

# Planning and Zoning Board



## *Study Session Minutes*

Mesa City Council Chambers – Lower Level, 57 East 1<sup>st</sup> Street  
Date: August 14, 2024 Time: 3:00 p.m.

### **MEMBERS PRESENT:**

Jeff Pitcher  
Troy Peterson  
Genessee Montes  
Jamie Blakeman  
Jayson Carpenter  
Chase Farnsworth\*

### **MEMBERS ABSENT**

Benjamin Ayers

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

### **STAFF PRESENT:**

Mary Kopaskie-Brown  
Rachel Nettles  
Evan Balmer  
Joshua Grandlienard  
Charlotte Bridges  
Chloe Durfee Daniel  
Kirstin Dvorchak  
Alexis Wagner

### **OTHERS PRESENT:**

#### **1 Call meeting to order.**

Vice Chair Pitcher excused Chair Ayers declared a quorum present, the meeting was called to order at 3:00 pm.

#### **2 Review items on the agenda for the August 14, 2024, regular Planning and Zoning Board Hearing.**

**Staff Planner Chloe Durfee Daniel presented case ZON24-00145. See attached presentation.**

The Board had no questions for staff.

**Staff Planner Chloe Durfee Daniel presented case ZON24-00274. See attached presentation.**

The Board had no questions for staff.

## MINUTES OF THE AUGUST 14, 2024 PLANNING & ZONING STUDY SESSION

**Staff Planner Joshua Grandlienard presented case ZON24-00571. See attached presentation.**

Boardmember Peterson asked about operational plans regarding the fire truck sirens and traffic signals.

Mr. Grandlienard explained that sirens would only be used at night if traffic was present and added that there is an emergency traffic signal included in the plan.

**Staff Planner Charlotte Bridges presented case ZON24-00030. See attached presentation.**

In response to Boardmember Peterson's questions, Ms. Bridges explained that most of the project is going to be offices. There is an existing restaurant and the far east side is zoned LI, so those buildings have the potential to be more industrial uses.

Ms. Bridges answered Vice Chair Pitcher's questions by explaining that this case being presented tonight was just to address the phasing of the site and the other elements of the site plan would have been previously addressed.

Principal Planner Evan Balmer explained the police enforce the noise ordinance and there is a specific section of code that addressed the parameters in response to Mr. Pitcher's question.

**Case ZON22-01052 was continued to the August 28, 2024 Planning and Zoning Board meeting.**

**Staff Planner Evan Balmer presented case ZON24-00369 and associated preliminary plat. See attached presentation**

Mr. Balmer clarified that the 50% disturbance area for each lot will be finalized at permitting.

**Staff Planner Evan Balmer presented case ZON24-00617. See attached presentation.**

The Board had no questions for staff.

**Staff Planner Evan Balmer presented case ZON23-00802. See attached presentation.**

Mr. Balmer clarified the location of the permitter wall in response to Vice Chair Pitcher's question.

Boardmember Farnsworth expressed some minor concerns regarding the density of employment generated by data center projects and the height of these facilities.

- 3 Planning Director Update:** Assistant Planning Director Rachel Nettles informed the board of the upcoming ADU text amendment at the August 28, 2024 Planning and Zoning Board meeting.

**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](http://www.mesaaz.gov)

MINUTES OF THE AUGUST 14, 2024 PLANNING & ZONING STUDY SESSION

**4 Adjournment.**

Boardmember Peterson motioned to adjourn the study session. The motion was seconded by Boardmember Montes.

The study session was adjourned at 3:47 pm.

**Vote (5 – 0; Chair Ayers, absent)**

**Upon tabulation of vote, it showed:**

**AYES – Pitcher, Peterson, Montes, Carpenter, Blakeman, Farnsworth**

**NAYS – None**

Respectfully submitted,

*Evan Balmer*

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Evan Balmer, Principal Planner

**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](http://www.mesaaz.gov)**



# ZON24-00145

# Walmart Fuel 5349

Chloe Durfee Daniel, Planner II

August 14, 2024



# Request

- Major Site Plan Modification
- To allow a service station





# Location

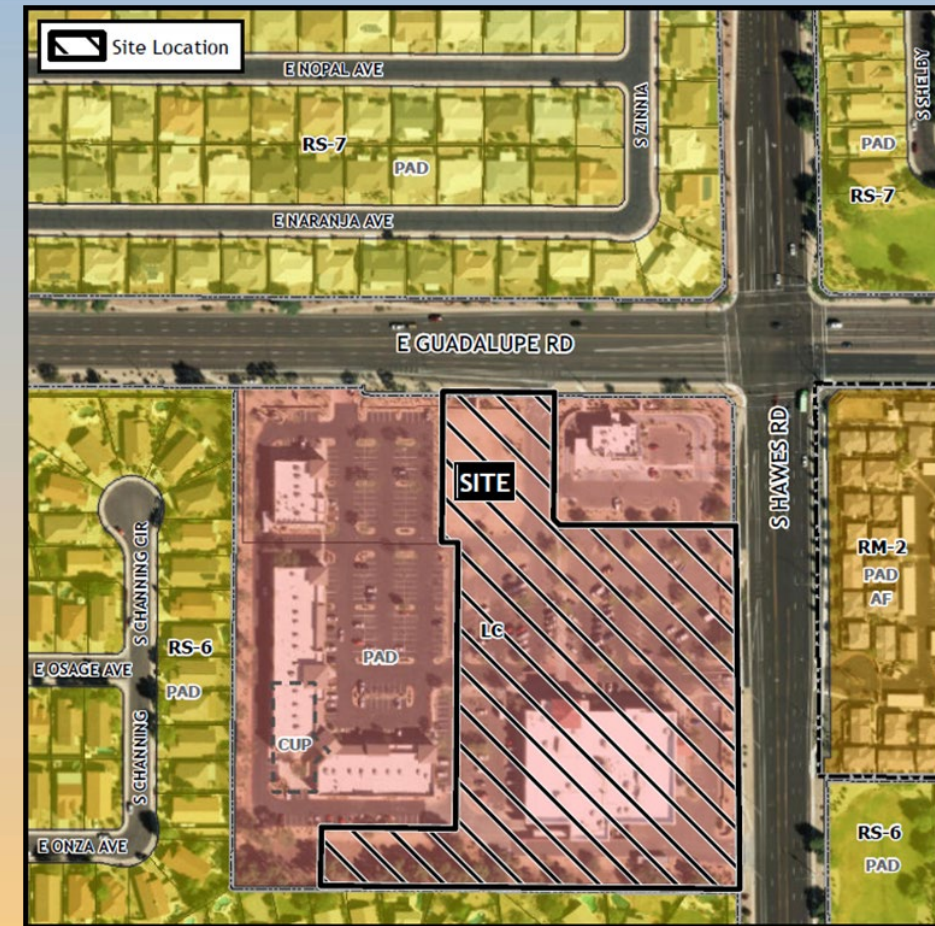
- South of Guadalupe Road
- West of Hawes Road





# Zoning

- Current Zoning
  - Limited Commercial with a Planned Area Development (LC-PAD)
- Service Stations with fuel sales are permitted uses within the LC district with a Special Use Permit

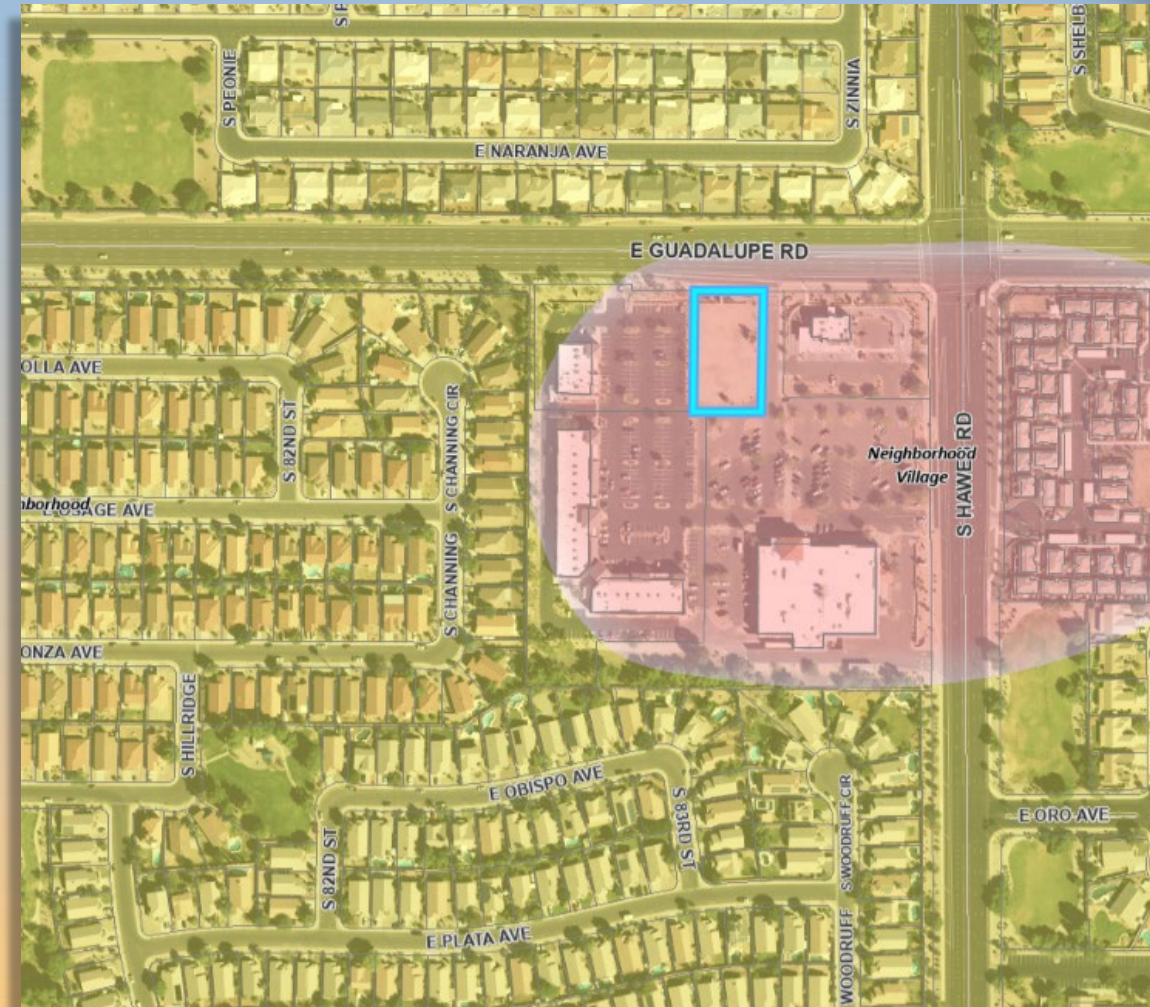




# General Plan

## Neighborhood Village

- Regular shopping and service needs of the nearby population







# Site Photo



Looking south from Guadalupe Road

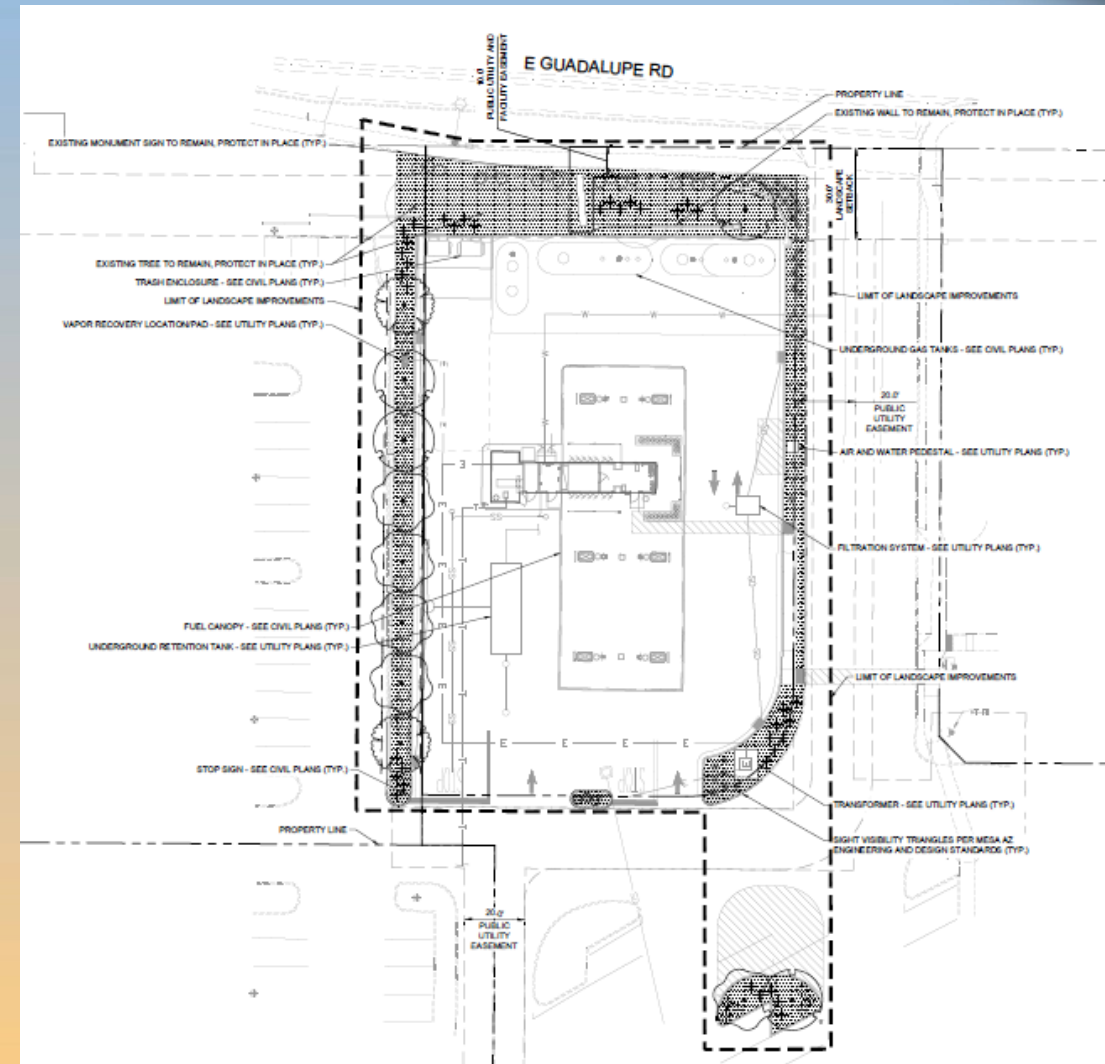




# Landscape Plan

## CONCEPT PLANT LEGEND

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.	HEIGHT/SPREAD	CAL.
<b>TREES</b>					
	2	ACACIA SALICINA / WILLOW ACACIA	15 GAL.	5-6' HT. X 1.5'-3.5' SPR.	1" CAL.
	5	ACACIA SALICINA / WILLOW ACACIA	24" BOX	7'-8' HT. X 2'-3' SPR.	1.25" CAL.
	4	CERCIDIUM X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE	36" BOX	8'-10' HT. X 5'-7' SPR.	1.75" CAL.
	6	EXISTING TREE TO REMAIN / PROTECT IN PLACE SOPHORA SECUNDIFLORA / TEXAS MOUNTAIN LAUREL	-	-	-
<b>SHRUBS</b>					
	25	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	5 GAL.		
	6	CONVOLVULUS CHEIRIDUM / BUSH MORNING GLORY	5 GAL.		
	36	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL.		
	17	PEDEANTHUS MACROCARPUS / LADY'S SLIPPER	1 GAL.		
	64	RUELLIA PENINSULARIS / DESERT RUELLIA	5 GAL.		
<b>GROUNDCOVER</b>					
	3	LANTANA X 'NEW GOLD' / NEW GOLD LANTANA	5 GAL.		
<b>INERTS</b>					
	5,704 SF	2" DEPTH DECOMPOSED GRANITE TO MATCH EXISTING	-		





# Rendering







# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review
- ✓ Meets the Service Station criteria of Section 11-31-25 of the MZO
- ✓ Meets the SUP findings of Section 11-70-5.E and 11-31-25.I of the MZO

