

COUNCIL MINUTES

August 25, 2025

The City Council of the City of Mesa met in the Study Session room at City Hall, 20 East Main Street, on August 25, 2025, at 5:16 p.m.

COUNCIL PRESENT

Mark Freeman
Scott Somers
Rich Adams
Jennifer Duff
Alicia Goforth
Francisco Heredia
Julie Spilsbury

COUNCIL ABSENT

None

OFFICERS PRESENT

Scott Butler
Holly Moseley
Jim Smith

Mayor Freeman conducted a roll call.

1. Review and discuss items on the agenda for the August 25, 2025, Regular Council meeting.

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

Conflict of interest: None

Items removed from the consent agenda: None

In response to a question from Mayor Freeman regarding agenda Item 7-a, **(ZON25-00265 "Sienna Ridge PAD Amendment" 4± acres located approximately 1,240± feet north of the northwest corner of East Broadway Road and South 90th Street. Rezone to modify an existing Planned Area Development Overlay (PAD) for a 29-unit multiple residence development. 5228 S Blackstone LLC, owner; Jason Sanks, applicant. (District 5))**, on the Regular Council meeting agenda, Planning Director Mary Kopaskie-Brown reported that a summary of the garage sizes for the other neighboring jurisdictions had been provided to the Council and offered to answer any further questions. **(See Attachment 1)**

Discussion ensued regarding the proposed Planned Area Development (PAD) and the requested deviation from the City Code garage dimension requirements.

Responding to a request from Mayor Freeman, Principal Planner Evan Balmer explained that the proposed project is an all for-rent product with a parking requirement of 2.1 parking spaces per unit. He highlighted the four different floor plans, noting that Plans 1 and 2 provide garages measuring 19' 2" wide by 20' deep, while Plans 3 and 4 have larger garages at 25' wide by 20' deep. He confirmed that a total of 61 guest spaces are required and pointed out that the proposed

plans provide 17 guest and ADA parking spaces, for a total of 29 spaces with just under half of the required ratio for guest parking. (Page 11 of Attachment 1)

Mayor Freeman thanked staff for the presentation.

2. Current events summary including meetings and conferences attended.

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

3. Scheduling of meetings.

City Manager Scott Butler stated that the schedule of meetings is as follows:

Thursday, August 28, 2025, 7:30 a.m. – Study Session

Thursday, August 28, 2025, 7:30 a.m. – Audit, Finance and Enterprise Committee

4. Adjournment.

Without objection, the Study Session adjourned at 5:32 p.m.

MARK FREEMAN, MAYOR

ATTEST:

HOLLY MOSELEY, CITY CLERK

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Study Session of the City Council of Mesa, Arizona, held on the 25th of August 2025. I further certify that the meeting was duly called and held and that a quorum was present.

HOLLY MOSELEY, CITY CLERK

sr
(Attachments - 1)



