

# Planning and Zoning Board



## *Study Session Minutes*

Mesa City Council Chambers – Upper Level, 57 East 1<sup>st</sup> 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:**

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

Chair Crockett declared a quorum present, and the meeting was called to order at 3:32 p.m.

#### **2 Review items on the agenda for the February 22, 2023, regular Planning and Zoning Board Hearing.**

**Case ZON22-00717 was continued to the April 12, 2023 Planning and Zoning Board meeting.**

**Staff Planner Joshua Grandlienard presented case ZON22-00746. See attached presentation.**

Chair Crockett asked Staff Planner Joshua Grandlienard to comment on the quality of what's being presented in the application and if there are any noteworthy items to bring to the board's attention?

Staff Planner Joshua Grandlienard responded that the applicant has provided significant plantings along the perimeter of the property. They have also included more open space areas for the employees to utilize on breaks.

Chair Crockett asked what will be visible from the 202 freeway.

Staff Planner Joshua Grandlienard answered that the plantings and eight foot screen wall on the north side of the site will mostly likely be the only thing visible from the 202.

Chair Crockett asked if there are other buildings planned for future development on the east portion of the property.

Staff Planner Joshua Grandlienard replied that they do have intentions of developing that portion of the site at a later date, but at this time nothing conceptual has been proposed.

**Staff Planner Charlotte Bridges presented case ZON22-01230. See attached presentation.**

Boardmember Pitcher asked for clarification of what the golf course view of the building would be.

Chair Crockett asked if the trees were large enough to shield this project from the golf course.

Staff Planner Charlotte Bridges replied that there are canopy trees along the edge that will provide the additional screening. The Longbow PAD does not require a separate screen wall to block the view from the golf course.

Chair Crockett asked Staff Planner Charlotte Bridges to comment on the quality of the design of the project.

Staff Planner Charlotte Bridges responded that the applicant addressed the recommendations that were made at the Design Review Board. It is a tilt panel construction; they've incorporated form liners and different textures into the panels to give it some additional articulation.

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

The board had no questions for staff.

**Staff Planner Jennifer Merrill presented preliminary plat ZON22-01207. See attached presentation.**

The board had no questions for staff.

### **3 Planning Director Update.**

There were no Planning Director updates

### **4 Adjournment.**

Boardmember Sarkissian motioned to adjourn the study session. The motion was seconded by Boardmember Pitcher

The study sessions was adjourned at 4:00 pm.

Vote: 6-0

Upon tabulation of vote, it showed:

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

NAYS – None

ABSENT - Ayers

Respectfully submitted,

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Michelle Dahlke  
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)



# ZON22-00746





# Request

- Site Plan Review
- Special Use Permit for a Height increase
- To allow for the development of Industrial Business Park

