

Planning and Zoning Board

Meeting Minutes

Mesa City Council Chambers – Upper Level, 20 East Main Street

Date: November 12, 2025 Time: 4:00 p.m.

MEMBERS PRESENT:

Troy Peterson
Jeff Pitcher*
Jamie Blakeman
Jayson Carpenter
Chase Farnsworth

MEMBERS ABSENT:

Benjamin Ayers
Genessee Montes

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

STAFF PRESENT:

Rachel Phillips
Evan Balmer
Cassidy Welch
Kirstin Dvorchak
Joshua Grandlienard
Jennifer Merrill
Noah Bulson
Alexis Wagner
Danika Heying

OTHERS PRESENT:

Call Meeting to Order.

Vice Chair Peterson excused Chair Ayers and Boardmember Montes and declared a quorum present; the meeting was called to order at 4:38 pm.

1 Take action on all consent agenda items.

It was moved by Boardmember Pitcher, seconded by Boardmember Blakeman, that the consent agenda items be approved.

Vote (5-0; Chair Ayers and Boardmember Montes, absent)

Upon tabulation of vote, it showed:

AYES – Peterson, Pitcher, Blakeman, Carpenter, Farnsworth

NAYS – None

Items on the Consent Agenda

2 Approval of minutes from previous meetings.

***2-a** Minutes from October 22, 2025, Planning and Zoning Board Meeting.

3 Take action on the following zoning cases:

- *3-a ZON25-00599: AWS Phoenix or PHX062** 43± acres located approximately 1,840 feet west of the southwest corner of East Elliot Road and South Signal Butte Road. Major Site Plan Modification to allow for an Electric Substation. **(District 6)**

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON25-00599 conditioned upon:

1. Compliance with the final site plan as submitted.
2. Compliance with all requirements of Design Review Case No. DRB25-00276.
3. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.
4. Compliance with Ordinance No. 4893 and the adopted Eastmark (Mesa Proving Grounds) Community Plan.
5. Compliance with Eastmark Development Unit 6 North Development Unit Plan dated April 20, 2011.
6. 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.
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. 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."
8. Compliance with all City development codes and regulations.
9. Prior to the submittal of a building permit, submit an Administrative Review application for a parking reduction to be reviewed and approved by the Planning Director.

Vote (5-0; Chair Ayers and Boardmember Montes, absent)

Upon tabulation of vote, it showed:

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AYES – Peterson, Pitcher, Blakeman, Carpenter, Farnsworth

NAYS – None

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- *3-b ZON25-00827. “Cadence DU3 Multi-Residence”** 17± acres located at the southwest corner of Crismon Road and Williams Field Road. Site Plan Review for a 302-unit multiple residence development **(District 6)**

Planner: Kellie Rorex

Staff Recommendation: Continued to the December 10, 2025 Planning and Zoning Board meeting.

The Board recommends to continue case ZON25-00827 to the December 10, 2025 Planning and Zoning Board meeting.

Vote (5-0; Chair Ayers and Boardmember Montes, absent)

Upon tabulation of vote, it showed:

AYES – Peterson, Pitcher, Blakeman, Carpenter, Farnsworth

NAYS – None

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4 Discuss and make recommendations to the City Council on the following cases:

- *4-a ZON24-00998 "623 S Mesa Dr,"** 0.6± acres located approximately 1,420 feet south of the southeast corner of East Broadway Road and South Mesa Drive. Rezone from Multiple Residence-2 (RM-2) to Multiple Residence-4 with a Bonus Intensity Zone overlay (RM-4-BIZ) and Site Plan Review for a 15-unit multiple residence development. **(District 4)**

Planner: Jennifer Merrill

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON24-00998 conditioned upon:

1. Compliance with the final site plan as submitted.
2. Compliance with all requirements of Design Review Case No. DRB24-00996.
3. Within the central amenity area, provide seating for at least two people, plus barbecue(s), table(s), shade structure(s) and/or another amenity.
4. Shift the perimeter landscape planters away from the buildings to the property lines, to provide more space for the tree roots and mature tree canopy.
5. Provide climbing/vining shrubs adjacent to the east and west elevations of Buildings 2 & 3, and to the north and south elevations of Building 1.
6. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.
7. Compliance with all City development codes and regulations, except the modification to the development standards as approved with this BIZ Overlay as shown in the following table:

| Development Standard | Approved |
|--|--|
| <u>Maximum Lot Coverage</u> (% of lot) – <i>MZO Table 11-5-5</i> | 79% |
| <u>Minimum Yards</u> – <i>MZO Table 11-5-5</i> - Front and Street Facing Side - (6-lane arterial – S. Mesa Dr.) - Interior Sides and Rear: 3 or more units on lot | 15'-10" 0' to shade structure; 3 feet per story for buildings (9 feet total) |
| <u>Minimum Separation Between Buildings on Same Lot</u> – <i>MZO Table 11-5-5</i> - Three-Story building | 17-feet |

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| Development Standard | Approved |
|--|---|
| <u>Attached Garages – MZO Section 11-5-5(B)(4)(f)(iii)</u> | When multiple garage doors are located within one (1) building, the maximum number of garage doors adjacent to one another shall be limited to seven (7), unless there is a break in the building façade between garage doors. The break shall contain a major architectural feature, such as a building entrance or equivalent feature. |
| <u>Setback of Cross Drive Aisles – MZO Section 11-32-4(A)</u> | Parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisles shall be set back at least 20 ft from the property line abutting the street. |
| <u>Landscaping for Non-Single Residence Uses Adjacent to Other Non-Single Residence uses or districts – MZO Section 11-33-3(B)(2)(a)(ii)</u> | Properties that are not part of a group C-O-I Development, as defined in Chapter 87, must provide a 1'-10" landscape yard except where a cross-access drive aisle occurs within the required landscape yard. |
| <u>Plant Material within Foundation Base – MZO Section 11-33-5(B)(4)</u> | Trees shall be in planters that are at least 4-1/2 feet wide. Other plant material shall be in planters that are at least 3 feet wide. |

Vote (5-0; Chair Ayers and Boardmember Montes, absent)

Upon tabulation of vote, it showed:

AYES – Peterson, Pitcher, Blakeman, Carpenter, Farnsworth

NAYS – None

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MINUTES OF THE NOVEMBER 12, 2025, PLANNING & ZONING BOARD MEETING

- *4-c ZON23-00365. “Fujifilm PAD Expansion,”** 61.6± acres located approximately 1,000 feet north of the northwest corner of East Pecos Road and South Mountain Road. Rezone from Heavy Industrial with a Planned Area Development overlay (HI-PAD) and Agricultural (AG) to Heavy Industrial with a new Planned Area Development overlay and Site Plan Modification to allow for the expansion of an existing industrial facility. **(District 6)**

Planner: Jennifer Merrill

Staff Recommendation: Approval with conditions

The following citizen submitted a comment card in support to ZON23-00365.

- David Jarvis, a Mesa resident

The Board recommends to approve case ZON23-00365 conditioned upon:

1. Compliance with the site plan as submitted.
2. Compliance with all requirements of Design Review Case No. DRB23-00366.
3. Compliance with the Subdivision Regulations.
4. 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.
5. Prior to the issuance of any building permit, obtain approval of and record a Final Plat.
6. Installation of all off-site improvements and street frontage landscaping during the first phase of construction, except as may be modified by any recorded development agreement or if such improvements and landscaping or the subject of an agreed to in-lieu payment agreement pursuant to Section 9-6-2(F)(4).
7. Prior to issuance of building permits, recordation of a cross-access agreement for the western entrance drive adjacent to Signal Butte Road.
8. Compliance with the Development Agreements (Recording Nos. 96-0105415, 2019-0051061 & 2017-0242168) for the duration of the term of such agreement, and any future amendments thereto.
9. 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:

| Development Standards | Approved |
|--|---|
| <u>Maximum Building Height</u> – <i>MZO Table 11-7-3</i> | 120 feet (Warehouse Building) 86 (Processing Towers) |
| <u>Front and Street-Facing Side Setback</u> – <i>MZO Table 11-7-3</i> -SR24 | 0 feet for outdoor storage / isotainer parking area 15 feet for future outdoor storage / isotainer parking area west of Phases I & II |

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| Development Standards | Approved |
|--|---|
| <u>Massing and Scale – MZO Section 11-7-3(B)(2)(a)(i)</u> -Wall Articulation | <p>Publicly visible facades (viewed from rights-of-way or private property), may not have blank, uninterrupted wall lengths exceeding 50 feet without including a change in texture or masonry pattern. This may include, but is not limited to, varying types of insulated metal panels, or an equivalent element that subdivides the wall into human scale proportions.</p> |
| <u>Materials and Colors – MZO Section 11-7-3(B)(5)</u> | <p>To reduce the apparent massing and scale of buildings, facades shall incorporate at least two (2) different and distinct materials.</p> <p>No more than eighty percent (80%) of the total façade may be covered with one (1) single material, so long as varying types/colors are included to provide visual differences.</p> |
| <u>Fences and Freestanding Walls – MZO Section 11-30-4(B)</u> -Maximum Height -Materials | <p>No Fence or freestanding wall within or along the exterior boundary of the required interior side or Rear Yards shall exceed a height of 16-feet when adjacent to utility infrastructure.</p> <p>The use of barbed wire and razor wire is permitted in Street-facing yards or where adjacent to any public Right-of-Way when the wire is tilted inward toward the property so that it is not visible from the ROW.</p> |
| <u>Lighting and Illumination – MZO Table 11-30-5</u> -Maximum Height of Lighting Fixtures | <p>Within 50 feet of any Street frontage: 20 ft.</p> <p>Within 50 feet of a residential district: 15 ft.</p> <p>Any other location: 65 ft.</p> |
| <u>Screening – MZO Section 11-30-9(A)(2)</u> -Ground-Mounted Equipment | <p>No screening required for two “Melville” tower farms, which may include open scaffolding and piping</p> |
| <u>Required Parking Spaces by Use – MZO Table 11-32-3.A</u> - Industrial | <p>1 space per 920 square feet of gross floor area</p> <p>Current Required Parking: 483 spaces</p> |

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| Development Standards | Approved |
|--|---|
| <u>Required Number of Plants by Street Type – MZO Table 11-33-3.A.4</u> -Arterial Streets | 0 Trees and 0 Shrubs at Pecos Road driveway |
| <u>Required Landscape Yards – MZO Section 11-33-3(B)(2)(a)(i)</u> -Width | 0 feet when fully screened by a solid wall |
| <u>Required Landscape Yards – MZO Section 11-33-3(B)(2)(c)</u> -Number of Plants | 0 Trees and 0 Shrubs along Pecos Road driveway |
| <u>Interior Parking Lot Landscaping – MZO Section 11-33-4(B)</u> -Landscape Islands | <p>Parking lot landscape islands shall be installed at each end of a row of stalls and in between for maximum 16 contiguous parking spaces.</p> <p>Landscape islands shall be a minimum of six feet wide and 18 feet in length for single-row and 36 feet in length for double-row parking. All measurements are to face of curb.</p> <p>The maximum length of a covered parking canopy shall be 16 parking stalls in a row. Landscape islands may be eliminated when a conflict with the covered parking canopy occurs.</p> |

Vote (5-0; Chair Ayers and Boardmember Montes, absent)

Upon tabulation of vote, it showed:

AYES – Peterson, Pitcher, Blakeman, Carpenter, Farnsworth

NAYS – None

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- *4-d ZON25-00309. “Dutch Bros AZ1618,”** 0.8± acres located approximately 560 feet south of the southeast corner of East Elliot Road and South Power Road. Major Site Plan Modification and modification of Condition No. 1 of Ordinance 5781 to allow for a Coffee Shop with Drive-Thru Facilities. **(District 6)**

Planner: Noah Bulson

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON25-00309 conditioned upon:

1. Compliance with the final site plan as submitted.
2. Compliance with Ordinance No. 5781 except for condition of approval No. 1.
3. Compliance with all requirements of Design Review Case No. DRB25-00139 and ZON22-01271, except as modified by this approval.
4. Compliance with all applicable City development codes and regulations.
5. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.

Vote (5-0; Chair Ayers and Boardmember Montes, absent)

Upon tabulation of vote, it showed:

AYES – Peterson, Pitcher, Blakeman, Carpenter, Farnsworth

NAYS – None

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- *4-e ZON25-00598. "AWS PHX 065,"** 71± acres located approximately 1,300 feet west of the southwest corner of East Pecos Road and South Signal Butte Road. Council Use Permit to allow for a Major Utility. **(District 6)**

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON25-00598 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review Case No. DRB24-00018.
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 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."
5. Compliance with all City development codes and regulations.
6. Compliance with all City Drainage requirements, with allowances for modifications as approved by the City and specified in a City approved Grading and Drainage Plan.
7. Prior to issuance of a building permit, obtain approval of and record a final drainage agreement to address the drainage channel.
8. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.
9. Prior to submittal of a building permit, obtain administrative approval for screening of the proposed substation, consistent with the requirements of MZO Section 11-30-9.

Vote (5-0; Chair Ayers and Boardmember Montes, absent)

Upon tabulation of vote, it showed:

AYES – Peterson, Pitcher, Blakeman, Carpenter, Farnsworth

NAYS – None

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5 Review, discuss, and make a recommendation to the City Council regarding the following:

5-a MesaCONNECTED Transit-Oriented Development Plan.

Planner: Rachel Phillips

Staff Recommendation: Adoption

The board recommends adoption of the MesaCONNECTED Transit-Oriented Development Plan.

Vote (5-0; Chair Ayers and Boardmember Montes, absent)

Upon tabulation of vote, it showed:

AYES – Peterson, Pitcher, Blakeman, Carpenter, Farnsworth

NAYS – None

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

- 6-a ZON25-00210. "The Lincoln,"** 9.1± acres located approximately 340 feet west of the southwest corner of Hampton Avenue and Crismon Road. Rezone from Planned Employment Park with a Planned Area Development Overlay (PEP-PAD) to Multiple Residence 2 with a Planned Area Development Overlay (RM-2-PAD), Special Use Permit and Site Plan Review to allow for a 113-lot attached single residence development. **(District 5)**

Planner: Cassidy Welch

Staff Recommendation: Continued to the December 10, 2025 Planning and Zoning Board meeting.

The Board recommends to continue case ZON25-00827 to the December 10, 2025 Planning and Zoning Board meeting.

Vote (5-0; Chair Ayers and Boardmember Montes, absent)

Upon tabulation of vote, it showed:

AYES – Peterson, Pitcher, Blakeman, Carpenter, Farnsworth

NAYS – None

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MINUTES OF THE NOVEMBER 12, 2025, PLANNING & ZONING BOARD MEETING

- 6-b ZON25-00313. "The Lincoln,"** 9.1± acres located 340 feet west of the southwest corner of Hampton Avenue and Crismon Road. Minor General Plan Amendment to change the Place type from Urban Center to Urban Residential. **(District 5)**

Planner: Cassidy Welch

Staff Recommendation: Continued to the December 10, 2025 Planning and Zoning Board meeting.

The Board recommends to continue case ZON25-00827 to the December 10, 2025 Planning and Zoning Board meeting.

Vote (5-0; Chair Ayers and Boardmember Montes, absent)

Upon tabulation of vote, it showed:

AYES – Peterson, Pitcher, Blakeman, Carpenter, Farnsworth

NAYS – None

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Items not on the Consent Agenda

- *4-b ZON21-00066. "Greenfield Multifamily,"** 1.9± acres located approximately 2,050 feet north of the northwest corner of East Brown Road and North Greenfield Road. Rezone from Single Residence-35 (RS-35) to Multiple Residence-3 with a Planned Area Development overlay (RM-3-PAD), and Site Plan Review to allow for a 30-unit multiple residence development. **(District 2)**

Planner: Jennifer Merrill

Staff Recommendation: Approval with conditions

Summary:

Applicant Dave Richins presented case ZON21-00066.

The Board expressed concern with the lack of trees and landscaping along the canal, limited options for planting due to RWCD restrictions, potential privacy and sightline impacts, unclear maintenance responsibilities for private yards, and the decision not to hold an updated neighborhood meeting.

The following citizens submitted comment cards in opposition to ZON21-00066.

- Carol Arbuthnot, a Mesa resident
- Roger Arbuthnot, a Mesa resident
- Monica DeGroff, a Mesa resident
- Dawna Lepler, a Mesa resident

The following citizens offered a series of comments in opposition to ZON21-00066.

- Jason Oaks, a Mesa resident
- Mark Hunksaker, a Mesa resident
- Wendy Weise, a Mesa resident
- Thomas Lepler, a Mesa resident
- Janet Cotie, a Mesa resident
- Kay Freeman-Hunksaker, a Mesa resident
- Rich Ruskin, a Mesa resident
- Frank Gomez, a Mesa resident
- Chase Waterston, a Mesa resident
- Jody Oaks, a Mesa resident

Mr. Richins responded to public comments by emphasizing that neighborhood concerns about traffic, school impact, safety, and viewsheds were minimal or already addressed in the project narrative, noting the project's small scale, the existing canal conditions, the need for infill housing, and the quality and compatibility of the proposed development; he also underscored that property owners cannot expect protected views, that change is inherent in urban growth, and that this project represents an appropriate, market-driven use of a long-vacant parcel.

Vice Chair Peterson made a motion to deny ZON21-00066. The motion was seconded by Boardmember Pitcher.

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Vote (5-0; Chair Ayers and Boardmember Montes, absent)

Upon tabulation of vote, it showed:

AYES – None

NAYS – Peterson, Pitcher, Blakeman, Carpenter, Farnsworth

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7 Adjournment.

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

Vote (5-0; Chair Ayers and Boardmember Montes, absent)

Upon tabulation of vote, it showed:

AYES – Peterson, Pitcher, Blakeman, Carpenter, Farnsworth

NAYS – None

The public hearing was adjourned at 6:18 pm.

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Respectfully submitted,

Benjamin Ayers
Planning and Zoning Board Chair

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Planning and Zoning Board



ZON25-00599 AWS PHX 062



Request

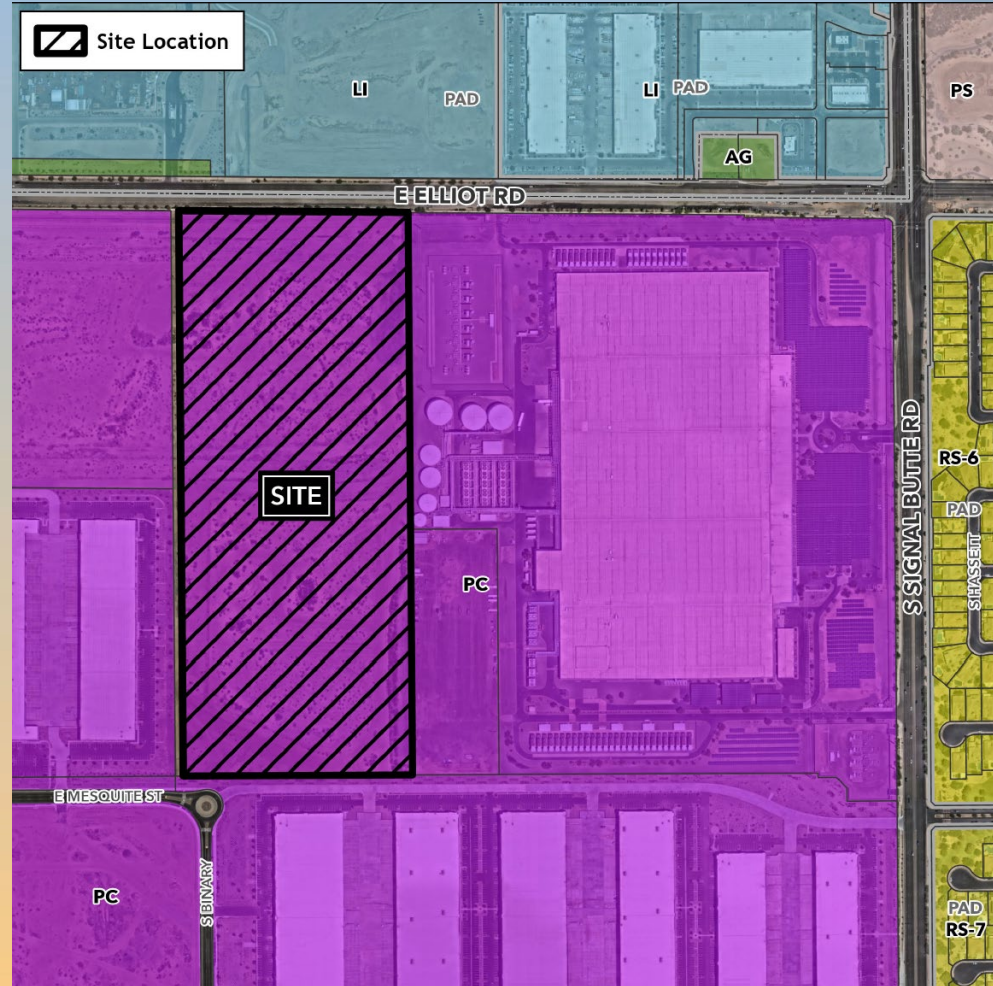
- Major Site Plan Modification
- Site Plan modifications include the addition of a private substation on site





