

Planning and Zoning Board



Meeting Minutes

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

Date: March 8, 2023 Time: 4:00 p.m.

MEMBERS PRESENT:

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

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
Jennifer Merrill
Charlotte Bridges
Josh Grandlienard
Charlotte McDermott
Alexis Jacobs

OTHERS PRESENT:

Call Meeting to Order.

Chair Crockett declared a quorum present and the meeting was called to order at 4:05 p.m.

1 Take action on all consent agenda items.

Items on the Consent Agenda

2 Approval of minutes from previous meetings.

***2-a Minutes from the February 22, 2023 study session and regular meeting hearing.**

Boardmember Peterson motioned to approve the minutes from the February 22, 2023 study session and regular meeting. The motion was seconded by Boardmember Montes.

Vote: 6-0

Upon tabulation of vote, it showed:

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

NAYS – None

ABSENT - Ayers

3 Take action on the following zoning cases:

Boardmember Peterson motioned to approve the consent agenda. The motion was seconded by Boardmember Montes.

Zoning cases: ZON22-00717, ZON22-00746, ZON22-01230 and the Preliminary Plat ZON22-01207.

Vote: 6-0

Upon tabulation of vote, it showed:

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

NAYS – None

ABSENT - Ayers

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- *3-a ZON22-00717. “Rio Salado 4-plex” (District 3).** Within the 500 block of West Rio Salado Parkway (north side). Located north of Rio Salado Parkway and west of Country Club Drive. (0.5± acres). Site Plan Review. This request will allow for a multiple residence development. 312 Architect and Design, applicant; National Consulting Group LLC, owner.

Planner: Joshua Grandlienard

Staff Recommendation: Continue to the April 12, 2023 Planning and Zoning Board meeting.

Summary: This case was on the consent agenda and was not discussed individually.

Boardmember Peterson motioned to continue case ZON22-00717 to April 12, 2023. The motion was seconded by Boardmember Montes.

That: The Board recommends to continue case ZON22-00717 conditioned upon:

Vote: 6-0

Upon tabulation of vote, it showed:

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

NAYS – None

ABSENT - Ayers

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- *3-b ZON22-00746. "Mesa Grandview" (District 1).** Within the 3400 to 3500 blocks of North Greenfield Road (west side) and within the 4000 to 4400 blocks of East Virginia Street. Located north of McDowell Road on the west side of Greenfield Road. (54± acres). Site Plan Review and Special Use Permit. This request will allow for an industrial development. Balmer Architectural Group, applicant; Sunbelt Land Holdings LP, owner.

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

Summary: This case was on the consent agenda and was not discussed individually.

Boardmember Peterson motioned to approve case ZON22-00746. The motion was seconded by Boardmember Montes.

That: The Board recommends to approve case ZON22-00746 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of the Subdivision Regulations.
3. Compliance with all requirements of Design Review Case No. DRB22-00763.
4. Any future development of the eastern portion of the site will require Site Plan Review and Design Review in accordance with Chapters 69 and 71 of the MZO.
5. Compliance with all City development codes and regulations.
6. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first.
7. Prior to the issuance of any building permit, dedicate a waterline easement along the southwest property line to serve the City of Mesa Public Safety Training Facility and submit a revised landscape plan which complies with Mesa City Code.
8. All off-site improvements and street frontage landscaping must be installed in the first phase of construction.
9. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Owner must execute the City's standard Avigation Easement and Release for Falcon Field Airport prior to or concurrently with the recordation of the final subdivision map or the issuance of a building permit, whichever occurs first.
 - b. Due to the proximity to Falcon Field Airport, any proposed permanent or temporary structure, as required by the FAA, is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
 - c. Prior to the issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect demonstrating compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.
 - d. Provide written notice to future property owners that the project is within one mile of Falcon Field Airport.

- e. All final subdivision plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which states in part: "This property, due to its proximity to Falcon Field Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."

Vote: 6-0

Upon tabulation of vote, it showed:

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

NAYS – None

ABSENT - Ayers

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- *3-c ZON22-01230. “Longbow Business Park Lot 7” (District 5).** Within the 5400 block of East McDowell (north side). Located east of Higley Road on the north side of McDowell Road. (6± acres). Site Plan Review. This request will allow for the development of an office warehouse building. Chase Woosley, Cotton Architecture + Design, LLC, applicant; Dover Associates, LLC, owner.