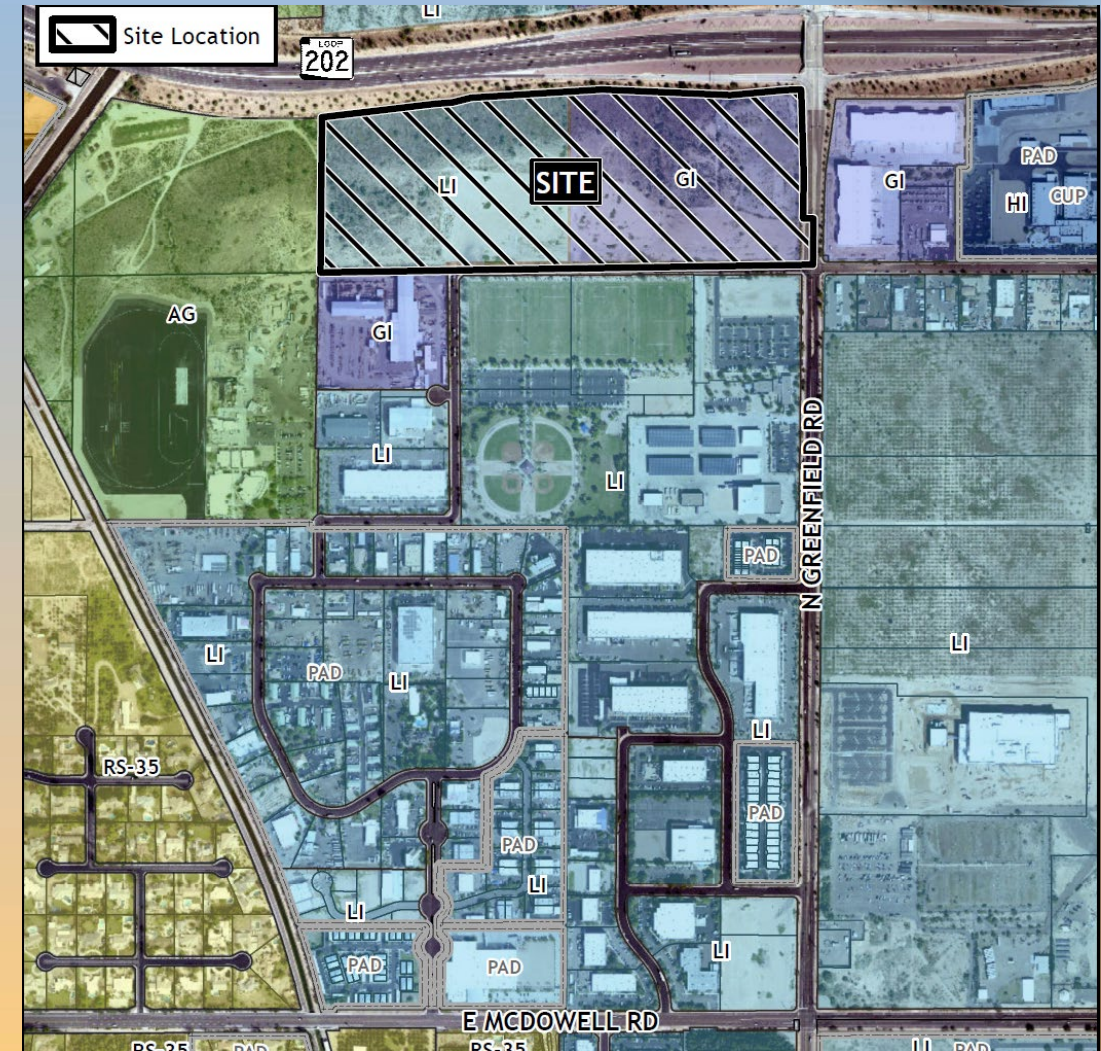






# Location

- South of AZ 202 Alignment
- West of N. Greenfield
- North of E. McDowell Road

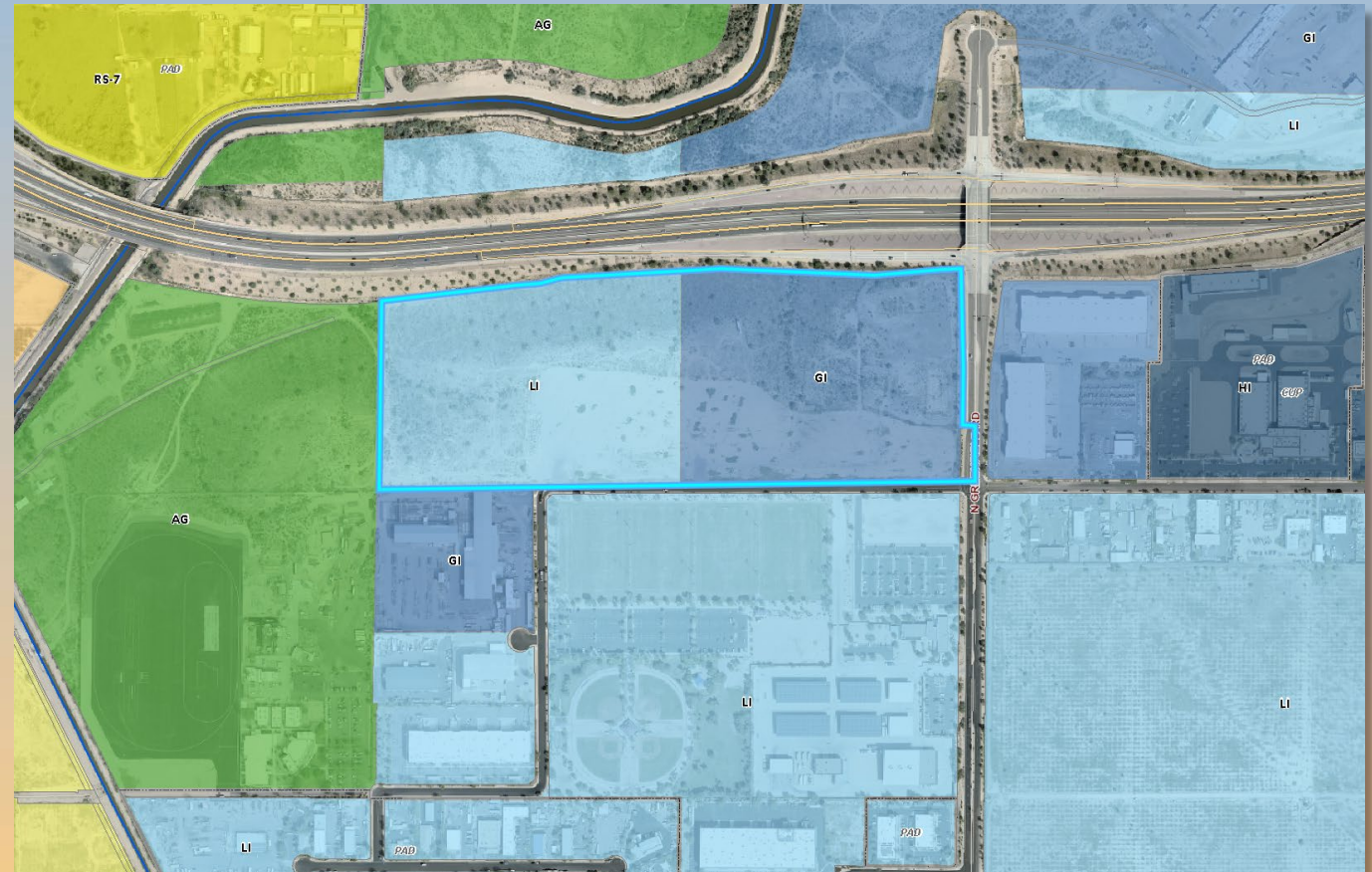






# Zoning

- Site is currently zoned LI and GI
- Permitted use within the LI and GI districts



