



Planning and Zoning Board

Meeting Minutes

Mesa City Council Chambers – Upper Level, 57 East 1st Street

Date: April 9, 2025 Time: 4:00 p.m.

MEMBERS PRESENT:

Benjamin Ayers
Jeff Pitcher
Troy Peterson
Jamie Blakeman*

Jayson Carpenter

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

MEMBERS ABSENT

Genessee Montes
Chase Farnsworth

STAFF PRESENT:

Mary Kopaskie-Brown
Rachel Nettles
Evan Balmer
Cassidy Welch
Charlotte Bridges
Alexis Wagner

OTHERS PRESENT:

Call Meeting to Order.

Chair Ayers excused Boardmember Montes and Boardmember Farnsworth and declared a quorum present; the meeting was called to order at 4:10 pm.

1 Take action on all consent agenda items.

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

Vote (5-0; Boardmember Montes and Boardmember Farnsworth, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Peterson, Blakeman, Carpenter

NAYS – None

Items on the Consent Agenda

2 Approval of minutes from previous meetings.

***2-a** Minutes from the March 26, 2025, Planning and Zoning Board meeting.

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3 Take action on the following zoning cases:

- *3-a ZON24-00913 "Medina Station - Parcel B,"** 10.3± acres located approximately 775 feet east of the southeast corner of South Signal Butte Road and East Southern Avenue. Site Plan Review to allow for a 353-unit multiple residence development. **(District 5)**

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON24-00913 conditioned upon:

- Compliance with the final site plan as submitted.
- Compliance with all requirements of Design Review Case No. DRB25-00079.
- Compliance with all conditions of approval associated with Case No. ZON23-00691 (Ordinance No. 5925).
- Compliance with all applicable City development codes and regulations.

Vote (5-0; Boardmember Montes and Boardmember Farnsworth, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Peterson, Blakeman, Carpenter

NAYS – None

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Items not on the Consent Agenda

4 Discuss and make a recommendation to the City Council on the following zoning cases:

***4-a ZON24-01020 "SWC Sossaman and Main,"** 3.5± acres located at southwest corner of South Sossaman Road and East Main Street. Rezone from Limited Commercial (LC) to Multiple Residence-2 with a Planned Area Development Overlay (RM-2-PAD) and Site Plan Review for a 45-unit multiple residence development. **(District 2)**

Planner: Charlotte Bridges

Staff Recommendation: Approval with conditions

Summary:

The following citizens offered a series of comments in opposition to ZON24-01020.

- Dean Senne, a Mesa resident
- Robert Comeau, a Mesa resident
- Brad Kahlhamer, a Mesa resident
- Jeffery Stramquist, a Mesa resident
- Mike Schiff, a Mesa resident

The following citizens submitted comment cards in opposition to ZON24-01020.

- Denise Killian, a Mesa resident
- Michael Smith, a Mesa resident
- Larry Neal, a Mesa resident

Applicant Jon Gillespie addressed public concerns by explaining that a preliminary grading and drainage plan will redirect water flow into stormwater basins, preventing runoff into the Mesa East community. They also clarified that the developer will take responsibility for maintaining trees in the alley, though some trimming may be required for utility access. Additionally, the applicant assured that their project's parking will be restricted to the community, minimizing concerns about overflow parking, and highlighted that the projected rent for units will be around \$2,400 per month, contributing to the city's diverse housing needs.

Chair Ayers motioned to approve Case ZON24-01020. The motion was seconded by Boardmember Carpenter.

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The Board recommends to approve case ZON24-01020 conditioned upon:

1. Compliance with the final site plan, landscape plan, and elevations submitted.
2. Prior to the issuance of a building permit, record a new legal description to combine APN 218-18-001K and APN 218-18-001J.
3. Prior to the issuance of a building permit, remove the billboard located at the northeast corner of the site.
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. Compliance with all City development codes and regulations, except the modification to the development standards as approved with this PAD overlay as shown in the following table:

Development Standards	Approved
<u>Minimum Yards –</u> MZO Table 11-5-5 - Front and Street-Facing Side: 6-lane arterial street (Main Street) 4-lane arterial street (Sossaman Road) -Interior Side and Rear: 3 or more units on lot: (West property line) (South property line)	 14 feet 15 feet 20 feet total 20 feet total
<u>Additional Standards for Private Open Space - Accessibility –</u> MZO Section 11-5-5(A)(3)(e)(i)	Private open space for 11 units is accessible from the exterior only (no fence or wall on side adjacent to front door).
<u>Perimeter Landscape Required Plant Material –</u> MZO Table 11-33-3.A.4 -Arterial Streets (Main Street)	11 trees, 69 shrubs
Interior Parking Lot Landscape Islands – MZO Section 11-33-4(B)(1) - Required number of parking lot landscape islands	

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Development Standards	Approved
	Parking lot landscape islands shall not be required at each end of a row of parking stalls.
<u>Foundation Base, Exterior Walls with Public Entrances – MZO Section 11-33-5(A)(1)</u>	An 8-foot-wide foundation base shall be provided, measured from face of building to face of curb along the entire length of the exterior wall.
<u>Fences and Freestanding Wall Height – MZO Section 11-30-4(A)(1)(b)</u> -Side and rear yard (south property line)	8 feet

7. Compliance with the Good Neighbor Policy as submitted.

Vote (4-0; Boardmember Montes, Boardmember Blakeman and Boardmember Farnsworth, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Peterson, Carpenter

NAYS – None

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6 Adjournment.

Vice Chair Pitcher motioned to adjourn the meeting. The motion was seconded by Boardmember Peterson.

Vote (4-0; Boardmember Montes, Boardmember Blakeman and Boardmember Farnsworth, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Peterson, Carpenter

NAYS – None

The public hearing was adjourned at 4:20 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 submitted,

Benjamin Ayers
Planning and Zoning Board Chair

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