***Staff recommend Approval with Conditions***



# ZON24-00274

## Walmart Fuel 3799

Chloe Durfee Daniel, Planner II

August 14, 2024



# Request

- Site Plan Review
- To allow for a Service Station

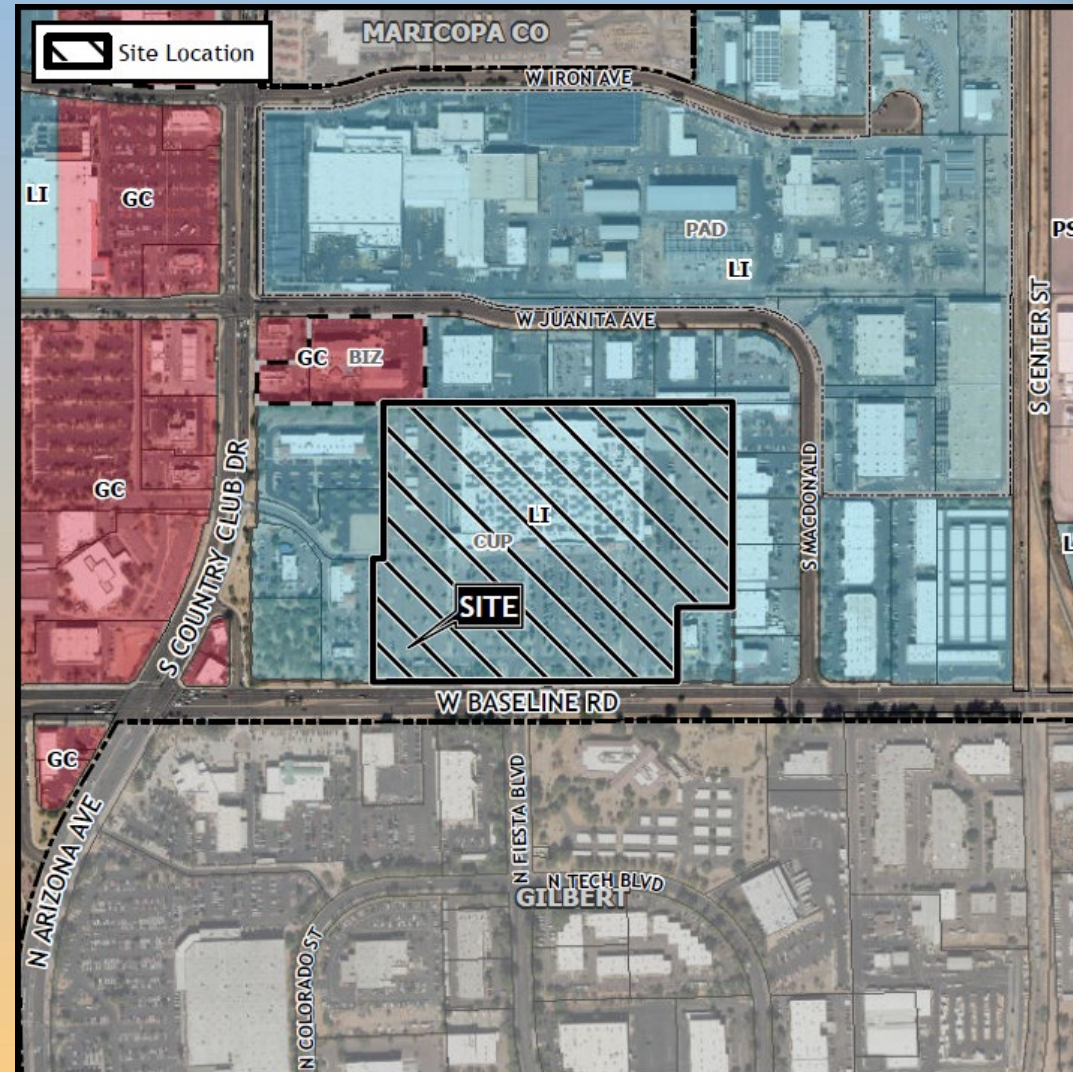






# Location

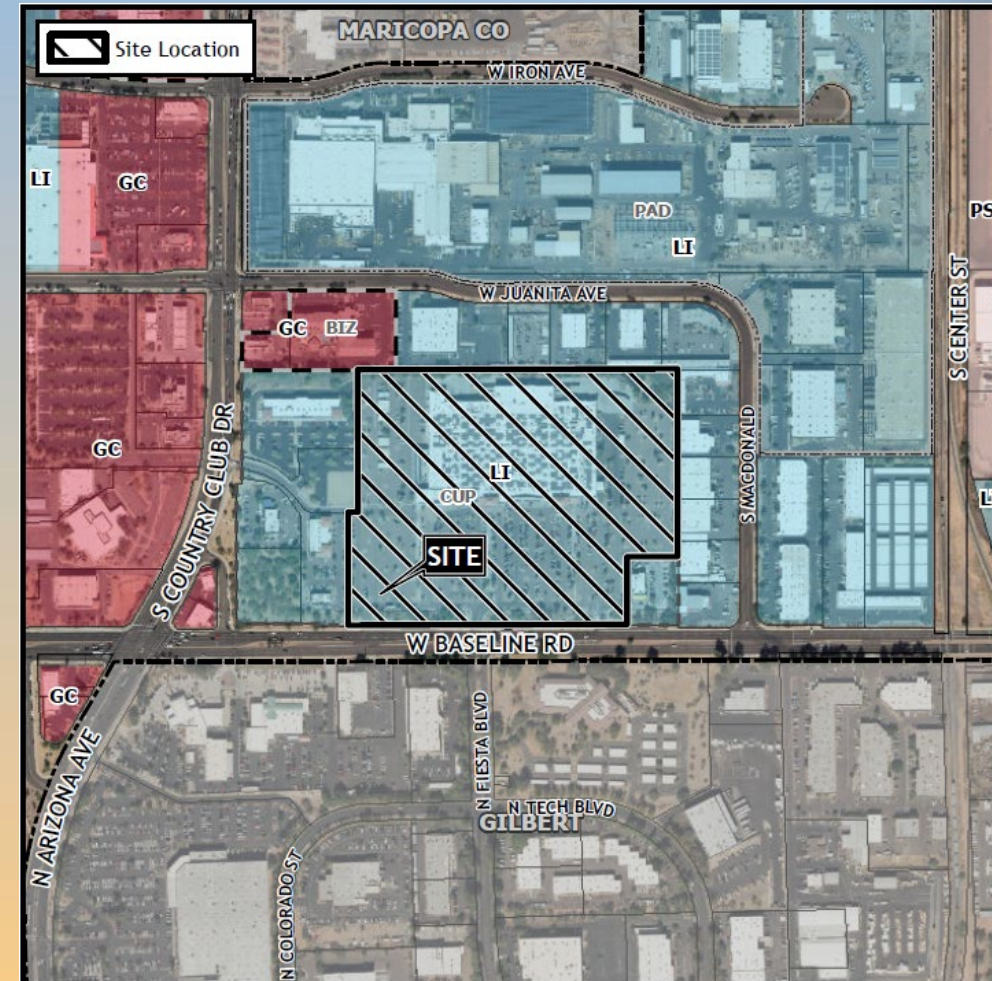
- North side of Baseline Road
- East of Country Club Drive





# Zoning

- Current Zoning
  - Light Industrial (LI) with a Council Use Permit
- Service Stations with fuel sales are permitted uses within the LI district with a Special Use Permit





# Site Photo

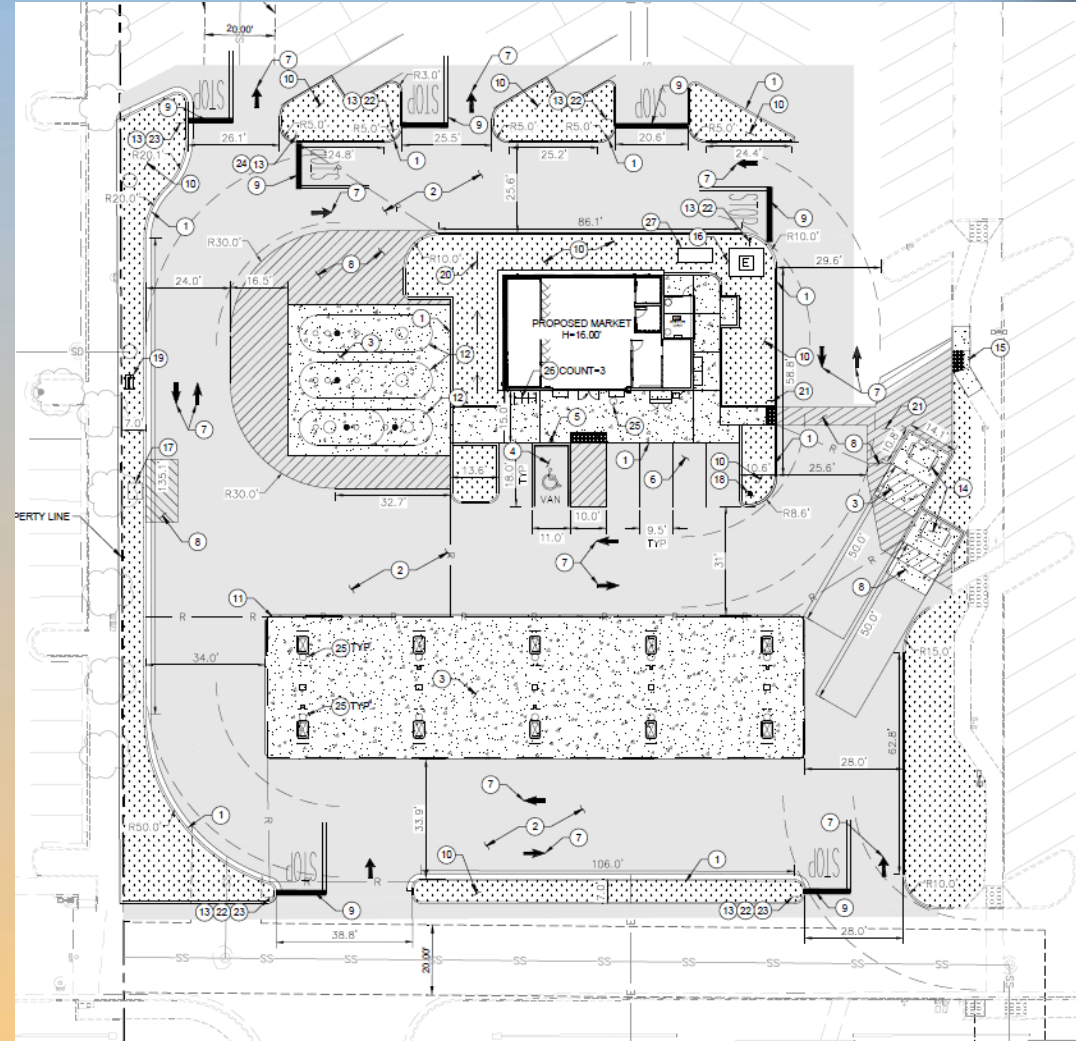


Looking north from Baseline Road



# Site Plan

- Building area – 1,618 sq. ft.
- Canopy area – 6,280 sq. ft.
- Vehicular access to the site is provided from Baseline Road
- 921 parking spaces provided with 542 required

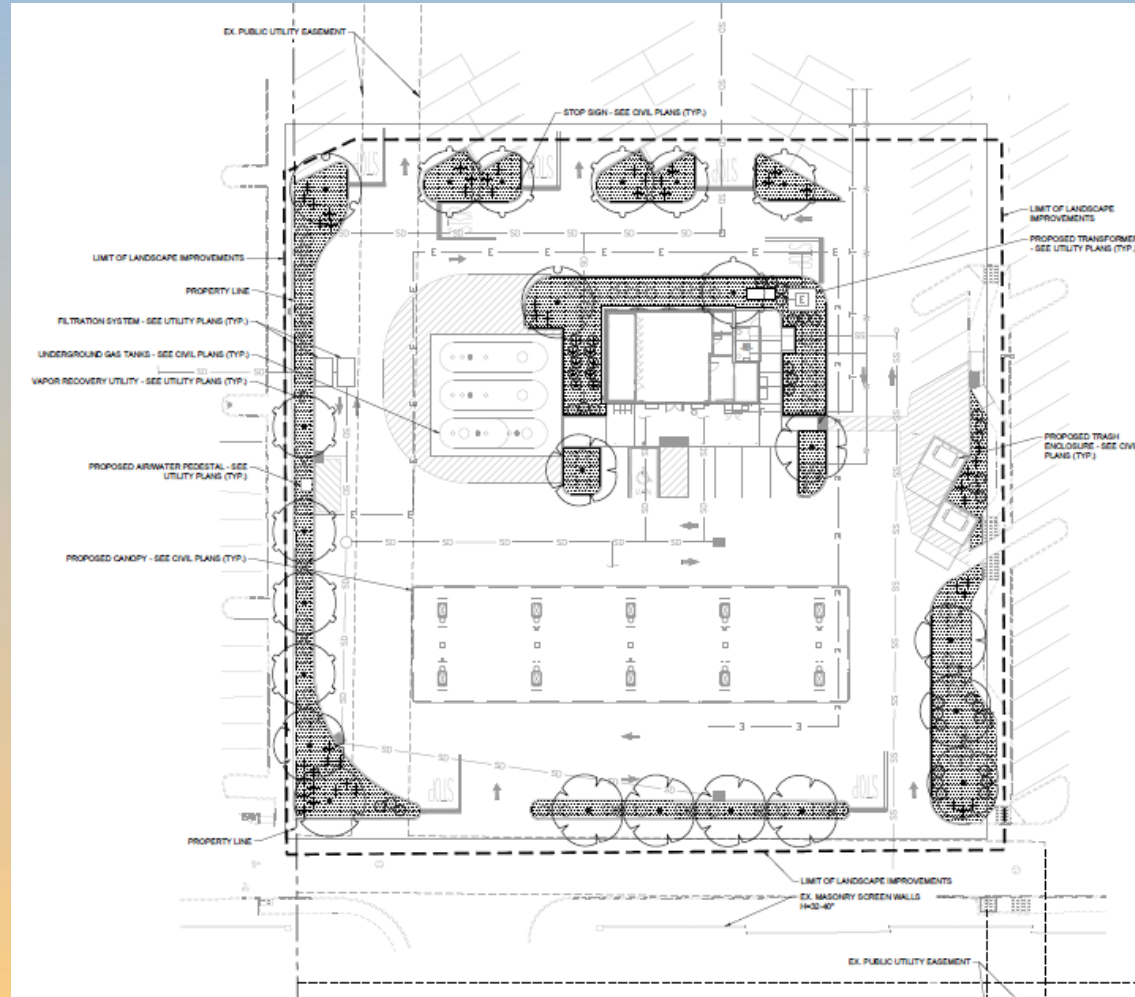




# Landscape Plan

## CONCEPT PLANT LEGEND

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT/SPREAD	CAL
<b>TREES</b>					
	10	CERCIDIUM X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE	24" BOX	7'-6" HT. X 3'-5" SPR.	1" CAL.
	3	CERCIDIUM X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE	36" BOX	6'-10" HT. X 5'-6" SPR.	1.75" CA
	10	CHILOPSIS LINEARIS / DESERT WILLOW	15 GAL.	4'-5" HT. X 2'-3" SPR.	1" CAL.
<b>SHRUBS</b>					
	6	DASYLIRION WHEELERI / GREY DESERT SPOON	5 GAL.		
	48	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL.		
	10	MUHLENBERGIA RIGENS / DEER GRASS	5 GAL.		
	32	RUPELLIA BRITTONIANA / MEXICAN PETUNIA	5 GAL.		
<b>GROUNDCOVER</b>					
	34	LANTANA X 'NEW GOLD' / NEW GOLD LANTANA	5 GAL.		
<b>VINES</b>					
	3	BOUGAINVILLEA X 'BARBARA KARST' / BARBARA KARST BOUGAINVILLEA	5 GAL.		
<b>INERTS</b>					
	8,550 SF	2" DEPTH DECOMPOSED GRANITE TO MATCH EXISTING			





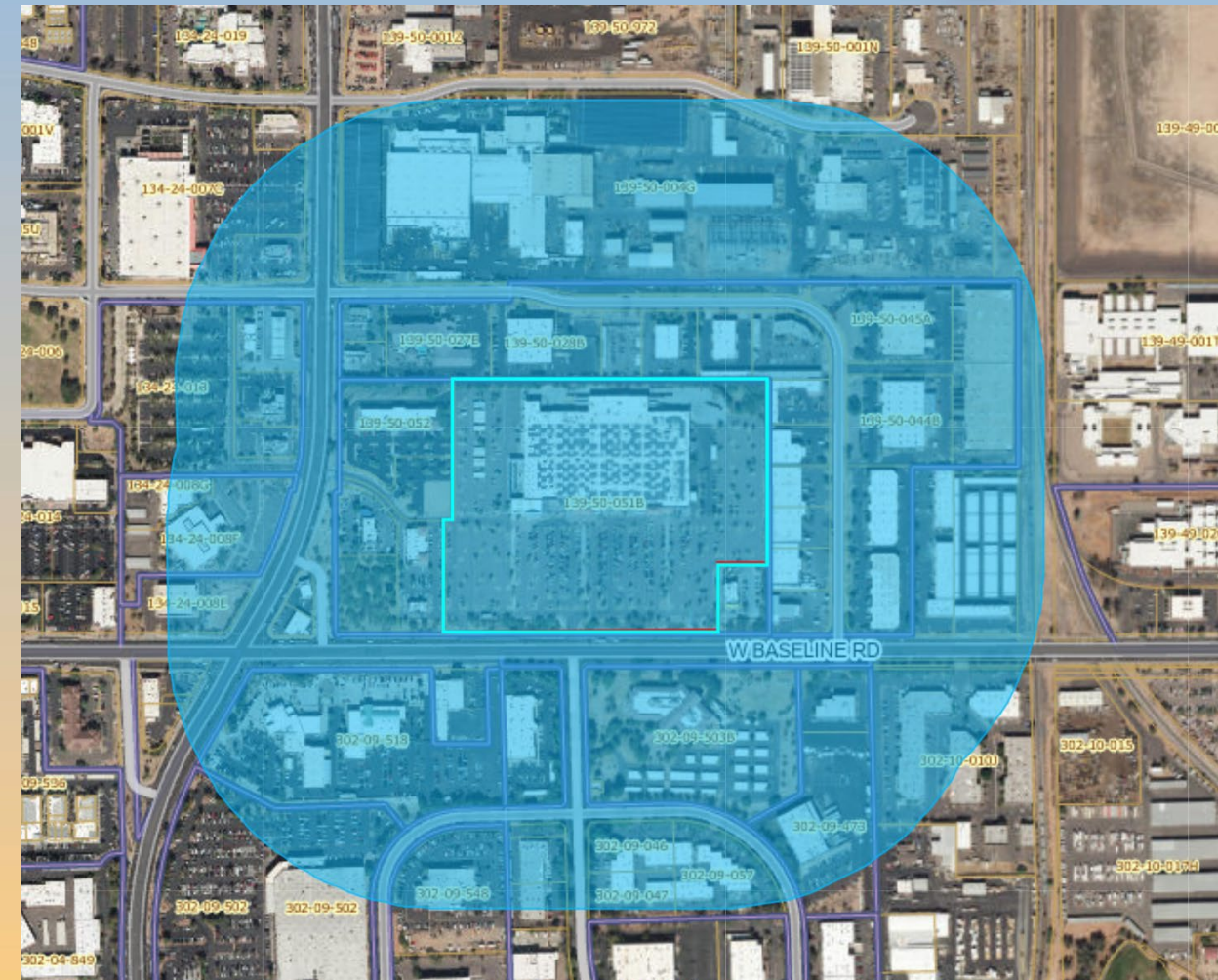
# Rendering





# Citizen Participation

- Notified property owners within 1,000 ft., HOAs, and registered neighborhoods
- Neighborhood meeting held on June 27, 2024, with no citizen attendees





# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review
- ✓ Meets the Service Station criteria of Section 11-31-25 of the MZO

*Staff recommend Approval with Conditions*





# ZON24-00571

## Fire Station 223

Josh Grandlienard, Senior Planner

August 14, 2024



# Request

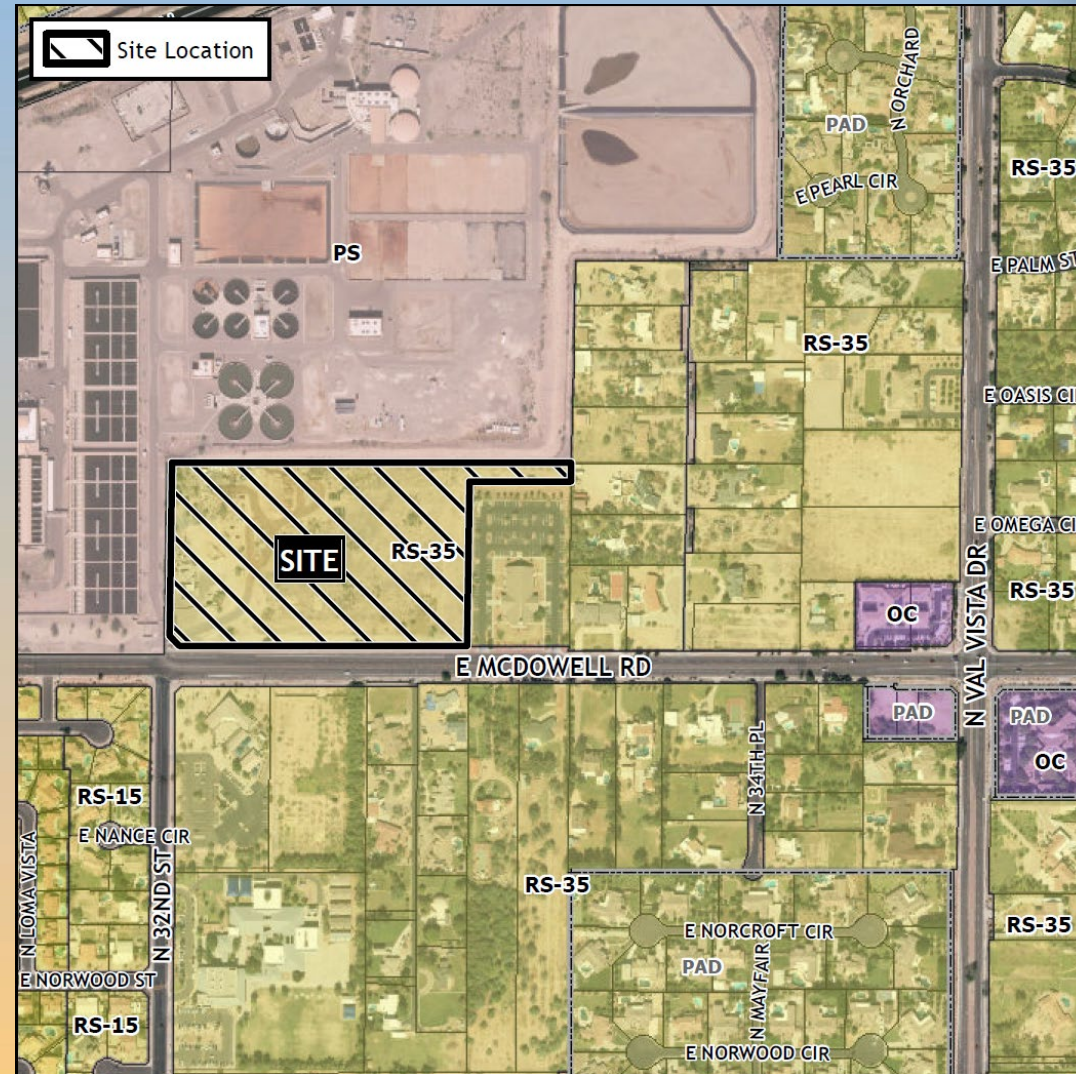
- Rezone and Site Plan Review
- To allow for a Fire Station





