

## COUNCIL MINUTES

August 18, 2025

The City Council of the City of Mesa met in the Study Session room at City Hall, 20 East Main Street, on August 18, 2025, at 5:16 p.m.

### COUNCIL PRESENT

Mark Freeman  
Scott Somers  
Rich Adams\*  
Jennifer Duff  
Alicia Goforth  
Francisco Heredia  
Julie Spilsbury

### COUNCIL ABSENT

None

### OFFICERS PRESENT

Scott Butler  
Holly Moseley  
Jim Smith

(\*Participated in the meeting through the use of video conference equipment.)

Mayor Freeman conducted a roll call.

### 1. Review and discuss items on the agendas for the August 18, 2025 and August 25, 2025, Regular Council meetings.

All of the items on the agenda were reviewed among Council and staff and the following was noted:

Conflict of interest: None

Items removed from the consent agenda: None

City Attorney Jim Smith advised that the language concerning staff recommendations regarding Item 9-a, **(ZON24-01052 “Beverly Apartments” 1.3± acres located at 120 North Beverly, approximately 715 feet north of the northwest corner of West Main Street and North Beverly. Rezone from Multiple Residence-2 (RM-2) and Multiple Residence-3 (RM-3) to Multiple Residence-4 with a Planned Area Development Overlay (RM-4-PAD) and Site Plan Review for a multiple residence development. MESA ARC, owner; Perlman Architects, Tristam Kesti, applicant. (District 4))** and Item 9-b, **(ZON25-00203 “Beverly Apartments” 1.3± acres located at 120 North Beverly, approximately 715 feet north of the northwest corner of West Main Street and North Beverly. Minor General Plan Amendment to change the General Plan Placetype from Traditional Residential with a Sustain Growth Strategy to Mixed Residential with a Sustain Growth Strategy. MESA ARC, owner; Perlman Architects, Tristam Kesti, applicant. (District 4))**, on the August 18, 2025 Regular Council meeting agenda, is reversed. He stated that staff’s recommendation for Item 9-a is for approval with conditions and

adoption, and Item 9-b is for adoption. He noted that the correct distinction does not affect the vote, and the Planning and Zoning Board (P&Z) voted 4-0 in favor of both Items 9-a and 9-b.

City Manager Scott Bulter clarified regarding Item 3-a, **(A convenience store is requesting a new Series 10 Beer & Wine Store License for Last Stop Mesa LLC, 2751 East University Drive - Jaskaran Singh, agent. There is no existing license at this location. (District 1))**, on the August 25, 2025 Regular Council meeting agenda, that since the agenda was distributed the recommendation for denial of a liquor license has been removed.

Business Services Director Ed Quedens explained the current zoning area's use has been reviewed and the issues resolved. He emphasized that zoning issues alone are not a reason for the City to recommend denial to the Liquor Board. He reported staff recommendation is to move forward with approval, adding that the developer/owner can go to the Liquor Board to obtain their license and are required to resolve their zoning issues before the establishment can open.

In response to a question from Councilmember Adams, Principal Planner Evan Balmer advised that previously an AM/PM gas station occupied the site, on a legal nonconforming site, which does not meet the development standards. He added that any new development that builds on the site would need to address any nonconformities and zoning before the site can be occupied.

In response to concerns from Vice Mayor Somers regarding Item 5-c, **(ZON25-00265 "Sienna Ridge PAD Amendment" 4± acres located approximately 1,240± feet north of the northwest corner of East Broadway Road and South 90th Street. Rezone to modify an existing Planned Area Development Overlay (PAD) for a 29-unit multiple residence development. 5228 S Blackstone LLC, owner; Jason Sanks, applicant. (District 5))**, on the August 25, 2025 Regular Council meeting agenda, Principal Planner Evan Balmer displayed a PowerPoint presentation. **(See Attachment 1)**

Mr. Balmer explained that the site was rezoned in 2023 and the Developer is currently in the process of obtaining permits. He reviewed the dimensions and development standards for residential enclosed garages and the four proposed floor plans. He indicated that Mesa's standard 20-foot depth garage size is deeper than other communities. He mentioned that he would research other communities and provide additional data to Council. (See Pages 3, 7, and 10 of Attachment 1)

Vice Mayor Somers expressed his concern with overflow parking on public streets.

Discussion ensued relative to overflow parking, development standards, proposed garages, and parking requirements.

Councilmember Adams expressed his preference for a consistent policy or minimum dimensions for residential garages, unless there are unusual circumstances, as opposed to having to decide each project on an individual basis.

Councilmember Spilsbury stated that she did not believe that 2.1 parking spaces per unit would be sufficient if garages were smaller and cautioned against the impact on the surrounding community.

## 2. Acknowledge receipt of minutes of various boards and committees.

2-a. Planning and Zoning Board Study Session meeting held on June 11, 2025.

- 2-b. Planning and Zoning Board Special Meeting held on June 11, 2025.
- 2-c. Planning and Zoning Board Public Hearing meeting held on June 11, 2025.
- 2-d. Planning and Zoning Board Study Session meeting held on June 25, 2025.
- 2-e. Planning and Zoning Board Public Hearing meeting held on June 25, 2025.
- 2-f. Economic Development Advisory Board meeting held on June 3, 2025.

It was moved by Vice Mayor Somers, seconded by Councilmember Spilsbury, that receipt of the above-listed minutes be acknowledged.

Upon tabulation of votes, it showed:

AYES – Freeman–Somers–Adams–Duff–Goforth–Heredia–Spilsbury  
NAYS – None

Carried unanimously.

3. Current events summary including meetings and conferences attended.

Mayor Freeman and Councilmembers highlighted the events, meetings, and conferences recently attended.

4. Scheduling of meetings.

City Manager Scott Butler stated that the schedule of meetings is as follows:

Monday, August 25, 2025, 5:15 p.m. – Study Session

Monday, August 25, 2025, 5:45 p.m. – Regular Council

5. Adjournment.

Without objection, the Study Session adjourned at 5:39 p.m.