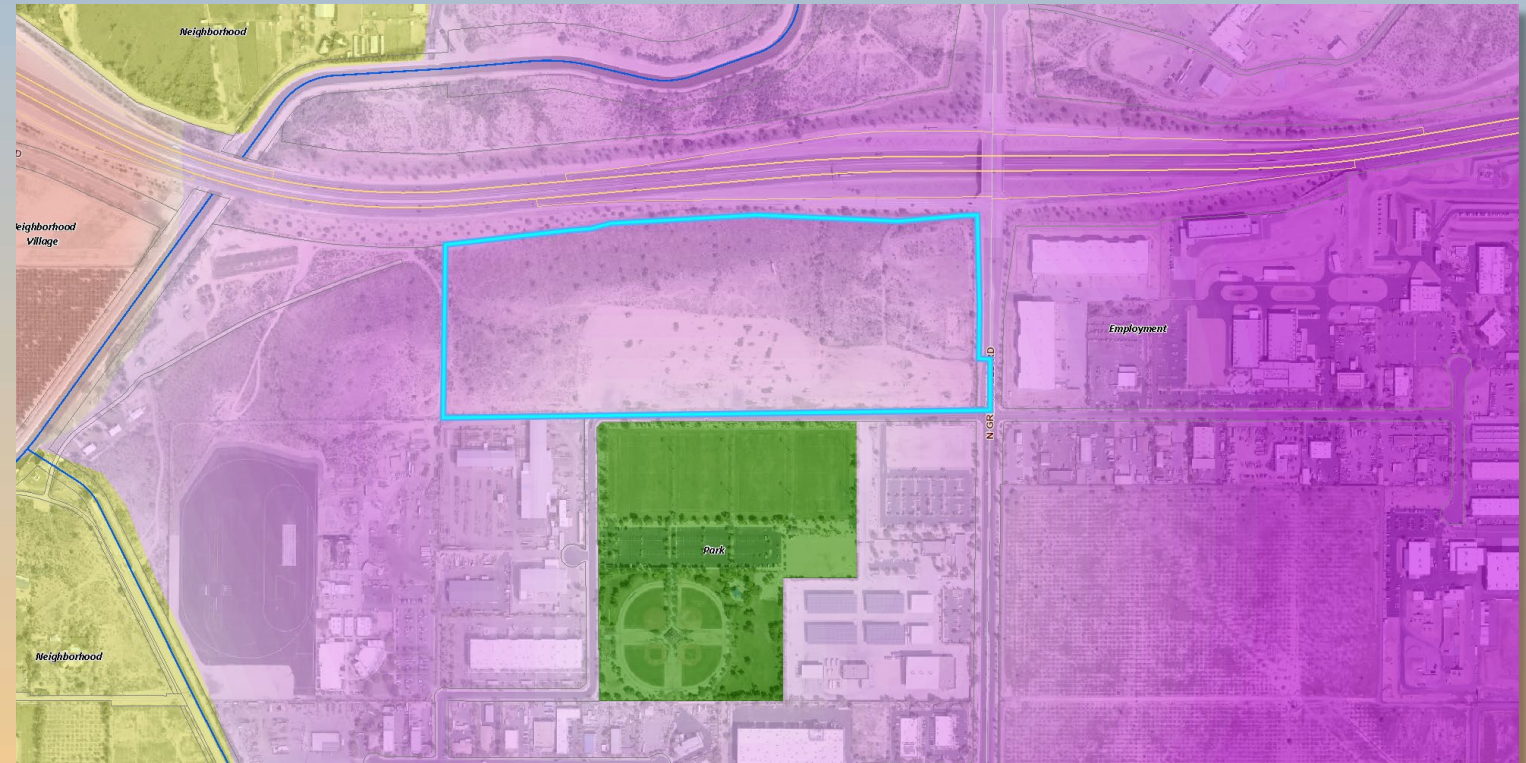




# General Plan

## Employment

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







# Site Photos



Looking north from E. Virginia Street





# Site Photos



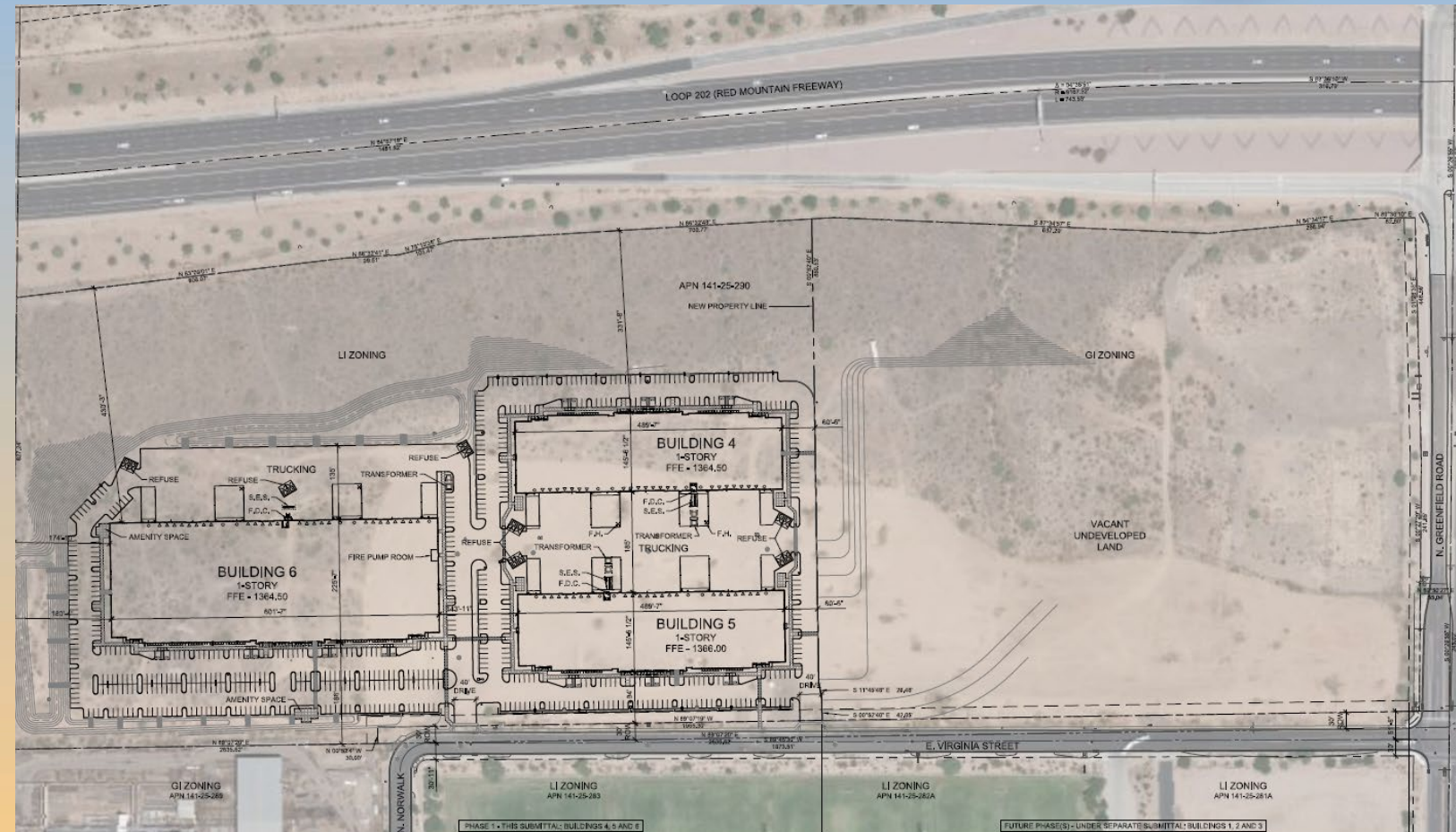
Looking west from N. Greenfield Road





# Site Plan

- 3 Buildings total
- Ingress and Egress from Virginia
- 586 parking spots required – 587 Provided