# Location

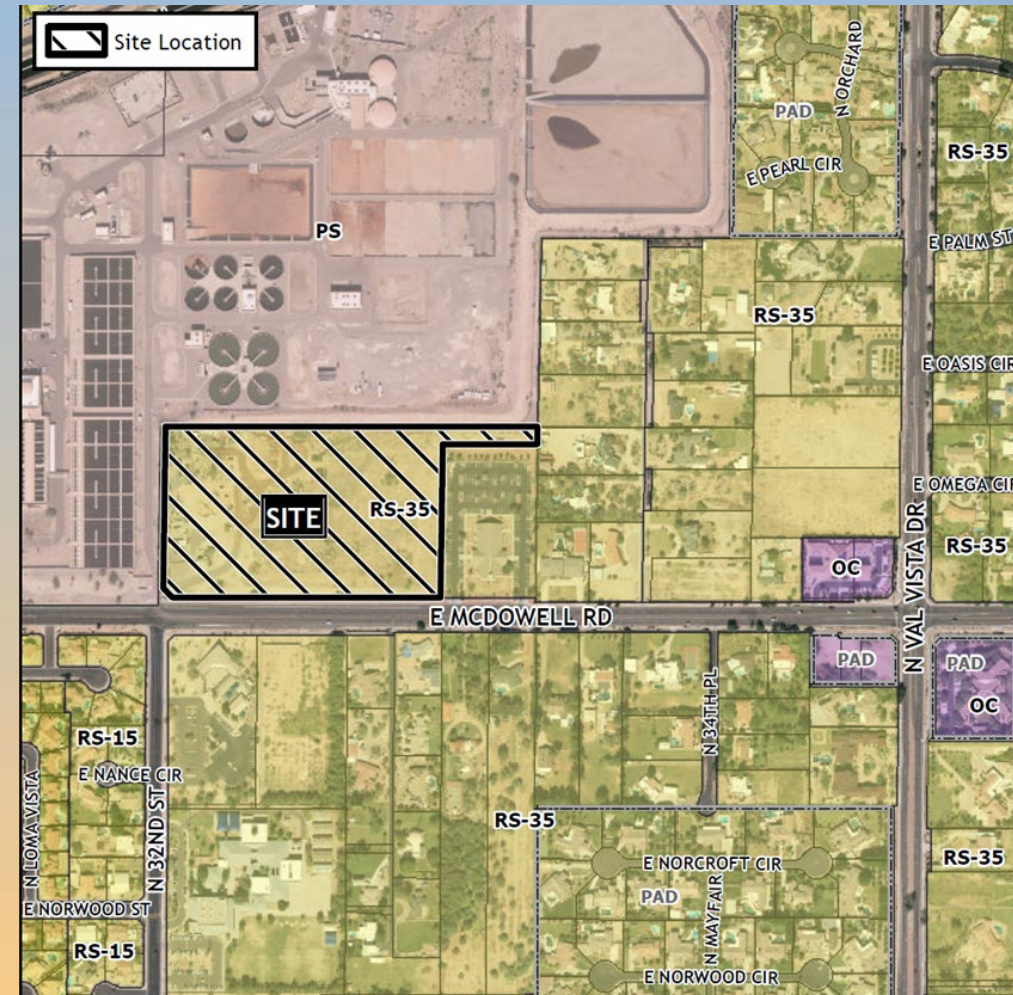
- West of Val Vista Road
- North side of McDowell Road





# Zoning

- Existing RS-35
- Proposed Rezone to PS
- Public Safety Facilities are allowed by right within the PS zone

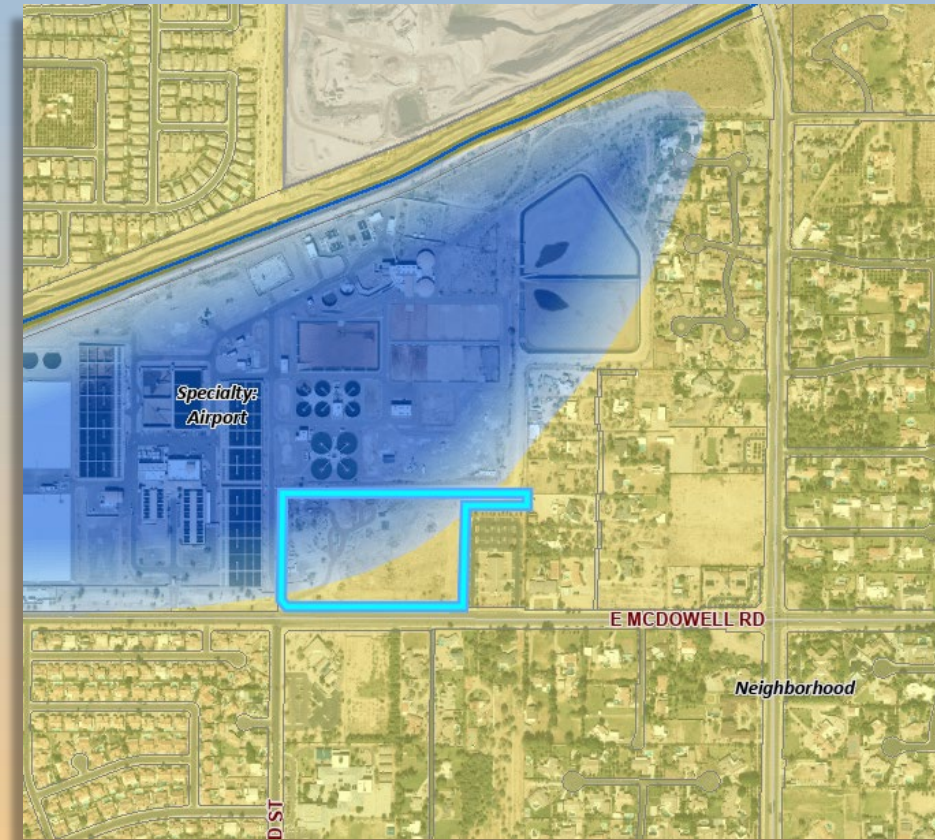




# General Plan

## Neighborhood/Specialty: Airport

- Neighborhood support facility to help improve response time and overall neighborhood safety





# Site Photo

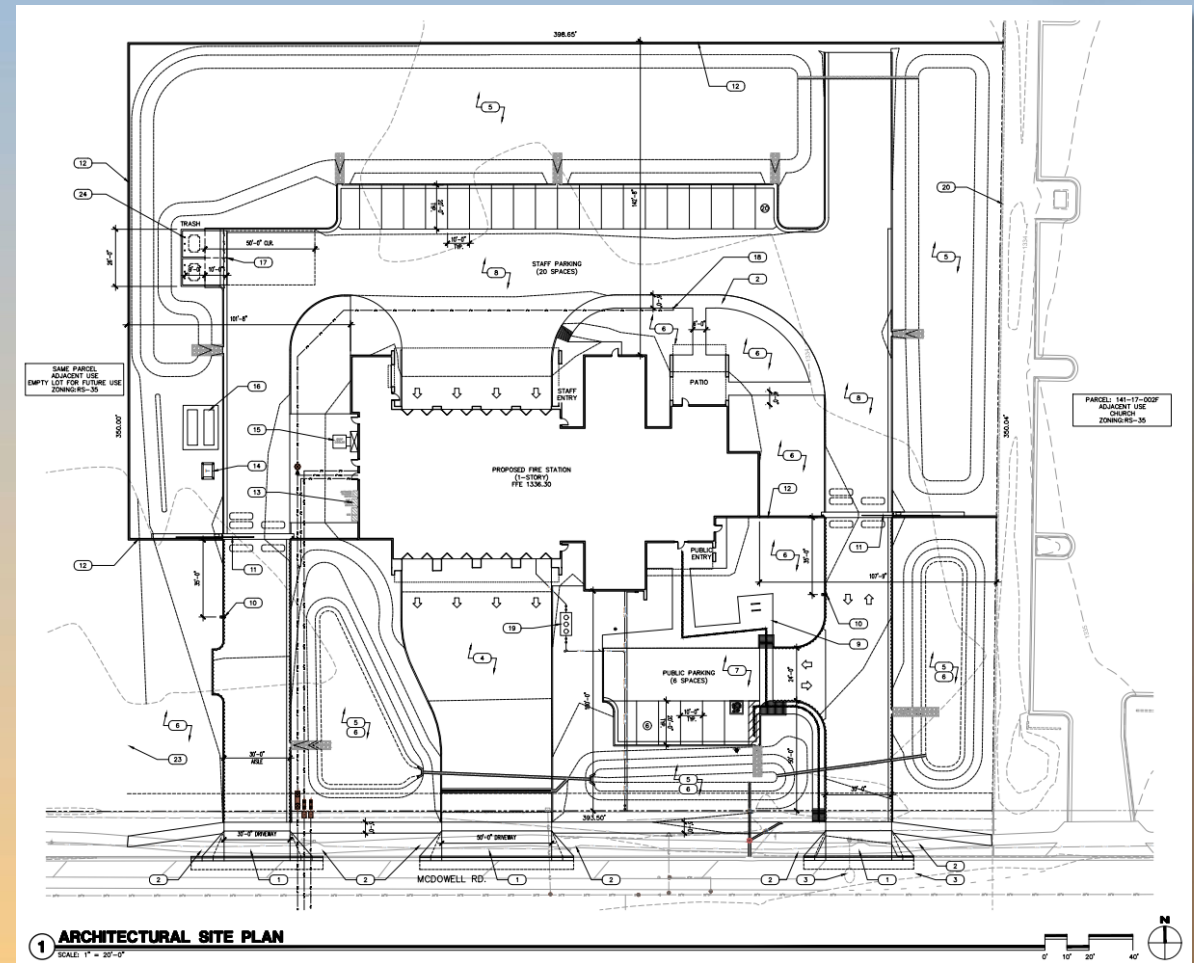


Looking north from McDowell Road



# Site Plan

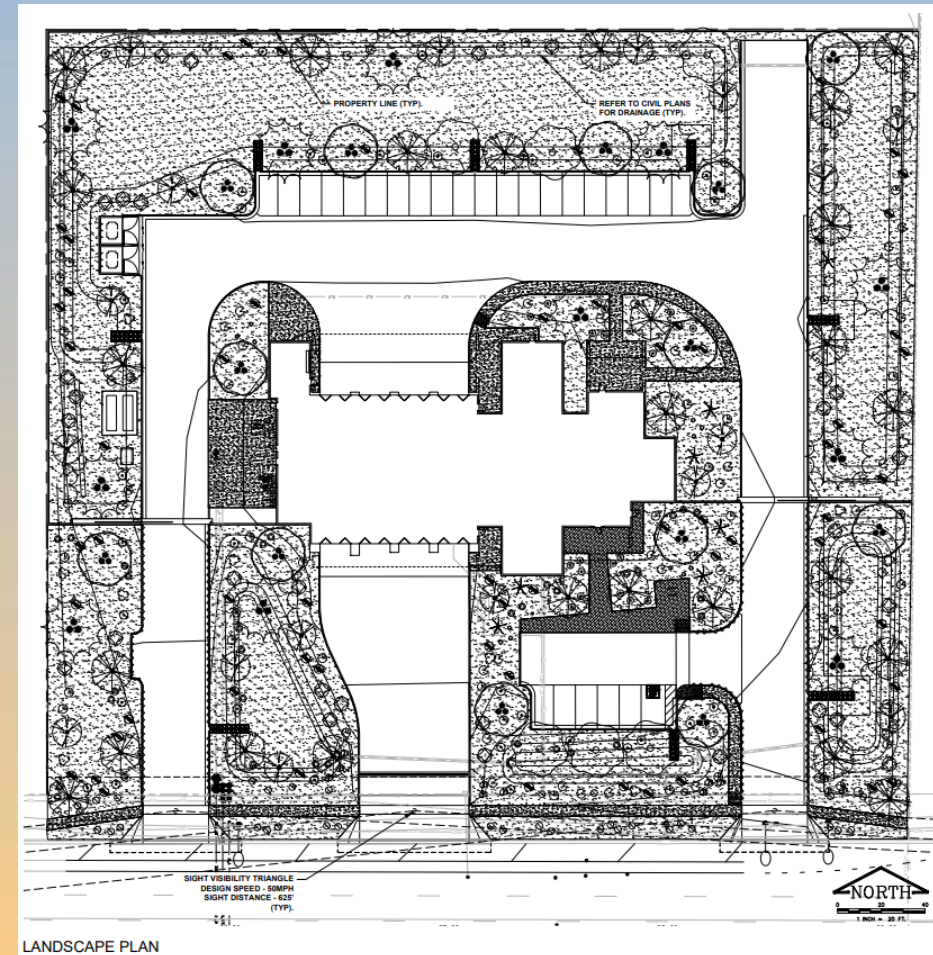
- Fire Station with 4 bay doors
- Vehicular access to the site is provided from McDowell Road
- 26 parking spaces provided





# Landscape Plan

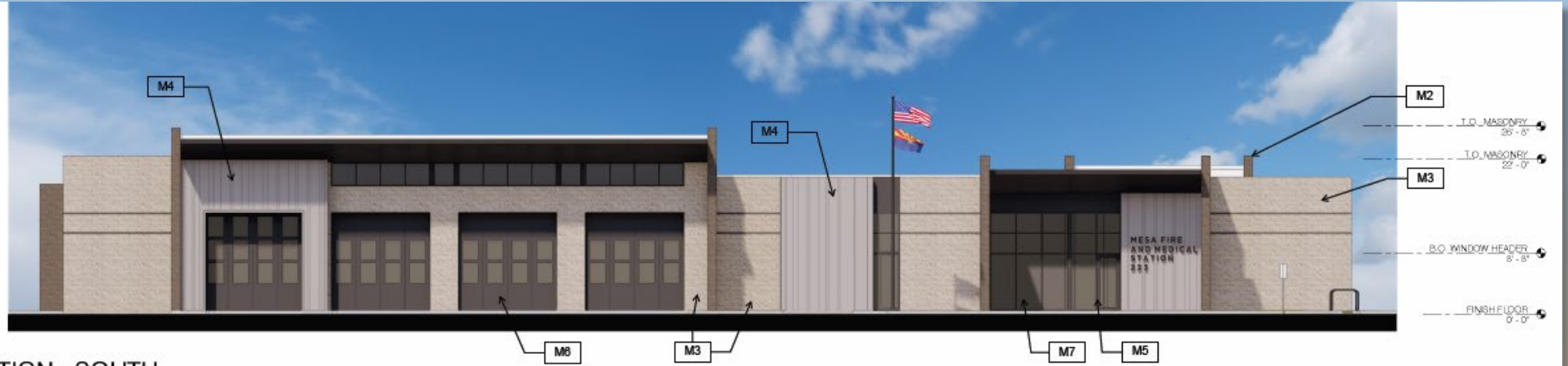
LANDSCAPE SCHEDULE					
SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	GAL	QTY
<b>TREES</b>					
	CAESALPINIA CACALACO 'SMOOTHIE'™	SMOOTHIE CASCALOTE	24"BOX	1.5" CAL	17
	CHILOPSIS LINEARIS	DESERT WILLOW	24"BOX	1.5" CAL	26
	OLNEYA TESOTA	IRONWOOD	24"BOX	MULTI-TRUNK	13
	PARKINSONIA FLORIDA	BLUE PALO VERDE	24"BOX	MULTI-TRUNK	11
	PARKINSONIA PRAECOX	PALO BREA	24"BOX	1.5" CAL	6
<b>SHRUBS</b>					
	AMBROSIA DELTOIDEA	TRIANGLELEAF BURSAE	5 GAL		32
	DALEA PULCHRA	BUSH DALEA	5 GAL		20
	ENCELIA FARINOSA	BRITTLEBUSH	5 GAL		65
	EREMOPHILA HYDROPHANA	EMU BUSH	5 GAL		19
	ERICAMERIA LARICIFOLIA	TURPENTINE BUSH	5 GAL		34
	LARREA TRIDENTATA	CREOSOTE BUSH	5 GAL		29
	SPHAERALCEA AMBIGUA	GLOBEMALLOW	5 GAL		53
<b>ACCENTS</b>					
	FEROCACTUS CYLINDRACEUS	COMPASS BARREL	5 GAL		12
	FOUQUIERIA SPLENDENS	OCOTILLO	8-10 CANES		7
	HESPERALOE PARVIFLORA 'BRAKELIGHTS'™	BRAKELIGHTS RED HESPERALOE	5 GAL		19
	OPUNTIA SANTA-RITA	PURPLE PRICKLY PEAR	5 GAL		15
<b>GROUNDCOVERS</b>					
	GLANDULARIA GOODINGII	GOODING'S VERBENA	1 GAL		34
<b>INERT MATERIALS</b>					
	DECOMPOSED GRANITE MADISON DESERT GOLD		74.538 SF.		
	SURFACE SELECT BOULDER PER DETAIL X LLS300		12 EA.		



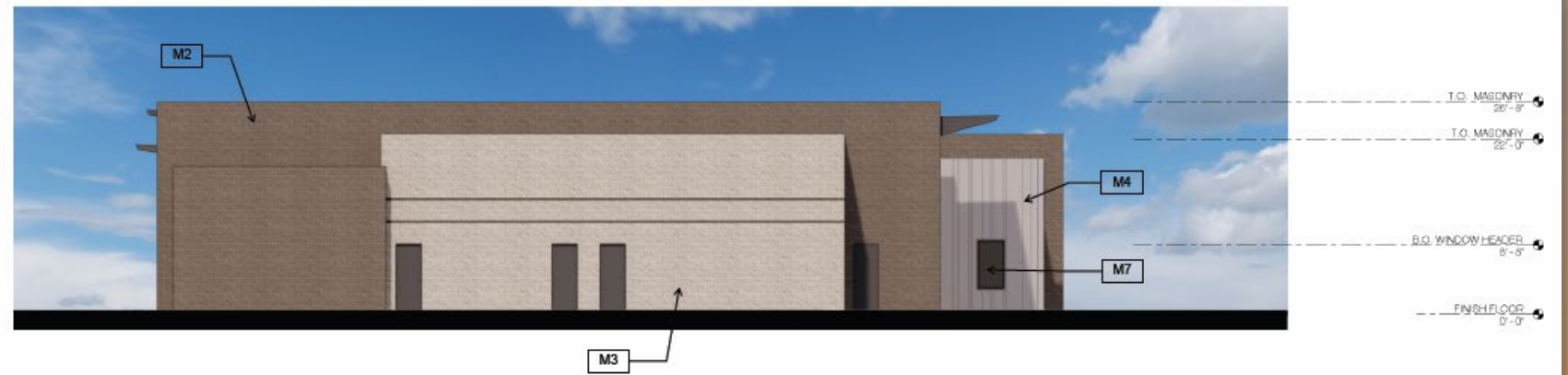




# Building Elevations



3 EXTERIOR ELEVATION - SOUTH  
1" = 10'-0"



4 EXTERIOR ELEVATION - WEST  
1" = 10'-0"



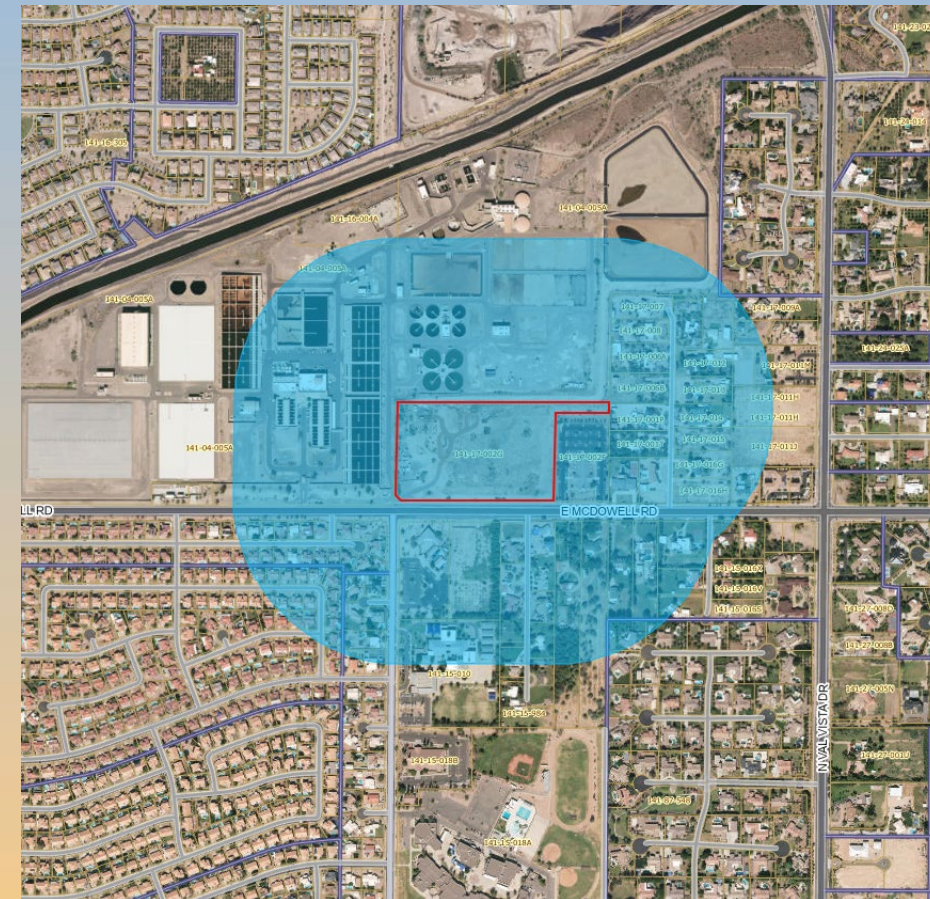
# Rendering





# Citizen Participation

- Notified property owners within 1,000 ft., HOAs, and registered neighborhoods
- Staff has been contacted by one citizen with concerns specific location





# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Criteria in Chapter 69 of the MZO for Site Plan Review

***Staff recommends Approval with Conditions***



# Building Elevations



① EXTERIOR ELEVATION - NORTH  
1" = 10'-0"



② EXTERIOR ELEVATION - EAST  
1" = 10'-0"



# ZON24-00030

## Southgate Commerce Park Phasing Plan

Charlotte Bridges, Planner II

August 14, 2024



# Request

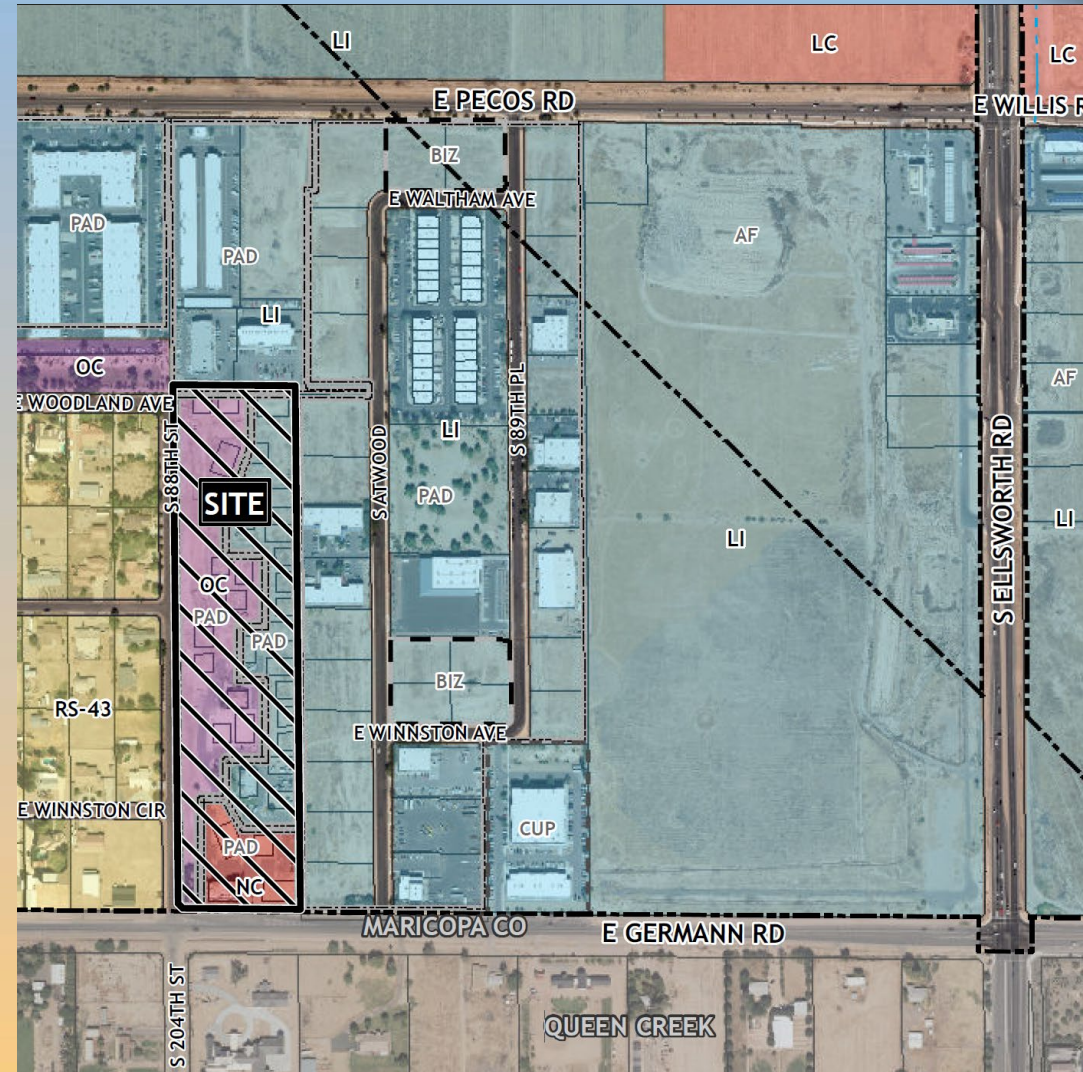
- Planned Area Development (PAD) modification





# Location

- 8830 East Germann Road
- East of Ellsworth Road
- North of Germann Road







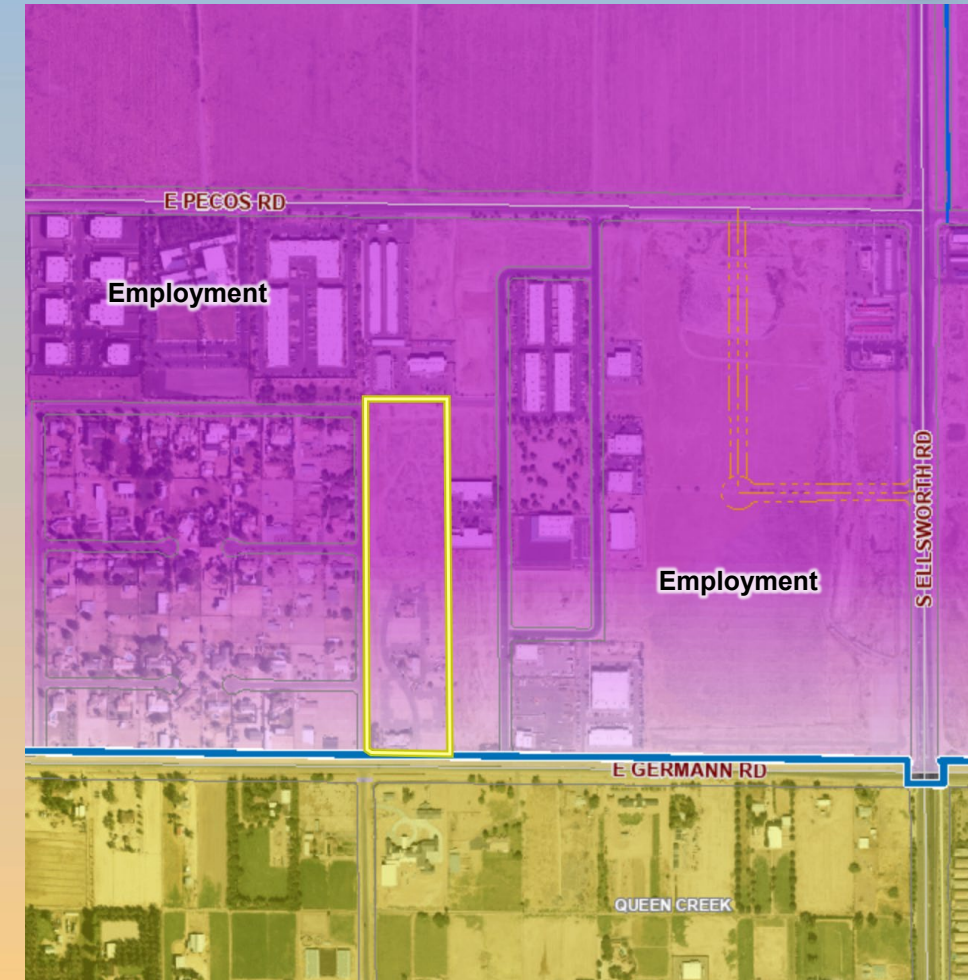
# General Plan

## Employment

- Provide a wide range of employment opportunities in high quality settings

## Mesa Gateway Strategic Development Plan - Logistics and Commerce District

- High quality employment environment compatible with Phoenix-Mesa Gateway Airport







# Site Photo



Looking north from Germann Road



# Site Photo



Looking southeast from 88th Street



# Site Photo



Looking northeast from 88th Street and mid-point of Project Site



# Site Photo



Looking southwest from 88th Street at northwest corner of Project Site



# Site Photo



Looking northwest from mid-point of Project Site at east side



# Site Photo



Aerial photo of Project Site





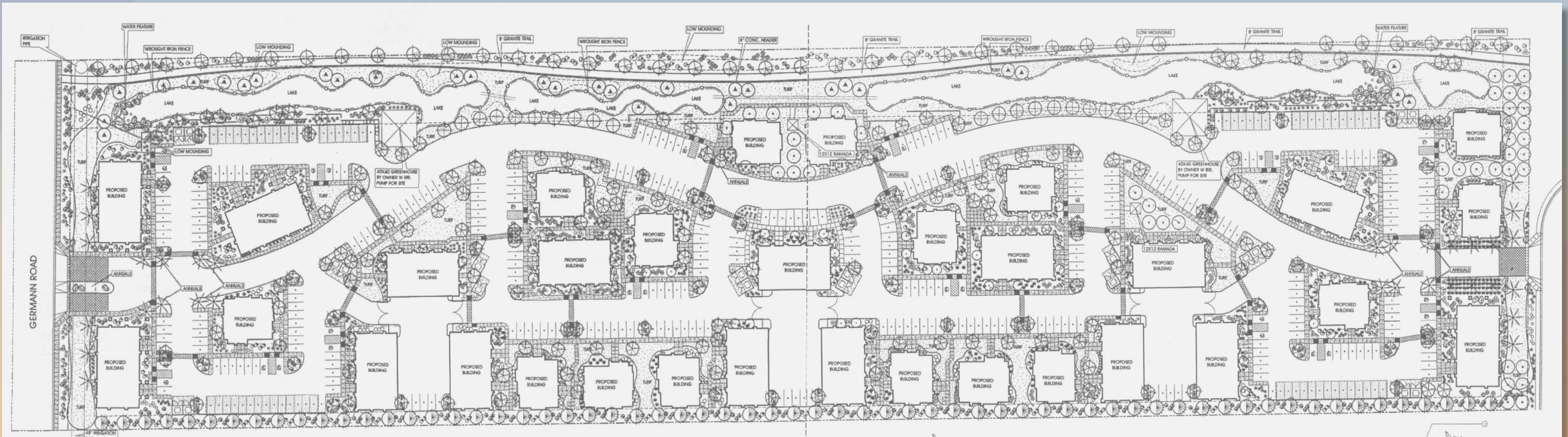
# Site Plan

- 32 building totaling 100,000 sq. ft.
- Primary access from Germann Road
- Secondary access at north property line via drive aisle to Attwood (street)
- 399 parking spaces provided



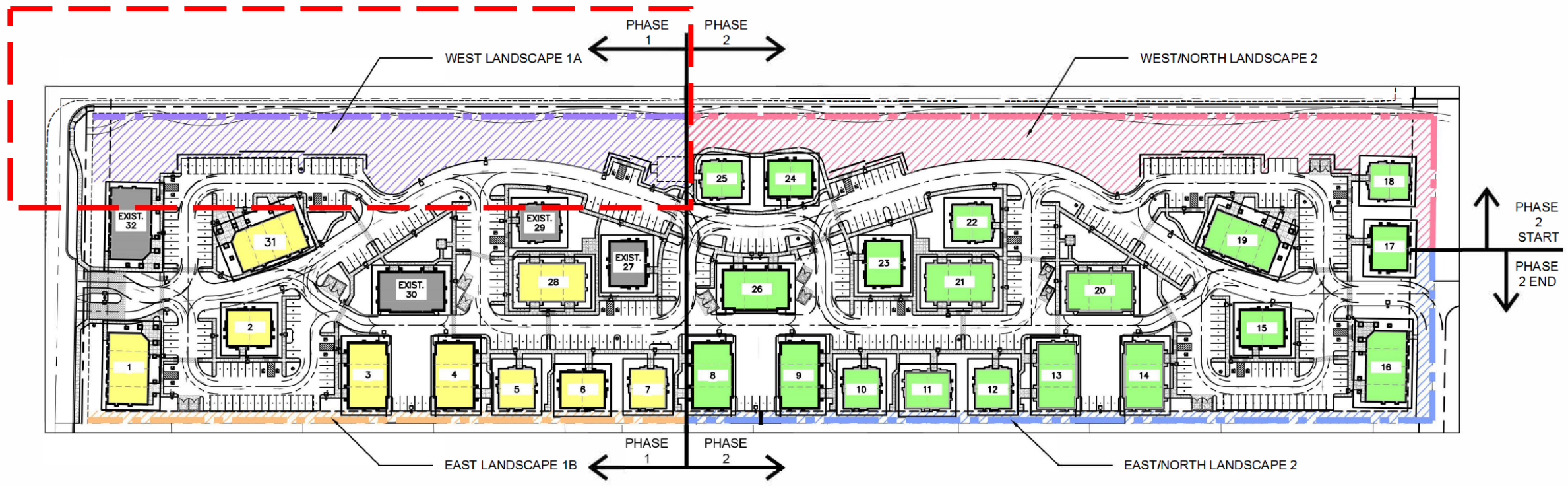


# Landscape Plan





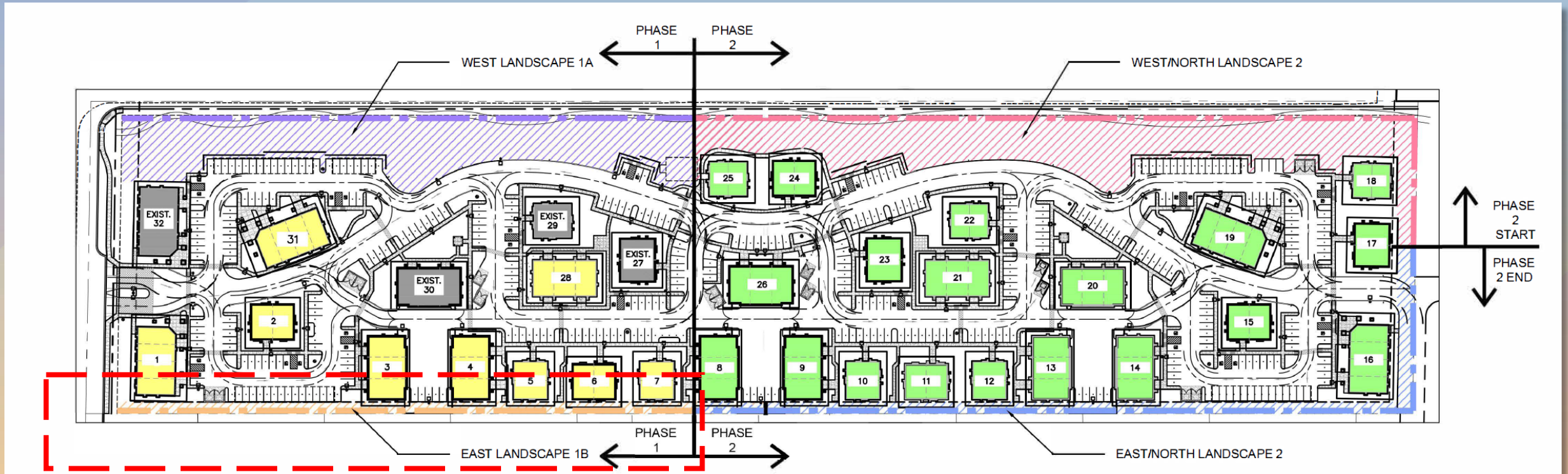
# Phasing Plan – Phase 1B



With first new building permit, install all perimeter landscape along 88<sup>th</sup> Street to the mid-point of the Project Site



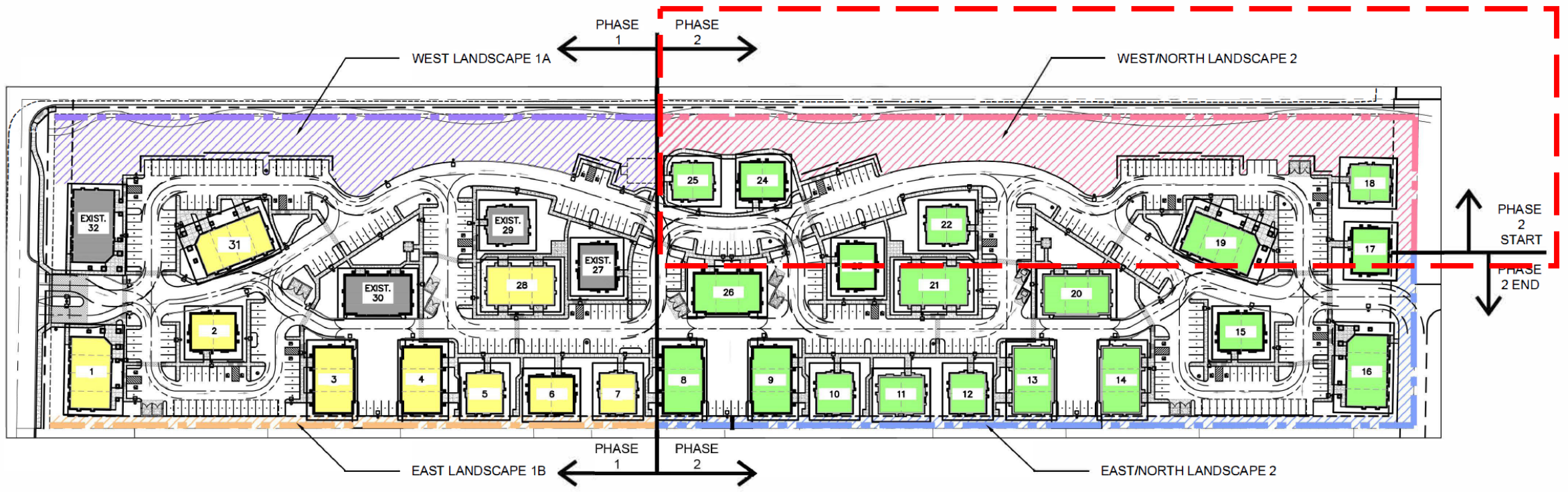
# Phasing Plan – Phase 1B



Prior to a Certificate of Occupancy issuance for the last building in Phase 1B, all perimeter landscaping will be installed along the east property line to the mid-point of the Project Site.



