

From: [Tim Boyle](#)
To: [Sean Pesek](#)
Cc: [Rachel Phillips](#); [Jacob Cluff](#)
Subject: Re: City of Mesa Proposed Text Amendments - Middle Housing and Administrative Review
Date: Thursday, September 25, 2025 1:37:51 PM
Attachments: [image001.png](#)

This Message Is From an External Sender

Use caution when clicking links, attachments, or responding to information requests.

[Report Suspicious](#)

Hi Sean,

Thank you for putting this together. This is an exciting opportunity to revitalize several parts of our city.

Do you have a map of Mesa's "Central Business District" or "Downtown Area" so we can see what properties are a mile from it?

Do I understand correctly that since the process can't be more restrictive than for a single family home, that as long as it complies with the development standards of the existing zoning, we would submit the Middle Housing Application when we submit drawings for a building permit?

And I assume rezones will still go thru the same process they go thru now?

Finally, what is the status of the Infill Plan we met in those meetings? Is there a draft available so we can see what the planned updates to setbacks, etc are?

Warm regards

Tim

Tim Boyle REGISTERED ARCHITECT
atmosphere architects
REGISTERED IN AZ, CA, HI, NV, TX, UT
917.526.0323
tim@atmosarch.com
114 W Main
Mesa, AZ 85201
atmosarch.com

On Tue, Sep 23, 2025 at 3:17 PM Sean Pesek <Sean.Pesek@mesaaz.gov> wrote:

Dear Long Range Planning Subscribers,

The City of Mesa is considering text amendments to the Mesa Zoning Ordinance that would address middle housing and administrative review + approval procedures. These amendments have been drafted in response to new state legislation.

You can review the draft middle housing ordinance on our [website](#) under **Proposed Text Amendments**. We encourage you to share your feedback using our [Public Input Comment Form](#).

We're also holding a virtual public meeting to discuss the proposed amendments with community members and stakeholders:

Virtual Public Meeting

September 29, 2025

6:00 p.m.

Online Zoom Meeting

Link to join: <https://zoom.us/j/88254954294>

Meeting ID: 882 5495 4294

If you have any questions, please email LongRangePlanning@Mesaaz.gov.

Best Regards,



Sean Pesek, AICP | Senior Planner | Development Services

Tel: (480) 644-6716

55 N. Center St | Mesa | AZ | 85201

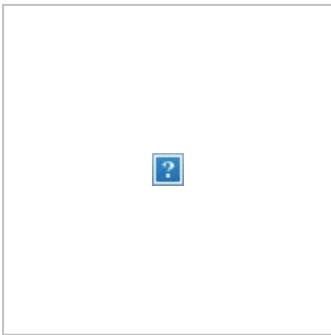
Office Hours: M-Th 7am to 6pm | Closed Fridays & Holidays

From: [Mesa Development Services](#)
To: [Long Range Planning](#)
Subject: Proposed Text Amendments Comment
Date: Wednesday, September 24, 2025 4:28:30 PM

This Message Is From an External Sender

Use caution when clicking links, attachments, or responding to information requests.

[Report Suspicious](#)



Proposed Text Amendments Comment

Name	Vanessa MacDonald
Are you submitting feedback as a:	Other: Land Use Law Firm
I have a comment or question regarding:	Middle Housing Text Amendments
Battery Energy Storage Systems Text Amendments – please indicate the draft code section and your questions/comments	
Administrative Review Text Amendments – please indicate the draft code section and your questions/comments	
Middle Housing Text Amendments – please indicate the draft code section and your	Overall question-- how is the "downtown area" defined? Is there a map showing the Middle Housing Area? It is referred to as a "Central Business District in the first recitation, and "Downtown Area" later in the document. A map

questions/comments	showing eligible properties would be helpful.
Employment Opportunity District – please indicate the draft code section and your questions/comments	
Nonconforming and Procedurally Conforming Text Amendments – please indicate the draft code section and your questions/comments	
Please provide your general question/comments	
Would you like a response to your question(s)?	Yes
Would you like to be notified of future public meetings?	No
Email	vanessa.macdonald@pewandlake.com

From: [Mesa Development Services](#)
To: [Long Range Planning](#)
Subject: Proposed Text Amendments Comment
Date: Thursday, September 25, 2025 2:59:38 PM

This Message Is From an External Sender

Use caution when clicking links, attachments, or responding to information requests.

[Report Suspicious](#)



Proposed Text Amendments Comment

Name	
Are you submitting feedback as a:	Architect / Engineer
I have a comment or question regarding:	Middle Housing Text Amendments
Battery Energy Storage Systems Text Amendments – please indicate the draft code section and your questions/comments	
Administrative Review Text Amendments – please indicate the draft code section and your questions/comments	
	1. By my understanding, 11-31-38(B) states that middle housing projects may exceed the base zone

Middle Housing Text Amendments – please indicate the draft code section and your questions/comments	bldg coverage but may not exceed a lot coverage of 50%. Existing development standards for RS-6 allow for 50% bldg coverage and 60% lot coverage and RSL 2.5 does not include a bldg coverage max. but has an 80% lot coverage max. Does this mean that middle housing projects will not be able to have the same amount of lot coverage as a single-family residence on a property of the same zoning? 2. 11-31-38(C)(1,2) states that middle housing projects within 1 mile of the CBD will have to submit 'a middle housing application' and a 'plot plan demonstrating full compliance with all applicable development standards'. Will either of these make middle housing projects more difficult to complete or require additional documentation (grading, landscape plans) than a single-family residence project? How will it be ensured that they do not?
Employment Opportunity District – please indicate the draft code section and your questions/comments	
Nonconforming and Procedurally Conforming Text Amendments – please indicate the draft code section and your questions/comments	
Please provide your general question/comments	
Would you like a response to your question(s)?	Yes
Would you like to be notified of future public meetings?	Yes
Email	jacobcluff92@gmail.com