Planning and Zoning Board



Meeting Minutes

Mesa City Council Chambers – Upper Level, 57 East 1st Street Date: January 8, 2025 Time: 4:00 p.m.

MEMBERS PRESENT:

MEMBERS ABSENT
Genessee Montes

Benjamin Ayers
Jeff Pitcher*
Troy Peterson*
Jayson Carpenter
Jamie Blakeman
Chase Farnsworth

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

STAFF PRESENT:

OTHERS PRESENT:

Mary Kopaskie-Brown Rachel Nettles Evan Balmer Jennifer Merrill Charlotte Bridges Chloe Durfee Daniel Kwasi Abebrese Kirstin Dvorchak Alexis Wagner

Call Meeting to Order.

Chair Ayers excused Boardmember Montes and declared a quorum present, the meeting was called to order at 4:00 pm.

1 Take action on all consent agenda items.

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

Vote (6 – 0; Boardmember Montes, absent)

Upon tabulation of vote, it showed:

AYES - Ayers, Pitcher, Peterson, Carpenter, Blakeman, Farnsworth

NAYS - None

* * * * *

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

Items on the Consent Agenda

- 2 Approval of minutes from previous meetings.
- *2-a Minutes from the December 11, 2024, Planning and Zoning Board meeting.
- 3 Take action on the following zoning cases:
- *3-a ZON24-00784 "SA Recycling," 1± acre located approximately 215 feet north of the northwest corner of West Southern Avenue and South Center Street. Site Plan Review and Special Use Permit for a Large Collection Facility. SA Recycling LLC, Owner; Alex Hayes, Withey Morris Baugh PLC, Applicant. (District 4)

Planner: Jennifer Merrill

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON24-00784 conditioned upon:

- 1. Compliance with the final site plan, circulation exhibit, elevations, and landscape plan submitted.
- 2. Compliance with all requirements of Board of Adjustment Case No. BOA24-00810.
- 3. Prior to the issuance of any building permit, obtain approval of an Affidavit of Change and record a lot combination to combine APNs 139-32-019 and 139-32-018 (ADM24-01045).
- 4. Per MZO Section 11-31-23(C), related to recycling facilities, all areas of the yard open to vehicular passage shall be paved with an asphalt surfacing or an oil and aggregate mixture to prevent emission of dust or tracking of mud onto public rights-of-way.
- 5. Compliance with all City development codes and regulations.

Vote (6 – 0; Boardmember Montes, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Peterson, Carpenter, Blakeman, Farnsworth

NAYS - None

- 4 Discuss and make a recommendation to the City Council on the following zoning cases:
- *4-a ZON24-00818 "Palm Gateway," 36± acres located approximately 3,300 feet east of the northeast corner of South Sossaman Road and East Pecos Road. Rezone from Employment Opportunity (EO) to General Industrial (GI). LPC Mesa Gateway LP, Owner; Brad Cushard, Logistics Properties Company, Applicant. (District 6)

Planner: Kwasi Abebrese

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON24-00818 conditioned upon:

- 1. Compliance with all conditions of approval of Case No. ADM24-00002.
- 2. Future addition of any outdoor storage yard will require review and approval of a Site Plan Modification in accordance with Section 11-69-7 of the MZO.
- 3. Compliance with all City development codes and regulations.
- 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. Prior to the 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
 - d. Provide written notice to future property owners that the project is within two miles of Phoenix-Mesa Gateway Airport.

Vote (6 – 0; Boardmember Montes, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Peterson, Carpenter, Blakeman, Farnsworth

NAYS - None

- 5 Discuss and take action on the following preliminary plats:
- *5-a **ZON24-00855** "The Craftsman on Elliot," 21± acres located at the northwest corner of South Hawes Road and East Elliot Road. Preliminary Plat. Stechnij H/Glenda Tr/Etal, Owner; Randy Litwin, Hunter Engineering Inc., Applicant. (District 6).