Location

- West of Signal Butte Road
- South side of Elliot Road

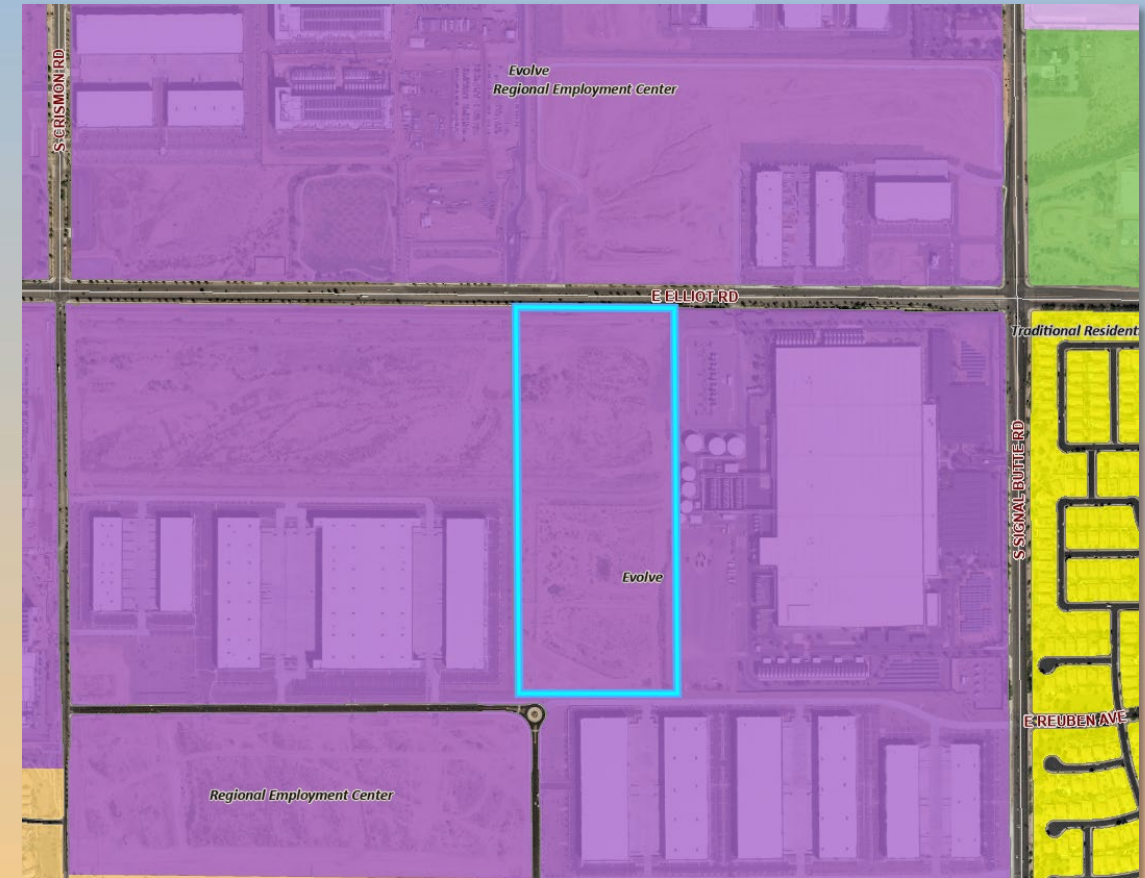




General Plan

Regional Employment Center

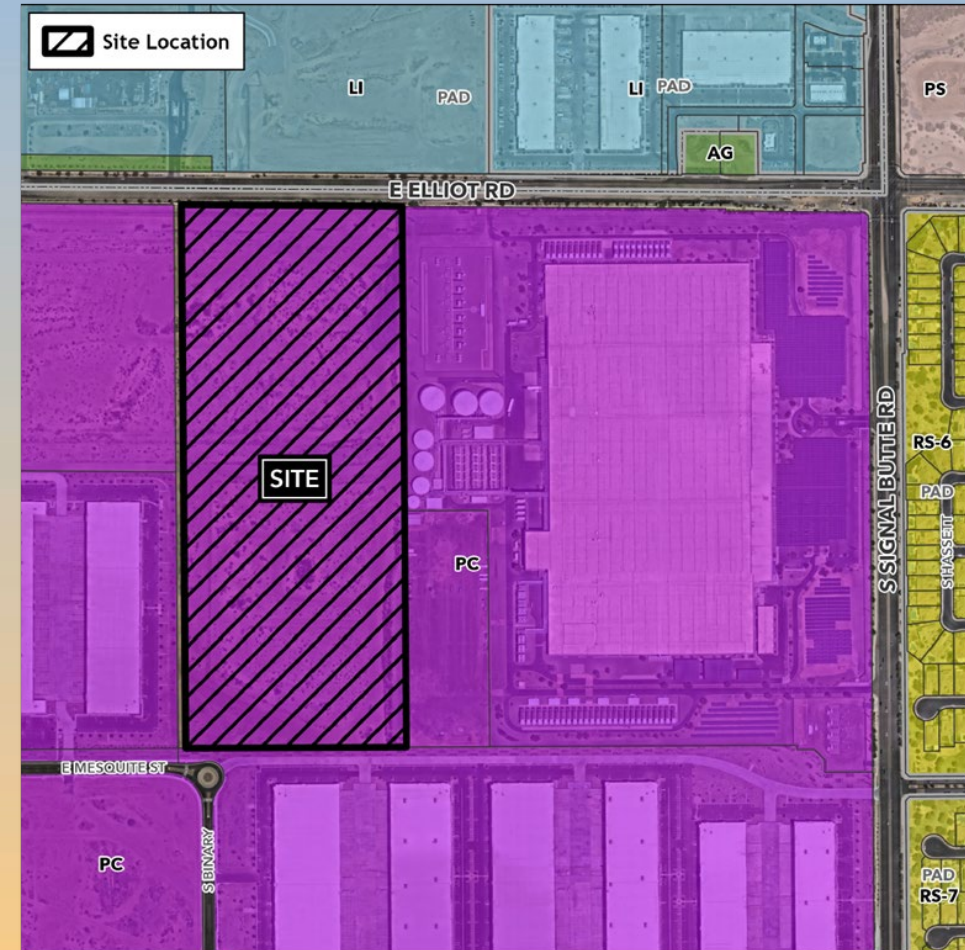
- Warehousing and Storage is a supporting land use
- Intended to provide for excellent access to major arterial roadways and freeways and provide for high-quality design which includes cohesive architecture and design themes, ample landscaping and open space, and amenity areas for employees.





Zoning

- Current: Planned Community (PC)





Site Photo

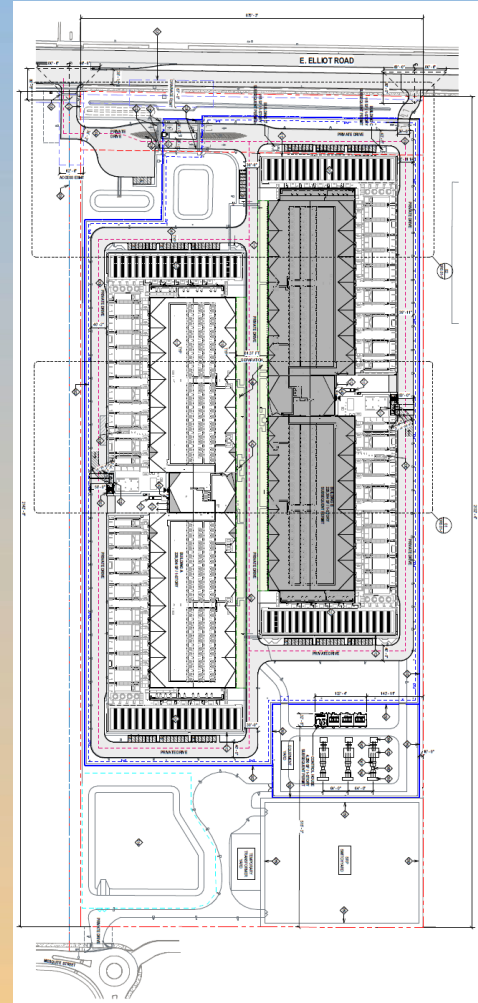


Looking south from Elliot Road



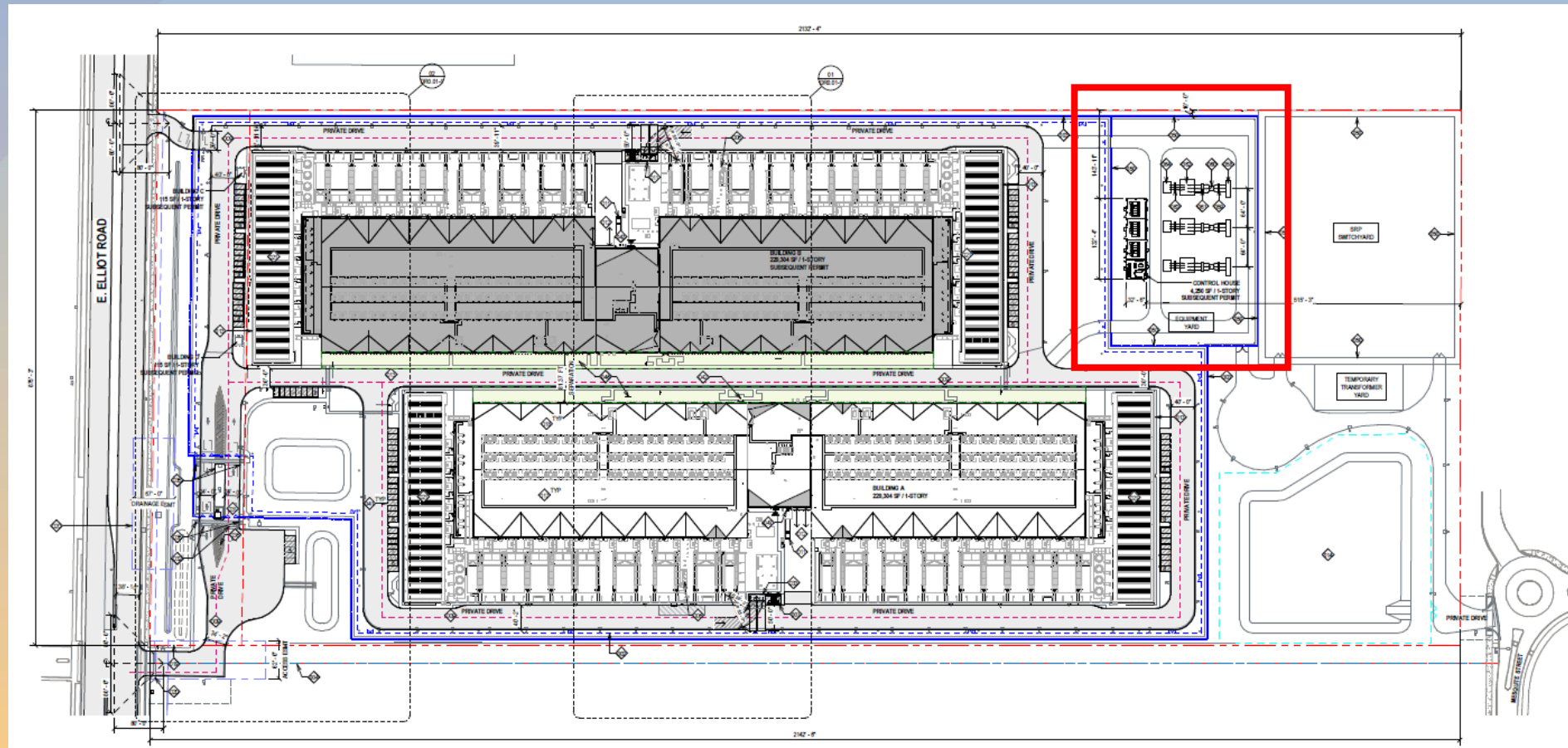
Site Plan

- Addition of a total of 4,350 square feet of building areas, primarily within the new Private Substation
- No Changes to parking, consistent with previously approved reduction





Site Plan

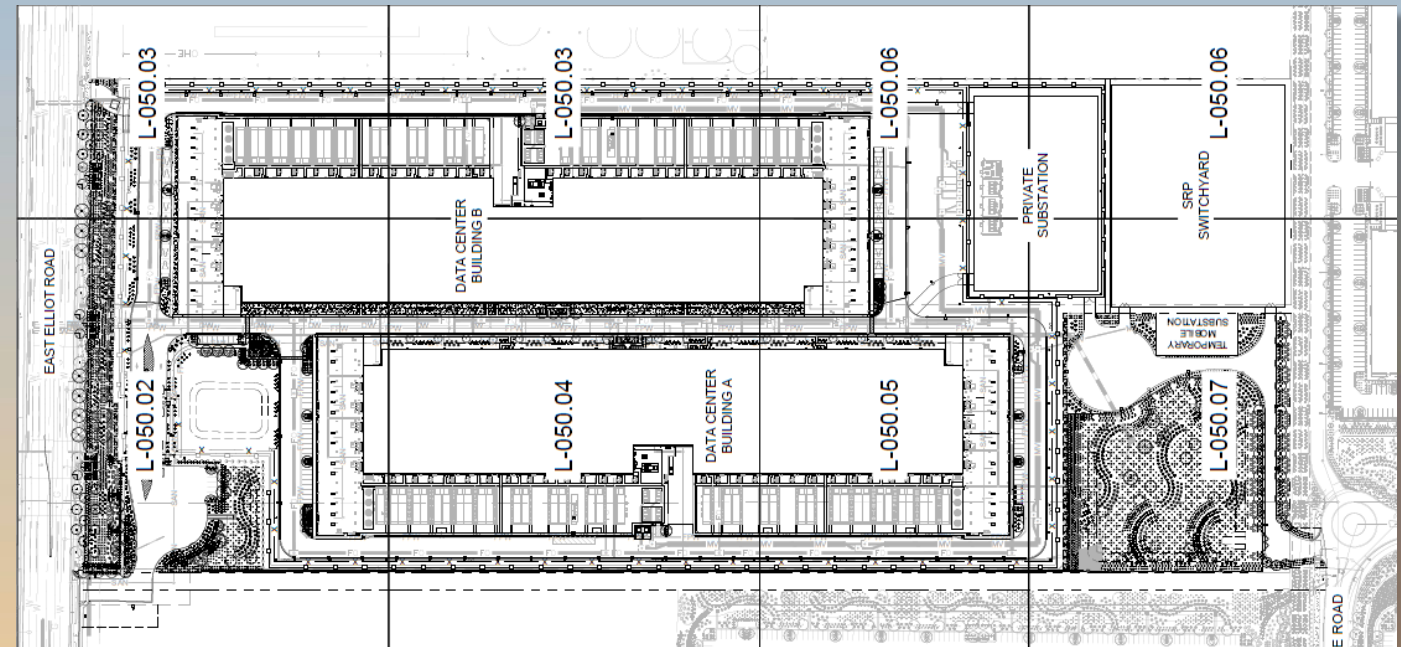




Landscape Plan

| PLANTING LEGEND | | | |
|------------------------------|--|-----|--|
| TREES | | | |
| BOTANICAL NAME / COMMON NAME | SIZE | QTY | |
| Existing Tree | Size Varies | - | |
| Species Vary | | | |
| Acacia aneura | 24" Box Min., 6' Ht. Min., 2" Sp. Min., 1" Cal. Min. | 24 | |
| Mulga | | | |
| Chilopsis linearis 'Lopur' | 24" Box Min., 5' Ht. Min., 3' Sp. Min., 1.5" Cal. Min. | 20 | |
| Desert Diva Desert Willow | | | |
| Olneya tesota | 24" Box Min., 5' Ht. Min., 3' Sp. Min., 1.5" Cal. Min. | 9 | |
| Ironwood | 36" Box Min., 7' Ht. Min., 6' Sp. Min., 3" Cal. Min. | 4 | |
| Parkinsonia 'Desert Museum' | 24" Box Min., 6' Ht. Min., 3' Sp. Min., 1.5" Cal. Min. | 25 | |
| Desert Museum Palo Verde | 36" Box Min., 7' Ht. Min., 4' Sp. Min., 2" Cal. Min. | 3 | |
| Pistacia x 'Red Push' | 24" Box Min., 7' Ht. Min., 3' Sp. Min., 1.5" Cal. Min. | 29 | |
| Red Push Pistache | 36" Box Min., 9' Ht. Min., 4' Sp. Min., 2" Cal. Min. | 8 | |
| Prosopis glandulosa 'AZT' | 24" Box Min., 5' Ht. Min., 3' Sp. Min., 1.5" Cal. Min. | 53 | |
| Thornless Honey Mesquite | 24" Box Min., 8' Ht. Min., 4' Sp. Min., 1.5" Cal. Min. | 15 | |
| Quercus virginiana | | | |
| Live Oak | 24" Box Min., 4' Ht. Min., 3' Sp. Min., 1.5" Cal. Min. | 32 | |
| Sophora secundiflorum | | | |
| Texas Mountain Laurel | | | |
| SHRUBS | | | |
| BOTANICAL NAME / COMMON NAME | SIZE | QTY | |
| Anisacanthus thurberi | 5 Gal. | 77 | |
| Desert Honeysuckle | | | |
| Bougainvillea 'Torch Glow' | 5 Gal. | 322 | |
| Torch Glow Bougainvillea | | | |
| Callistemon 'Little John' | 5 Gal. | 16 | |
| Little John Bottlebrush | | | |
| Dodonea viscosa | 5 Gal. | 133 | |
| Green Hopseed Bush | | | |
| Eremophila hygrophana | 5 Gal. | 379 | |
| Bluebells | | | |
| Ruellia peninsularis | 5 Gal. | 64 | |
| Desert Ruellia | | | |
| Tecoma stans 'Gold Star' | 5 Gal. | 320 | |
| Yellow Bells | | | |

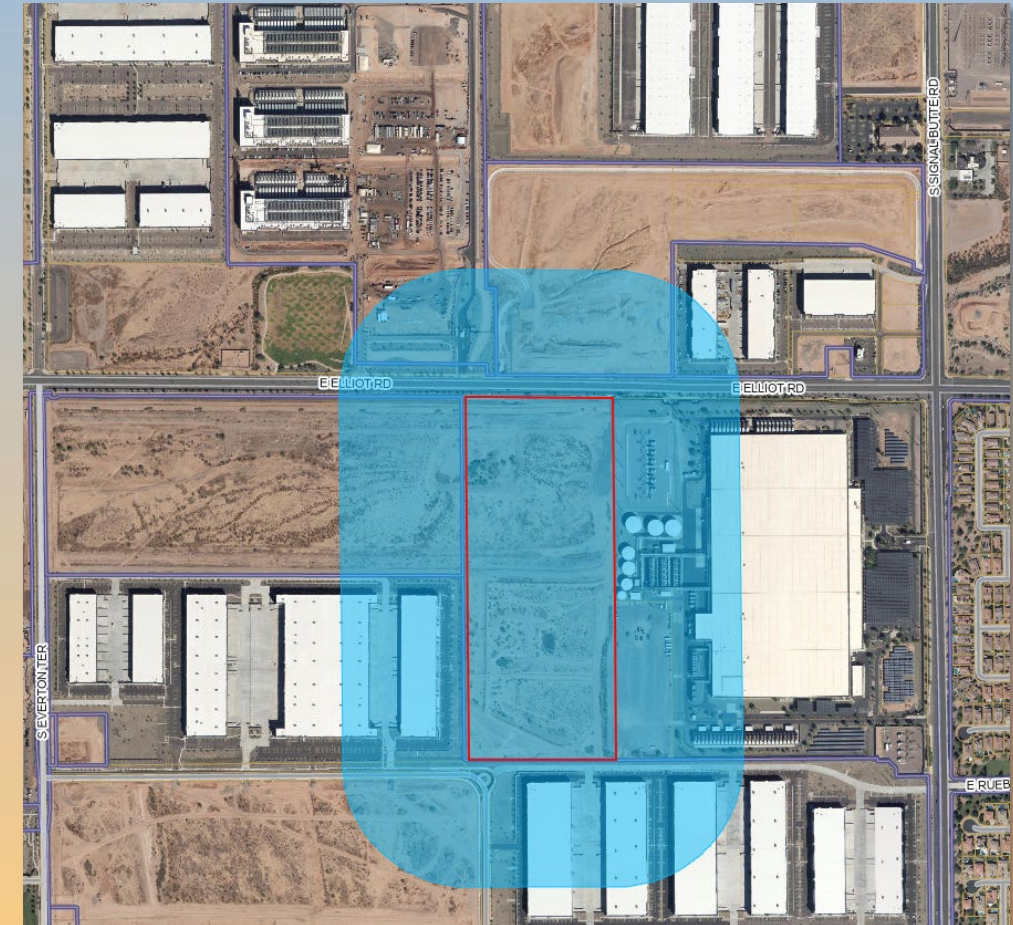
| ACCENTS | | | |
|--|---------------|-------|--|
| BOTANICAL NAME / COMMON NAME | SIZE | QTY | |
| Aloe barbadensis | 5 Gal. | 11 | |
| Aloe Vera | | | |
| Agave weberi | 5 Gal. | 62 | |
| Weber's Agave | | | |
| Bouteloua gracilis 'Blonde Ambition' | 5 Gal. | 146 | |
| Blonde Ambition Grass | | | |
| Carnegiea gigantea | 3' Ht.-6' Ht. | 6 | |
| Saguaro | | | |
| Dasyliroia wheeleri | 5 Gal. | 175 | |
| Desert Spoon | | | |
| Hesperaloe funifera | 5 Gal. | 405 | |
| Giant Yucca | | | |
| Muhlenbergia capillaris 'Regal Mist' | 5 Gal. | 1,230 | |
| Regal Mist Grass | | | |
| Muhlenbergia rigida 'Nashville' | 5 Gal. | 920 | |
| Nashville Muhly | | | |
| Opuntia rufida | 6 Pad Min. | 105 | |
| Blind Prickly Pear Cactus | | | |
| Pachycereus marginatus | 3' Ht. Min. | 27 | |
| Mexican Fencepost | | | |
| GROUNDCOVERS | | | |
| BOTANICAL NAME / COMMON NAME | SIZE | QTY | |
| Eremophila glabra 'Mingenew Gold' | 1 Gal. | 381 | |
| Outback Sunrise Emu | | | |
| Lantana montevidensis | 1 Gal. | 996 | |
| Purple Trailing Lantana | | | |
| Rosmarinus officinalis 'Prostratus' | 1 Gal. | 1,677 | |
| Trailing Rosemary | | | |
| MATERIALS | | | |
| DESCRIPTION | QTY | | |
| Decomposed Granite | 1,210,805 SF | | |
| 3" Minus, Carmel, 2" Depth Min. | | | |
| Stabilized Decomposed Granite | 44,335 SF | | |
| 1/2" Minus, Carmel, 4" Depth Min. on 6" ABC on 6" Compacted Subgrade | | | |
| Rip Rap | 265 SF | | |
| 1"-3", 3" Depth Min. | | | |
| Crash-Rated Site Boulder | 139 | | |
| Carmel, 5 Ton Boulder | | | |
| Surface Select, Carmel | 4 | | |
| 2" Diameter | | | |
| 3" Diameter | 2 | | |





Citizen Participation

- Notified property owners within 750 feet, HOAs and registered neighborhoods
- No correspondence received by staff





Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Complies with the Eastmark Community Plan
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review