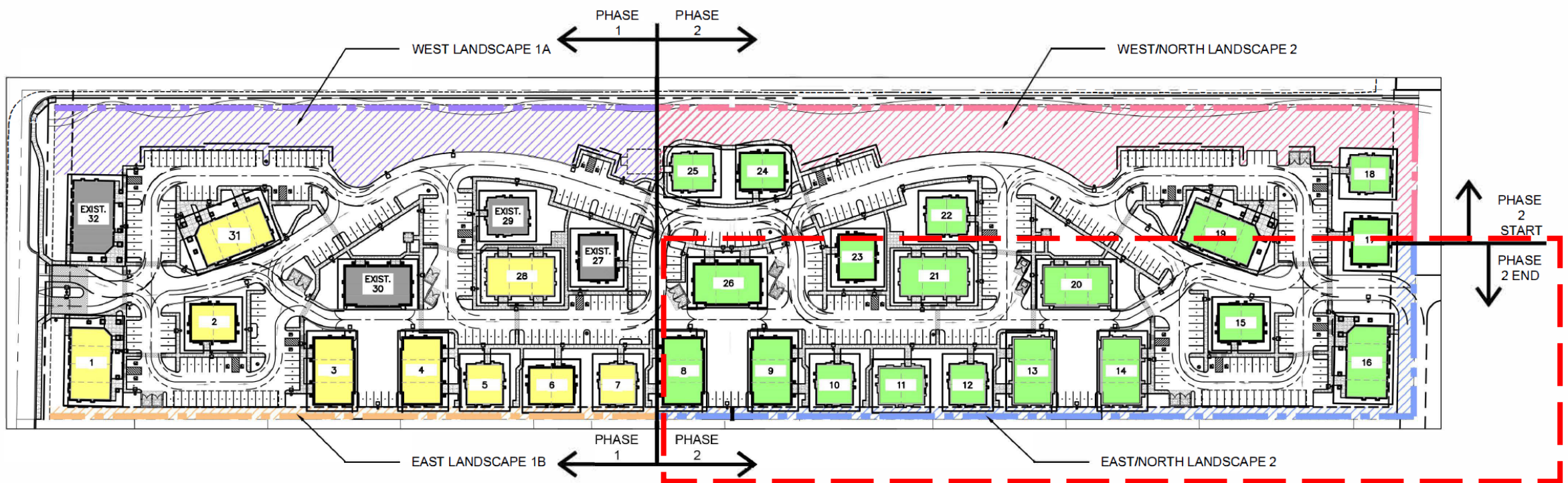
# Phasing Plan – Phase 2



Prior to a Certificate of Occupancy issuance for the first building in Phase 2, install remaining perimeter landscape along 88<sup>th</sup> Street and along north property line to mid-point of Building 17.



# Phasing Plan – Phase 2

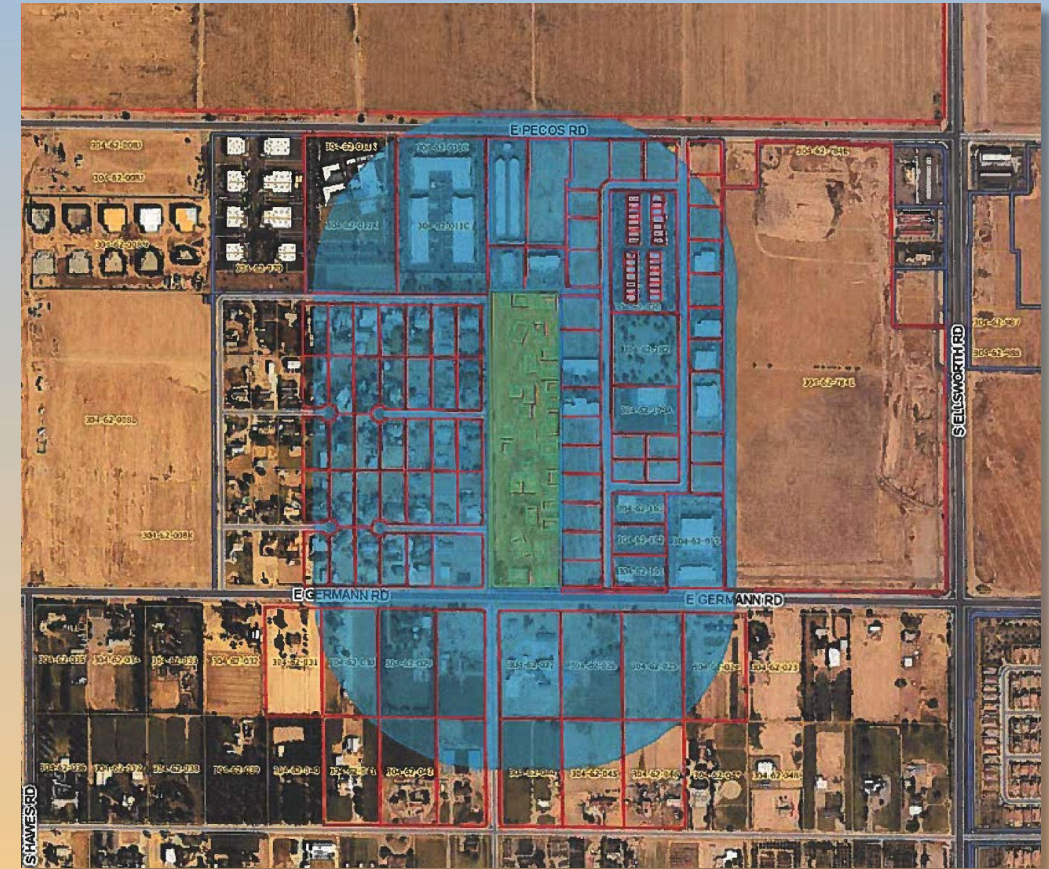


Prior to a Certificate of Occupancy issuance for the last building in Phase 2, install remaining perimeter landscape along the east property line and north property line



# Citizen Participation

- Notified property owners within 500 ft., HOAs, and registered neighborhoods
- Neighborhood meeting held on March 21, 2024, 3 citizen attendees
- Mailed Planning and Zoning Board public hearing letters to all property owners within 1,000 ft.





# Findings

- ✓ Complies with the 2040 Mesa General Plan and Gateway Strategic Development Plan
- ✓ Complies purpose for Planned Area Development Overlay of Section 11-22

***Staff recommend Approval with Conditions***





# ZON23-00369

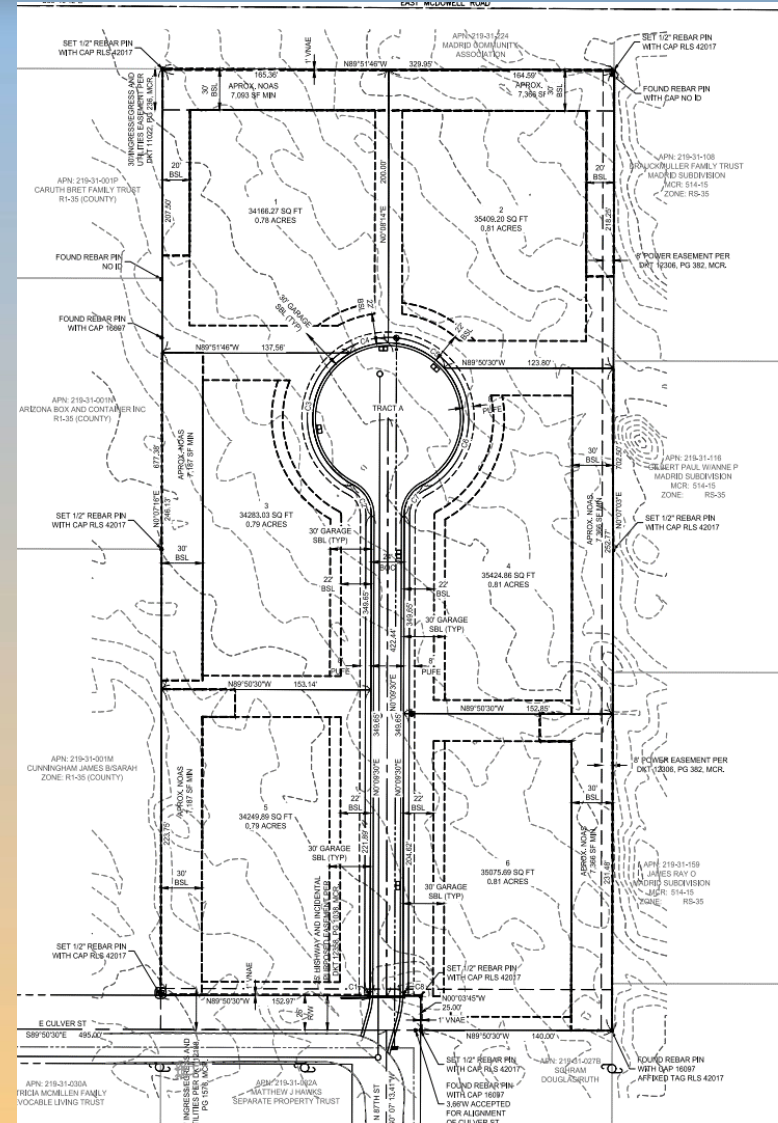
Sean Pesek, Senior Planner

August 14, 2024



# Request

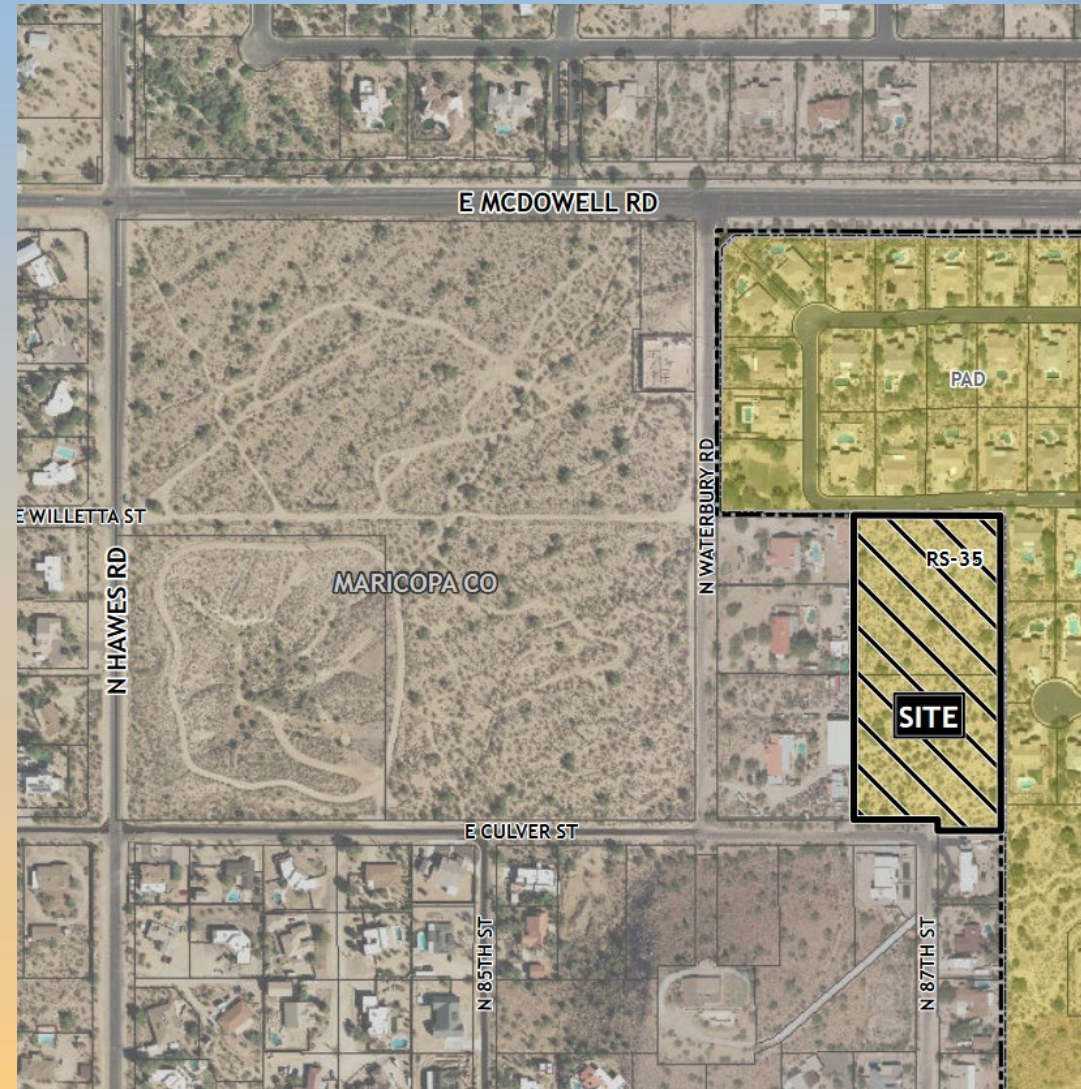
- Rezone from RS-35 to RS-35-PAD
- Preliminary Plat for a six-lot single residence subdivision





# Location

- North side of Culver Street
- South side of Nance Street
- South of McDowell Road





# Site Photo



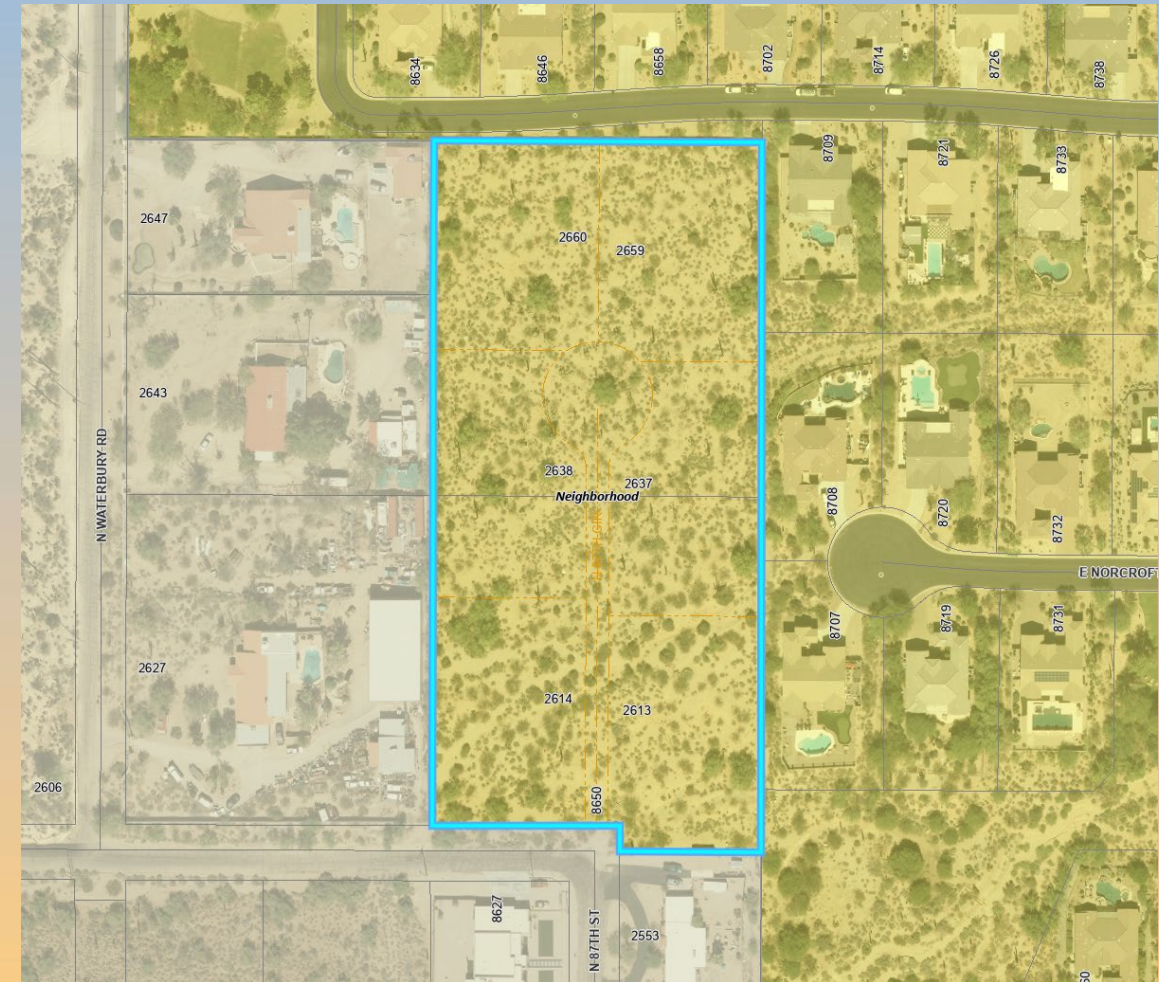
Looking north from Culver Street



# General Plan

## Neighborhood - Desert Uplands Sub-Type

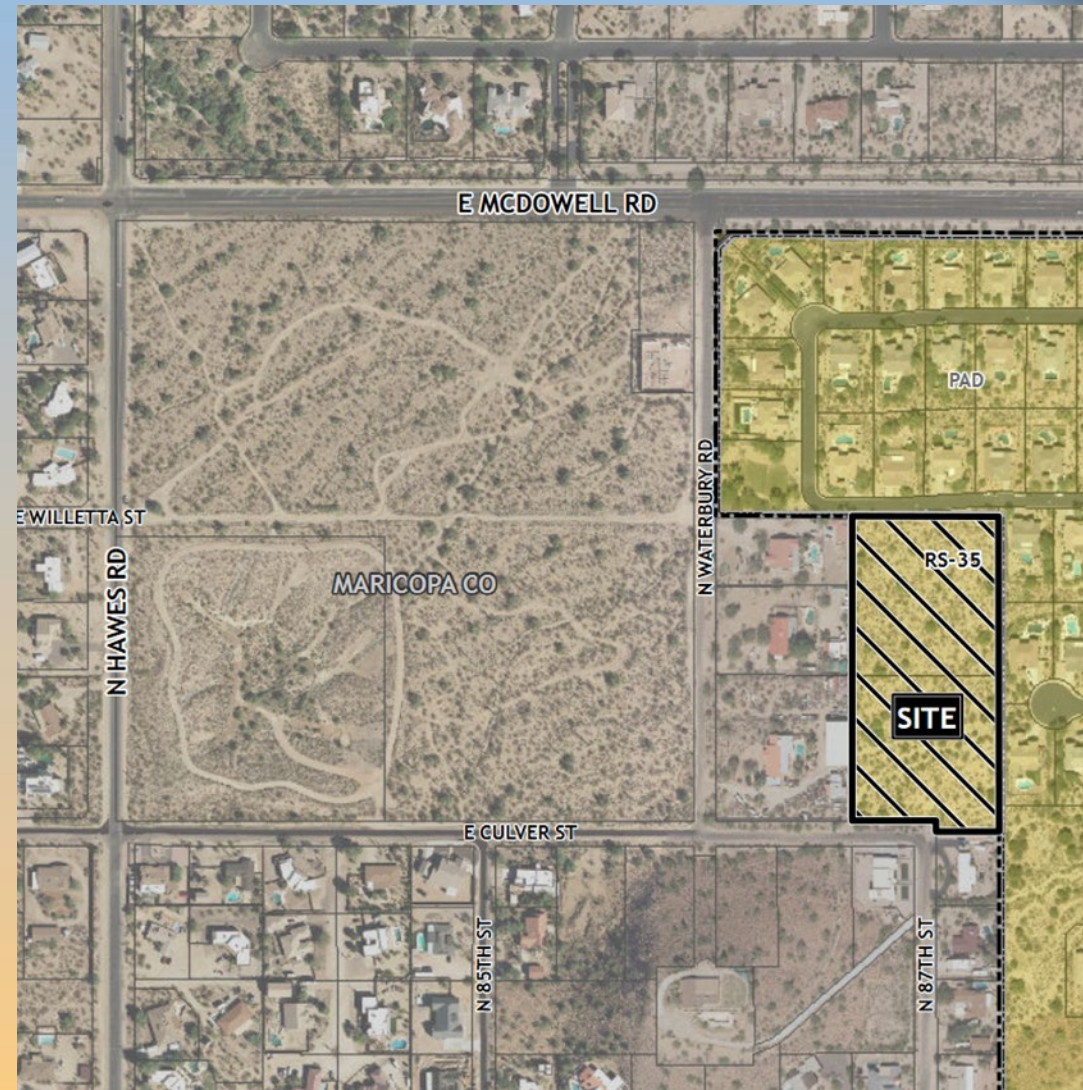
- Provide safe places for people to live where they can feel safe
- Larger lots with natural desert preservation
- RS-35 is listed as a primary land use within the Desert Uplands Sub-Type





# Zoning

- Current Zoning: RS-35
- Proposed Zoning: RS-35-PAD
- Single Residence is a permitted use