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MARK FREEMAN, MAYOR

ATTEST:

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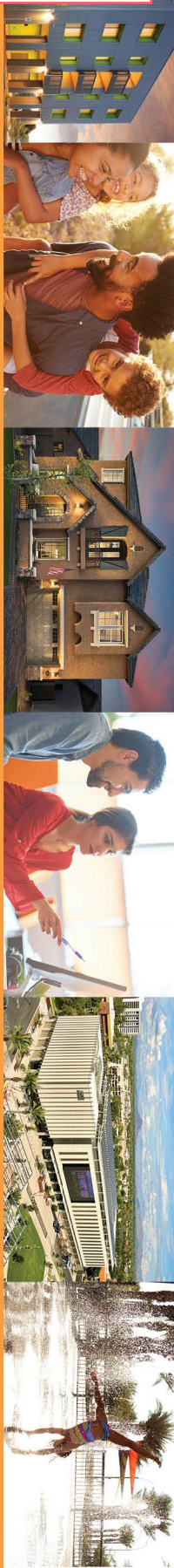
HOLLY MOSELEY, CITY CLERK

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Study Session of the City Council of Mesa, Arizona, held on the 18<sup>th</sup> day of August 2025. I further certify that the meeting was duly called and held and that a quorum was present.

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HOLLY MOSELEY, CITY CLERK

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(Attachments – 1)



# City Council

## ZON25-00265

Mary Kopaskie-Brown, Planning Director

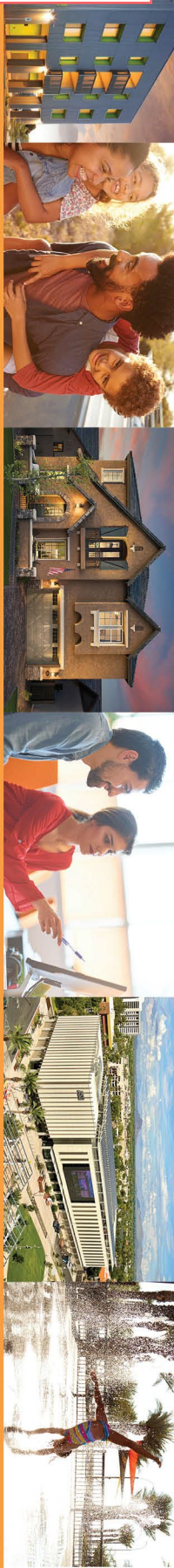
August 18, 2025



# Request

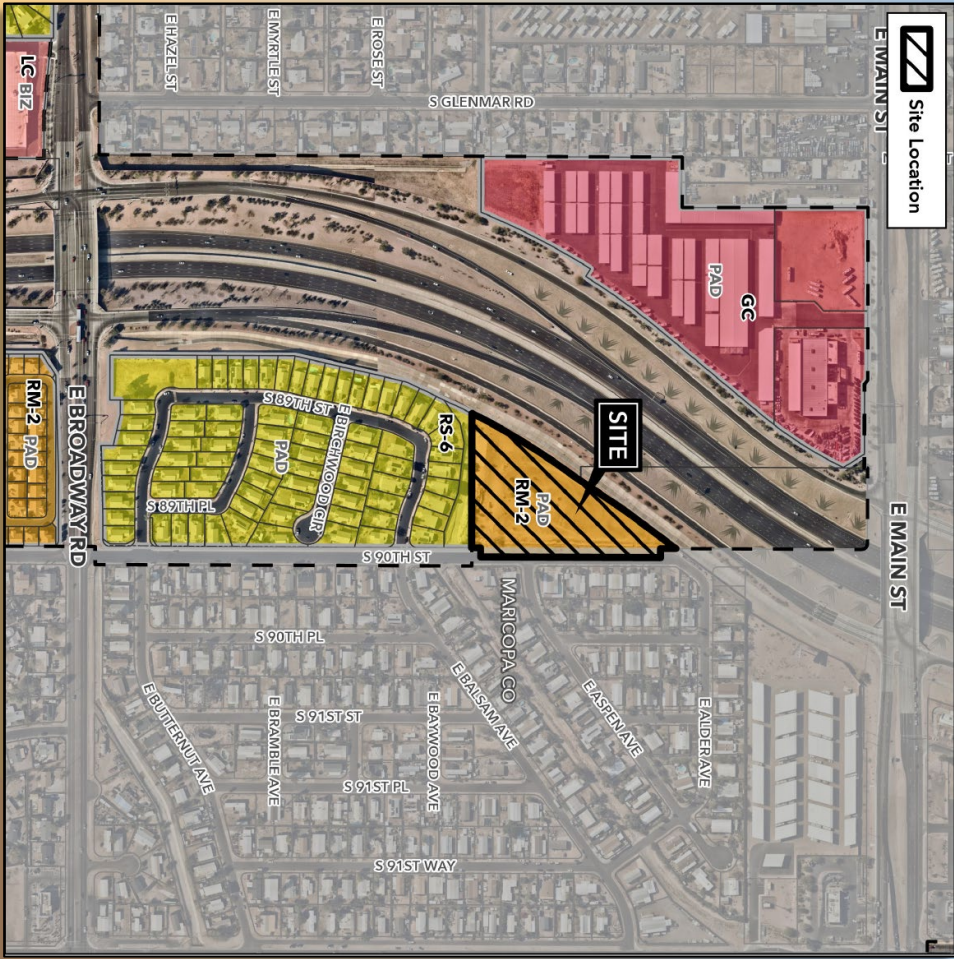
- PAD Modification for a 29-unit multiple residence development
- Modification to allow for a reduction in the minimum size of a two-car garage





