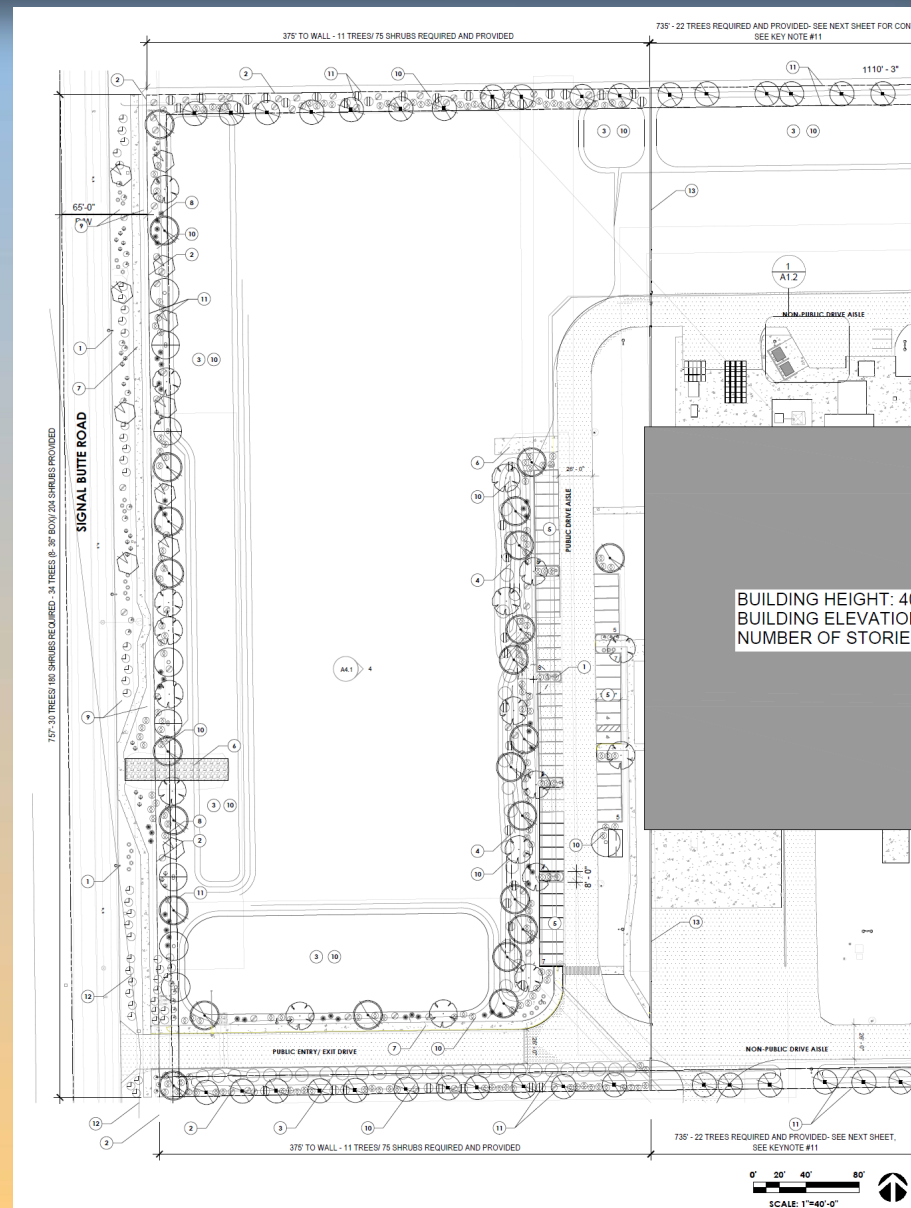




Landscape Plan

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	S.F. CREDIT
TREES					
(+)	EXISTING TREE/VEGETATION	VARIES- TO REMAIN			100
(circle with cross)	ACACIA SALICINA	WILLOW ACACIA	15 GAL.	89	100
(circle with cross)	CAESALPINIA CACALACO 'SMOOTHIE'	THORNLESS CASCALOTE	15 GAL.	11	25
(circle with cross)	PARKINSONIA X 'DESERT MUSEUM'	THORNLESS PALO VERDE	24" BOX/ 36" BOX	24 5	50
(circle with cross)	PROSOPIS CHILENSIS	THORNLESS MESQUITE	24" BOX/ 36" BOX	18 4	50
SHRUBS/ GROUNDCOVERS/ ACCENTS					
(circle with dot)	ACACIA REDOLENS	TRAILING ACACIA	3 GAL.	42	25
(circle with dot)	AGAVE SP.	AGAVE	5 GAL.	24	10
(circle with dot)	DASYLIRION WHEELERI	DESERT SPOON	3 GAL.	45	10
(circle with dot)	ENCELIA FARINOSA	BRITTLEBUSH	1 GAL.	63	25
(circle with dot)	EREMOPHILA GLABRA	GOLD EMU BUSH	1 GAL.	47	25
(circle with dot)	EUPHORBIA RIGIDA	GOPHER PLANT	1 GAL.	28	25
(circle with dot)	HESPERALOE PARVIFLORA	RED YUCCA	3 GAL.	30	10
(circle with dot)	LARREA TRIDENTATA	CREOSOTE	5 GAL.	42	50
(circle with dot)	RUELLIA PENISULARIS	DESERT RUELLIA	5 GAL.	195	25
INERT GROUNDCOVER					
(rectangle with dot)	DECOMPOSED GRANITE- ROW	MADISON GOLD- 1/2" SCREENED	15,500 S.F. (129 TONS)		
(rectangle with dot)	DECOMPOSED GRANITE	MADISON GOLD- 1/4" MINUS	122,550 S.F. (1,021 TONS)		



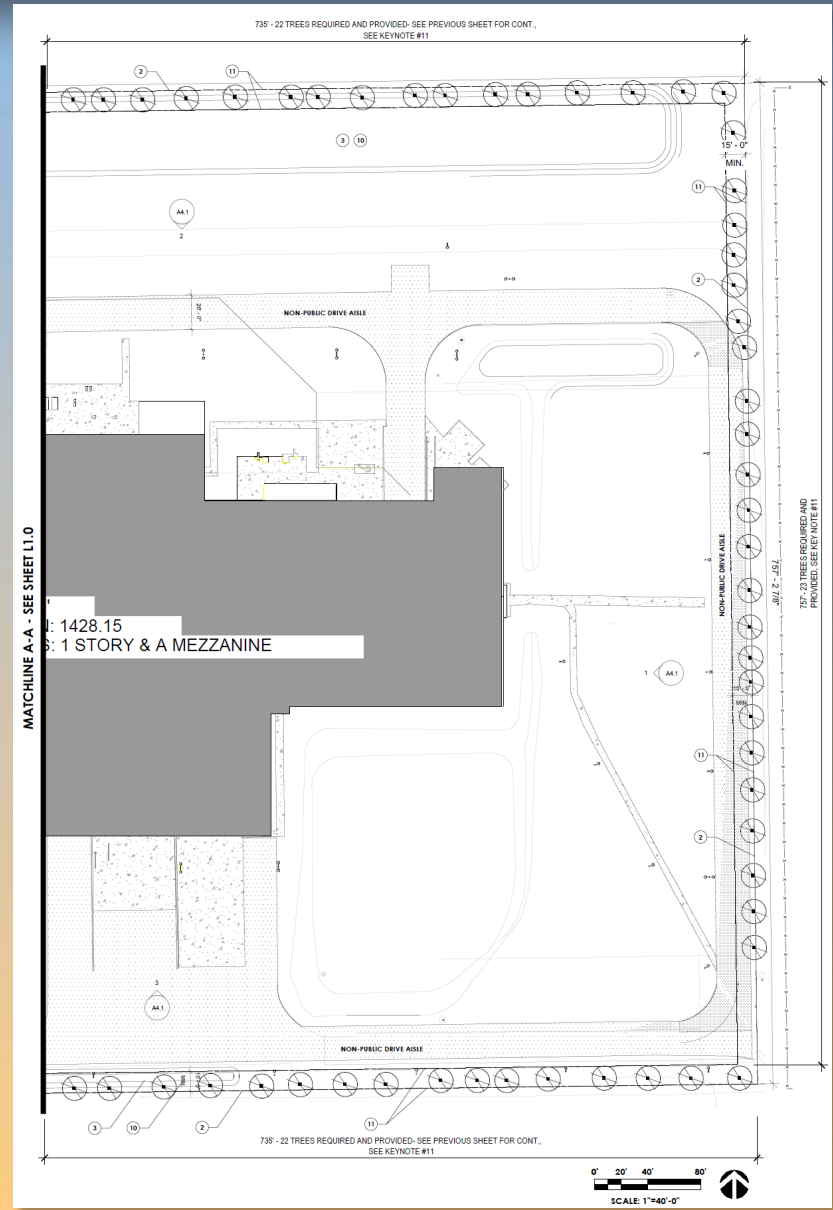
0' 20' 40' 80'
SCALE: 1"=40'-0"



Landscape Plan

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	S.F. CREDIT
TREES					
+	EXISTING TREE/ VEGETATION	VARIES- TO REMAIN		100	
	ACACIA SALICINA	WILLOW ACACIA	15 GAL.	89	100
	CAESALPINIA CACALACO 'SMOOTHIE'	THORNLESS CASCALOTE	15 GAL.	11	25
	PARKINSONIA X 'DESERT MUSEUM'	THORNLESS PALO VERDE	24" BOX/ 36" BOX	24 5	50
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SHRUBS/ GROUNDCOVERS/ ACCENTS					
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INERT GROUNDCOVER					
	DECOMPOSED GRANITE- ROW	MADISON GOLD- 3/4" SCREENED	15,500 S.F. (129 TONS)		
	DECOMPOSED GRANITE	MADISON GOLD- 1/4" MINUS	122,550 S.F. (1,021 TONS)		





Approval Criteria

Section 11-32-6(A) Parking Reduction Criteria

- ✓ 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;
- ✓ The use will adequately be served by the proposed parking; and
- ✓ 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.



Approval Criteria

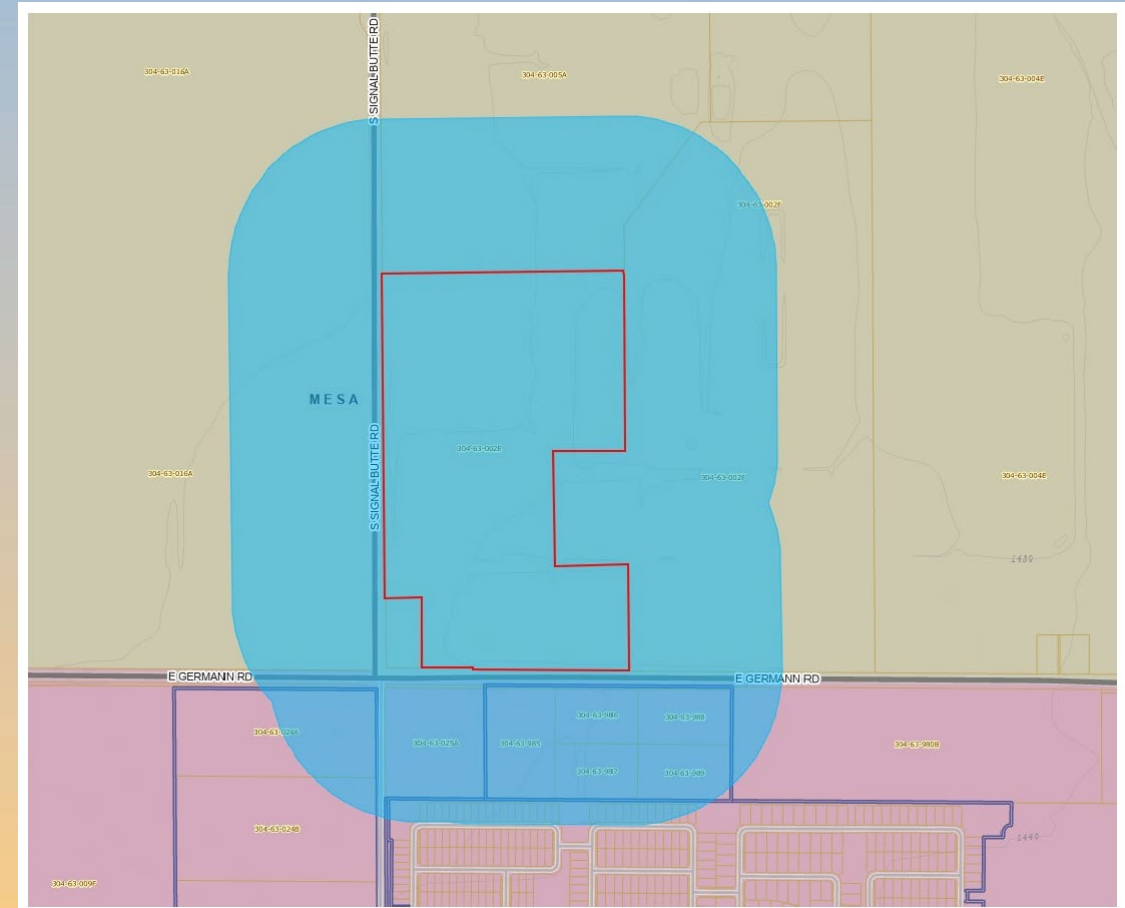
Section 11-70-5(E) SUP Criteria

- ✓ 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 received any emails or phone calls





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Gateway Strategic Development Plan
- ✓ Meets the review criteria for Site Plan Review
- ✓ Meets the approval criteria for a Special Use Permit for a parking reduction in Section 11-32-6A and 11-70-5(E)

Staff recommends Approval with Conditions



ZON22-00214

Venture on Country Club

Charlotte Bridges, Planner II

March 27, 2024



Request

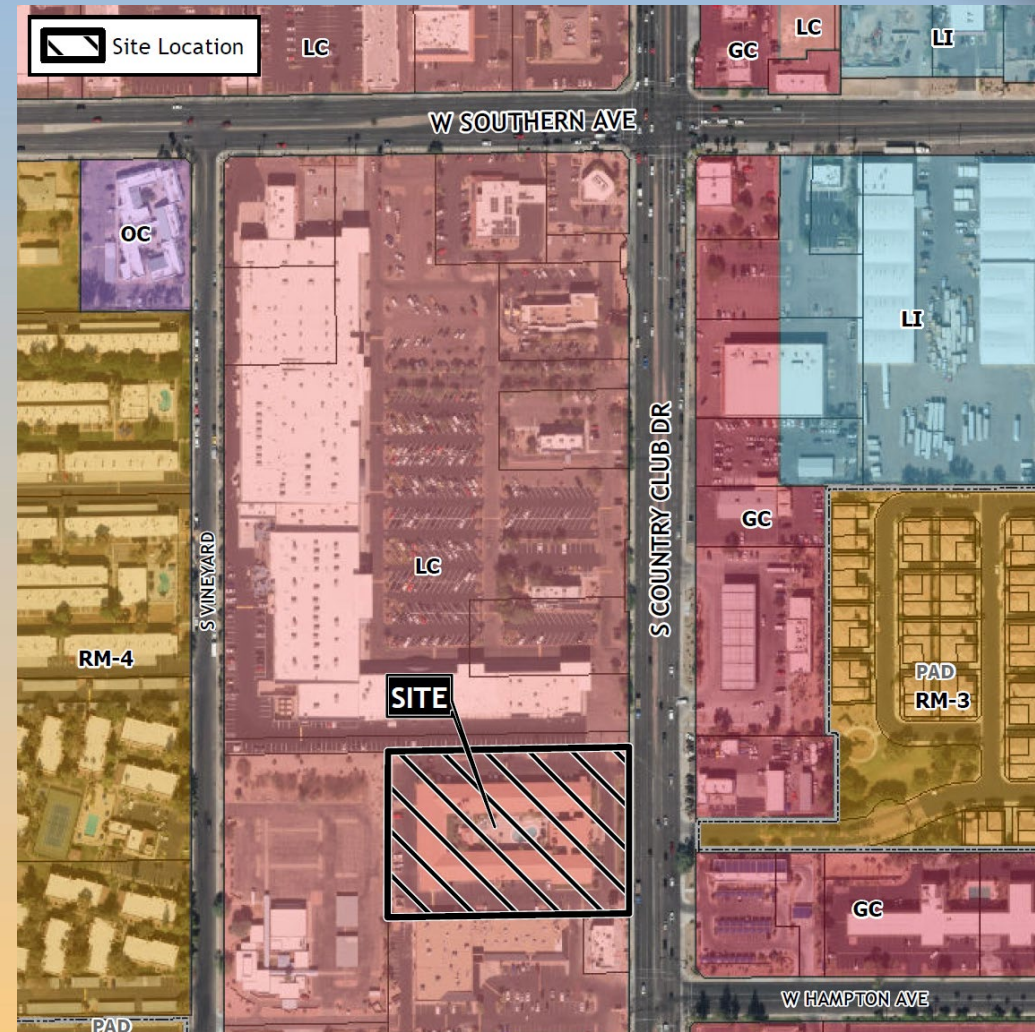
- Rezone from Limited Commercial (LC) to Limited Commercial with a Planned Area Development overlay (LC-PAD)
- Council Use Permit (CUP)
- Site Plan Review
- To allow for a Multiple Residence Development