Planner: Charlotte Bridges

Staff Recommendation: Approval with conditions

Summary: This case was on the consent agenda and was not discussed individually.

Boardmember Peterson motioned to approve case ZON22-01230. The motion was seconded by Boardmember Montes.

That: The Board recommends to approve case ZON22-01230 conditioned upon:

1. Compliance with final site plan and landscape plan submitted.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of Design Review Case No. DRB22-01229.
4. Compliance with all conditions of approval of Ordinance No. 4897 (Zoning Case No. Z08-063).
5. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Owner must execute the City’s standard Avigation Easement and Release for Falcon Field Airport prior to or concurrently with the recordation of the final subdivision map, minor land division or the issuance of a building permit, whichever occurs first.
 - b. Due to the proximity to Falcon Field Airport, any proposed permanent or temporary structure, as required by the FAA, is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
 - c. Provide written notice to future property owners that the project is within one mile of Falcon Field Airport
 - d. All final subdivision plats or minor land divisions must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which states in part: “This property, due to its proximity to Falcon Field Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals.”

Vote: 6-0

Upon tabulation of vote, it showed:

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

NAYS – None

ABSENT - Ayers

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

- 4-a ZON22-00714. “Evergreen @ Hawes” (District 6).** Within the 2200 block of South Hawes Road (east side). Located south of Baseline Road on the east side of Hawes Road. (5± acres). Rezone from Office Commercial (OC) and Multiple Residence-2 (RM-2) to Multiple Residence-2 with a Planned Area Development overlay (RM-2-PAD) and Site Plan Review. This request will allow for a multiple residence development. Sean Lake, Pew and Lake, PLC, applicant; Price Revocable Trust, owner.

Planner: Charlotte Bridges

Staff Recommendation: Approval with conditions

Summary:

Staff Planner Charlotte Bridges presented case ZON22-00714. See attached presentation.

Chair Crockett read public comment into the record:

Theresa and Tom Landingham, 2348 S Joslyn: Concerned about our privacy wall on east side and the automatic gate. Our wall is separating due to poor construction and footers done in 2001. Why is the gate on Desert Lane and not on Hawes? Increased traffic and parking on Desert Lane could be dangerous to pedestrians. We are also concerned of digging, etc. close to the wall exposing the footers. Also, the automatic gate won't support constant opening and closing if contacted to our wall. Also concerned of dog park next to the homes on Lynch, noise and odors from animals.

Applicant Sean Lake responded that regarding the east side that runs along this site, I walked the wall today and the pillar against Hawes Road are starting to peel away. Now we will not connect or attach to that wall at that location but we can certainly work with the HOA during our construction and we're doing walls to help shore up that wall to kind of help resolve that issue at that location where that pillar is kind of peeling away. Regarding the gate off of Desert Lane, and if the neighbors are listening on TV, there's also an access on Hawes Road so there will be a gate at both entrances. Those gates won't have stability reinforcements from the wall. They'll have their own independent stability reinforcement that we will install. So, the gate won't be reliant upon that wall at all. And so, regarding the opening and closing of the gates, that will have no bearing upon the perimeter wall of the development. For the Desert Lane traffic, we will be making improvements to the north side of Desert Lane. We won't provide a whole lot of traffic on Desert Lane, it's really a collector. We're going to have a really small development with a lot of access coming in and off of Hawes Road. That's the natural path that I think most people will take. As for digging close to the wall, if during the course of construction, if we have any detrimental impact to a wall, we have to repair it, that's our responsibility. For the dog park or the park on the north side, you will see the main entrance off of Hawes Road and you'll come into a divided roadway, and then this is kind of the main amenity area with a pool and artificial turf area that you can take your dog. Every unit in this

project has a rear yard. So people can have their dogs in their rear yard or if they choose to put them on a leash and walk them to the open space area or walking the trails. They can do that and we don't think there'll be a consolidation of noise like you would have in a public dog park where people are coming from a larger area. And so, we don't think that will be an issue. But if it does become an issue, they can certainly notify us. We'll work through that smell. We don't want to smell and nobody wants to smell so we will clean up after that.

Boardmember Sarkissian motioned to approve ZON22-00714. The motion was seconded by boardmember Allen.