City Council

ZON25-00265

Mary Kopaskie-Brown, Planning Director

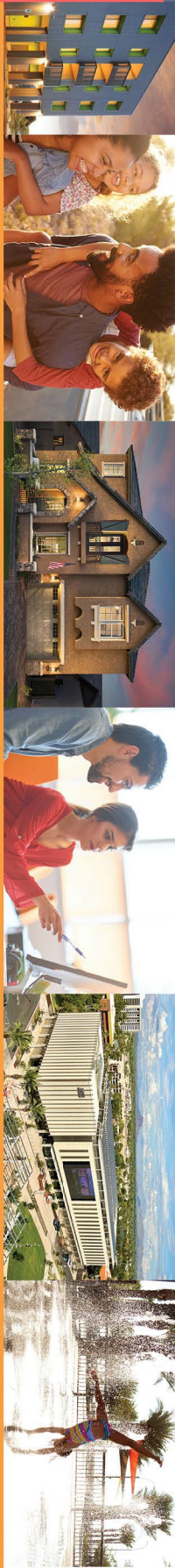
August 18, 2025



Request

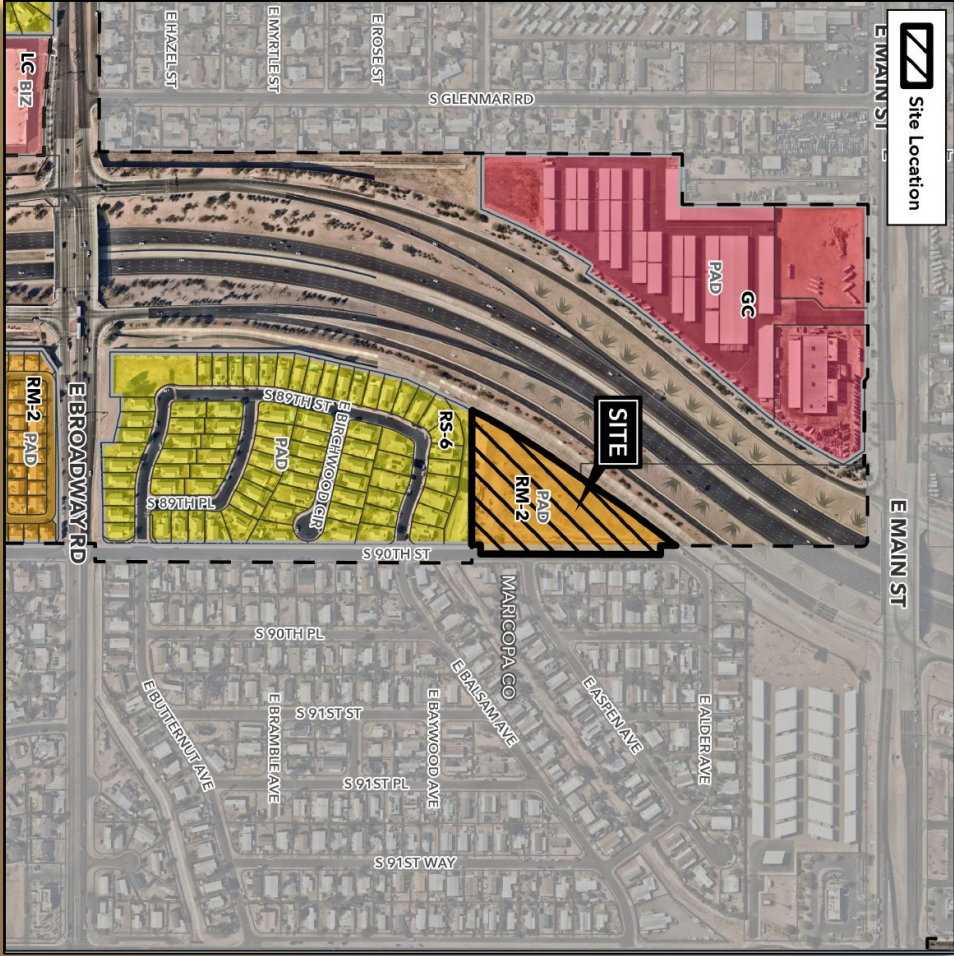
- PAD Modification
- Modification to allow for a reduction in the minimum size of a two-car garage