Planner: Kwasi Abebrese

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON24-00855 conditioned upon:

- 1. Compliance with all conditions of approval of Case No. ZON23-00343.
- 2. Compliance with all conditions of approval of Case No. DRB23-00342.
- 3. Compliance with the Preliminary Plat submitted.
- 4. Compliance with the Subdivision Regulations.
- 5. Prior to the issuance of any building permits, obtain approval of and record a final subdivision plat.
- 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 City development codes and regulations.

Vote (6 – 0; Boardmember Montes, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Peterson, Carpenter, Blakeman, Farnsworth

NAYS - None

MINUTES OF THE JANUARY 8, 2025 PLANNING & ZONING BOARD MEETING

Items not on the Consent Agenda

*4-b ZON24-00469 "Recker Gardens," 4.5± acres located approximately 630 feet east of the southeast corner of South Recker Road and East Main Street. Rezone from Multiple Residence-3 with a 'U' designation and a Planned Area Development Overlay (RM-3U-PAD) to Multiple Residence-4 with Planned Area Development Overlay (RM-4-PAD) and Site Plan Review for a multiple residence development. BFH Holdings LLC, Owner / David Bohn, BFH Group, Applicant. (District 2)

Planner: Charlotte Bridges

Staff Recommendation: Approval with conditions

Summary:

In response to the Boardmembers' concerns, Applicant Taylor Earl explained that the proposed development is an affordable housing project under the 4% Low-Income Housing Tax Credit, highlighting the critical need for affordable housing in Arizona. He clarified that the project will provide 215 parking spaces, well above the required 127, based on a parking analysis, and that strict controls will be implemented to manage parking demand. Additionally, Mr. Earl addressed concerns about the 500-foot distance to the nearest bus route, asserting that this is reasonable for the target demographic, who are more likely to rely on public transportation.

It was moved by Boardmember Farnsworth, seconded by Boardmember Blakeman, that case ZON24-00469 be approved.

The Board recommends to approve case ZON24-00469 conditioned upon:

- 1. Compliance with the final site plan submitted.
- 2. Compliance with all requirements of Design Review Case No. DRB24-00468.
- 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. Prior to issuance of any building permit, abandon the 20-foot-wide public utility easement along the south side of the project site.
- 5. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this PAD overlay and shown in the following table:

Development Standards	Approved
Lot Coverage – MZO Table 11-5-5	74%

Minimum Yards –	
MZO Table 11-5-5	
- Front and Street Facing Side: 6-lane Arterial (Main Street)	8 feet, 5 inches (minimum)
- Interior Sides and Rear: 3 or more units on lot	Multiple Story: 5 feet per story (minimum 15 feet total along the east property line)
	Multiple Story: 4 feet, 6 inches per story (minimum 13 feet, 6 inches total along the south and west property lines)
Required Landscape Yards – MZO Table 11-5-5	
- Front and Street Facing Side: 6-lane Arterial (Main Street)	10 feet
Minimum Separation Between Buildings on Same Lot – MZO Table 11-5-5	
- Three-story building	20 feet
	(between Building 3 and Building 4)
- Detached covered parking canopies	7 feet, 10 inches
Standards for Required Open Space,	
Proportion of Private and Common Open Space – MZO Section 11-5-5(A)(3)(a)	
- Two-bedroom units	93 square feet
- Three-bedroom or more	93 square feet
Additional Standards for Private Open Space - Accessibility – MZO Section 11- 5-5(A)(3)(e)(i):	Private open space for 6 ground floor units in each 24-unit building type are accessible from the exterior (no fences or walls)
	Private open space for 2 ground floor units in the 36-unit building type are accessible from the exterior (no fences or walls)
Additional Standards for Private Open	Private open space located at the ground
Space- Min. Dimensions – MZO Section	level (e.g., yards, decks, patios) shall have no dimension less than six feet, four inches
11-5-5(A)(3)(e)(i)(1):	for the 24-unit building type.
	Private open space located at the ground
	level (e.g., yards, decks, patios) shall have
	no dimension less than six feet, two inches
	for the 36-unit building type