Location

- South of Southern Avenue
- West side of Country Club Drive

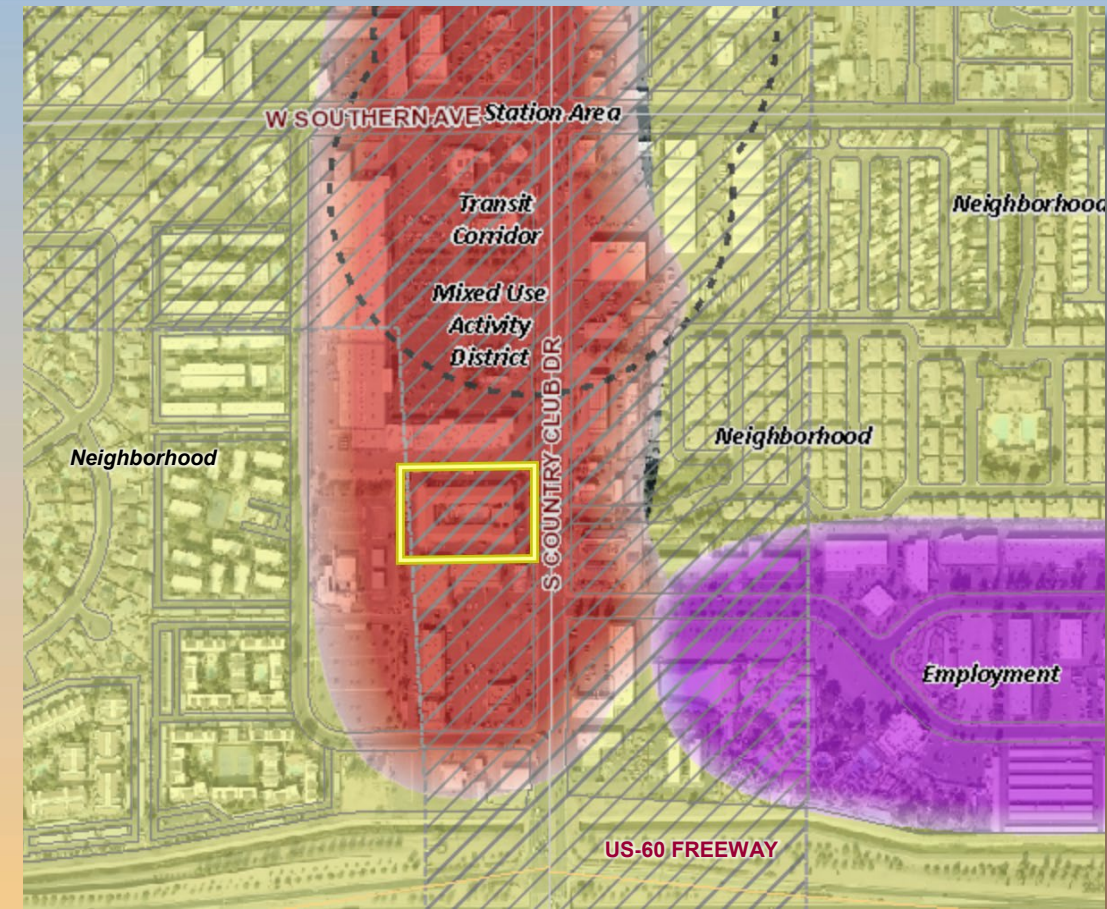




General Plan

Mixed Use Activity District – Community-Scale Sub-type

- Significant retail commercial component
- Serve a neighborhood population up to a four-mile radius
- Contain one or two large format commercial buildings, associated shops and pad sites
- LC is a primary zoning district
- Multiple Residence is a primary use

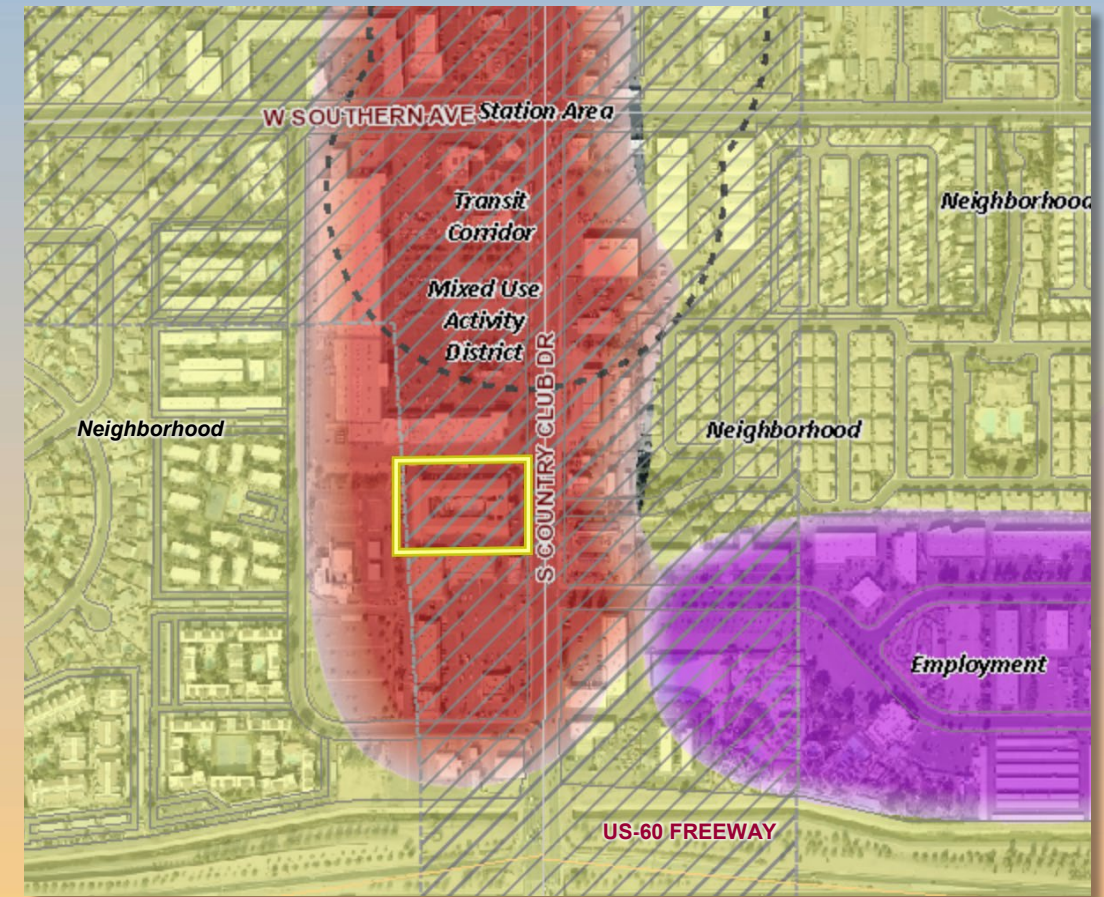




General Plan

Transit District - Corridor Sub-type

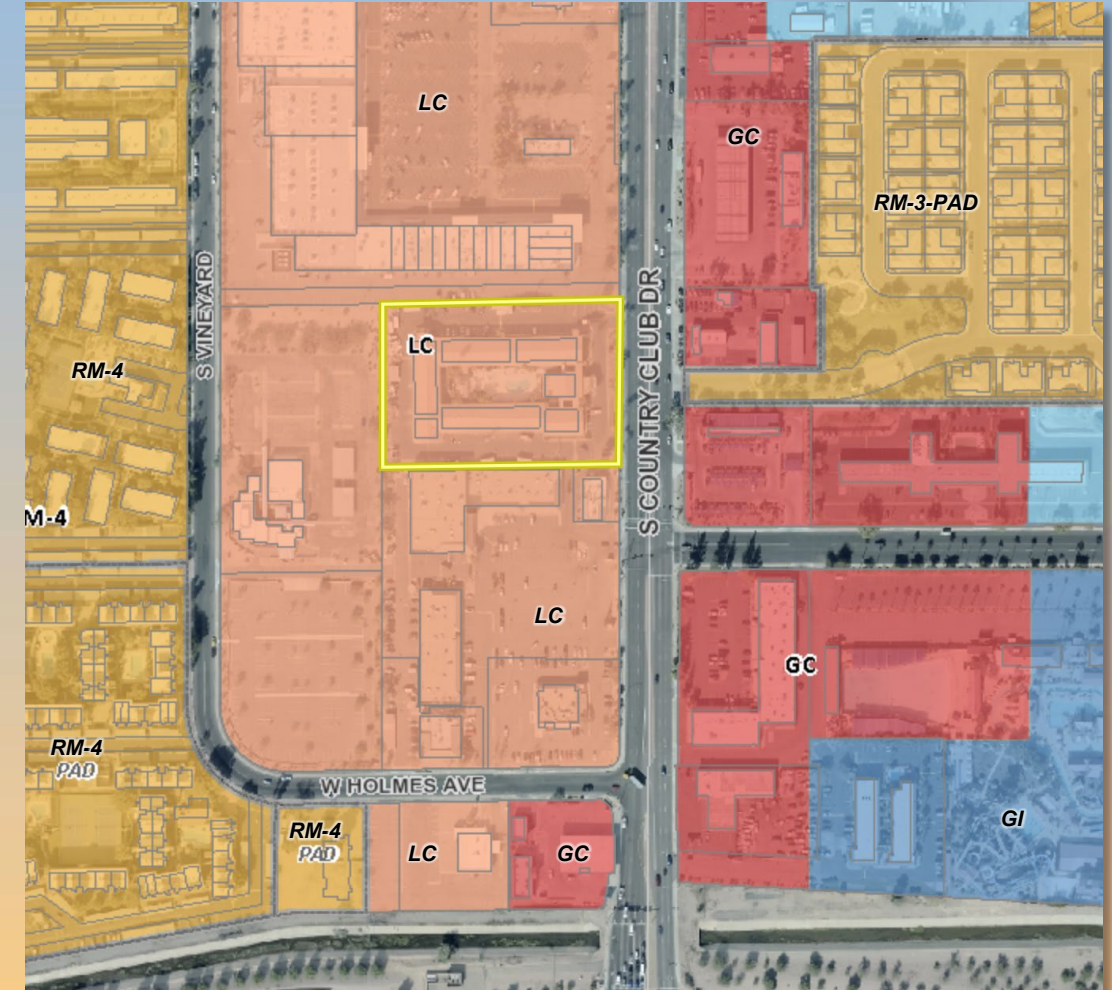
- Overlays other character types
- Includes light rail corridor, bus rapid transit corridors, and areas designated for a consistent high level of transit options
- Develop a mixed-use, pedestrian-oriented, urban environment, within walking distance of transit stops
- Used to transition the area into a more transit and pedestrian oriented development form





Zoning

- Rezone from Limited Commercial (LC) to Limited Commercial with a Planned Area Development overlay (LC-PAD)
- CUP request for residential





Site Photo

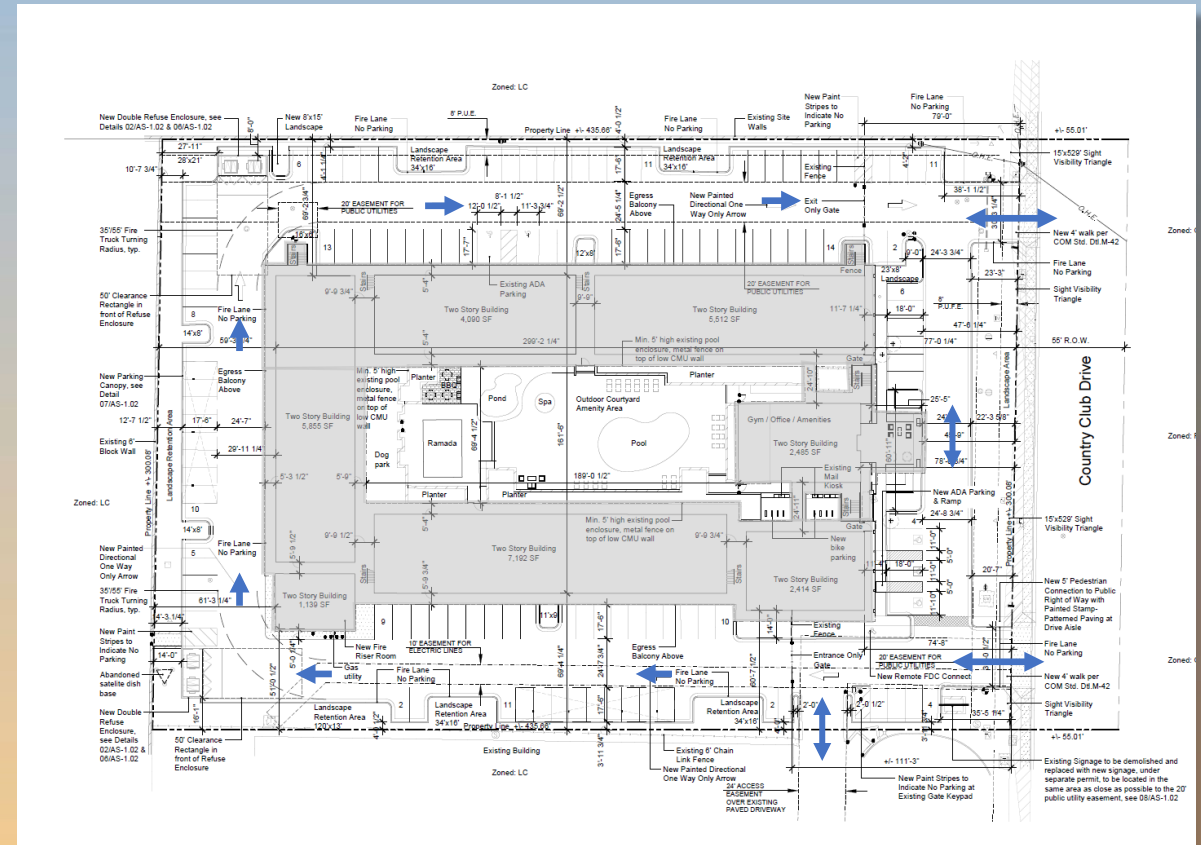


Looking west from Country Club Drive



Site Plan

- Existing 40,489 square foot, two-story building
- Access drive from Country Club Drive and cross access to commercial center to the south
- 120 residential units
- 128 parking spaces provided
- 17 covered parking spaces





Landscape Plan

existing plant legend

botanical name
common name

existing trees

NERIUM OLEANDER STANDARD
STANDARD OLEANDER

existing palms

PHOENIX ROEBELINII
PIGMY DATE PALM

WASHINGTONIA FILIFERA
CALIFORNIA FAN PALM

WASHINGTONIA ROBUSTA
MEXICAN FAN PALM

existing shrubs

BOUGAINVILLEA 'LA JOLLA'
LA JOLLA BOUGAINVILLEA

CARISSA MACROCARPA
NATAL PLUM

LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
GREEN CLOUD SAGE

NERIUM OLEANDER
PETITE PINK OLEANDER

existing inerts

EXISTING DECOMPOSED GRANITE
JESSIE RED

plant legend

botanical name
common name

evergreen trees

ACACIA ANEURA
MULGA

ACACIA SALICINA
WILLOW ACACIA

shade trees

TIPUANA TIPU
TIPU TREE

large shrubs

LEUCOPHYLLUM LANGMANIAE
'RIO BRAVO'
RIO BRAVO TEXAS RANGER

TECOMA ALATA
ORANGE JUBILEE

medium shrubs

EREMOPHILA GLABRA SP.
CARNOSA WINTER BLAZE

HESPERALOE FUNIFERA
GIANT HESPERALOE

MUHLENBERGIA CAPILLARIS
'PINK MUHLY'
REGAL MIST

NERIUM OLEANDER
PETITE PINK OLEANDER

PHOENIX ROEBELINII
PIGMY DATE PALM

RUELLIA BRITTONIANA
MEXICAN PETUNIA

small shrubs

ALOE X. BLUE ELF
BLUE ELF ALOE

CALLISTEMON 'LITTLE JOHN'
DWARF CALLISTEMON

HESPERALOE PARVIFLORA
RED YUCCA

YUCCA PALLIDA
PALE LEAF YUCCA

evergreen groundcover

LANTANA 'DALLAS RED'
RED LANTANA

ROSMARINUS OFFICINALIS
IRENE ROSEMARY

inerts

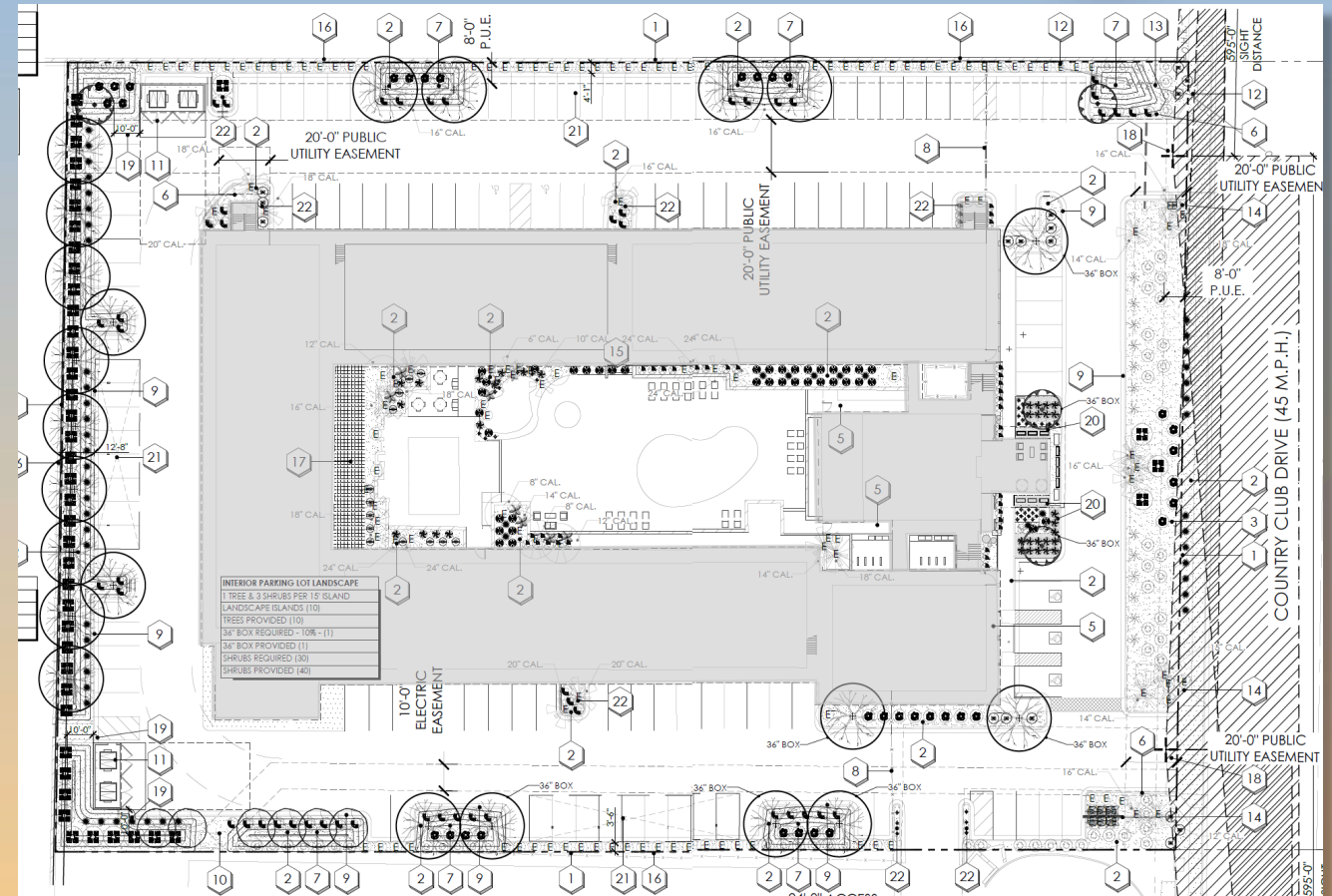
DECOMPOSED GRANITE
MATCH EXISTING - JESSIE RED

1" - 3" FRACTURED RIP RAP
MATCH EXISTING

ARTIFICIAL TURF
EZ-TURF

NUT MEG BLEND

SELECT GRANITE BOULDERS
SURFACE SELECT ROCK





Renderings

East



North





Renderings

West



South





Planned Area Development

Development Standard	MZO Required	PAD Proposed
Maximum Lot Coverage - <i>MZO Section 11-6-3(A)</i>	80%	81.1%
<u>Minimum Building Setbacks -</u> <i>MZO Section 11-6-3(A)</i> -Interior Side and Rear: Adjacent to Non-residential District -South property line -West property line -North property line	15 feet per story (30 feet total) 15 feet per story (30 feet total) 15 feet per story (30 feet total)	3 feet, 11-inches (existing to parking) 10 feet, 7-inches (existing to parking) 4 feet, one-inch (existing to parking)



Planned Area Development

Development Standard

MZO Required

PAD Proposed

Required Landscape Yards –
Section 11-33-3(B)(2)(a)(ii)
-Non-Single Residential Uses
Adjacent to Other Non-Single
Residence

-South property line

15 feet

**3 feet, 11-inches
(existing to parking)**

-West property line

15 feet

**10 feet, 7-inches
(existing to parking)**

-North property line

15 feet

**4 feet, one-inch
(existing to parking)**



Planned Area Development

Development Standard

MZO Required

PAD Proposed

Minimum Outdoor Living Areas
(sq. ft./unit) –
MZO Table 11-6-2.A

100 sq. ft.

