

Planning and Zoning Board



Study Session Minutes

Mesa City Council Chambers – Lower Level, 57 East 1st Street
Date: November 26, Time: 3:00 p.m.

MEMBERS PRESENT:

Jeff Crockett
Benjamin Ayers
Shelly Allen*
Jessica Sarkissian
Troy Peterson
Jeff Pitcher
Genessee Montes

MEMBERS ABSENT:

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

STAFF PRESENT:

Rachel Nettles
Michelle Dahlke
Evan Balmer
Cassidy Welch
Sean Pesek
Joshua Grandlienard
Samantha Brannagan
Sarah Staudinger
Pamela Williams

OTHERS PRESENT:

Call meeting to order.

- 1 Chair Crockett declared a quorum present, and the meeting was called to order at 3:00 p.m.**
- 2 Review items on the agenda for the October 26, 2022, regular Planning and Zoning Board Hearing.**

Staffmember Evan Balmer presented case ZON22-00732.

See attached presentation

**Staffmember Joshua Grandlienard presented case ZON22-00829.
See attached presentation**

**Staffmember Cassidy Welch presented case ZON22-00263 and associated preliminary plat Baseline Logistics Park.
See attached presentation**

**Staffmember Joshua Grandlienard presented case ZON22-00265.
See attached presentation**

**Staffmember Sean Pesek presented case ZON22-00671.
See attached presentation**

**Staffmember Joshua Grandlienard presented case ZON22-00773.
See attached presentation**

Case ZON22-00779 was not discussed.

**Assistant Director Rachel Nettles presented amendments to Chapters 4, 5, 6, 7, 8, 10, 15, 24, 30, 31, 58, 69, 70, 86, and 87 of the Mesa Zoning Ordinance pertaining to Temporary Uses, Outdoor Display, Site Plans, and Special Events.
See attached presentation**

**Assistant Director Rachel Nettles presented amendments to Chapters 6, 7, 8, 31, 58, and 86 of the Mesa Zoning Ordinance pertaining to Outdoor Eating Areas.
See attached presentation**

3 Planning Director Updates:

There were no Planning Director updates.

4 Adjournment

Boardmember Allen motioned to adjourn the study session. The motion was seconded by Vice Chair Ayers.

The study sessions was adjourned.

Vote: 7-0

Upon tabulation of vote, it showed:

AYES – Crockett, Ayers, Sarkissian, Allen, Peterson, Pitcher, Montes

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 www.mesaaz.gov



PLANNING & ZONING BOARD

October 26, 2022

Respectfully submitted,

Michelle Dahlke
Principal Planner

* * * * *

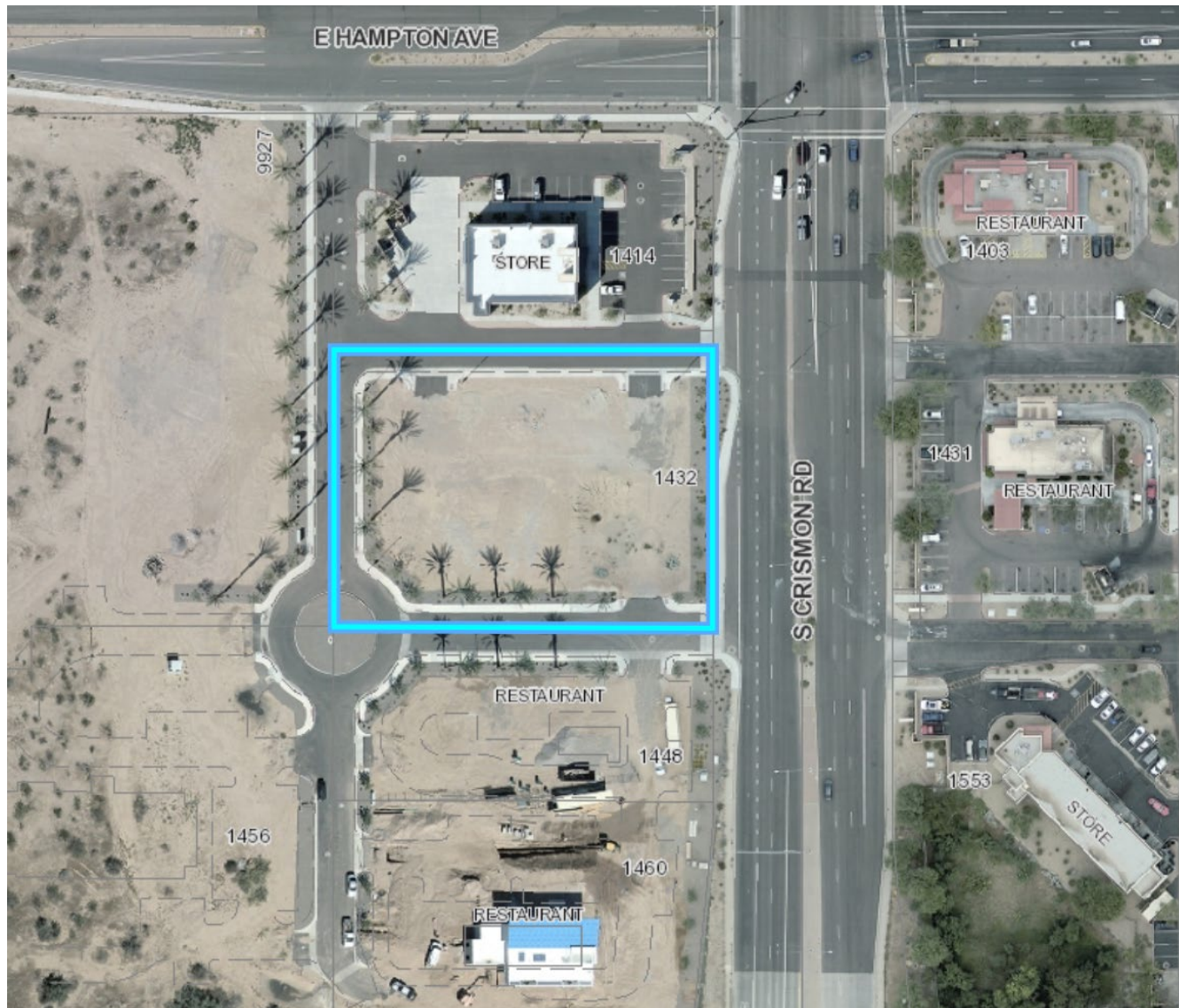
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ZON22-00732

Evan Balmer, Principal Planner

October 26, 2022



Request

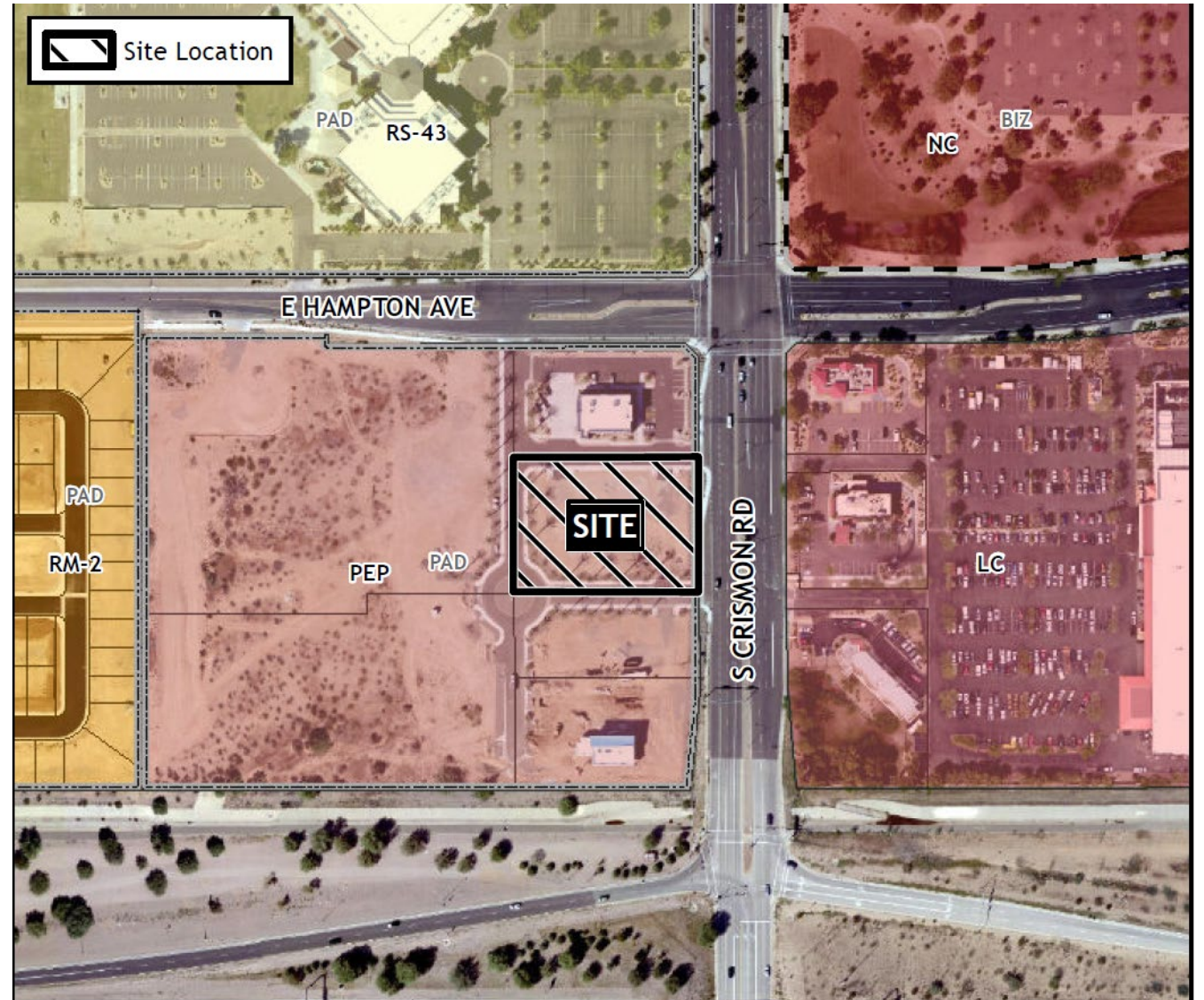
- Site Plan Review
- Special Use Permit

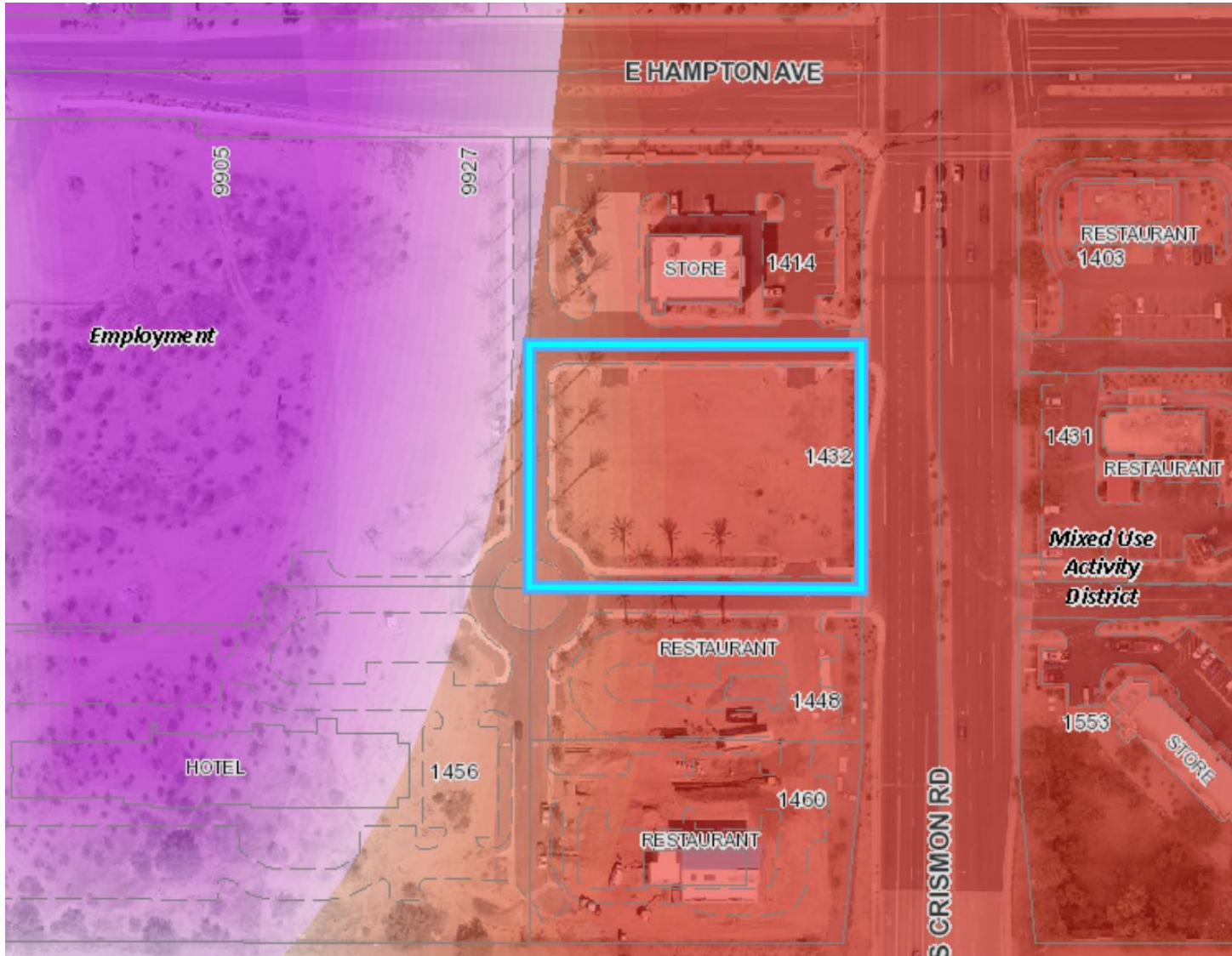
Purpose

- Allow a drive-thru carwash within the Hampton Square PAD

Location

- West of South Crismon Road
- South of East Hampton Avenue





General Plan

Mixed Use Activity District

- Create strong and viable centers of commercial activity
- Attract people to unique shopping and entertaining experiences

Compliance with General Plan

Chapter 7:

- Primary uses - retail, restaurants, offices, personal services, movie theatres, hotels.

Chapter 16:

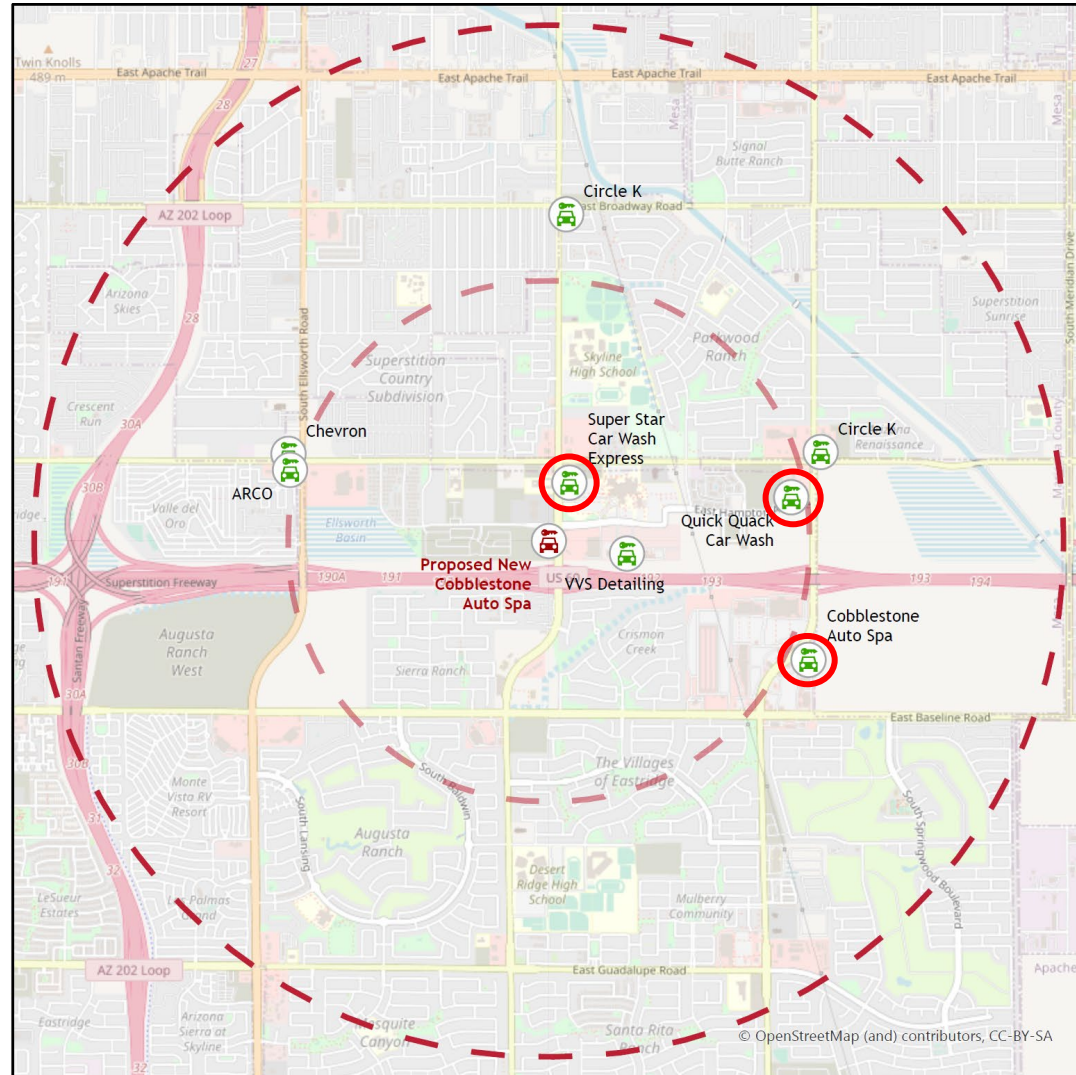
- Mixed Use Activity District development will be reviewed for the opportunity to enhance the vitality of these districts by providing the right mix of uses to meet community needs.

Chapter 4:

- Limit and monitor the location of uses that require Conditional Use Permit such that there is not an overconcentration of these types of uses in one area

Existing Carwash Facilities

- 3 existing carwash facilities within 1 mile radius
 - Super Star Carwash on east side of Crismon Rd. north of Hampton Ave. $\pm 1,000'$ north of subject property
 - Quick Quack Carwash NWC of Hampton Ave and Signal Butte Rd ± 1 mile east of site
- 5 additional within 2-mile radius (8 total)
 - Existing Cobblestone located on Signal Butte Road south of the US 60



Locations of Existing Car Wash Facilities

- Proposed Car Wash
- Existing Car Wash
- 1-Mile Radius
- 2-Mile Radius

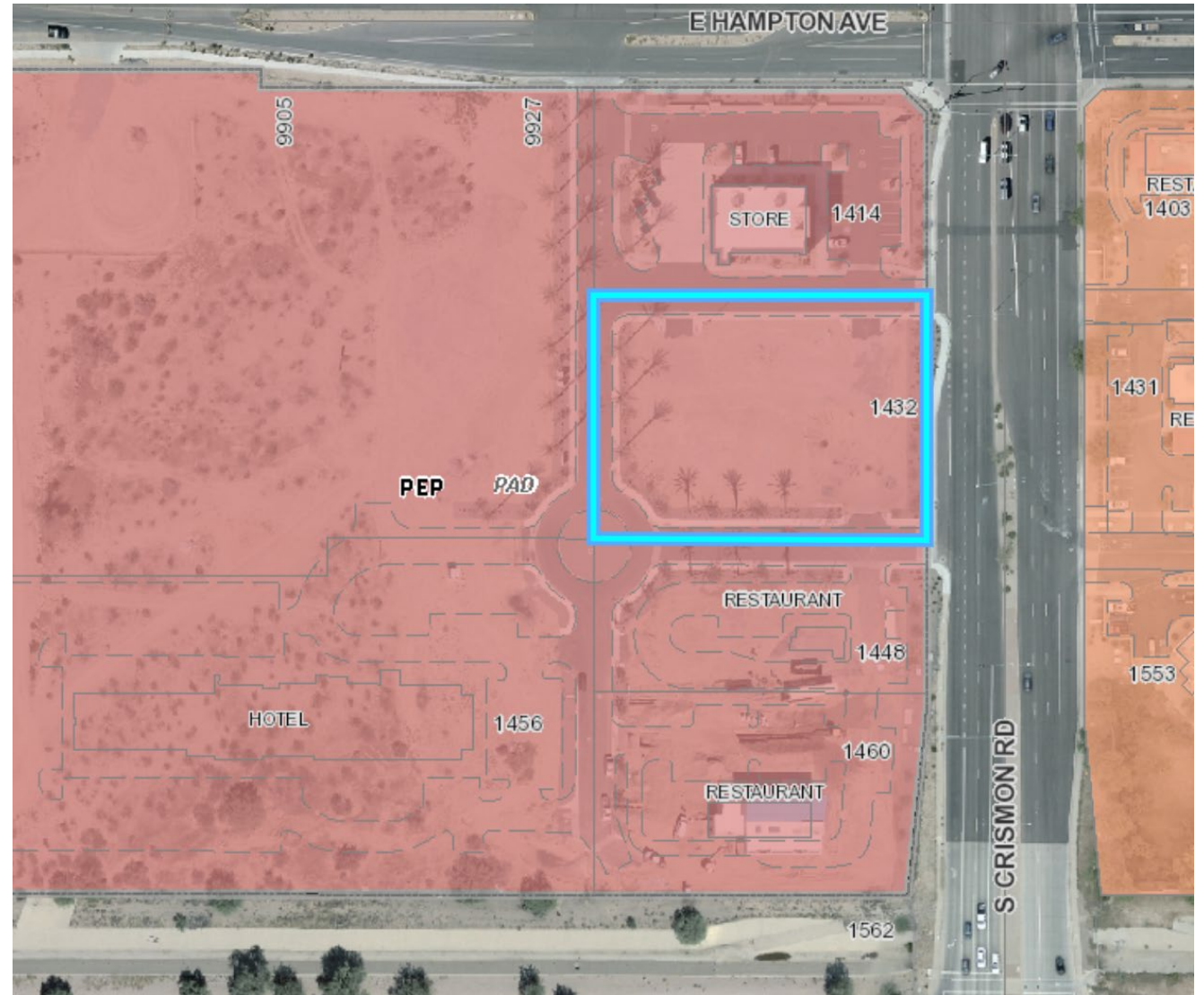


0 0.25 0.5 1 Miles

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Zoning

- Planned Employment Park with a Planned Area Development Overlay (PEP-PAD)
- Districts for office parks, research and development, light manufacturing, and data centers, integrated into a campus setting
- Ancillary restaurants, retail, and other supportive uses
- Carwash requires SUP in PEP. No SUP required in LI and GI.



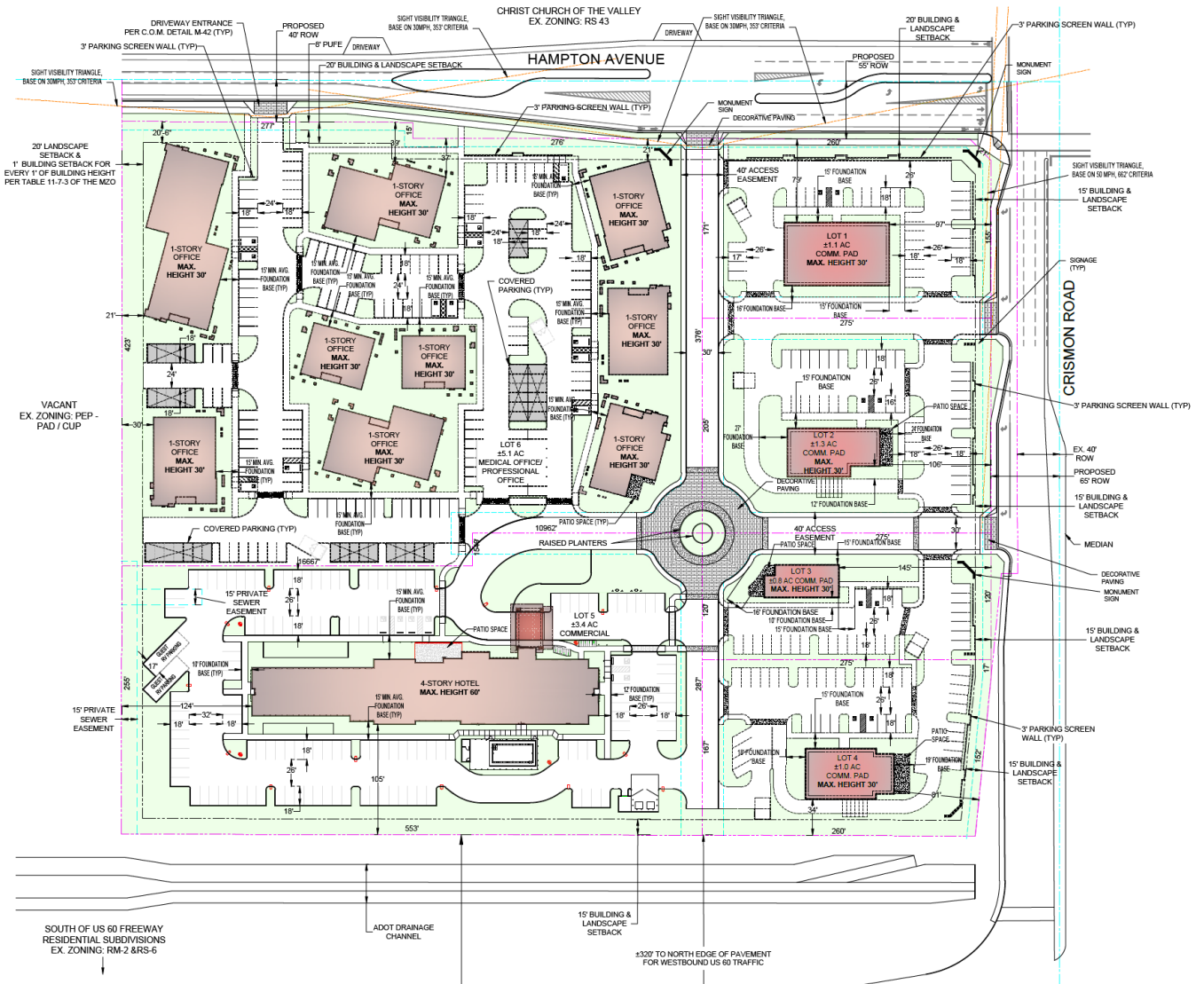
Special Use Permit

Section 11-70-5

✗	#1 Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plans and/or policies;
✗	#2 The location, size, design, and operating characteristics of the proposed project are consistent with the purpose of the district where it is located and conform with the General Plan and any other applicable plans and/or policies;
✓	#3 The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, the greater neighborhood, or the general welfare of the City; and
✓	#4 Adequate public services, public facilities and public infrastructure are available to serve the proposed project

Hampton Square PAD

- Approved in 2018
- Conceptual Plan for 15± acre site includes office, retail, restaurants and hotel
- Modified in 2019
 - Removed maximum height allowed in PAD
 - Approved hotel
 - Refined Conceptual Plan
 - Refined Design Guidelines



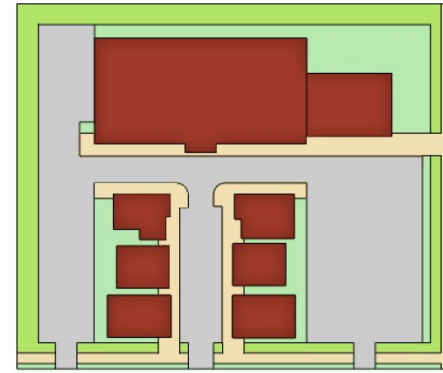
Hampton Square Design Guidelines

- Basic compliance with the conceptual site plan
- Avoid expansive building masses
- Entries recessed and defined with special architectural features.
- Buildings integrated within the overall development and designed with pedestrian environment in mind
- Incorporate special architectural features such as awnings, pop-outs, trellises, and arbors for pedestrian shade above entrances.