Required Parking Spaces by Use - MZO	
Table 11-32-2(A):	
-Apartments sites not located within 1/4	1.63 spaces per dwelling unit
mile radius (1,320-feet) of bus rapid	(215 spaces total)
transit or light rail station, regardless of	
bedroom count.	
Perimeter Landscaping, Street, Required	
Number of Plants by Street Type – MZO	
Table 11-33-3.A.4	
- Main Street (Arterial) 600± feet of frontage:	.92 tree and 5.5 shrubs per 25 linear feet of street frontage
	(22 trees and 132 shrubs, total) within the required landscape yard and public right-ofway
Perimeter Landscaping, Required	·
Landscape Yards – MZO Section 11-33- 3(B)(2)(a)(ii)	
- Non-Single Residence Uses Adjacent to Other Non-Single Residence uses or districts	Properties that are not part of a group C-O-I Development, as defined in Chapter 87, must provide a 13-foot, 6-inch landscape yard except where a cross-access drive aisle occurs within the required landscape yard (south and west property lines)
Foundation Base - MZO Section 11-33-	
5(A)(1)	
- Exterior Walls with Public Entrance	A 14-foot, 9-inch-wide average foundation base shall be provided along Building 2
	A 14-foot, 8-inch-wide average foundation base shall be provided along Building 4
	A 11-foot, 7-inch-wide average foundation base shall be provided along Building 6

Vote (6 – 0; Boardmember Montes, absent)

Upon tabulation of vote, it showed: AYES – Ayers, Pitcher, Peterson, Carpenter, Blakeman, Farnsworth NAYS – None

*4-c ZON24-00891 "Encanto by Blandford Homes," 11.25± acres located approximately 1,550 feet east of the southeast corner of North Lindsay Road and East Encanto Street. Rezone from Single Residence-9 (RS-9) to Single Residence-7 with a Planned Area Development Overlay (RS-7-PAD) for a single residence subdivision. Central Christian Church Of Mesa, Owner; Sean Lake, Pew & Lake, PLC, Applicant. (District 1) (Companion case to "Encanto by Blandford Homes Preliminary Plat", associated with item *5-b).

Planner: Chloe Durfee Daniel

Staff Recommendation: Approval with conditions

Summary:

The following citizens offered a series of comments in support of ZON24-0891.

Reese Anderson, a Mesa resident

Senior Civil Engineer Aaron Ament explained that water pressure concerns will be addressed during the permitting process after zoning approval, with an analysis conducted to assess the development's impact on existing water systems, including both domestic water and fire flows, using data from local hydrant pressure tests.

It was moved by Boardmember Carpenter, seconded by Boardmember Farnsworth, that case ZON24-00891 be approved.

The Board recommends to approve case ZON24-00891 conditioned upon:

- 1. Compliance with the final site plan and landscape plan submitted.
- 2. Compliance with the Preliminary Plat.
- 3. Prior to the issuance of a building permit, obtain approval of and record a final subdivision plat for the subject parcel.
- 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. All off-site improvements and street frontage landscaping must be installed in the first phase of construction.
- 6. Lots adjacent to Encanto Street, identified as lots 1 through 8 on the Preliminary Plat shall be limited to one-story in height.
- 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 Falcon Field 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 Falcon Field 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. Prior to the issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect demonstrating compliance

- d. with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.
- e. Provide written notice to future property owners that the project is within 2.5 mile of Falcon Field Airport
- f. 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 Falcon Field 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, except the modifications to the development standards approved with this PAD as shown in the following table:

Development Standard	Approved
Minimum Lot Width – MZO Table 11-5-3.A.1	60 feet
Maximum Lot Coverage (% of Lot) – MZO Table	
11-5-3.A.1	65%
Required Number of Plants by Street Type –	0 trees and 0 shrubs per 25
MZO Table 11-33-3.A.4	lineal feet of street frontage for
	the local street along the
	western boundary of the project
Perimeter Landscaping Minimum Size – MZO	0 trees and 0 shrubs per 25
11-33-3(A)(6)	lineal feet of street frontage for
	the local street along the
	western boundary of the project
Fences and Freestanding Walls Maximum	8 feet
Height- MZO 11-30-4(A)(1)(b)	(north property line adjacent to
-Side and Rear Yards	APN 140-06-165 and south
	property line adjacent to APN
	140-06-003B)

Vote (6 – 0; Boardmember Montes, absent)

Upon tabulation of vote, it showed:

AYES - Ayers, Pitcher, Peterson, Carpenter, Blakeman, Farnsworth

NAYS - None

*5-b "Encanto by Blandford Homes Preliminary Plat," 11.25± acres located approximately 1,550 feet east of the southeast corner of North Lindsay Road and East Encanto Street. Preliminary Plat. Central Christian Church Of Mesa, Owner; Sean Lake, Pew & Lake, PLC, Applicant. (District 1) (Companion case to ZON24-00891, associated with item *4-c).

Planner: Chloe Durfee Daniel

Staff Recommendation: Approval with conditions

Summary:

It was moved by Boardmember Carpenter, seconded by Boardmember Farnsworth, that case ZON24-00891 be approved.

The Board recommends to approve case Encanto by Blandford Homes Preliminary Plat conditioned upon:

- 1. Compliance with the final site plan and landscape plan submitted.
- 2. Compliance with the Preliminary Plat.
- 3. Prior to the issuance of a building permit, obtain approval of and record a final subdivision plat for the subject parcel.
- 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. All off-site improvements and street frontage landscaping must be installed in the first phase of construction.
- 6. Lots adjacent to Encanto Street, identified as lots 1 through 8 on the Preliminary Plat shall be limited to one-story in height.
- 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 Falcon Field 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 Falcon Field 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. Prior to the 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.
 - d. Provide written notice to future property owners that the project is within 2.5 mile of Falcon Field Airport
 - 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 Falcon Field 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, except the modifications to the development standards approved with this PAD as shown in the following table:

Development Standard	Approved
Minimum Lot Width MZO Table 11-5-3.A.1	60 feet
Maximum Lot Coverage (% of Lot) – MZO	
Table 11-5-3.A.1	65%
Required Number of Plants by Street Type -	0 trees and 0 shrubs per 25
MZO Table 11-33-3.A.4	lineal feet of street frontage for
	the local street along the
	western boundary of the
	project
Perimeter Landscaping Minimum Size – MZO	0 trees and 0 shrubs per 25
11-33-3(A)(6)	lineal feet of street frontage for
	the local street along the
	western boundary of the
	project
Fences and Freestanding Walls Maximum	8 feet
Height- MZO 11-30-4(A)(1)(b)	(north property line adjacent to
-Side and Rear Yards	APN 140-06-165 and south
	property line adjacent to APN
	140-06-003B)

Vote (6 – 0; Boardmember Montes, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Peterson, Carpenter, Blakeman, Farnsworth

NAYS - None

6 Adjournment.

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

Vote (6 – 0; Boardmember Montes, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Peterson, Carpenter, Blakeman, Farnsworth

NAYS - None

The public hearing was adjourned at 4:37 pm.

The City of Mesa is committed to making its public meetings accessible to persons with disabilities. For special accommodations, please contact the City Manager's Office at (480) 644-3333 or AzRelay 7-1-1 at least 48 hours in advance of the meeting. Si necesita asistencia o traducción en español, favor de llamar al menos 48 horas antes de la reunión al (480) 644-2767.

Respectfully submitte	ed,
Evan Balmer Principal Planner	