That: The Board recommends to approve ZON22-00714 conditioned upon:

1. Compliance with the final site plan, landscape plan, elevations, and construction documents submitted.
2. Compliance with site planning and design standards in Section 11-5-5(B) of the Zoning Ordinance, except as modified in a-e below:
 - a. Rear garage elevations, where the wall forms part of the adjacent unit's rear yard enclosure, may have up to 100% stucco.
 - b. Front elevations of Plans 5-5 and 7-7 may have up to 24% brick veneer as a secondary material.
 - c. Side elevations: Plan 1-1 may have up to 15% brick veneer as a secondary material, Plan 5-5 may have up to 20% brick veneer as a secondary material, and Plan 6-6 may have up to 20% brick veneer as a secondary material.
 - d. Leasing office: the right-side elevation may have up to 20% brick veneer as a secondary material and the rear elevation may have up to 13% brick veneer as a secondary material.
 - e. Rear elevations: all plans may have up to 100% stucco.
3. Prior to issuance of any building permit, the applicant must record a lot combination with Maricopa County to accommodate the proposed development.
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. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Owner must execute the City's standard Avigation Easement and Release for Mesa Gateway Airport prior to or concurrently with the recordation of a final subdivision map or the issuance of a building permit, whichever occurs first.
 - b. Due to the proximity to Mesa Gateway Airport, any proposed permanent or temporary structure, as required by the FAA, is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
 - c. Prior to the issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect demonstrating compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.
 - d. Provide written notice to future property owners that the project is within four miles of the Mesa Gateway Airport.

- e. All final subdivision plats or minor land divisions must include a disclosure in accordance with Section 11-19-5(C) of the Zoning Ordinance which must state in part: "This property, due to its proximity to Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."
 - f. Sales and leasing offices shall provide notice in accordance with Section 11-19-5(C)(2) of the Zoning Ordinance to all prospective buyers and lessees which must state in part: "This property, due to its proximity to Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."
6. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this PAD and shown in the following table:

Table 1: Development Standards

Development Standard	Approved
<u>Minimum Yards –</u> <i>MZO Section 11-5-5(A):</i> - Interior Side and Rear: 3 or more units on lot - South property line	Two Story = 19-feet, 8-inches
<u>Yards, Setbacks Adjacent to Single Resident Districts – MZO Section 11-5-5(A)(1):</u> - East Property Line	Single Story = 20-feet
<u>Required Landscape Yards MZO Section 11-33-3(B)(1)</u> - Non-single Residence uses adjacent to Single Residence -North property line - East property line	7-feet (along the access drive and amenity area only) 20-feet
<u>Required Landscape Yards MZO Section 11-33-3(B)(2)</u> - Non-single Residence uses adjacent to Non-single Residence - West property line	7-feet
<u>Minimum Separation Between Buildings on the Same Lot</u> - MZO Section 11-5-5(A) - One-story building	2-feet, 4-inches feet (one story)

- <i>Two-story building</i>	10-feet, 4-inches feet (two story)
<u>Minimum Separation Between Buildings on Same Lot and Detached Covered Parking Canopies – MZO Section 11-5-5(A):</u>	10 feet
<u>Additional Standards for Private Open Space – MZO Section 11-5-5(A)(3)e)(i)(1):</u>	Private open space located at the ground level shall have no dimension less than 8-feet
<u>Additional Standards for Private Open Space – MZO Section 11-5-5(A)(3)e)(ii):</u> - Private open space shall be at least 50% covered	2-Bedroom = 46-square feet (for Building 2-Unit 2 only)
<u>Maximum Building Projection into Setbacks – MZO Section 11-5-5(A)(2)(c)</u>	4-feet (for Building 1-Unit 1 and Building 2-Unit 2 only)
<u>Minimum Sidewalk Width – MZO Section 11-30-8(D)</u>	4-feet
<u>Foundation Base Width – MZO Section 11-33-5</u> - Exterior walls with a public entrance	10-feet

Vote: 6-0

Upon tabulation of vote, it showed:

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

NAYS – None

ABSENT – Ayers

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5 Discuss and take action on the following preliminary plats:

- *5a ZON22-01207 “Falcon Field Executive Hangars-Leasehold Condominiums” (District 5).** Within the 4800 block of East Falcon Drive (south side). Located north of McKellips Road and west of Higley Road. (.75+ acres). Preliminary Plat for a leasehold condominium plat.

Planner: Jennifer Merrill

Staff Recommendation: Approval with conditions

Summary: This case was on the consent agenda and was not discussed individually.

Boardmember Peterson motioned to approve case ZON22-01207. The motion was seconded by Boardmember Montes.