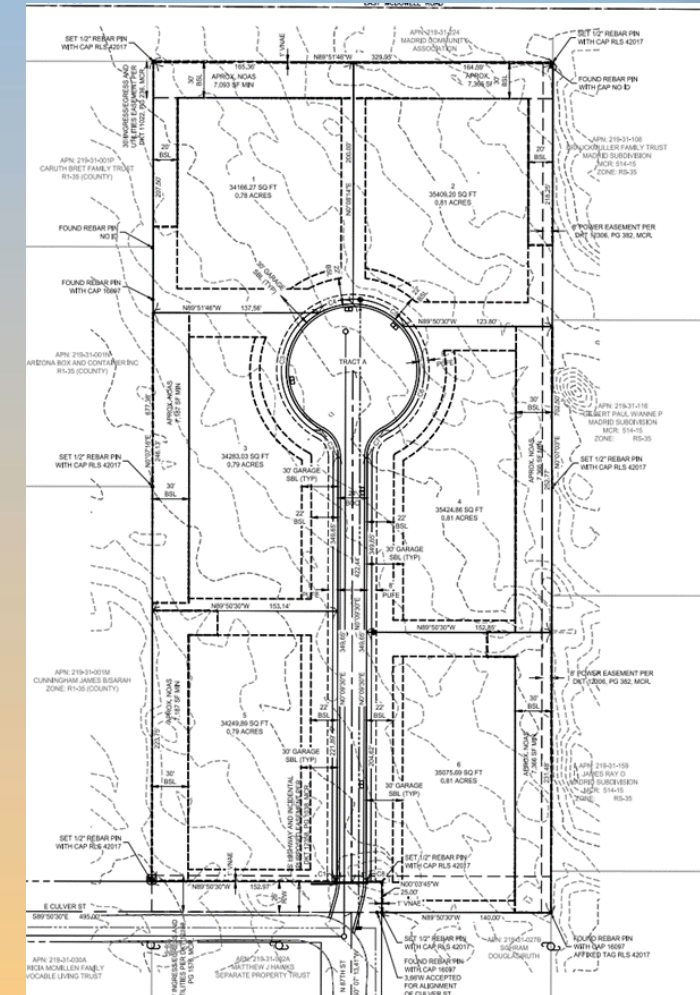
# PAD Overlay

Development Standard	MZO Required	PAD Proposed
<u>Lot Frontage on a Public Street</u> – <i>MZO Section 11-30-6(H)</i>	Each lot shall have frontage on a dedicated public street	<b>Each lot shall have frontage on a private street</b>
<u>Minimum Lot Area</u> – <i>MZO Table 11-5-3</i>	35,000 square feet	<b>34,166 square feet</b>
<u>Minimum Lot Width</u> – <i>MZO Table 11-5-3</i>	130 feet	<b>Lot 1: 46 feet</b> <b>Lot 2: 62 feet</b>



# Preliminary Plat

- 5.3 acres in size
- 6 single residence lots; 1 tract for ingress/egress and public utilities
- Access from Culver Street (not gated)
- Net residential density of 1.15 du/ac
- 50% maximum disturbance area per lot







# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Criteria in Subdivision Regulations Section 9-6-2

*Staff recommend Approval with Conditions*



# ZON24-00617

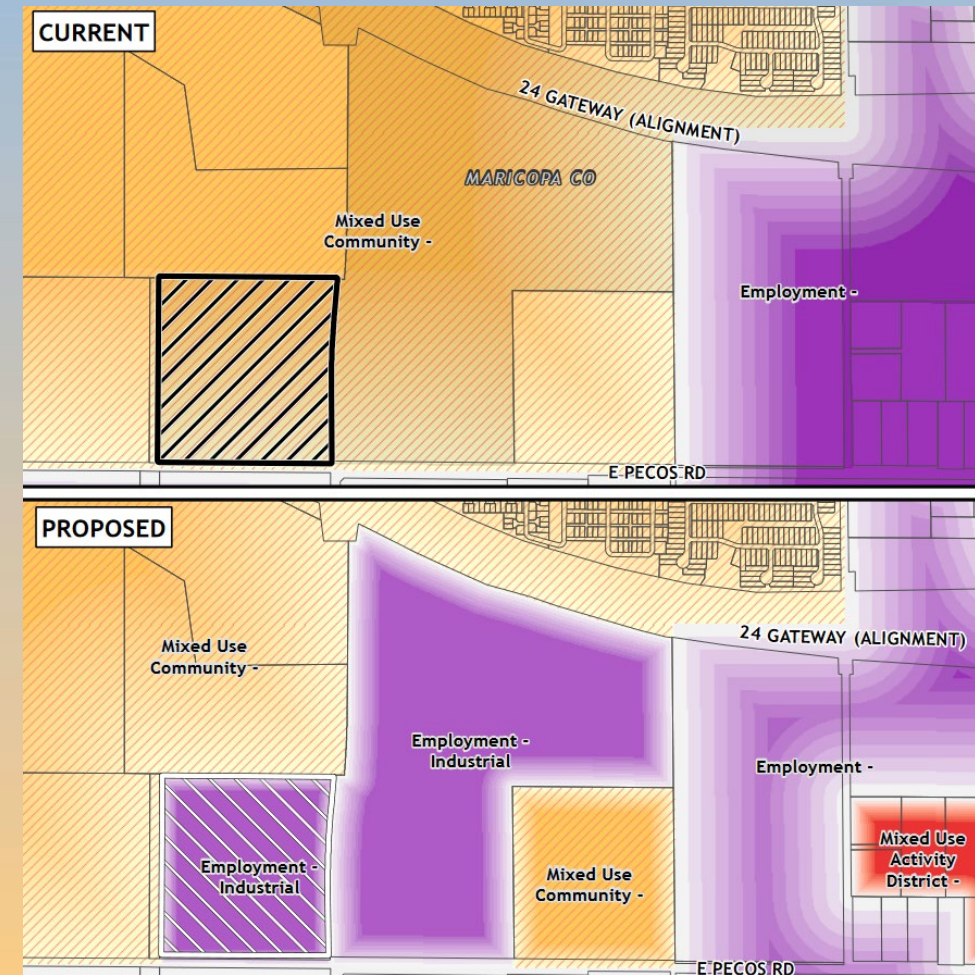
Sean Pesek, Senior Planner

August 14, 2024



# Request

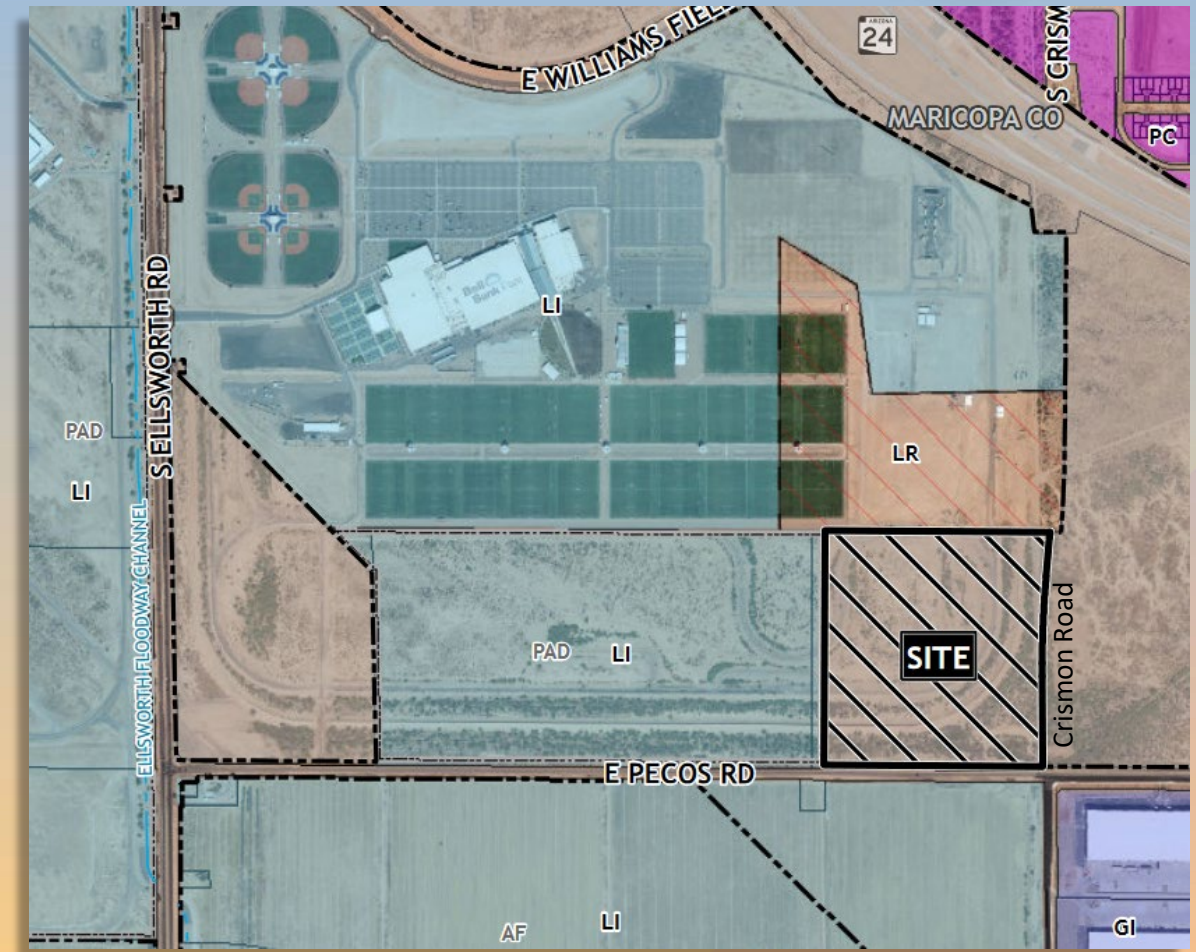
- Minor General Plan Amendment to change the underlying character area designation
- Mixed Use Community to Employment with an Industrial sub-type





# Location

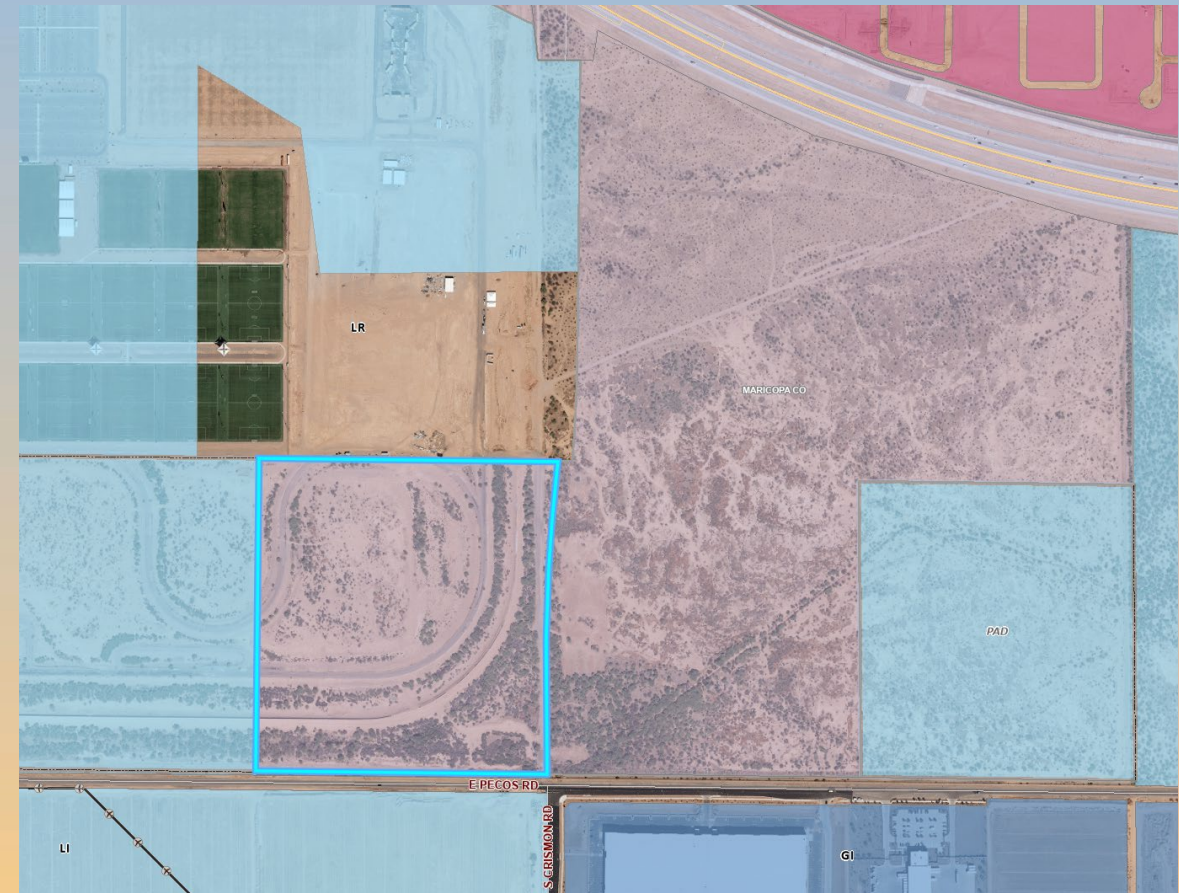
- North of Pecos Road
- West side of the future Crismon Road alignment
- East of Ellsworth Road





# Zoning

- Current Zoning
  - Agricultural (AG)
- Proposed Zoning
  - LI-PAD
- Indoor Warehousing and Storage and Office are permitted uses within the LI district

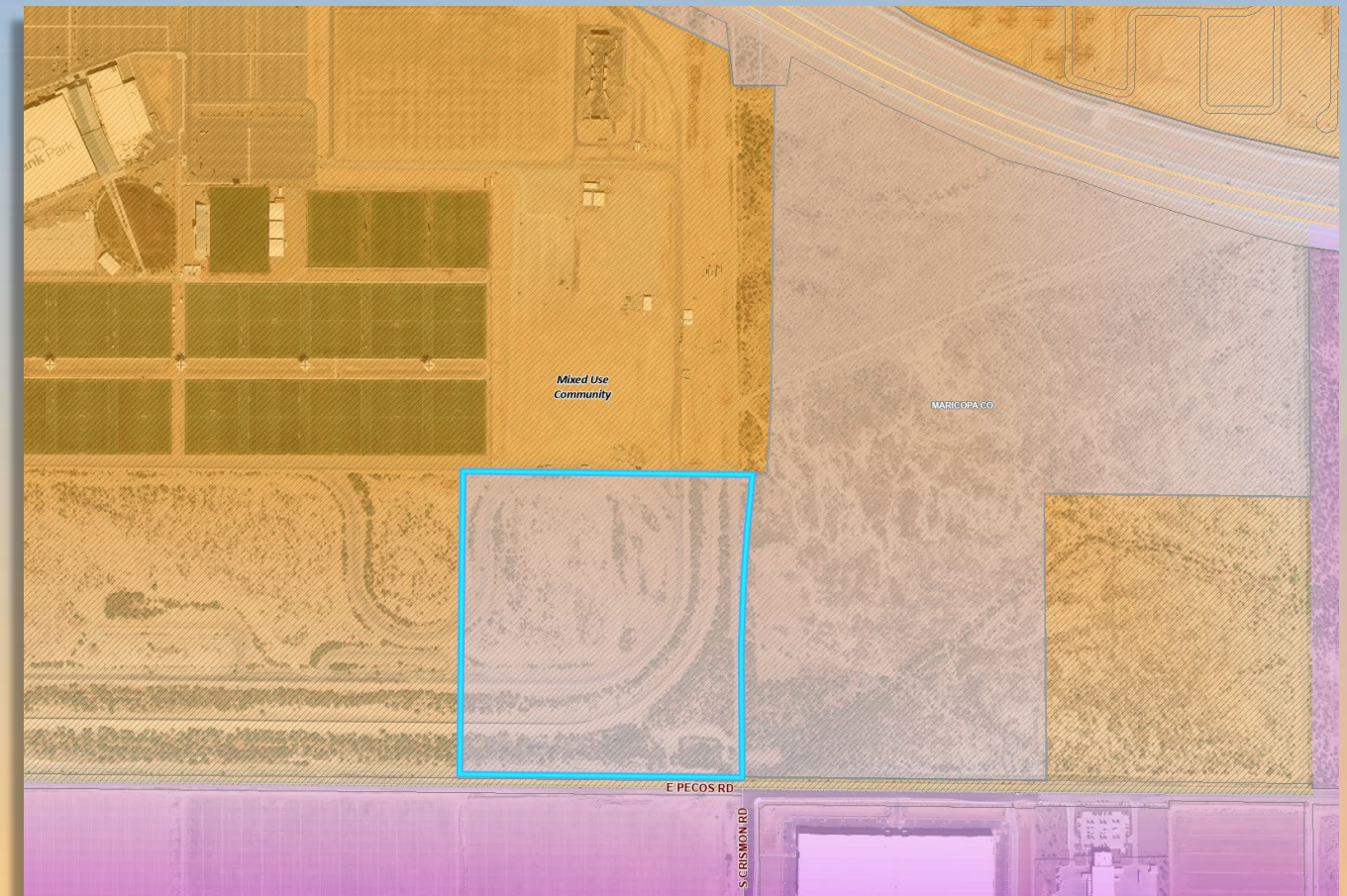




# General Plan

## Mixed Use Community

- PC is the only listed zoning district
- Indoor Warehousing and Storage is not listed as an acceptable land use
- Requires a Minor General Plan Amendment





# Minor General Plan Amendment

- Requesting to change the character type to Mixed Use Activity (43± acres)
- Chapter 16 of the General Plan contains criteria that Council may consider including but not limited to:
  - Degree of impact to surrounding community
  - Existing land use patterns in the area
  - Extent that benefits outweigh impacts
  - Whether the change will result in a loss of land for other uses



# Minor General Plan Amendment

## General Plan Amendment Criteria:

- Degree of impact to surrounding community
  - Result with increase viability of employment uses to complement existing industrial uses in the area
- Existing land use patterns in the area
  - Supports land uses that are compatible with continued employment-based development along Pecos Road





# Minor General Plan Amendment

## General Plan Amendment Criteria:

- Extent that benefits outweigh impacts
  - Proposed designation is more compatible with surrounding development
- Whether the change will result in a loss of land for other uses
  - Approx. 4,450 acres already developed under the MX-Community character area designation



# Citizen Participation

- Notified property owners within 1,000 ft., HOAs, and registered neighborhoods
- Neighborhood meeting held on May 21, 2024, with no citizen attendees





# Findings

- ✓ Complies with the amendment criteria in Chapter 15 of the 2040 Mesa General Plan