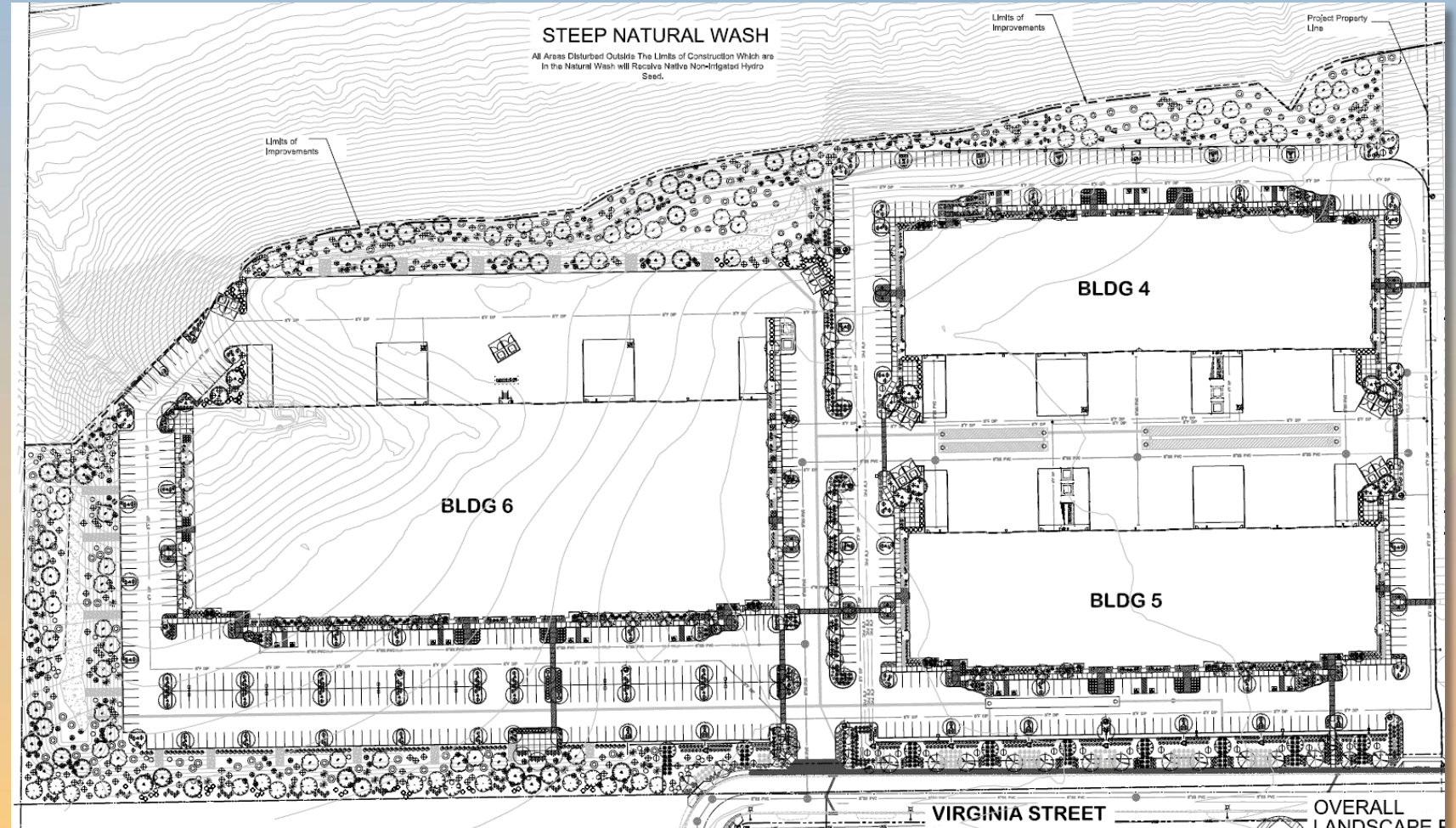






# Landscape Plan

LANDSCAPE LEGEND		
ALL TREES TO MEET OR EXCEED ANA SPECIFICATIONS (U.O.N. - UNLESS OTHERWISE NOTED)		
TREES AND PALMS	SIZE	QTY
Cassia	24" Box Multi Trunk	48
Quercus virginiana Live Oak	36" Box Standard	85
Cassia	36" Box Multi Trunk	12
Prosopis juliflora Thornless Mesquite	24" Box Matching, Multi Trunk	54
Parkinsonia hybrid Desert Museum	48" Box Multi Trunk High Brancher	19
Acacia senaria Shrubbery Acacia (Stake with 10" large pole)	36" Box Multi Trunk	24
Quercus virginiana Cathedral Oak	48" Box Standard	19
Cereus Peruvian Manzanita	3' tall Bare root	22
Ebenopsis ebano Texas Ebony	24" Box Multi Trunk	43
Parkinsonia hybrid Desert Museum	36" Box Multi Trunk High Brancher	42
Phoenix dactylifera Date Palm	21" T.F. Straight, Diamond Cut Matching	12
SHRUBS / ACCENTS	SIZE	QTY
Olea tree	5 Gallon	89
Cassia	5 Gallon	84
Prosopis	5 Gallon	284
Agave	5 Gallon	236
Dawsonia	5 Gallon	141
Amorpha	5 Gallon	104
Salvage	See Salvage Plan	23
Eriogonum	5 Gallon	180
Leucosiphium	5 Gallon	314
Eriogonum	5 Gallon	135
Prosopis	5 Gallon	216
Larrea	5 Gallon	83
Hesperaloe	5 Gallon	70
Bouteloua	5 Gallon	268
Bouteloua	5 Gallon	433
Cordia	5 Gallon	37
Tecoma	5 Gallon	138
Fouquieria	4" Tall Min. 5' Can	80
GROUNDCOVERS	SIZE	QTY
Lantana	5 Gallon	434
Lantana	5 Gallon	411