That: The Board recommends to approve the Preliminary Plat ZON22-01207 conditioned upon:

1. Compliance with the Preliminary Plat submitted.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Subdivision Regulations.

Vote: 6-0

Upon tabulation of vote, it showed:

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

NAYS – None

ABSENT - Ayer

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6 Adjournment.

Boardmember Sarkissian motioned to adjourn the meeting. The motion was seconded by Boardmember Allen.

Vote: 6-0

Upon tabulation of vote, it showed:

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

NAYS – None

ABSENT - Ayers

The public hearing was adjourned at 4:28 pm.

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Si necesita asistencia o traducción en español, favor de llamar al menos 48 horas antes de la reunión al (480) 644-2767.

Respectfully submitted,

Michelle Dahlke
Principal Planner

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ZON22-00714



Request

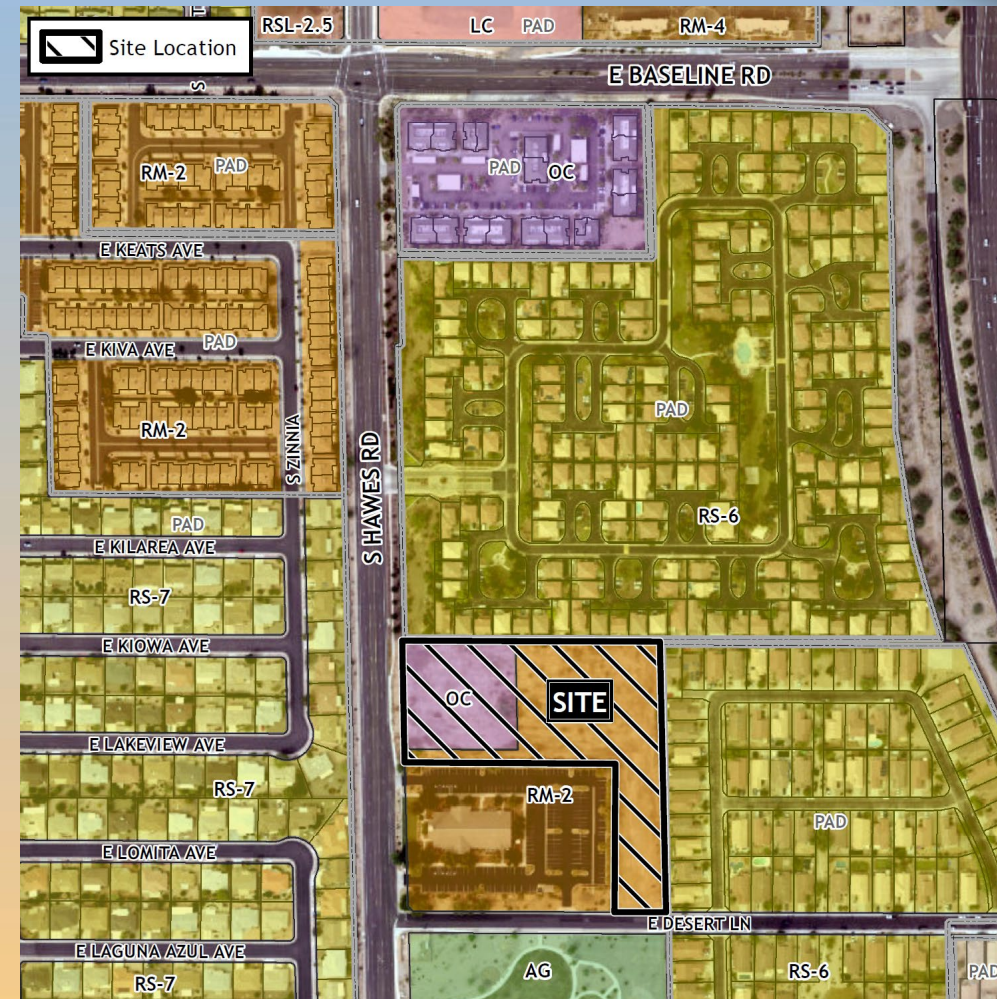
- Rezone from OC & RM-2 to RM-2-PAD
- Site Plan Review
- To allow for a multiple residence development