Staff recommends Approval with Conditions



Planning & Zoning Board



Planning & Zoning Board



ZON24-00998 Highlights



Request

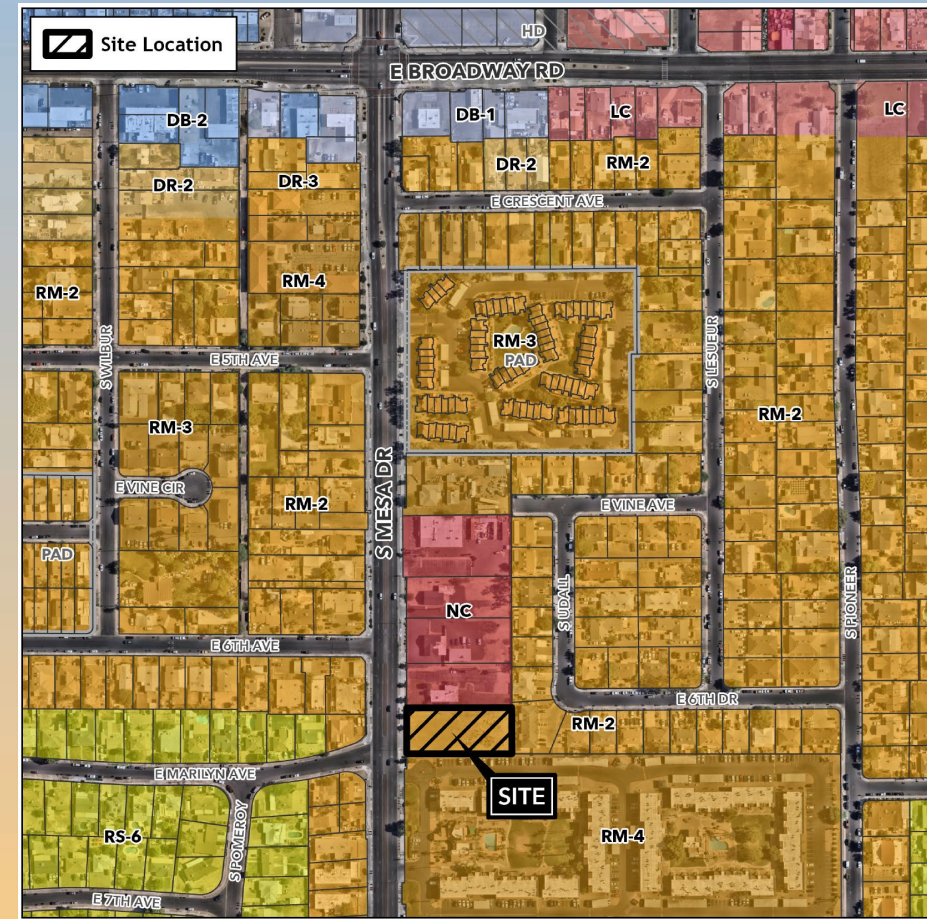
- Rezone from RM-2 to RM-4 with a BIZ Overlay
- Site Plan Review for a 15-unit multiple residence development





Location

- South of Broadway Road
- East of Mesa Drive





General Plan

Urban Residential

- Diverse mixture of uses where commercial, residential, and public/semi-public uses coexist
- Multi-family residential is a principal land use
- RM-4 is allowed in the Urban Residential Placetype





Zoning

- Existing: RM-2
- Proposed: RM-4-BIZ
- Multiple Residences with a max. density of 30 dwelling units per acre (du/ac) are permitted in the RM-4 District.
- Proposed density: 25.9 du/ac





Site Photo



Looking east from Mesa Drive



Site Photo

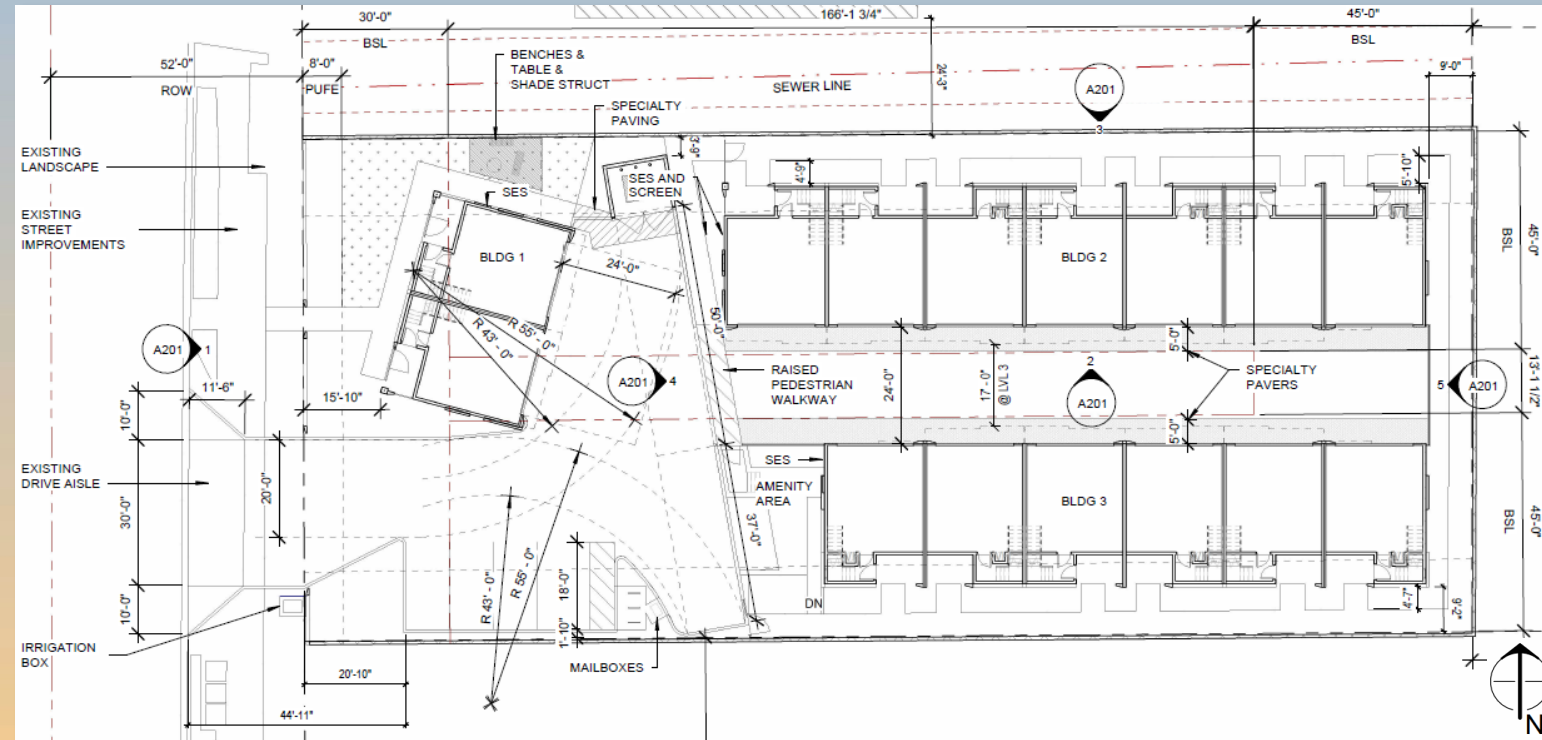


Looking southeast from Mesa Drive



Site Plan

- Three 3-story buildings
- 15 townhome units
- Access from Mesa Dr
- 24-ft-wide central drive provides access to garages
- Pedestrian walkways
- Amenity area
- 30 garage spaces + 4 guest spaces (32 required)





Bonus Intensity Zone Overlay

Criteria (MZO Ch. 21):

1. Provide distinctive, superior quality design
 - Distinctive & sustainable design, context, quality open space & exceeding standards
2. Environmental performance standards
 - Various site selection & site design criteria
3. Meet or exceed nationally recognized environmental standards (Green Globes, LEED, etc.)



Bonus Intensity Zone Overlay

| Development Standard | MZO Required | PAD Proposed |
|---|--|---|
| <u>Maximum Lot Coverage</u> (% of lot) | 70% | 79% |
| <u>Minimum Yards</u> Front and Street Facing Side (6-lane arterial – S. Mesa Dr.) - Interior Sides and Rear: 3 or more units on lot | 30 feet Multiple Story: 15 feet per story (45 feet total) | 15'-10" 0' to shade structure; 3 feet per story for buildings (9 feet total) |
| <u>Minimum Separation Between Buildings on Same Lot</u> - Three-Story building | 35-feet | 17-feet |



Bonus Intensity Zone Overlay

| Development Standard | MZO Required | PAD Proposed |
|---|--|--|
| <u>Attached Garages</u> – MZO Section 11-5-5(B)(4)(f)(iii) | When multiple garage doors are located within one (1) building, 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. The break shall contain a major architectural feature, such as a building entrance or equivalent feature. | When multiple garage doors are located within one (1) building, the maximum number of garage doors adjacent to one another shall be limited to seven (7), unless there is a break in the building façade between garage doors. The break shall contain a major architectural feature, such as a building entrance or equivalent feature. |
| <u>Setback of Cross Drive Aisles</u> – MZO Section 11-32-4(A) | Parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisles shall be set back at least 50 ft from the property line abutting the street. | Parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisles shall be set back at least 20 ft from the property line abutting the street. |



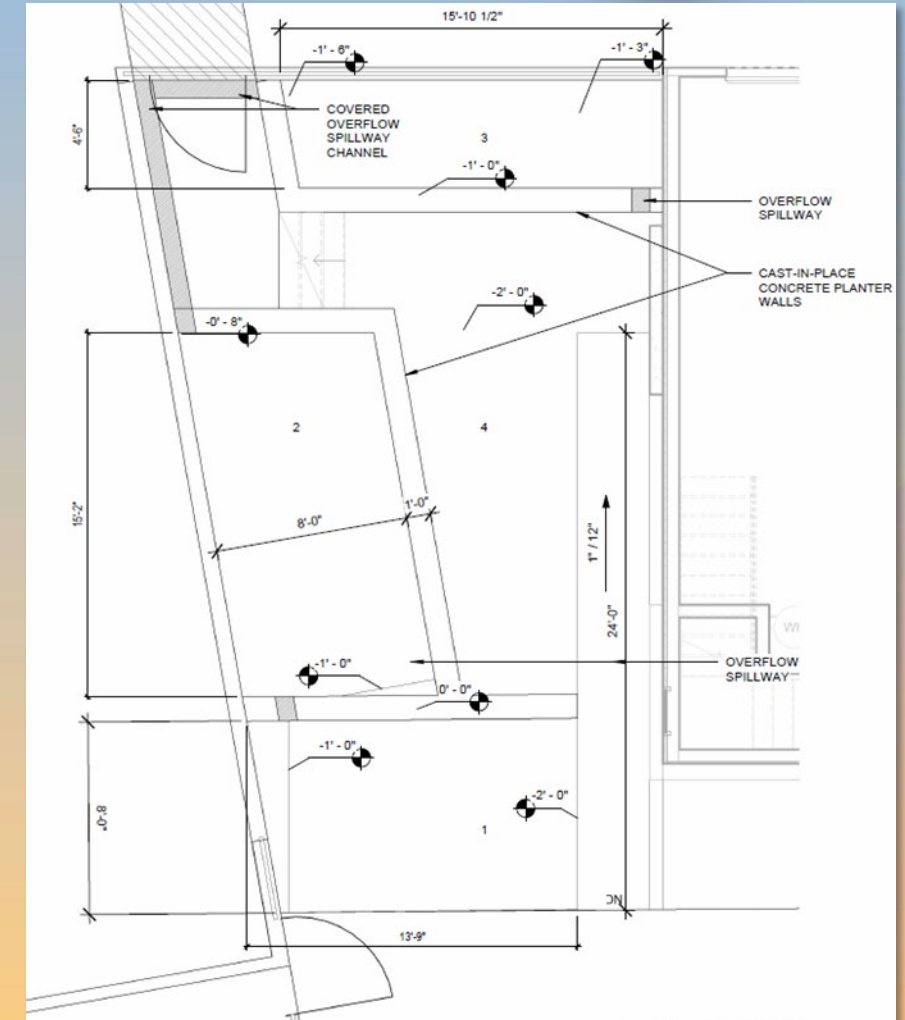
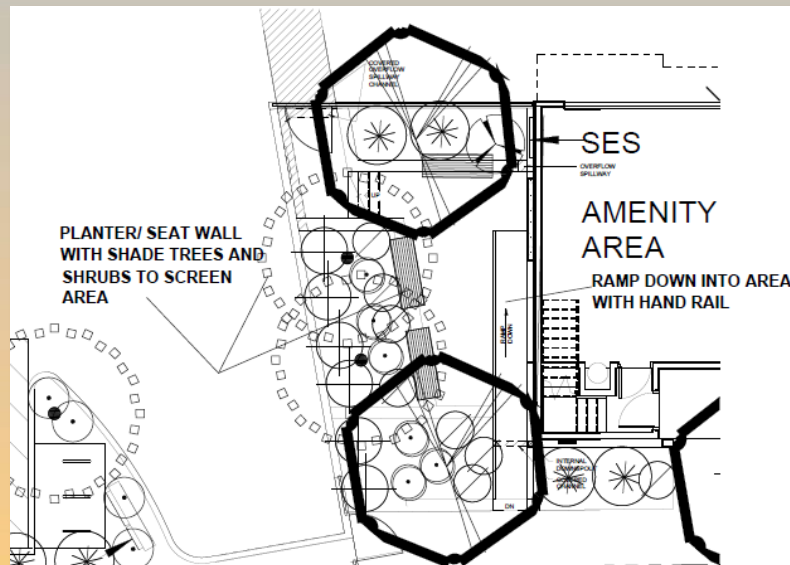
Bonus Intensity Zone Overlay

| Development Standard | MZO Required | PAD Proposed |
|---|---|---|
| <u>Landscaping for Non-Single Residence Uses Adjacent to Other Non-Single Residence uses or districts</u> – <i>MZO Section 11-33-3(B)(2)(a)(ii)</i> | Properties that are not part of a group C-O-I Development, as defined in Chapter 87, must provide a 15-foot landscape yard except where a cross-access drive aisle occurs within the required landscape yard. | Properties that are not part of a group C-O-I Development, as defined in Chapter 87, must provide a 1'-10" landscape yard except where a cross-access drive aisle occurs within the required landscape yard. |
| <u>Plant Material within Foundation Base</u> – <i>MZO Section 11-33-5(B)(4)</i> | Trees shall be in planters that are at least 8 feet wide. Other plant material shall be in planters that are at least 3 feet wide. | Trees shall be in planters that are at least 4-1/2 feet wide. Other plant material shall be in planters that are at least 3 feet wide. |



Bonus Intensity Zone – Open Space / Amenities

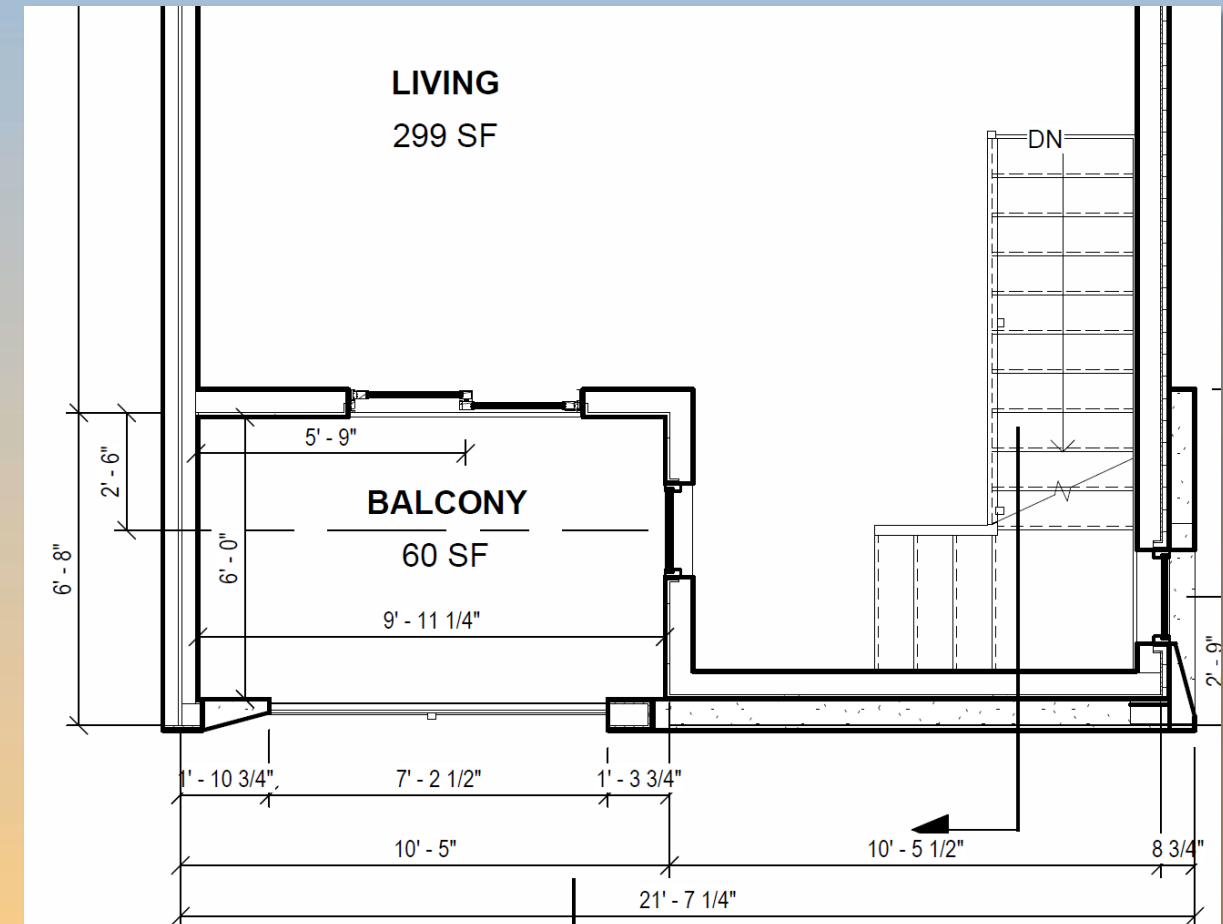
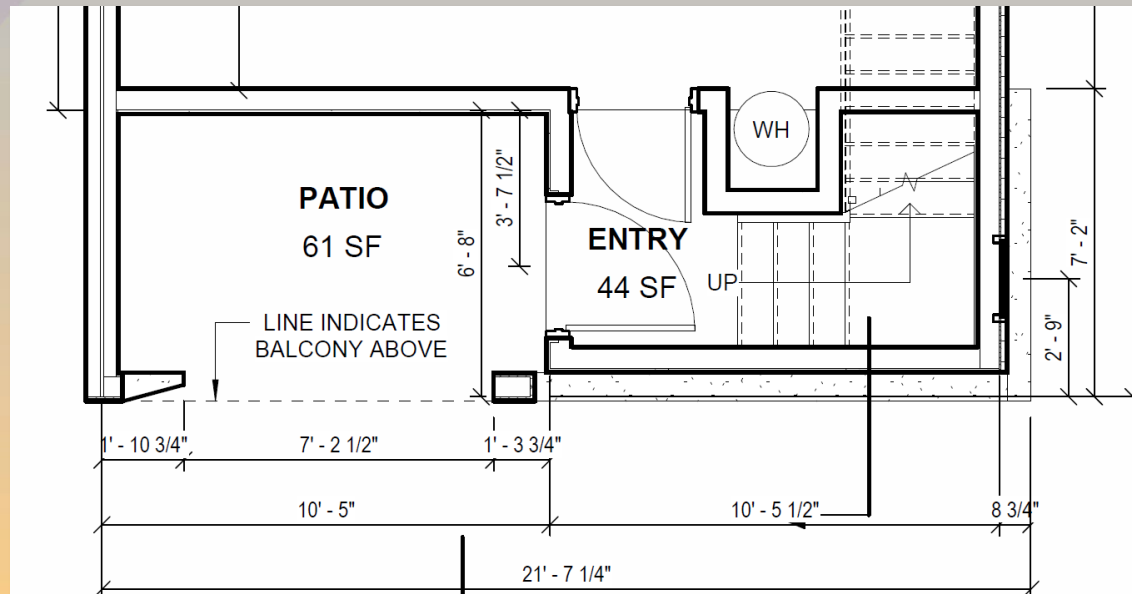
- Landscape materials in planters watered by a/c condensate
- Includes seating and shade





Bonus Intensity Zone – Private Open Space

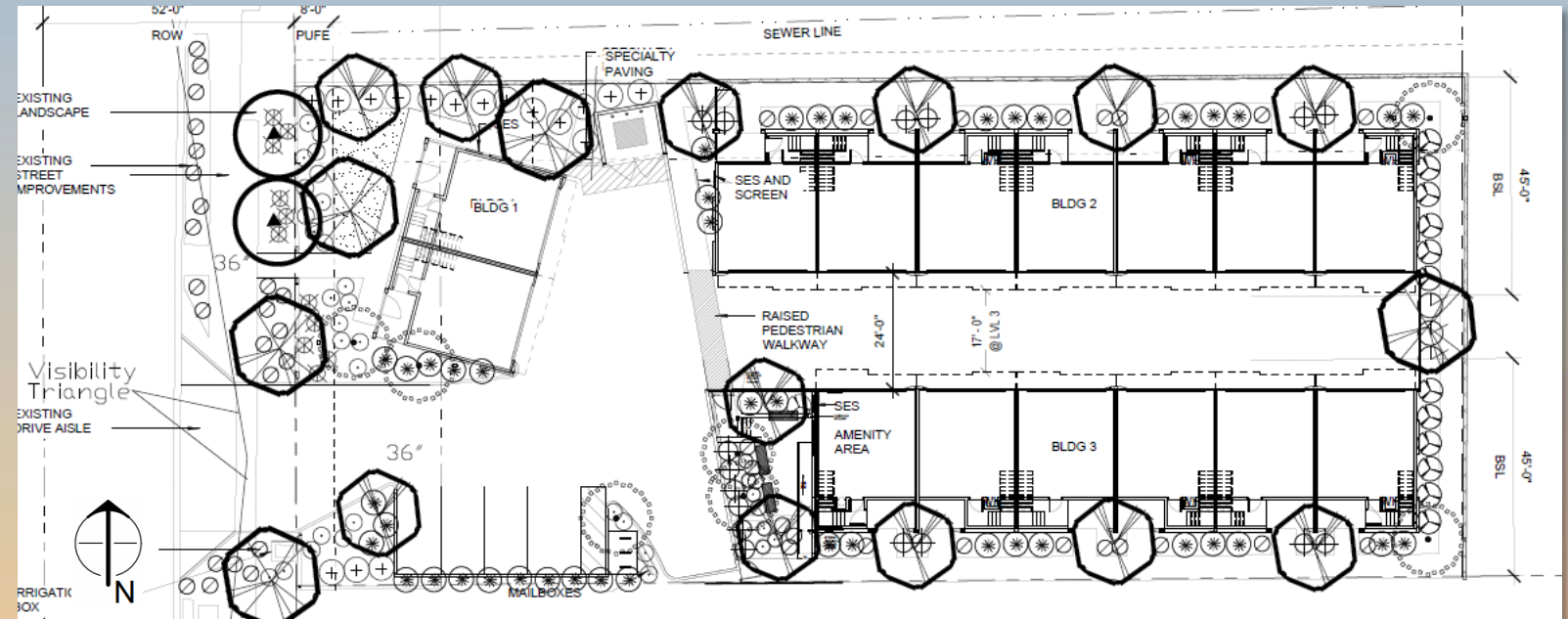
- 120 square feet of private open space (100 sq. ft. required)