*Staff Recommends Approval with Conditions*



# ZON23-00802

Sean Pesek, Senior Planner

August 14, 2024



# Request

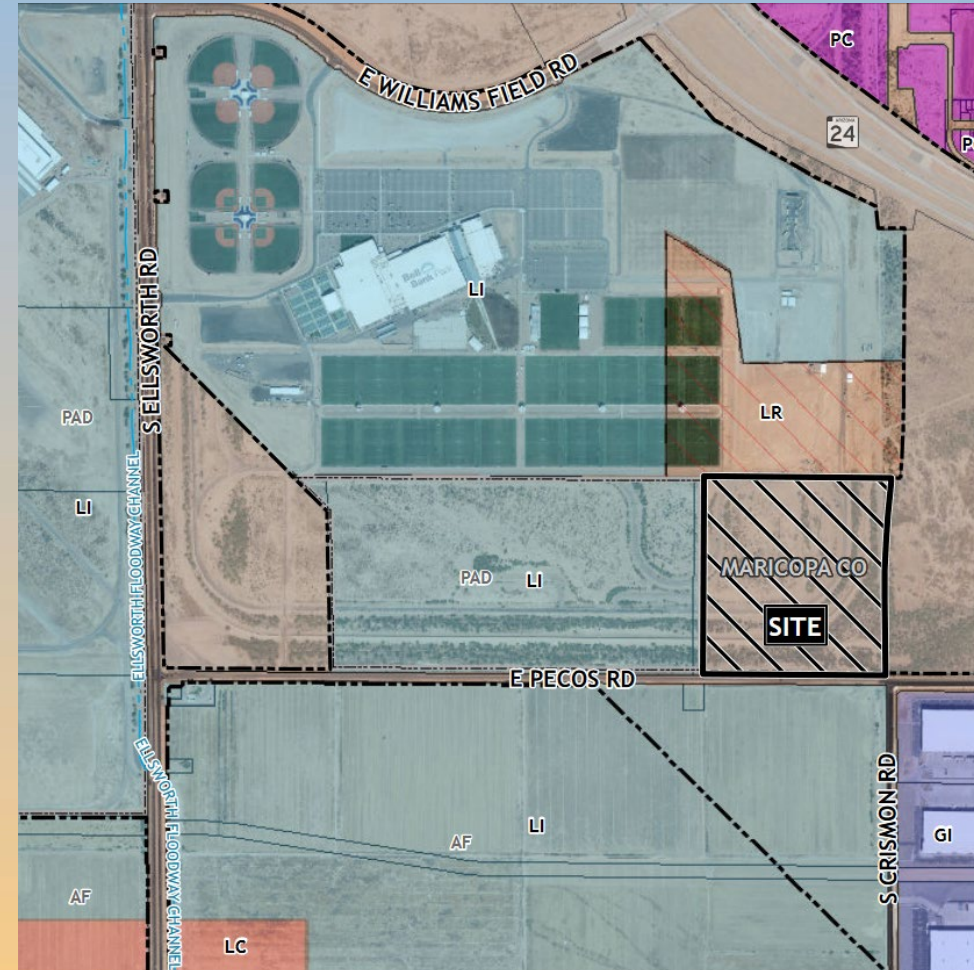
- Rezone from AG to LI-PAD
- Site Plan Review
- Council Use Permit
- To allow for a data center





# Location

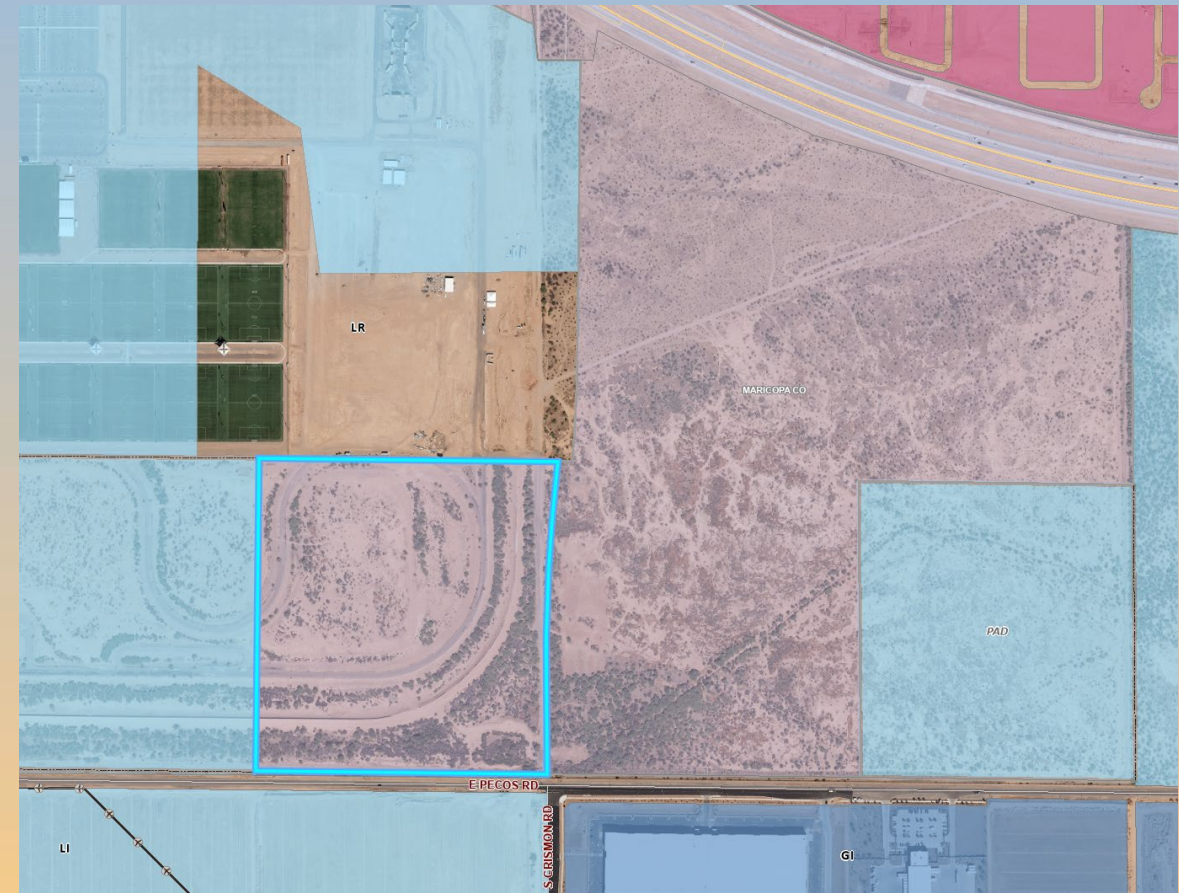
- North of Pecos Road
- West side of the future Crismon Road alignment
- East of Ellsworth Road





# Zoning

- Current Zoning
  - Agricultural (AG)
- Proposed Zoning
  - LI-PAD
- Indoor Warehousing and Storage and Office are permitted uses within the LI district





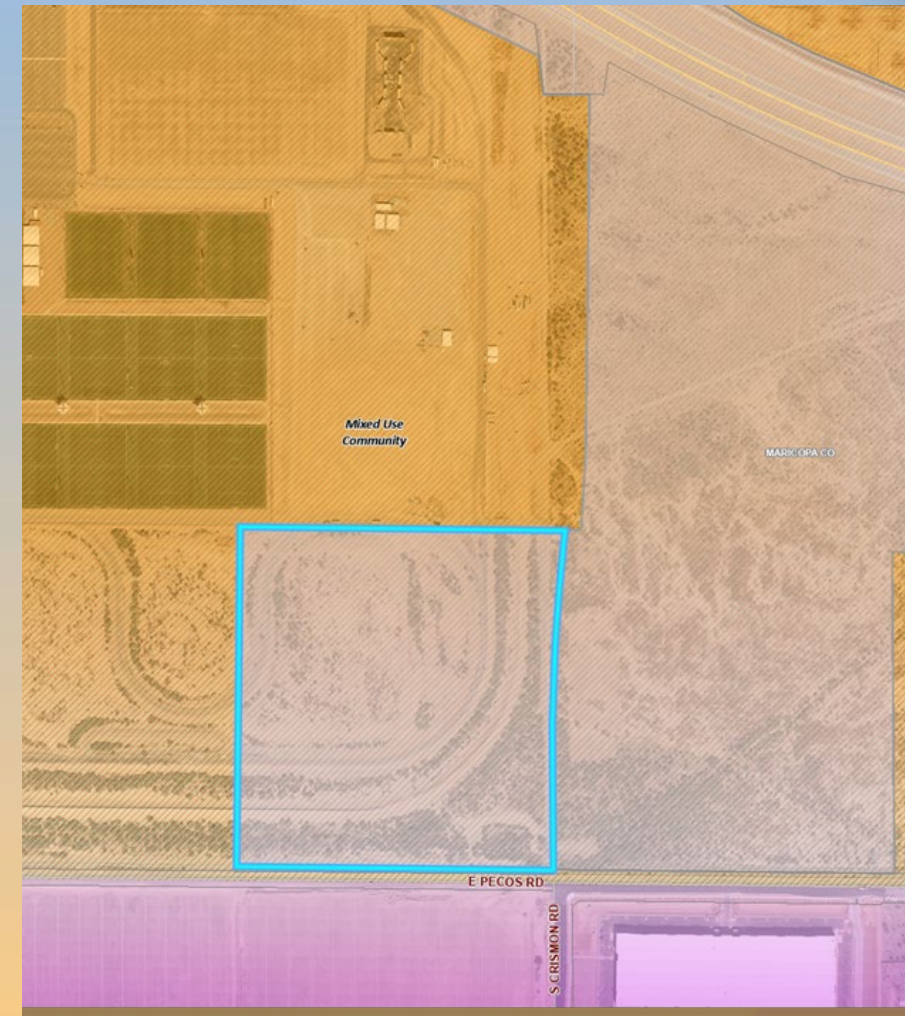
# General Plan

## Current - Mixed Use Community

- Cohesive urban village with a mix of residential and non-residential uses

## Proposed – Employment

- Provide a wide range of employment opportunities in high quality settings







# Site Photo



Looking north from Pecos Road



# PAD Overlay

Development Standard	MZO Required	PAD Proposed
<u>Maximum Building Height –</u> <i>MZO Table 11-7-3(A)</i>	40 feet	<b>70 feet</b>
<u>Foundation Base –</u> <i>MZO Section 11-33-5(A)(1)</i> -Width along exterior walls with a public entrance adjacent to parking stalls	15 feet	<b>10 feet</b>
<u>Required Parking Spaces by Use –</u> <i>MZO Table 11-32-3(A)</i> - Warehousing and Storage (exclusive of Mini-Storage)  -General offices, retail, and services	1 space per 900 sq. ft. (1,012 spaces required)  1 space per 375 sq. ft. (240 spaces required)  (1,252 total required)	<b>1 space per 0 sq. ft. (no spaces provided)</b>  <b>1 space per 380 sq. ft. (236 spaces provided)</b>  <b>(236 total proposed)</b>



# PAD Overlay

## Development Standard

## MZO Required

## PAD Proposed

Required Solid Waste and Recycling Container Enclosures –  
*MZO Section 11-30-12(A)(1)*

Solid waste and recycling container enclosures required for all industrial development over 10,000 square feet of gross floor area

**Solid waste and recycling container enclosures not required when located inside eight-foot perimeter wall**

Service Area Location – *MZO Section 11-30-13(B)*

Truck docks, loading areas and service areas must be located at the rear or side of buildings, rather than facing a street

**Truck docks, loading areas and service areas shall be screened from public view with a solid 8' wall**



# PAD Overlay

## Development Standard

## MZO Required

## PAD Proposed

Fences and Freestanding Wall Height –  
*MZO Section 11-30-4(B)*

No fence or freestanding wall within or along the exterior boundary of the required interior side or rear yards shall exceed a height of 8-feet

**No fence or freestanding wall within or along the exterior boundary of the required interior side or rear yards shall exceed a height of 11-feet**

Outdoor Storage –  
*MZO Table 11-7-2*

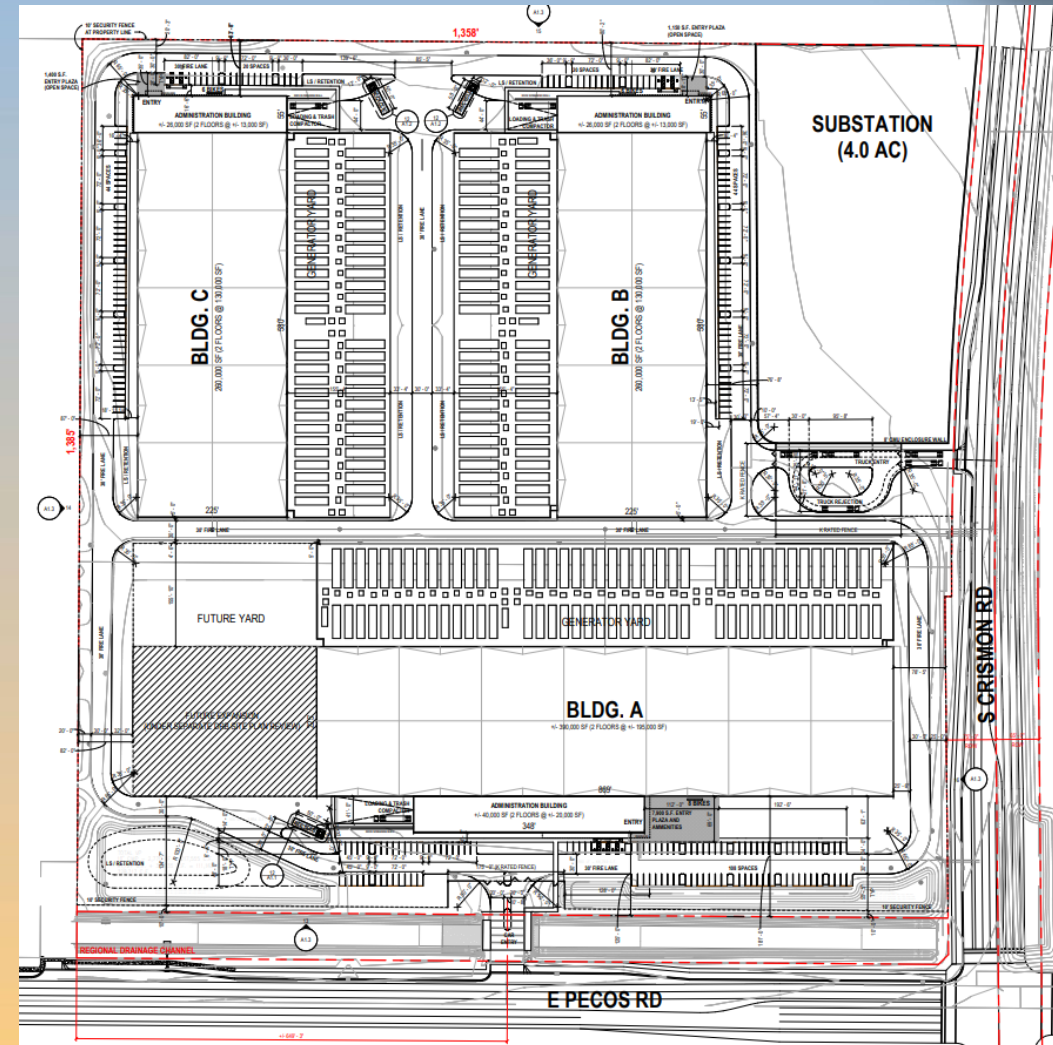
Accessory outdoor storage must be confined to the rear one-half of the lot

**Accessory outdoor storage is permitted throughout the lot**



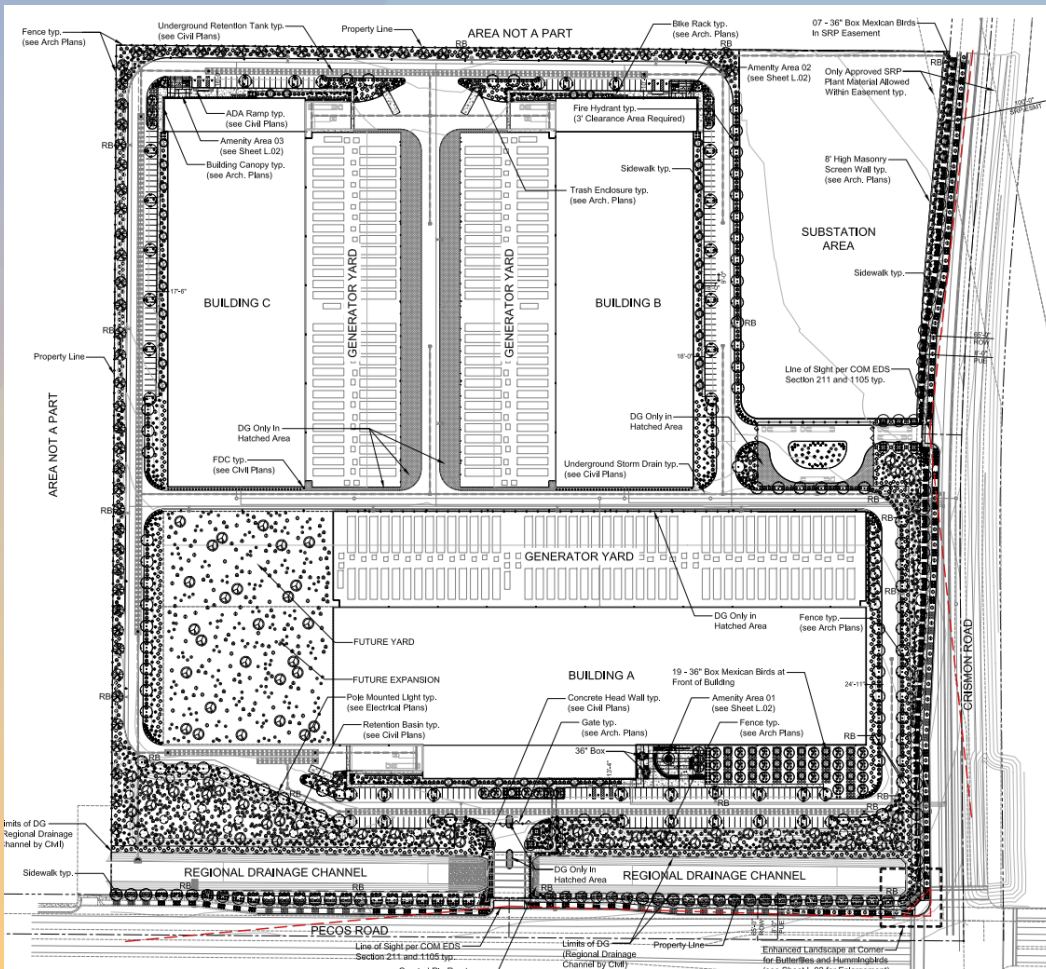
# Site Plan

- Three data halls (1,000,000sf of GFA)
- Vehicular access from Pecos; truck access from Crismon
- Future 4ac substation site in the northeast corner
- 10,450sf of employee amenity space provided





# Landscape Plan



## LANDSCAPE LEGEND

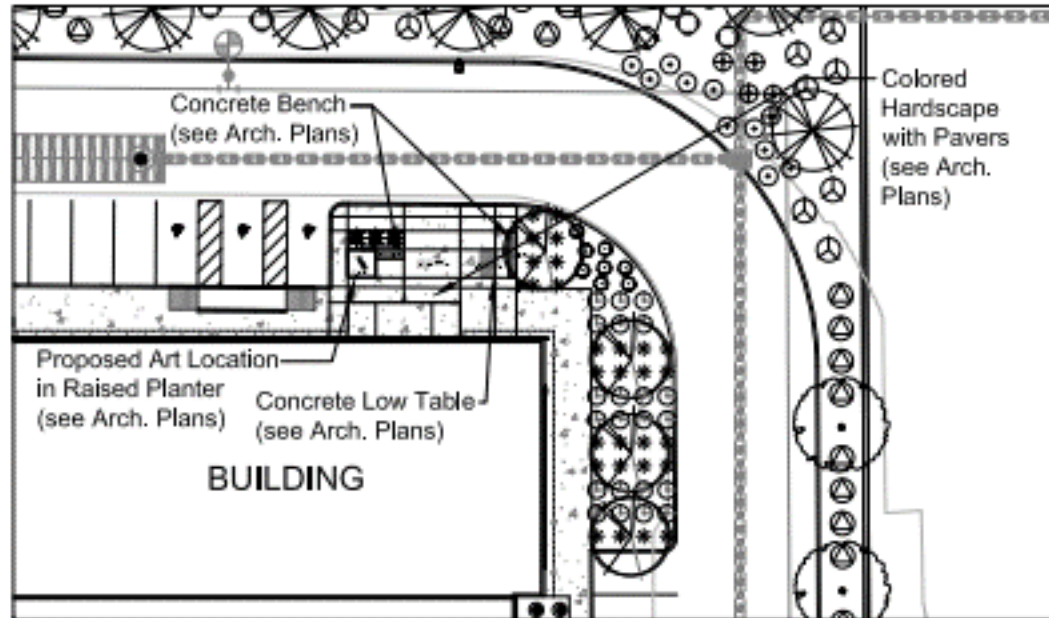
ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS  
( U.O.N. - UNLESS OTHERWISE NOTED )  
( 1m trade marked Mountain States Nursery )