# Location

- Located north of Broadway Road
- West side of 90<sup>th</sup> Street

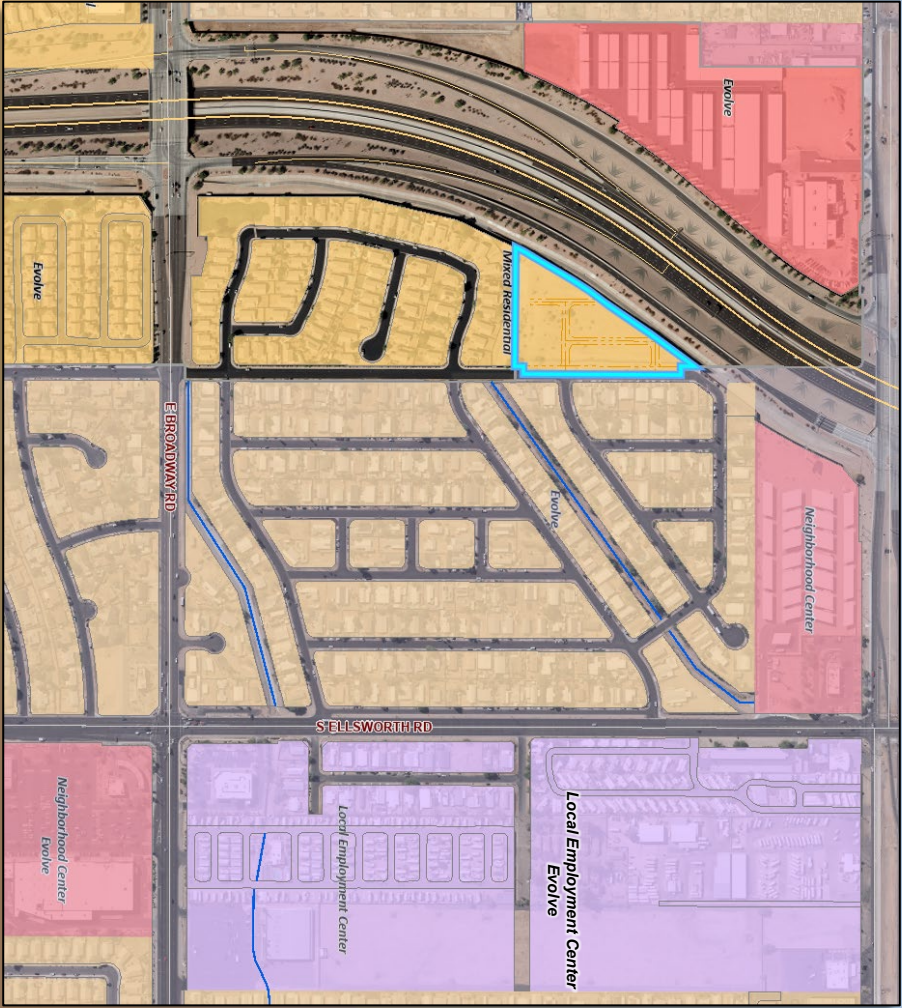


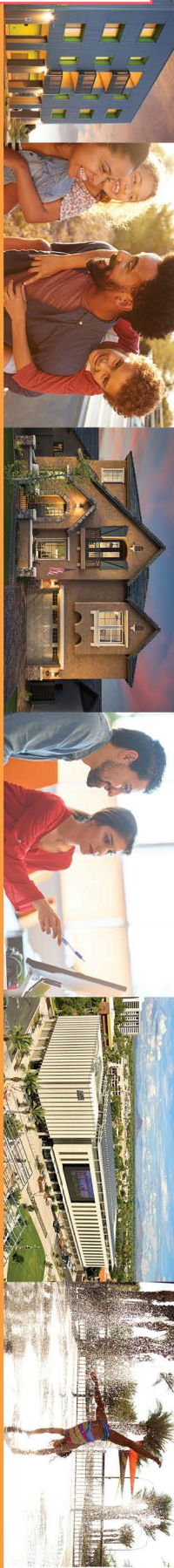


# General Plan

## Mixed Residential- Evolve

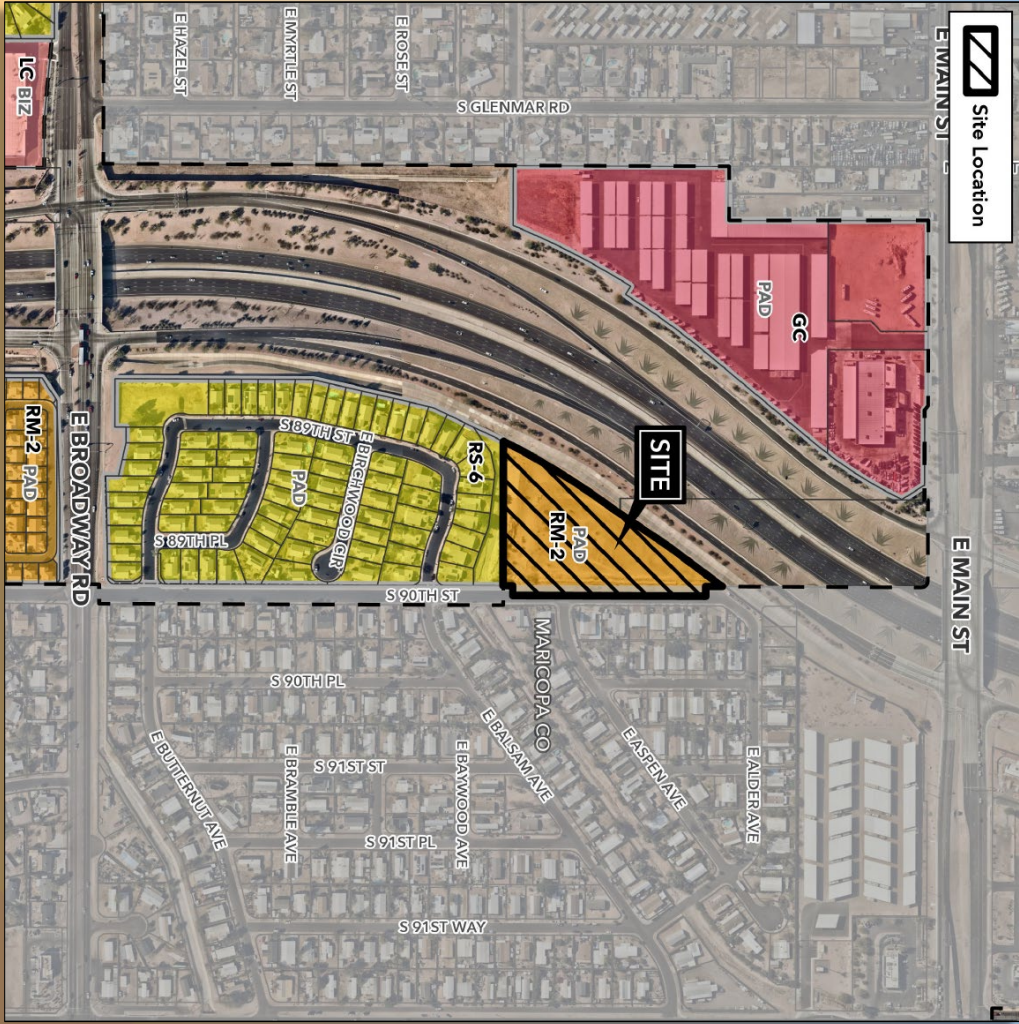
- N2. Promote adaptive reuse and infill as tools to rejuvenate and revitalize established neighborhoods.
- LU3. Encourage infill and redevelopment to meet the community's strategic needs.
- Principal Land Use