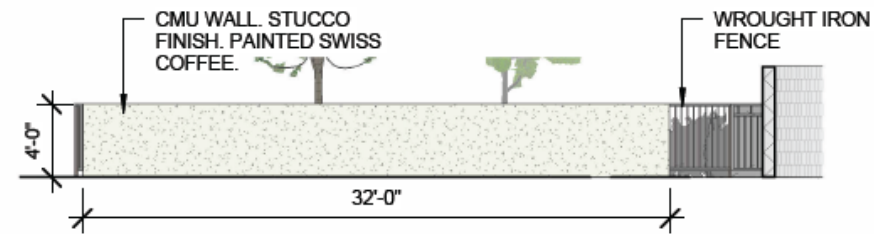
Landscape Plan

| PLANT MATERIAL LEGEND | | | | |
|-------------------------|--------|---|---|--------|
| KEY | SYMBOL | BOTANICAL/COMMON NAME | SIZE (Height, Canopy & Caliper) | QUANT. |
| EXISTING TREES | | | | |
| (A) | | Pistacia a. 'Red Push' Red Push Pistache | Existing to remain in place 25' 30' (707 S.F.) | 2 |
| TREES | | | | |
| (1) | | Pistacia a. 'Red Push' Red Push Pistache | Mature 25' 30' (707 S.F.) 24" Box 10' 4" 1.5" 4 36" Box 12' 8" 3" 1 | 4 |
| (2) | | Pistacia lentiscus Mastic Tree | Mature 25' 24' (79 S.F.) 36" Box 10' 5" 3" 7 | 7 |
| (3) | | Eucalyptus papuana Ghost Gum Eucalyptus | Mature 35' 25' (491 S.F.) 24" Box 9' 4" 1.25" 11 36" Box 13' 8" 2.75" 1 | 1 |
| LARGE SHRUBS | | | | |
| (4) | | Leucophyllum laevigatum Chihuahuan Sage | 5 Gallon | 37 |
| (5) | | Olea europaea 'Little Olie' Little Olie | 5 Gallon | 45 |
| (6) | | Nerium o. 'Pettie Pink' Pettie Pink Oleander | 5 Gallon | 17 |
| MEDIUM AND SMALL SHRUBS | | | | |
| (7) | | Rosmarinus officinalis 'Prostratus' Dwarf Rosemary | 5 Gallon | 10 |
| (8) | | Callistemon c. 'Little John' Little John Bottle Brush | 5 Gallon | 27 |
| (9) | | Muhlenbergia capillaris 'Regal Mist' Regal Mist Deer Grass | 5 Gallon | 11 |
| GROUNDCOVERS | | | | |
| (10) | | Lantana m. 'New Gold' New Gold Lantana | 1 Gallon | 43 |
| ACCENTS | | | | |
| (11) | | Tecoma 'Orange Jubilee' Orange Jubilee | 5 Gallon | 25 |
| (12) | | Muhlenbergia rigida 'Nashville' Nashville Deer Grass | 5 Gallon | 4 |
| (13) | | Justicia californica Chuparosa | 5 Gallon | 4 |
| (14) | | Dieris bicolor Fortnight Lily | 5 Gallon | 5 |
| LANDSCAPE MATERIALS | | | | |
| (15) | | Decomposed Granite Desert Gold | 1/2" size screened 2" Deep | |
| (16) | | Concrete Header 4" x 6", Curbstyle | 2" Deep | |
| (17) | | Midiron Bermuda | Sod 345 S.F. | |

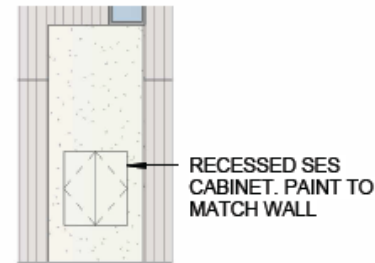




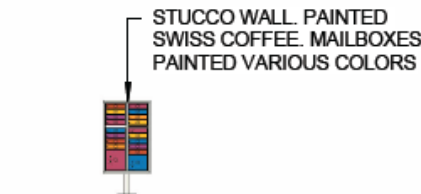
Site Details



⑤ AMENITY WALL
1/8" = 1'-0"



④ SES ELEVATION
1/8" = 1'-0"



③ MAILBOXES
1/8" = 1'-0"



Design Review Board

Work Session June 10, 2025

- Tiered garden concept is nice, provide larger area [Larger planters provided](#)
- Increase the area of the amenity space [Due to site constraints, we can't enlarge the space, but a bonus area was added North of bldg 1](#)
- Too tight between the buildings [Enlarging the drive aisle will reduce the amount of space where the pedestrian walkway is. To maintain a comfortable pedestrian experience, the drive aisle will remain as shown.](#)
- Cubelike; not enough movement [See revised elevations](#)
- Needs additional movement on the non-garage side [See revised elevations](#)
- Wall articulation – 2nd story bump out 12" instead of 6" [Doing so would encroach on drive aisle width](#)
- Vertical siding entries should be at the 25% for the entry elevation [See revised elevations](#)
- Long-term maintenance of colors?
- Remove colors from top hats [See revised elevations](#)
- Paint SES to match adjacent walls [See revised site wall plan.](#)
- Planters are tight [See revised amenity area](#)
- Swap the sidewalks at the perimeter for the planters so that there is more space for landscaping [Sidewalks at perimeter are needed to access unit entries.](#)
- Oaks drop sap (messy), also Oaks near the parking areas is problematic [See landscape](#)
- Taller trees needed [See landscape](#)

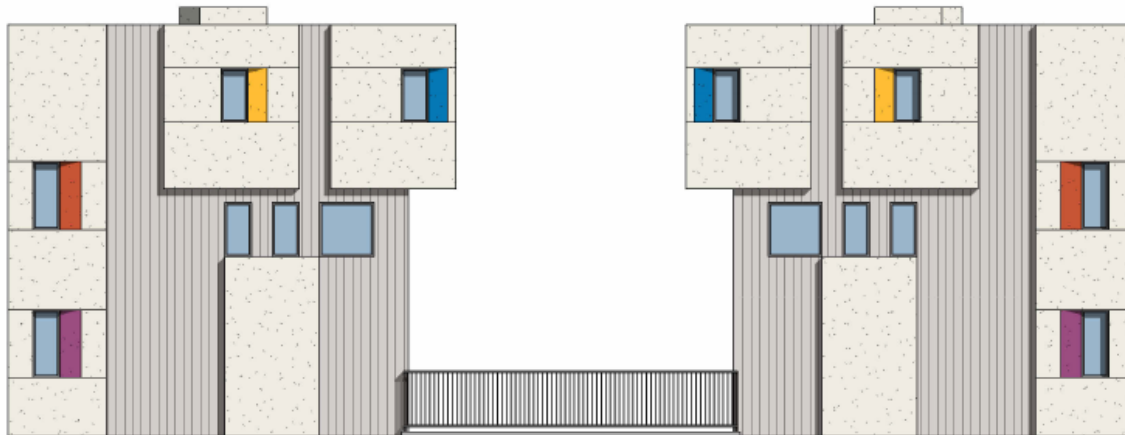


Elevations





Elevations



⑤ REAR ELEVATION
1" = 10'-0"

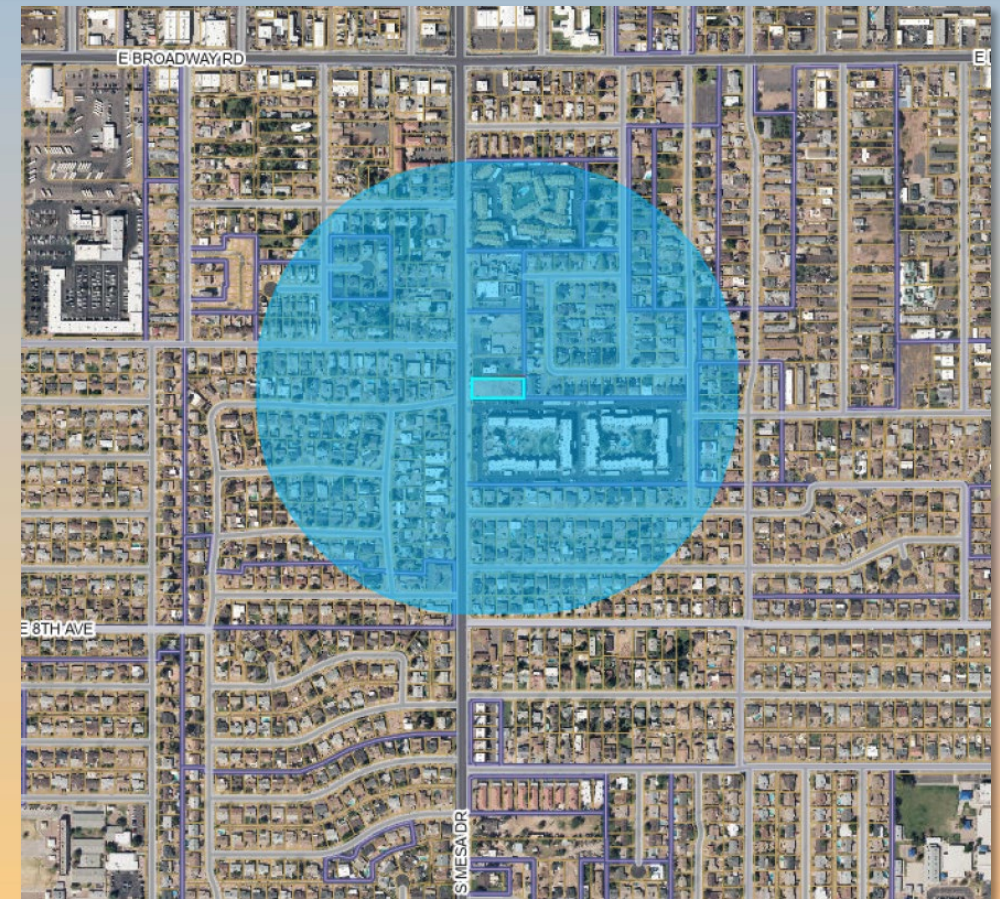


④ DRIVE AISLE WEST ELEVATION
1" = 10'-0"



Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- Neighborhood meeting on January 16, 2025
 - No neighbors attended
- Staff received one phone call from adjacent neighbor expressing concerns about density and height





Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Criteria in Chapters 21 & 69 for BIZ & Site Plan Review

Staff recommend Approval with Conditions



Planning & Zoning Board

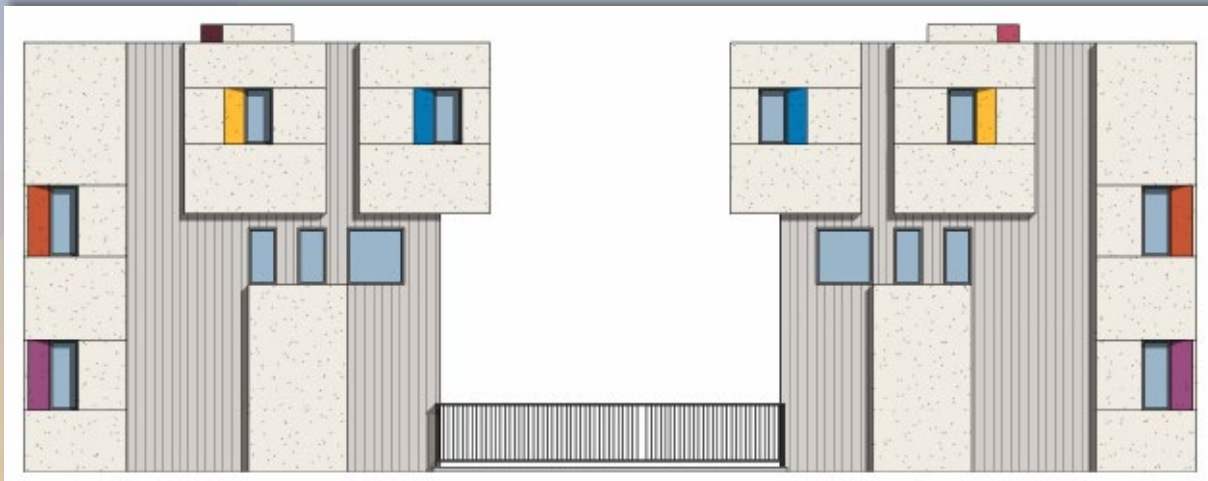


DRB Work Session Elevations





DRB Work Session Elevations





Architectural site plan of a parking lot showing four numbered stalls (1, 2, 3, 4) with their dimensions and angles. The plan includes labels for "COVERED OVERFLOW SPILLWAY CHANNEL", "OVERFLOW SPILLWAY", and "CAST-IN-PLACE CONCRETE PLANTER WALLS". Dimensions include stall widths (e.g., 15'-10 1/2", 15'-2", 13'-9"), lengths (e.g., 10'-8", 24'-0"), and various angles (e.g., -1'-8", -1'-3", -1'-0", -2'-0", -0'-8", 1'-0", 8'-0", 0'-0").



Planning & Zoning Board



ZON21-00066

Greenfield Multifamily



Request

- Rezone from RS-35 to RM-3-PAD
- Site Plan Review
- To allow for a 30-unit multiple residence development

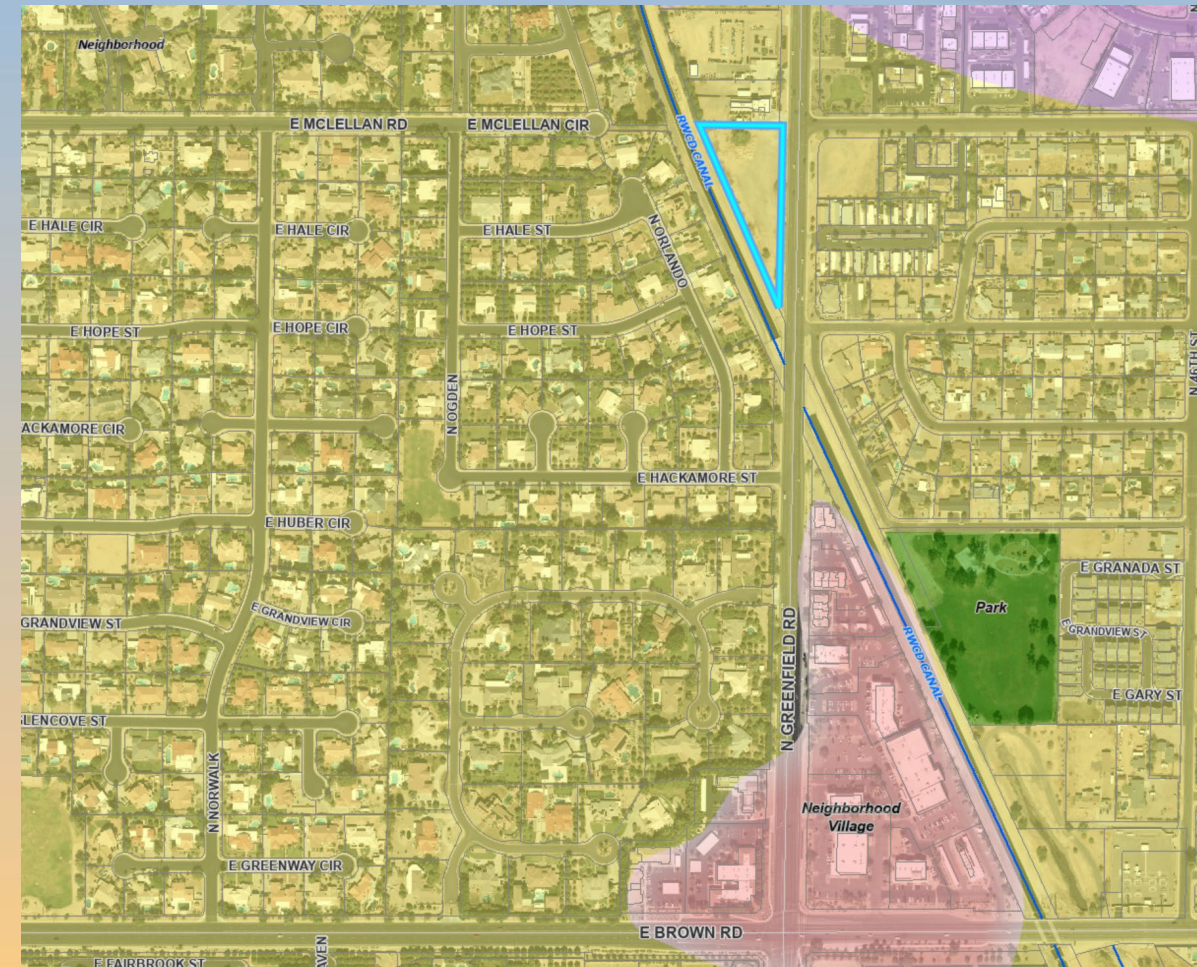




General Plan (2040)

Neighborhood - Suburban

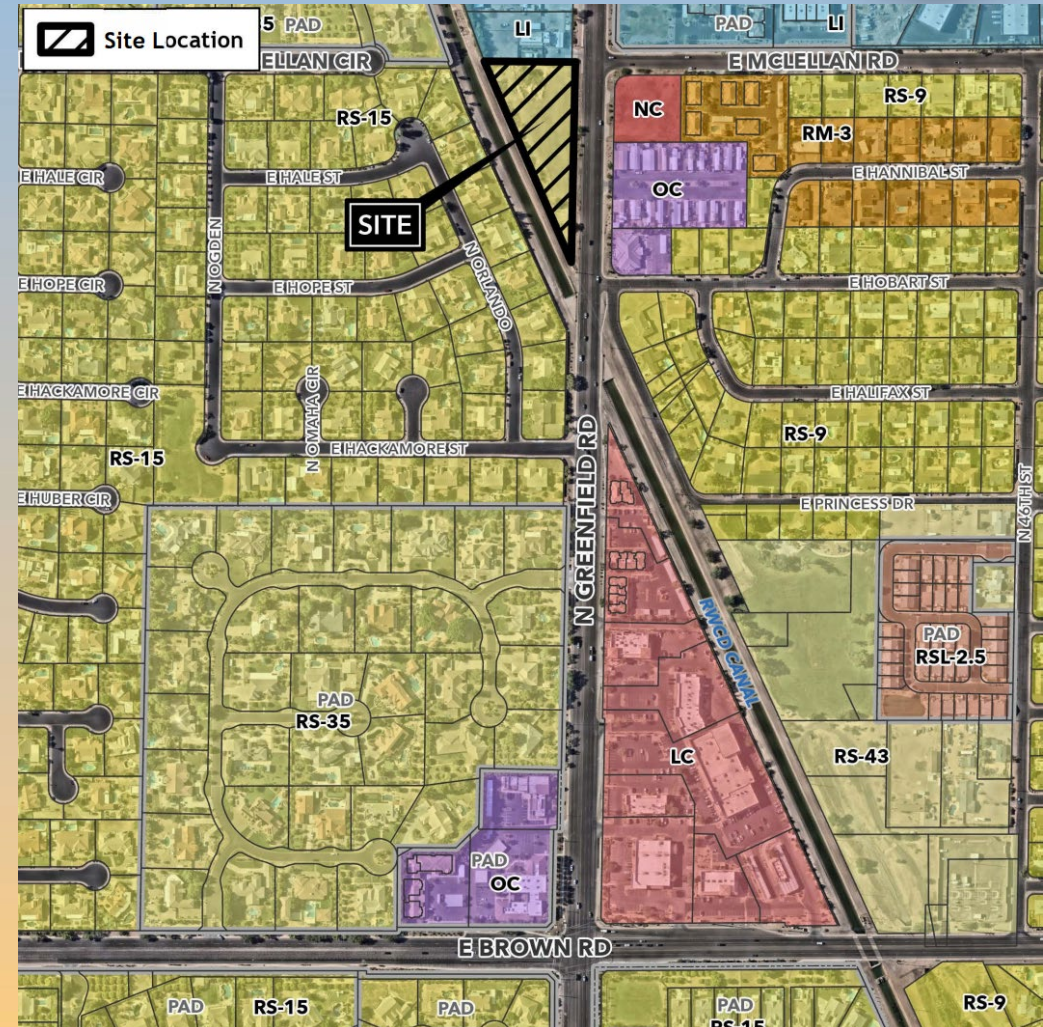
- Wide range of housing options
- Primarily single residence with multi-residence along arterial streets
- Multiple residence is a primary land use, RM-3 is a secondary zoning district





Zoning

- Existing: Single Residence 35 (RS-35)
- Proposed: Multiple Residence 3 with a Planned Area Development Overlay (RM-3-PAD)