# Rendering





# Special Use Permit

## Section 11-70-5(E): Special Use Permit Required Findings



#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



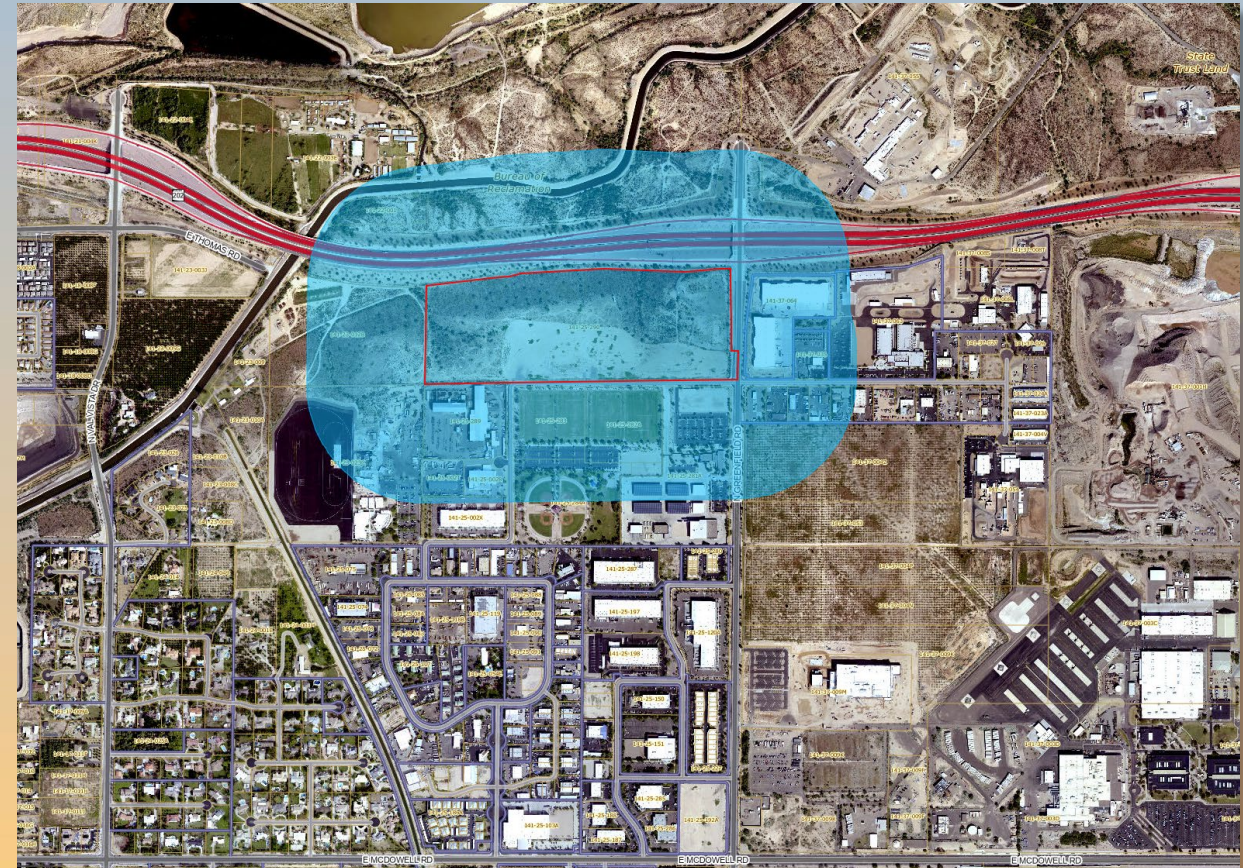
#4 Adequate public services, public facilities and public infrastructure are available to serve the proposed project





# Citizen Participation

- Notified property owners within 1,000 feet, HOAs and registered neighborhoods
- No Comments received







# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Criteria in Chapters 69 & 70 for Site Plan Review and Special Use Permit

*Staff recommends Approval with Conditions*



# ZON22-01230

Charlotte Bridges, Planner II

March 8, 2023



# Request

- Site Plan Review
- To allow for an office warehouse building

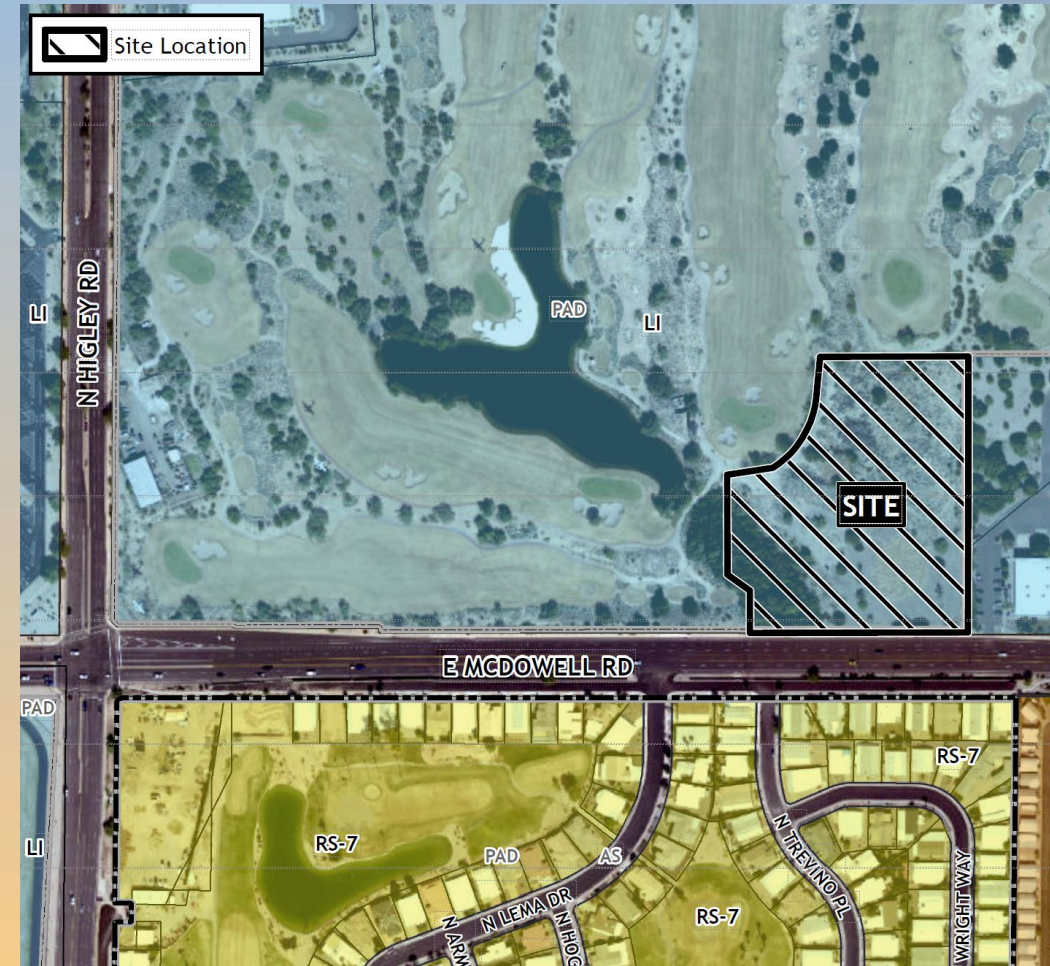






# Location

- East of Higley Road
- North of McDowell Road
- Within the Longbow Business Park Planned Area Development overlay







# Zoning

- Light Industrial with a Planned Area Development overlay (LI-PAD)
- Office warehouse use is permitted in the LI-PAD district.