TREES	SIZE	QTY
Caesalpinia mexicana	24" Box U.O.N	34
Mexican Bird of Paradise	36" Box Matching, High Breaker, Multi Trunk	28
Quercus virginiana	24" Box Matching, Standard	100
Ulmus parvifolia	24" Box Matching, Standard	36
Acacia aneura	36" Box Matching, Standard	21
Prosopis velutina	24" Box Matching, Multi Trunk	75
Prosopis chilensis	24" Box Matching, Standard	21
Quercus virginiana 'Cathedral'	48" Box Matching, Standard	12
Chilopsis linearis 'Bubba'	24" Box Matching, Multi Trunk	34
Ebenopsis ebano	24" Box Matching, Standard	68
Quercus virginiana 'Cathedral'	36" Box Matching, Standard	44
Parkinsonia x 'Desert Museum'	36" Box Matching, Standard	27
Acacia salicina	36" Box Matching, Standard	06
Pistacia chinensis 'Red Push'	48" Box Standard	01

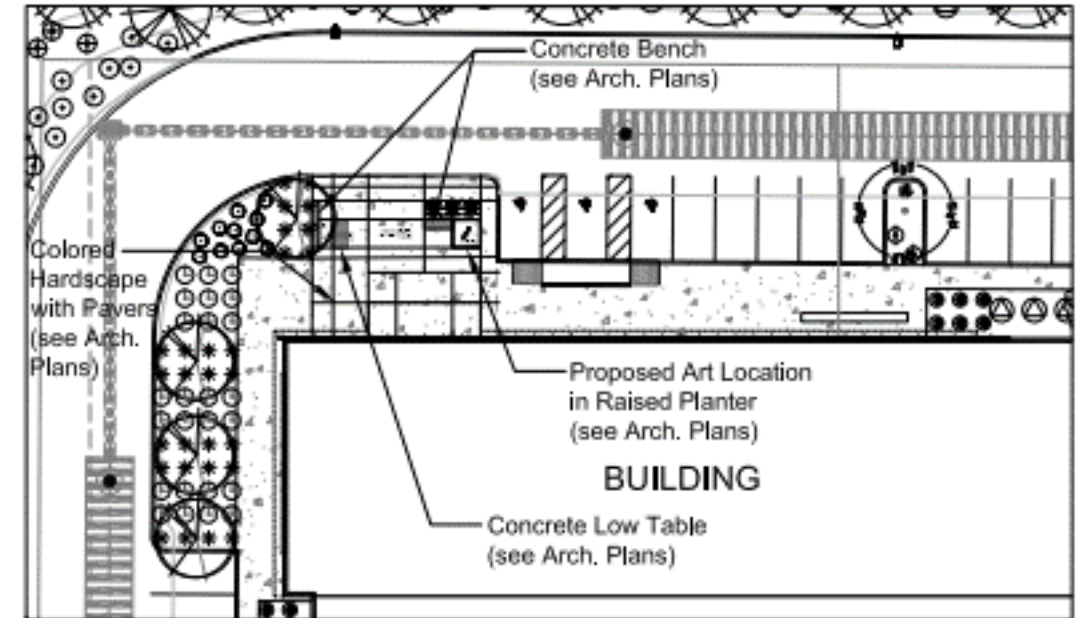
SHRUBS / ACCENTS	SIZE	QTY
Caesalpinia gilliesii	5 Gallon	259
Yellow Bird of Paradise		
Hesperaloe parviflora 'Yellow'	5 Gallon	324
Yellow Yucca		
Agave desmettiana	5 Gallon	28
Smooth Agave		
Hesperaloe funifera	5 Gallon	94
Giant Hesperaloe		
Eremophila hygrophana	5 Gallon	72
Blue Bell Emu		
Nolina microcarpa	5 Gallon	618
Bear Grass		
Hesperaloe parviflora 'Red'	5 Gallon	76
Red Yucca		
Callistemon citrinus 'Little John'	5 Gallon	272
Little John Dwarf Bottlebrush		
Bougainvillea 'Torch Glow'	5 Gallon	304
Torch Glow Bougainvillea		
Mulinbergia rigens	5 Gallon	439
Deer Grass		
Leucophyllum x 'Heavenly Cloud'	5 Gallon	479
Heavenly Cloud Sage		
Nerium oleander 'Petite Pink'	5 Gallon	756
Petite Pink Oleander		
Tecoma sp 'Sparky'	5 Gallon	506
Sparky Tecoma		
Lantana camara	5 Gallon	97
Red Lantana		
Dasylirion wheeleri	5 Gallon	241
Desert Spoon		
Yucca rupicola	5 Gallon	198
Twisted Leaf Yucca		
Asclepias subulata	5 Gallon	06
Milkweed		
Echinoactis grusonii	12" Diameter	117
Golden Barrel		
Euphorbia bracteata	5 Gallon	37
Tall Lady Slipper		



# Amenity Areas



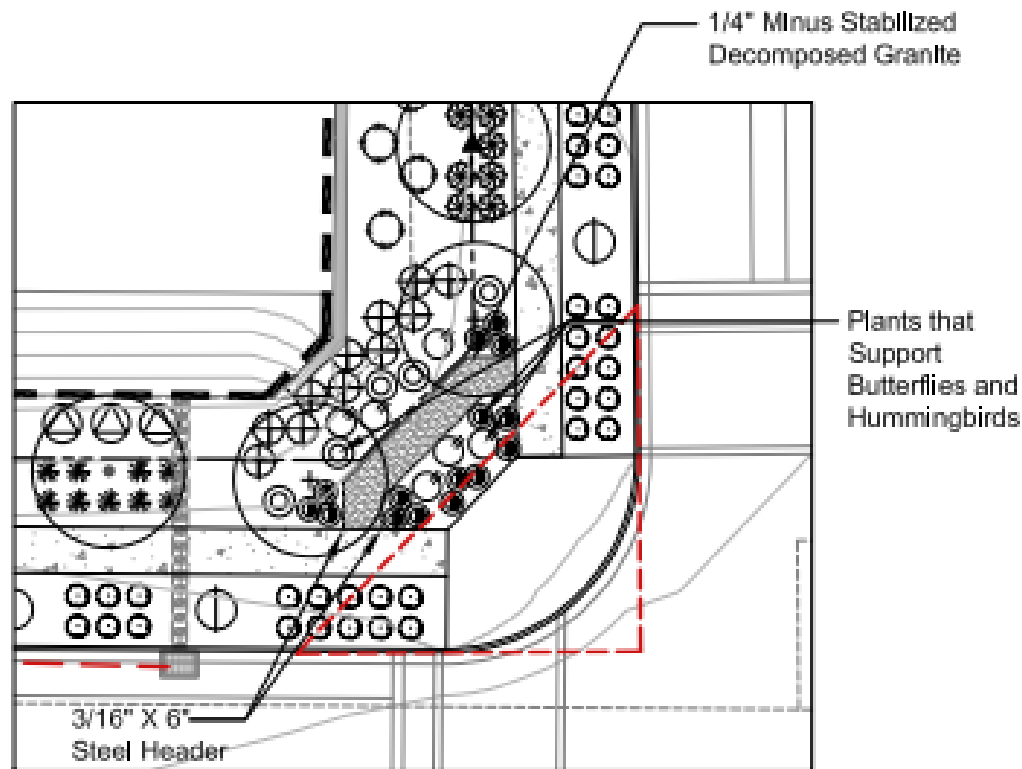
AMENITY ENLARGEMENT 1" = 30'  
NODE 2



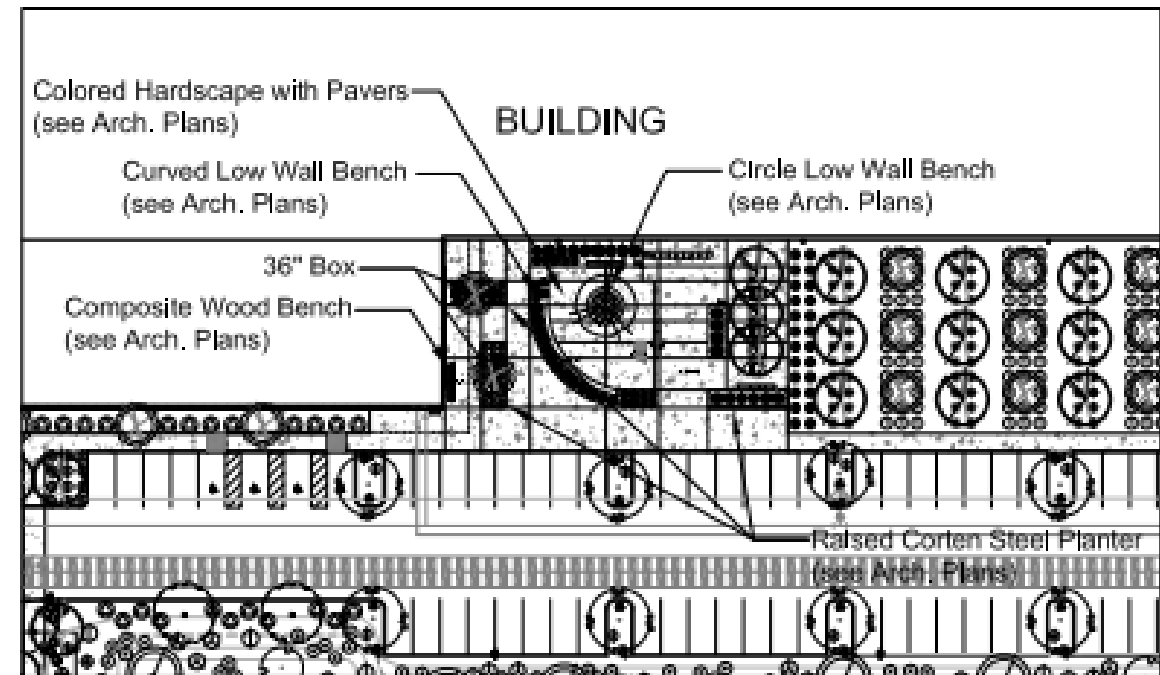
AMENITY ENLARGEMENT 1" = 30'  
NODE 3



# Amenity Areas



ENHANCED LANDSCAPE AT CORNER 1" = 20'  
BUTTERFLY AND HUMMINGBIRD GARDEN

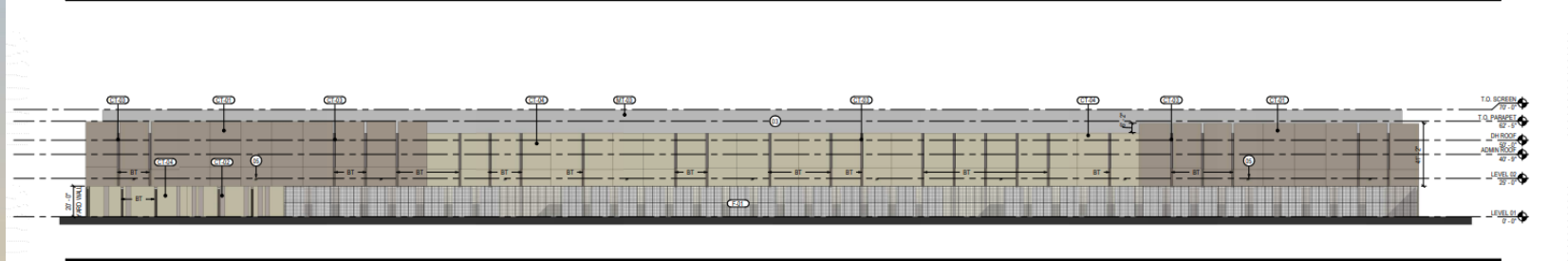


AMENITY ENLARGEMENT 1" = 50'  
NODE 1

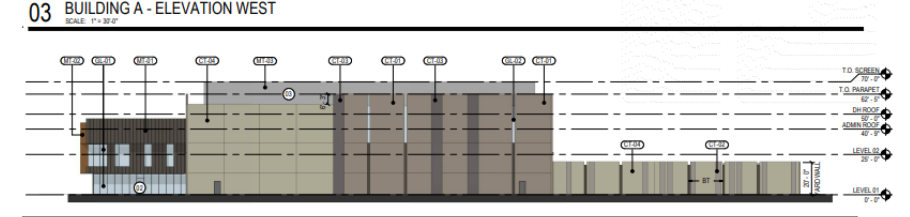
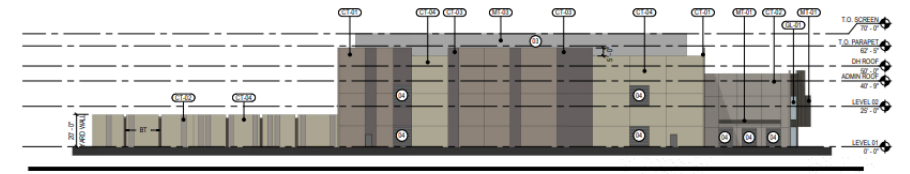




# Building A

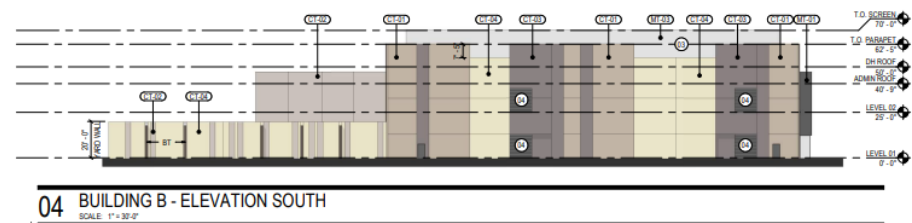
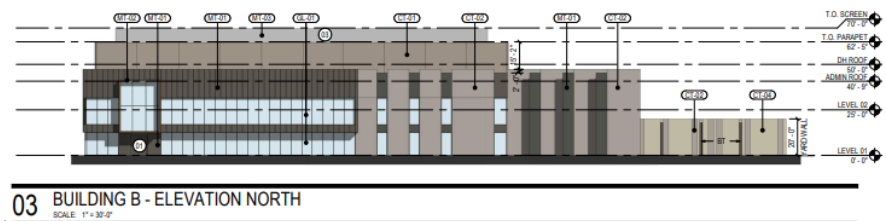
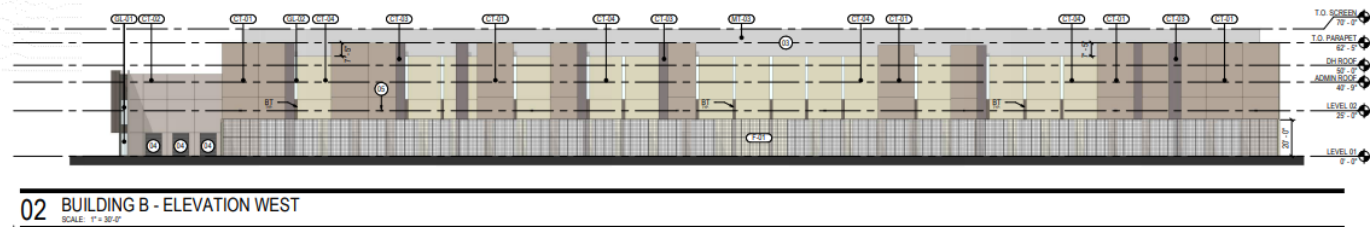
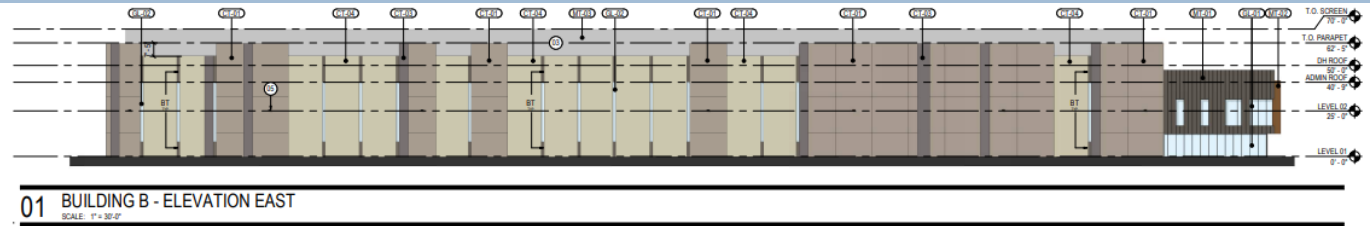


**05 BUILDING ENTRY OVERHEAD**



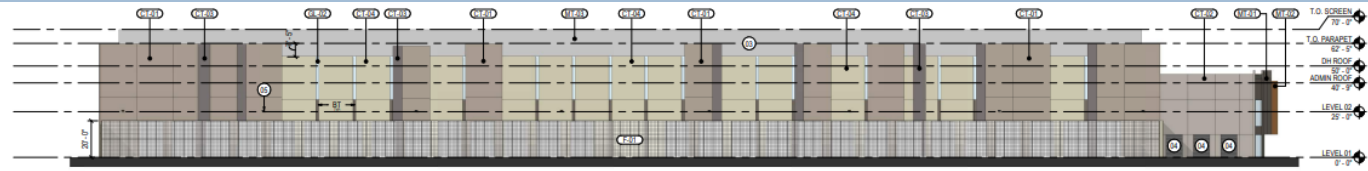


# Building B

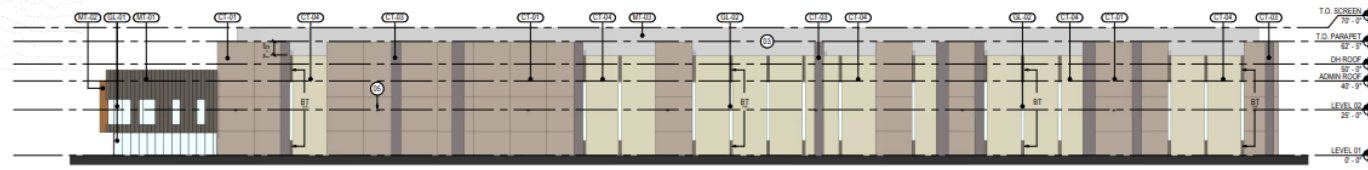




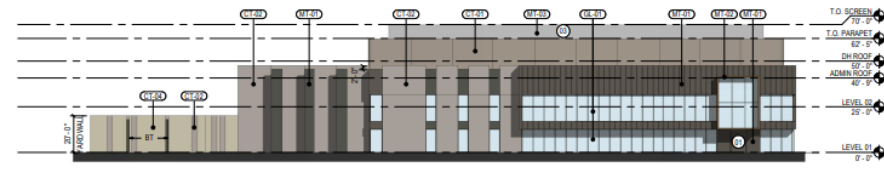
# Building C



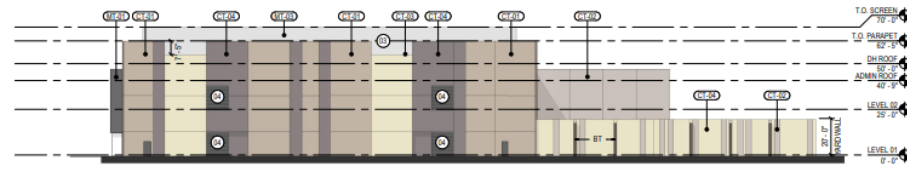
**01 BUILDING C - ELEVATION EAST**  
SCALE: 1" = 30'-0"



**02 BUILDING C - ELEVATION WEST**  
SCALE: 1" = 30'-0"



**03 BUILDING C - ELEVATION NORTH**  
SCALE: 1" = 30'-0"



**04 BUILDING C - ELEVATION SOUTH**  
SCALE: 1" = 30'-0"



# Building A Perspective





# Council Use Permit

## Section 11-70-6:

### Council Use Permit Required Findings

- ✓ 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 plan and/or policies;
- ✓ The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies
- ✓ The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area of the proposed project or improvements in the neighborhood or to the general welfare of the City; and
- ✓ Adequate public services, public facilities and public infrastructure are available to serve the proposed project.



# Citizen Participation

- Notified property owners within 1,000 feet, HOAs and registered neighborhoods
- Neighborhood meeting held on May 21, 2024, with no citizen attendees





# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review
- ✓ Complies with Chapter 22 of the MZO for a PAD Overlay
- ✓ Complies with the review criteria for a Council Use Permit outlined in Section 11-70-6 of the MZO

***Staff recommends Approval with Conditions***