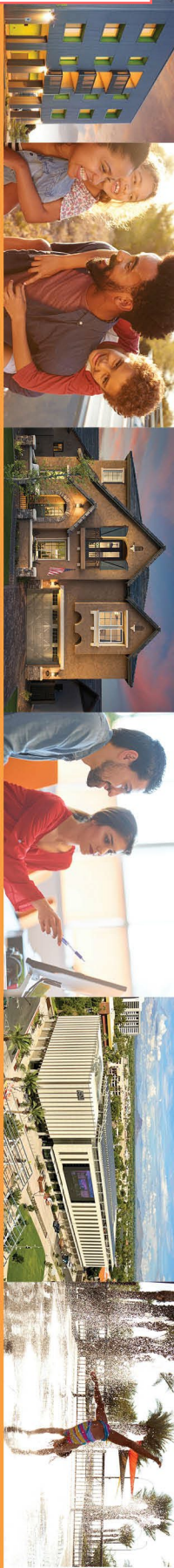




# Zoning

- Current: RM-2-PAD
- Proposed: RM-2-PAD





# Site Photo

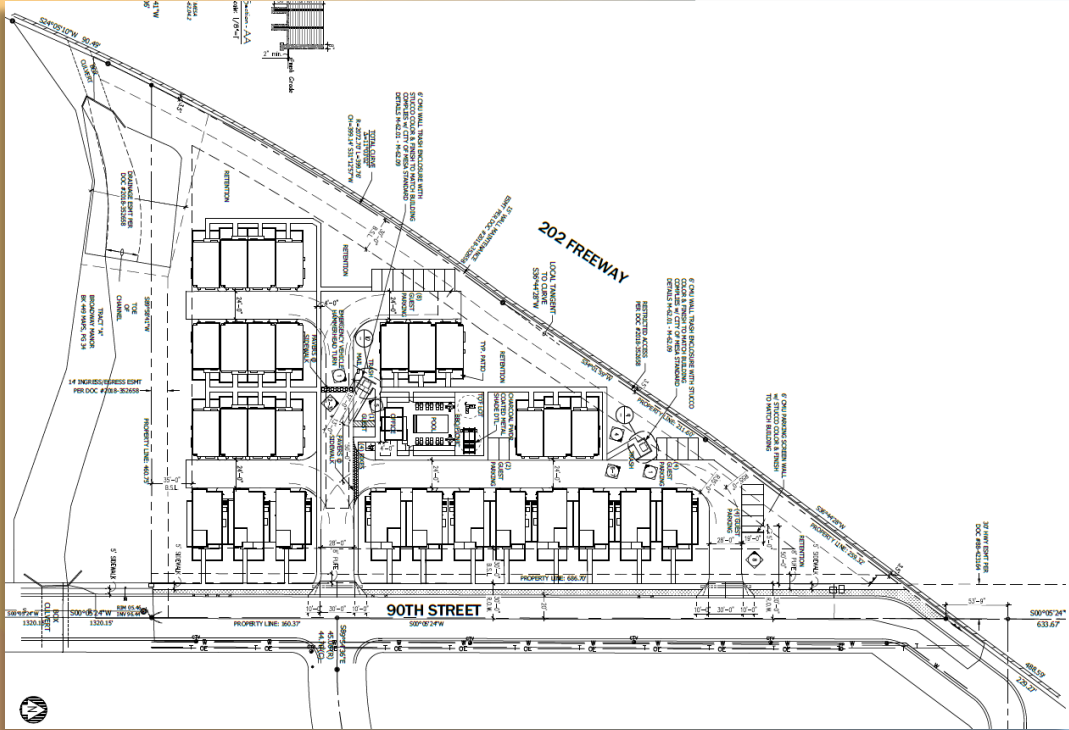


Looking west from 90<sup>th</sup> Street



# Site Plan

- No changes proposed from the Site Plan approved with Case No. ZON23-00140



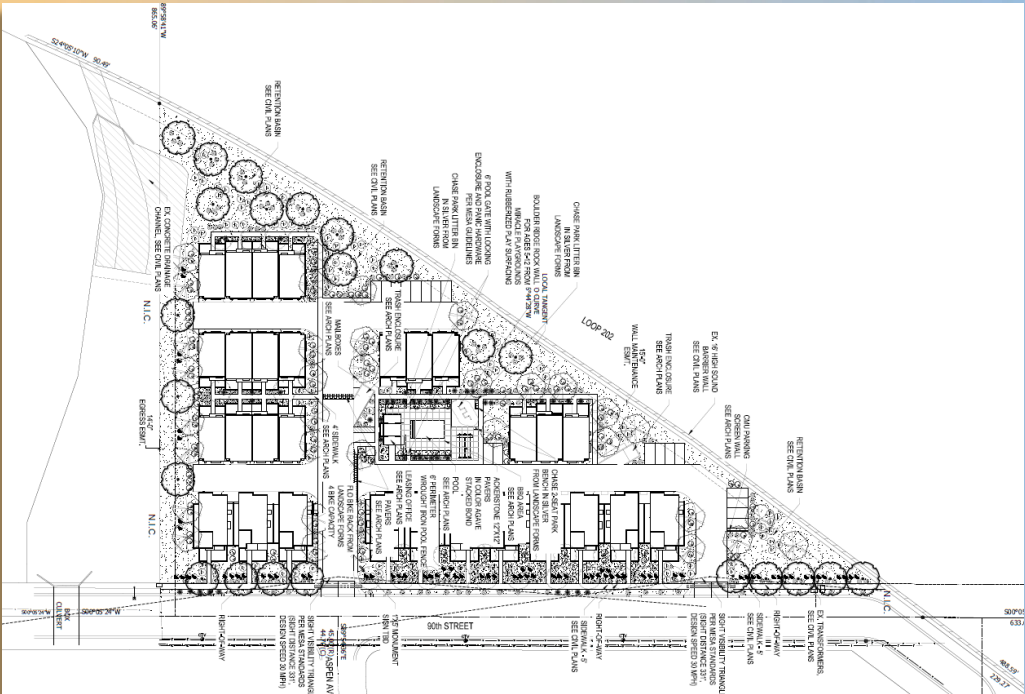


# Landscape Plan

- No Proposed changes from Landscape Plan approved with ZON23-00140

## CITY OF MESA LANDSCAPE CALCULATIONS

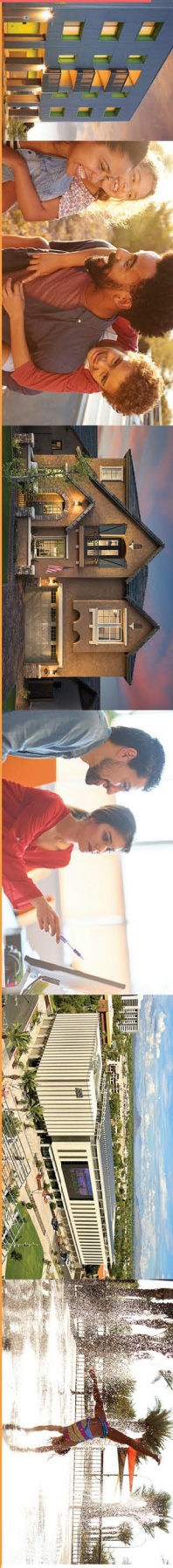
REQUIRED		PROVIDED	
PERIMETER LANDSCAPE PER 11-33.3 MESA Z/O PUBLIC RESIDENTIAL STREET - U DESIGNATE 1 TREE 4 SHRUBS PER 25 FEET OF STREET FRONTAGE 25% OF TREES SHALL BE 36" OR LARGER 50% OF TREES SHALL BE 24" BOX	25.2 TREES / 100.8 SHRUBS	80TH STREET: 630' 27 TREES PROVIDED 196 SHRUBS PROVIDED	
SHADE COVERAGE AREA FOR PEDESTRIAN WALKWAYS PER 11-6.3 MESA Z/O - 50% OF 5' PEDESTRIAN WALKWAYS TO HAVE SHADE COVERAGE	3.140 S.F. / 2 = 1,567 S.F. OF SHADE COVERAGE REQUIRED	36" BOX TREES = 6.3 TREES 24" BOX TREES = 12.6 TREES	36" BOX TREES = 8 TREES 24" BOX TREES = 18 TREES