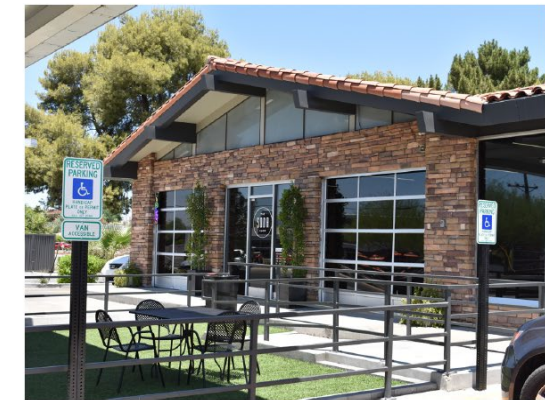
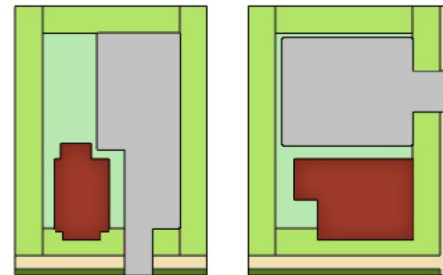
Quality Development Design Guidelines

- Place buildings close to the street
- Parking to the rear or side of the building
- Pad buildings should provide pedestrian friendly façade designs along street



COMMUNITY SERVICING COMMERCIAL

Community serving developments include integrated retail shopping areas that are in close proximity to residential neighborhoods but may also serve the larger community. Commercial establishments providing convenient day to day shopping and services as well as high volume select shopping and entertainment uses are most commonly found within these developments.

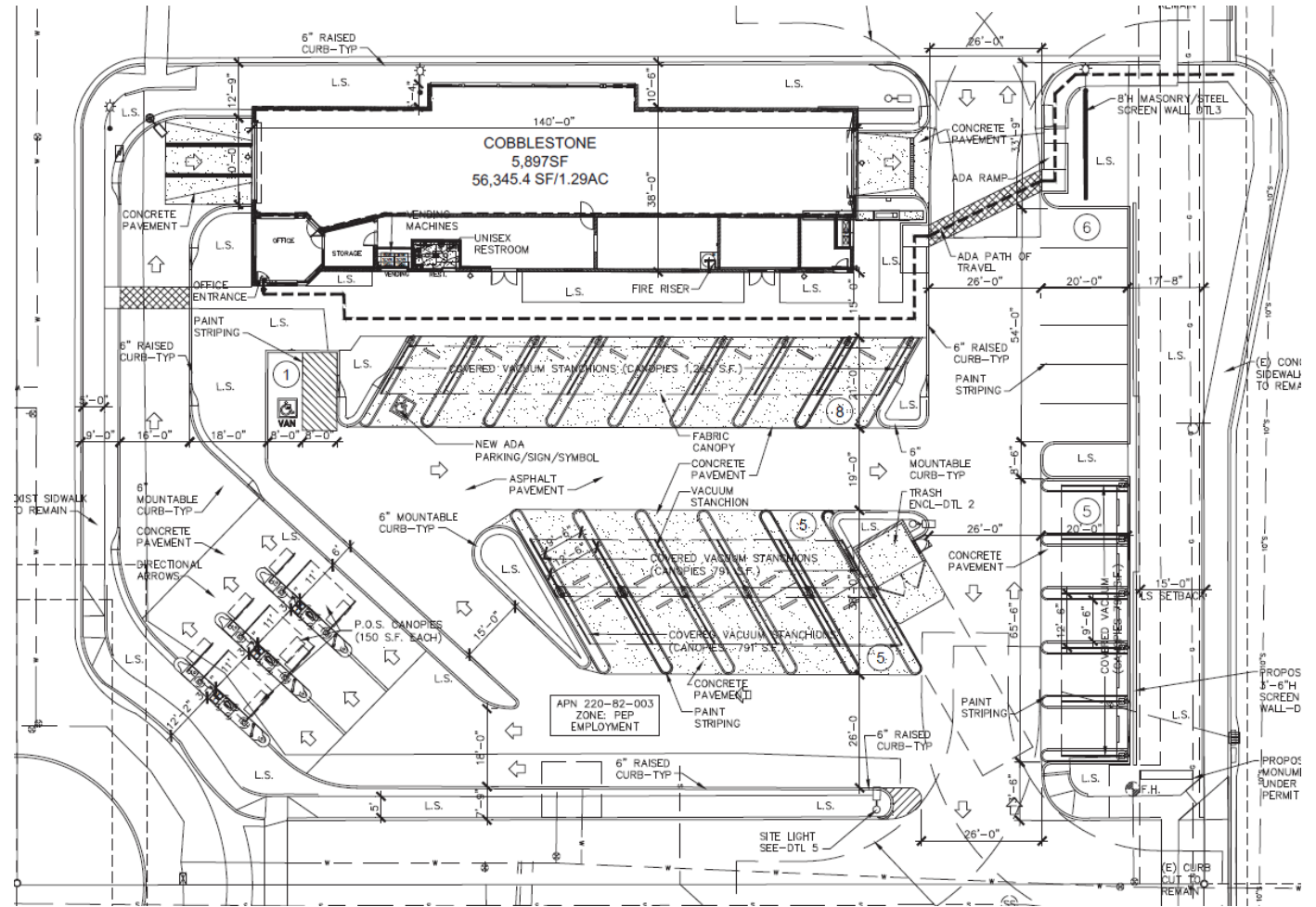


LOCAL SERVICING COMMERCIAL

Local serving commercial sites are small businesses that stand alone on a single lot. They may be located near several other local commercial sites or may be the only commercial lot on the block. Such development should reflect the character and scale of the residential neighborhood around it. A corner cafe, a boutique store, a small professional office, or a local deli are examples of local commercial uses that may exist within a residential neighborhood with minimal or no additional commercial uses.

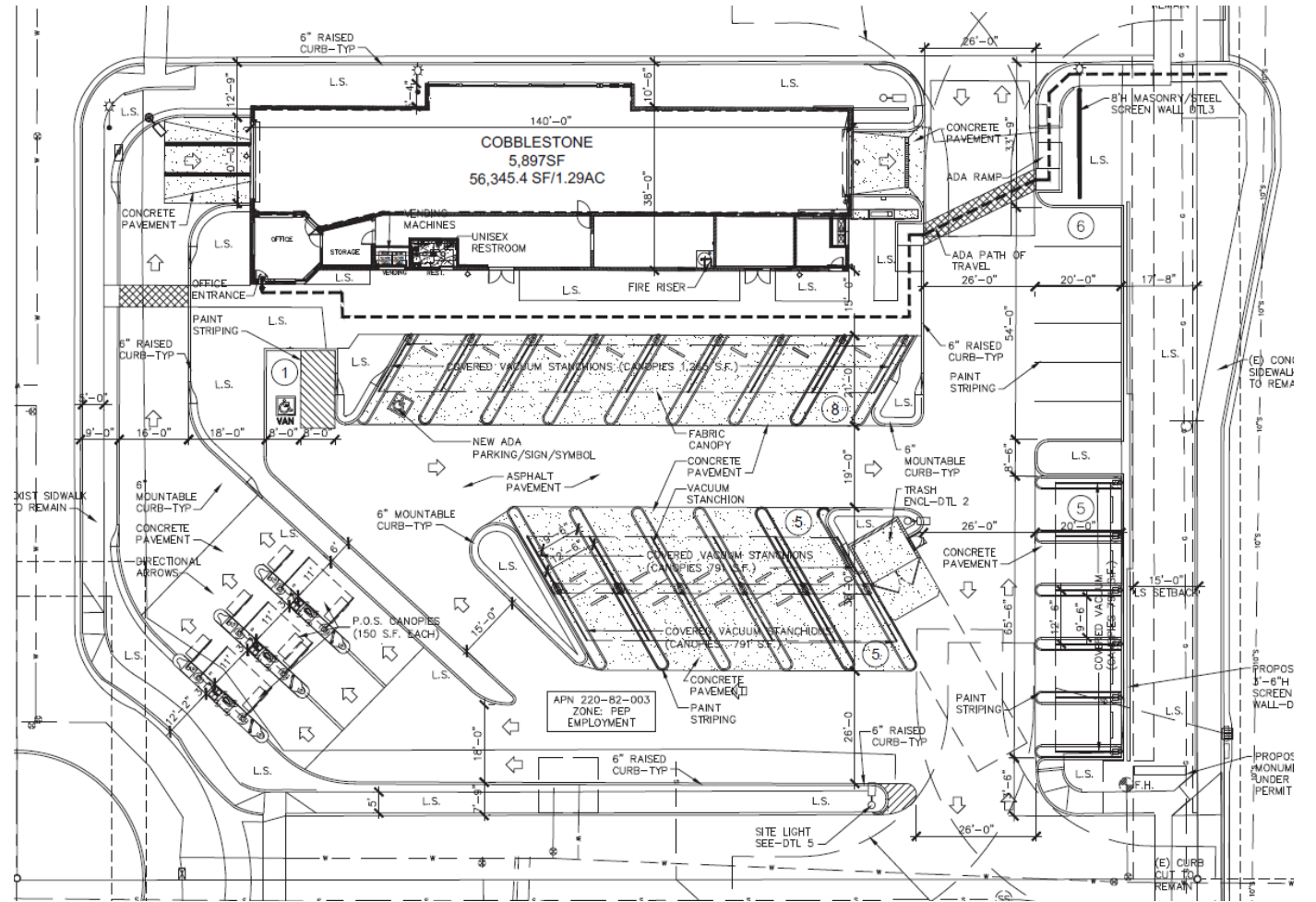
Site Plan

- 5,897 sq. ft. carwash facility
- 3 payment kiosks
- 23 vacuum stalls
- 6 uncovered parking stalls
 - 2 ADA compliant stalls

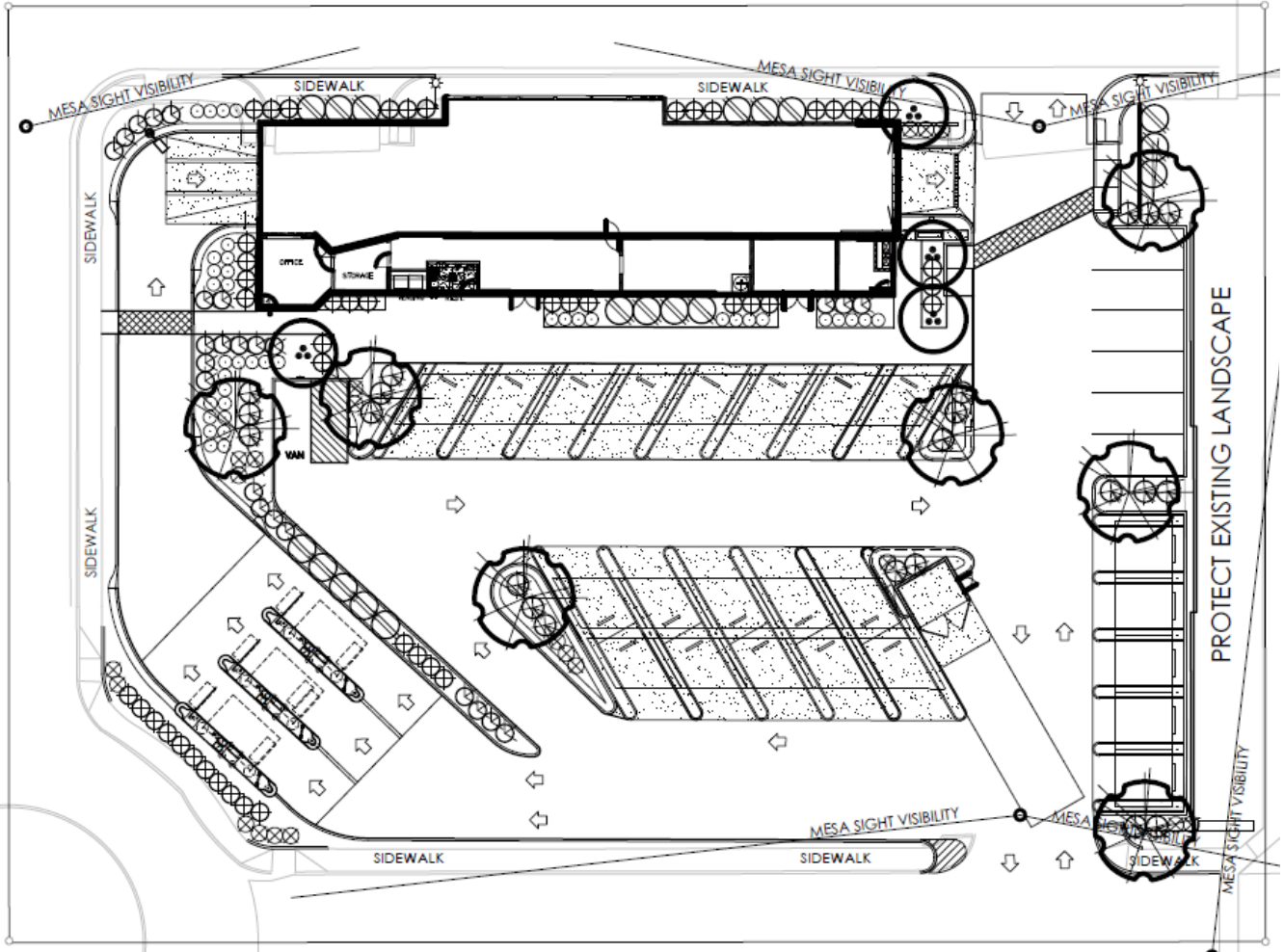


Site Plan Concerns










- Building does not engage Crismon Road
- Covered vacuum kiosks located along Crismon Road Frontage
- Lack of pedestrian engagement with Crismon Road



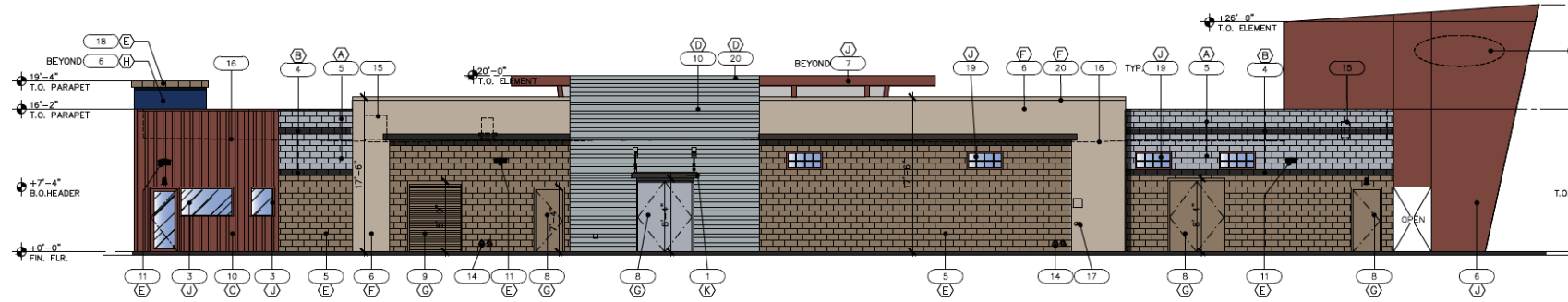
Landscape Plan



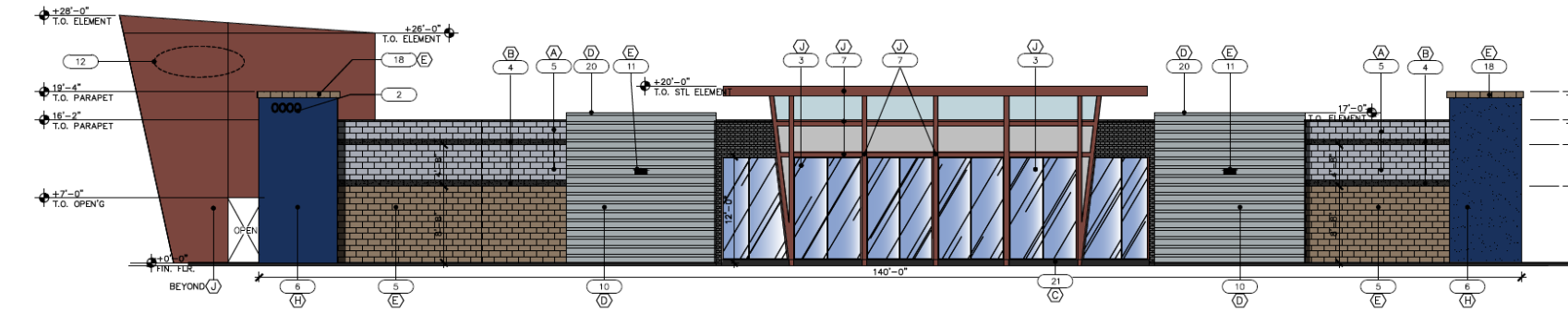
LANDSCAPE LEGEND

-  QUERCUS VIRGINIANA
LIVE OAK
24" BOX
 -  SOPHORA SECUNDIFLORA
TEXAS MOUNTAIN LAUREL
36" BOX
 -  CHILOPSIS LINEARIS 'WARREN JONES'
DESERT WILLOW
24" BOX
 -  LEUCOPHYLLUM LAEVIGATUM
CHIHUAHUAN SAGE
5 GALLON
 -  TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON
 -  CALLISTOMON 'LITTLE JOHN'
LITTLE JOHN BOTTLE BRUSH
5 GALLON
 -  ROSEMARINUS PROSTRATA
TRAILING ROSEMARY
5 GALLON
 -  CONVULVULUS CNEORUM
BUSH MORNING GLORY
5 GALLON
 -  HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON
- 3/4" SCREENED EXPRESS GOLD
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

Elevations



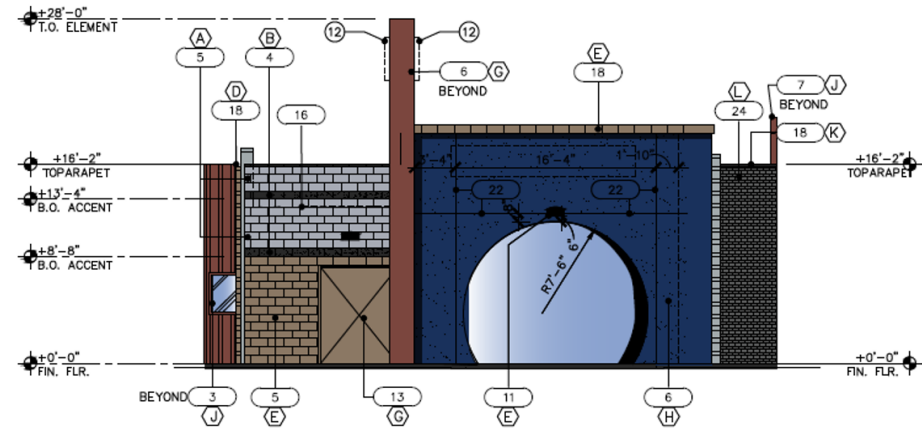
1 SOUTH ELEVATION (FRONT)
SCALE: 1/8" = 1'-0"



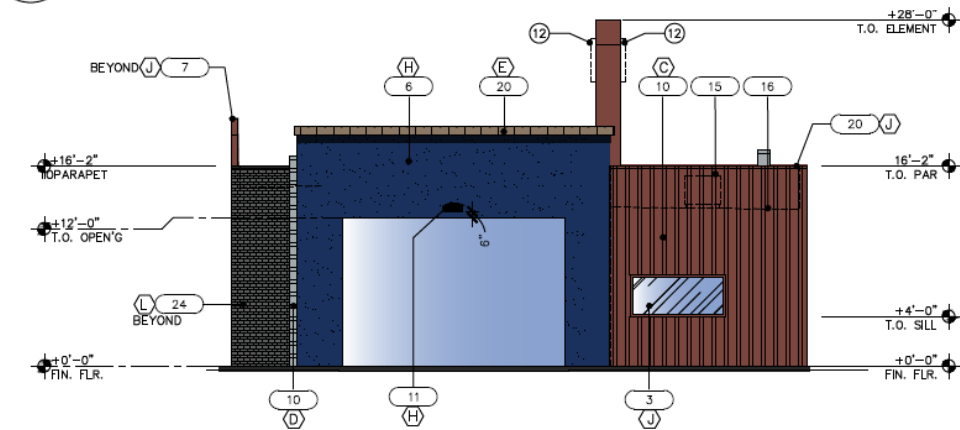
2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

PAD Design Guidelines

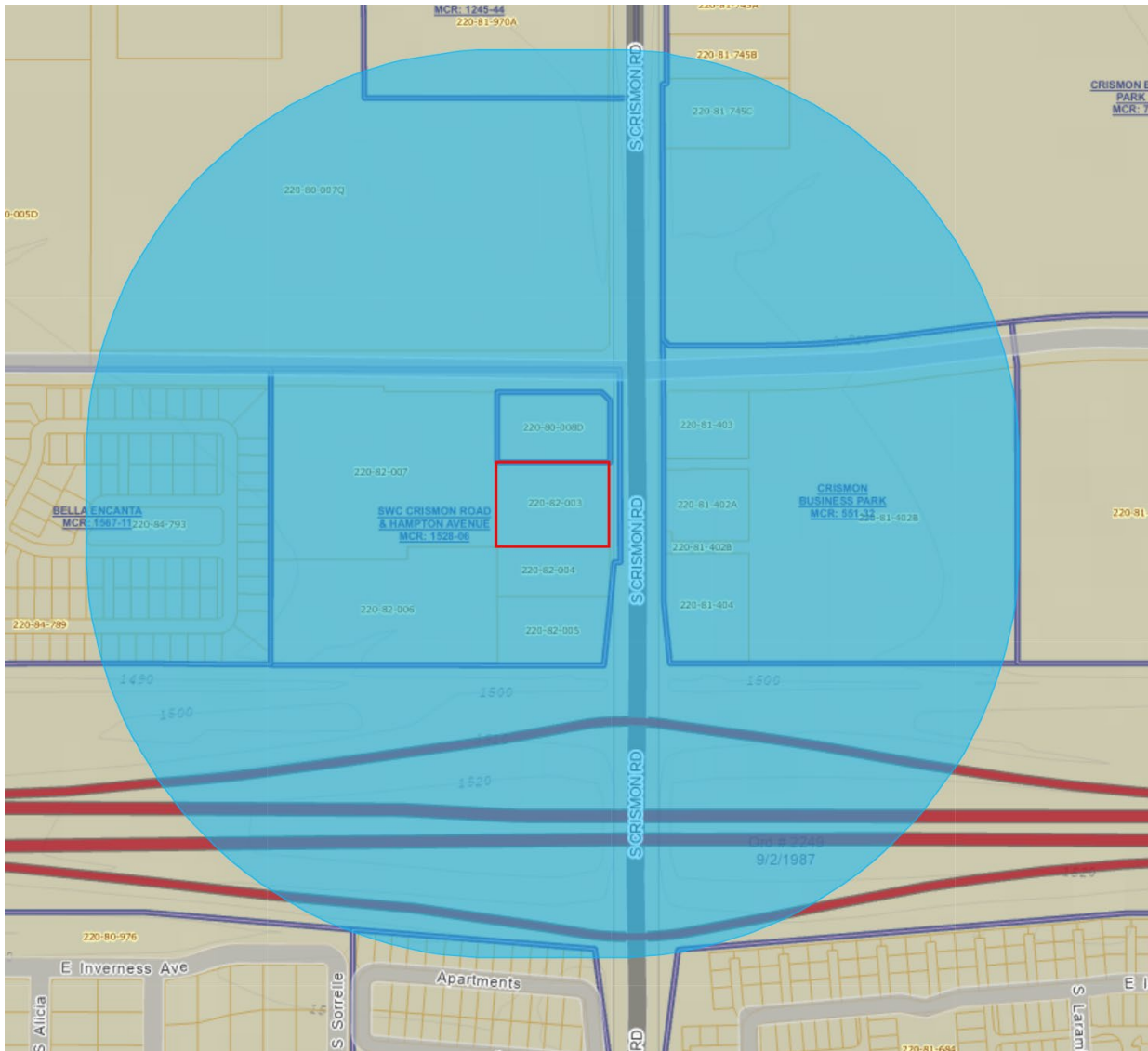
- Avoid expansive building masses
- Buildings integrated within the overall development and designed with pedestrian environment in mind
- Variable recessed facades- pedestrian in scale and circulation.