0 sq. ft.

Screening – Parking Areas –
MZO Section 11-30-9(H)
-Parking Areas

Parking areas and drive aisles shall be screened from street(s) with masonry wall, berm or combination of walls/berms and densely planted landscaping or "vertical wire trellis panels". No more than 40 percent of the screening shall be accomplished with dense landscaping

Up to 100% of the screening may be accomplished with dense landscaping such as large and medium shrubs



Planned Area Development

Development Standard	MZO Required	PAD Proposed
<p><u>Required Parking Spaces by Use –</u> <i>MZO Table 11-32-3(A)</i> -Multiple Residence uses not located within ¼ mile radius of bus rapid transit or light rails station regardless of bedroom count</p>	<p>2.1 spaces per dwelling unit (252 spaces total)</p>	<p>1.07 spaces per dwelling unit (128 spaces total)</p>
<p><u>Covered Parking Spaces –</u> <i>MZO Section 11-32-3(D)(2)</i> -Multiple Residence projects shall provide a minimum of 1 covered parking spaces per unit</p>	<p>120 covered parking spaces</p>	<p>17 covered parking spaces (0.14 covered parking spaces per unit)</p>



Planned Area Development

Development Standard

Parking Area Design –
MZO Section 11-32-4(A)
-Setback of Cross Drive Aisles

MZO Required

Parking spaces along main drive aisles connecting directly to a street shall be set back at least 50 ft. from the property line abutting the street

PAD Proposed

Parking spaces along main drive aisles connecting directly to a street shall be set back at least 35 feet, 5-inches from the property line abutting the street (existing)



Planned Area Development

Development Standard	MZO Required	PAD Proposed
<p><u>Perimeter Landscape – Required Plant Material –</u> <i>MZO Section 11-33-2(B)(2)(c) and Table 11-33-3(A)(4)</i></p> <ul style="list-style-type: none"> -Country Club Drive (arterial street) -South property line -North property line 	<p>1 tree and 6 shrubs per 25 linear feet of frontage (12 trees and 72 shrubs total)</p> <p>3 non-deciduous trees and 20 shrubs per 100 linear feet of adjacent property line (13 trees and 88 shrubs total)</p> <p>3 non-deciduous trees and 20 shrubs per 100 linear feet of adjacent property line (13 trees and 88 shrubs total)</p>	<p>0 trees (existing) and 80 shrubs</p> <p>4 trees (existing) and 78 shrubs</p> <p>0 trees (existing) and 76 shrubs</p>



Planned Area Development

Development Standard	MZO Required	PAD Proposed
<p><u>Parking Lot Landscape Islands</u> – <i>MZO Section 11-33-4(B)</i></p>	<p>Parking lot landscape islands shall be installed at each end of a row of stalls and in between for maximum 8 contiguous parking spaces</p>	<p>Eliminate 3 parking lot islands at the end of 3 rows of parking and maximum of 14 contiguous parking spaces without an island (existing)</p>
<p><u>Parking Lot Landscape Islands</u> – <i>MZO Section 11-33-4(B)(2)</i></p>	<p>Landscape islands shall be a minimum of eight feet wide and 15 feet in length for single row</p>	<p>Minimum 2 feet wide and 11 feet in length (existing)</p>



Planned Area Development

Development Standard

MZO Required

PAD Proposed

Parking Lot Landscape Islands –
MZO Section 11-33-4(B)(2)

Landscape islands shall be a minimum of eight feet wide and 15 feet in length for single row

Elimination of the tree in the following landscape islands:

- 1. Adjacent to the east side of the northwest trash enclosure,**
- 2. At the northeast corner of the building where the stairs are located,**
- 3. Adjacent to the east and west sides of the cross-access drive along the south property line.**



Planned Area Development

Development Standard

MZO Required

PAD Proposed

Foundation Base along Exterior Walls –
MZO Section 11-33-5(A)(1)
 Exterior Wall with Public Entrances

-East Elevation

15-foot-wide foundation base

Minimum 11 feet, 4-inch-wide foundation base (existing)

-South Elevation

15-foot-wide foundation base

Minimum 5 feet, 9-inch-wide foundation base (existing)

-West Elevation)

15-foot-wide foundation base

Minimum 5 feet, 3-inch-wide foundation base (existing)

-North Elevation)

15-foot-wide foundation base

Minimum 5 feet, 4-inch-wide foundation base (existing)



Planned Area Development

Development Standard

MZO Required

PAD Proposed

Plant Material within Foundation Base – Exterior Walls Visible from Public Parking or Right-of-Way with Public Entrances – MZO Section 11-33-5(B)(3)
 - A landscape area shall be provided equal in length to 33 percent (minimum) of adjacent exterior wall

South Elevation

98 feet, 9-inches
 (33% of 299 feet, 3-inches)

60 feet
(20% of 299 feet, 3-inches existing)

West Elevation

59 feet, 4-inches
 (33% of 179 feet, 9-inches)

0 feet
(existing)

North Elevation

98 feet, 9-inches
 (33% of 299 feet, 3-inches)

0 feet
(existing)



Council Use Permit

Section 11-31-31(F) Review Criteria

- ✓ The use is found to be in compliance with the General Plan, Sub-Area Plans and other recognized development plans or policies, and will be compatible with surrounding uses; and
- ✓ A finding that a plan of operation has been submitted, which includes, but is not limited to, acceptable evidence of compliance with all zoning, building, and fire safety regulations; and
- ✓ A finding that a "good neighbor policy" in narrative form has been submitted, which includes, but is not limited to, descriptions of acceptable measures to ensure ongoing compatibility with adjacent uses; including measures to assure that commercial activity will remain as a viable activity on this site; and



Council Use Permit

Section 11-31-31(F) Review Criteria (cont'd)

- ✓ Evidence that acceptable documentation is present demonstrating that the building or site proposed for the use is in, or will be brought into, substantial conformance with all current City development standards, including, but not limited to, landscaping, parking, screen walls, signage, and design guidelines; and
- ✓ The overall project conforms to the intent and character of the zoning district and is part of a well integrated mixed-use project.



Council Use Permit

Section 11-70-6(D) Review Criteria

- ✓ 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 plan and/or policies;
- ✓ The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies;



Council Use Permit

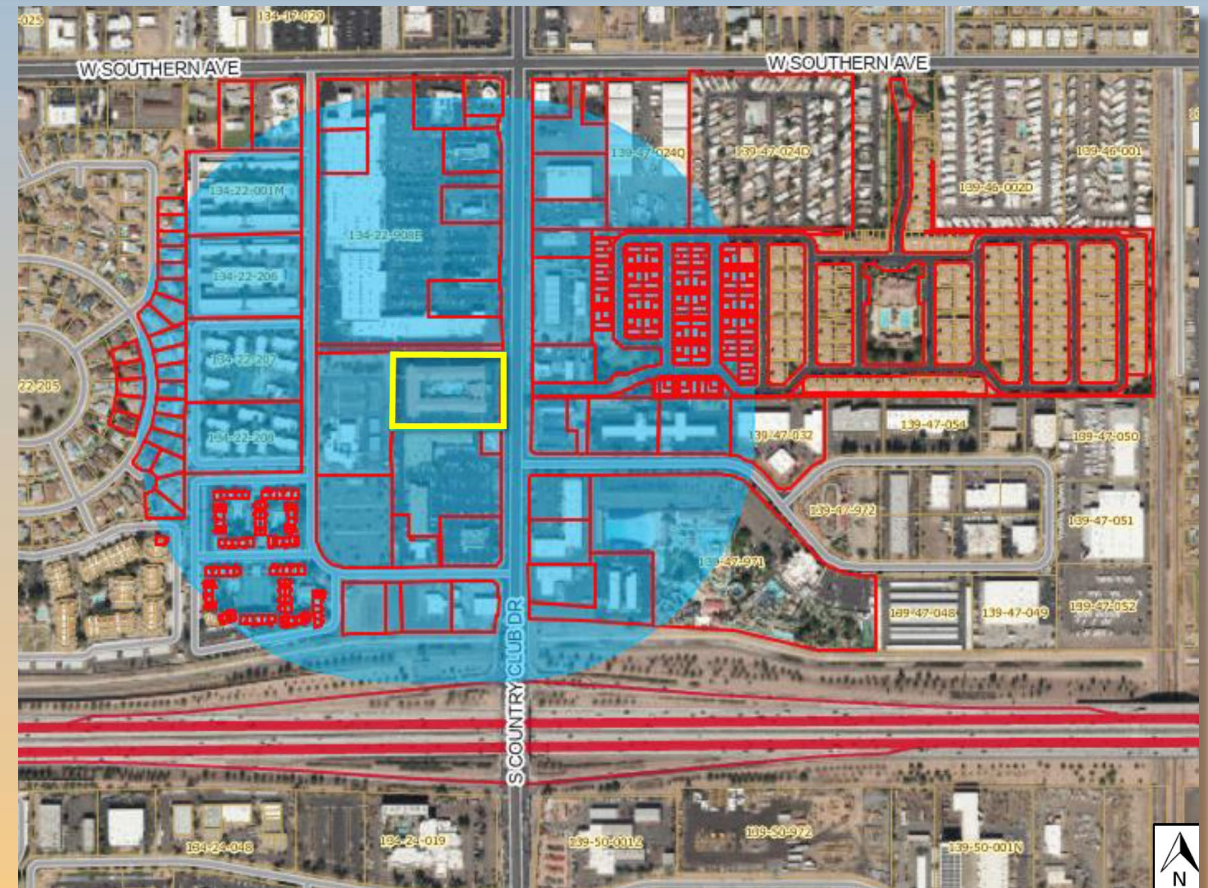
Section 11-70-6(D) Review Criteria (cont'd)

- ✓ The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area of the proposed project or improvements in the neighborhood or to the general welfare of the City; and
- ✓ Adequate public services, public facilities and public infrastructure are available to serve the proposed project.



Citizen Participation

- Notified property owners within 1000 ft., HOAs, and registered neighborhoods
- Staff has not received any emails or phone calls





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 22 of the MZO for a PAD overlay
- ✓ Meets CUP review criteria of MZO Section 11-31-31(F)
- ✓ Meets CUP review criteria of MZO Section 11-70-6(D)
- ✓ Criteria in Chapter 69 of the MZO for Site Plan Review

Staff recommends Approval with Conditions

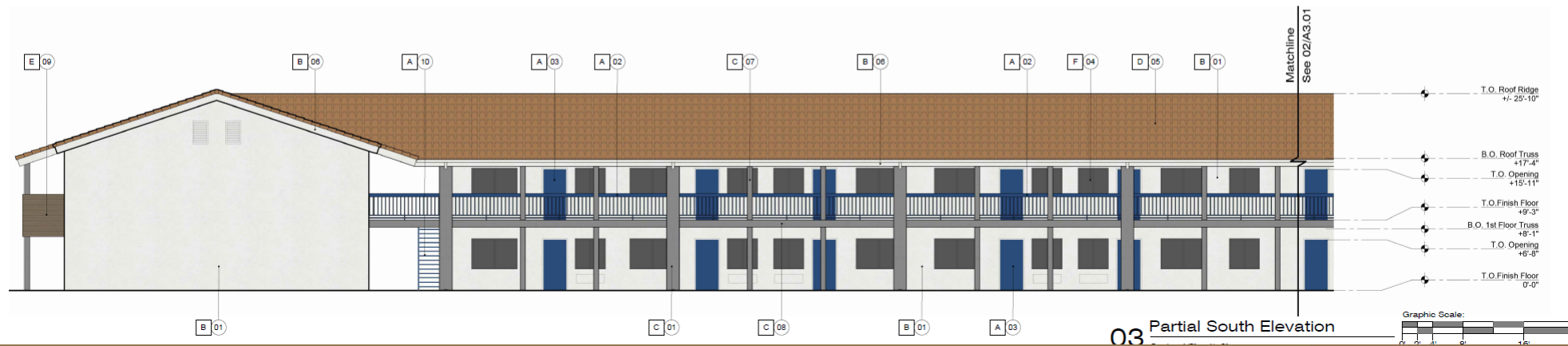


Elevations



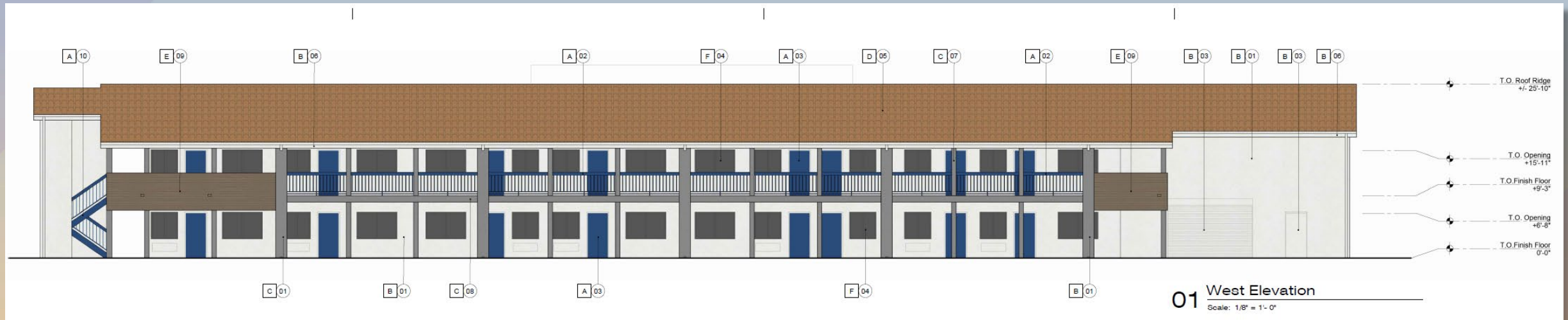


Elevations



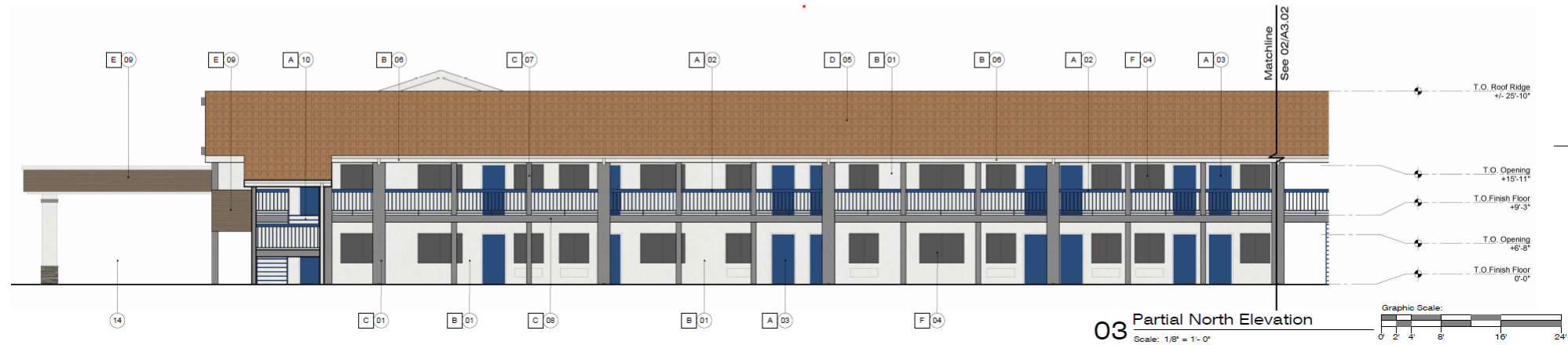
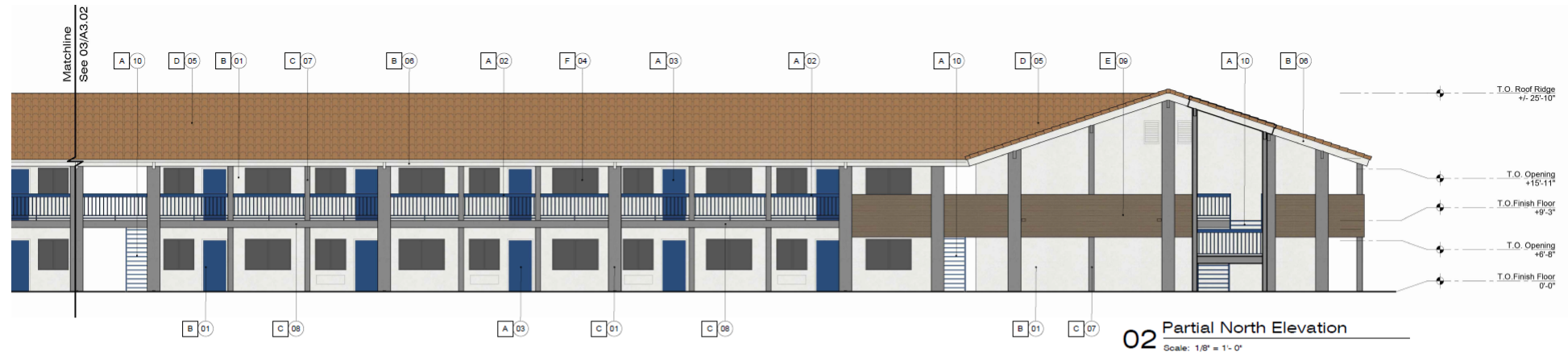