Location

- Located north of Broadway Road
- West side of 90th Street

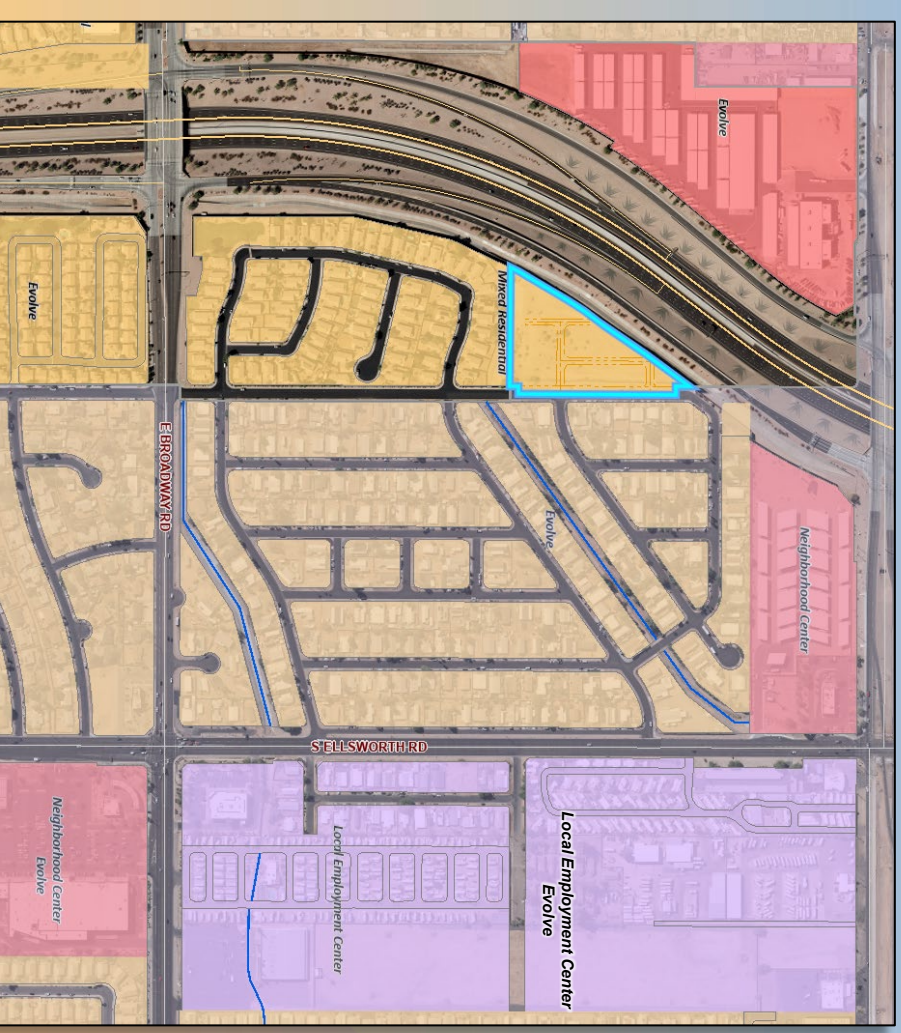


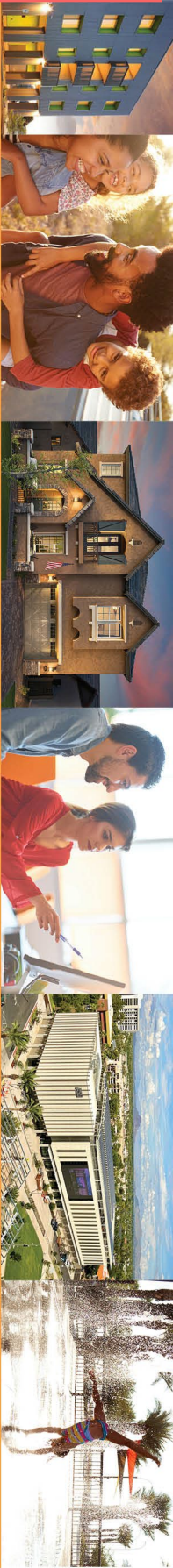


General Plan

Mixed Residential- Evolve

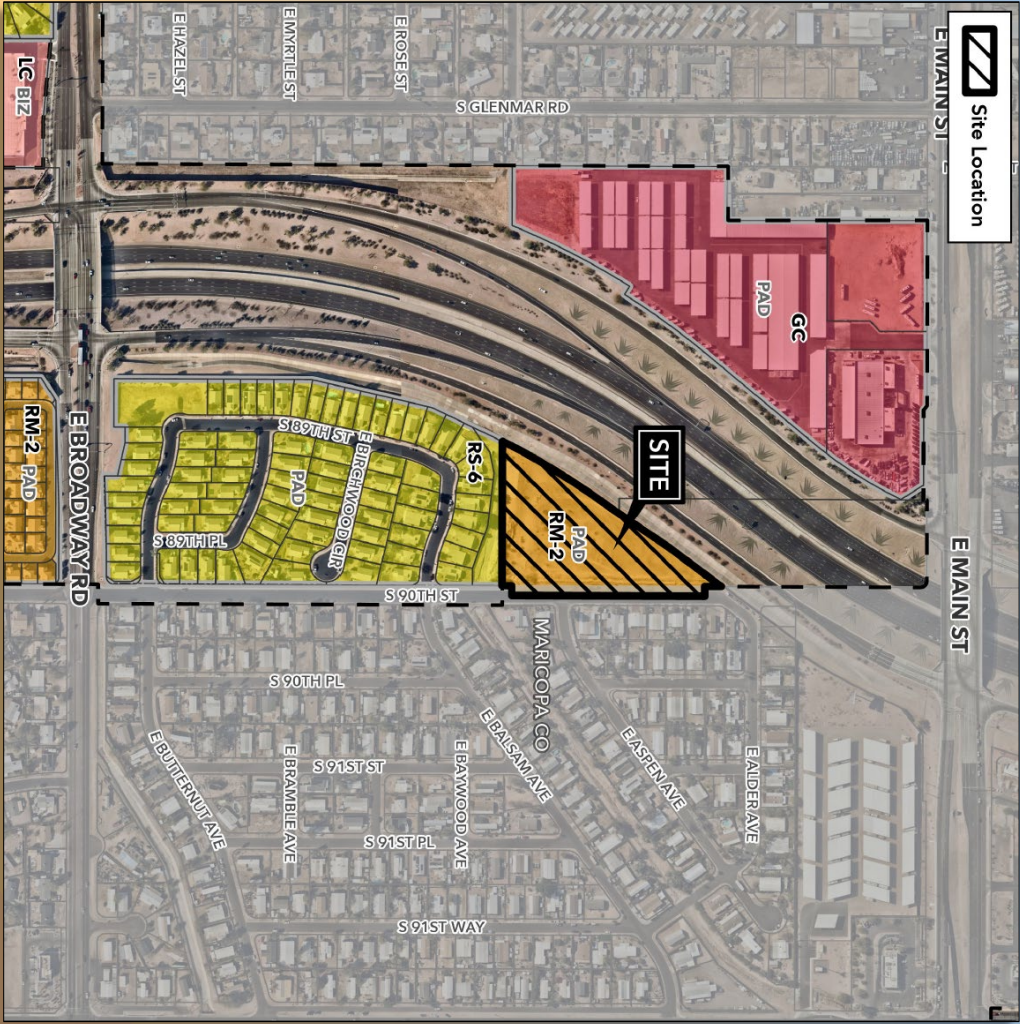
- N2. Promote adaptive reuse and infill as tools to rejuvenate and revitalize established neighborhoods.
- LU3. Encourage infill and redevelopment to meet the community's strategic needs.
- Principal Land Use





Zoning

- Current: RM-2-PAD
- Proposed: RM-2-PAD



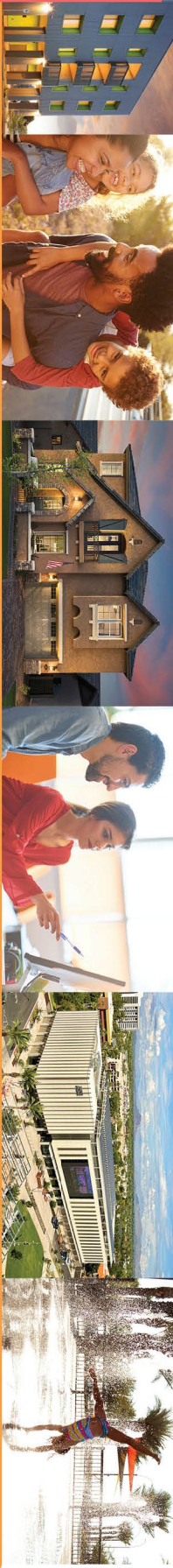


Site Photo



Looking west from 90th Street

[illegible]