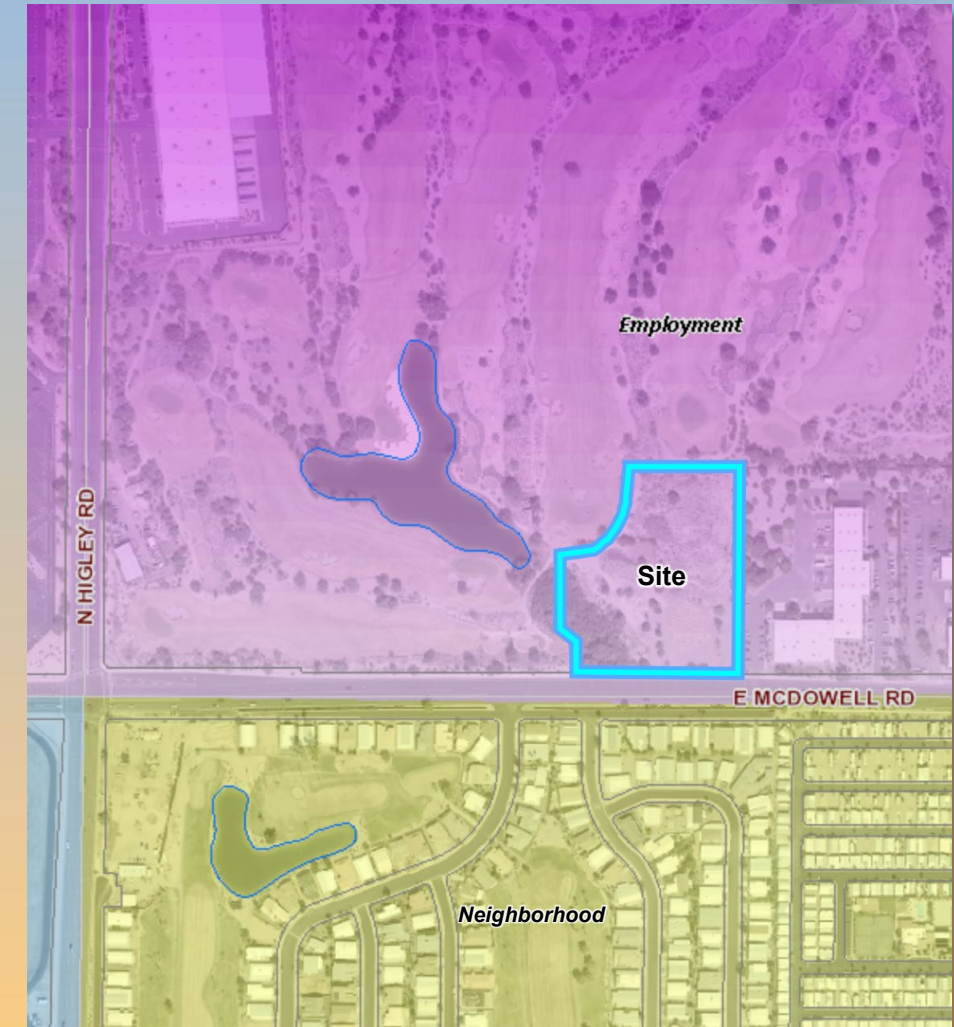




# General Plan

## Employment

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







# Site Photos

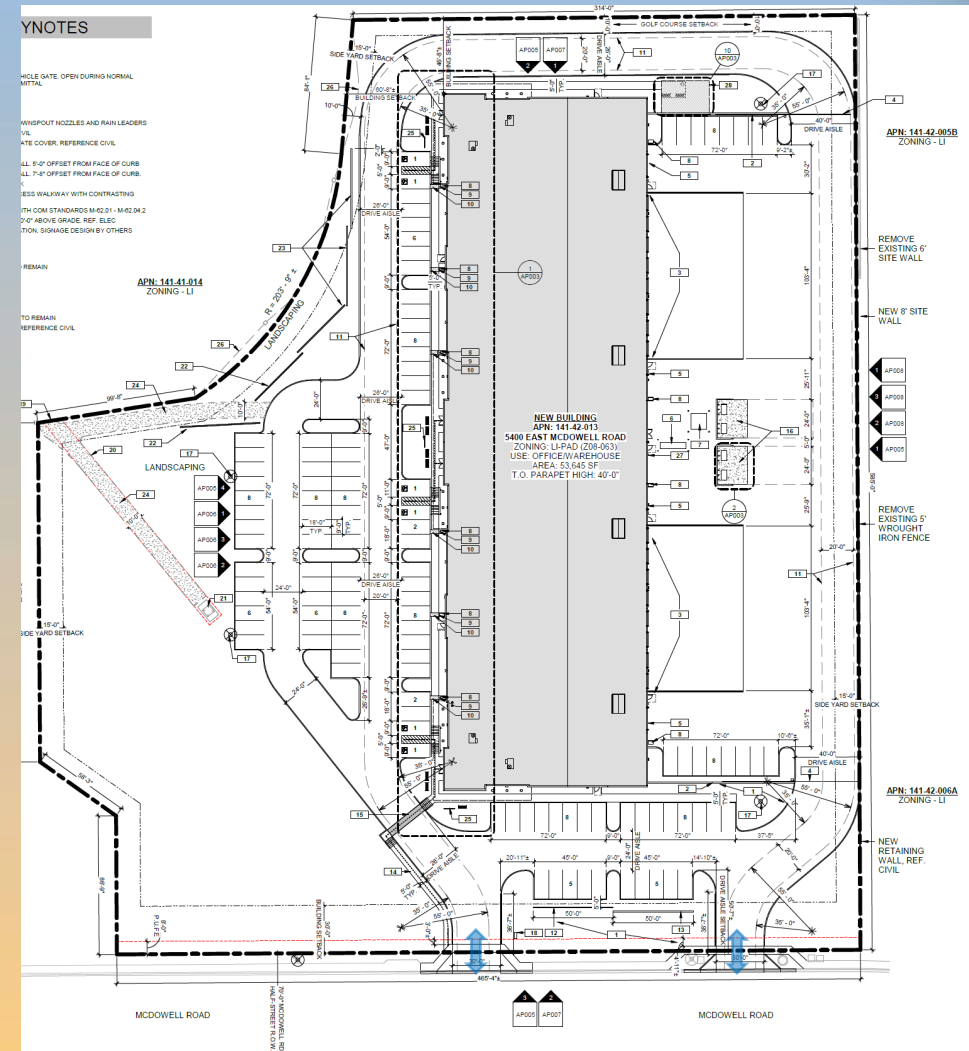


Looking north from McDowell Road



# Site Plan

- Proposed 53,645 square foot office warehouse building
- Access from McDowell Road



