Elevations





Elevations





ZON23-00343

Sean Pesek, Senior Planner

March 27, 2024



Request

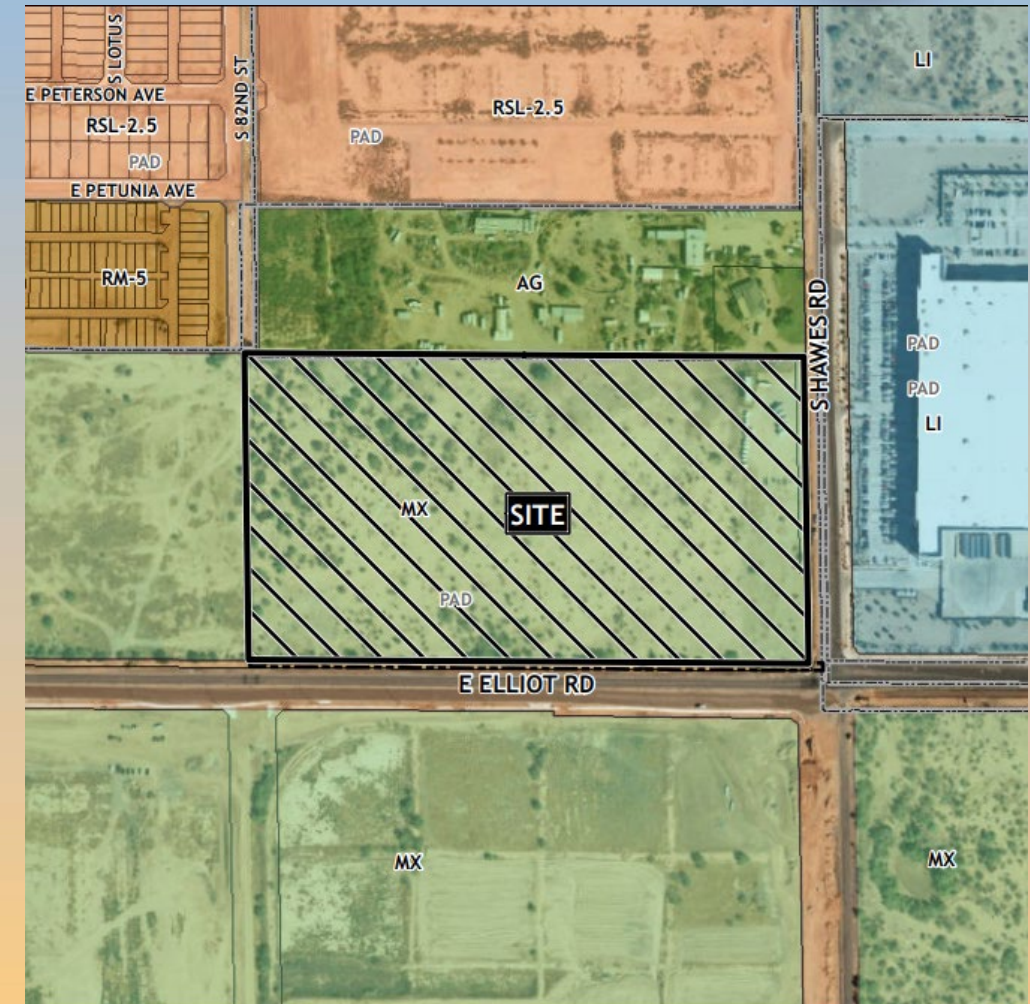
- Site Plan Review, Special Use Permit, and Council Use Permit
- To allow for a mixed-use development





Location

- North side of Elliot Road
- East side of south 82nd Street alignment
- West side of Hawes Road
- Village 3 of Hawes Crossing





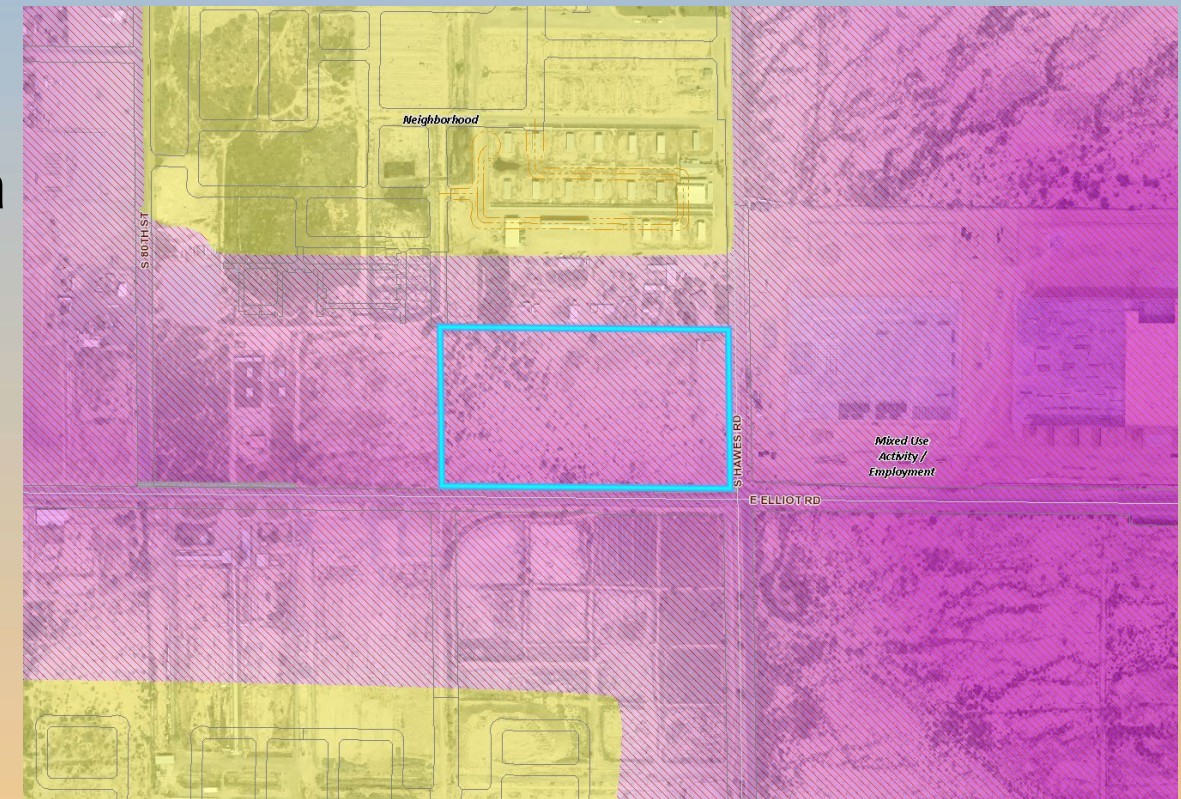
General Plan

Mixed Use Activity

- Large-scale activity area that has a significant retail commercial component

Mesa Gateway Strategic Development Plan - Inner Loop

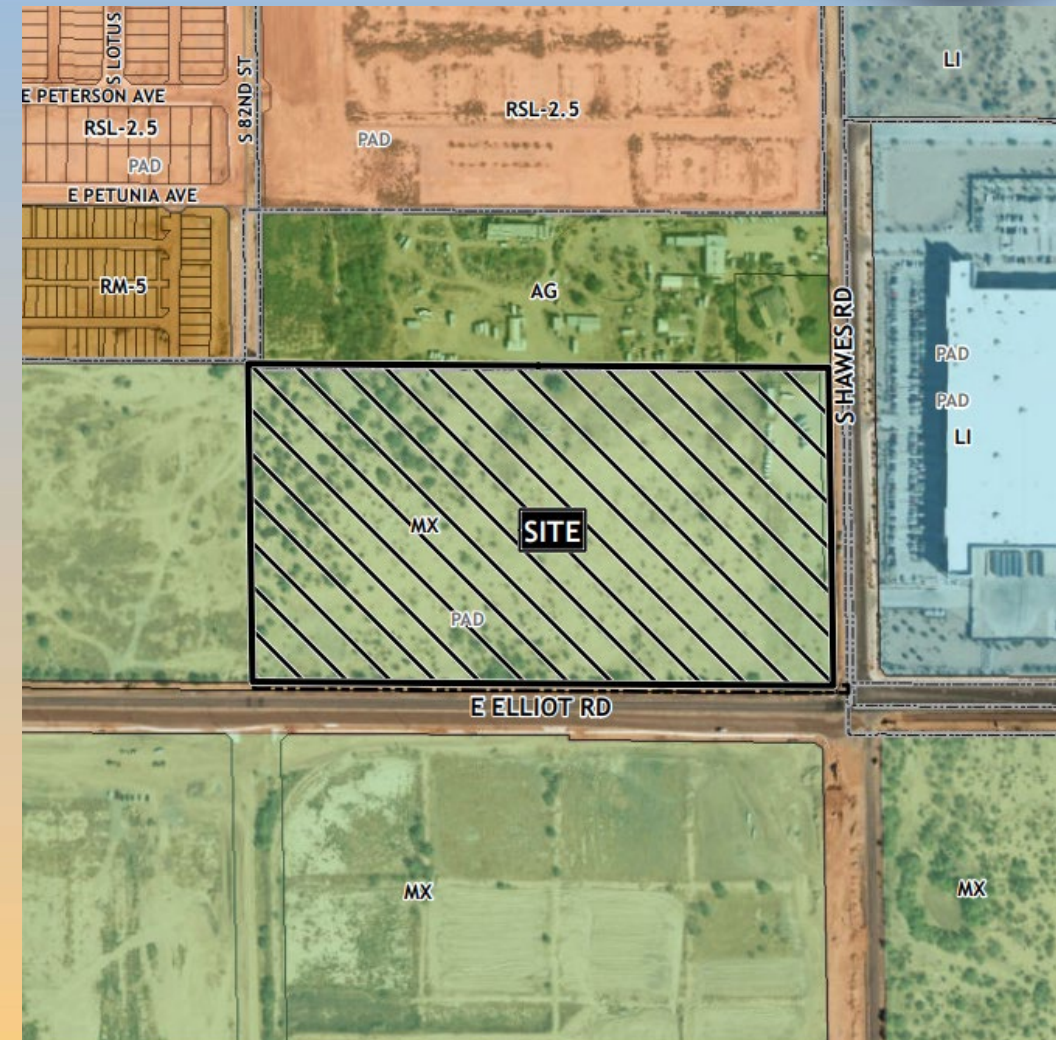
- Provide high-quality mixed-use development





Zoning

- Mixed-Use with a Planned Area Development Overlay (MX-PAD)
- Proposed uses are permitted within MX





Site Photo



Looking west from Hawes Road



Site Photo

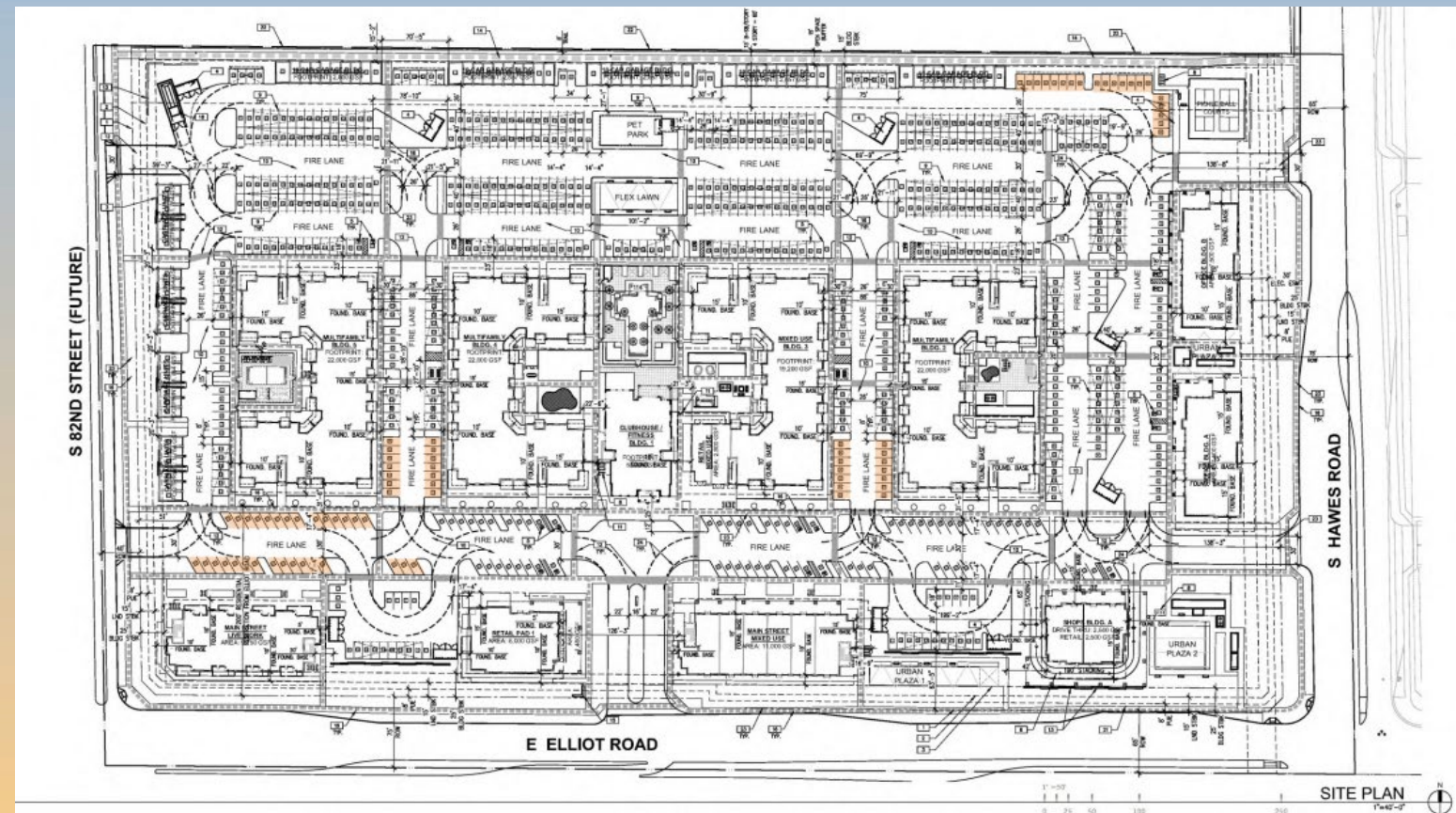


Looking north from Elliot Road



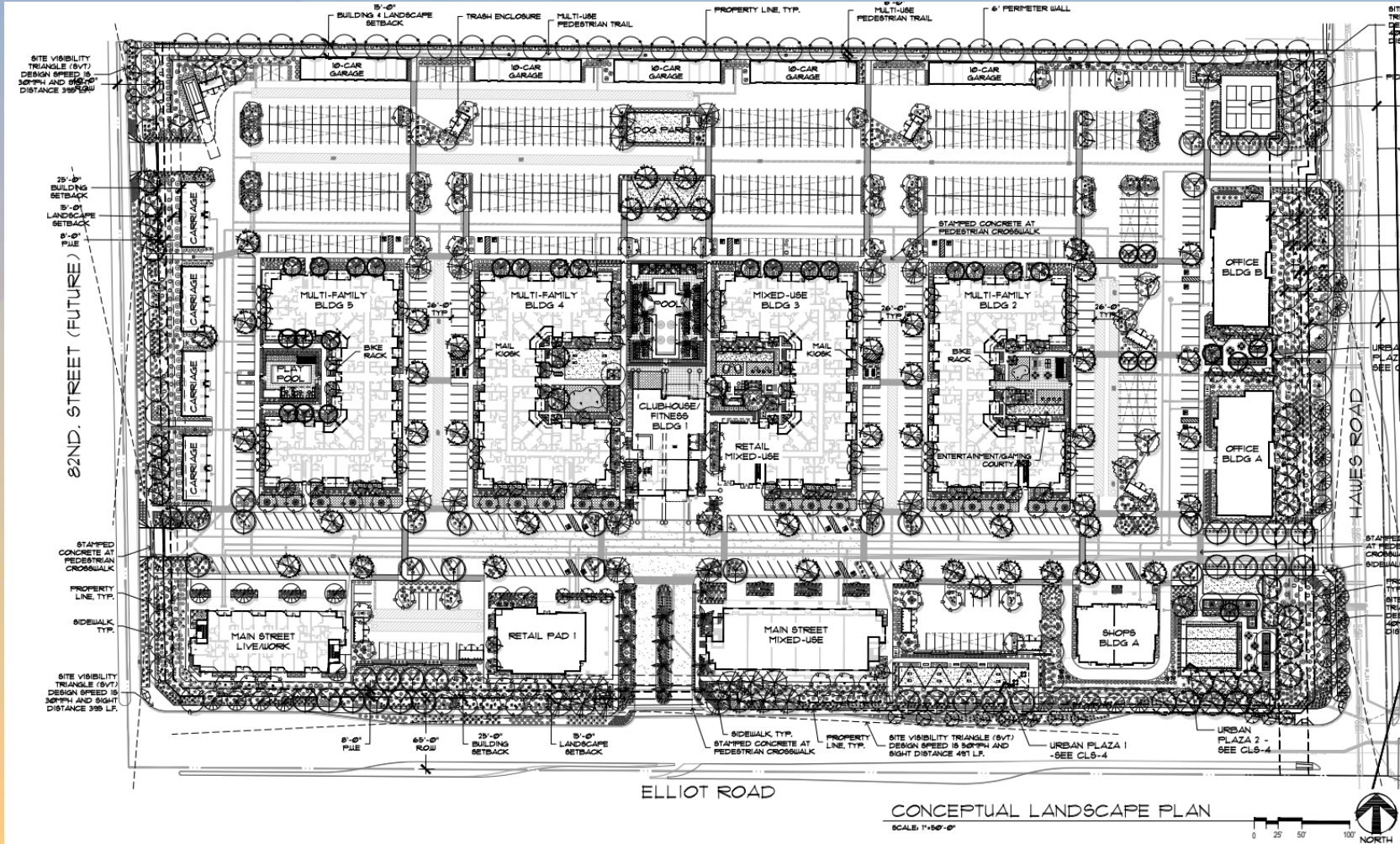
Parking

- 1,029 stalls are required for the entire project - 797 stalls are proposed
- 573 spaces for residential, 146 spaces for commercial, and 78 shared spaces