3 EAST ELEVATION (EXIT-CRIMSON)
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION (ENTRANCE)
SCALE: 1/8" = 1'-0"



Citizen Participation

- Letters sent to property owners within 1,000 ft., HOAs and registered neighborhoods
- Neighborhood virtual meeting held on Aug. 18
- One call in opposition
- One email in opposition

Summary

Findings

- Does not meet the approval criteria for a Special Use Permit outlined in Section 11-70-5 of the MZO
- Does not comply with the 2040 Mesa General Plan
- Does not comply with the Quality Development Design Guidelines

Staff Recommendation

Denial

John Wesley

MEMORANDUM

TO: Chair and Members, Planning and Zoning Board
FROM: John D. Wesley, AICP, Planning Director/Zoning Administrator
SUBJECT: Concentration of Conditional uses and Update on Sober Living/Group Homes and Social Service Facilities
DATE: November 13, 2018

BACKGROUND:

There has been discussion at recent Planning and Zoning Board meetings regarding what constitutes a concentration of uses that require a conditional use permit. This topic came up because of the provision in the Mesa 2040 General Plan, Chapter 4: Creating and Maintaining a Variety of Great Neighborhoods, that states "It is also important that we do not have an over concentration of uses that require a conditional use permit in neighborhoods." Based on the cases that have recently been in front of the Board, there has been a particular interest in the concentration of substance abuse treatment facilities and social service facilities, however, over concentration is a broad topic which includes the evaluation of many different uses. **Staff needs more time to review this issue before we can move forward with any substantive discussion on how to address the issue of over concentration. In the meantime, I wanted to provide the Board with an overview of conditional use permits and a list of the uses that require a permit in the Zoning Ordinance,** an update on the City's efforts to review and revise the group homes section of the Zoning Ordinance and an update on the State's rulemaking of sober living homes.

CONDITIONAL USES:

Conditional uses include both Special Use Permits (SUP's) and Council Use Permits (CUP's). Attached is a list of all uses that require either a SUP or CUP. Note that a given use may require a SUP or CUP in some zoning districts but not in others. One example: Automobile Rentals is a use by right in the GC District, requires approval of a SUP in the LC District, and requires a CUP in the DC District.

Typically, a use or activity that requires a SUP's and CUP's has additional standards and regulations. For example, an office in a single residence district requires a SUP and has additional standards including the use can only be located at the intersection of a local or collector street with an arterial street and can only be a maximum of 2,000 sq. ft.

The reasons for requiring a SUP or CUP vary based on the use and zoning district. For example, Attached Single-residence (generally not a negative activity) requires approval of a CUP in the commercial zoning districts. This was done with the current zoning ordinance to allow for a mix of uses in commercial areas, but to be able to control the amount of residential uses and ensure the commercial area remains primarily commercial. Automobile/Vehicle washing facilities require approval of a SUP in order to ensure they are not causing a negative impact on adjacent residential uses due to the noise they can generate. A Garden Center requires approval of a SUP in the LC District to provide review to make sure the amount of outdoor activity is appropriate to the location and does not overtake the parking area.

Chapter 70 of the Zoning Ordinance provides the purpose for these types of uses, the general process and review criteria for consideration of conditional uses. The Purpose section of this chapter states:

"These uses require special consideration to ensure that they can be designed, located, and operated in a manner that will not interfere with the use and enjoyment of surrounding properties. The purpose of the conditional use permit application process is to evaluate possible adverse impacts and to minimize them, where possible, through the imposition of specific conditions of approval. If adverse impacts cannot be appropriately resolved, the use is not appropriate in that location or configuration."

The required findings for approval of a SUP are contained in Section 11-70-5 E and the review criteria for approval of a CUP are in Section 11-70-6 D.

Specific uses may also have individual standards to be considered and applied. For example, Section 11-31-7 provides standards for Automobile/Vehicle Washing. Subsection G has specific requirements associated with those instances where a Special Use Permit is required.

SOBER LIVING/GROUP HOMES AND SOCIAL SERVICE FACILITIES:

On a related topic, I wanted to remind the Board that the City adopted an ordinance to license sober living homes in Mesa. As part of the discussion on this topic it was recognized that the City's Zoning Ordinance with regards to sober living homes, group homes and social services would benefit from a comprehensive review and update. To accomplish this, the City is bringing in a consultant with extensive experience in this area of the law and local ordinances. The City's goal is to have the consultant begin work shortly after the first of the year.

In addition, in the last legislative session, the State Legislature passed legislation regarding sober living homes and gave the Arizona Department of Health Services (ADHS) up to two years to adopt rules for the licensing and regulation of sober living homes. ADHS is currently working on those rules and is seeking input on the draft rules. A copy of the draft rules is posted for public comment on the ADHS website, <https://azdhs.gov/director/administrative-counsel-rules/rules/index.php#rulemakings-active-sober-living>. Any citizen is allowed to review these rules and make comments. The current survey on the draft rules will close on December 2, 2018.

Sherwin-Williams



Dutch Bros.



Eegee's



Hampton Inn





PLANNING & ZONING BOARD

October 26, 2022



ZON22-00829

Josh Grandlienard, AICP, Planner II

October 26, 2022



Request

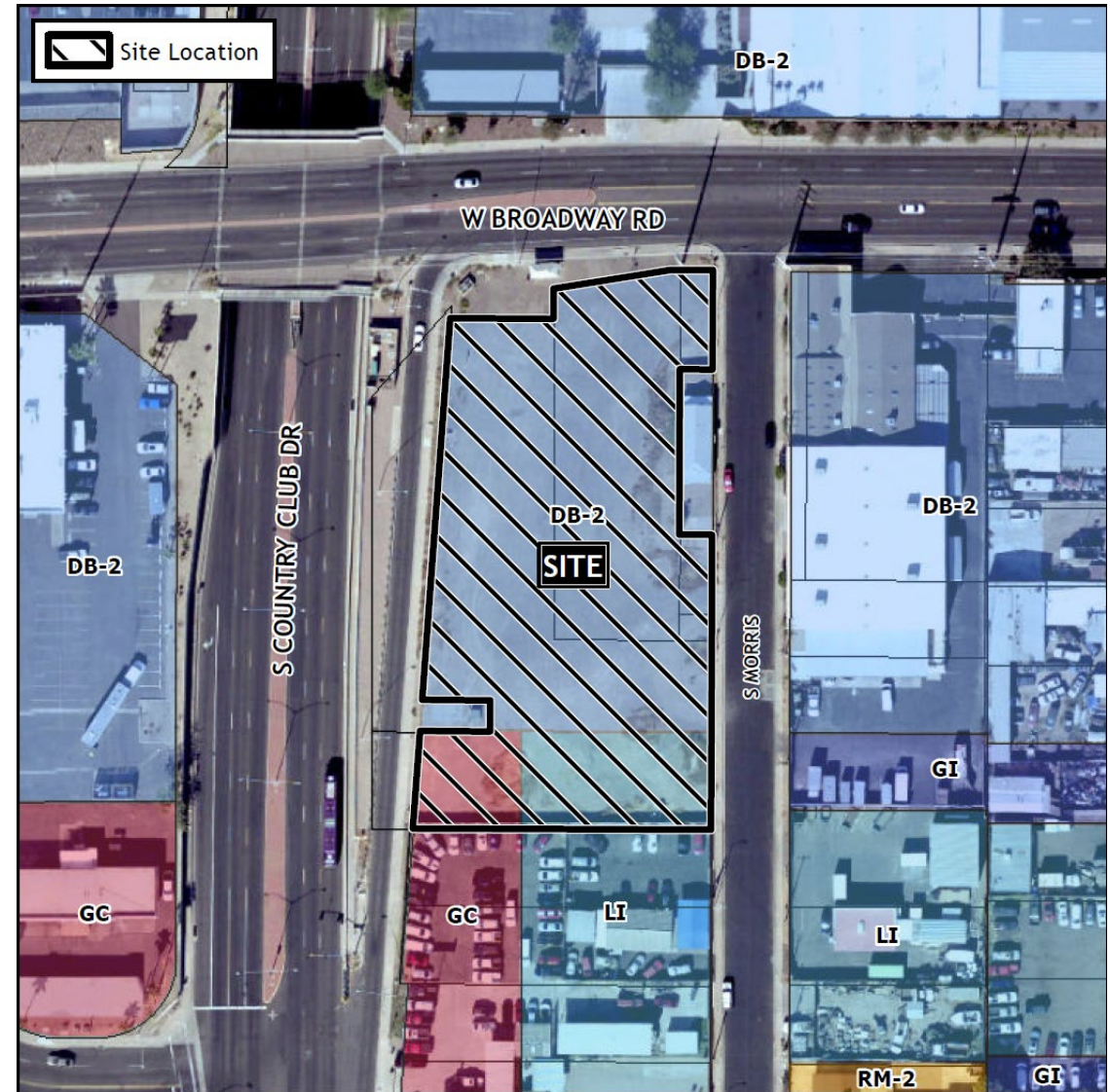
- Site Plan Review

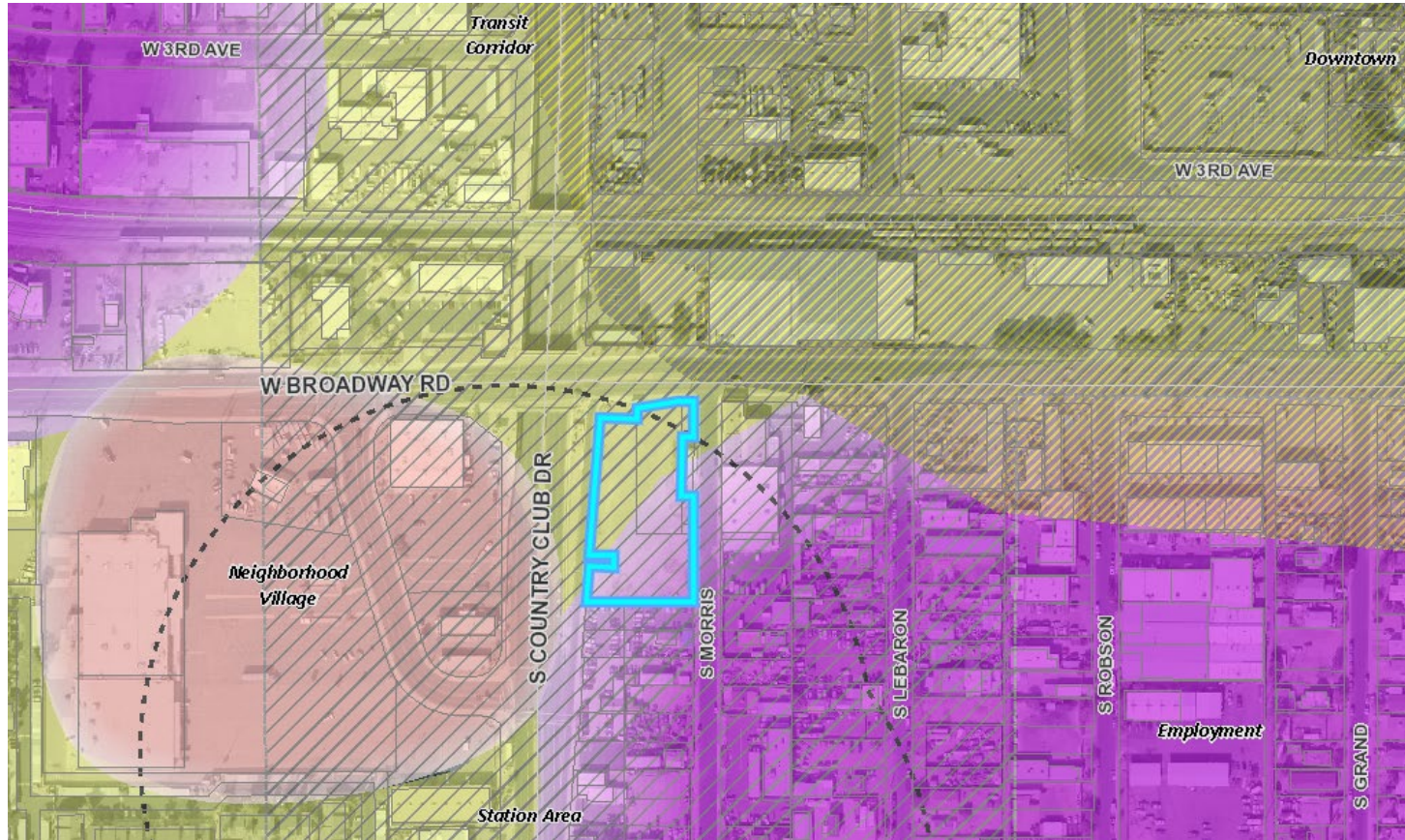
Purpose

- To allow for the development of a Self-Storage Facility

Location

- South of Broadway Road
- East of Country Club Drive





General Plan

Neighborhood

- Clean, safe and healthy areas
- Sense of place

Employment

- Variety of places to work, including warehousing/storage

Transit - Station Area

- Area designated for a consistent high level of transit options

Existing Zoning

- Majority of the property is zoned DB-2
 - Self-Storage allowed by right, all portions of facility on DB-2
 - Parking and retention located within LI and GC zones

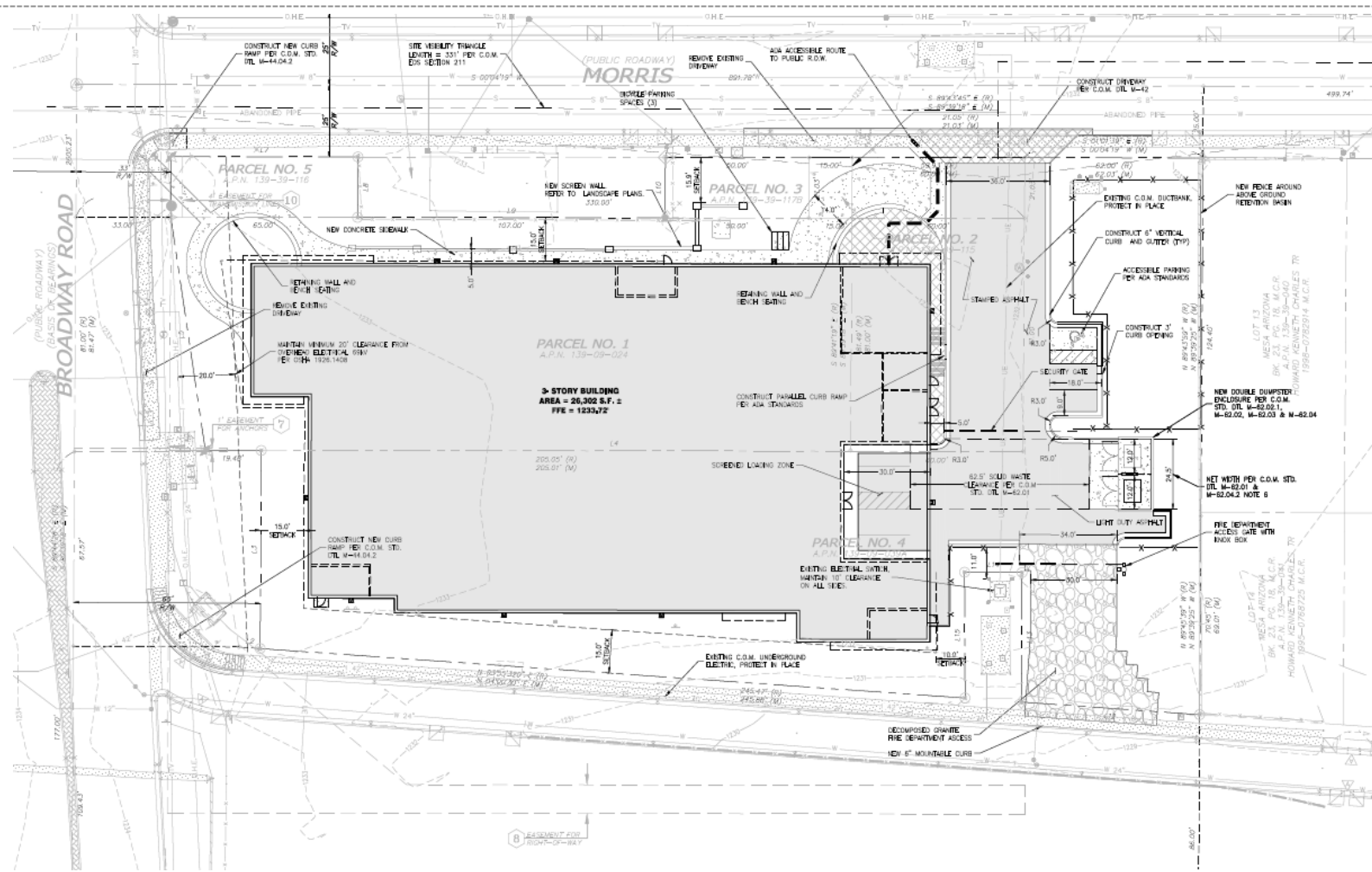


Site Photo

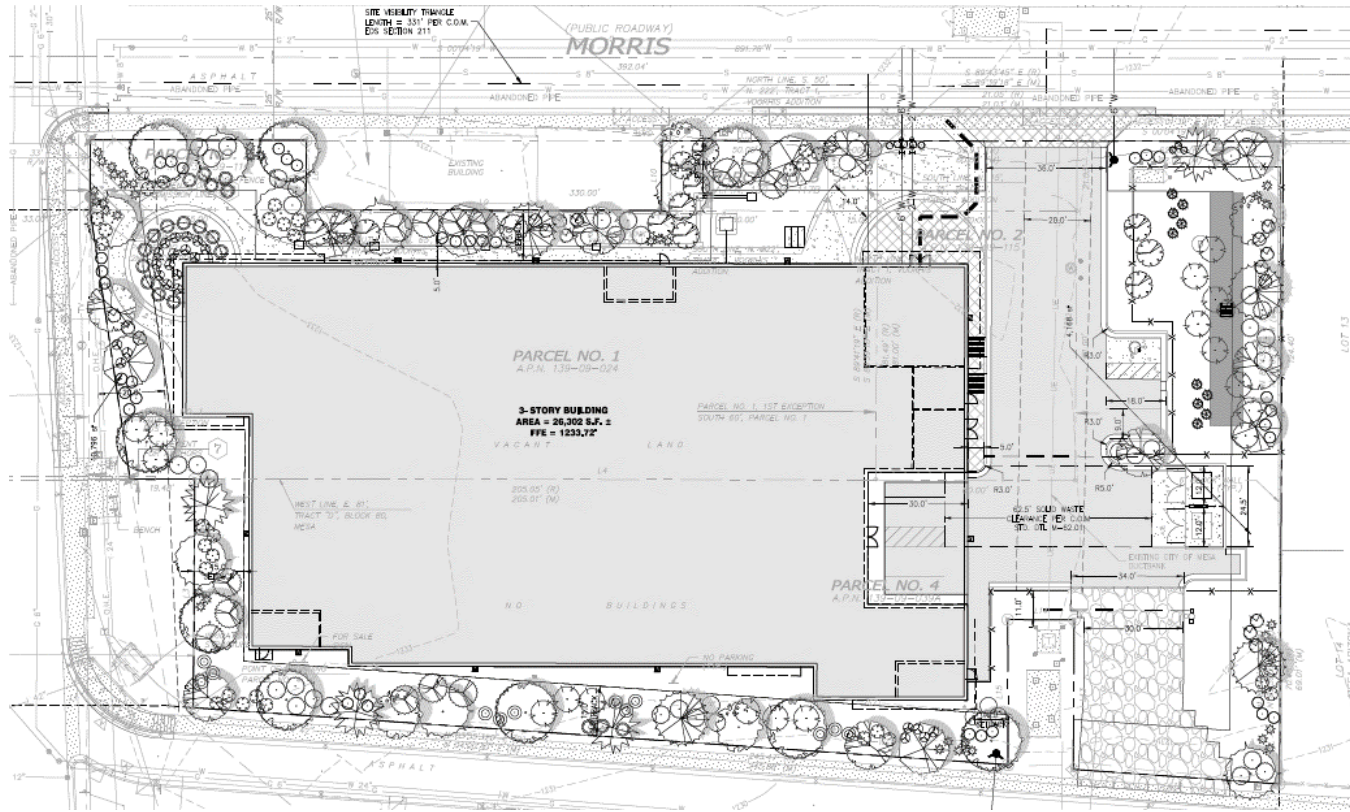


Looking south towards the site from Broadway Road

Site Plan



Landscape Plan



PROPOSED PLANT MATERIAL SCHEDULE						
SYMB.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	PLANT TYPE FOR LANDSCAPE CREDIT	REMARKS
TREES						
	7	<i>Sophora secundiflora</i>	Texas Mountain Laurel	15 GAL	Ornamental	Multi-Trunk
	8	<i>Acacia greggii</i>	Mulga	24" BOX	Shade	Standard Trunk
	4	<i>Acacia salicina</i>	Willow Acacia	24" BOX	Evergreen	Standard Trunk
	4	<i>Acacia salicina</i>	Willow Acacia	15 GAL	Evergreen	Standard Trunk
	9	<i>Quercus virginiana</i>	Live Oak	36" BOX	Evergreen	Multi-Trunk
	7	<i>Ulmus parvifolia "Sempervirens"</i>	Evergreen Elm	24" BOX	Evergreen	Standard Trunk
	4	<i>Dalbergia sissoo</i>	Sissoo Tree	24" BOX	Evergreen	Standard Trunk
SHRUBS						
	12	<i>Neurium oleander "petite pink"</i>	Petite Pink Oleander	5 GAL	Medium Shrub	
	41	<i>Hesperaloe parviflora</i>	Red Yucca	5 GAL	Small Shrub	
	32	<i>Dasylirion wheeleri</i>	Silver Desert Spoon	5 GAL	Small Shrub	
	35	<i>Leucophyllum longimanale "Lynns Legacy"</i>	"Lynns Legacy" Sage	5 GAL	Medium Shrub	
	35	<i>Tecoma x "Bells of Fire"</i>	Bells of Fire	5 GAL	Medium Shrub	
	17	<i>Larrea tridentata</i>	Creosote	5 GAL	Large Shrub	
	14	<i>Dodonaea viscosa</i>	Hopspeed Bush	5 GAL	Large Shrub	
	23	<i>Bougainvillea "Torch Glow"</i>	Torch Glow Bougainvillea	5 GAL	Medium Shrub	
	16	<i>Justicia californica</i>	Chuparosa	5 GAL	Medium Shrub	
	12	<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise	5 GAL	Large Shrub	
	10	<i>Encarnia lanifolia</i>	Turpentine Bush	5 GAL	Small Shrub	
GROUNDCOVER						
	10	<i>Acacia "Desert Carpet"</i>	Desert Carpet Acacia	1 GAL	Evergreen G.C.	
	8	<i>Aloe "Blue Elf"</i>	Blue Elf Aloe	1 GAL	Evergreen G.C.	
	19	<i>Lantana montevidensis</i>	Purple Trailing Lantana	1 GAL	Evergreen G.C.	

Design Review

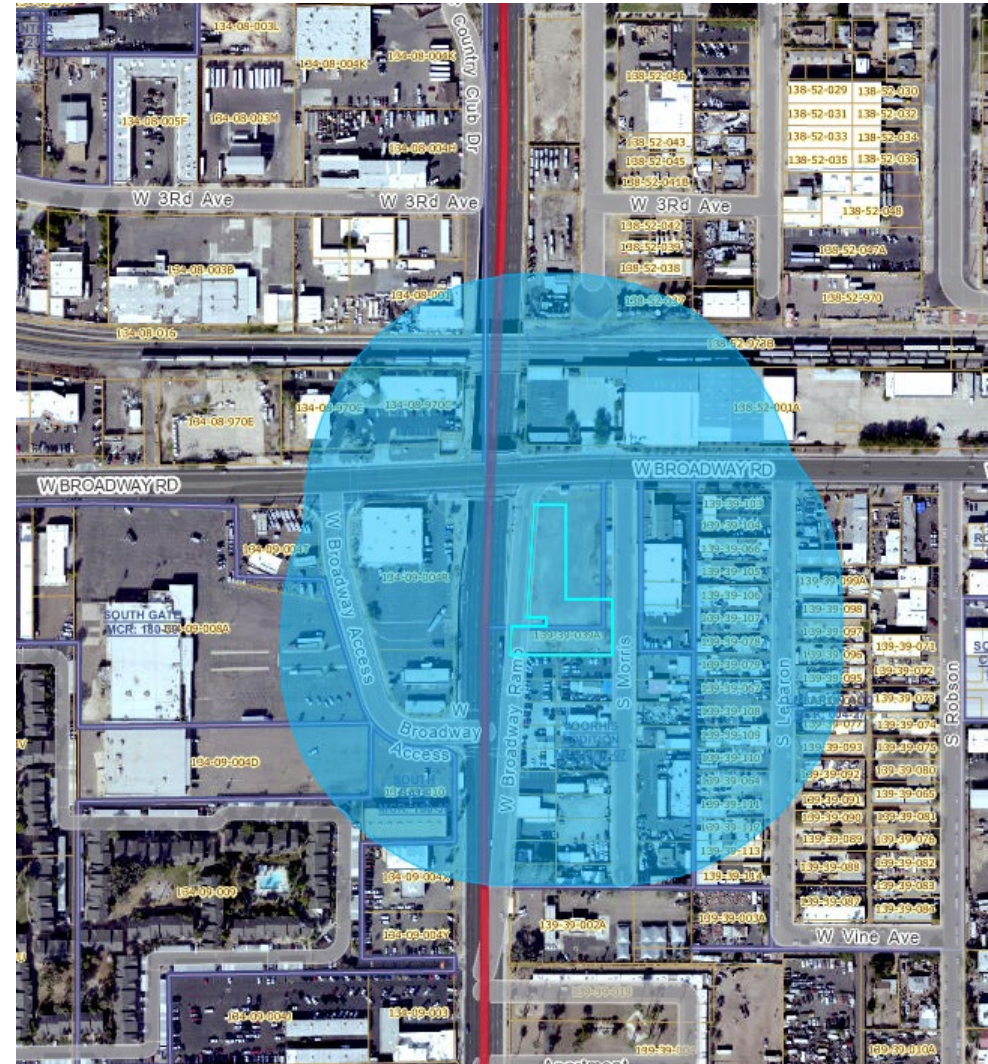
- October 11, 2022
- Minor comments from the Design Review Board that will not affect the site plan



CORNER OF W. BROADWAY RAMP AND W. BROADWAY RD.