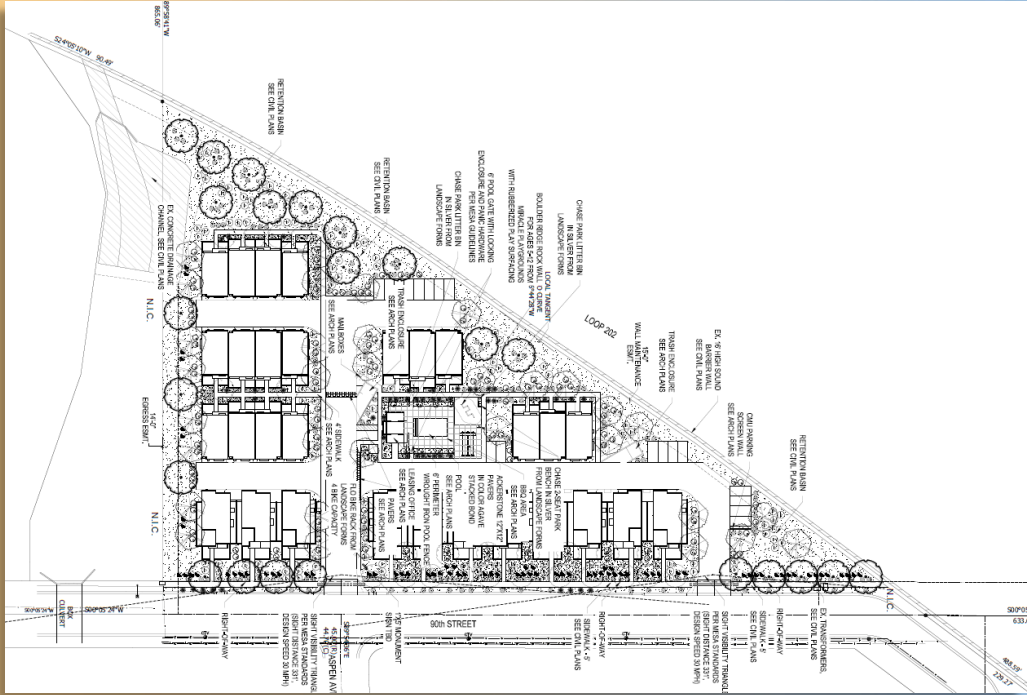


Landscape Plan

- No Proposed changes from Landscape Plan approved with ZON23-00140

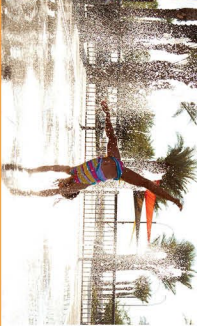
CITY OF MESA LANDSCAPE CALCULATIONS

	REQUIRED		PROVIDED	
	PER 11-33.3 MESA Z10 PUBLIC RESIDENTIAL STREET - U DESIGNATE 1 TREE 4 SHRUBS PER 25 FEET OF STREET FRONTAGE 25% OF TREES SHALL BE 36" OR LARGER 50% OF TREES SHALL BE 24" BOX	25.2 TREES / 100.8 SHRUBS	80TH STREET: 630' 27 TREES PROVIDED 196 SHRUBS PROVIDED	
PERIMETER LANDSCAPE PER 11-33.3 MESA Z10 PUBLIC RESIDENTIAL STREET - U DESIGNATE 1 TREE 4 SHRUBS PER 25 FEET OF STREET FRONTAGE 25% OF TREES SHALL BE 36" OR LARGER 50% OF TREES SHALL BE 24" BOX	36" BOX TREES = 6.3 TREES 24" BOX TREES = 12.6 TREES	36" BOX TREES = 6.3 TREES 24" BOX TREES = 12.6 TREES	36" BOX TREES = 0 TREES 24" BOX TREES = 18 TREES	
SHADE COVERAGE AREA FOR PEDESTRIAN WALKWAYS PER 11-6.3 MESA Z10 - 50% OF 5', PEDESTRIAN WALKWAYS TO HAVE SHADE COVERAGE	3,140 S.F. / 2 = 1,567 S.F. OF SHADE COVERAGE REQUIRED	8 X 130 S.F. = 1,170 SF OF SHADE 11 X 80 S.F. = 880 SF OF SHADE COVERAGE PROVIDED		
SHADE COVERAGE AREA	50% OF LS AREA	60% COVERAGE		
INTERIOR PARKING LANDSCAPE PER 11-33.4 MESA Z10: 1 TREE / 8 SHRUBS FOR EVERY 8 PARKING SPACES	19 SPACES 2.3 TREES / 14 SHRUBS	6 TREES / 42 SHRUBS PROVIDED		