Landscape Plan



CONCEPTUAL LANDSCAPE PLAN
SCALE: 1"=50'-0"

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
TREES				
<i>Acacia aneura</i>	Mugga Acacia	24" Box	40	Standard Trunk Dense Canopy
<i>Casahpina calacato</i>	Cascalote	24" Box	30	Standard Trunk Dense Canopy
<i>Chilopsis linearis</i>	Desert Willow	24" Box	13	Multi - Trunk
		36" Box	2	Size Per Plan
<i>Chamaecyparis humilis</i>	Mediterranean Fan Palm	24" Box	1	ET
<i>Chitralpa taekentensis</i>	Chitralpa	24" Box	28	OT
<i>Dalbergia sisec</i>	Indian Rosewood	24" Box	56	Standard Trunk Dense Canopy
<i>Parkinsonia praecox</i>	Palo Brea	24" Box	22	Standard Trunk Dense Canopy
<i>Phoenix dactylifera</i>	Date Palm	18" C.T.H.	19	ET
<i>Pistacia x 'Red Flash'</i>	Red Flash Pistache	24" Box	11	Standard Trunk Dense Canopy
<i>Prosopis juliflora</i>	Velvet Mesquite	24" Box	12	ST
<i>Quercus virginiana</i>	Southern Live Oak	24" Box	100	Standard Trunk Dense Canopy
<i>Ulmus parvifolia</i>	Evergreen Elm	24" Box	45	ST
<i>Washingtonia 'Milbusta'</i>	Hybrid Fan Palm	22" C.T.H.	2	Matching Form Skinned
ACCENTS/VINES				
<i>Aloe barbadensis</i>	Medicinal Aloe	5 Gal.	400	56 As Per Plan
<i>Agave 'Blue Glow'</i>	Blue Glow Agave	5 Gal.	141	M5 As Per Plan
<i>Acelepias subulata</i>	Desert Milkweed	5 Gal.	18	M5 As Per Plan
<i>Asparagus densiflorus 'Foxtail'</i>	Asparagus Fern	5 Gal.	15	56 As Per Plan
<i>Bougainvillea hybrid 'Torch Glow'</i>	Bougainvillea Torch Glow	5 Gal.	339	M5 As Per Plan
<i>Dasylirion quadrangulum</i>	Toothless Spoon	5 Gal.	212	M5 As Per Plan
<i>Dasylirion wheeleri</i>	Desert Spoon	5 Gal.	212	L5 As Per Plan
<i>Hesperaloe funifera</i>	Giant Hesperaloe	5 Gal.	106	M5 As Per Plan
<i>Hesperaloe parviflora</i>	Brakelights Red Yucca	5 Gal.	484	56 As Per Plan
<i>Trachelospermum jasminoides</i>	Star Jasmine	15 Gal.	4	Train to Structure
SHRUBS				
<i>Casahpina mexicana</i>	Mexican Bird of Paradise	5 Gal.	39	L5 As Per Plan
<i>Dodonaea viscosa</i>	Purple Hopseed Bush	5 Gal.	339	L5 As Per Plan
<i>Erenophila hygrophana</i>	Blue Bells	5 Gal.	192	M5 As Per Plan
<i>Myrtus communis 'Compacta'</i>	Dwarf Myrtle	5 Gal.	443	56 As Per Plan
<i>Ruellia peninsularis</i>	Baja Ruellia	5 Gal.	684	M5 As Per Plan
<i>Ruellia equisetiformis</i>	Coral Fountain	5 Gal.	412	M5 As Per Plan
<i>Teocoma stans</i>	Yellow Bells	5 Gal.	118	M5 As Per Plan
<i>Teocoma stans 'Orange Jubilee'</i>	Orange Jubilee	5 Gal.	192	L5 As Per Plan
GROUND COVERS				
<i>Acacia radolans 'Desert Carpet'</i>	Prostrate Acacia	1 Gal.	299	56 As Per Plan
<i>Callistemon 'Little John'</i>	Dwarf Bottlebrush	1 Gal.	549	56 As Per Plan
<i>Convolvulus oenoneum</i>	Bush Morning Glory	1 Gal.	94	EG As Per Plan
<i>Lantana hybrid 'New Gold'</i>	New Gold Lantana	1 Gal.	419	EG As Per Plan
<i>Lantana montevidensis</i>	Purple Trailing Lantana	1 Gal.	109	TEG As Per Plan
<i>Erenophila glabra 'Mingens Gold'</i>	Outback Sunrise	1 Gal.	1496	56 As Per Plan
MISCELLANEOUS				
DG	Decomposed Granite - 1/2" Screened 'Caramel' or equal 2" Depth in All Planting Areas (Typ) - +/- 220204 SE			
*	* Dictates plants not on the Hawes Crossing PAD Plant List			



Renderings





Renderings





Renderings





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.



Council Use Permit

Section 11-31-16(D): Council Use Permit Required Findings

- ✓ The use is found to be in compliance with the General Plan and other recognized development plans or policies, and will be compatible with surrounding uses;
- ✓ A finding that a plan of operation has been submitted, which includes, but is not limited to, acceptable evidence of compliance with all zoning, building, and fire safety regulations;
- ✓ A finding that a "good neighbor policy" in narrative form has been submitted, which includes, but is not limited to, descriptions of acceptable measures to ensure ongoing compatibility with adjacent uses. Such policies shall include, but are not limited to, the name and telephone number of the manager or person responsible for the operation of the facility; complaint response procedures, including investigation, remedial action, and follow-up; and litter control measures;
- ✓ Evidence that acceptable documentation is present demonstrating that the building or site proposed for the use is in, or will be brought into, substantial conformance with all current City development standards, including, but not limited to, landscaping, parking, screen walls, signage, and design guidelines;
- ✓ Evidence that acceptable documentation is present demonstrating that the building or site proposed for the use shall adequately provide paved parking and on-site circulation in a manner that minimizes impacts on adjacent sites; and existing or proposed improvements to the site shall minimize dust, fugitive light, glare, noise, offensive smells and traffic impacts on neighboring residential sites.



Citizen Participation

- Notified property owners within 1,000 ft., HOAs, and registered neighborhoods
- Virtual Meeting held on June 20, 2023 - 2 attendees
- Staff was contacted by one neighboring property owner with concerns about sound and smell from the initial trash compacter location





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Gateway Strategic Development Plan
- ✓ Meets the review criteria for Site Plan Review
- ✓ Meets the approval criteria for a Special Use Permit
- ✓ Meets the approval criteria for a Council Use Permit
- ✓ Complies with the Hawes Crossing Development Agreement and PAD conditions

Staff recommends Approval with Conditions

Table 5 – ULI Weekday Time of Day Parking Demand

Land Use Component	Type	ULI Spaces per		Calculated Spaces	ULI - WEEKDAY TIME OF DAY ADJUSTMENT FACTORS (Parking spaces)																	
		Unit	Units		6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM		
Residential (Note 1)	Units	1.16	DU	386	374	355	299	251	206	187	168	150	150	150	150	168	187	224	262	299	318	
Residential	Reserved	1	X	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74
Residential	Guests	0.1	DU	386	39	0	4	8	8	8	8	8	8	8	8	8	16	23	39	39	39	39
Office	Visitors	0.3	KSF	17.6	5	0	0	1	3	5	2	1	2	5	2	1	1	0	0	0	0	0
Office (Note 1)	Employees	3.5	KSF	17.6	33	1	5	17	30	33	33	28	28	31	31	28	20	8	5	2	1	1
Office	Reserved	1	X	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29
Retail <400K SF	Visitors	2.9	KSF	16.3	47	0	2	7	16	28	35	47	47	45	40	40	40	42	38	31	21	21
Retail <400K SF	Employees	0.7	KSF	16.3	11	1	2	3	5	8	10	11	11	11	11	11	11	11	11	10	7	7
Family Restaurant (Note 2)	Visitors	15.25	KSF	7.48	114	29	57	68	86	97	103	114	103	57	51	51	86	91	91	91	68	68
Family Restaurant	Employees	2.15	KSF	6	13	7	6	12	0	13	13	13	13	13	10	10	12	12	12	12	10	10
Fast Casual/Fast Food	Visitors	12.4	KSF	2.5	31	2	3	6	9	17	26	31	31	28	19	17	19	26	25	16	9	9
Fast Casual/Fast Food	Employees	2	KSF	2.5	5	1	1	2	2	4	5	5	5	5	4	3	4	5	5	3	2	2

Notes:

Parking Spaces Req per ULI = 775 **499** **482** **478** **468** **503** **506** **511** **501** **456** **429** **440** **499** **545** **591** **606** **578**

Unused Spaces = 22 **298** **315** **319** **329** **294** **291** **286** **296** **341** **368** **357** **298** **252** **206** **191** **219**

1. Calc. blended average and/or minus reserved spaces.
2. Includes outdoor seating for visitors.
3. Yellow highlight is peak demand
4. Number of unused parking supply based on 797 on-site parking spaces

Land Use Component	Est. # of Dedicated Spaces	Subtotals Per Land Group															
		6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM
Residential =	573	429	377	333	288	269	250	232	232	232	232	250	277	321	375	412	431
Office =	29	30	34	47	62	67	64	58	59	65	62	58	50	37	34	31	30
Retail =	117	40	71	98	118	167	192	221	210	159	135	132	172	187	182	163	117

Note: There are 78 shared spaces that can be used by the office, retail, or residential land uses during peak times.

Table 6 – ULI Weekend Time of Day Parking Demand

Land Use Component	Type	ULI Spaces per		Calculated Spaces	ULI - WEEKEND TIME OF DAY ADJUSTMENT FACTORS - Parking spaces)																
		Unit	Units		6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	
Residential (Note 1)	Units	1.16	DU	386	374	374	355	329	299	281	262	254	243	243	254	266	277	288	299	310	322
Residential	Reserved	1	X	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74
Residential	Guests	0.1	DU	386	39	0	8	8	8	8	8	8	8	8	8	16	23	39	39	39	39
Office	Visitors	0.3	KSF	17.6	5	0	1	3	4	5	5	4	3	2	1	1	0	0	0	0	0
Office (Note 1)	Employees	3.5	KSF	17.6	33	0	7	20	26	30	33	30	26	20	13	7	3	2	0	0	0
Office	Reserved	1	X	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29
Retail <400K SF	Visitors	2.9	KSF	16.3	47	0	2	14	24	33	42	45	47	47	45	42	38	35	33	31	24
Retail <400K SF	Employees	0.7	KSF	16.3	11	1	2	4	8	9	10	11	11	11	11	10	9	9	8	7	7
Family Restaurant (Note 2)	Visitors	15.25	KSF	7.48	114	11	29	51	80	103	103	114	97	74	46	51	68	80	80	74	34
Family Restaurant	Employees	2.15	KSF	6	13	7	10	12	12	13	13	13	13	13	10	10	12	12	12	10	10
Fast Casual/Fast Food	Visitors	12.4	KSF	2.5	31	2	3	6	9	17	26	31	31	28	19	17	19	26	25	16	9
Fast Casual/Fast Food	Employees	2	KSF	2.5	5	1	1	2	2	4	5	5	5	4	3	4	5	5	3	2	2

Notes:

Parking Spaces Req per ULI = 775 **499** **521** **552** **575** **606** **610** **619** **588** **555** **515** **519** **551** **583** **605** **596** **550**

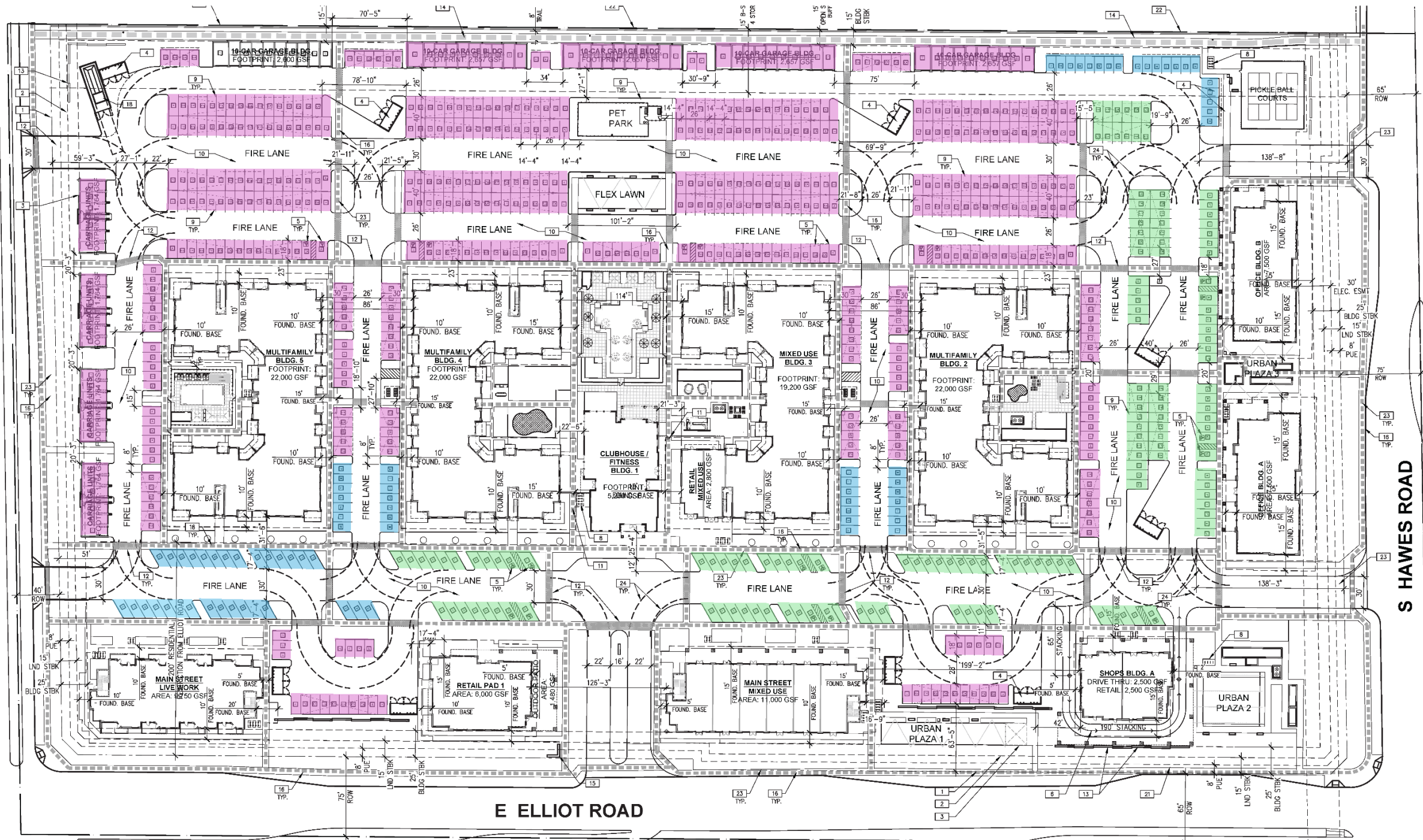
Unused Spaces = 22 **298** **276** **245** **222** **191** **187** **178** **209** **242** **282** **278** **246** **214** **192** **201** **247**

1. Calc. blended average and/or minus reserved spaces.
2. Includes outdoor seating for visitors.
3. Yellow highlight is peak demand
4. Number of unused parking supply based on 797 on-site parking spaces

Land Use Component	Est. # of Dedicated Spaces	Subtotals Per Land Group															
		6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM
Residential =	574	448	437	411	381	363	344	336	325	325	336	348	367	385	412	423	435
Office =	29	29	37	52	59	64	67	64	59	52	44	37	33	31	29	29	29
Retail =	117	22	47	89	135	179	199	219	204	178	135	134	151	167	164	144	86

Note: There are 78 shared spaces that can be used by the office, retail, or residential land uses during peak times.