Citizen Participation

- Property owners within 500 feet, HOAs & Registered Neighborhoods



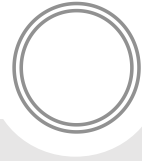
Summary

Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO

Staff Recommendation

Approval with Conditions

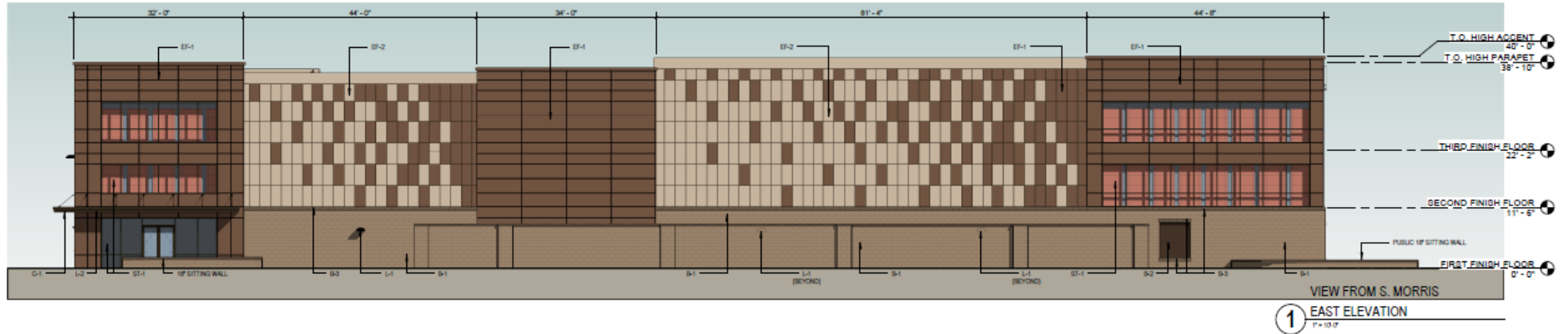


PLANNING & ZONING BOARD

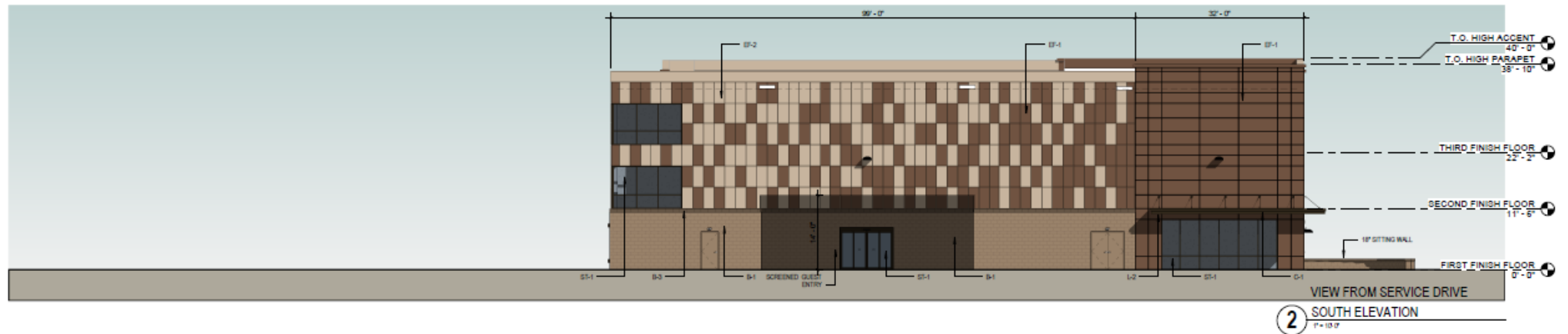
October 26, 2022

Building Elevations

EAST FACADE PLAN MATERIAL AREA		
15-1	SPLIT FACE BLOCK	190 SF 23%
15-2	BRICK	40 SF 1%
15-3	SMOOTH FACE BLOCK	132 SF 1%
17-1	EPS-DARK	370 SF 43%
17-2	EPS-LIGHT	229 SF 28%
17-7	STOREFRONT SYSTEM	114 SF 13%
TOTAL FACADE AREA: 819 SF		

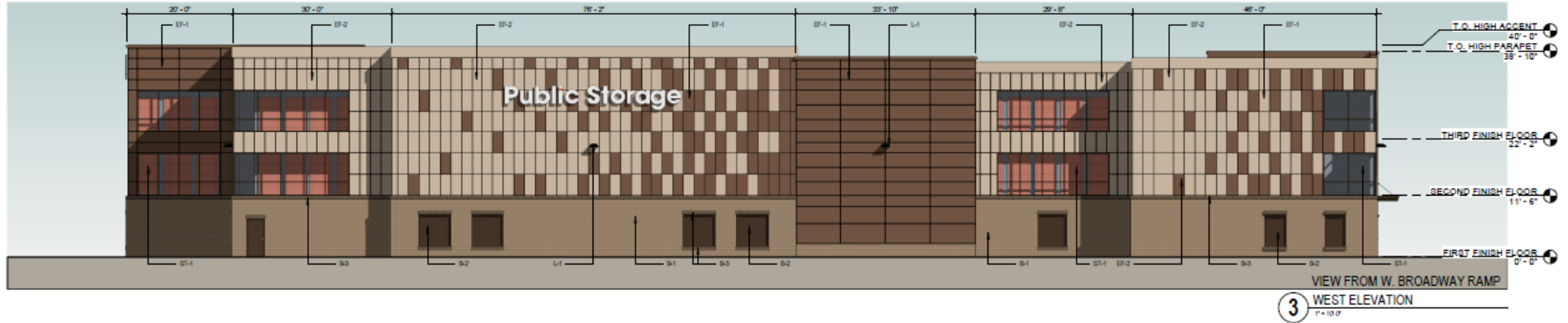


SOUTH FACADE PLAN MATERIAL AREA		
15-1	SPLIT FACE BLOCK	396 SF 20%
15-2	BRICK	0 SF 0%
15-3	SMOOTH FACE BLOCK	67 SF 1%
17-1	EPS-DARK	258 SF 41%
17-2	EPS-LIGHT	134 SF 23%
17-7	STOREFRONT SYSTEM	504 SF 11%
TOTAL FACADE AREA: 4,988 SF		

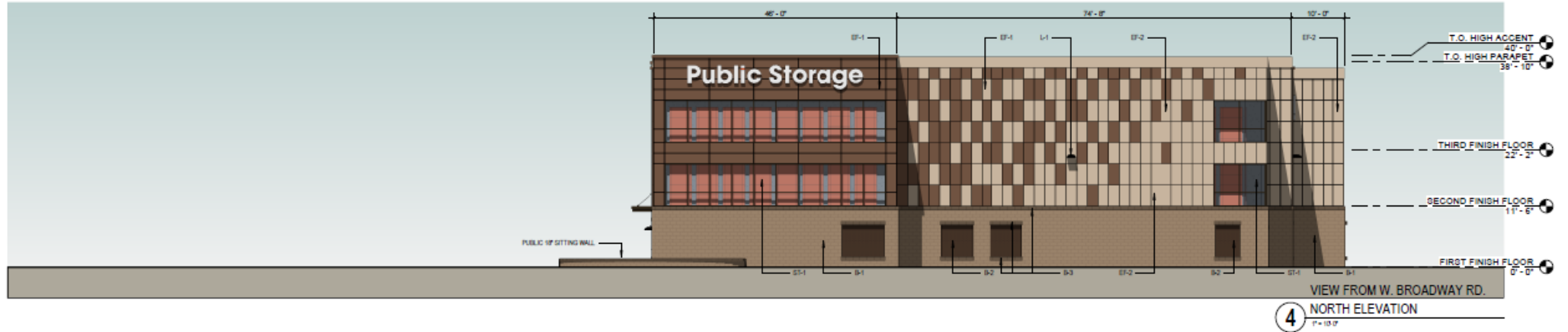


Building Elevations

WEST FACADE PLAN MATERIAL AREA			
SF-1	SPLIT FACE BLOCK	5995 SF	22%
SF-2	BRICK	224 SF	2%
SF-3	SMOOTH FACE BLOCK	191 SF	2%
SF-1	EFIS - DARK	2458 SF	27%
SF-2	EFIS - LIGHT	3103 SF	35%
SF-1	STOREFRONT SYSTEM	1095 SF	12%
TOTAL FACADE AREA: 5,100 SF			



NORTH FACADE PLAN MATERIAL AREA			
SF-1	SPLIT FACE BLOCK	1241 SF	22%
SF-2	BRICK	140 SF	3%
SF-3	SMOOTH FACE BLOCK	123 SF	2%
SF-1	EFIS - DARK	1203 SF	25%
SF-2	EFIS - LIGHT	1986 SF	32%
SF-1	STOREFRONT SYSTEM	829 SF	15%
TOTAL FACADE AREA: 5,190 SF			



EXTERIOR MATERIAL LEGEND	
CODE	MATERIAL
SF-1	SPLIT FACE CMU BLOCK
SF-2	BRICK
SF-3	SMOOTH FACE BLOCK
SF-1	EFIS - DARK

Renderings



Renderings



ENTRY VIEW FROM S. MORRIS

Renderings



CORNER OF W. BROADWAY RAMP AND W. BROADWAY RD.

Renderings



SERVICE DRIVE VIEW FROM W. BROADWAY RAMP

Renderings



SERVICE DRIVE AND SCREENED LOADING / UNLOADING

Renderings



Renderings





PLANNING & ZONING BOARD

October 26, 2022



ZON22-00263



Request

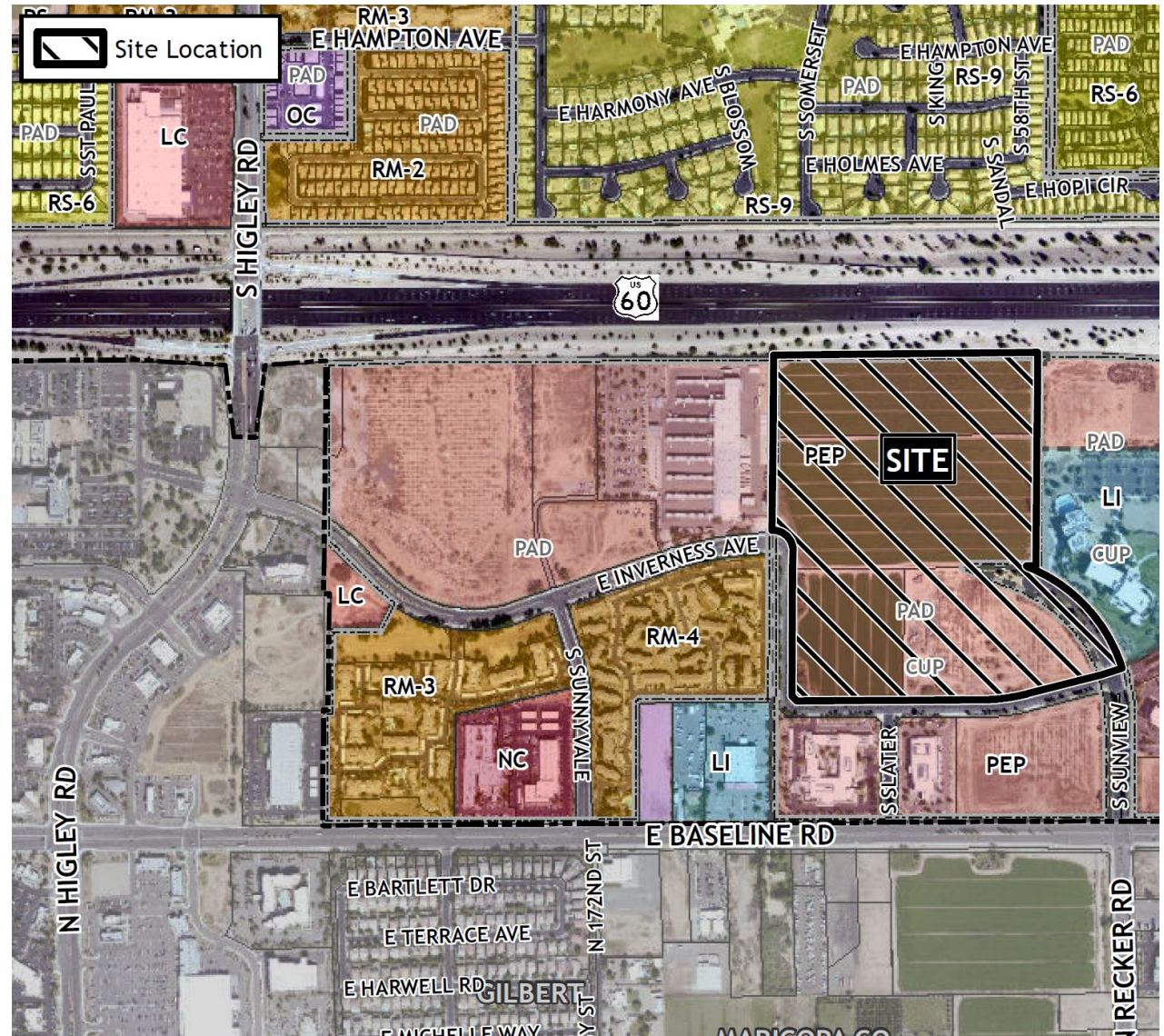
- Rezone from PEP-PAD-CUP to PEP-PAD & LI-PAD and Site Plan Review

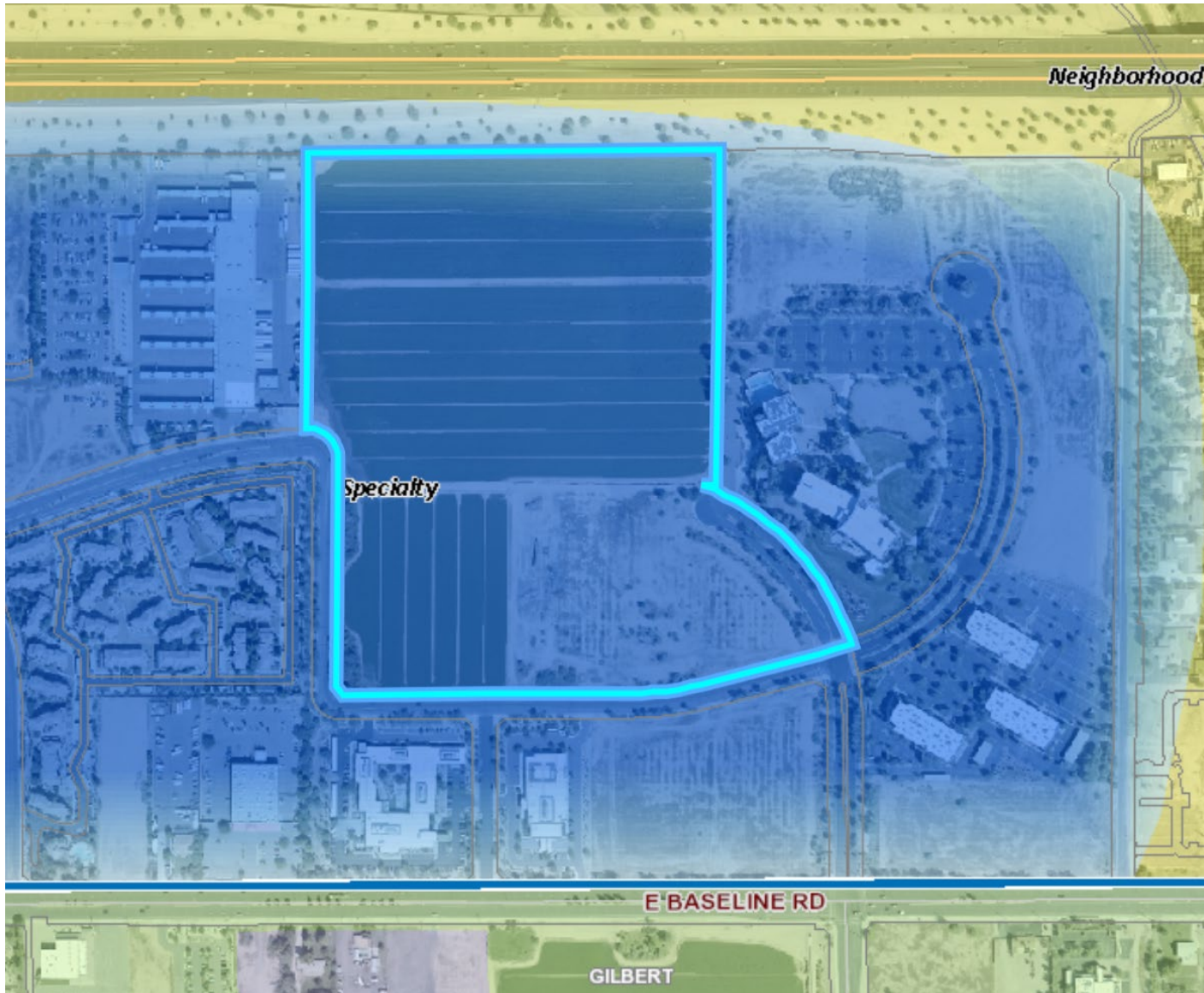
Purpose

- Allow for an industrial development

Location

- North of Baseline Road
- West of Sunview Road
- East of Higley Road





General Plan

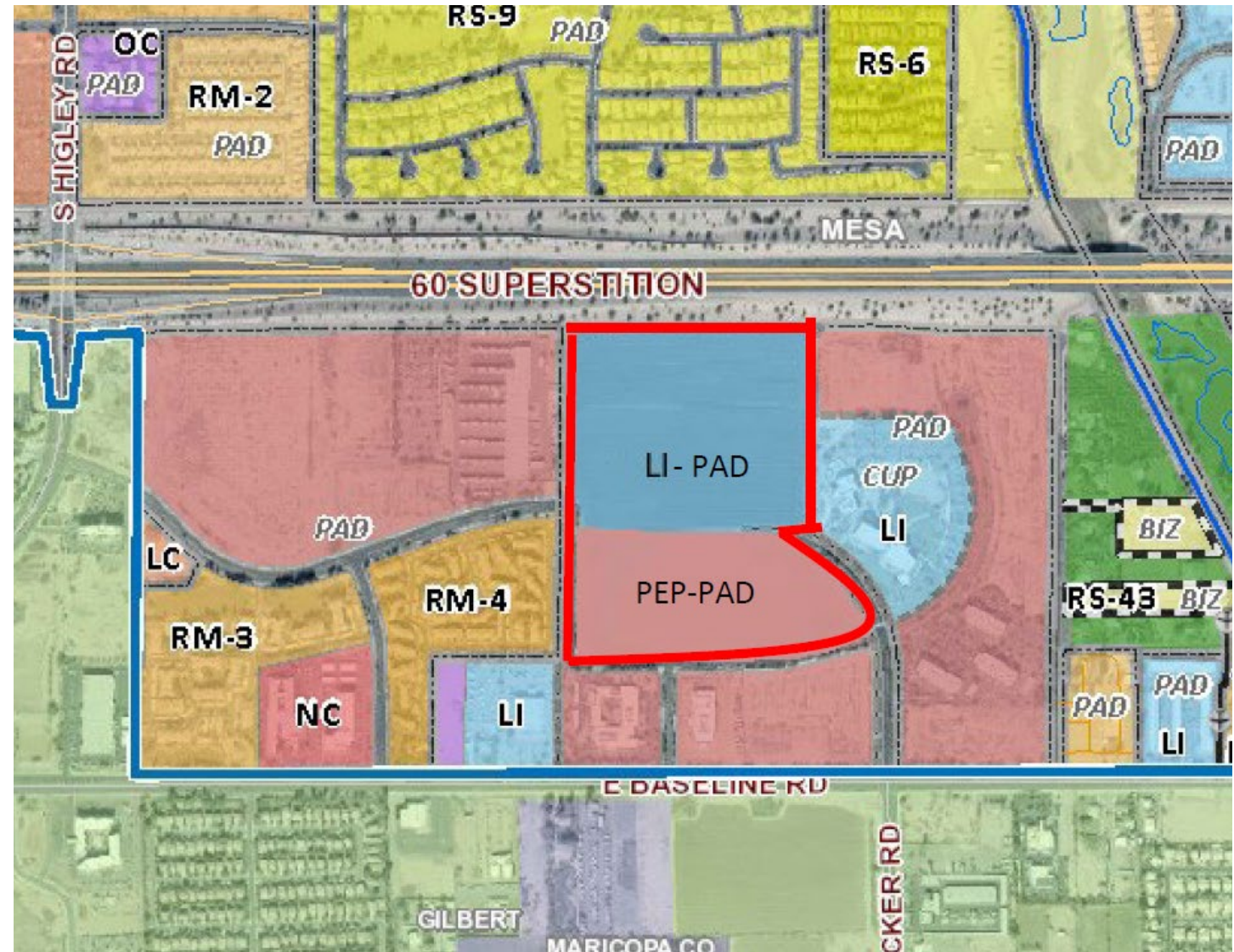
Specialty

- Medical Campus sub-type
- Large areas with a single use

Zoning

Light Industrial (LI-PAD) & Planned Employment Park (PEP-PAD)

- Provide areas for a variety of employment uses
- DA to prohibit land uses



Site Photos



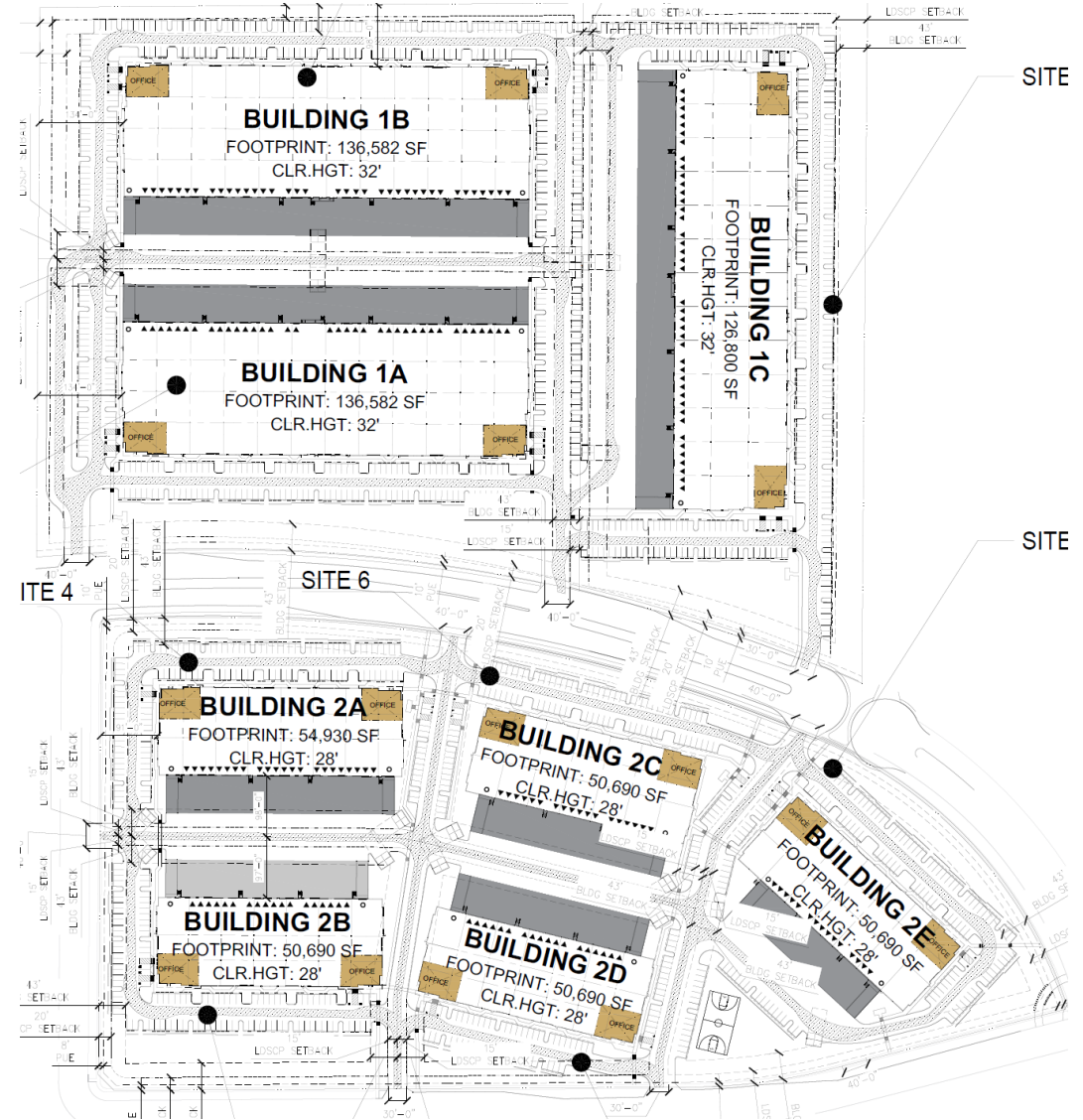
Looking north towards the site

PAD Request

Development Standard	Required	Proposed	Staff Recommendation
Maximum Building Height	40'	50'	As proposed
Required Parking Ratio	75% of GFA at 1 space per 500 SF & 25% at 1 space per 375 SF	90% of GFA at 1 space per 650 SF & 10% at 1 space per 375 SF	As proposed
Setback of Cross Drive Aisles	50 feet	20 feet	Not in support

Site Plan

- 8 buildings, 657,654 SF
- Buildings 1A-1C, LI-PAD
- Buildings 2A-2E, PEP-PAD



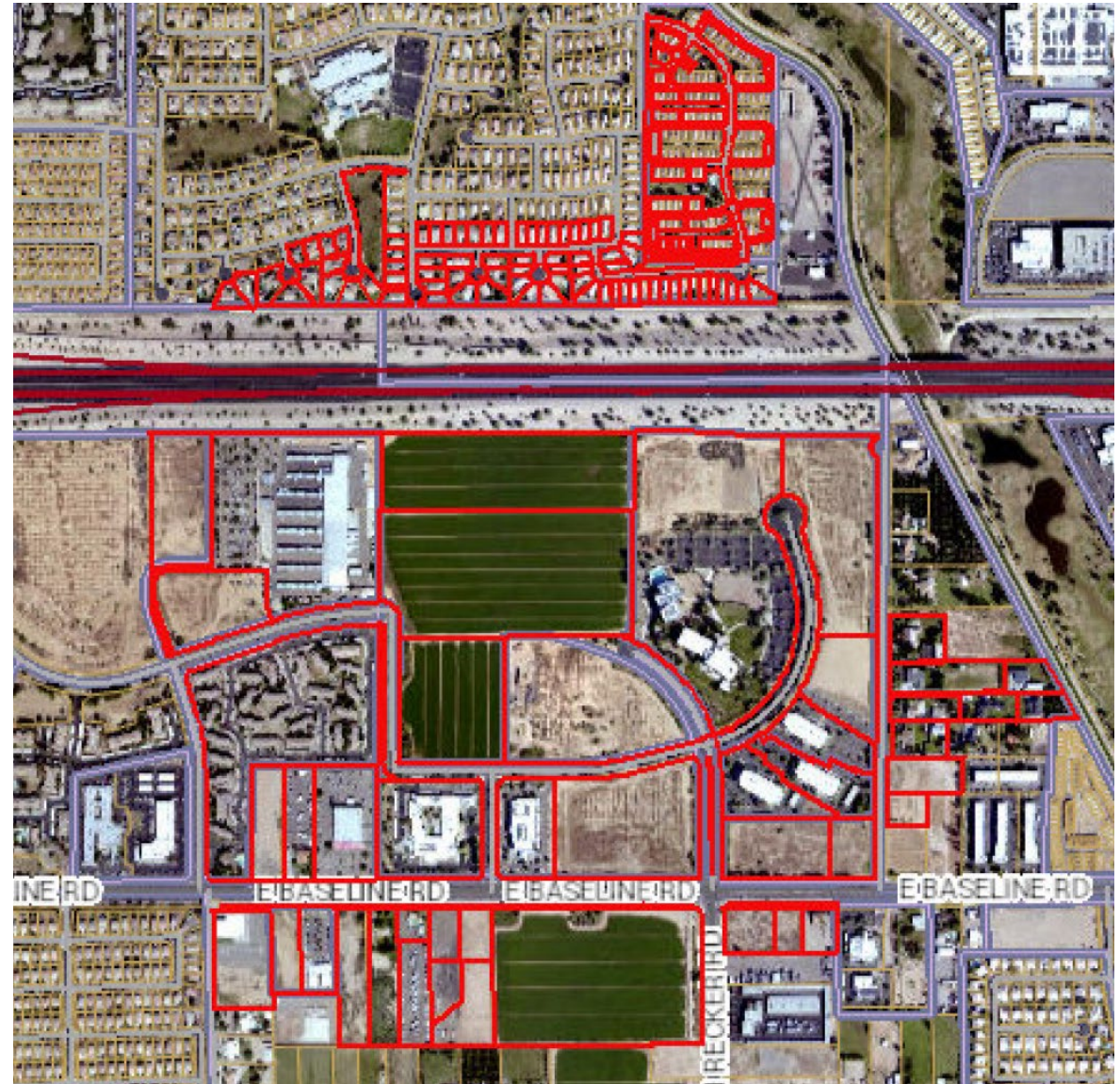
Design Review

- July 12, 2022



Citizen Participation

- Property owners within 1,000 feet, HOAs & Registered Neighborhoods
- 1 neighborhood meetings. 4 attendees
- Received letter of opposition from AT Still, 1 neighbor