FOUNDATION LANDSCAPE PER 11-33.5 MESA Z10: 1 TREE / 4 BUILDING FACE 10% OF TREES SHALL BE 36" BOX OR LARGER 50% OF TREES SHALL BE 24" BOX	43.4 TREES 36" BOX OR LARGER = 4.34 TREES	2,170 FT BUILDING EDGE = 43 TREES PROVIDED WITHIN 30'-0" OF EXTERIOR WALL 36" BOX TREES = 8 TREE		
PRIVATE OPEN SPACE PER 11-59.7 MESA Z10 MIN 408 SF OF OPEN SPACE PER UNIT	11 UNITS X 400 S.F. = 4,400 S.F.	740 S.F. PROVIDED FOR EACH UNIT, 8,140 S.F. PROVIDED		
PRIVATE OPEN SPACE PER 11-59.9 MESA Z10 MIN 108 SF OF OPEN SPACE PER UNIT	18 UNITS X 100 S.F. = 1,800 S.F.	233 S.F. PROVIDED FOR EACH UNIT, 2,330 S.F. TOTAL		



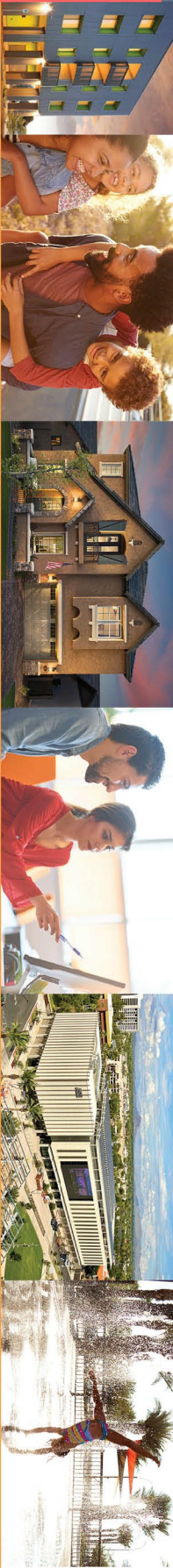
PLANTING MATERIAL LEGEND

TREES	SIZE	NOTES	QTY
Acacia saligna	36" Box	*ADWR	23
Willow Leaf Acacia	Caliper Size: 2.0"		
Chitalpa baskinensis	24" Box	*ADWR	34
Chitalpa	Caliper Size: 1.5"		
Acacia aneura	24" Box	*ADWR	27
Mulga	Caliper Size: 1.5"		
GROUNDCOVERS			
Lantana montevidensis	5 Gallon		223
Trailing Lantana gold*	can full	*ADWR	
SHRUBS / ACCENTS			
Aloe x Blue Elf	5 Gallon		46
Blue Elf Aloe	can full	*ADWR	
Leucophyllum frutescens	5 Gallon		76
Texas Sage	can full	*ADWR	
Russelia equisetiformis	5 Gallon		133
Coral Fountain	can full	*ADWR	
Muhlenbergia rigida 'Nashville'	5 Gallon		130
Nashville Muhly Grass	can full	*ADWR	
LANDSCAPE MATERIALS			
Decomposed Granite: 1/2" screened "Painted Desert"			64,720 S.F.
*ADWR = Arizona Department of Water Resources Approved Low-Water Use Plant			