Site Photos

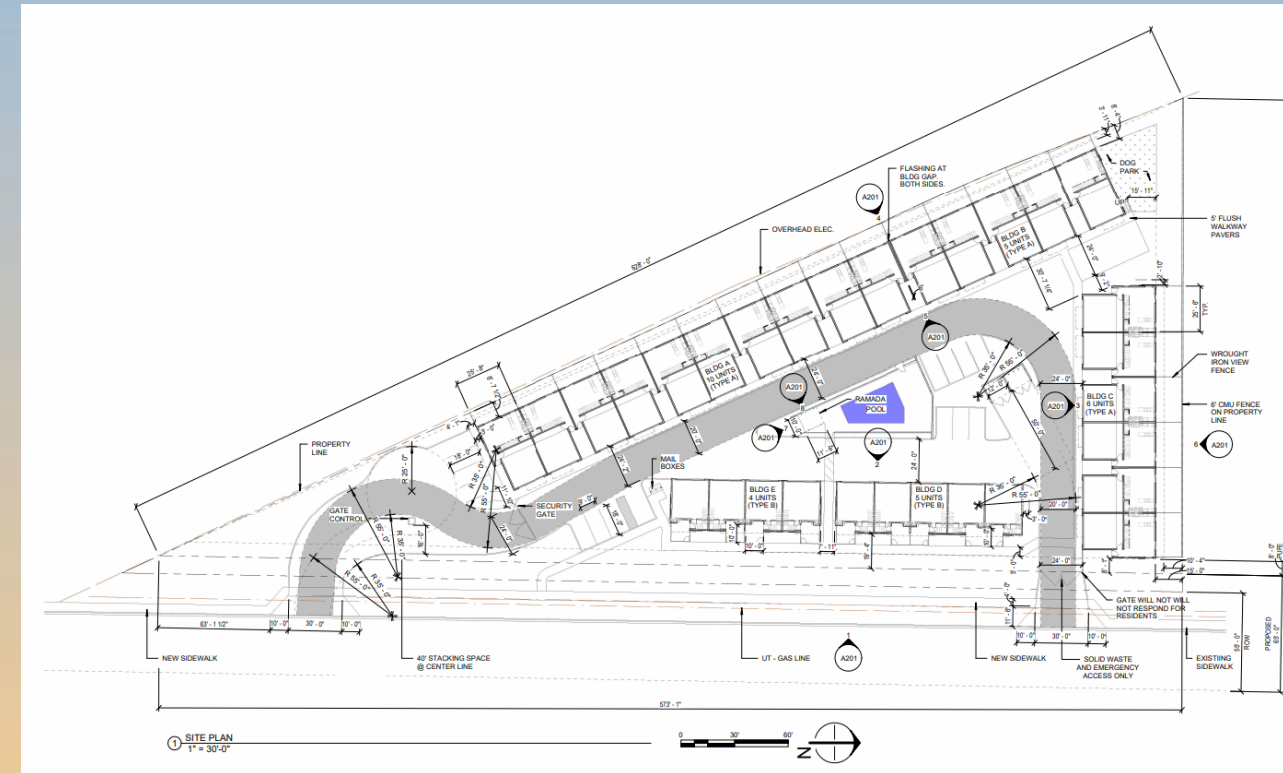


Looking west towards the site



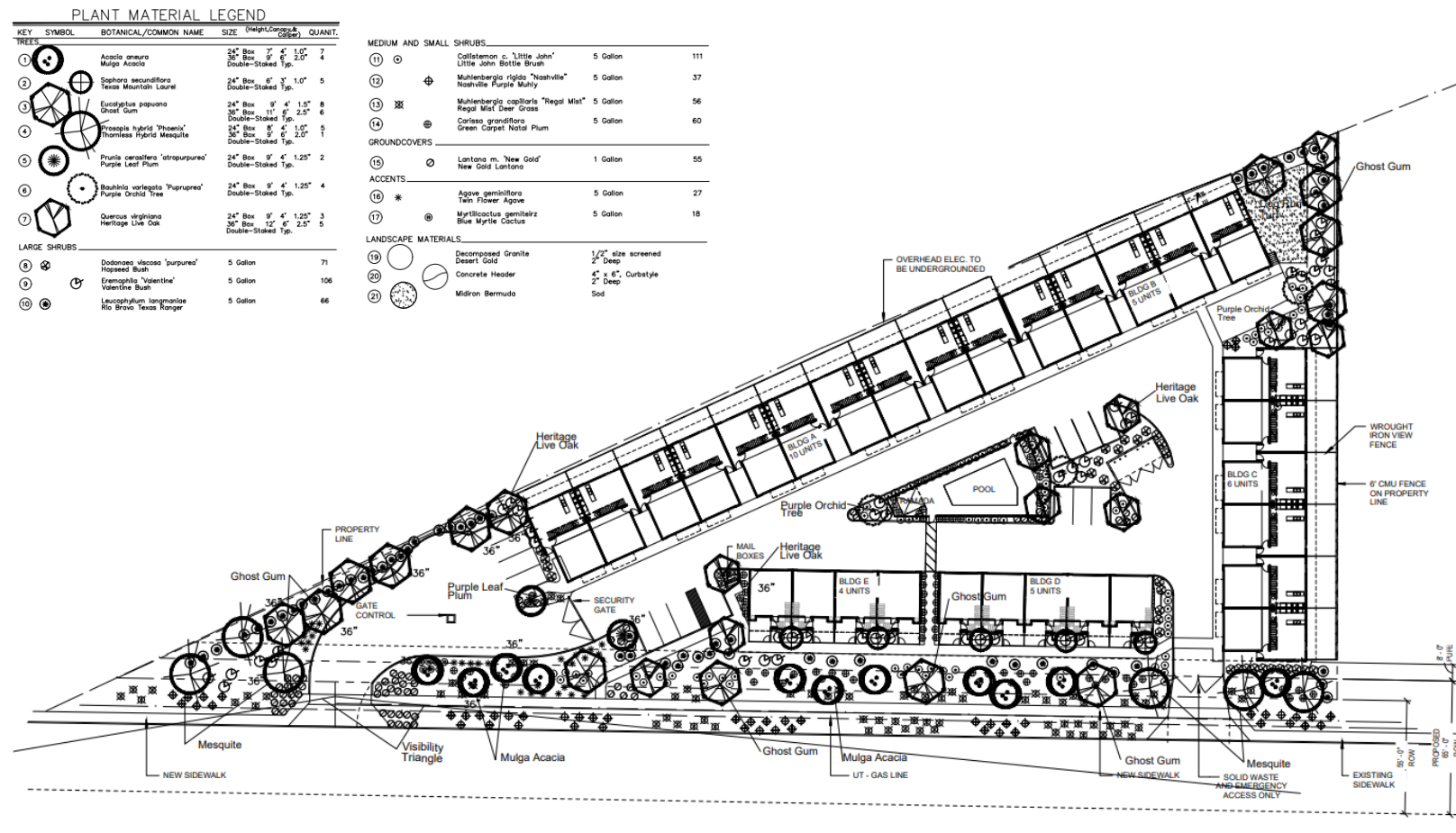
Site Plan

- 30 units in 4 buildings, ranges from two to three stories
- 63 parking spaces req.; 75 spaces provided
 - Attached 2-car garage per unit
 - 15 visitor spaces
- Private yards per unit, common amenity in center of site





Landscape Plan





Planned Area Development

| Development Standard | MZO Required | PAD Proposed |
|---|---|---|
| <u>Maximum Lot Coverage (% of lot)</u> | 70% | 73% |
| <u>Minimum Yards –</u> -Front and Street-Facing Side -Interior Side and Rear: 3 or more units on lot -North property line -West property line | 20 feet 15 ft. per story (30 ft. total) 15 ft. per story (30 ft. total) | 8'-1" 5'-2" per story (10'-4" total) 1'-11.5" per story (3'-11" total) |
| <u>Minimum Separation Between Buildings on Same Lot – MZO - Three-story building</u> | 35 feet | 7'-11" |



Planned Area Development

| Development Standard | MZO Required | PAD Proposed |
|--|--|--|
| <u>Standards for Required Open Space</u> | Private open space located at the ground level (e.g., yards, decks, patios) shall have no dimension less than ten (10) feet. | Private open space located at the ground level (e.g., yards, decks, patios) shall have no dimension less than 8'-4". |
| <u>Attached Garages</u> | In multi-story buildings that include livable floor area, garage doors located below upper-story living space shall be recessed at least three (3) feet from the upper story facade. | When multiple garage doors are located within one (1) building, 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. The break shall contain a major architectural feature, such as a building entrance or equivalent feature. |



Planned Area Development

| Development Standard | MZO Required | PAD Proposed |
|--|---|--|
| <u>Pedestrian Access</u> | Where a pedestrian walkway is parallel and adjacent to an auto travel lane, it must be raised and separated from the auto travel lane by a raised curb at least 6 inches high, decorative bollards, or other physical barrier. | Where a pedestrian walkway is parallel and adjacent to an auto travel lane, it must be constructed of pavers. |
| <u>Bicycle Parking</u> -Spaces Required | Bicycle parking is required for multi-unit residential buildings and nonresidential development. Unless otherwise expressly stated, buildings and uses subject to bicycle parking requirements must provide at least 3 bicycle parking spaces or at least 1 bicycle space per 10 on-site vehicle parking spaces actually provided, whichever is greater (8 spaces required) | Bicycle parking is not required |



Planned Area Development

| Development Standard | MZO Required | PAD Proposed |
|---|---|---|
| <u>Perimeter Landscaping</u> - Arterial streets | 23 trees 138 shrubs | 4 trees 56 shrubs |
| <u>Required Landscape Yards</u> -Width: north and west property lines | Properties that are not part of a group C-O-I Development, as defined in Chapter 87, must provide a 15-foot landscape yard except where a cross-access drive aisle occurs within the required landscape yard. | Properties that are not part of a group C-O-I Development, as defined in Chapter 87, must provide a 0-foot landscape yard except where a cross-access drive aisle occurs within the required landscape yard. |
| <u>Required Landscape Yards</u> -Number of Plants, north and west property lines | 27 trees 178 shrubs | 15 trees 102 shrubs |



Planned Area Development

- Private open space exceeds minimum size requirements
- Amenity areas include: swimming pool, dog park, mural
- Building design and site design
- Guest parking exceeds minimums (3 required; 15 provided)



Elevations

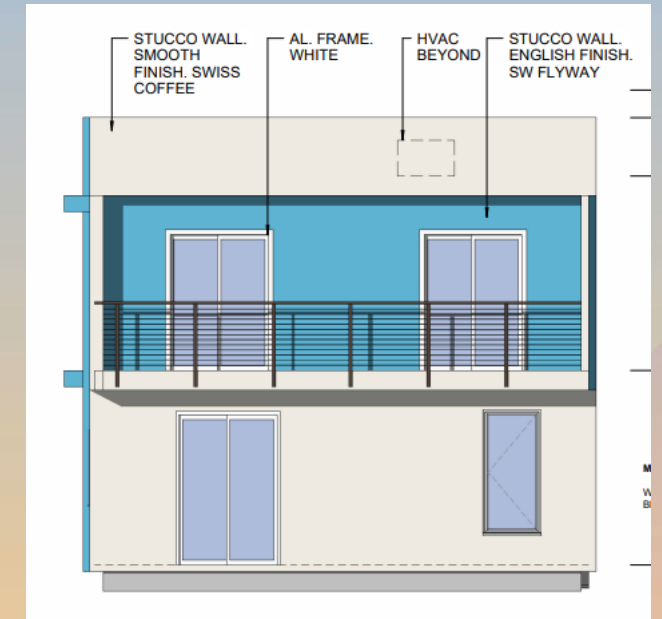
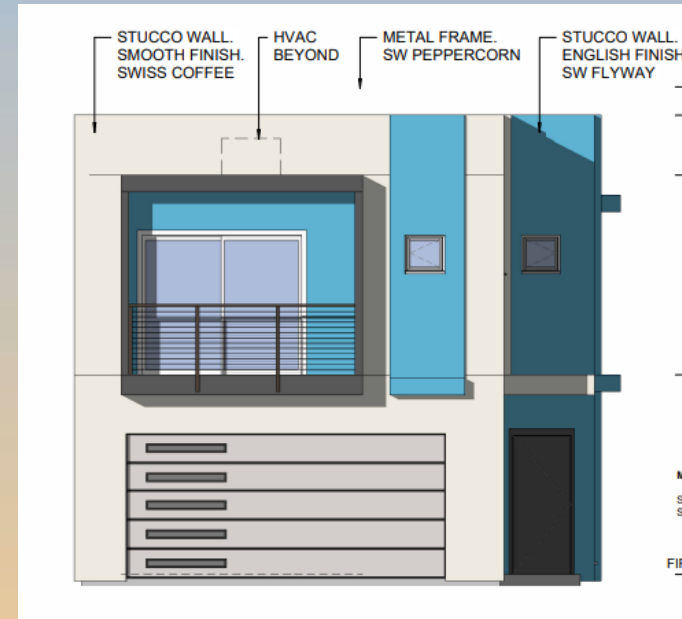
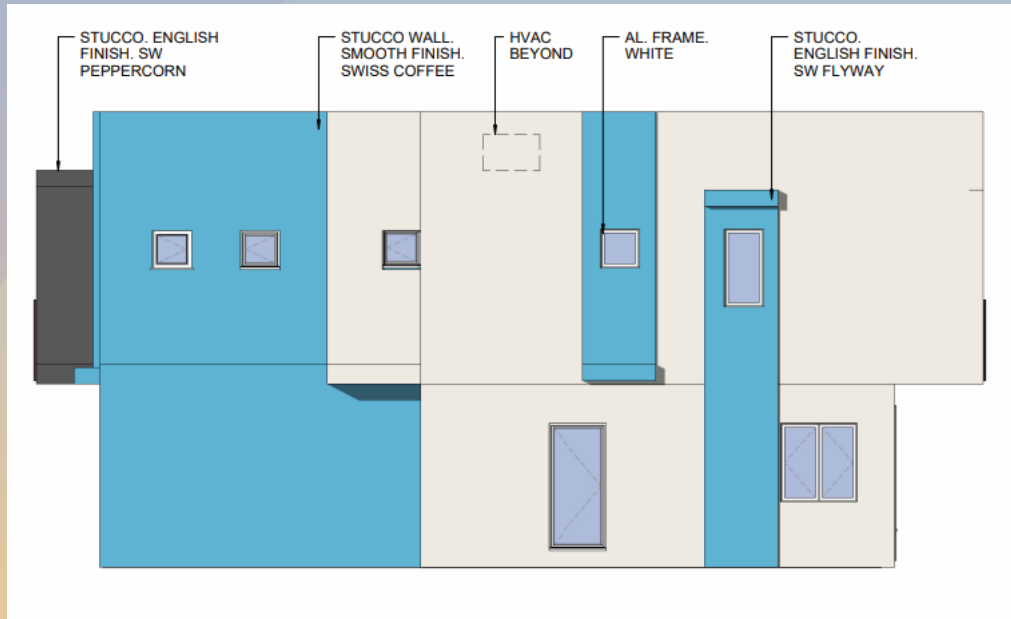


② ELEVATION 3 STORY - GARAGE
1/8" = 1'-0"





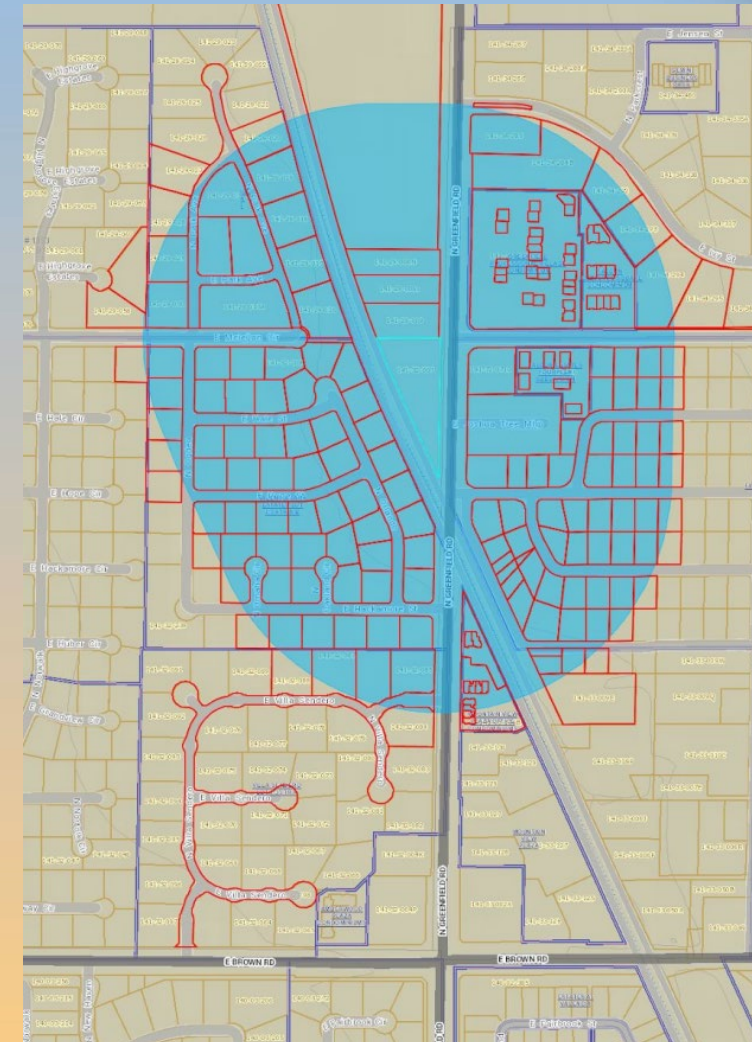
Elevations





Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- Applicant held 2 neighborhood meetings
- Common concerns
 - Site visibility into properties
 - Reduced setbacks
 - Residential density
- Staff received several letters in opposition





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Criteria in Chapters 22 & 69 for PAD & Site Plan Review

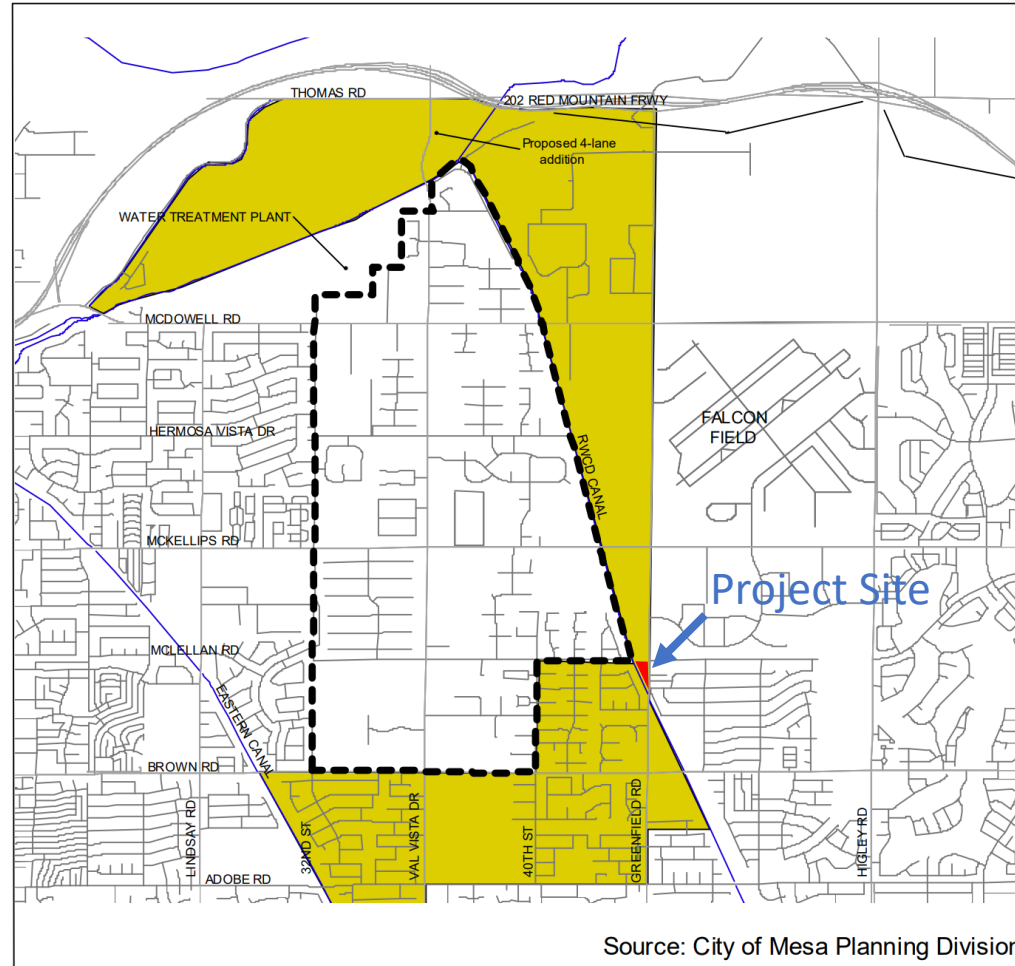
Staff recommend Approval with Conditions



Planning & Zoning Board



CITRUS SUB-AREA



Source: City of Mesa Planning Division

Fringe Areas

Fringe Area Bordering
the Citrus Sub-Area

-  Citrus Sub-Area
-  Fringe Area

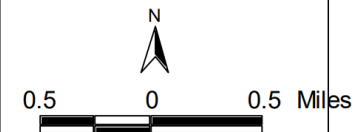


Figure 2



Planning & Zoning Board



ZON23-00365

Fujifilm PAD Expansion



Request

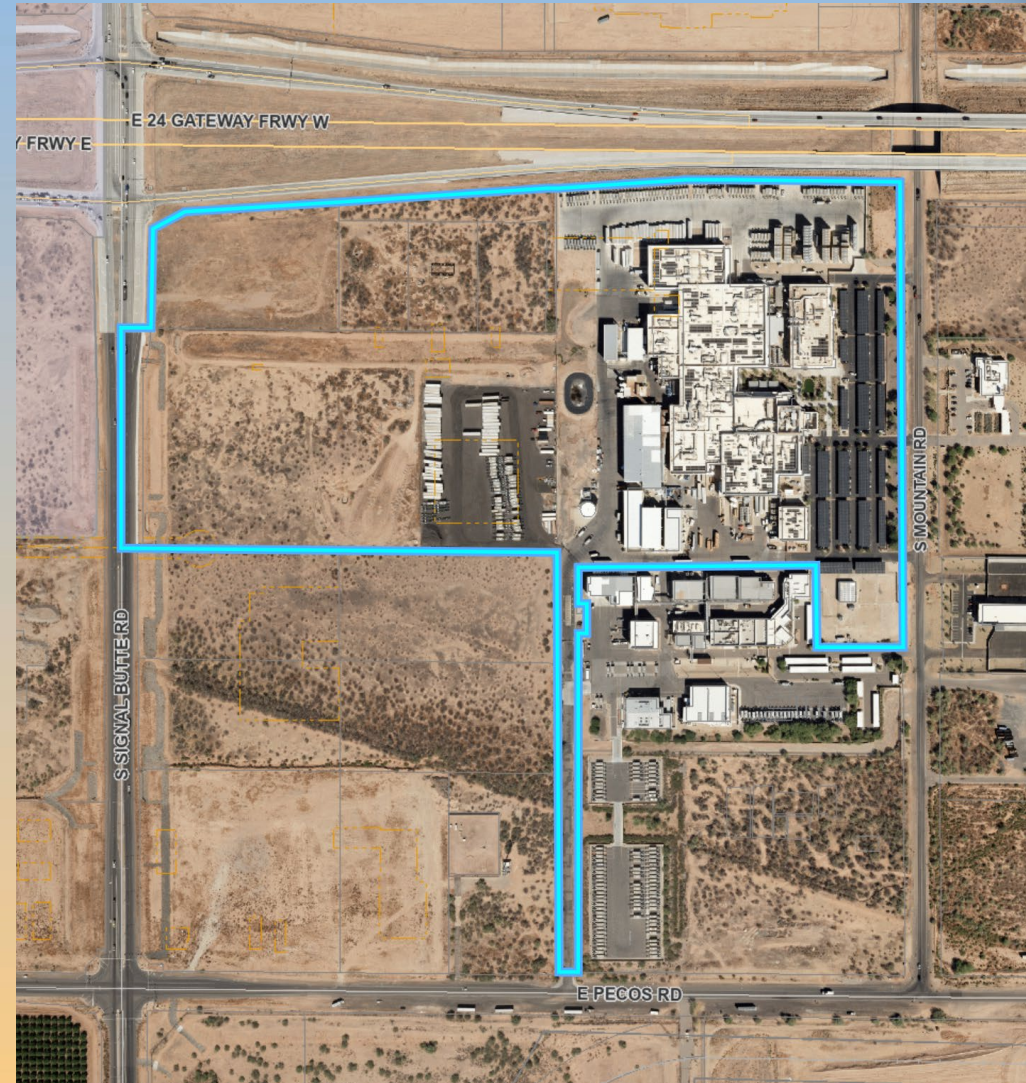
- Rezone from HI-PAD & AG to HI-PAD
- Site Plan Modification
- To allow for a new PAD overlay for the expansion of an existing industrial facility





Location

- North of Pecos Road
- East of Signal Butte Road
- South of SR-24 Freeway
- West of Mountain Road





General Plan (2040)