SHADE COVERAGE AREA FOR PEDESTRIAN WALKWAYS PER 11-6.3 MESA Z/O - 50% OF 5' PEDESTRIAN WALKWAYS TO HAVE SHADE COVERAGE	3.140 S.F. / 2 = 1,567 S.F. OF SHADE COVERAGE REQUIRED	8' X 130 S.F. = 1,170 SF OF SHADE 11' X 80 S.F. = 880 SF OF SHADE COVERAGE PROVIDED	
SHADE COVERAGE AREA	50% OF LS AREA	60% COVERAGE	
INTERIOR PARKING LANDSCAPE PER 11-33.4 MESA Z/O: 1 TREE / 8 SHRUBS FOR EVERY 8 PARKING SPACES	19 SPACES 2.3 TREES / 14 SHRUBS	6 TREES / 42 SHRUBS PROVIDED	
FOUNDATION LANDSCAPE PER 11-33.5 MESA Z/O 1 TREE / 4 SHRUBS BUILDING FACE 10% OF TREES SHALL BE 36" BOX OR LARGER 5' MIN	43.4 TREES 36" BOX OR LARGER = 4.34 TREES	2,170 FT BUILDING EDGE = 43 TREES 48 TREES PROVIDED WITHIN 30'-0" OF EXTERIOR WALL 36" BOX TREES = 8 TREE	
PRIVATE OPEN SPACE PER 11-59.7 MESA Z/O MIN 400 SF OF OPEN SPACE PER UNIT	11 UNITS X 400 S.F. = 4,400 S.F.	740 S.F. PROVIDED FOR EACH UNIT, 8,140 S.F. PROVIDED	
PRIVATE OPEN SPACE PER 11-59.9 MESA Z/O MIN 100 SF OF OPEN SPACE PER UNIT	18 UNITS X 100 S.F. = 1,800 S.F.	233 S.F. PROVIDED FOR EACH UNIT, 2,330 S.F. TOTAL	