S 82ND STREET (FUTURE)



E ELLIOT ROAD

S HAWES ROAD



ZON23-01019

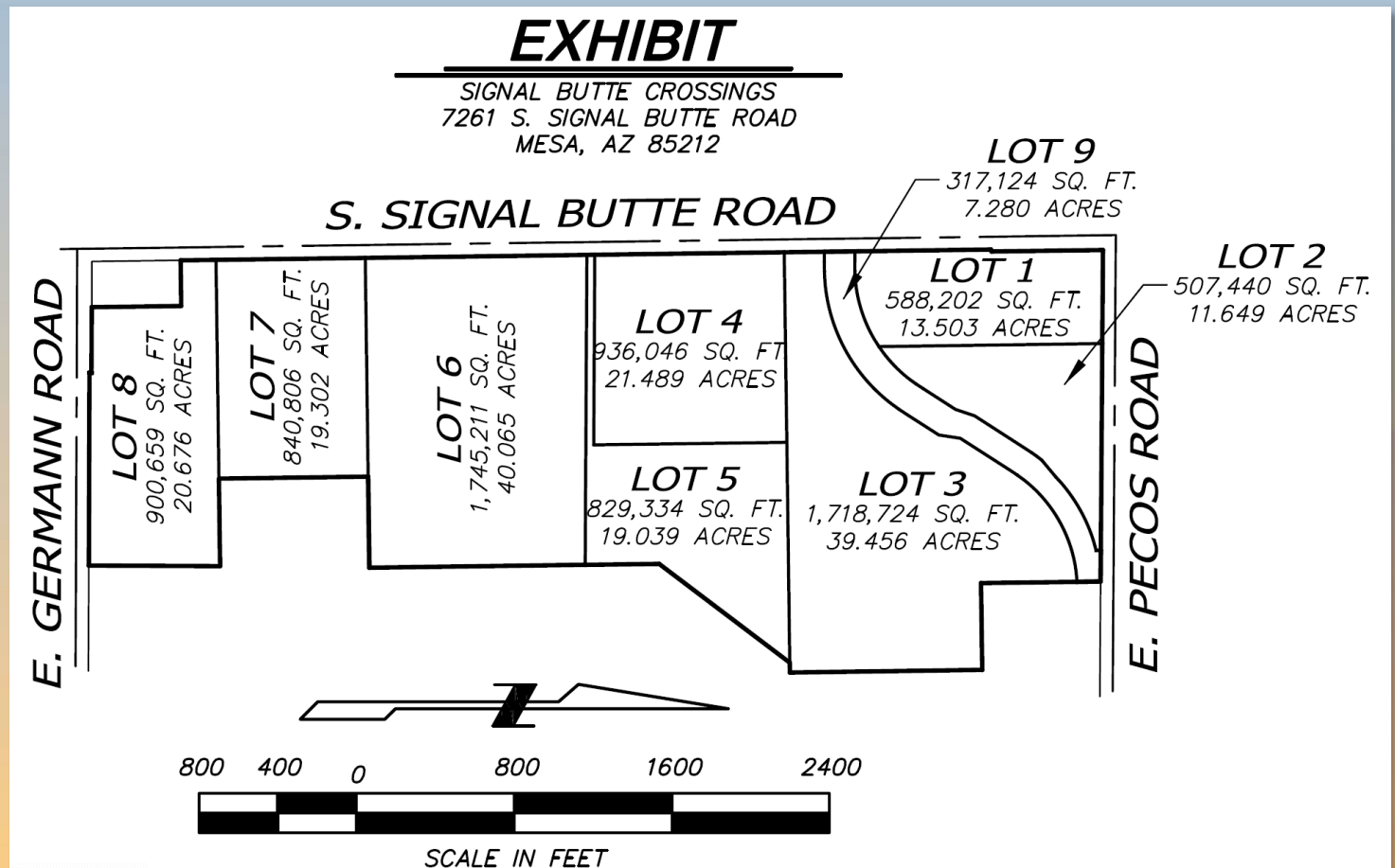
Emily Johnson, Planner I

March 27, 2024



Request

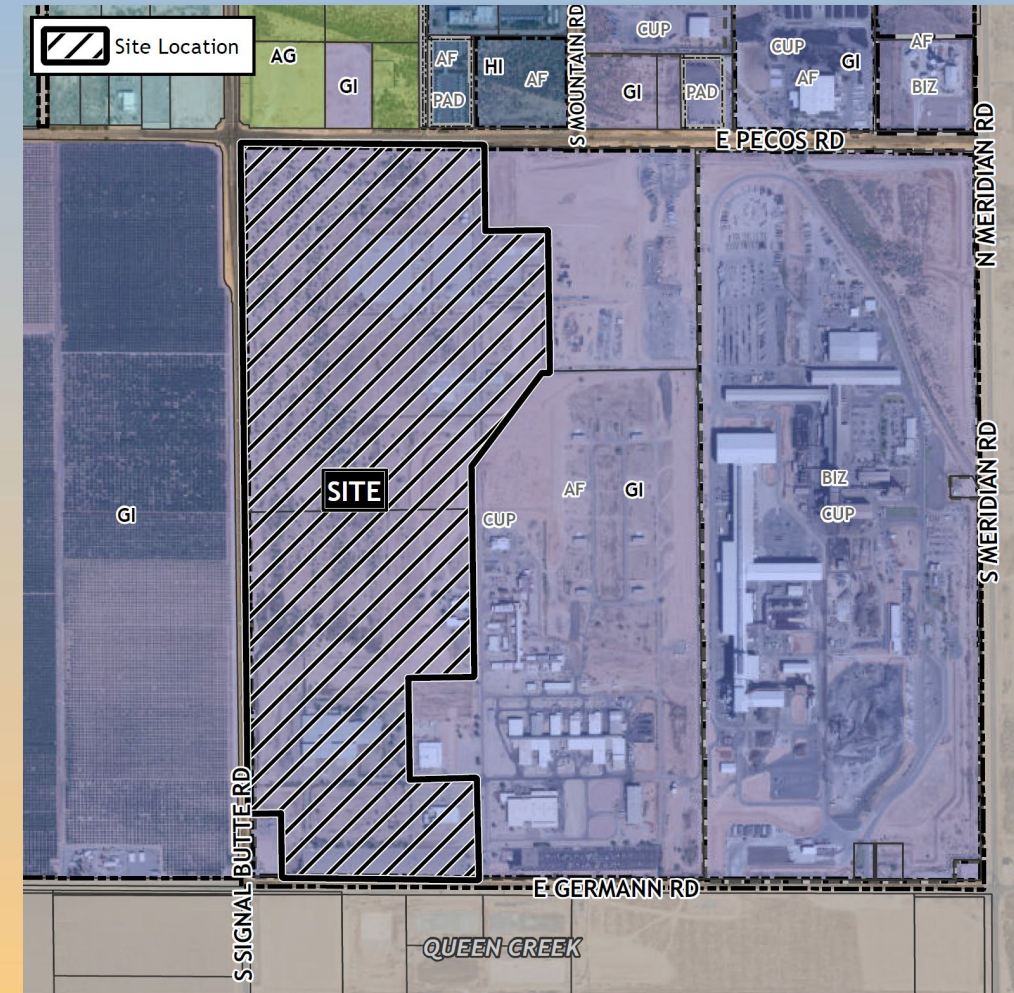
- Preliminary Plat for a 9-lot industrial subdivision





Location

- South of Pecos Road
- East of Signal Butte Road





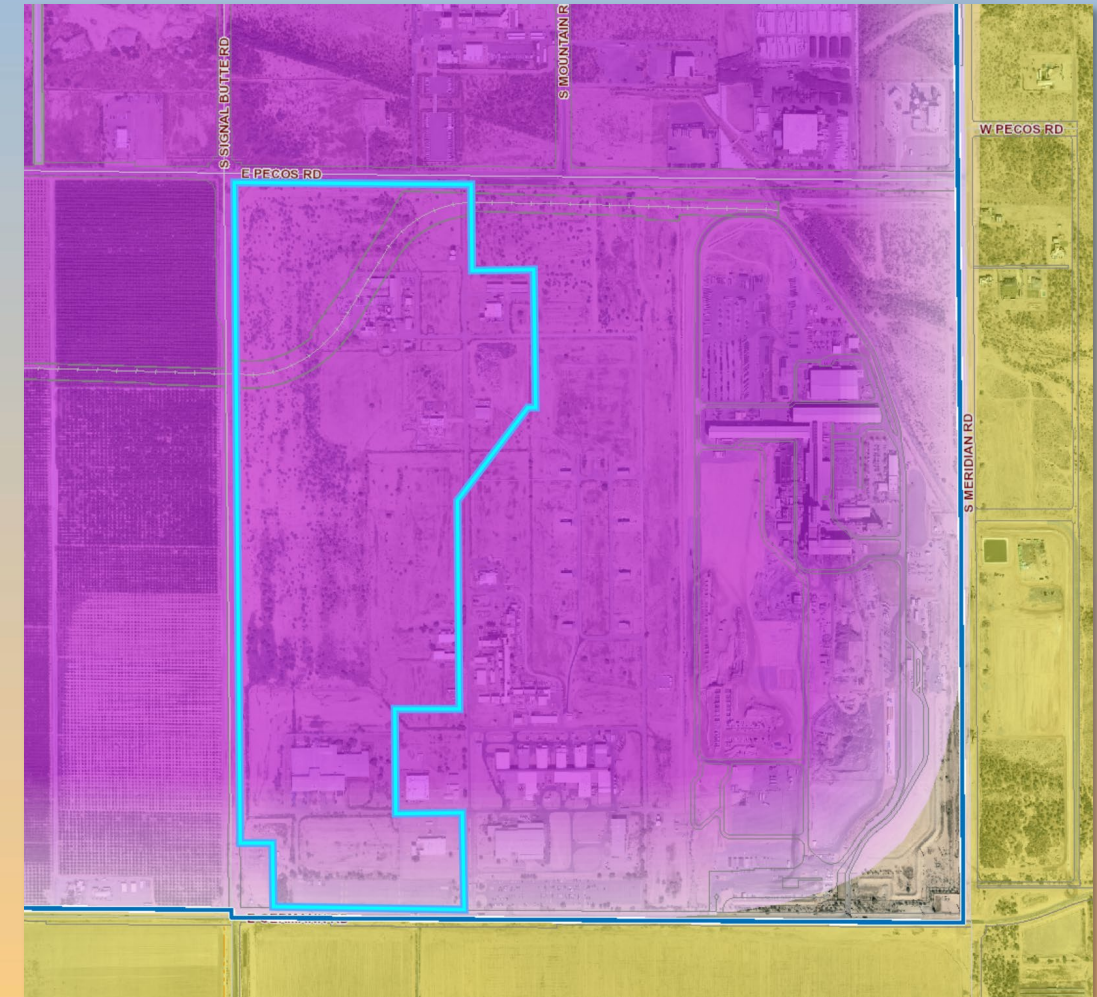
General Plan

Employment

- Provide for a wide range of employment opportunities in high-quality settings.

Mesa Gateway Strategic Development Plan

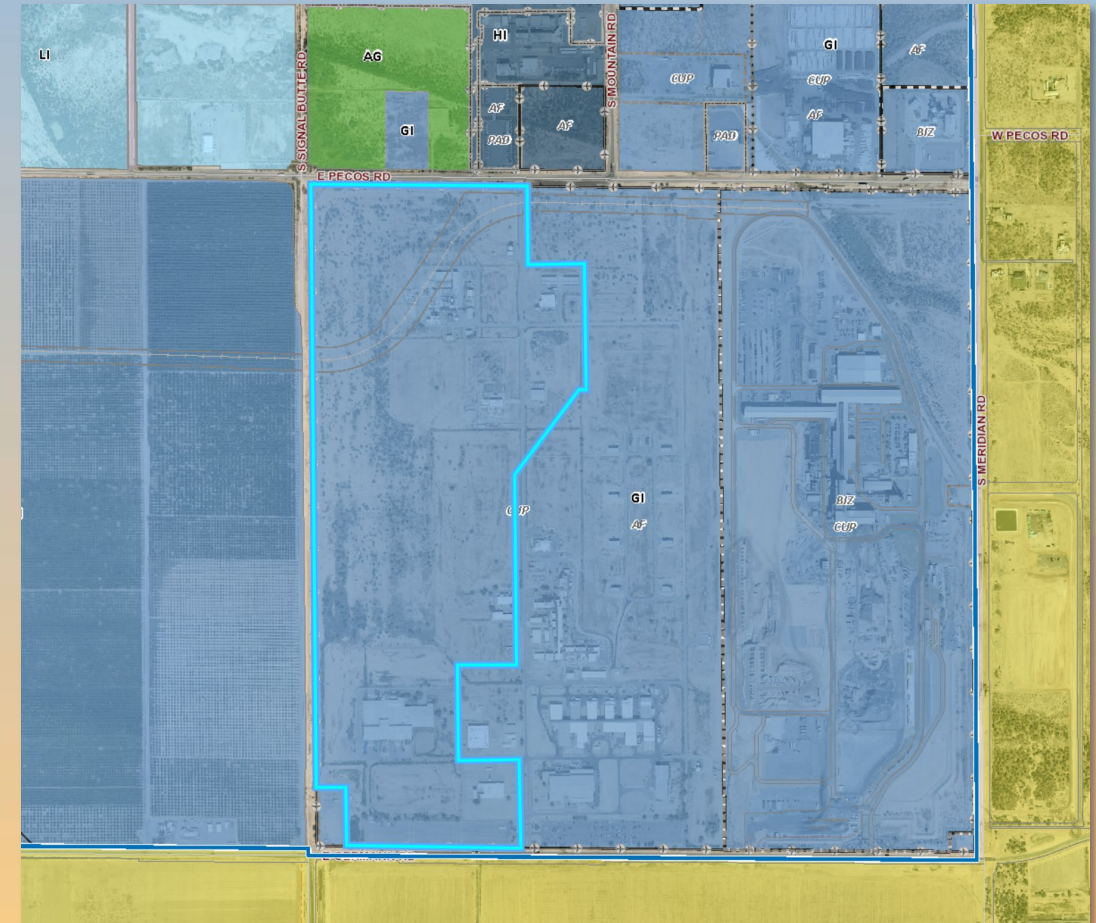
- In Logistics and Commerce District envisioned to provide a high-quality employment environment.





Zoning

- General Industrial (GI)





Site Photos



Looking southeast from Pecos Road and Signal Butte Road



Site Photos

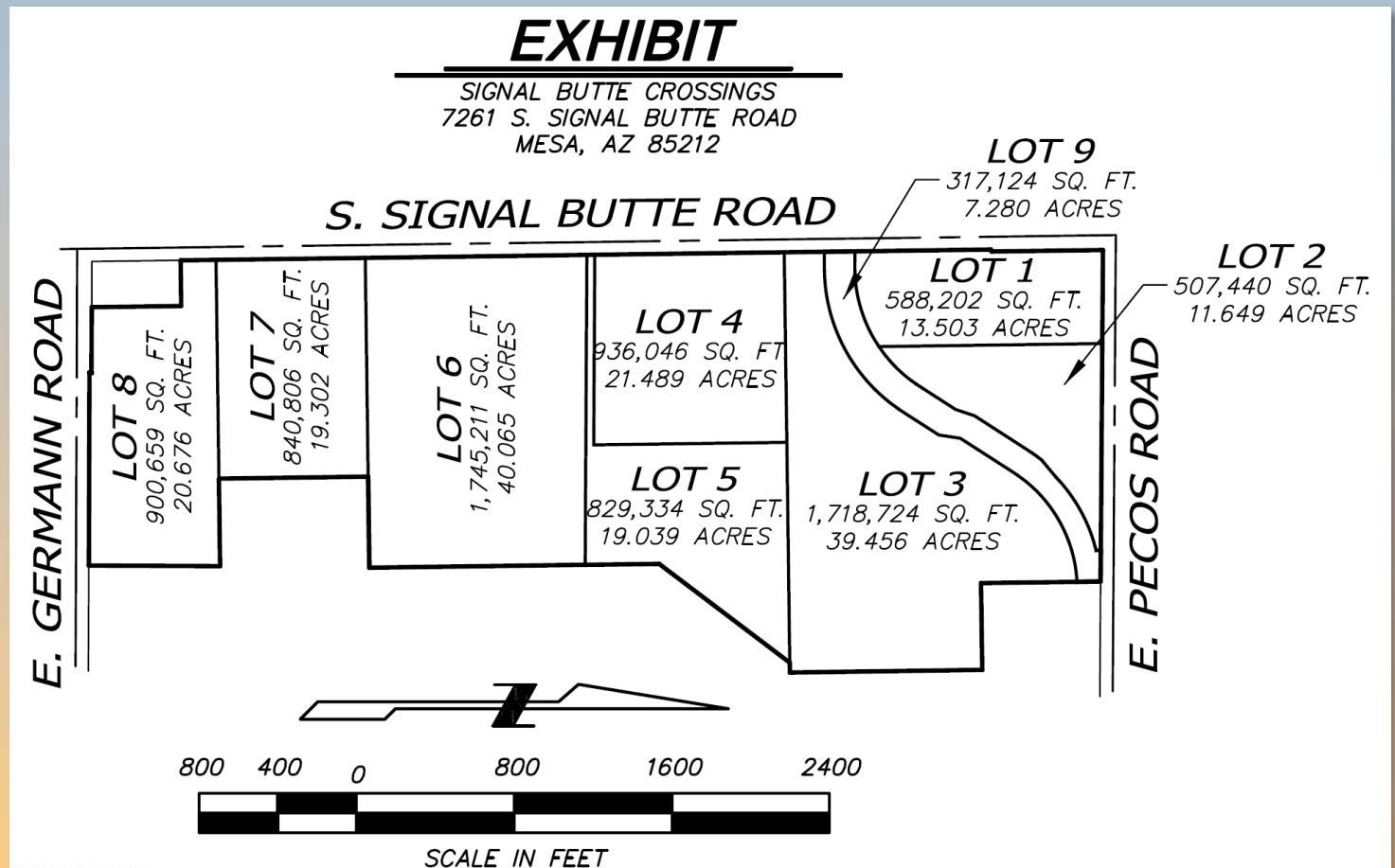


Looking east from Signal Butte Road



Preliminary Plat

- 9-lot industrial subdivision





Findings

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

Staff recommend Approval with Conditions



Preliminary Plat

PRELIMINARY PLAT FOR "SIGNAL BUTTE CROSSINGS"

OF A PORTION OF THE WEST HALF OF SECTION 1,
TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SHEET INDEX

SHEET 1: COVER SHEET
SHEET 2: LOT 1, LOT 2, LOT 3 AND LOT 9
SHEET 3: LOT 4, LOT 5 AND LOT 6
SHEET 4: LOT 7 AND LOT 8

DEDICATION

STATE OF ARIZONA
COUNTY OF MARICOPA } ss
KNOW ALL MEN BY THESE PRESENTS:
SIGNAL BUTTE LAND LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "SIGNAL BUTTE CROSSINGS", LOCATED IN THE WEST HALF OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 7 EAST, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH OF THE STREETS, LOTS, TRACTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH OF THE STREETS, LOTS, TRACTS AND EASEMENTS SHALL BE KNOWN BY THE NAME, NUMBER, OR LETTER GIVEN TO IT RESPECTIVELY.