Citizen Participation

- Changes made in response to concerns:
 - Increased landscape setback on east side
 - Separation of Sunview alignment to re-route truck traffic (Condition #2)



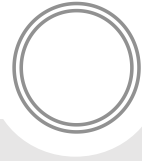
Summary

Findings

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

Staff Recommendation

Approval with Conditions



PLANNING & ZONING BOARD

October 26, 2022



PLANNING & ZONING BOARD

October 26, 2022



ZON22-00265

Josh Grandlienard, AICP, Planner II

October 26, 2022



Request

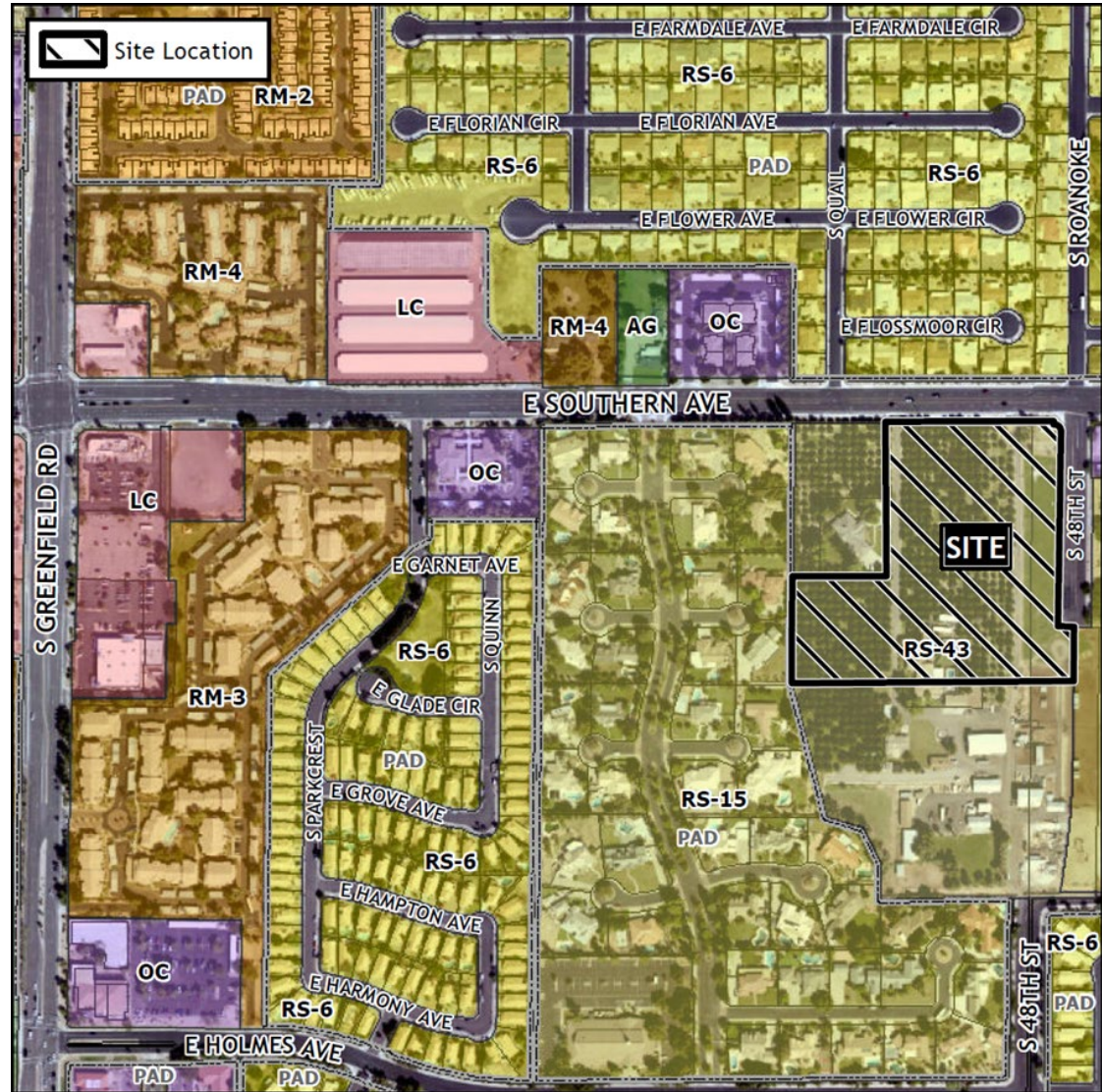
- Rezoning and Site Plan Review

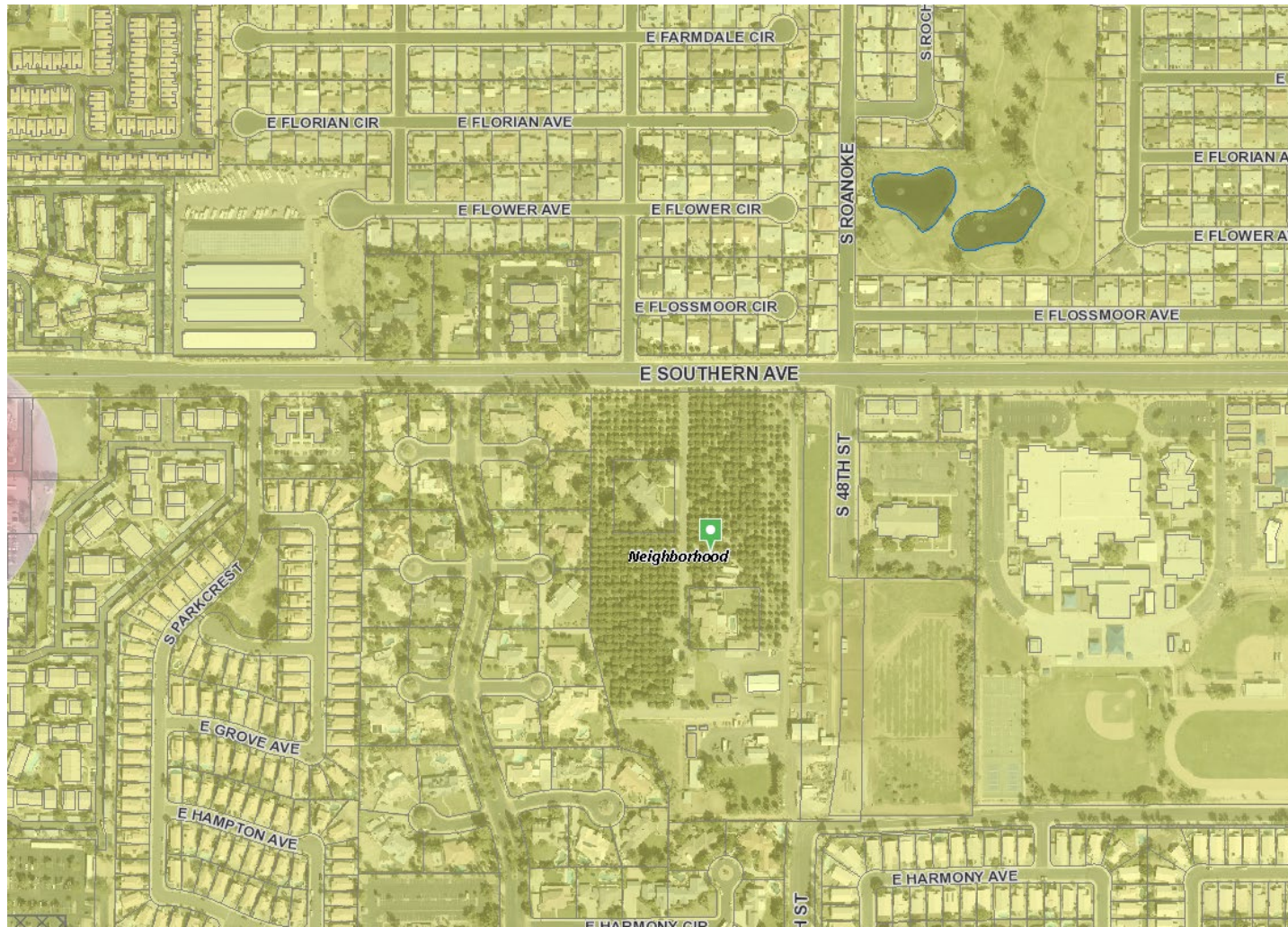
Purpose

- Allow the development of an Age-Restricted Multiple Residence Community

Location

- East of Greenfield Road
- South of Southern Avenue





General Plan

Neighborhood

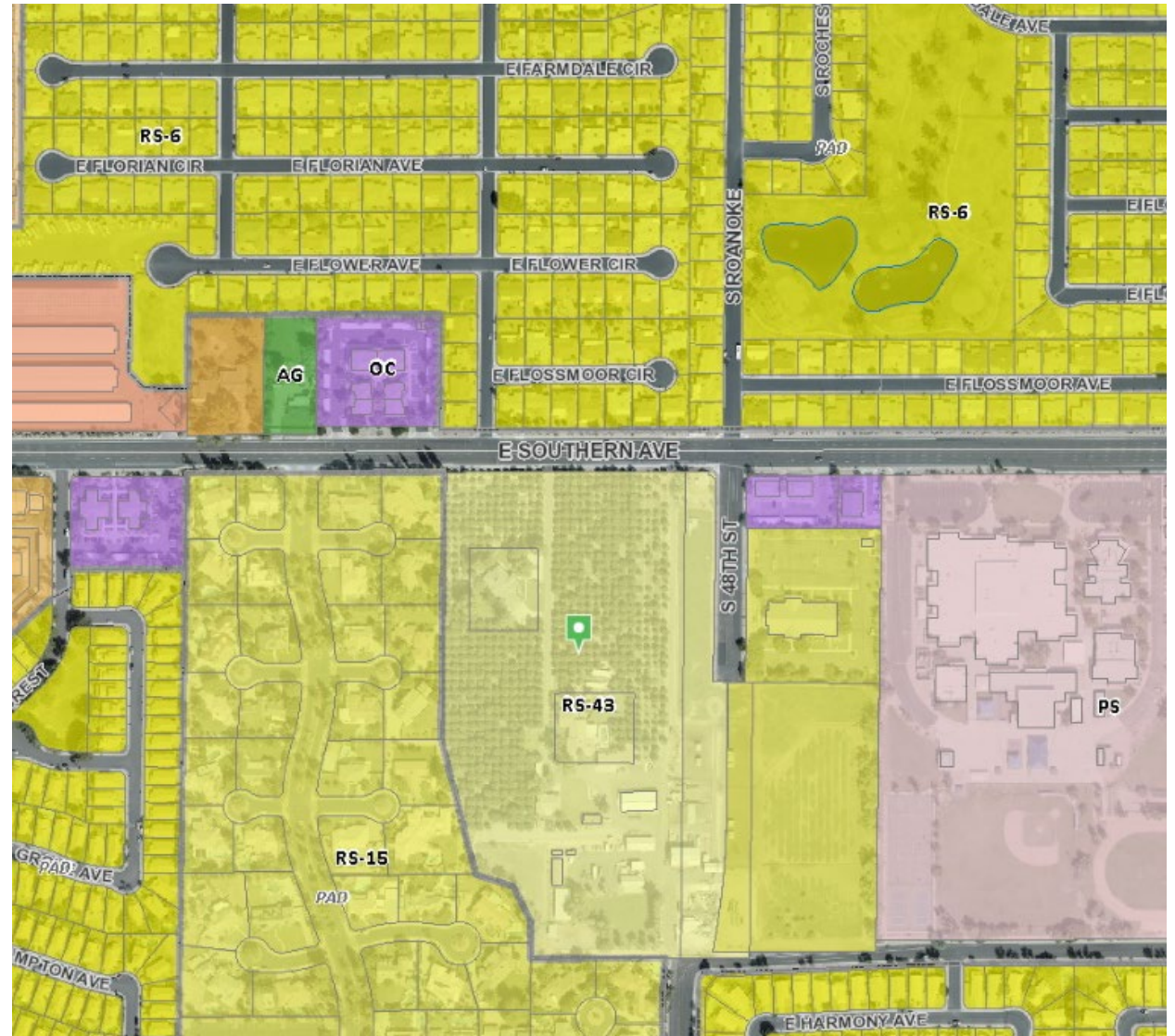
- Clean, safe and healthy areas
- Sense of place

Existing Zoning

- RS-43
- RS-15

Proposed Zoning

- RM-4-PAD



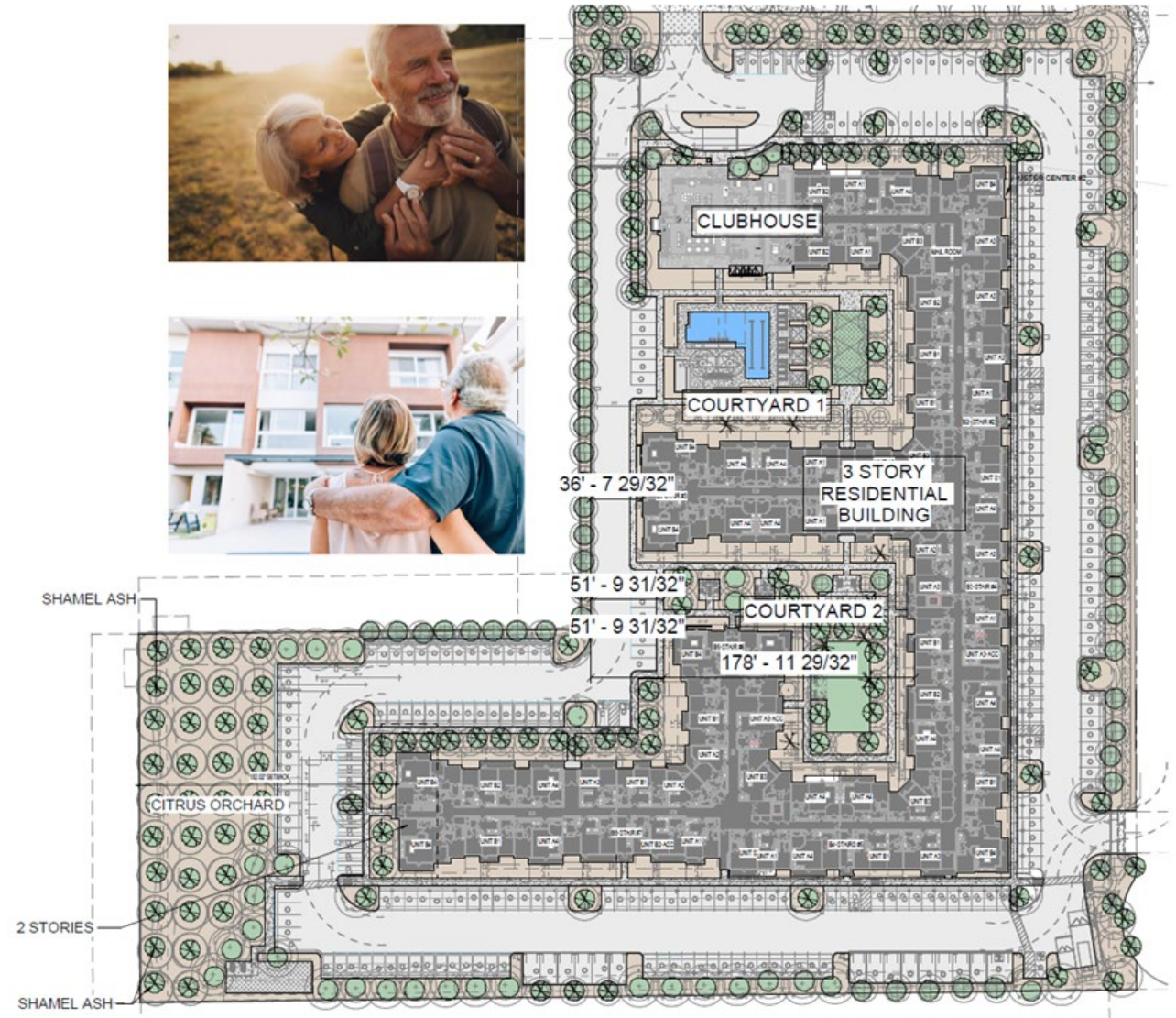
Site Photo



Looking south towards the site from 48th Street

Site Plan

- Main access from Southern Avenue
- Secondary access from 48th Street
- 208 units - 23.3 du/ac
- Alternative Compliance for Parking - 1.4 parking spaces per unit proposed



PAD Modifications

PAD Standard	Required	Proposed
<u>Minimum Yards</u> <ul style="list-style-type: none"> • Front and Street-Facing Sides (adjacent to a collector - 48th St.) • Interior Side: 3 or more units on lot - Multiple Stories 	<p>25'</p> <p>15' per story (45' total)</p>	<p>18'</p> <p>6.5' west property line 4.5' south property line</p>
<u>Private Open Space</u> <ul style="list-style-type: none"> • Two-bedroom Unit Only 	100 square feet	Min. 62 square feet
<u>Building Separation</u> <ul style="list-style-type: none"> • Detached covered parking canopy 	20'	10'

PAD Modifications

PAD Standard	Required	Proposed
<u>Fences and Freestanding Wall Maximum Height</u>	6'	8' adjacent to single residence uses
<u>Landscape Yards</u> <ul style="list-style-type: none"> Non-single residential uses adjacent to non-residential districts or uses (north) (south) 	15' 15'	10' 4.5'
<u>Landscape Yards</u> <ul style="list-style-type: none"> Non-single residential uses adjacent to single residence (for sites 2.5 acres or more in size) (west) 	25'	6.5'

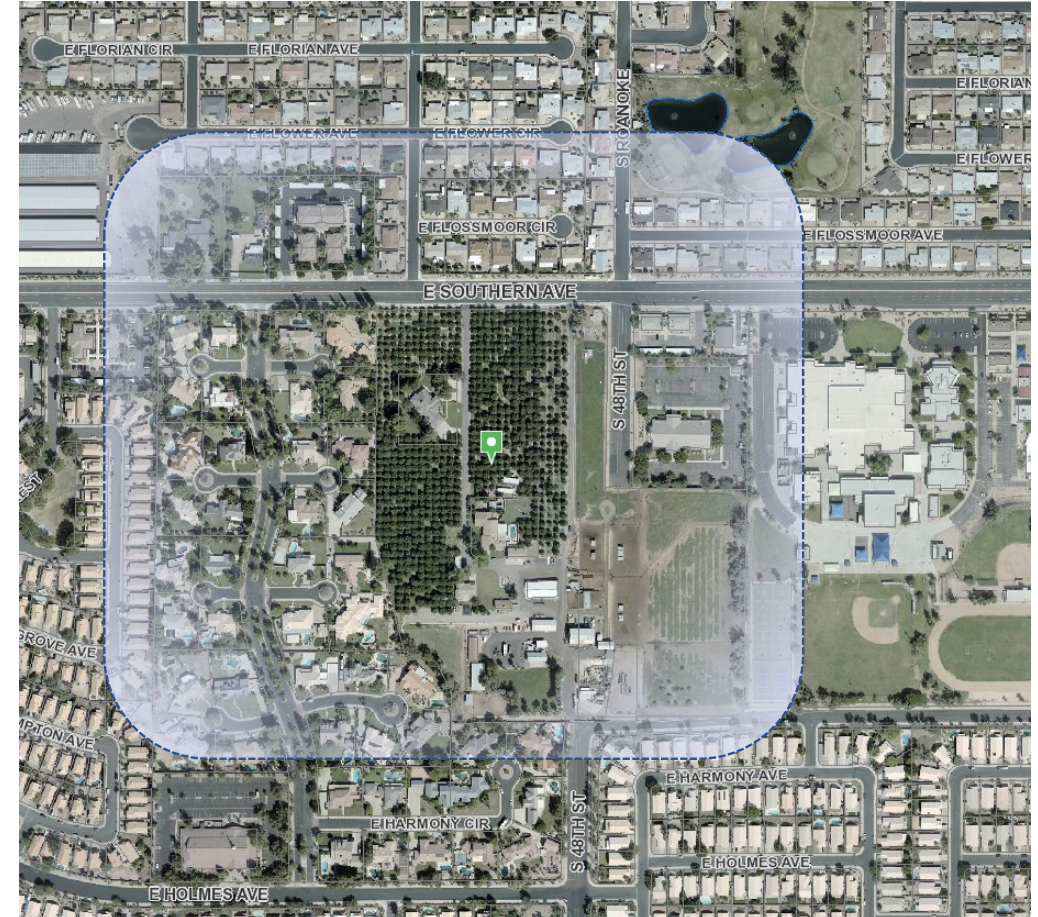
Design Review

- September 13, 2022
- Viability and longevity of the citrus grove
- General design comments



Citizen Participation

- Property owners within 1,000 feet, HOAs & Registered Neighborhoods
- Over 20 meetings made by the applicant with concerned citizens
 - Citizen Concern with Density and Height of the proposed structure and overall use
 - Applicant originally proposed a 4-story structure, reduced to majority 3-story, with portion that reduce to 2-story adjacent to Sunny Mesa



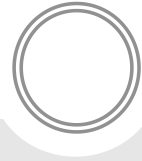
Summary

Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with review criteria in Chapter 22 of the MZO for a PAD overlay
- ✓ Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO

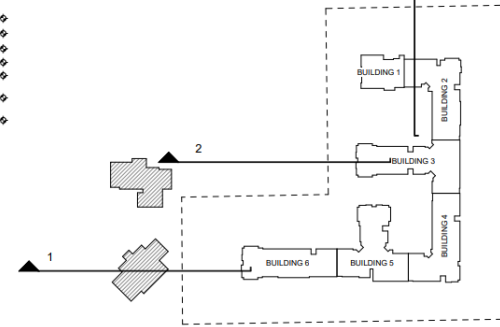
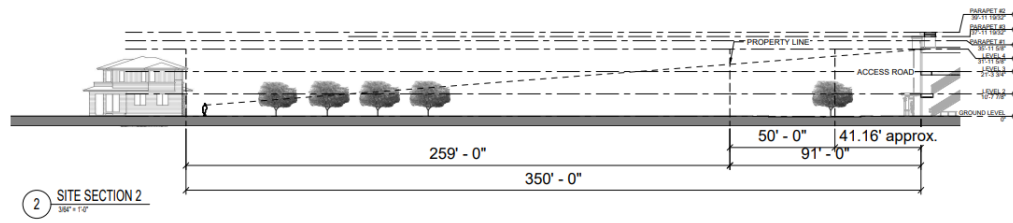
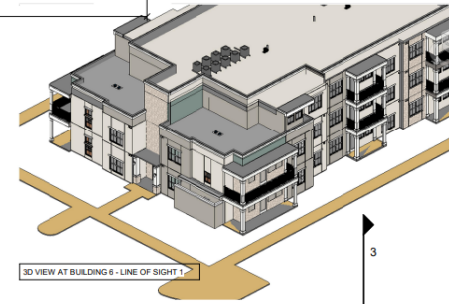
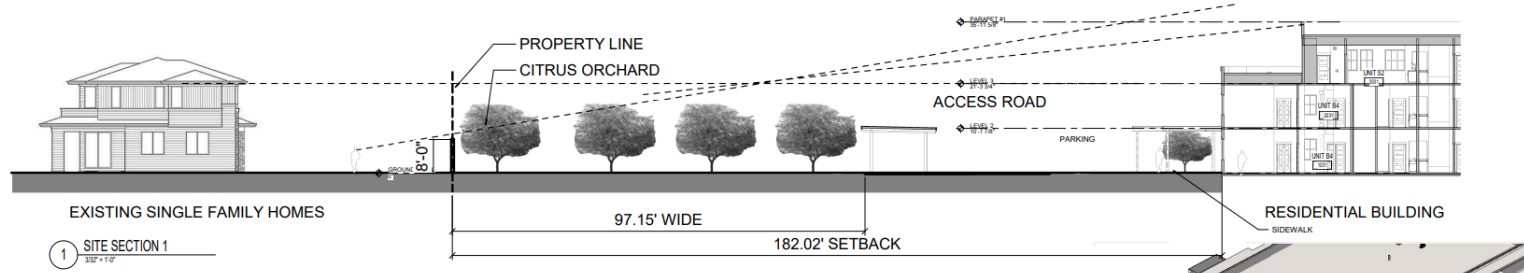
Staff Recommendation