Employment - Industrial

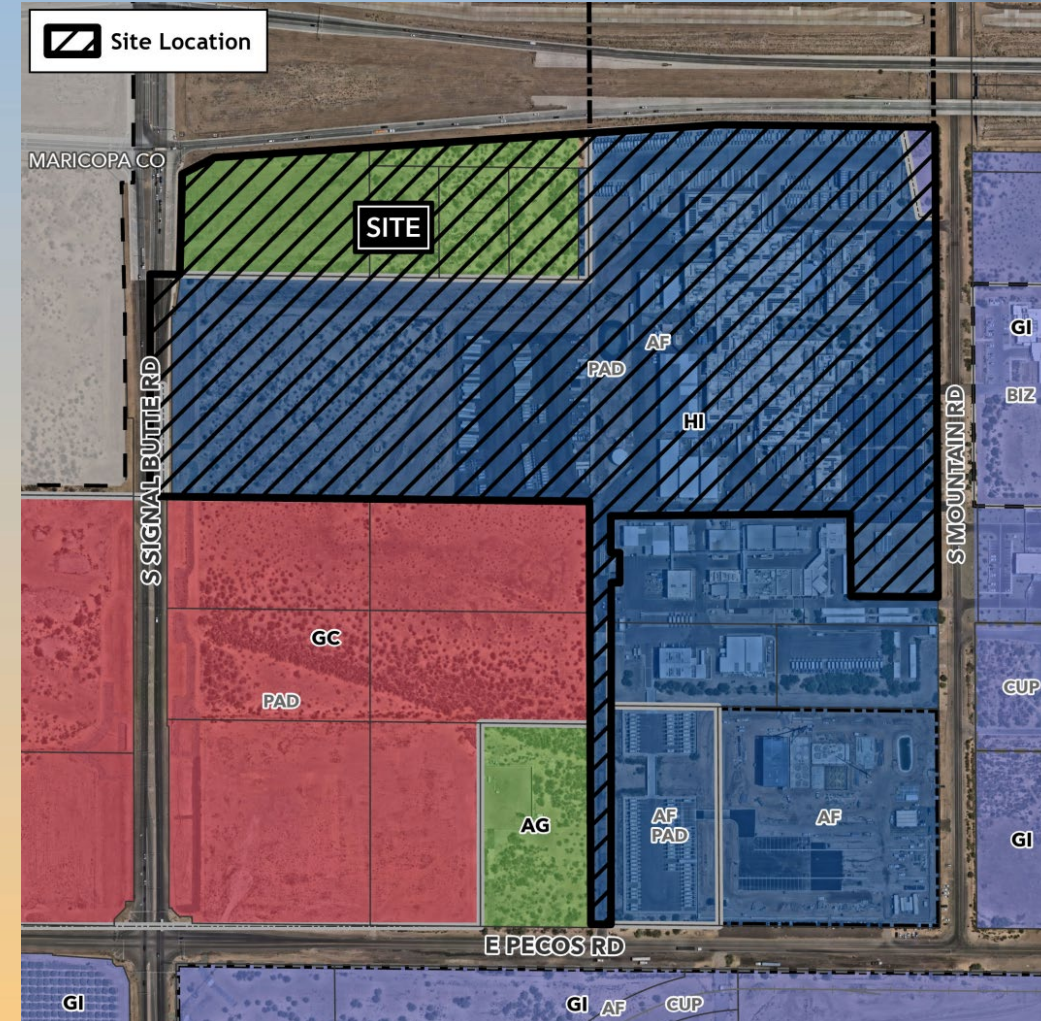
- Industrial and Manufacturing are primary land uses
- HI zoning is primary zoning district
- Logistics and Commerce District of Mesa Gateway Strategic Plan





Zoning

- Current:
 - Heavy Industrial with a Planned Area Development Overlay (HI-PAD)
 - Agricultural (AG)
- Proposed:
 - Heavy Industrial with a Planned Area Development Overlay (HI-PAD)





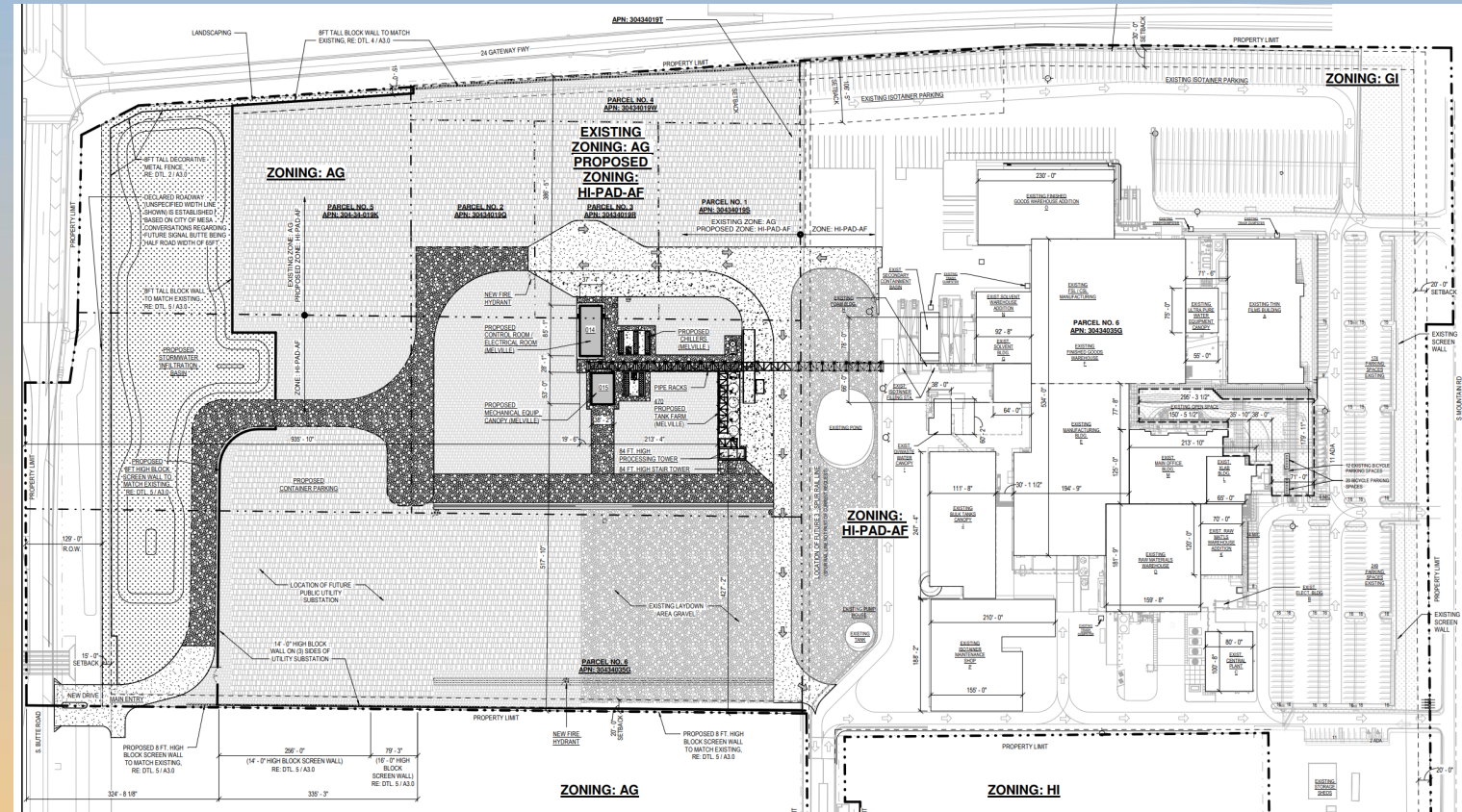
Site Photos



Looking east towards the site



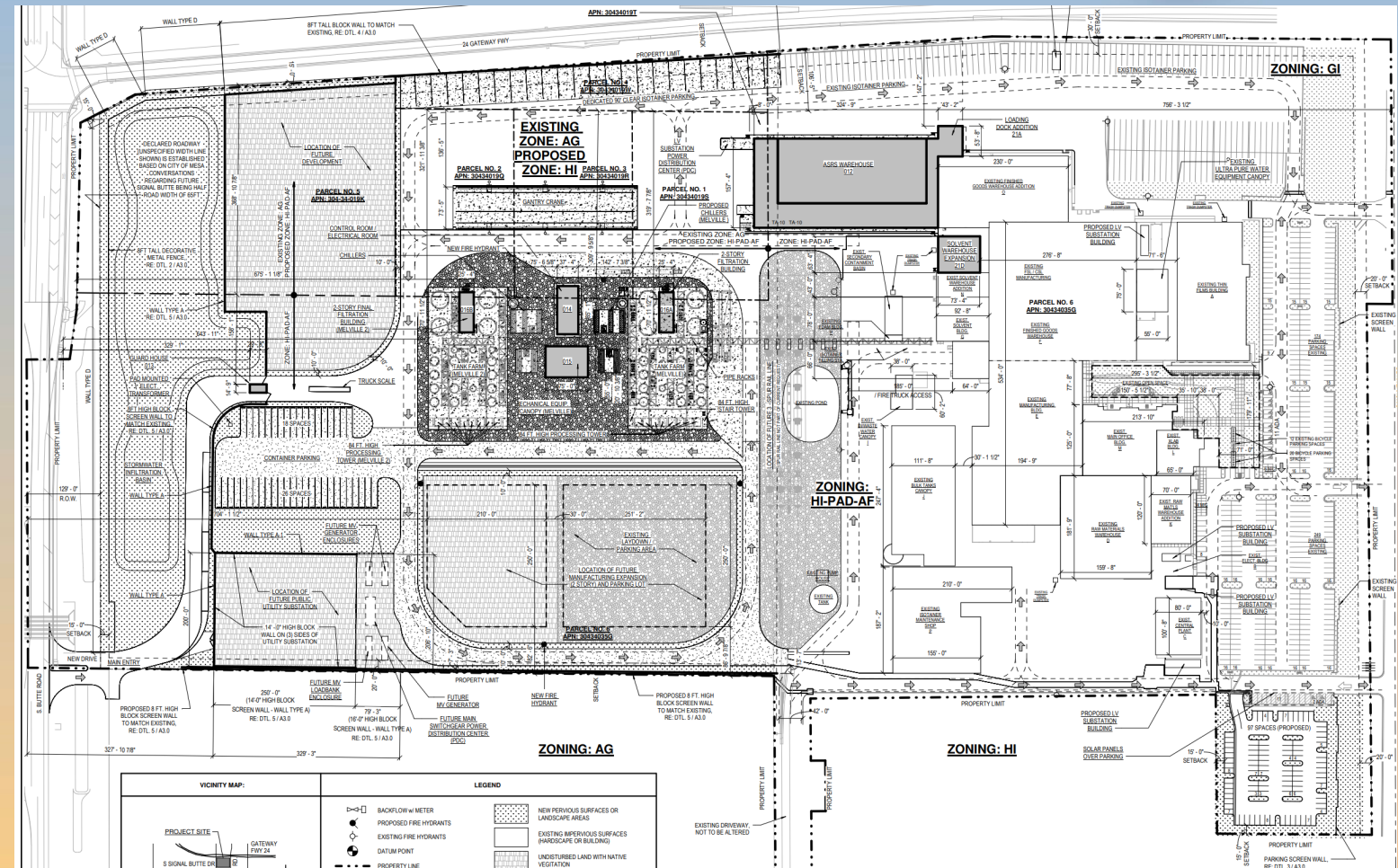
- **Phase 1:**
 - Landscape entrance from Signal Butte
 - Buildings & equipment internal to site
 - New screen wall





Site Plan

- **Phase 2:**
 - 63,305 sq. ft. building
 - Guardhouse for new entry
 - Buildings & equipment internal to site





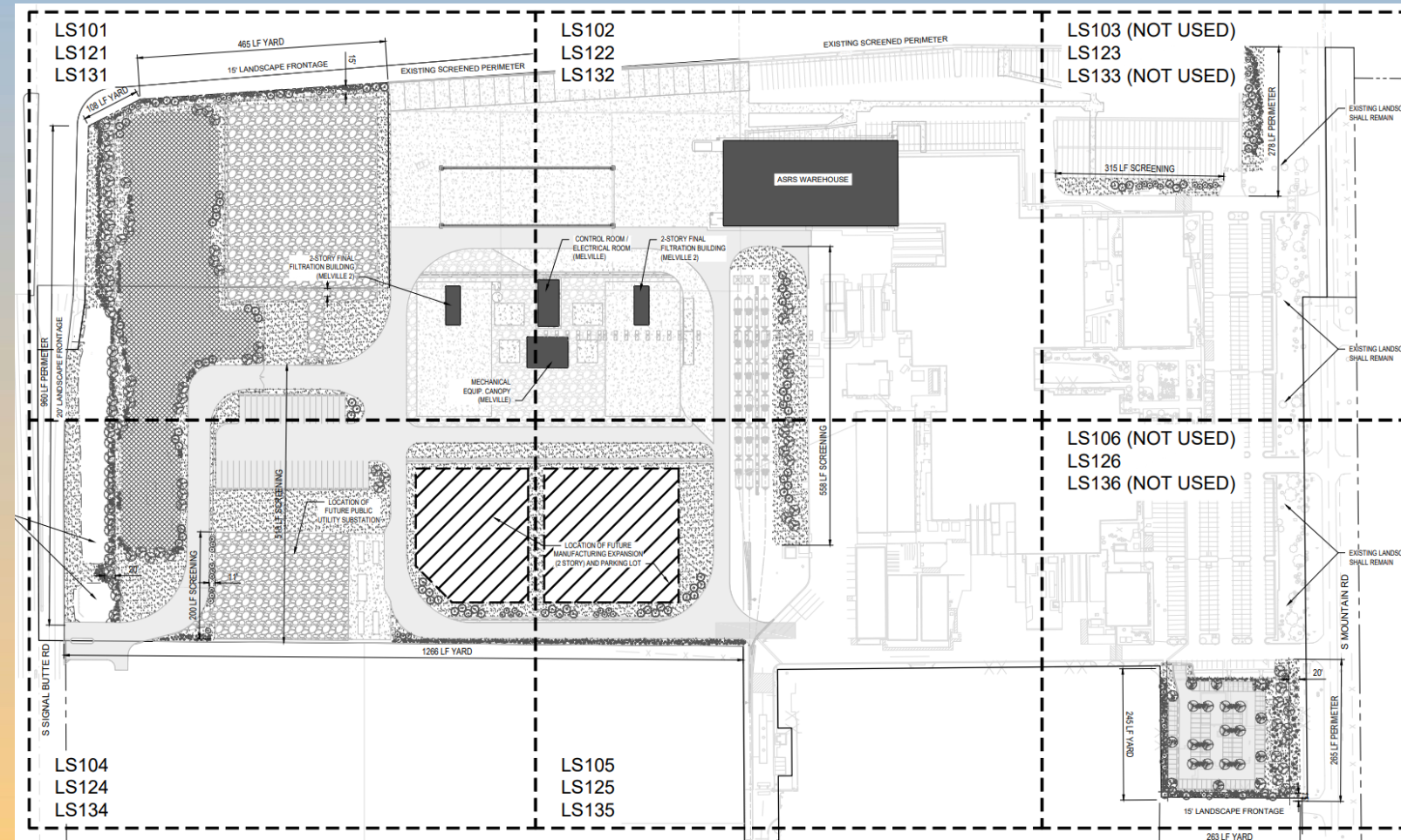
Landscape Plan

PLANT SCHEDULE PHASES 1-3 - OVERALL

| SYMBOL | CODE | BOTANICAL NAME | COMMON NAME | MATURE SIZE HxW (CANOPY AREA SF) | SIZE | QTY |
|--------------|------|-------------------------------|---------------------------|-------------------------------------|----------------|-----|
| TREES | | | | | | |
| | OES | Olea europaea 'Swan Hill' | Swan Hill Fruitless Olive | 25'x25' (491 SF) | 24" Box, Multi | 44 |
| | PD | Parkinsonia x 'Desert Museum' | Desert Museum Palo Verde | 25'x25' (491 SF) | 24" Box | 39 |
| | PE | Pinus eldarica | Afghan Pine | 40'x20' (314 SF) | 24" Box | 93 |
| | PC | Pistacia chinensis | Chinese Pistache | 30'x25' (491 SF) | 24" Box | 33 |
| | SS | Sophora secundiflora | Texas Mountain Laurel | 15'x10' (79 SF) | 24" Box | 61 |

TOTAL PROPOSED LOT COVERAGE: 772,404 SF; TOTAL PROPOSED CANOPY COVERAGE: 90,977 SF = 12% OF TOTAL SITE

| SYMBOL | CODE | BOTANICAL NAME | COMMON NAME | SIZE | SPACING | QTY |
|---------------|------|------------------------------------|---------------------|--------|----------|-----|
| SHRUBS | | | | | | |
| | EH | Eremophila hydrophana 'Blue Bells' | Blue Bells Emu Bush | 1 gal. | Per Plan | 259 |
| | LN | Lantana x 'New Gold' | New Gold Lantana | 5 gal. | Per Plan | 19 |
| | LL | Leucophyllum laevigatum | Chihuahuan Sage | 5 gal. | Per Plan | 148 |
| | MC | Muhlenbergia capillaris | Pink Muhly Grass | 5 gal. | Per Plan | 347 |
| | RE | Russelia equisetiformis | Firecracker Plant | 5 gal. | Per Plan | 270 |





Planned Area Development

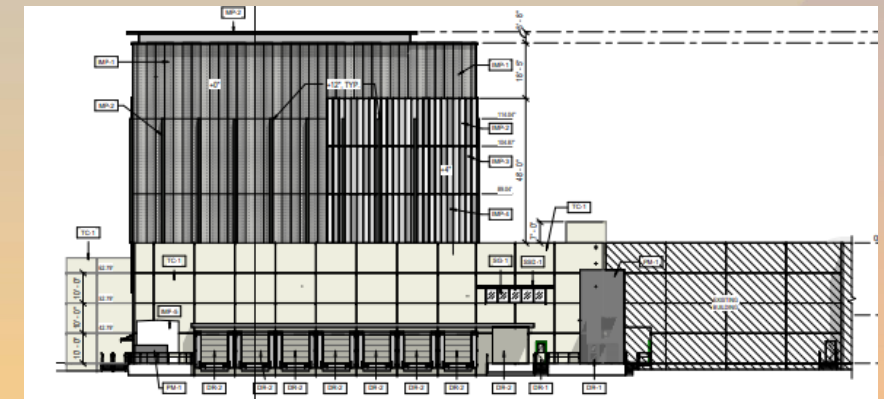
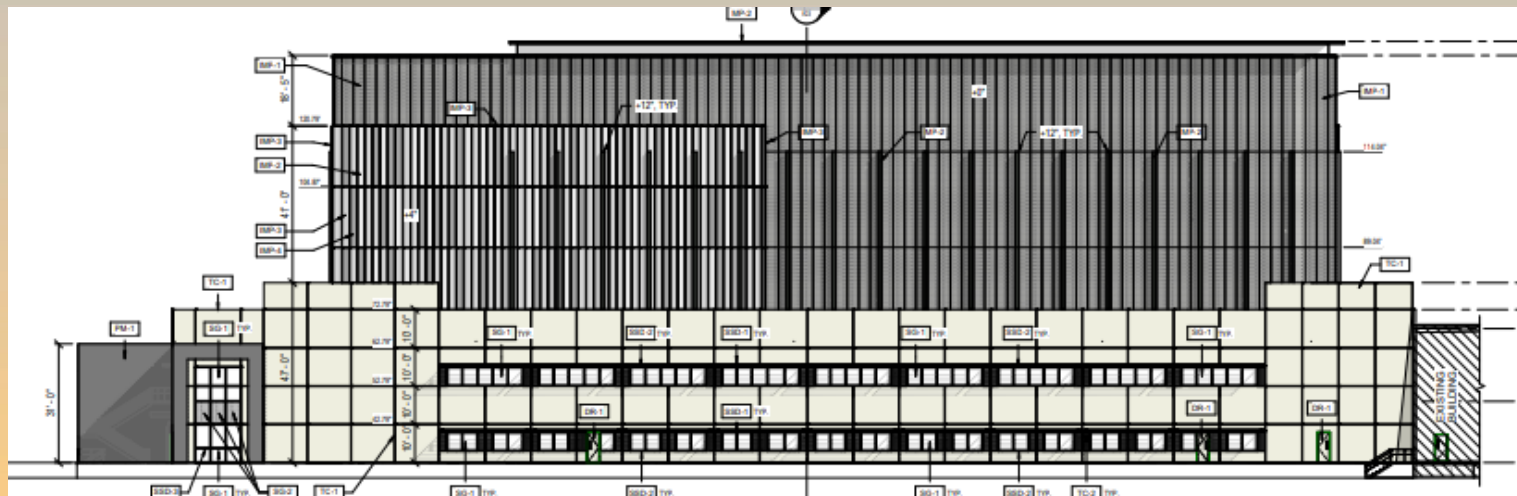
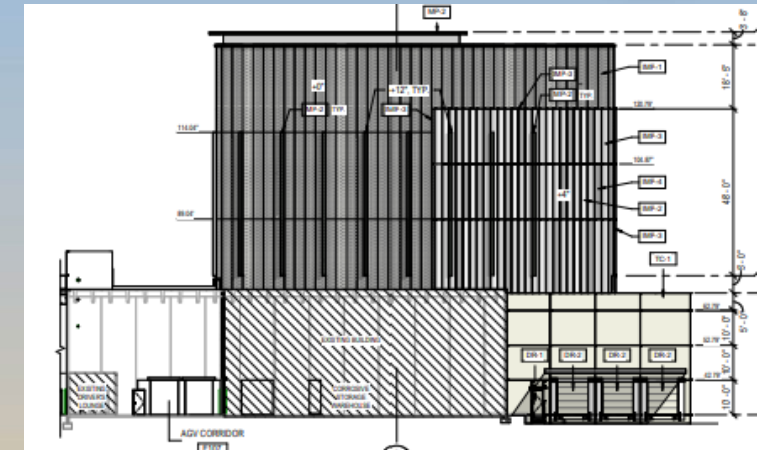
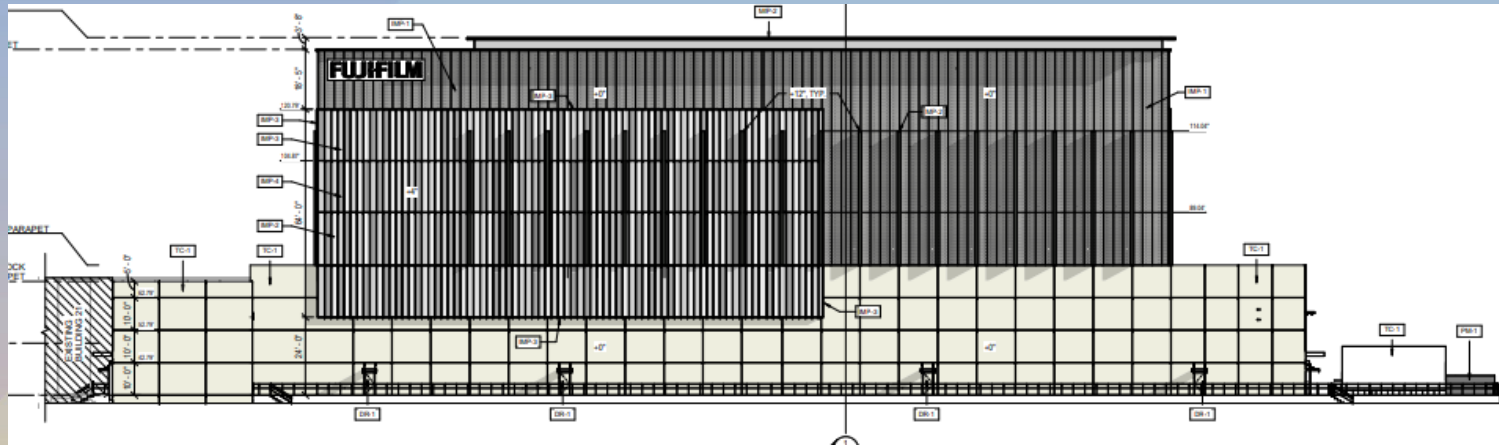
Requested Deviations include: Height, Setbacks, Design, Fences, Lighting, Screening, Parking, and Landscaping