## PLANTING MATERIAL LEGEND

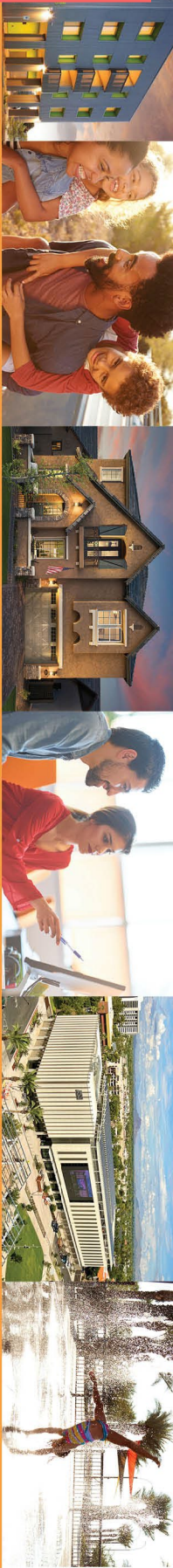
TREES	SIZE	NOTES	QTY
Acacia saligna	36" Box	*ADWR	23
Willow Leaf Acacia	Caliper Size: 2.0"		
Chitalpa baskinensis	24" Box	*ADWR	34
Chitalpa	Caliper Size: 1.5"		
Acacia aneura	24" Box	*ADWR	27
Mulga	Caliper Size: 1.5"		
GROUNDCOVERS			
Lantana montevidensis	5 Gallon		223
Trailing Lantana gold*	can full	*ADWR	
SHRUBS / ACCENTS			
Aloe x Blue Elf	5 Gallon		46
Blue Elf Aloe	can full	*ADWR	
Leucophyllum frutescens	5 Gallon		76
Texas Sage	can full	*ADWR	
Russelia equisetiformis	5 Gallon		133
Coral Fountain	can full	*ADWR	
Muhlenbergia rigida Nashville*	5 Gallon		130
Nashville Multy Grass	can full	*ADWR	
LANDSCAPE MATERIALS			
Decomposed Granite: 1/2" screened "Painted Desert". 2" deep in planting areas per plan.			64,720 S.F.

\*ADWR = Arizona Department of Water Resources Approved Low-Water Use Plant



# Planned Area Development— Existing

Development Standard		MZO Required	PAD Proposed
<u>Minimum Yards – MZO Table 11-5-5</u>			
- Interior Side and Rear: 3 or more units on a lot  (western property line adjacent to AZ loop 202)		15 feet per story  (30 feet total)	0 feet
<u>Minimum      Separation      Between</u> <u>Buildings on Same Lot – MZO Table</u> <u>11-5-5</u>			
-Two story buildings		30 Feet	10 Feet

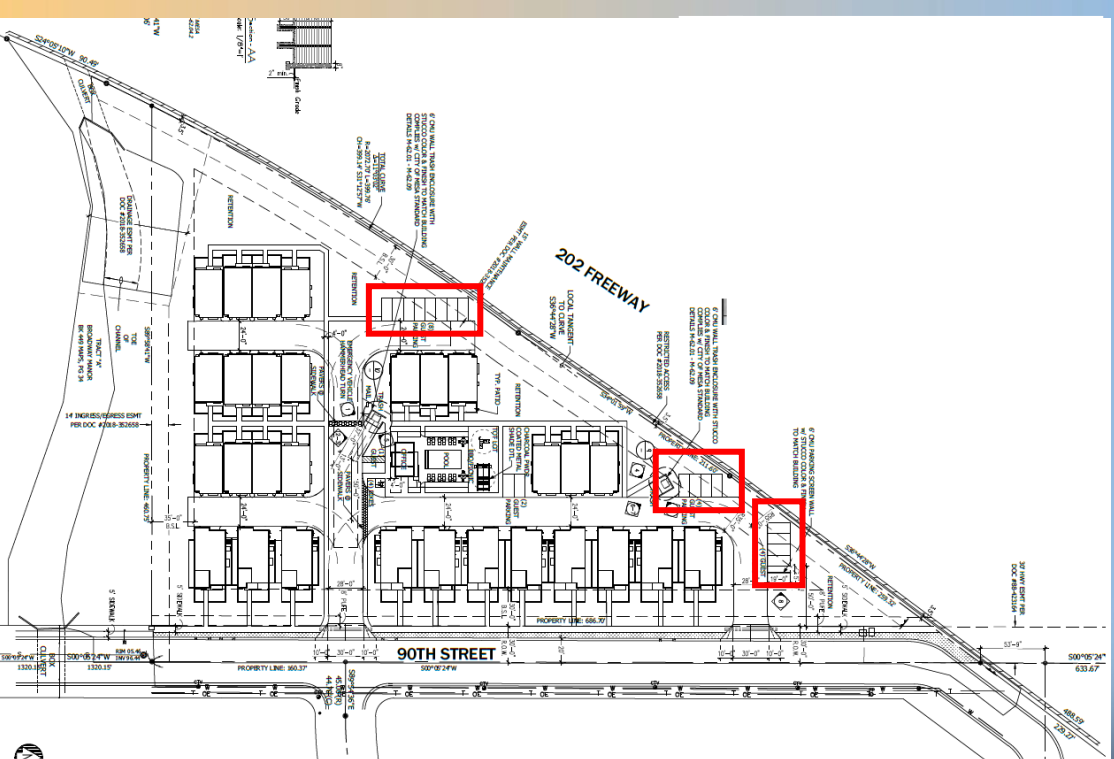


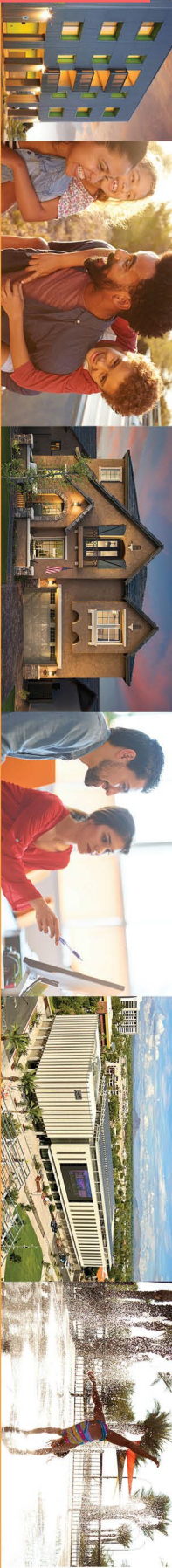
# Planned Area Development – New

Development Standard		MZO Required	PAD Proposed
<u>Minimum Dimensions for Residential Enclosed Garages – MZO Section 11-32-4(F)(2)</u>			<b>Floor Plans 1 and 2:</b> <b>19 feet 2 inches wide by 20 feet long</b>
-Double Car Garage		20 Feet wide and 22 Feet Long	<b>Floor Plans 3 and 4:</b> <b>25 feet wide by 20 feet long</b>

# Parking

- Parking Required:
  - 61 spaces
- Parking Provided:
  - 75 spaces
    - 58 garage spaces
    - 14 guest spaces
    - 3 ADA spaces
- Unit Types
  - Plan 1 – 10 (Garage - 19 ft. 2 in. x 20 ft.)
  - Plan 2 – 8 (Garage - 19 ft. 2 in. x 20 ft.)
  - Plan 3 – 6 (Garage - 25 ft. x 20 ft.)
  - Plan 4 – 5 (Garage - 25 ft. x 20 ft.)