Approval with Conditions



PLANNING & ZONING BOARD

October 26, 2022



SITE SECTION - LINE OF SIGHT

SPARROW GREENFIELD

DATE: 08/30/22 5801

© 2022

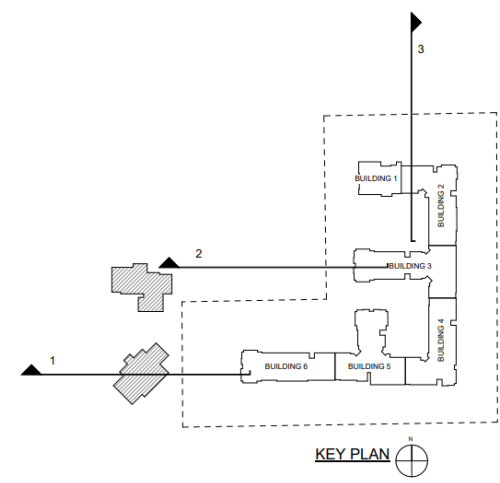
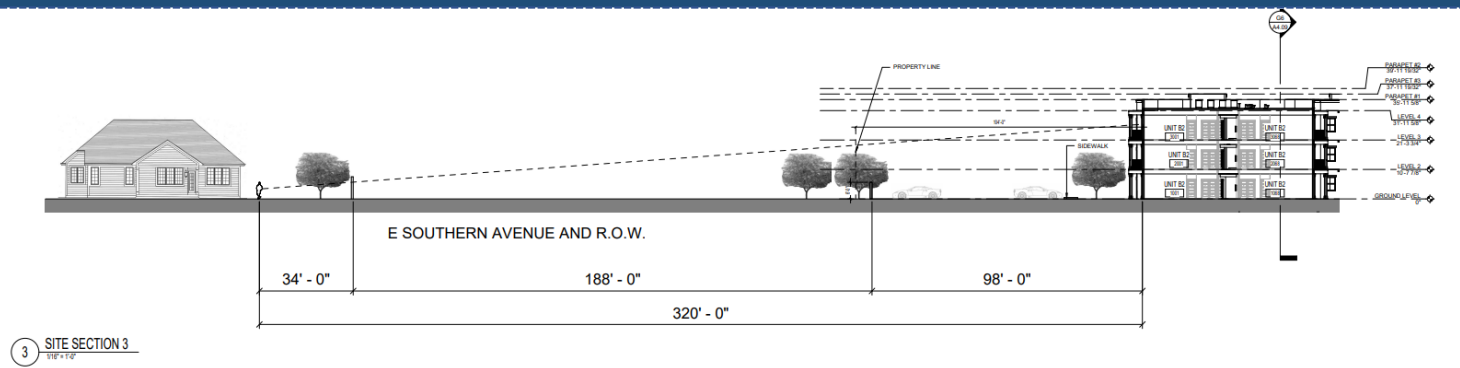
A FUGLEBERG KOCH COMPANY

2553 TEMPLE TRAIL, WINTER PARK, FL 32789

TEL: (407) 629-0955

WWW.FKCOMPANIES.COM

FL LICENSE # 0009877



KEY PLAN SITE SECTION Copy 1
1/18/22



LINE OF SIGHT SOUTHERN | SPARROW GREENFIELD

DATE: 09/01/22 5801

© 2022 A POLYBORG KOCOR COMPANY 2022 DRAFT 2024 WINDY HARBOR, FL 32091 TEL: (907) 629-0295 www.pocketfront.com FL LICENSE # 000997



PLANNING & ZONING BOARD

October 26, 2022



ZON22-00671



Request

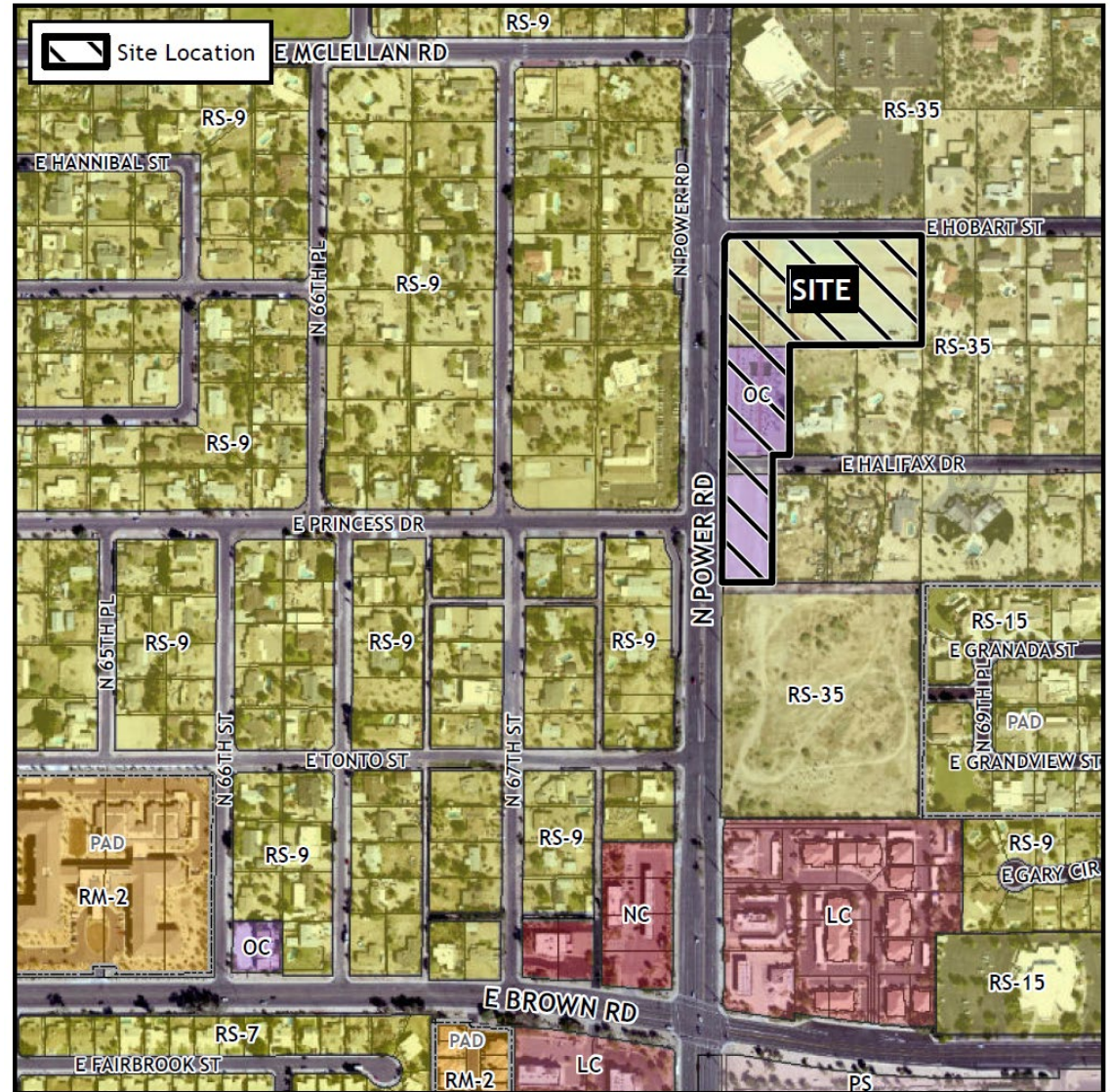
- Rezone
- Site Plan Review

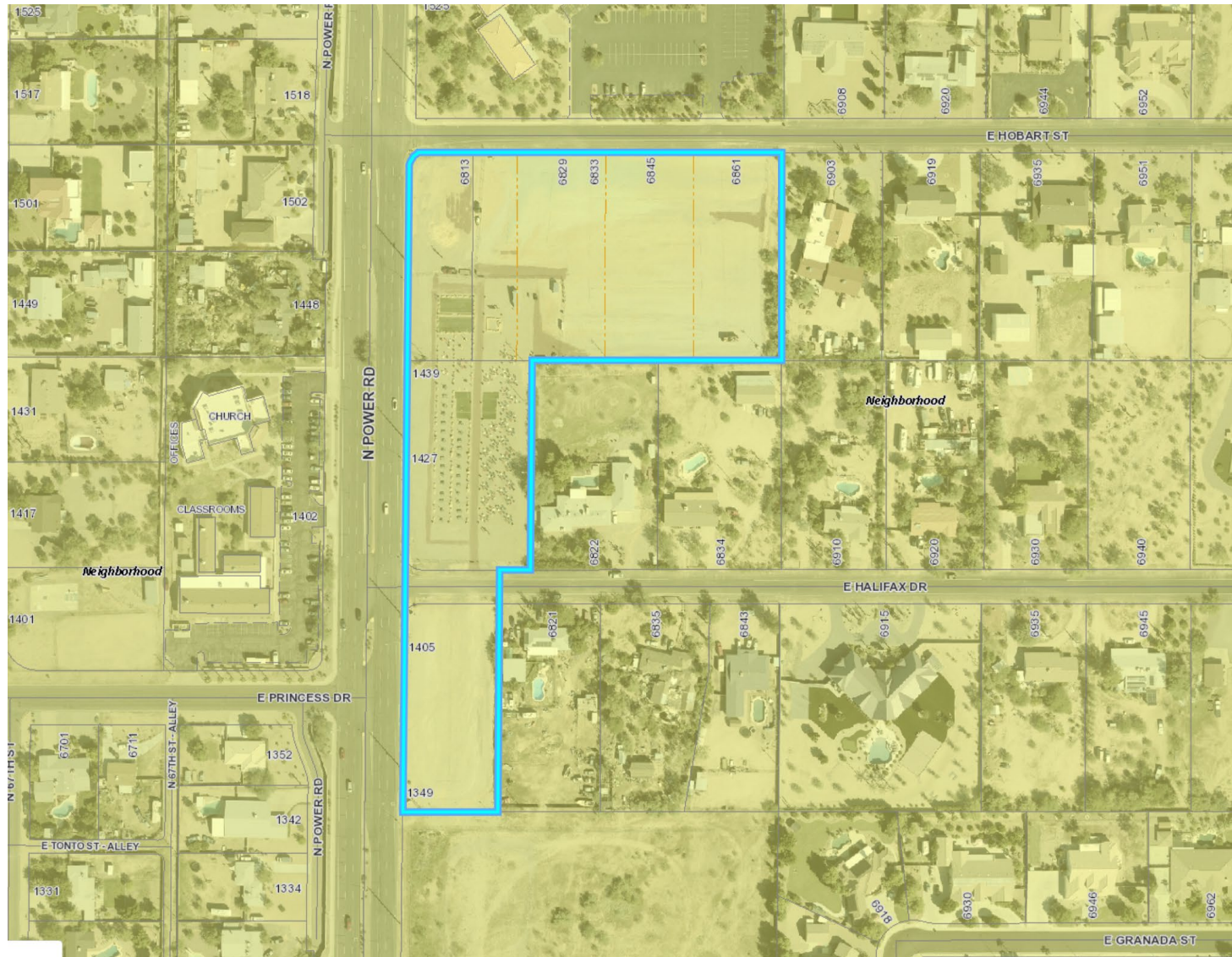
Purpose

- Allow the development of a Multiple Residence Community

Location

- North of Brown Road
- East side of Power Road
- South side of Hobart Street
- North/south sides of Halifax Drive





General Plan

Neighborhood

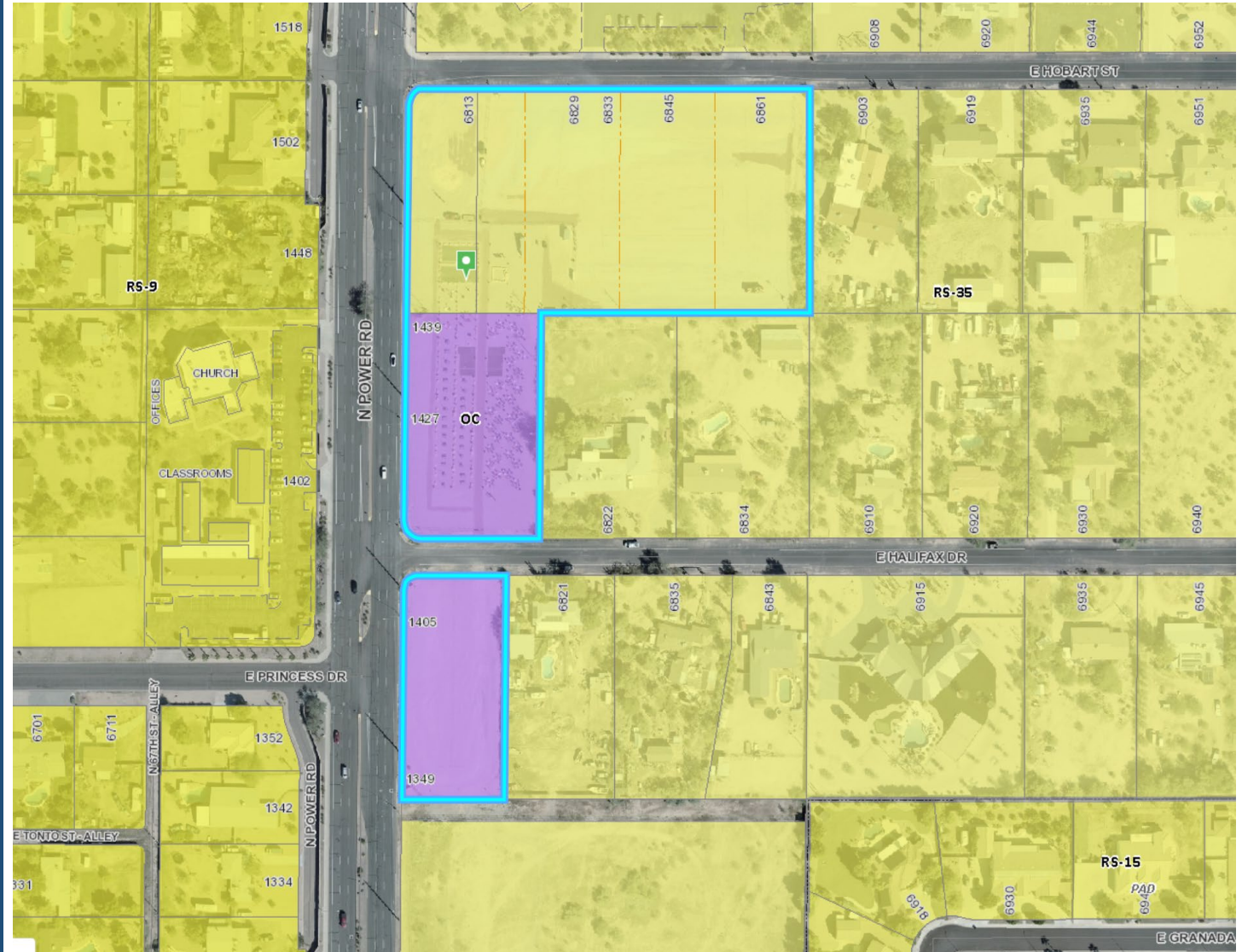
- Safe places for people to live
- Diversity of housing types
- RM-2 is a primary zoning district
- RM is a primary land use
- Adheres to required building form standards

Existing Zoning

RS-35 & OC

Proposed Zoning

RM-2-PAD



Site Photo



Looking east from North Power Road

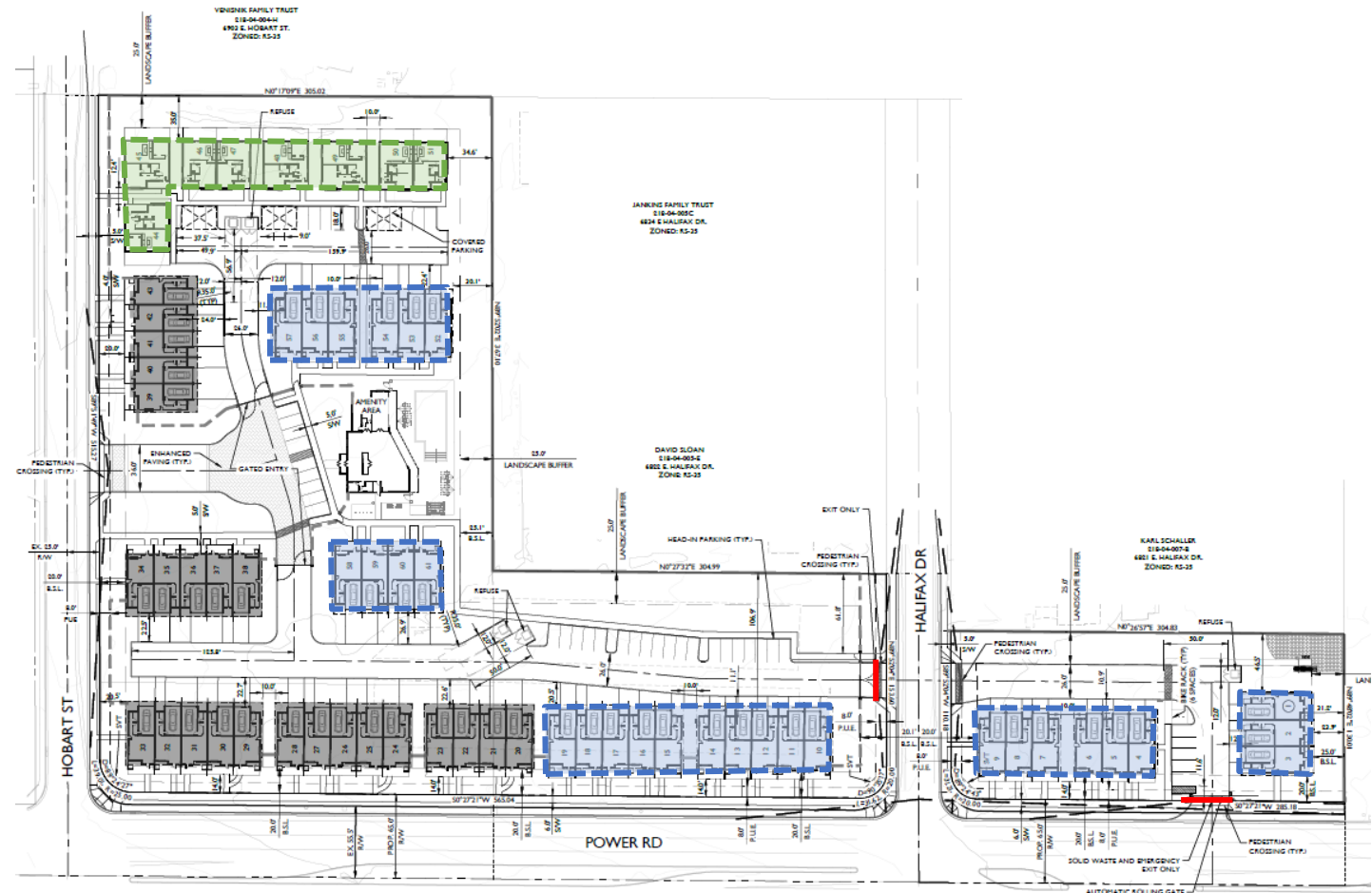
Site Photo



Looking south from Halifax Drive

Site Plan

- 61 units (10± du/ac)
- 1-3 story buildings
- Centralized amenity space
- Primary ingress/egress from Hobart Street
- Exit-only gate onto Halifax Drive
- Exit-only gate (emergency vehicles and solid waste) onto Power Road
- 128 parking spaces required; 145 spaces provided (62 covered)



Landscape Plan

KEYNOTES

- 1 ENTRY VEHICULAR GATE
- 2 ENTRY PEDESTRIAN GATE
- 3 SIDEWALK
- 4 AMENITY AREA
- 5 SWIMMING POOL
- 6 NOT IN USE
- 7 TRELIS WITH SEASONAL FIRE PIT AND CHAIRS
- 8 SHADE UMBRELLA
- 9 CHAISE CHAIR
- 10 POOL FENCE
- 11 BIKE RACK
- 12 6' CMU PERIMETER WALL, SEE SHEET L-2.01 & L-2.02
- 13 6' VIEW FENCE (2' WALL + 4' FENCING), SEE SHEET L-2.01 & L-2.02
- 14 PARKING
- 15 MONUMENT SIGN
- 16 MAILBOX
- 17 TRASH ENCLOSURE, SEE SHEET L-2.02
- 18 TRELIS WITH LANDSCAPE BENCH
- 19 DECORATIVE/TEXTURED PAVEMENT

AMENITIES

- A** SWIMMING POOL AMENITY AREA
- SWIMMING POOL
 - SHADE UMBRELLA
 - CHAISE CHAIR
 - TRELIS
 - FIRE PIT
 - TRASH RECEPTACLE
- B** OUTDOOR OPEN SPACE
- TRASH RECEPTACLE
 - LANDSCAPE BENCH
 - TRELIS
 - TURF

CITY OF MESA PLANT DATA

POWER ROAD (915 L.F.)	REQUIRED	PROVIDED
1 TREE AND 6 SHRUBS PER 25 L.F. OF STREET FRONTAGE	37 TREES 220 SHRUBS	37 TREES 223 SHRUBS
*Per SRP tree trimming and powerlines guideline, no tree is allowed within 25' of powerline.		
HOBART STREET (490 L.F.)	REQUIRED	PROVIDED
1 TREE AND 6 SHRUBS PER 25 L.F. OF STREET FRONTAGE	20 TREES 113 SHRUBS	20 TREES 113 SHRUBS
HALIFAX DRIVE (144 L.F.)	REQUIRED	PROVIDED
1 TREE AND 6 SHRUBS PER 25 L.F. OF STREET FRONTAGE	5 TREES 61 SHRUBS	5 TREES 61 SHRUBS
PROPERTY PERIMETER (1,257 L.F.)	REQUIRED	PROVIDED
4 NON DECIDUOUS TREES AND 20 SHRUBS PER 100 L.F. OF ADJACENT PROPERTY LINE	50 TREES 278 SHRUBS	50 TREES 302 SHRUBS
FOUNDATION BASE	REQUIRED	PROVIDED
1 TREE PER 50 L.F. OF EXTERIOR BUILDING WALL	116 TREES	116 TREES
10% OF FOUNDATION BASE TREES TO BE 36" BOX SIZE TREES	12 TREES	45 TREES
TREE SIZE (273 TOTAL)	REQUIRED	PROVIDED
36" BOX (25% MIN.)	60 TREES	80 TREES
24" BOX (50% MIN.)	120 TREES	193 TREES

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
	<i>Acacia anuera</i>	Mulga	24" Box	15
	<i>Acacia salicina</i>	Willow Acacia	24" Box	14
	<i>Caesalpinia cacalaco</i>	Cascalote	24" Box	23
	<i>Caesalpinia cacalaco 'Smoothies'</i>	Smooth Cascalote	5 Gal	32
	<i>Parkinsonia x 'Desert Museum'</i>	Desert Museum Palo Verde	24" Box	15
	<i>Pistacia chinensis 'Red Push'</i>	'Red Push' Chinese Pistache	36" Box	18
	<i>Pistacia lentiscus</i>	Mastic	24" Box	34
	<i>Prosopis hybrid 'Phoenix'</i>	Thornless Mesquite	24" Box	29
	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	36" Box	5
	<i>Vitex agnus-castus</i>	Chaste Tree	36" Box	59

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
SHRUBS/ACCENTS				
	<i>Agave americana</i>	Century Plant	5 Gal	12
	<i>Agave desmettiana</i>	Smooth Agave	5 Gal	59
	<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise	5 Gal	73
	<i>Dasylirion quadrangulum</i>	Mexican Grass Tree	5 Gal	51
	<i>Hesperaloe parviflora 'Brakelights'</i>	Brakelights Red Yucca	5 Gal	20
	<i>Justicia spicigera</i>	Mexican Honeysuckle	5 Gal	80
	<i>Leucophyllum candidum 'Thunder Cloud'</i>	Thunder Cloud Sage	5 Gal	91
	<i>Leucophyllum langmaniae 'Rio Bravo'</i>	Rio Bravo Sage	5 Gal	23
	<i>Muhlenbergia capillaris 'Regal Mist'</i>	'Regal Mist' Muhly	5 Gal	314
	<i>Portulacaria afra minima</i>	Dwarf Elephant Food	5 Gal	135
	<i>Ruellia peninsularis</i>	Desert Ruellia	5 Gal	24
	<i>Russelia equisetiformis</i>	Coral Fountain	5 Gal	23
	<i>Simmondsia chinensis 'Vista'</i>	Compact Jojoba	5 Gal	63
	<i>Tecoma x 'Orange Jubilee'</i>	Orange Jubilee	5 Gal	74
	<i>Tecoma stans 'Gold Star'</i>	Yellow Bells	5 Gal	6

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
GROUNDCOVERS			
	<i>Eremophila prostrata 'Outback Sunrise'</i>	'Outback Sunrise'	1 Gal
	<i>Lantana x 'Dallas Red'</i>	Dallas Red Lantana	1 Gal
	<i>Lantana x 'New Gold'</i>	New Gold Lantana	1 Gal

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
VINE			
	<i>Bougainvillea species</i>	Bougainvillea Vine	5 Gal

MATERIAL	SCIENTIFIC NAME	COMMON NAME	QTY
	<i>Cynodon dactylon 'Tilway 419'</i>	Tilway 419 Sod	1,400 S.F.
	Decomposed Granite with Planting		112,145 S.F.