# Landscape Plan

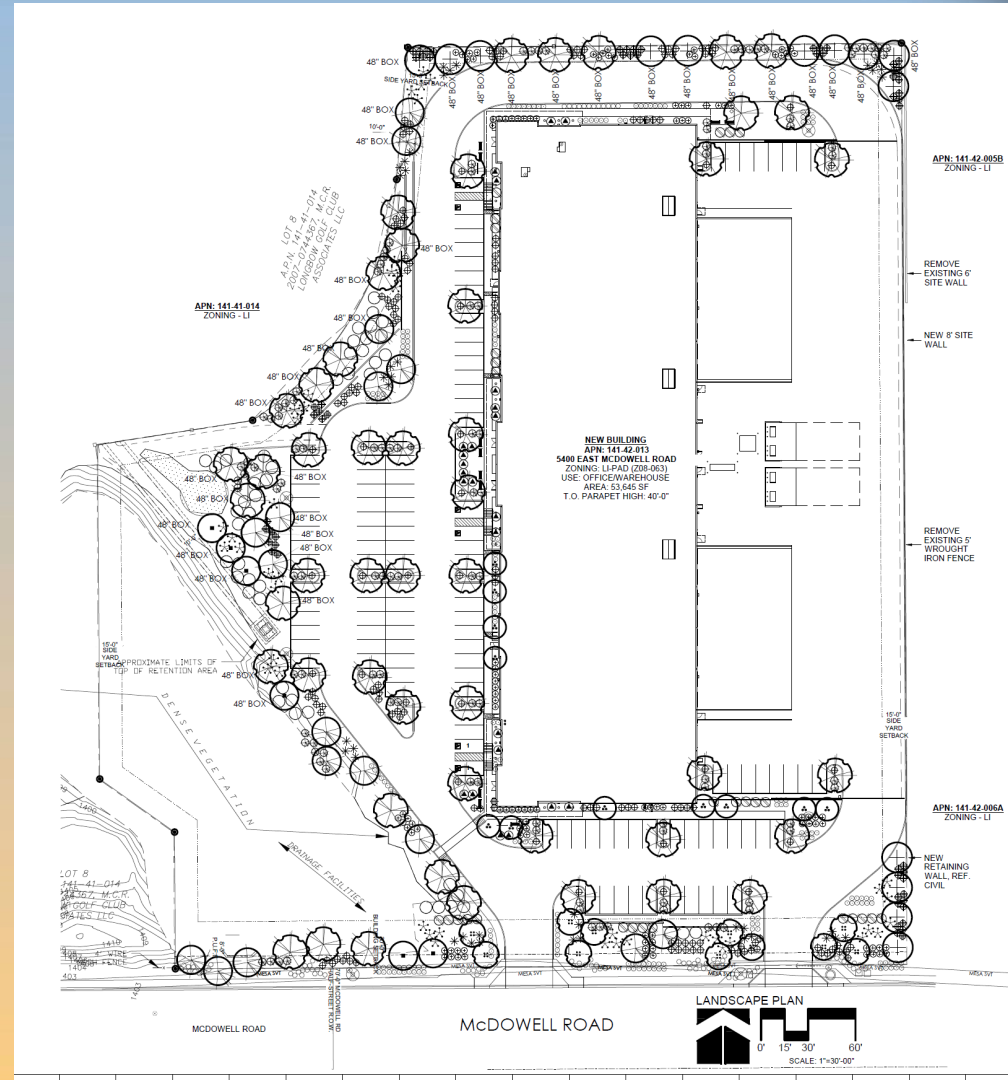
## SHEET INDEX

LS1.1 - LS1.3 CONCEPTUAL LANDSCAPE PLAN

## LANDSCAPE SCHEDULE

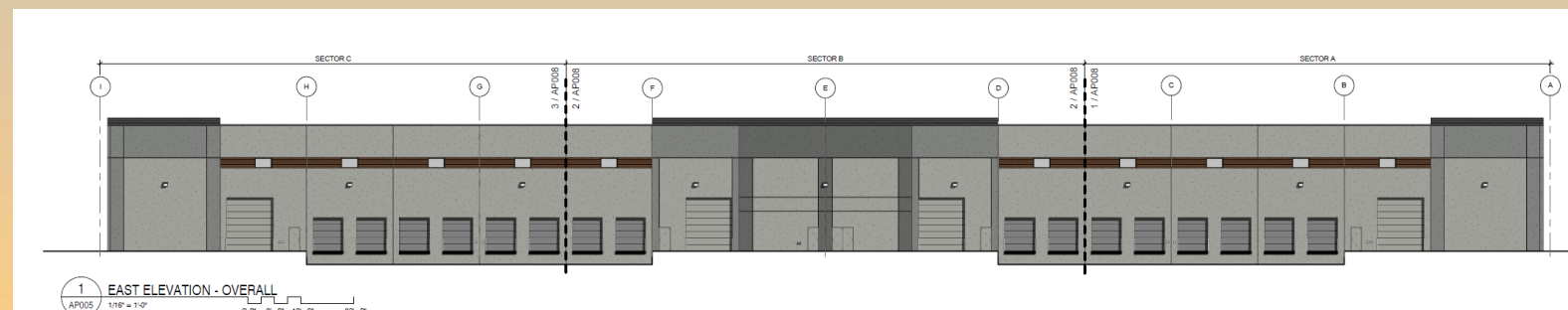
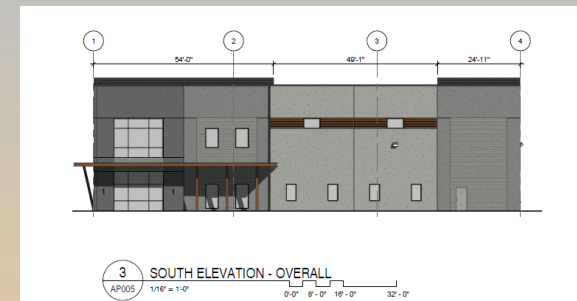
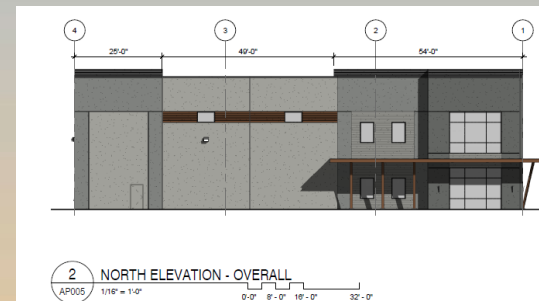
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY *	SIZE	REMARKS
<b>TREES</b>					
	ACACIA SALICINA	WILLOW ACACIA	48	24" BOX	STD TRUNK
	CAESALPINIA CACALACO 'SMOOTHIE'	SMOOTHIE CASCALOTE	24	24" BOX	STD TRUNK
	PARKINSONIA PRAECOX THORNLESS HYBRID	THORNLESS PALO BREA	8	24" BOX	STD TRUNK
	PARKINSONIA PRAECOX THORNLESS HYBRID	THORNLESS PALO BREA	6	36" BOX	STD TRUNK
	PHOENIX DACTYLIFERA	DATE PALM - MALE (NON-FRUITING)	6	16" CLEAR TRUNK	
	PROSOPIS HYBRID	THORNLESS HYBRID	9	24" BOX	STD TRUNK
	PROSOPIS HYBRID	THORNLESS MESQUITE HYBRID	10	36" BOX	STD TRUNK
<b>SHRUBS</b>					
	EREMOPHILA HYGROPHANA 'BLUE BELLS'	BLUE BELLS EMU	327	5 GALLON	
	EREMOPHILA MACULATA 'VALENTINE'	VALENTINE EMU BUSH	92	5 GALLON	
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO'	RIO BRAVO SAGE	191	5 GALLON	
	SALVIA X 'ULTRA VIOLET'	ULTRA VIOLET SAGE	70	5 GALLON	