SIGNAL BUTTE LAND LLC, A DELAWARE LIMITED LIABILITY COMPANY WARRANTS AND REPRESENTS TO THE CITY OF MESA THAT IT IS THE SOLE OWNER OF THE PROPERTY COVERED BY THIS PLAT, AND THAT EVERY EASEMENT, ENCUMBRANCE OR OTHER PERSON OR ENTITY HAVING ANY INTEREST THAT IS ADVERSE TO OR INCONSISTENT WITH THE FOREGOING DEDICATION, OR ANY OTHER REAL PROPERTY INTEREST CREATED OR TRANSFERRED BY THIS PLAT, HAS CONSENTED TO OR JOINED IN THIS PLAT AS ENDORSED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE OR WHICH SIGNAL BUTTE LAND LLC, A DELAWARE LIMITED LIABILITY COMPANY WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:
SIGNAL BUTTE LAND LLC, A DELAWARE LIMITED LIABILITY COMPANY AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THIS _____ DAY OF _____, 2024.
SIGNAL BUTTE LAND LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
ITS: _____

ACKNOWLEDGMENT

STATE OF _____ } ss
COUNTY OF _____ } ss
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024, BY _____ IN THEIR REPRESENTATIVE CAPACITY ON BEHALF OF SIGNAL BUTTE LAND LLC, A DELAWARE LIMITED LIABILITY COMPANY. MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

SURVEYORS NOTES

1) THE SURVEY IS ORIENTED TO NAD83 ARIZONA CENTRAL ZONE PER MARICOPA COUNTY ARIZONA DEPARTMENT OF TRANSPORTATION POINT AND 10273 R 408, OBTAINED FROM THE MARICOPA COUNTY ARIZONA DEPARTMENT OF TRANSPORTATION SURVEY POINTS WEBSITE (HTTP://D03.MARICOPA.GOV/SURVEYPOINTS/).
2) ALL TITLE INFORMATION AND THE DESCRIPTION SHOWN IS BASED ON A TENTH AMENDED COMMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NUMBER 55040431-056-NYN-DW, DATED SEPTEMBER 13, 2022, AMENDED SEPTEMBER 16, 2022.

FLOOD ZONE

ADAPTED TO FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 04012C12700L, DATED OCTOBER 16, 2014, THE SUBJECT PROPERTY IS LOCATED IN ZONE X (SHADED), ZONE X (SHADED) IS DEFINED AS "AREAS OF 0.1% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."

LOT AREA TABLE		
	AREA	ZONING
LOT 1	588,202 SQ. FT. 13,523 ACRES	GI - GENERAL INDUSTRIAL
LOT 2	507,440 SQ. FT. 11,649 ACRES	GI - GENERAL INDUSTRIAL
LOT 3	1,776,728 SQ. FT. 40,456 ACRES	GI - GENERAL INDUSTRIAL
LOT 4	836,046 SQ. FT. 19,469 ACRES	GI - GENERAL INDUSTRIAL
LOT 6	629,334 SQ. FT. 14,539 ACRES	GI - GENERAL INDUSTRIAL
LOT 6	1,745,271 SQ. FT. 40,085 ACRES	GI - GENERAL INDUSTRIAL
LOT 7	840,808 SQ. FT. 19,352 ACRES	GI - GENERAL INDUSTRIAL
LOT 8	900,659 SQ. FT. 20,676 ACRES	GI - GENERAL INDUSTRIAL
LOT 9	377,124 SQ. FT. 8,720 ACRES	GI - GENERAL INDUSTRIAL
TOTAL	6,363,546 SQ. FT. 148,459 ACRES	

REFERENCES

GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT
RESULTS OF SURVEY IN BOOK 837 OF MAPS, PAGE 4, MARICOPA COUNTY RECORDS
RECORD OF SURVEY IN BOOK 1139 OF MAPS, PAGE 3A, MARICOPA COUNTY RECORDS
LAND SPLIT IN BOOK 1635 OF MAPS, PAGE 3A, MARICOPA COUNTY RECORDS

DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1 FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 1 BEARS SOUTH 09°26'00" WEST 2626.89 FEET; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 1, SOUTH 89°14'00" WEST A DISTANCE OF 65.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF EAST PECOS ROAD AS SHOWN ON DOCUMENT NO. 1994-002876, RECORDS OF MARICOPA COUNTY, ARIZONA, ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE SOUTH 02°45'50" EAST 606.97 FEET; THENCE NORTH 89°14'00" WEST 50.18 FEET;
THENCE SOUTH 02°45'50" EAST 575.96 FEET;
THENCE SOUTH 02°45'50" WEST 303.00 FEET;
THENCE SOUTH 37°07'18" WEST 830.67 FEET;
THENCE SOUTH 89°14'00" WEST 1572.43 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH SIGNAL BUTTE ROAD AS SHOWN ON SAID DOCUMENT NO. 1994-002876, ALSO BEING 65.00 FEET EAST OF THE WEST QUARTER CORNER OF SAID SECTION 1; THENCE ALONG SAID EAST RIGHT OF WAY LINE, THE FOLLOWING COURSES:
THENCE NORTH 22°30'22" EAST 10.46 FEET;
THENCE NORTH 00°48'00" WEST 564.99 FEET TO THE POINT OF BEGINNING.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 1 FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 1 BEARS NORTH 02°45'50" WEST 2626.89 FEET; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 1 NORTH 89°14'00" WEST A DISTANCE OF 65.00 FEET TO THE EAST RIGHT OF WAY LINE OF SOUTH SIGNAL BUTTE ROAD AS SHOWN ON DOCUMENT NO. 1994-002876, RECORDS OF MARICOPA COUNTY, ARIZONA, ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID EAST RIGHT OF WAY LINE NORTH 02°45'50" WEST 3102.13 FEET TO A POINT 65.00 FEET EAST OF SAID WEST QUARTER CORNER, ALSO BEING ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 1;
THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE NORTH 89°14'00" EAST 1572.43 FEET;
THENCE SOUTH 02°45'50" EAST 1166.84 FEET;
THENCE SOUTH 89°14'00" WEST 865.66 FEET;
THENCE SOUTH 02°45'50" EAST 792.28 FEET;
THENCE SOUTH 89°14'00" WEST 443.77 FEET;
THENCE SOUTH 02°45'50" EAST 666.97 FEET TO THE NORTH RIGHT OF WAY LINE OF EAST GERMANN ROAD AS SHOWN ON DOCUMENT NO. 1994-002876, RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING COURSES:
THENCE NORTH 02°45'50" WEST 1059 FEET;
THENCE NORTH 89°14'00" WEST 1332 FEET TO THE SOUTH EAST CORNER OF THAT PROPERTY AS DESCRIBED IN A DEED AS SHOWN ON DOCUMENT NO. 1994-002876, RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE ALONG SAID PROPERTY LINE THE FOLLOWING 2 COURSES:
THENCE NORTH 02°45'50" WEST 454.68 FEET;
THENCE SOUTH 89°14'00" WEST 232.00 FEET TO THE POINT OF BEGINNING.

NOTES

- THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE FACILITIES, PRIVATE DRAINAGE FACILITIES OR LANDSCAPED AREAS WITHIN THE PROJECT, OR LANDSCAPING WITHIN ADJACENT RIGHTS-OF-WAY.
- CONSTRUCTION WITHIN UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, AND WOOD, WIRE, REMOVABLE SIGN OR TIRE FENCING.
- UTILITY LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R. 420 33.
- ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-113.
- THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE DRAINAGE FACILITIES, PRIVATE UTILITIES, PRIVATE FACILITIES, OR LANDSCAPED AREAS WITHIN THE PROJECT OR WITHIN THE PUBLIC RIGHTS-OF-WAY ALONG MAIN ARTERIALS.
- NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS, NOR SHALL IMPROVEMENTS, OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT THE WRITTEN AUTHORIZATION OF THE CITY OF MESA.
- THIS DEVELOPMENT IS WITHIN THE CITY OF MESA WATER SUPPLY (SERVING) AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.



VICINITY MAP
NOT TO SCALE

OWNER

SIGNAL BUTTE LAND LLC
A DELAWARE LIMITED LIABILITY COMPANY
2075 E. CAMELBACK ROAD, SUITE 400
PHOENIX, AZ 85016
PHONE: (602)714-7191
CONTACT: WLU@FRAMMELLORW.COM
EMAIL: WLU@FRAMMELLORW.COM

SURVEYOR

SUPERIOR SURVEY SERVICES, INC.
2122 W. LORE CACTUS DRIVE, SUITE 11
PHOENIX, AZ 85027
PHONE: (602)989-0223
FAX: (602)989-0208
CONTACT: JAMES M. WILLIAMS
EMAIL: JAMES@SUPERIORSURVEYING.COM

APPROVALS

APPROVED BY THE WATER AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA, ON THIS _____ DAY OF _____, 2024.

BY: _____ DATE _____
MAYOR

ATTEST: _____ DATE _____
CITY CLERK

THIS IS TO CERTIFY THAT THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF MESA, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS-45-576.

APPROVED: _____ DATE _____
CITY ENGINEER

CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

FEBRUARY 21, 2024
JAMES M. WILLIAMS
R.L.S. #76241
2122 W. LORE CACTUS DRIVE
SUITE 11, PHOENIX, AZ 85027



-FOR REVIEW
NOT FOR
CONSTRUCTION
OR RECORDING

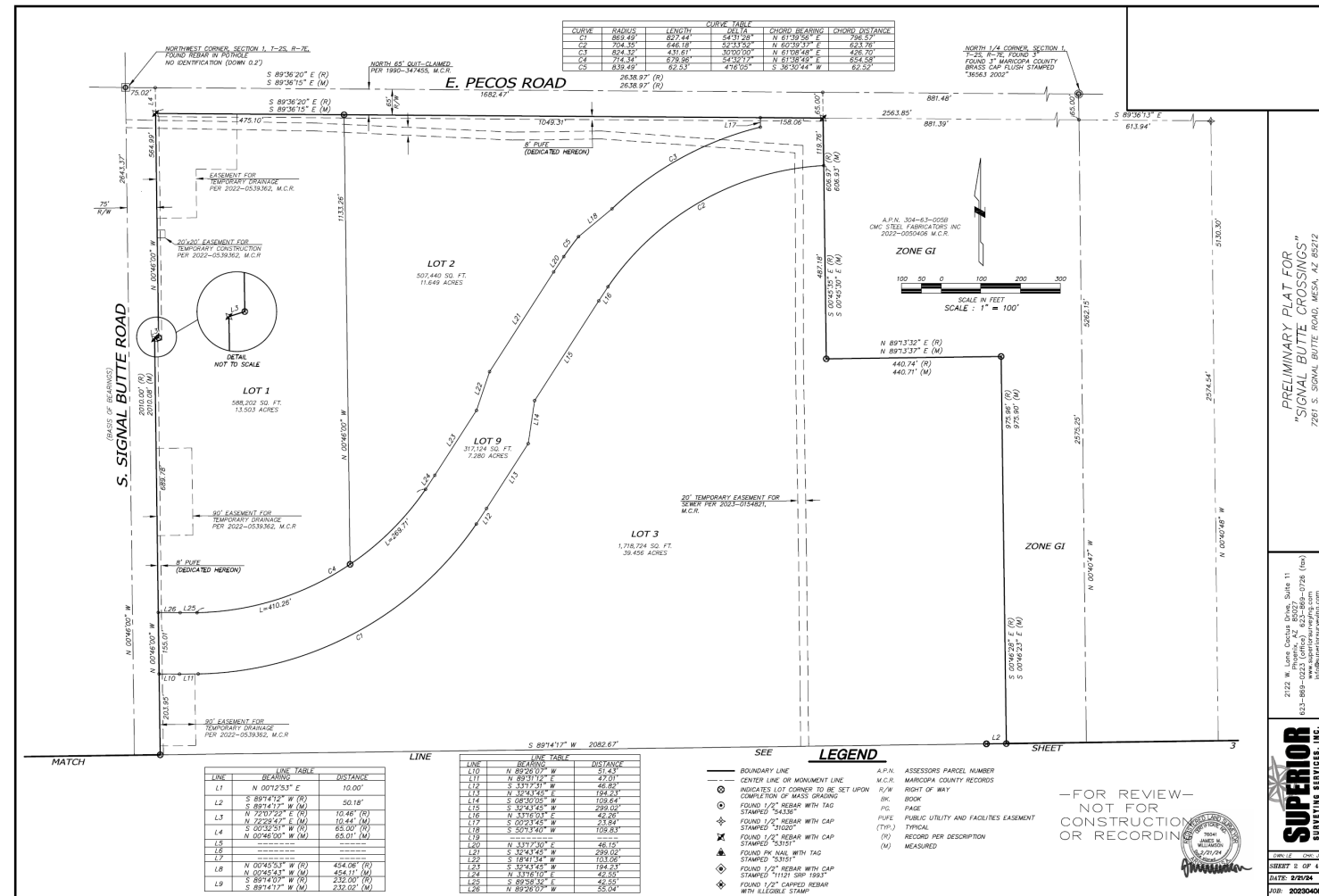
PRELIMINARY PLAT FOR "SIGNAL BUTTE CROSSINGS"
7281 S. SIGNAL BUTTE ROAD, MESA, AZ 85212

2122 W. Lore Cactus Drive, Suite 11
Phoenix, AZ 85027
(602)-989-0223 (office) (602)-989-0736 (fax)
james@superior.com
www.superioraz.com





Preliminary Plat



PRELIMINARY PLAT FOR
"SIGNAL BUTTE CROSSINGS"
7261 S. SIGNAL BUTTE ROAD, MESA, AZ 85212

2122 W. Loop, Cooke Drive, Suite 11
Phoenix, AZ 85027
(602) 991-8800
www.superior-surveying.com
info@superior-surveying.com

SUPERIOR
SURVEYING SERVICE, INC.

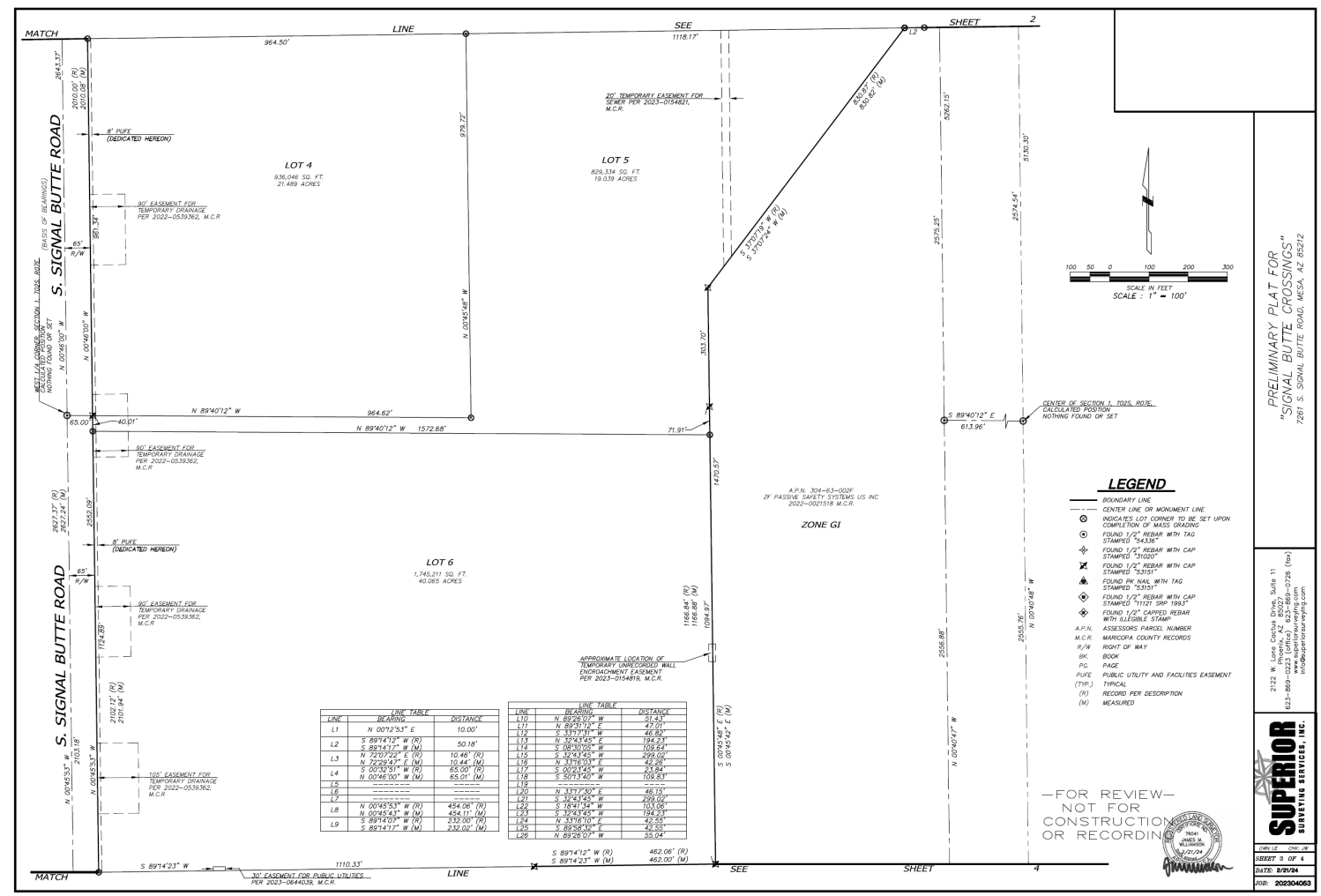
DATE: 02/28/24
JOB: 202304063

-FOR REVIEW-
NOT FOR CONSTRUCTION
OR RECORDING





Preliminary Plat



PRELIMINARY PLAT FOR
"SIGNAL BUTTE CROSSINGS"
7261 S. SIGNAL BUTTE ROAD, MESA, AZ 85212

2122 W. Lone Cactus Drive, Suite 11
602-869-0222 (office) 602-869-0726 (fax)
mesa@superioraz.com
mesasuperioraz.com

SUPERIOR
SURVEYING SERVICES, INC.