PAD Request

Development Standard	Required	Proposed
<u>Minimum Yards</u> <ul style="list-style-type: none"> • Front and Street Facing Side (Arterial Street – Power Road) 	30 feet	20 feet
<u>Required Landscape Yards</u> <ul style="list-style-type: none"> • South Side (units 1-3) • Street Side (Arterial Street – Power Road) 	25 feet 30 feet	23 feet, 9 inches 14 feet
<u>Minimum Building Separation</u>	25, 30 feet	10 feet
<u>Minimum Setback of Cross Drive Aisles</u>	50 feet	11 feet

Design Review

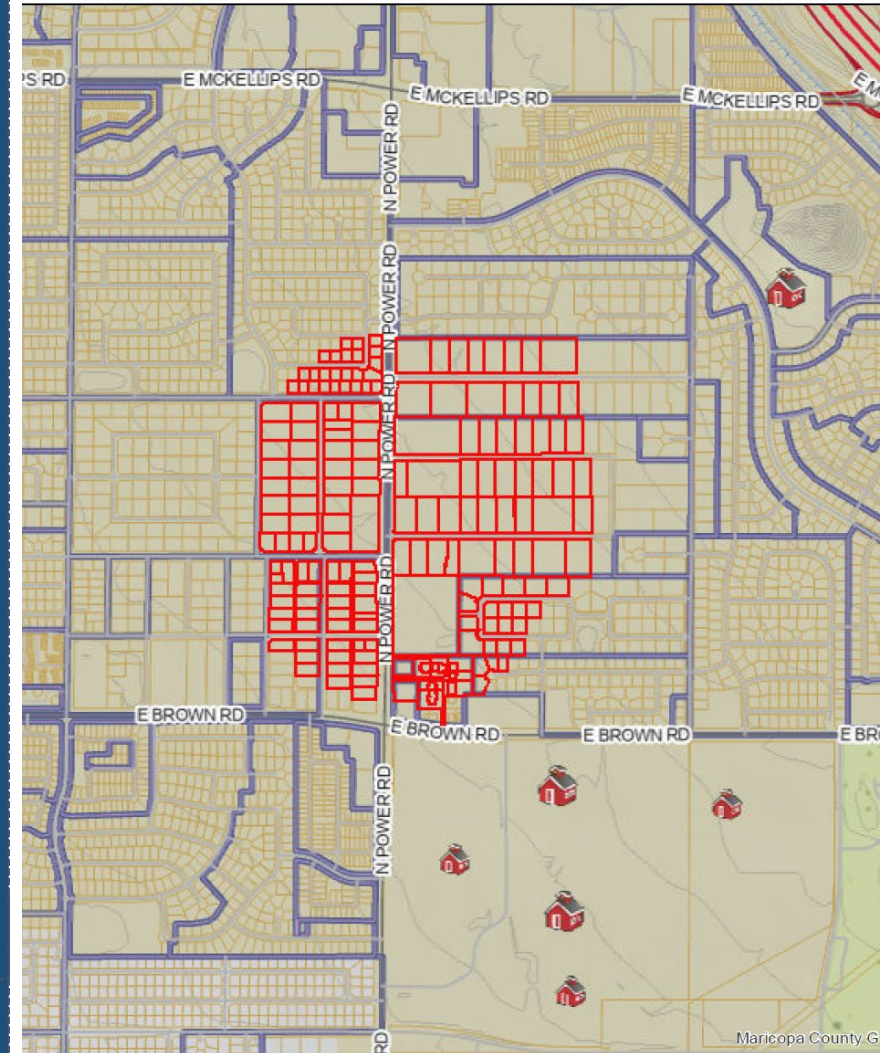
- Not required per Section 11-72-1 of the MZO
- Elevations comply with Section 11-5-5(B)
 - Massing and scale
 - Building entrances
 - Materials
 - Access, circulation and parking



Citizen Participation

- Property owners within 1,000 feet, HOAs & Registered Neighborhoods
- Two in-person neighborhood meetings
 - Proposed density
 - Traffic congestion
 - Three-story buildings adjacent to single-residential zoning
 - On-site parking
 - Visibility into surrounding properties
- Staff contacted by 11 adjacent property owners

1000' Prop Owner Map



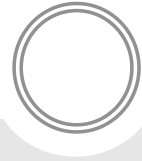
Summary

Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with review criteria in Chapter 22 of the MZO for a PAD overlay
- ✓ Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO

Staff Recommendation

Approval with Conditions



PLANNING & ZONING BOARD

October 26, 2022

Rear 2-story perspective



Rear 3-story perspective



Cottage Units



Southeast Neighbor Perspective (Unit 12)



East Neighbor Perspective (Unit 50)



Second Floor Perspective (Unit 52)



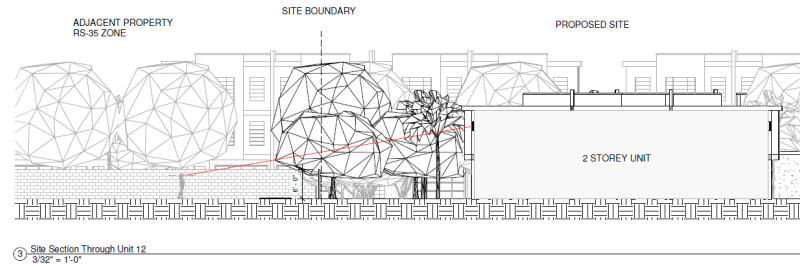
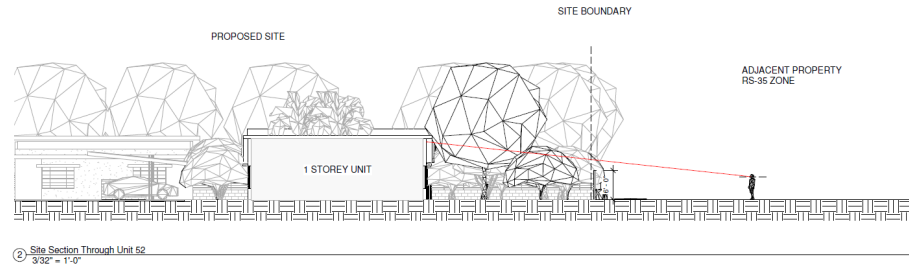
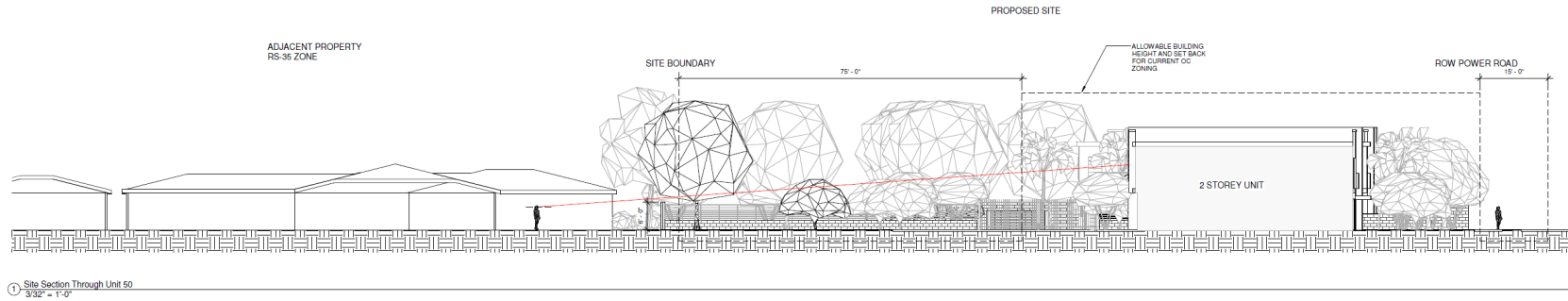
First Floor Perspective (Unit 52)



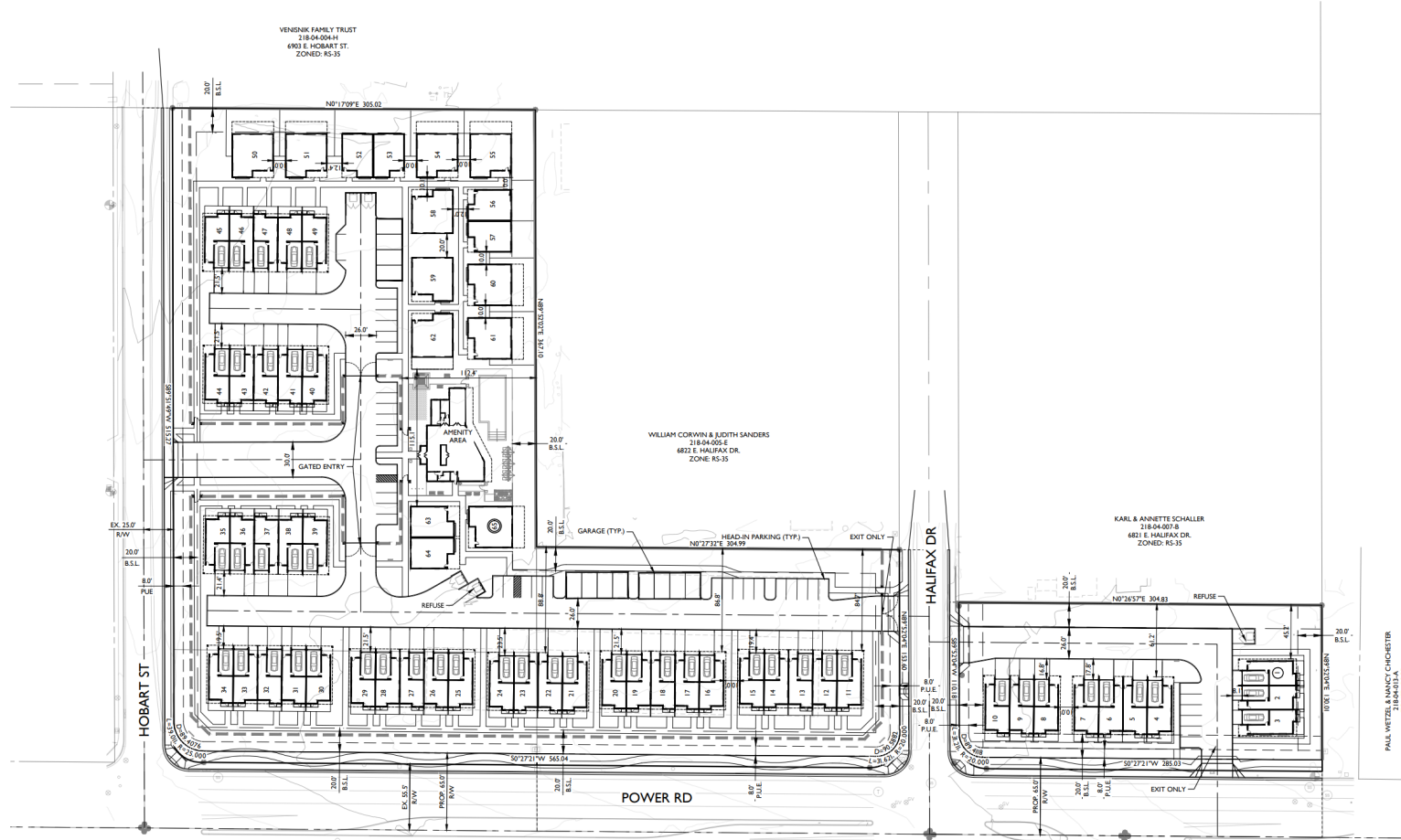
Second Floor Sight Line (Unit 12)



Site Sections



Site Plan (1st Review)

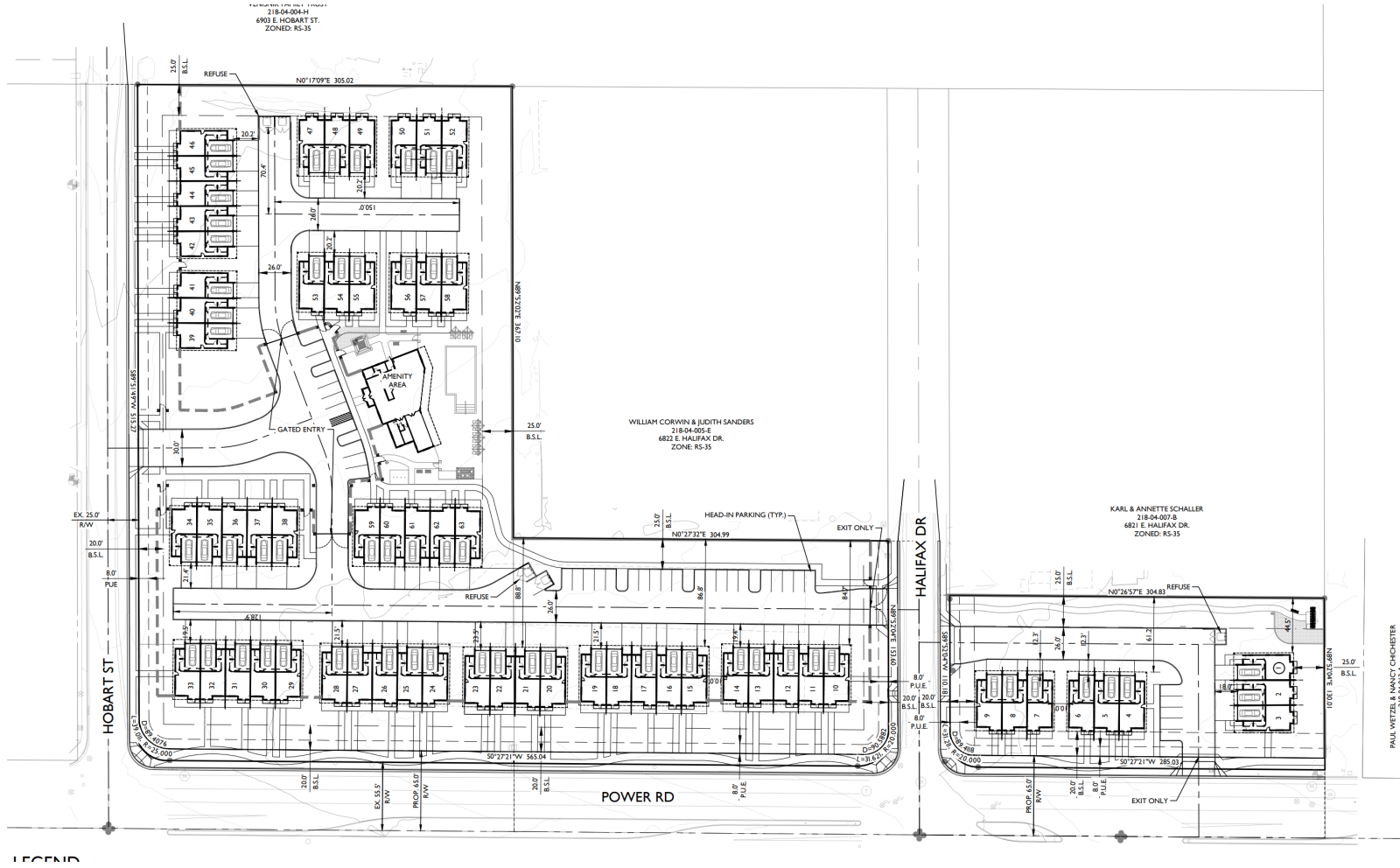


LEGEND

- SET 1/2" REBAR LSH41076

PAUL WITTEK & HANSE CHICHESTER
218-642-1114
www.pwc.ca

Site Plan (2nd Review)



LEGEND

PAUL WETTEL & NANCY CHICKETER
218-04-011-A

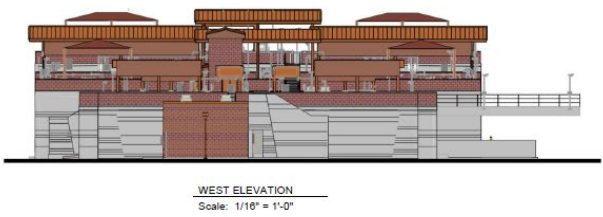
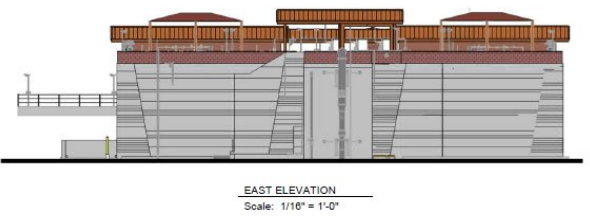
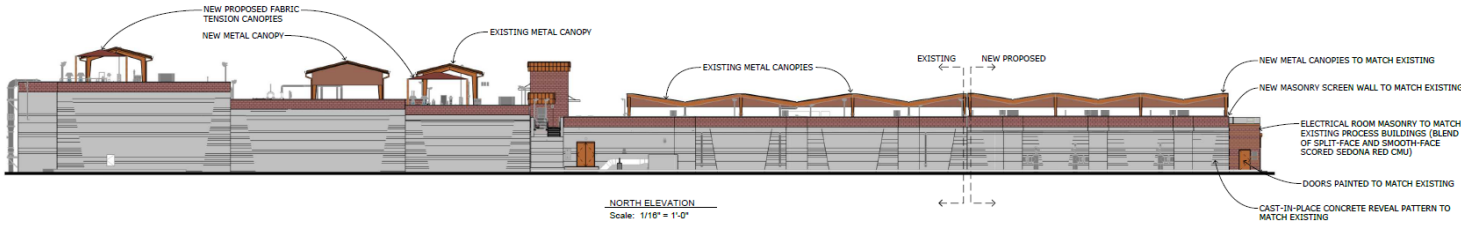
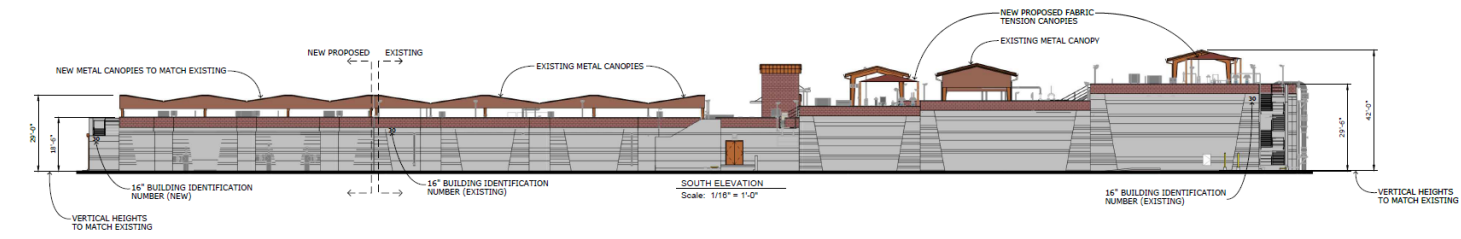