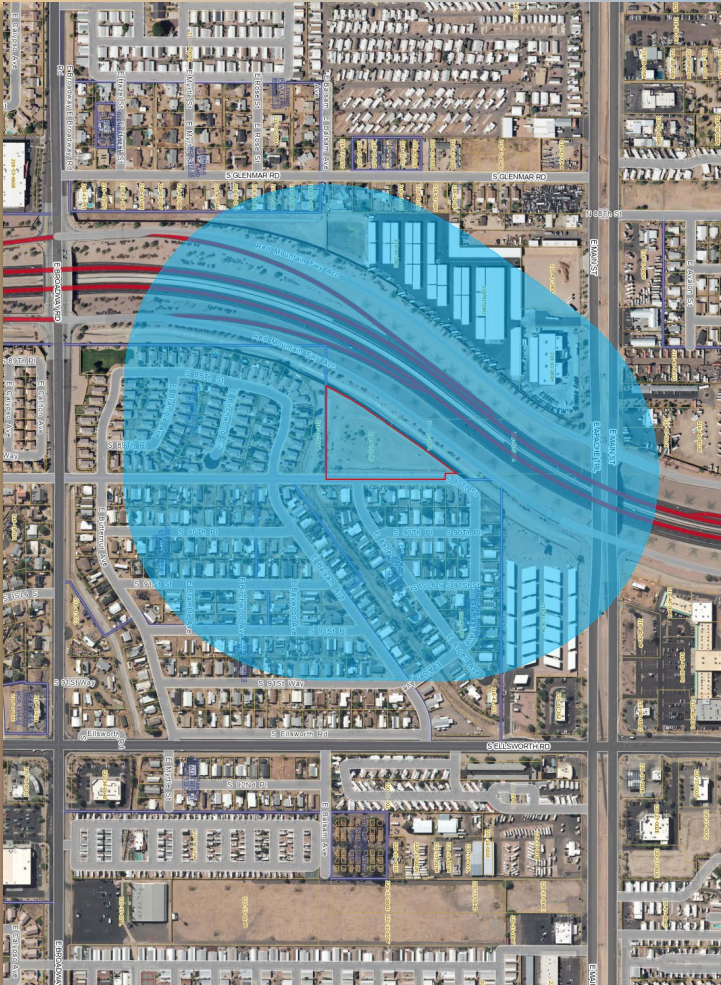
# Garage Comparison

Jurisdiction		Minimum Garage Dimensions
Mesa		20 ft x 22 ft
Phoenix		19 ft x 19 ft
Scottsdale		No specific requirement
Tempe	Code amendment under consideration	20 ft x 20 ft
Gilbert		18 x 19 ft
Chandler		Code amendment under consideration
Queen Creek		20 ft x 20 ft



# Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- No correspondence received by staff