Supported Quality:

- Enhanced streetscape
- High-quality building design
- Employee amenity areas
- Perimeter landscaping



Elevations





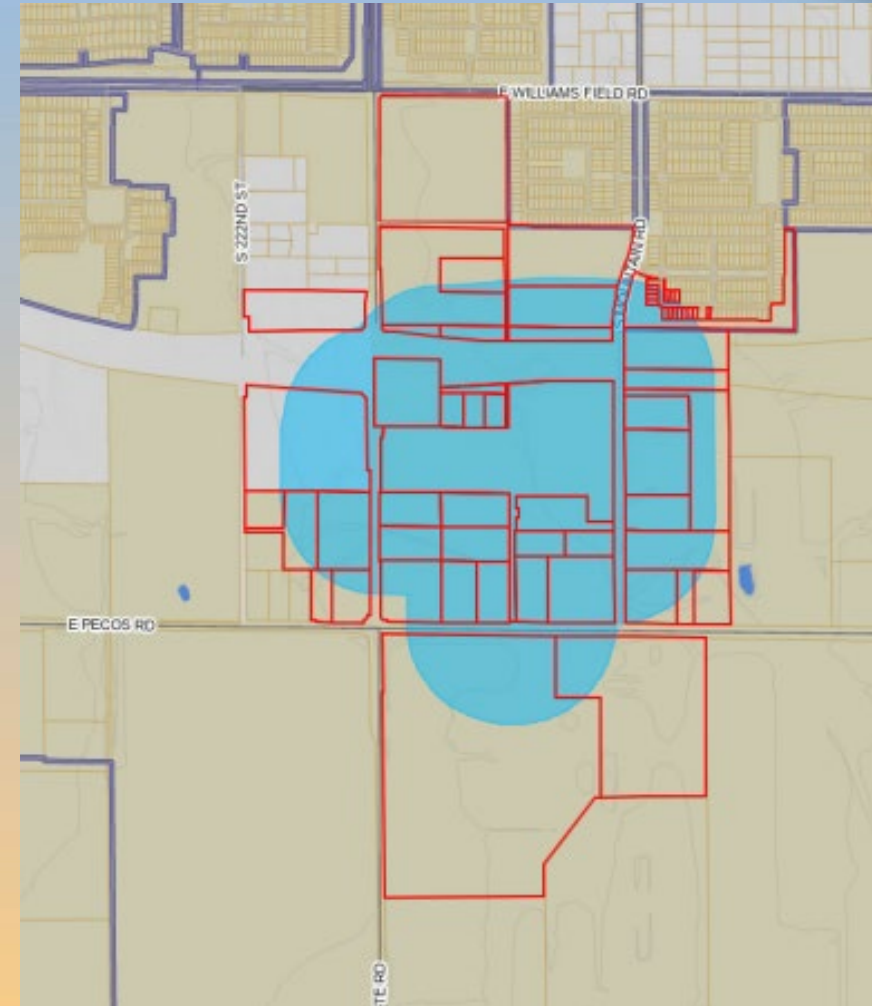
Rendering





Citizen Participation

- Notified property owners within 1000', HOAs, and registered neighborhoods
- 1 neighborhood meeting – 0 attendees
- Staff have not received any feedback at this time





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Criteria in Chapters 22 & 69 for PAD & Site Plan Review

Staff recommend Approval with Conditions



Planning & Zoning Board



Planning & Zoning Board



ZON25-00309

Dutch Bros AZ1618



Request

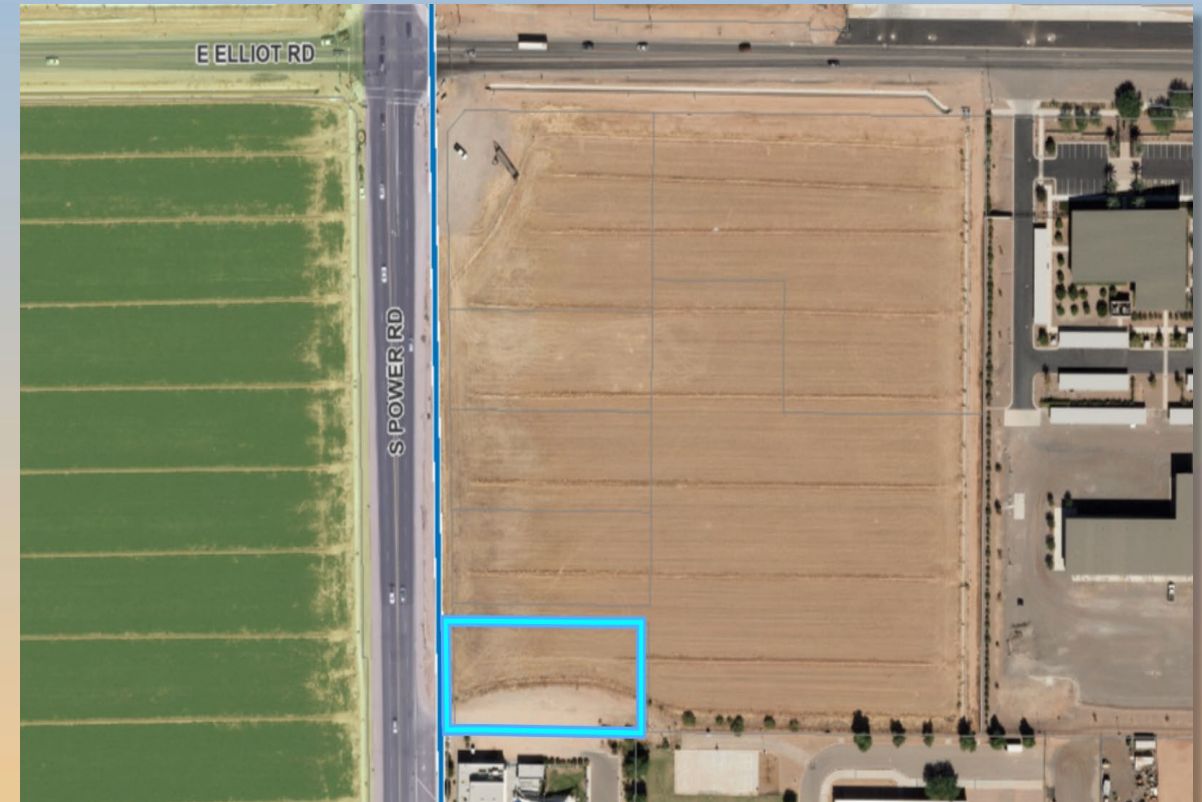
- Major Site Plan Modification within Avalon Ranch
- Amending a prior condition of approval
- To allow for changes to an approved drive-thru facility to accommodate a coffee shop with a drive-thru





Location

- Avalon Ranch
 - South of Elliot Road
 - East of Power Road
- Site Specific
 - Southwest corner of the Avalon Ranch development

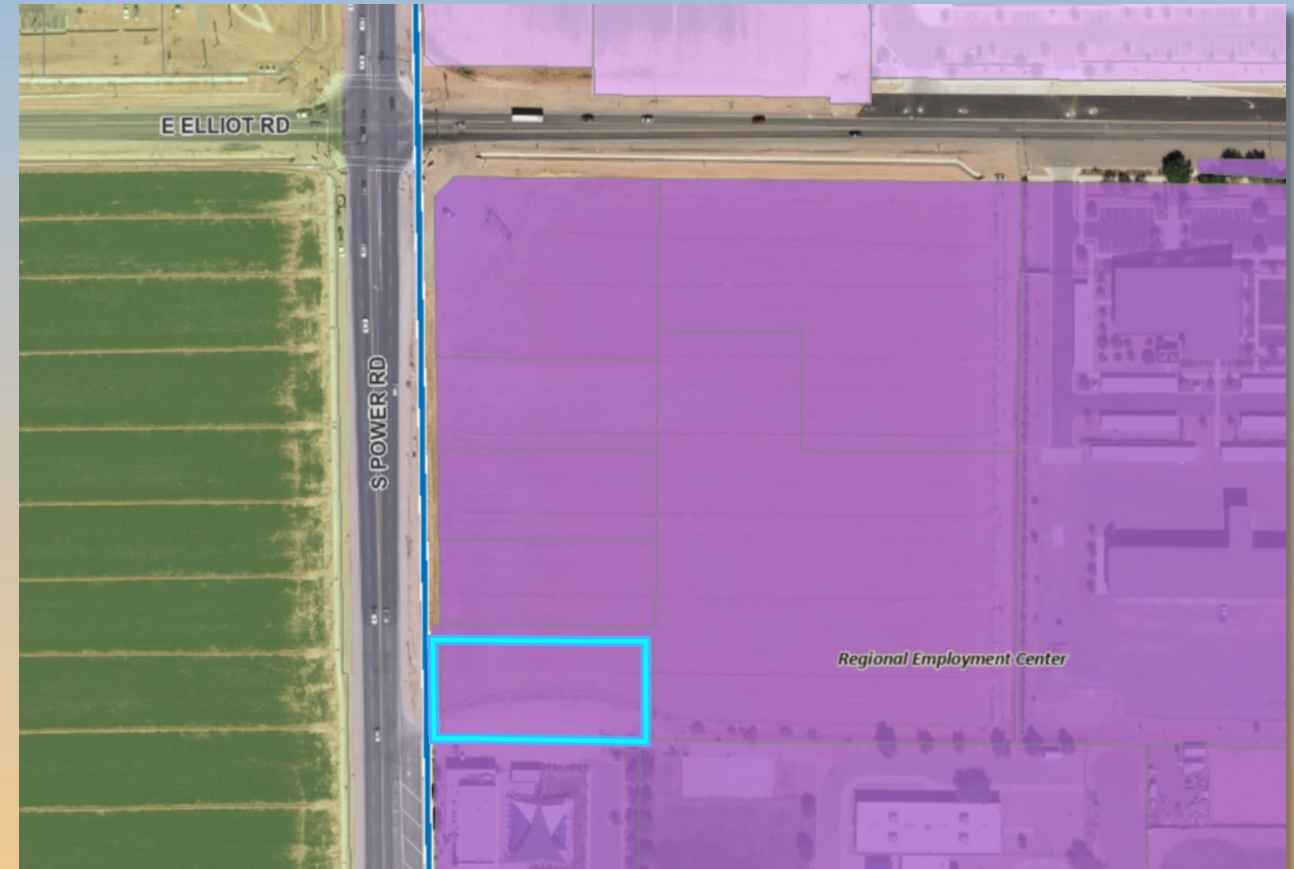




General Plan

Regional Employment Center

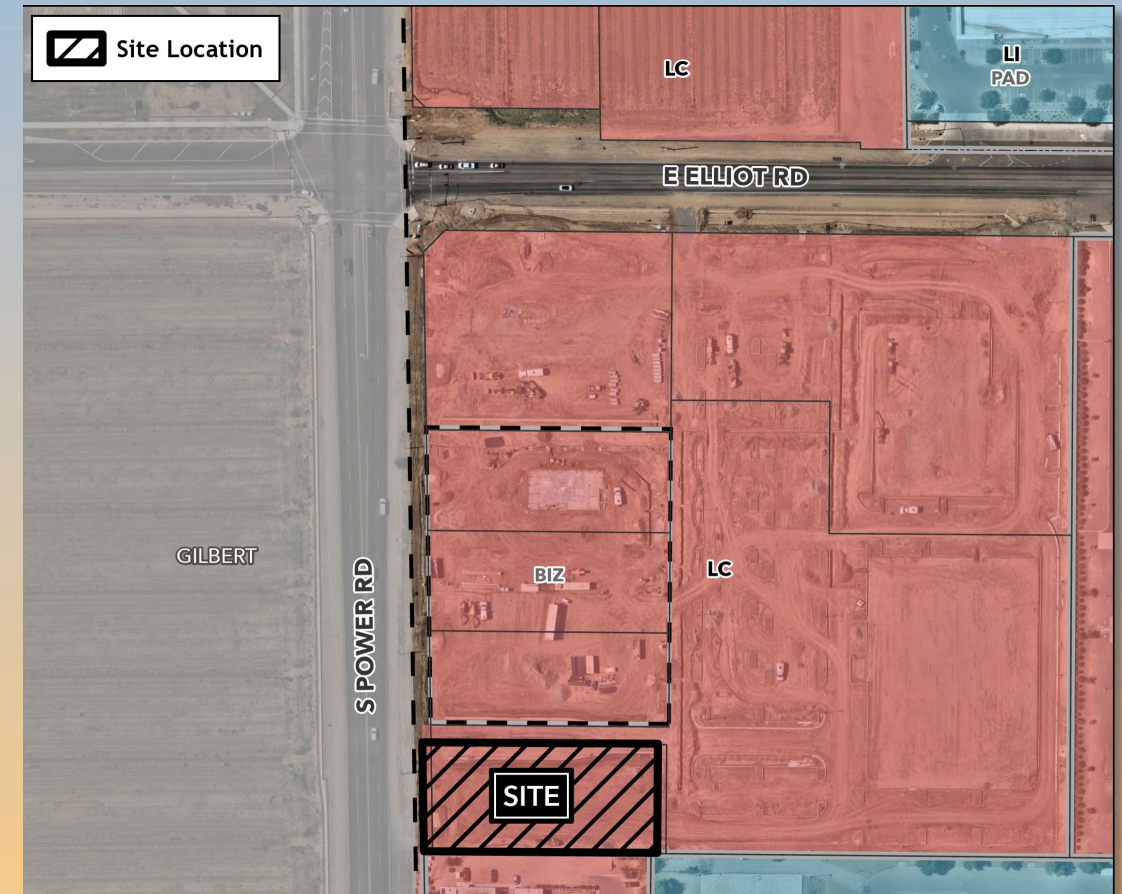
- Master Planned Cohesive Developments
- Exhibit High-quality Design
- Ample Landscaping, Open Space, and Amenities





Zoning

- Limited Commercial (LC)





Site Photos



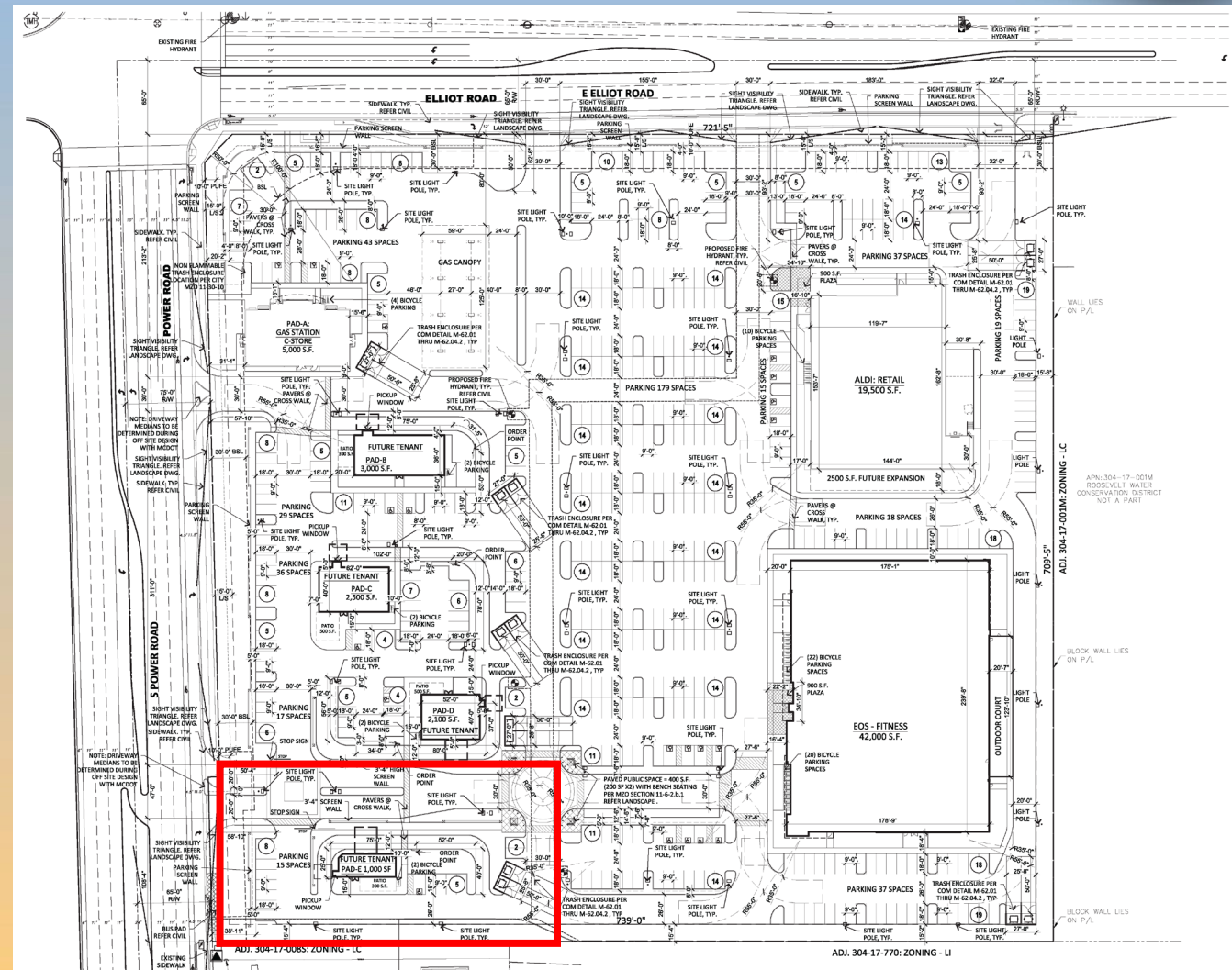
Looking southeast towards the site



Looking northeast towards the site



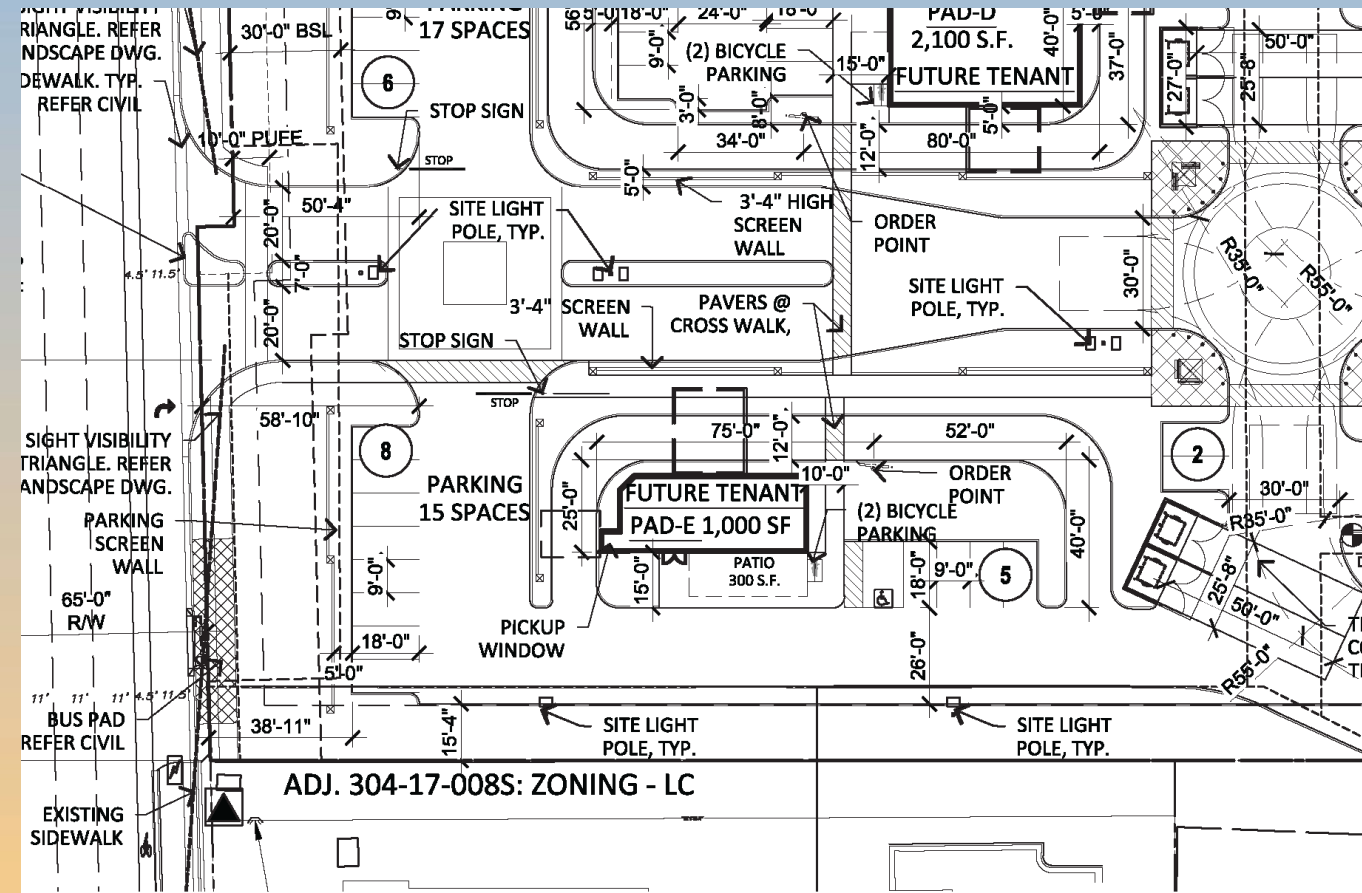
- Approved Master Site Plan – Avalon Ranch