PLANNING & ZONING BOARD

October 26, 2022



ZON22-00773



Request

- Site Plan Modification

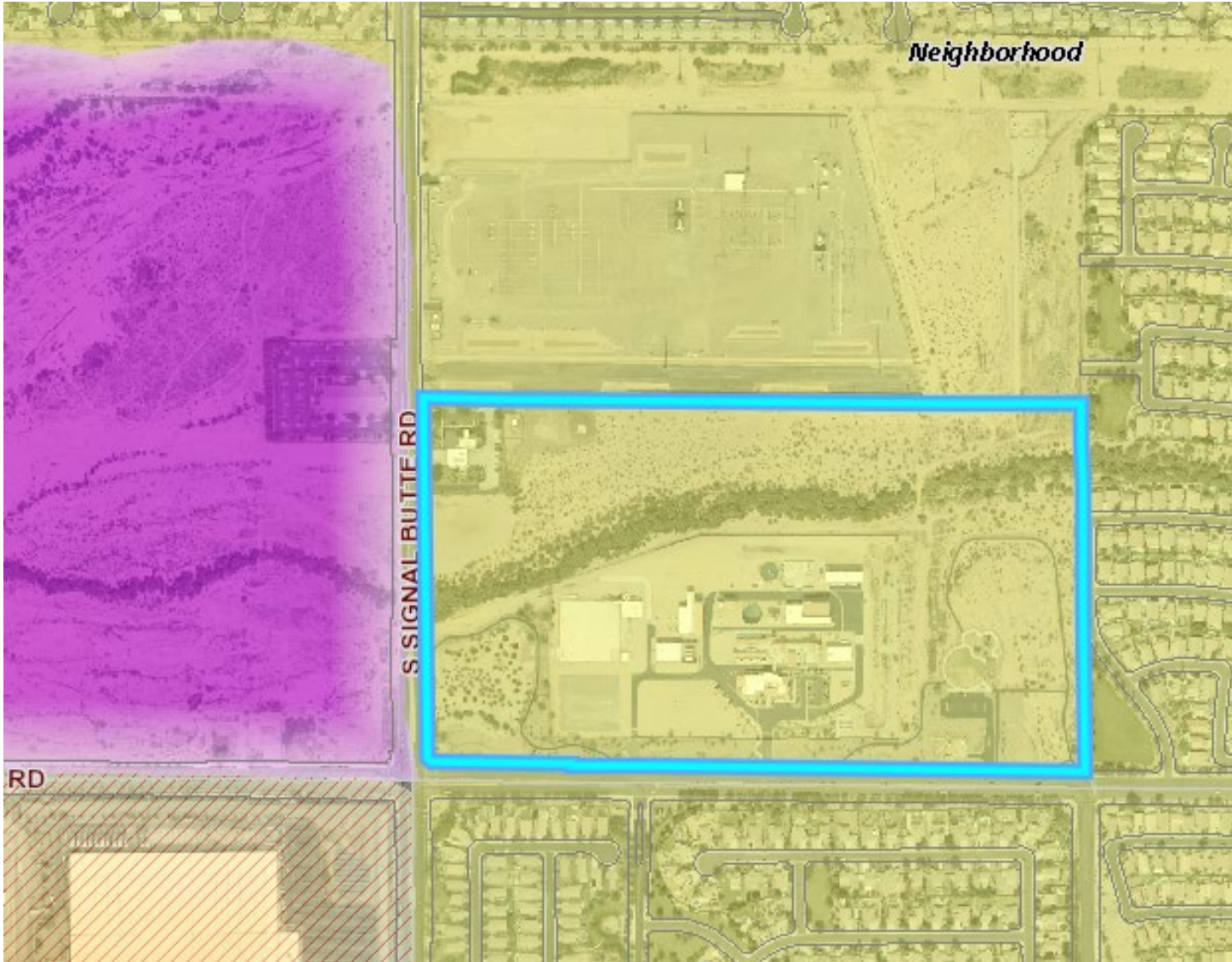
Purpose

- To allow expansion of the Signal Butte Water Treatment Plant

Location

- North of Elliot Road
- East of Signal Butte Road





General Plan

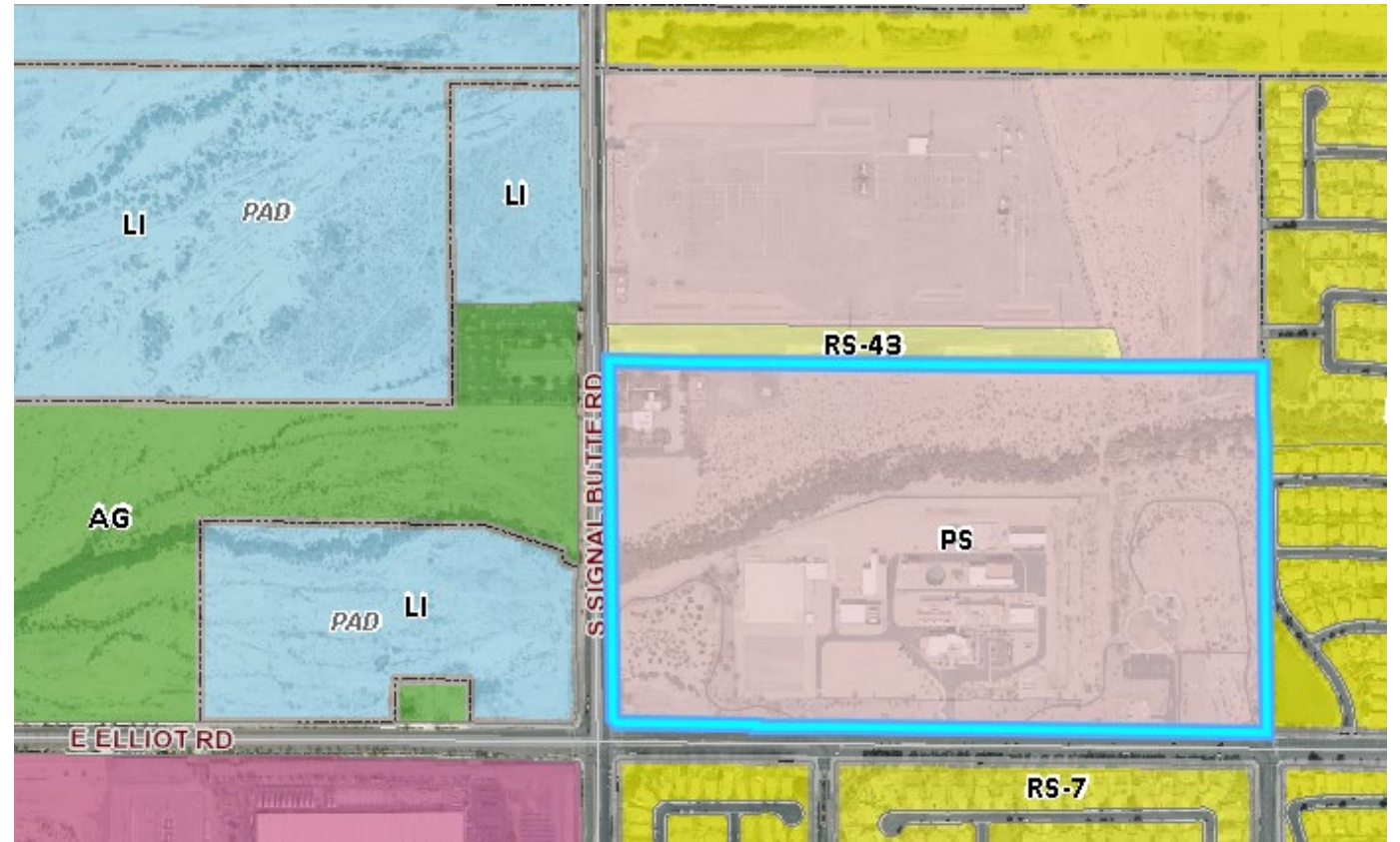
Neighborhood

- Clean, safe and healthy areas
- Sense of place

Existing Zoning

Public/Semi-Public

- Utility, Major is an allowed use

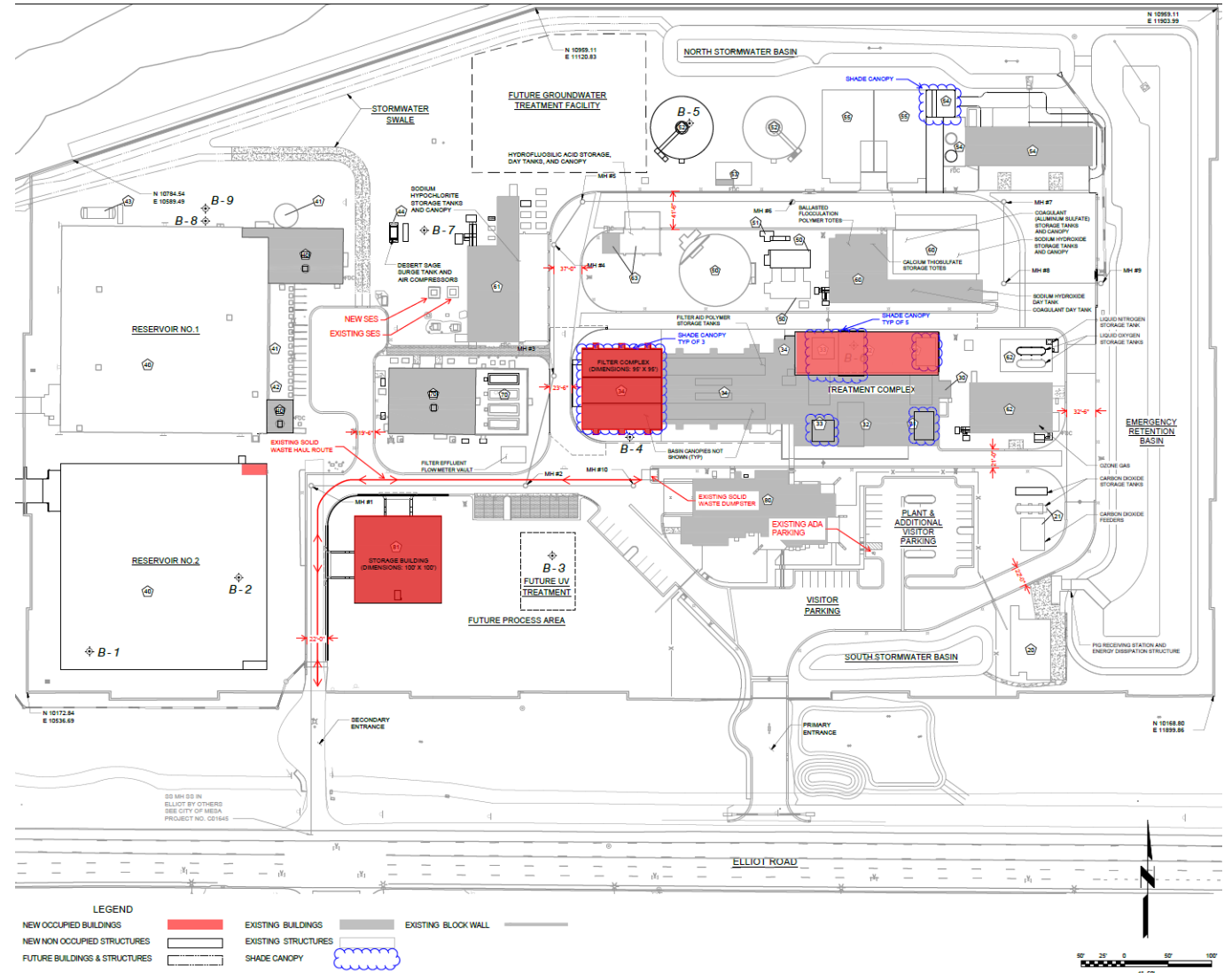


Site Photo



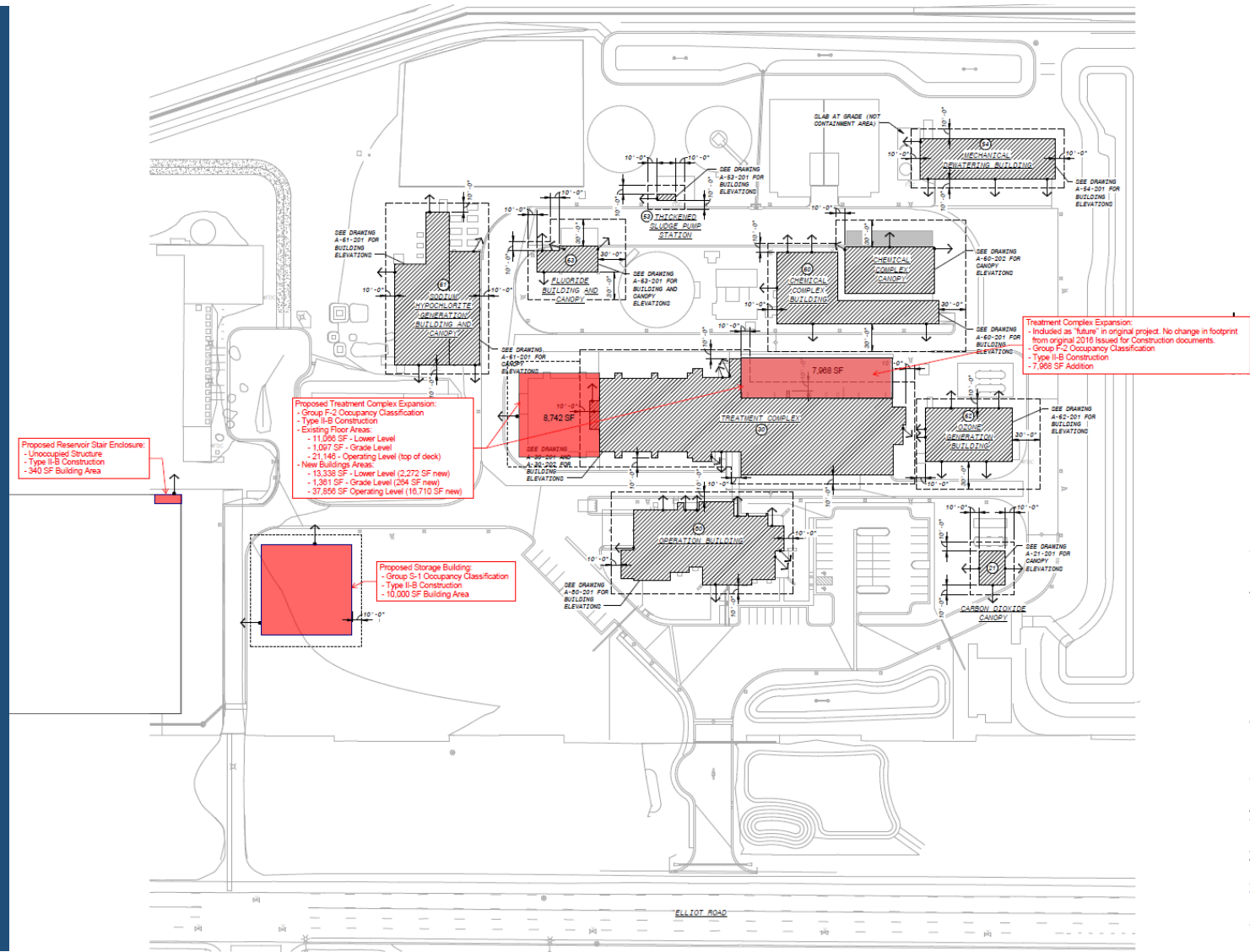
Looking north towards the site from Elliot Road

Site Plan



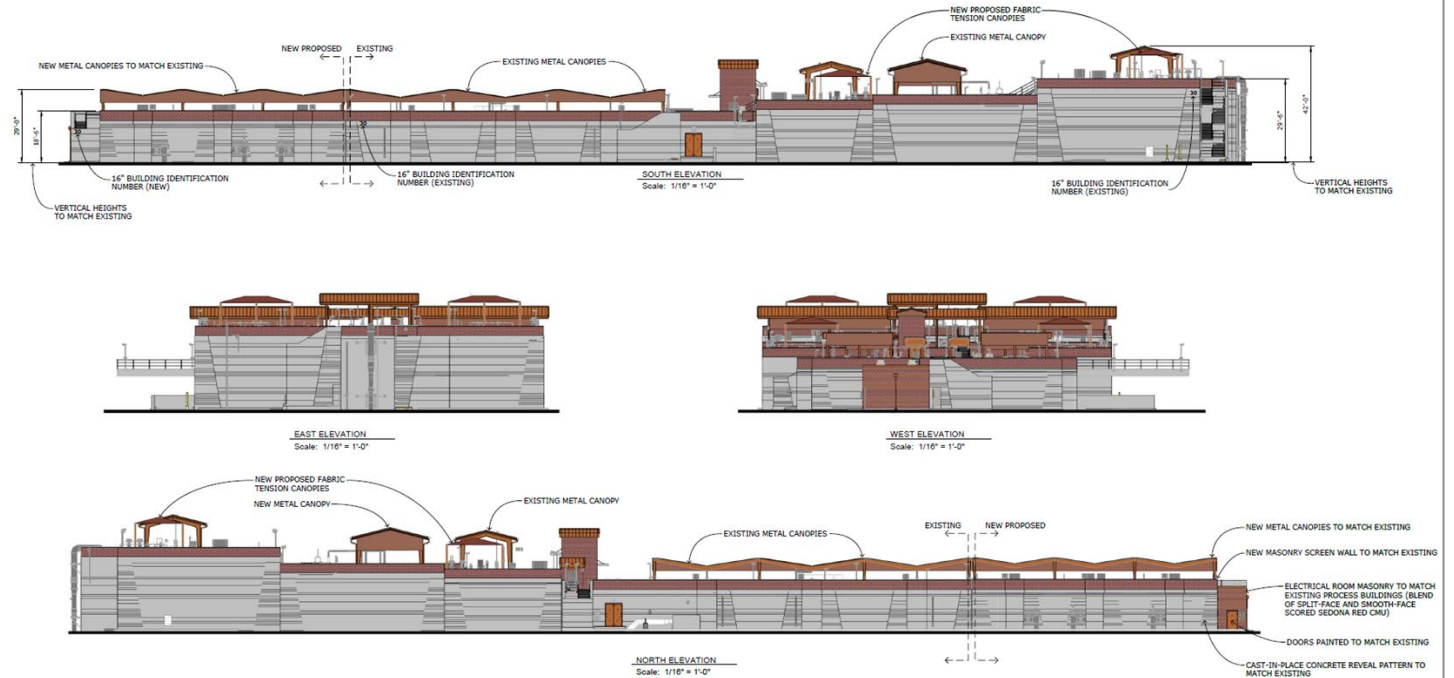
Site Plan

- Reservoir stair enclosure - 340 sq. ft.
- Storage building - 10,000 sq. ft.
- Treatment complex expansion
 - West - 8,742 sq. ft.
 - North - 7,698 sq. ft.
- Eight shade canopies



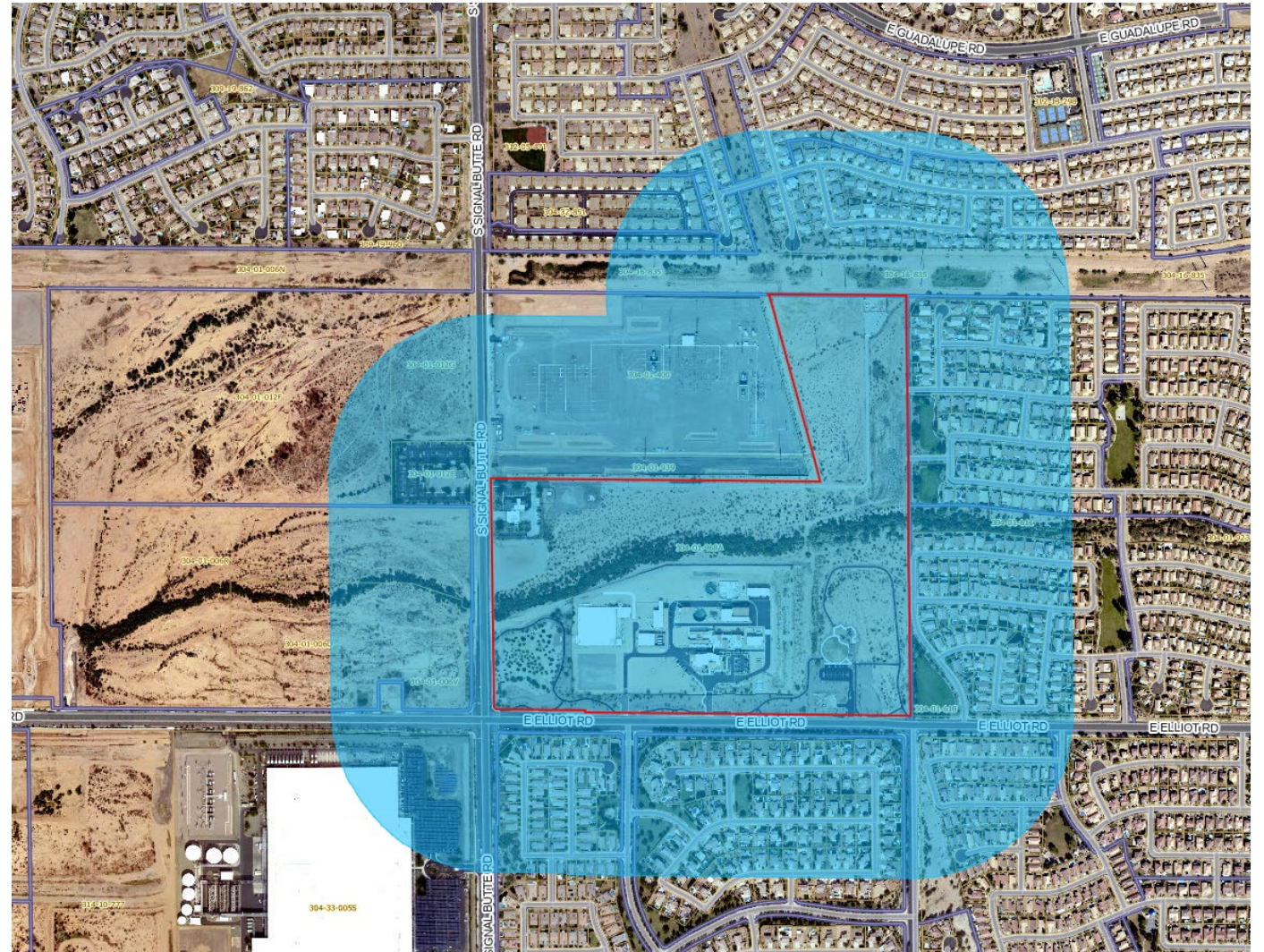
Design Review

- October 11, 2022
- Approved by the Design Review Board



Citizen Participation

- Property owners within 1,000 feet, HOAs & Registered Neighborhoods



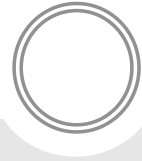
Summary

Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO

Staff Recommendation

Approval with Conditions



PLANNING & ZONING BOARD

October 26, 2022

Site Photo



Looking north towards the site from Elliot Road

Site Photo



Looking north towards the site from Elliot Road

Site Photo



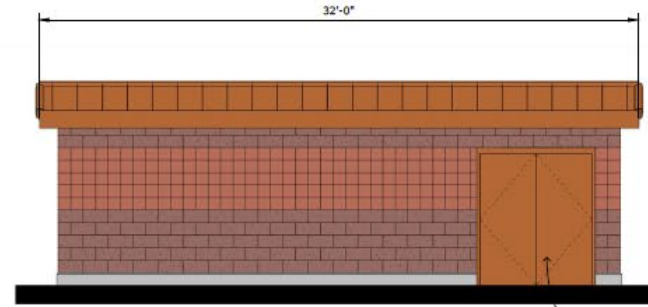
Looking north towards the site from Elliot Road

Site Photo



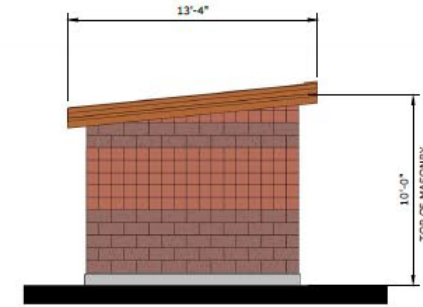
Looking north towards the site from Elliot Road

Elevations – Stair Enclosure

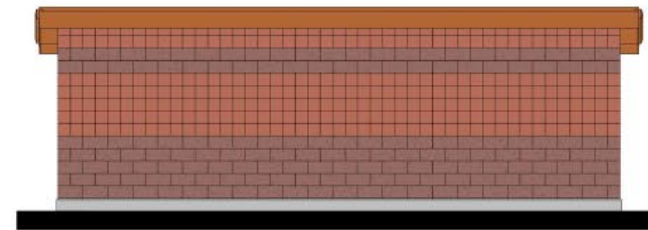


NORTH ELEVATION
Scale: 1/4" = 1'-0"

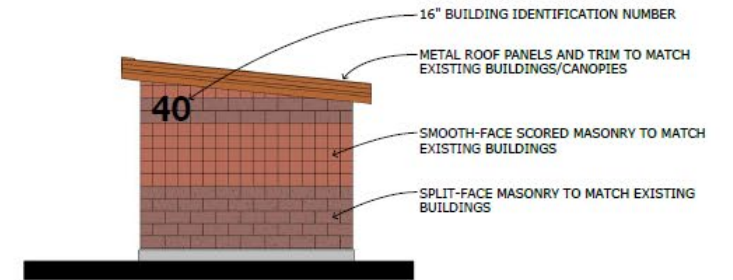
DOORS PAINTED TO MATCH EXISTING



WEST ELEVATION
Scale: 1/4" = 1'-0"

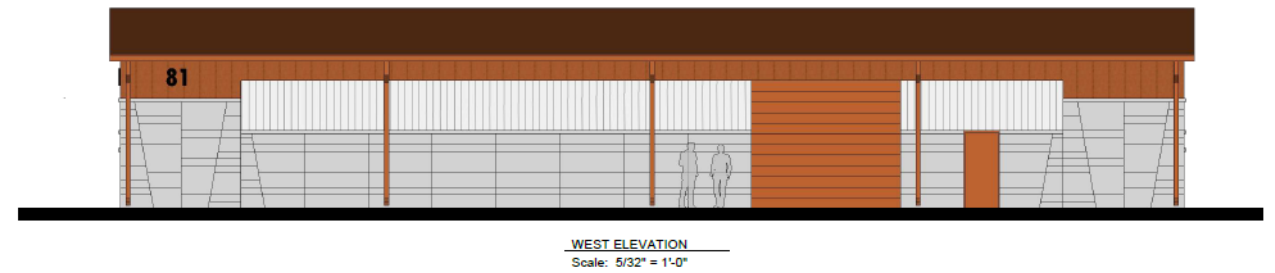
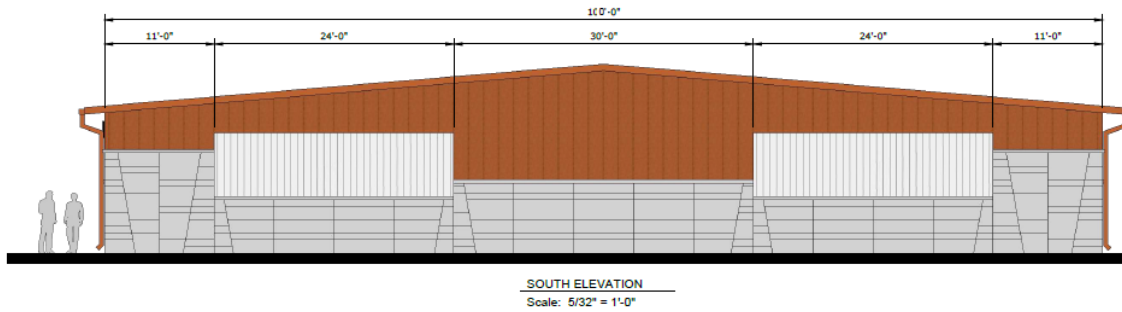
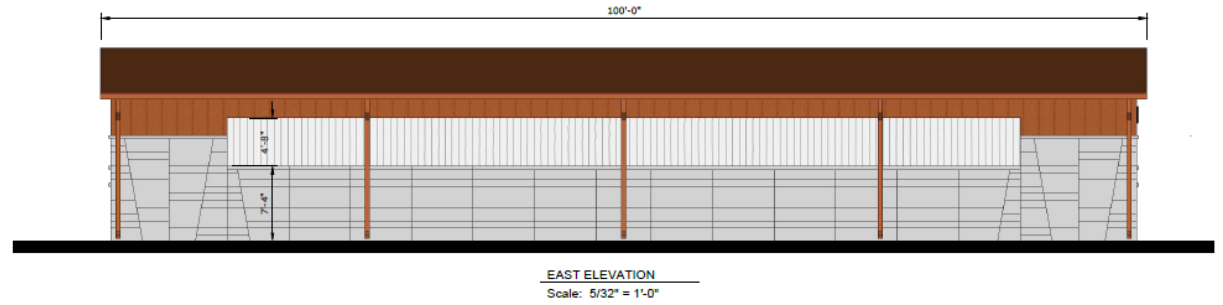
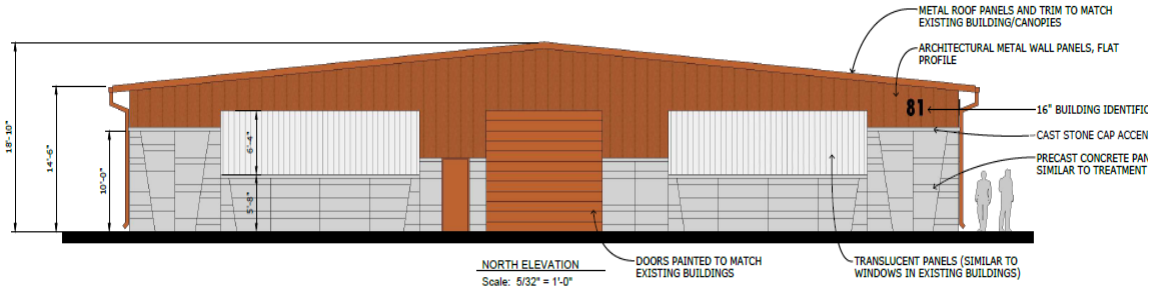


SOUTH ELEVATION
Scale: 1/4" = 1'-0"



EAST ELEVATION
Scale: 1/4" = 1'-0"

Elevations – Storage Building



Street View – Storage Building

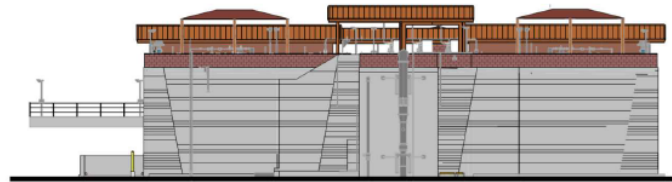
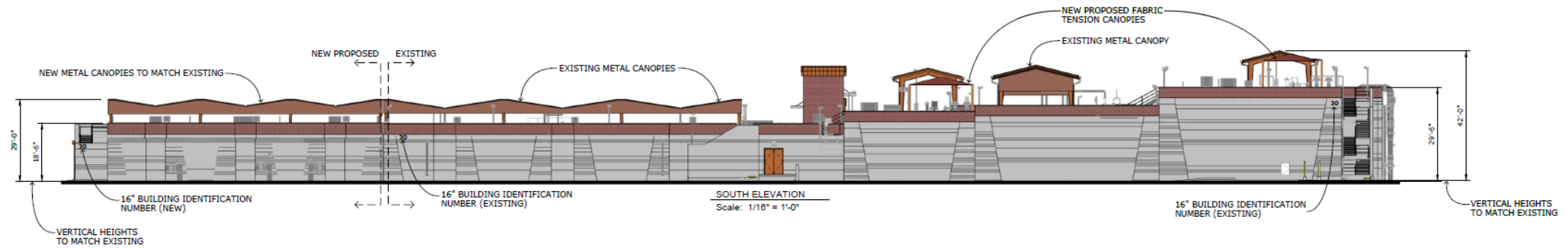


Southwest view from East Elliot Road - Existing



Southwest view from East Elliot Road - After

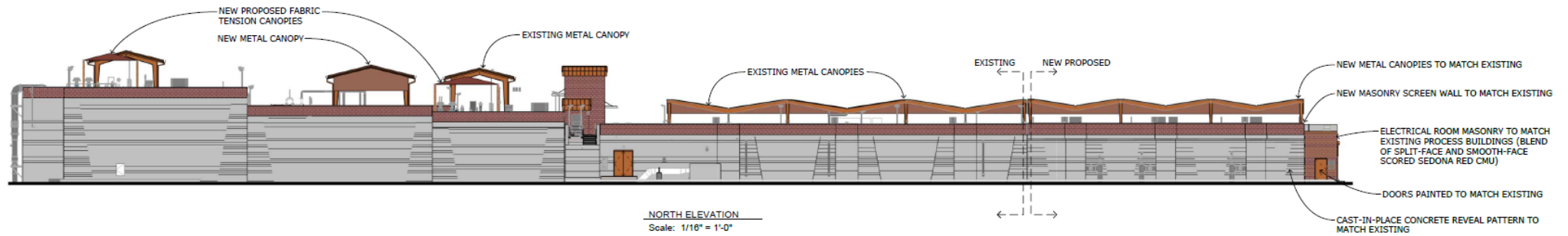
Elevations – Treatment Complex



EAST ELEVATION
Scale: 1/16" = 1'-0"



WEST ELEVATION
Scale: 1/16" = 1'-0"



Existing Buildings



Existing Filter Complex



Existing Operations Building



Existing Dewatering Building (typical façade treatment for all process buildings)



South Aerial View

Zoning Code Text Amendments

Outdoor Eating Area and Temporary Use Permits

Rachel Prelog, Assistant Planning Director

Kellie Rorex, Senior Planner

October 26, 2022

Background

- City Council Study Sessions – February, July, and October of 2022
- Planning & Zoning Board - March 2022
- Development Advisory Board - April 2022
- Public Meetings - June, September (virtual & in person), and 4th Public Meeting scheduled for November 1, 2022
- One-on-One Meetings - Multiple

Outdoor Eating Areas



Purpose

- Expand on the successes from the Mesa Al Fresco program
- Increase opportunities for outdoor eating areas
- Enhance aesthetics of outdoor seating areas



- Assisted 49 businesses
- Total of \$26,300 reinvested into Mesa restaurants and bars.

Current Regulations



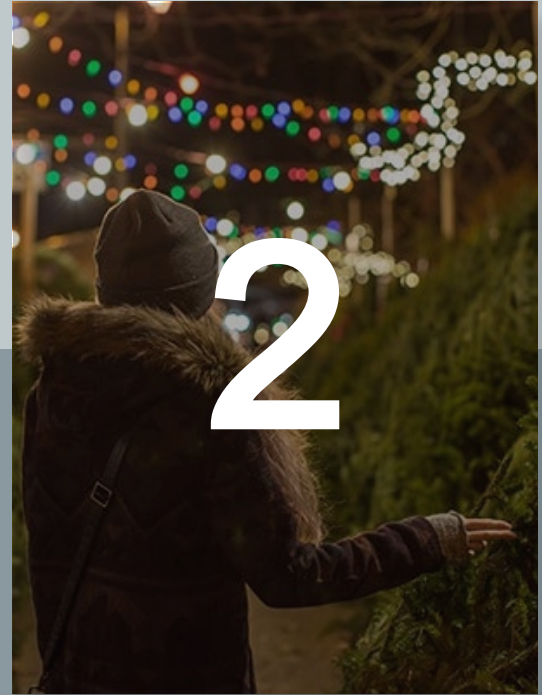
- Requires a SUP or AUP in certain zoning district
- Allowed in the Downtown District by the Downtown Pedestrian Overlay through an approved SUP
- Limited development standards

Recommendations

- Allow by right in all commercial districts
- Include development standards to guide outdoor eating area design



Temporary Use Permit



Temporary Use Permit



A discretionary authorization for certain uses that are intended to be of limited duration and will not permanently alter the character or physical facilities of the site where they occur

Current Regulations

- Swap meets and farmers markets the only temporary uses defined by Code
- All other uses processed through a special events license
- If exceeds 4 consecutive days or 4 times per calendar year it requires an SUP



Purpose

- Reduce barriers and allow temporary uses where appropriate
- Clearly define specific temporary uses
- Refine the TUP procedures and guidelines for efficiency

Recommendations



- Expand temporary use category, (i.e., Christmas tree lots, haunted houses, fire works stands, parking lot sales etc.)
- 90 calendar days with ability for 1 time 30-day extension
- Annual events may be granted 3-year approval if all operations remain the same
- Refine approval criteria and operational standards

Questions