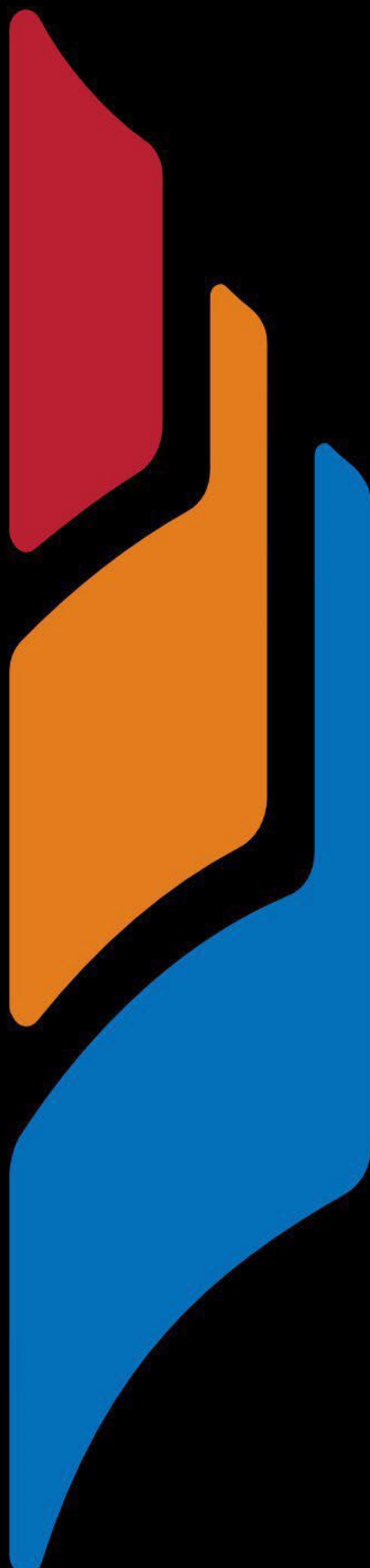


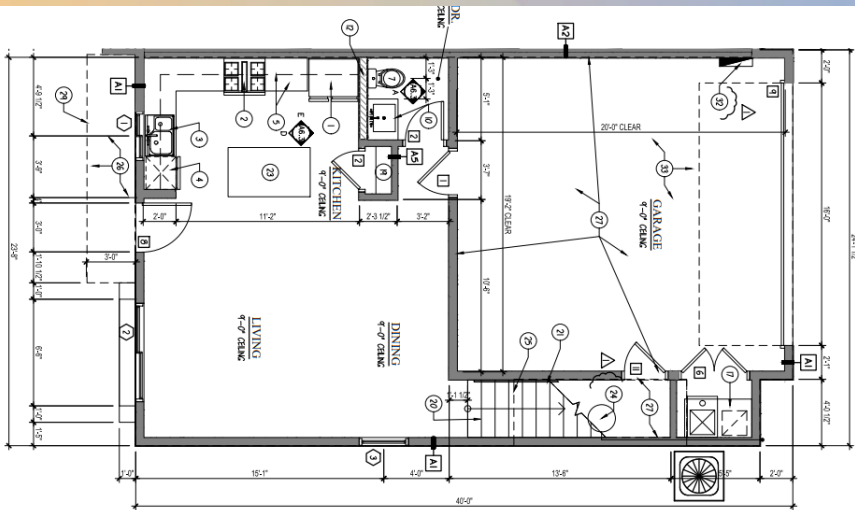
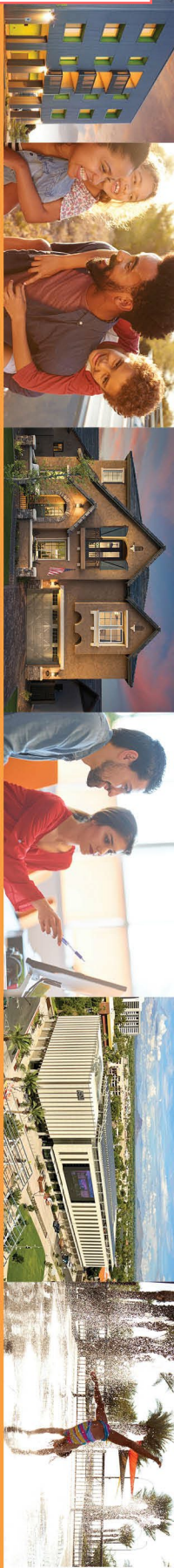
# Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Complies with Chapter 22 of the MZO for a PAD Overlay
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review

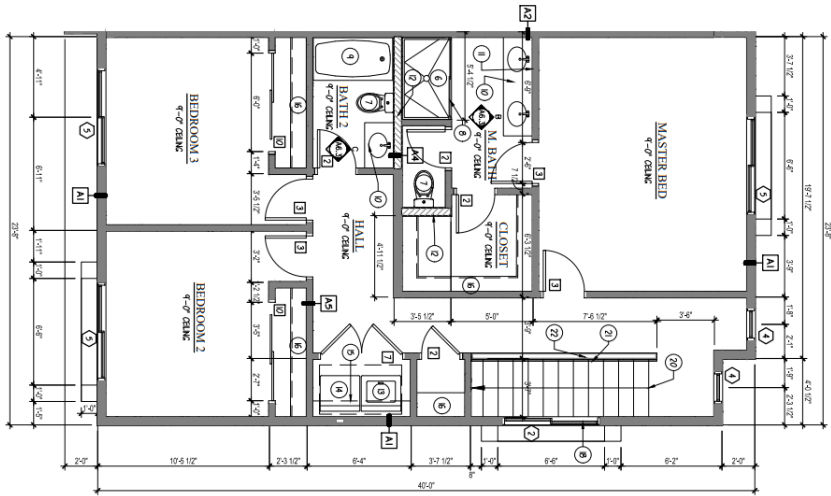
*Staff recommends Approval with Conditions*  
*Planning and Zoning Board recommends Approval with Conditions (6-0)*

research.az

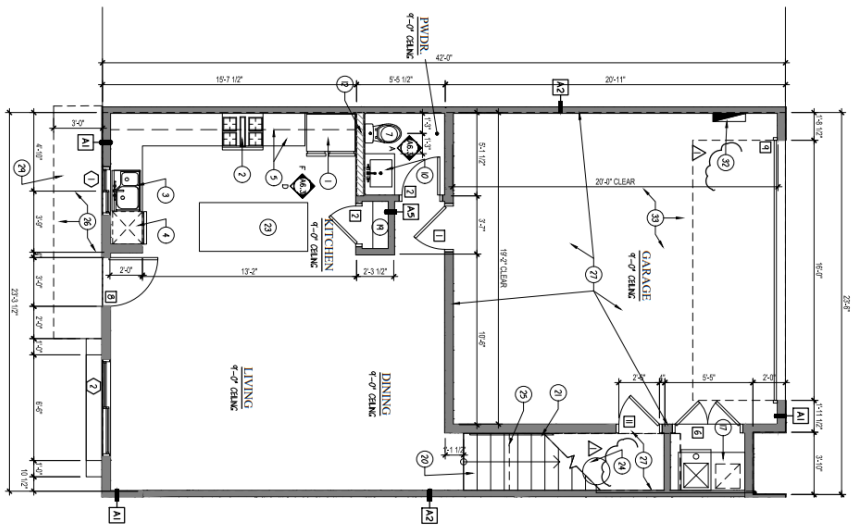




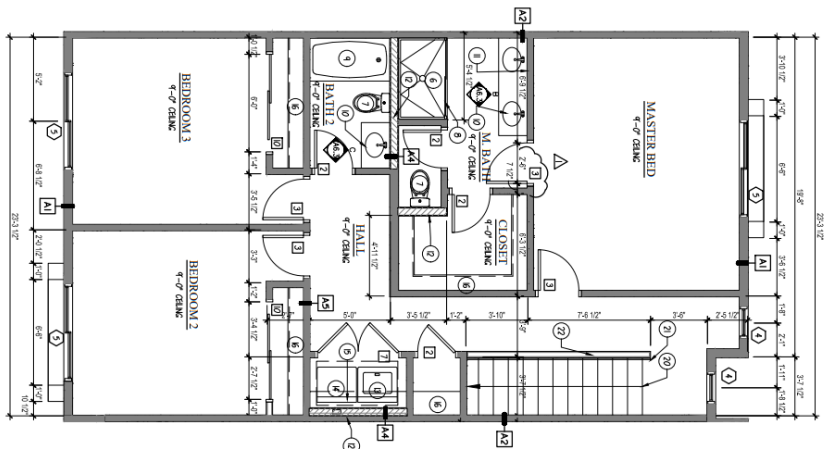
FIRST FLOOR PLAN  
PLAN 1  
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN  
PLAN 1  
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN  
PLAN 2  
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN  
PLAN 2  
SCALE: 1/4" = 1'-0"