Location

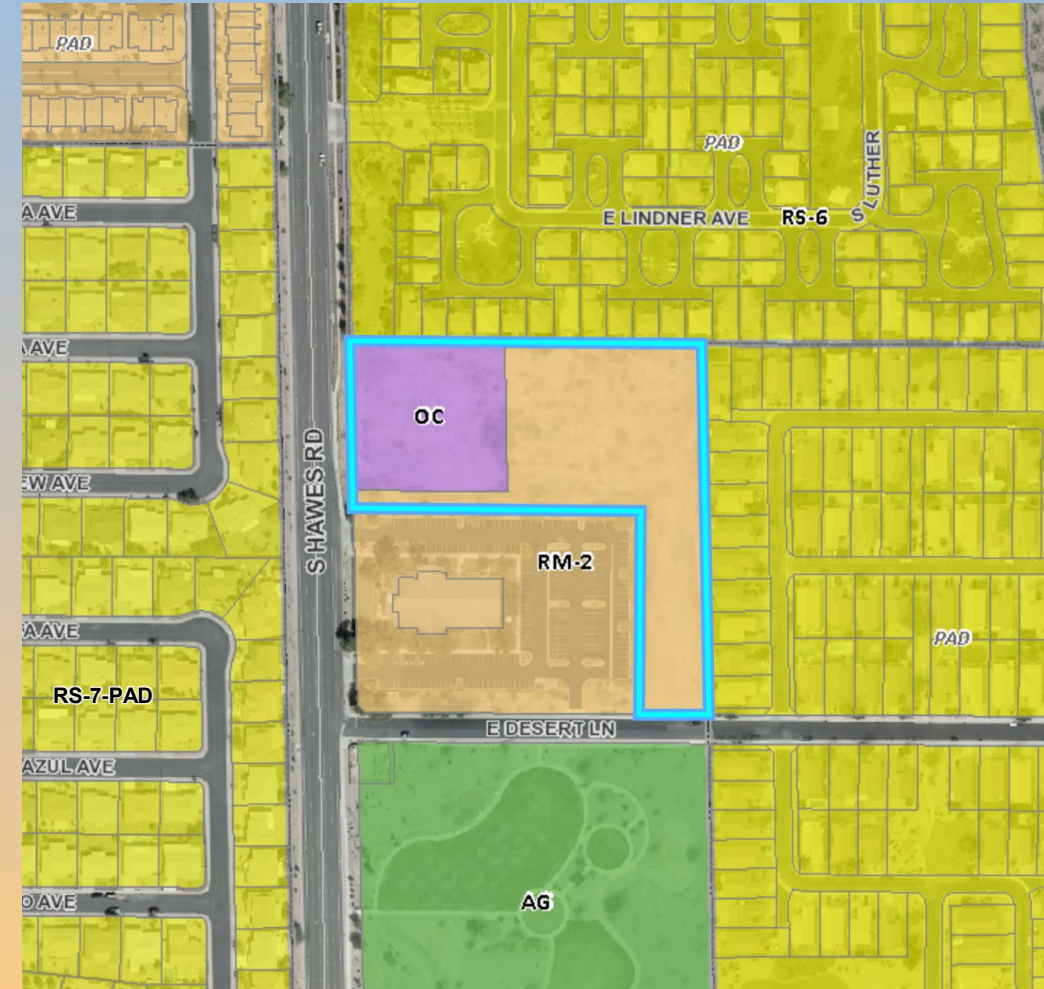
- South of Baseline Road
- East of Hawes Road
- North of Desert Lane





Zoning

- Existing OC & RM-2
- Proposed RM-2-PAD





General Plan

Neighborhood

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





Site Photos



Looking east from Hawes Road



Site Plan

- 58-units (11.9 du/ac)
- 4-single-story, 2-bedroom buildings
- 6-single-story, 1-bedroom duplexes
- 21-two-story, with 1-3 bedroom duplexes
- Gated access from Hawes Road & Desert Lane
- Central amenity area
- 122 parking spaces required; 122 parking spaces provided (74 covered)