Approved Site Plan

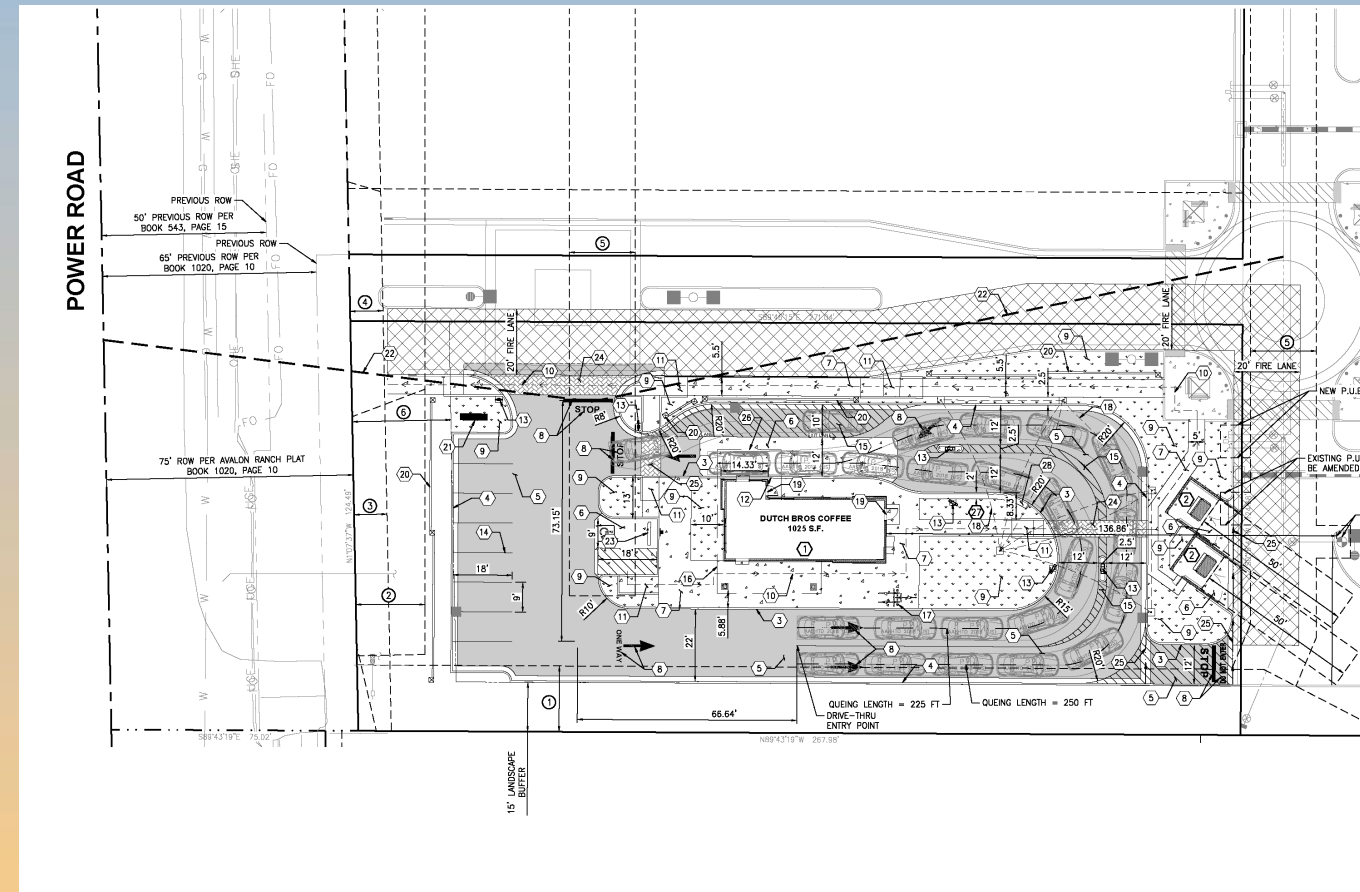
- 1 commercial building
- 1,000 total sq. ft.
- Single lane Drive-thru
- 15 parking spots provided
- Full ingress/egress via the northwest and southeast





Proposed Site Plan









- 1 commercial building
- 1,025 total sq. ft.
- Dual Drive-thru lanes proposed
- 9 parking spots provided
- Southeastern ingress removed

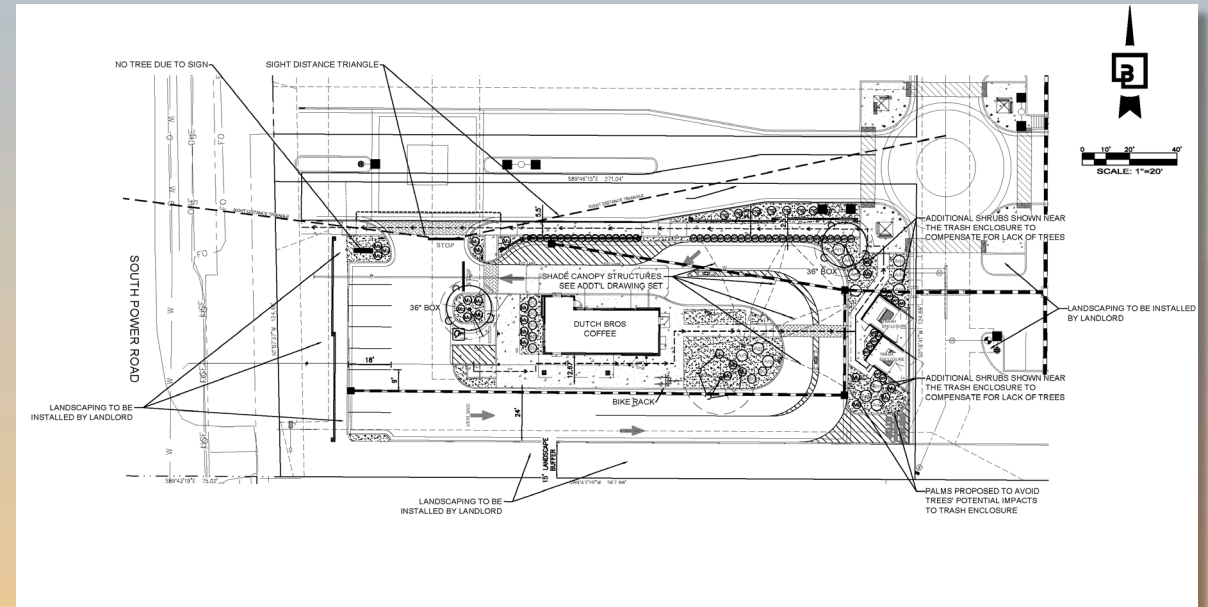




Landscape Plan

PLANT SCHEDULE

| SYMBOL | BOTANICAL / COMMON NAMES | SIZE CONDITION | QUANTITY | REMARKS | MATURE HEIGHT / WIDTH CANOPY SQ FT PER TREE |
|--|---|-------------------|----------|--|--|
| TREES: | | | | | |
|  | OLEA EUROPAEA 'MONIER' / 'MAJESTIC BEAUTY' FRUITLESS OLIVE | 36" BOX | 2 | STAKE & GUY ONE GROWING SEASON; SINGLE UN-CUT TRUNK, FULL AND MATCHING | 25'-30' x 25' 490 SQ FT |
|  | PISTACHE x 'RED PUSH' / PISTACHE | 24" BOX | 1 | STAKE & GUY ONE GROWING SEASON; SINGLE UN-CUT TRUNK, FULL AND MATCHING | 30'-45' x 30'-45' 706 SQ FT |
|  | WASHINGTONIA ROBUSTA / MEXICAN FAN PALM | 10' BTH* | 2 | STAKE & GUY ONE GROWING SEASON | 60'-100' x 10'-15' 175 SQ FT |
| *BTH: BROWN TRUNK HEIGHT | | | | | |
| SHRUBS: | | | | | |
|  | ARISTIDA PURPUREA/ PURPLE THREE-AWN | 5-GALLON | 8 | FULL AND MATCHING | |
|  | BOUTELOUA GRACILIS / BLUE GRAMA | 5-GALLON | 8 | FULL AND MATCHING | |
|  | LANTANA x 'NEW GOLD' / LANTANA | 1-GALLON | 8 | FULL AND MATCHING | |
|  | MUHLENBERGIA CAPILLARIS / 'REGAL MIST' MUHLY GRASS | 5-GALLON | 18 | FULL AND MATCHING | |
|  | RUELLIA PENNINSULARIS / WILD PETUNIA | 36" HT. | 52 | FULL AND MATCHING; PRUNE AS HEDGE TO SCREEN DRIVE-THRU | |
| INSTALL 36" ON-CENTER | | | | | |
| MULCH: | | | | | |
| 1/2-INCH SCREENED DECOMPOSED GRANITE, 'EXPRESS CARAMEL' COLOR AT 2" DEPTH. INSTALL OVER WEED BARRIER FABRIC. STAPLE FABRIC AT ENDS, MINIMUM 3 STAPLES. STAPLE FABRIC AT SIDES, MAXIMUM 48" ON-CENTER | | | | | |
| LANDSCAPING SHOWN ON THIS PLAN WILL BE INSTALLED BY TENANT | | | | | |
| ALL PROPOSED PLANT MATERIAL SHALL BE IRRIGATED BY A WATER-WISE IRRIGATION SYSTEM | | | | | |





1A COVERAGE RATIO

| ID | COVERAGE RATIO |
|----|----------------|
| 1A | 377 S.F. 37% |
| 1B | 201 S.F. 20% |
| 2 | 253 S.F. 25% |
| 3 | 142 S.F. 14% |
| 4 | 40 S.F. 4% |

2A COVERAGE RATIO

| ID | COVERAGE RATIO |
|----|----------------|
| 1A | 457 S.F. 40% |
| 1B | 289 S.F. 25% |
| 2 | 70 S.F. 7% |
| 3 | 230 S.F. 19% |
| 4 | 57 S.F. 5% |
| 6 | 48 S.F. 4% |

3A COVERAGE RATIO

| ID | COVERAGE RATIO |
|----|----------------|
| 1A | 212 S.F. 36% |
| 1B | 115 S.F. 1% |
| 2 | 227 S.F. 35% |
| 3 | 11 S.F. 1% |
| 4 | 78 S.F. 13% |
| 6 | 16 S.F. 3% |

4A COVERAGE RATIO

| ID | COVERAGE RATIO |
|----|----------------|
| 1A | 264 S.F. 44% |
| 2 | 121 S.F. 22% |
| 3 | 87 S.F. 15% |
| 4 | 66 S.F. 12% |
| 6 | 16 S.F. 3% |

5 COFFIT

6 COLUMNS

HEAVY ELEMENTS

NATURAL NORTHWESTERN SPRUCE

1X8 T&G REVEAL

MOLIM "DANIELLO" MORTAR

NOTE: EXTERIOR DOORS TO BE PAINTED PER A5.1

1A COVERAGE RATIO

| ID | COVERAGE RATIO |
|----|----------------|
| 1A | 264 S.F. 44% |
| 2 | 121 S.F. 22% |
| 3 | 87 S.F. 15% |
| 4 | 66 S.F. 12% |
| 6 | 16 S.F. 3% |

2 SOUTH ELEVATION - DRIVE-THRU WINDOW

3 WEST ELEVATION - REAR ELEVATION

4 NORTH ELEVATION - WALK-UP WINDOW

5 EAST ELEVATION - FRONT ELEVATION

SCALE: 1/4" = 1'-0"



Rendering



WALK-UP WINDOW VIEW



DRIVE THRU WINDOW VIEW FROM SHADE STRUCTURE



BUILDING FRONT VIEW FROM PARKING

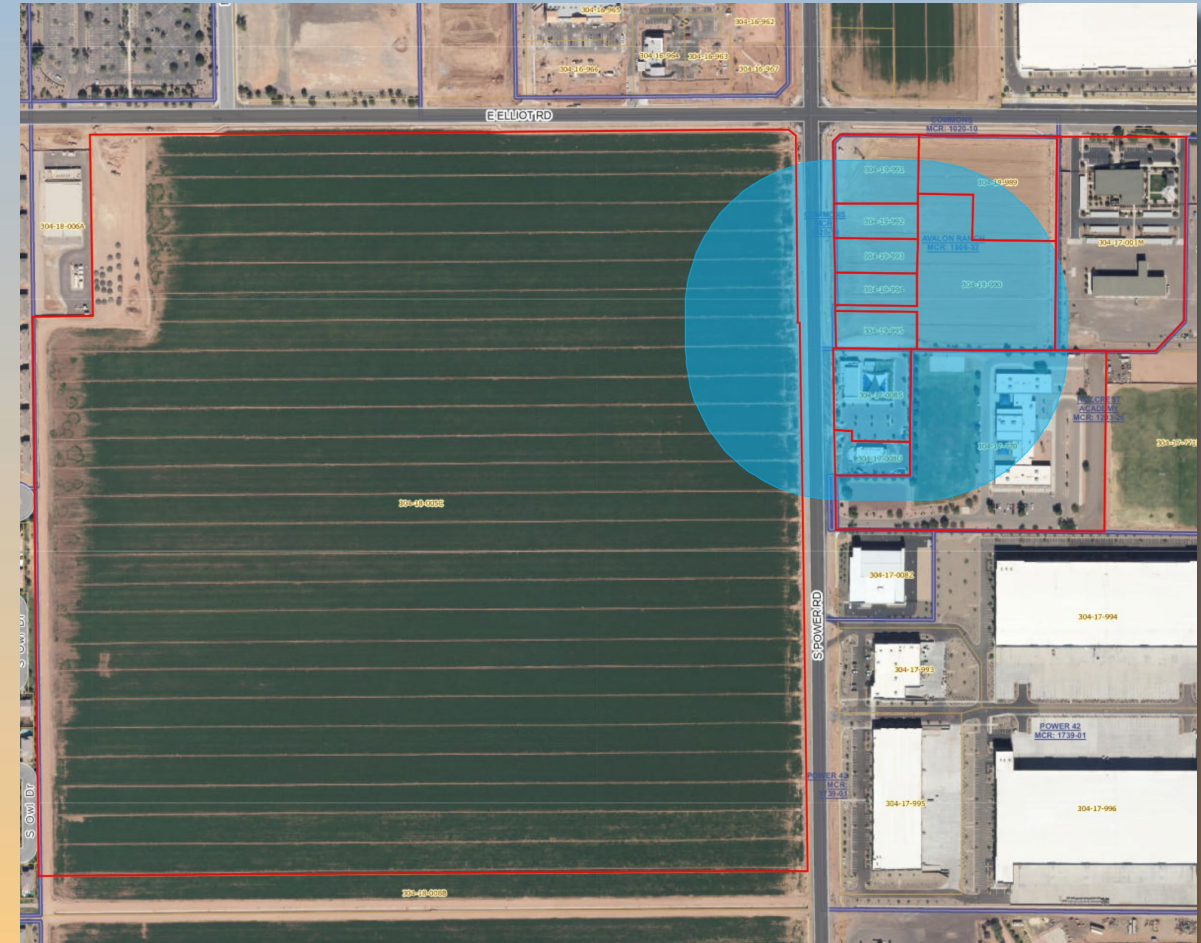


DRIVE THRU ENTRANCE VIEW



Citizen Participation

- Notified property owners within 500', HOAs, and registered neighborhoods
- Staff have not received any feedback at this time





Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Satisfies the review criteria for Site Plan Review in section 11-69-5

Staff recommend Approval with Conditions



Planning & Zoning Board



Planning and Zoning Board



ZON25-00598 PHX065 AWS



Request

- Council Use Permit (CUP)
- To allow for the addition of a Privately Owned Electrical Substation (Major Utility) to support the previously approved Data Center





Location

- West of Signal Butte Road
- North side of Pecos Road





General Plan

Industrial - Evolve

- Warehousing and Storage and Heavy Industrial are principal land uses
- Typically include uses that have special infrastructure needs such as power or utility equipment, large truck delivery, air handling/venting systems, transmission corridors for power, and water.





Zoning

- Light Industrial (LI)





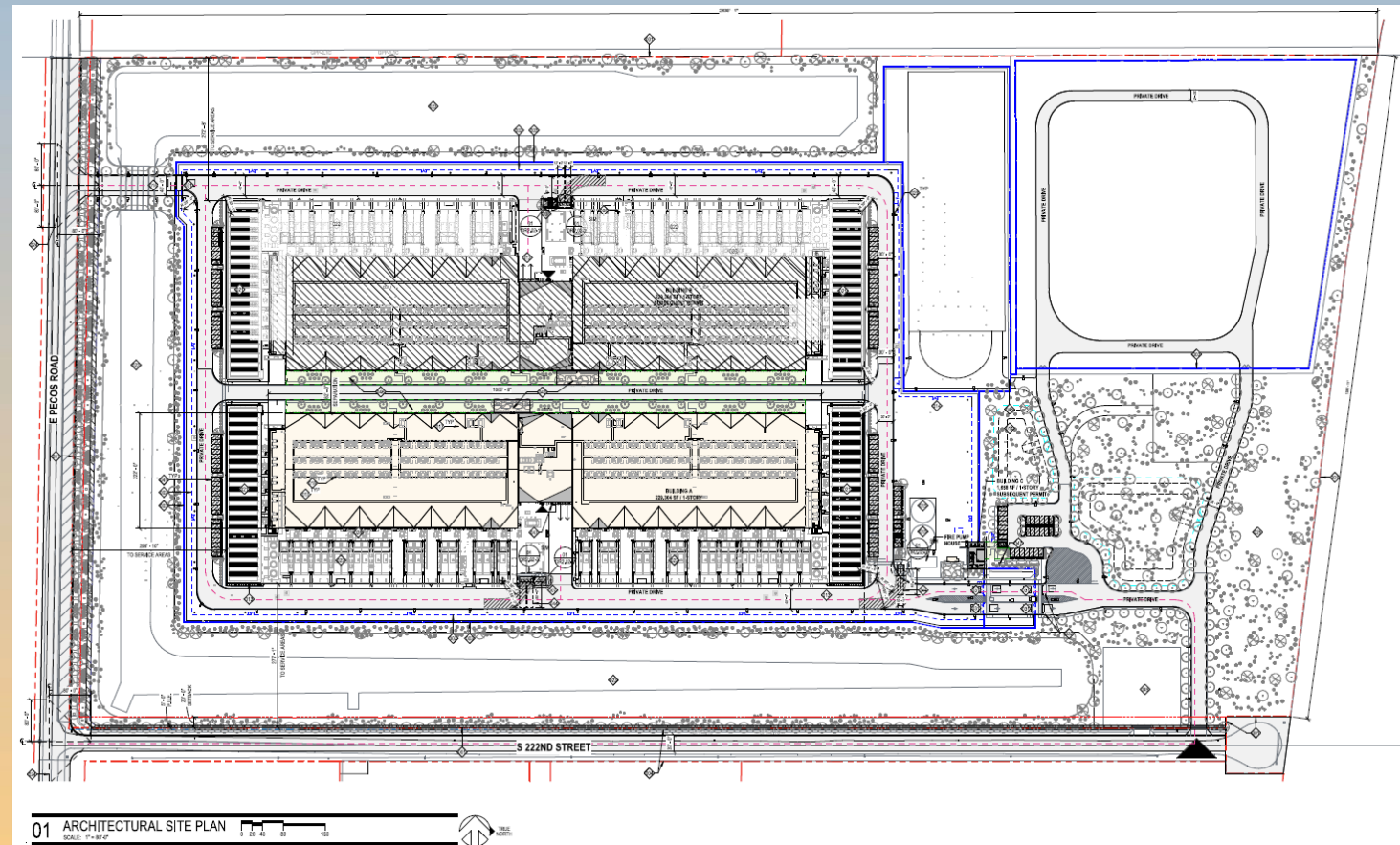
Site Photo



Looking north from Pecos Road



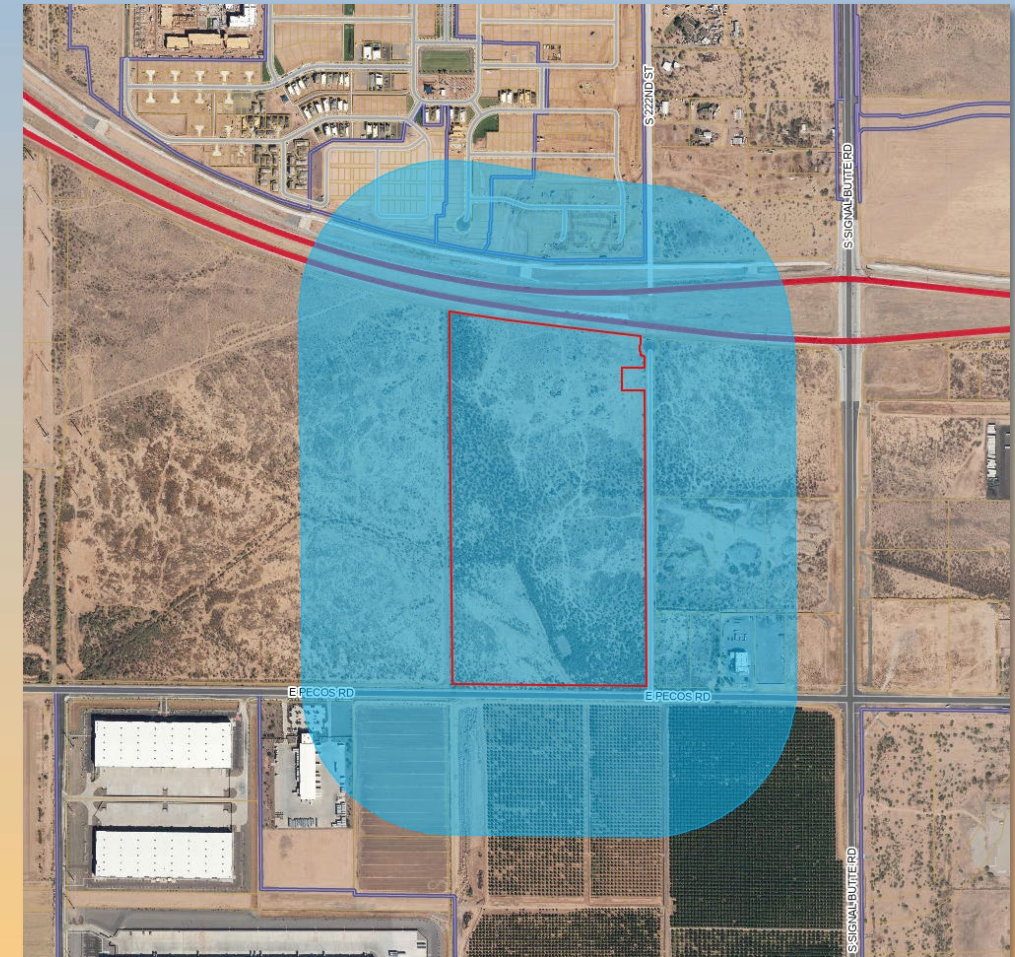
Previously Approved Site Plan





Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- No correspondence received by staff





Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Complies with Chapter 70 of the MZO for a CUP

Staff recommends Approval with Conditions



Planning & Zoning Board