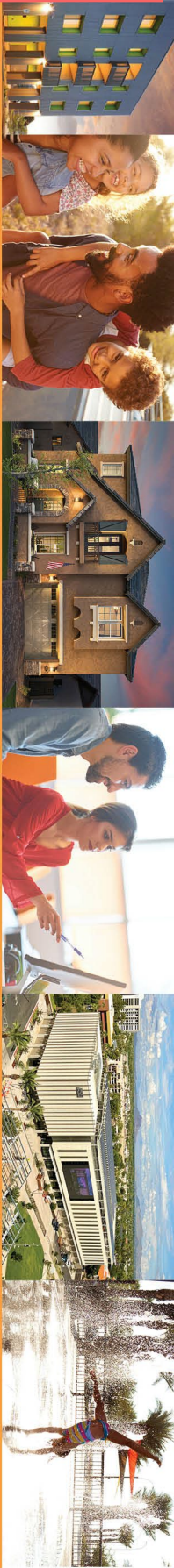
Planned Area Development– Existing

Development Standard		MZO Required	PAD Proposed
<u>Minimum Yards – MZO Table 11-5-5</u>			
- Interior Side and Rear: 3 or more units on a lot (western property line adjacent to AZ loop 202)		15 feet per story (30 feet total)	0 feet
<u>Minimum Separation Between Buildings on Same Lot – MZO Table 11-5-5</u>			
-Two story buildings		30 Feet	10 Feet



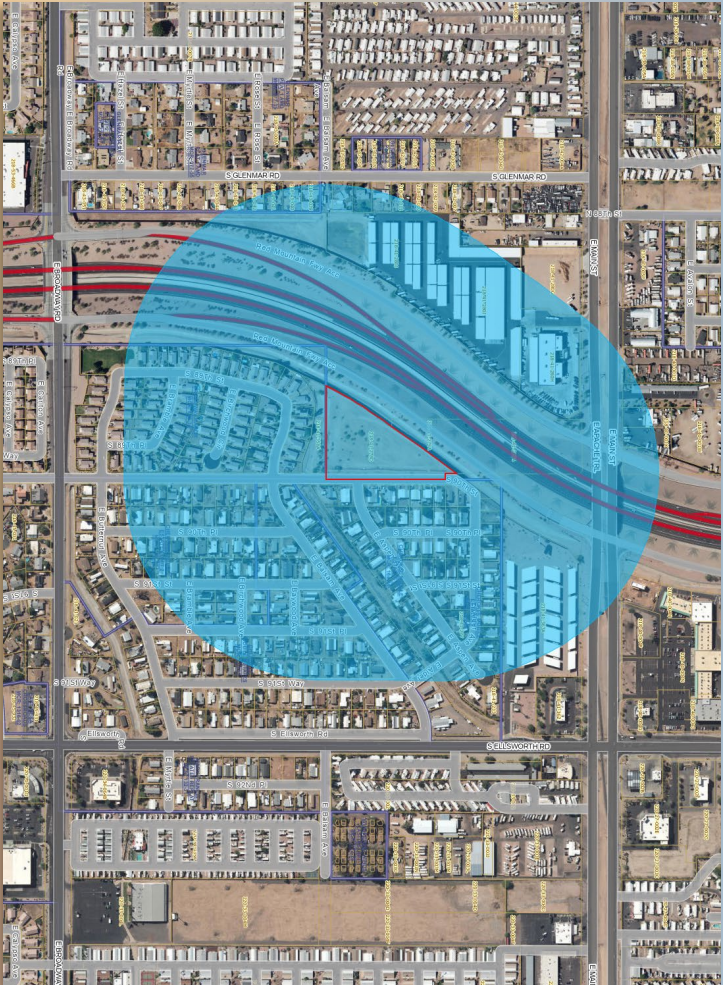
Planned Area Development – New

Development Standard		MZO Required	PAD Proposed
<u>Minimum Dimensions for Residential Enclosed Garages – MZO Section 11-32-4(F)(2)</u>			
-Double Car Garage		20 Feet wide and 22 Feet Long	19 feet 11 inches wide by 20 feet Long



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 22 of the MZO for a PAD Overlay
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review

Staff recommends Approval with Conditions
Planning and Zoning Board recommends Approval with Conditions (6-0)