Landscape Plan



MASTER PLANT LEGEND

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY.
	TREES			
	MEDITERRANEAN FAN PALM	CHAMAEOPUS HUMILIS	24 GAL.	4
	GHOST GUM EUCALYPTUS	EUCALYPTUS PARVANA	24" BOX	65
	FRUITLESS OLIVE	OLEA EUROPAEA 'SWAN HILL'	48" BOX	6
	BLUE PALO VERDE	PARKINSONIA FLORIDA	24 GAL.	16
	THORNLESS MESQUITE	PROSOPIS SPECIES	24" BOX	21
	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	36" BOX	3
	ACCENTS			
	TROPICAL AGAVE	AGAVE DESMETTIANA	5 GAL.	51
	MEDICINAL ALOE	ALOE BARBADENSIS 'YELLOW'	5 GAL.	54
	MILKWEED	ASCLEPIA SUBULATA	5 GAL.	46
	DESERT SPOON	DASYLIRION WHEELERI	5 GAL.	45
	RED YUCCA	HESPERALOE PARVIFOLIA	5 GAL.	2
	DEER GRASS	MULLENBERGIA REGENS	5 GAL.	45
	SHRUBS BUSH BOUAINVILLEA	BOUAINVILLEA 'ROSENKA'	5 GAL.	5
	WINTER BLAZE	EREMOPHILA GLABRA 'WINTER BLAZE'	5 GAL.	94
	RED HIBISCUS	HIBISCUS ROSA CHINENSIS	5 GAL.	57
	HEAVENLY CLOUD SAGE	LEUCOPHYLLUM FRUTESCENS	5 GAL.	237
	PETITE PINK OLEANDER	NERIUM OLEANDER 'PETITE PINK'	5 GAL.	244
	LITTLE OLLIE	OLEA EUROPAEA 'MONTA'	5 GAL.	63
	BRITISH RUELLIA	RUELLIA BRITTONIANA	5 GAL.	73
	YELLOW BELLS	TECOMA STANS	5 GAL.	58
	GROUNDCOVERS			
	OUTBACK SUNRISE	EREMOPHILA GLABRA 'OUTBACK SUN'	1 GAL.	217
	NEW GOLD LANTANA	LANTANA x 'NEW GOLD'	1 GAL.	242
	VINE			
	BOUG. BARBARA KARST	BOUG. 'BARBARA KARST'	5 GAL.	10

EMENT



PARK ENLARGEMENT SCALE: 1"=10'-0"



Planned Area Development

Development Standard	MZO Required	PAD Proposed
Side and Rear Yard, 3 or more unit on a lot – South property line	Two-Story = 30-feet	Two-Story = 19-feet, 8-inches
Yards, Setback Adjacent to Single Resident Districts – East property line	Single-Story = 25-feet	Single-Story = 20-feet
Required Landscape Yard Non-single Residence to Single Residence:		
- North property line	25-feet	7-feet (along the access drive and amenity area only)
- East property line	25-feet	20-feet



Planned Area Development

Development Standard	MZO Required	PAD Proposed
Required Landscape Yard Non-single Residence to No-Single Residence - West property line	15-feet	7-feet
Minimum Separation Between Buildings on the Same Lot		
- One Story	25-feet	2-feet, 4-inches feet (one story)
-Two Story	35-feet	10-feet, 4-inches feet (two story)



Planned Area Development

Development Standard	MZO Required	PAD Proposed
Minimum Separation Between Buildings on the Same Lot and Detached Covered Parking Canopies	20-feet	10-feet
Private Open Space – Accessibility and Location	Private open space located at the ground level shall have no dimension less than 10-feet	Private open space located at the ground level shall have no dimension less than 8-feet
Private Open Space - Openness	2-Bedroom = 50-square feet	2-Bedroom = 46-square feet



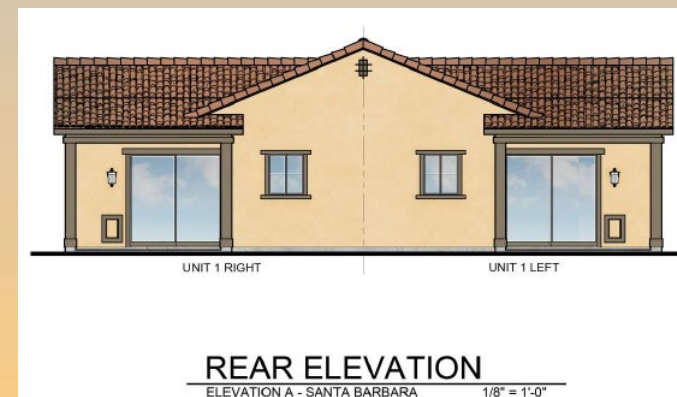
Planned Area Development

Development Standard	MZO Required	PAD Proposed
Maximum Building Projection into Setbacks	3-feet	4-feet (for Building 1-Unit 1 and Building 2-Unit 2 only)
Minimum Sidewalk Width	5-feet	4-feet
Foundation Base Width - Exterior walls with a public entrance	15-feet	10-feet