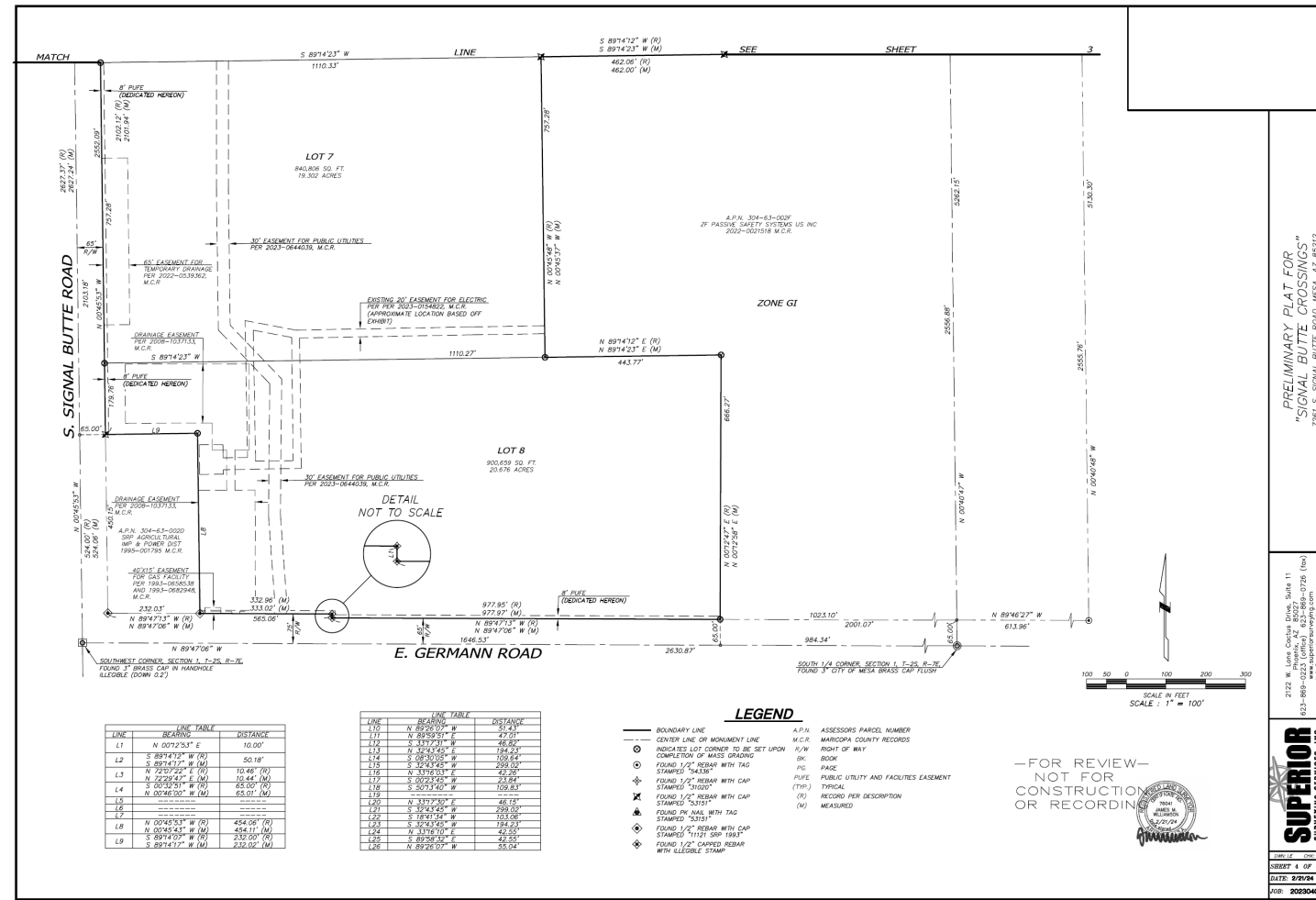
DATE: 02/24/24
SHEET: 3 OF 4
JOB: 202304063

FOR REVIEW
NOT FOR
CONSTRUCTION
OR RECORDING





Preliminary Plat





ZON24-00164

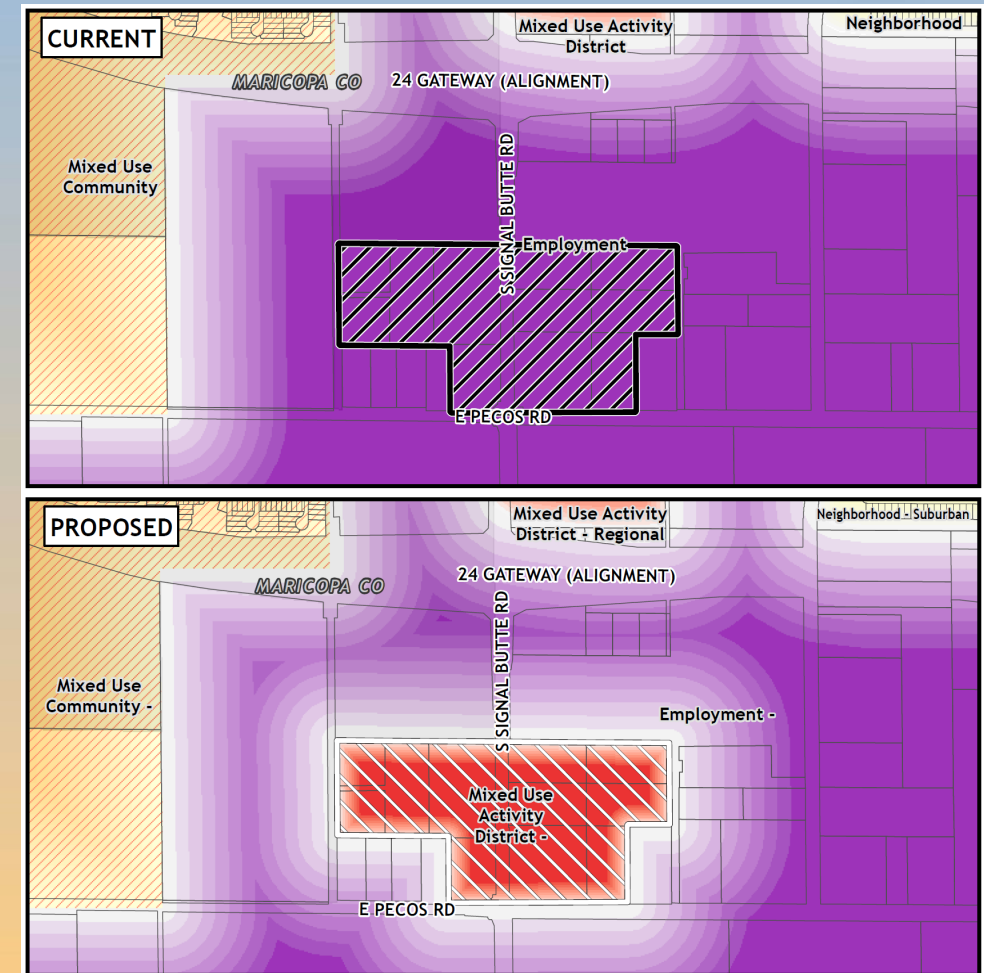
Josh Grandlienard, AICP, Senior Planner

March 27, 2024



Request

- Minor General Plan Amendment
- From Employment
- To Mixed Use Activity





Location

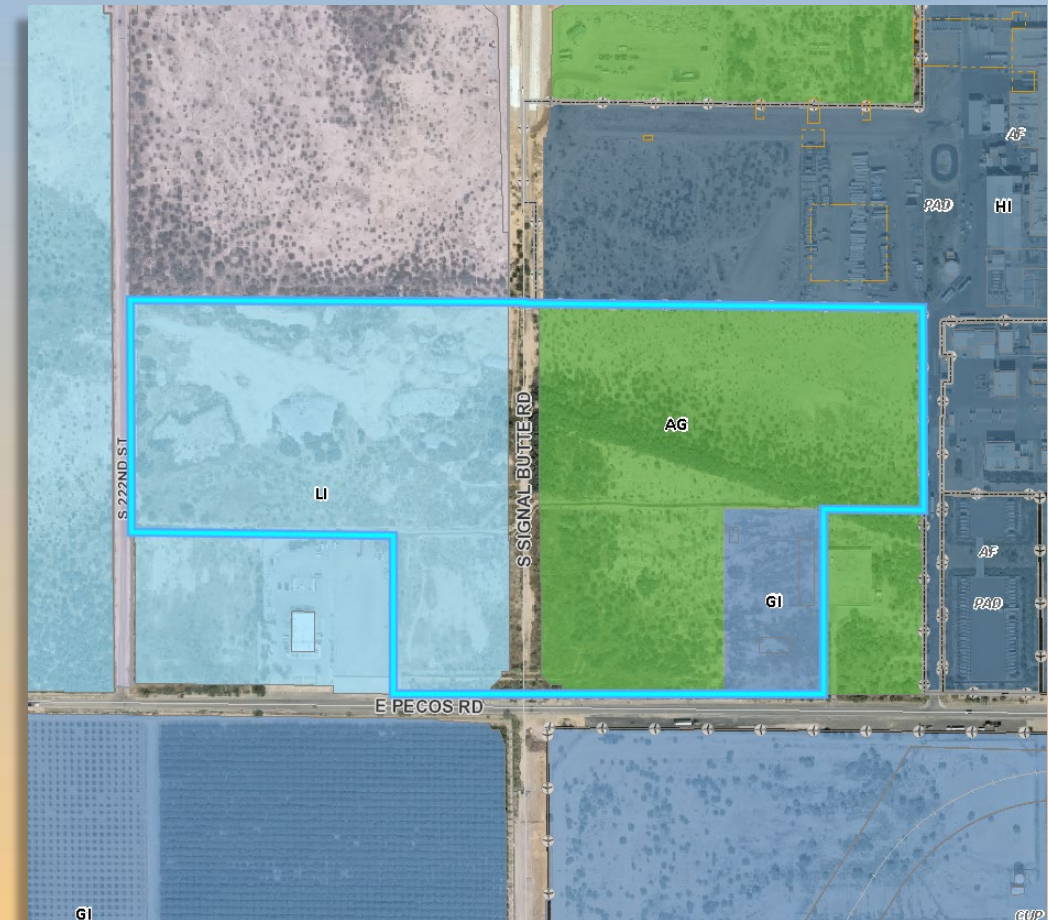
- North side of Pecos Road
- Eastern and western sides of S Signal Butte Road
- South of SR 24





Zoning

- Current
 - Light Industrial (LI)
 - Agricultural (AG)
 - General Industrial (GI)
- Proposed
 - General Commercial (GC)
- Automobile Sales are an allowed use in the GC Zone

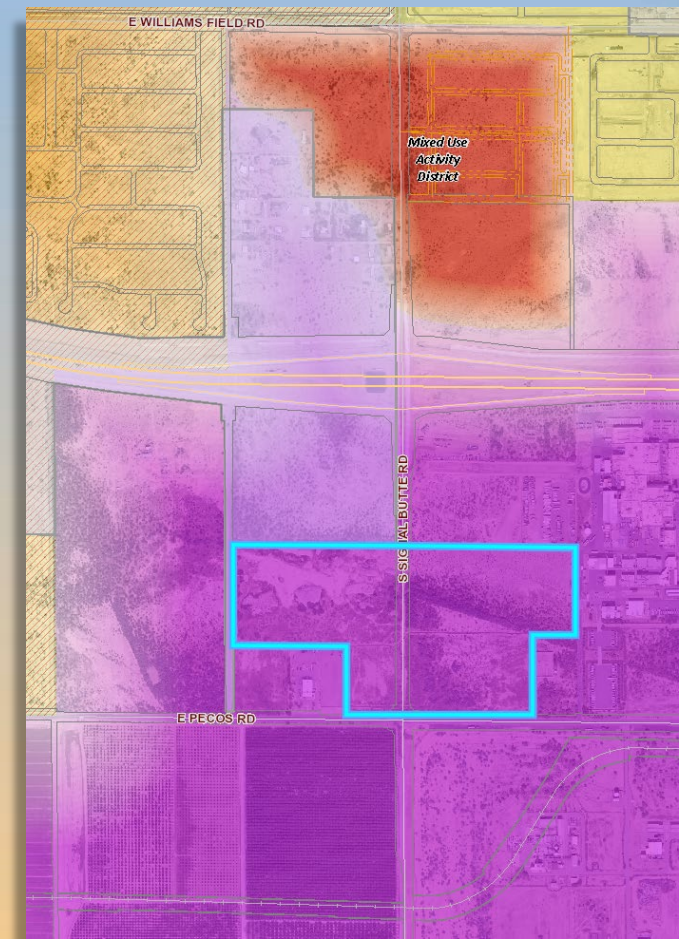




General Plan

Employment Character Area

- Proposed GC is only a secondary zoning district
- Automobile Sales is not listed as a primary use
- Requires a General Plan Amendment





Minor General Plan Amendment

- Requesting to change the character type to Mixed Use Activity
- Chapter 16 of the General Plan contains criteria that Council may consider including but not limited to:
 - Degree of impact to surrounding community
 - Existing land use patterns in the area
 - Extent that benefits outweigh impacts
 - Whether the change will result in a loss of land for other uses



Minor General Plan Amendment

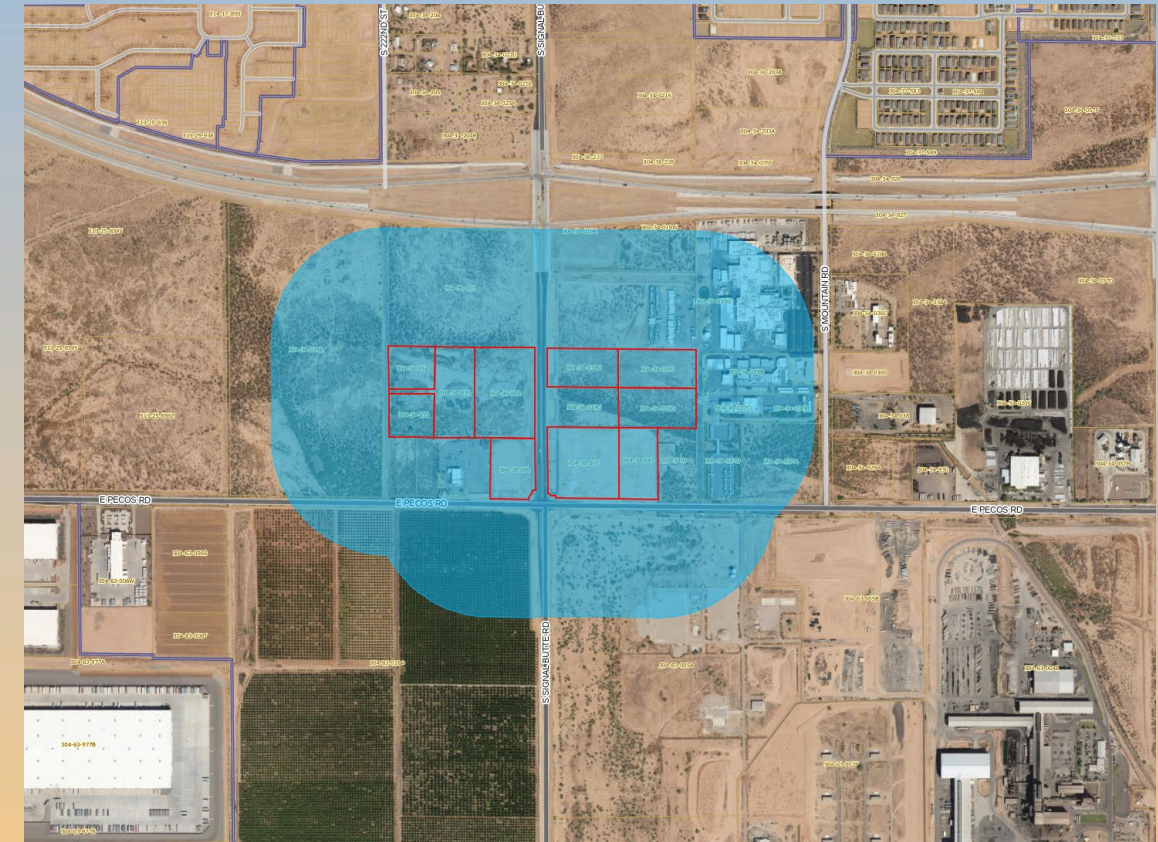
General Plan Amendment Criteria:

- Degree of impact to surrounding community
 - Result with increase viability of commercial uses to complement existing industrial uses in the area
- Existing land use patterns in the area
 - Consistent with the Destination at Gateway Automall to the North
- Extent that benefits outweigh impacts
 - Provides additional Tax Base
- Whether the change will result in a loss of land for other uses
 - No change of land for other uses in the area



Citizen Participation

- Notified property owners within 1,000 ft., HOAs, and registered neighborhoods
- Neighborhood meeting held on February 7, 2023, with 2 attendees
- Questions raised about project timing, access and Right-of-Way improvements





Findings

- ✓ Complies with the amendment criteria in Chapter 15 of the 2040 Mesa General Plan

Staff Recommends Approval with Conditions