Building 1-1

Elevations





Elevations

Building 2



ALT RIGHT ELEVATION

ELEVATION A - SANTA BARBARA

1/8" = 1'-0"



RIGHT ELEVATION

ELEVATION A - SANTA BARBARA

1/8" = 1'-0"



REAR ELEVATION

ELEVATION A - SANTA BARBARA

1/8" = 1'-0"



ALT LEFT ELEVATION

ELEVATION A - SANTA BARBARA

1/8" = 1'-0"



LEFT ELEVATION

ELEVATION A - SANTA BARBARA

1/8" = 1'-0"



Elevations

Building 5-5





Building 6-6

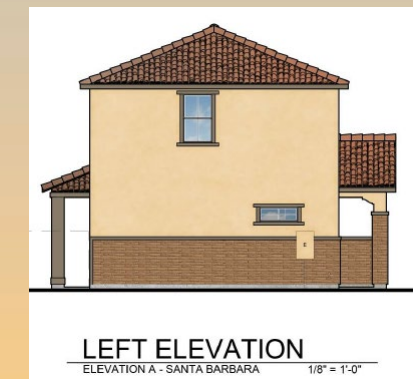
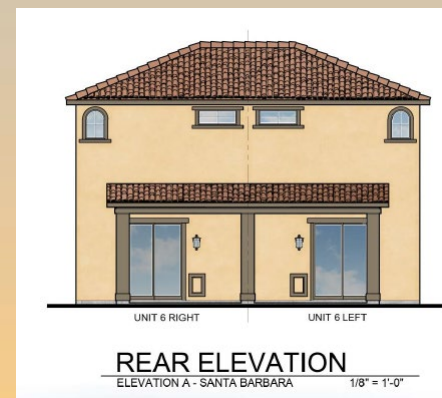
Elevations





Building 7-7

Elevations



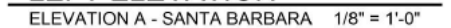


Leasing Office





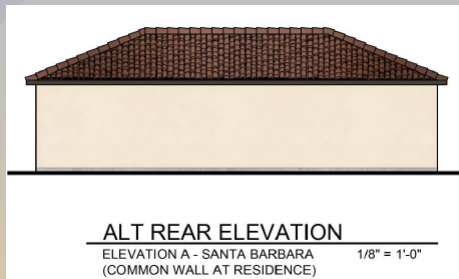
Garage





Alternative Compliance

- MZO Section 11-5-5(B)(5)(b): At least 2 distinctively different exterior materials, with each materials covering at least 25% of the exterior walls.



Rear garage elevations, where the wall forms part of the adjacent unit's rear yard enclosure: 100% stucco



Plans 5-5 and 7-7 Front Elevations: 24% Brick Veneer



Alternative Compliance



Plan 1-1 Side Elevations: 15% Brick Veneer



Plan 5-5 Side Elevations: 20% Brick Veneer



Plan 6-6 Side Elevations: 20% Brick Veneer

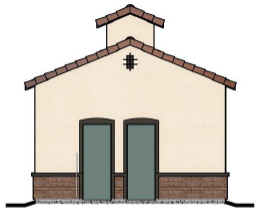


Alternative Compliance



RIGHT ELEVATION
ELEVATION A - SANTA BARBARA
1/8" = 1'-0"

Leasing Office Right Side Elevation: 20% brick veneer



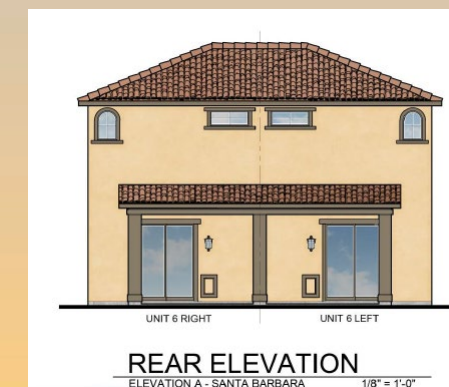
REAR ELEVATION
ELEVATION A - SANTA BARBARA
1/8" = 1'-0"

Leasing Office Rear Elevation: 13% brick veneer



Alternative Compliance

All Plans, Rear Elevations: 100% Stucco





Citizen Participation

- Notified property owners within 1,000 feet, HOAs and registered neighborhoods
- Neighborhood meeting held on 5/3/22
- No comments received





Findings

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

Staff recommends Approval with Conditions