<b>SHRUB ACCENTS</b>					
	AGAVE DESMETTIANA	SMOOTH AGAVE	93	5 GALLON	
	HESPERALOE PARVIFLORA	RED YUCCA	68	5 GALLON	
	EUPHORBIA RIGIDA	GOPHER PLANT	41	5 GALLON	
	YUCCA PALLIDA	PALE LEAF YUCCA	49	5 GALLON	
	YUCCA RUPICOLA	TWISTED LEAF YUCCA	63	5 GALLON	
<b>SHRUB GROUNDCOVERS</b>					
	DALEA GREGGII	TRAILING INDIGO BUSH	117	5 GALLON	
<b>INERT MATERIALS</b>					
	BOULDERS, PIT-RUN (MATCH DECOMPOSED GRANITE SOURCE)	1'X2'	9		
	BOULDERS, PIT-RUN (MATCH DECOMPOSED GRANITE SOURCE)	3'X4'	16		
	DECOMPOSED GRANITE (PLACE IN ALL LANDSCAPE AREAS)	1/2" SCREENED, EXPRESS GOLD	6,598 SY		

\* TOTAL PROJECT QUANTITIES





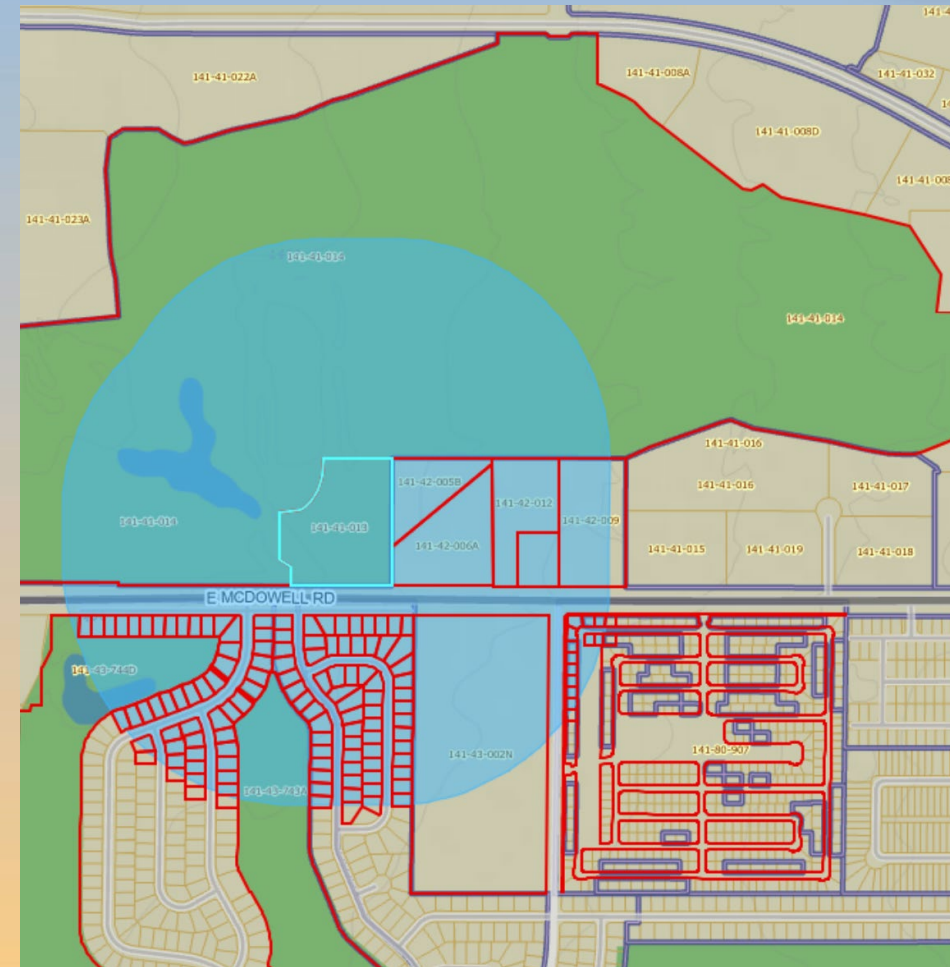
# Elevations







- Notified property owners within 1,000 feet, HOAs and registered neighborhoods
- Virtual neighborhood meeting held on 12/8/22
- No comments received





# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Criteria in Chapters 69 for Site Plan Review

*Staff recommends Approval with Conditions*



# ZON22-00714





# Request

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

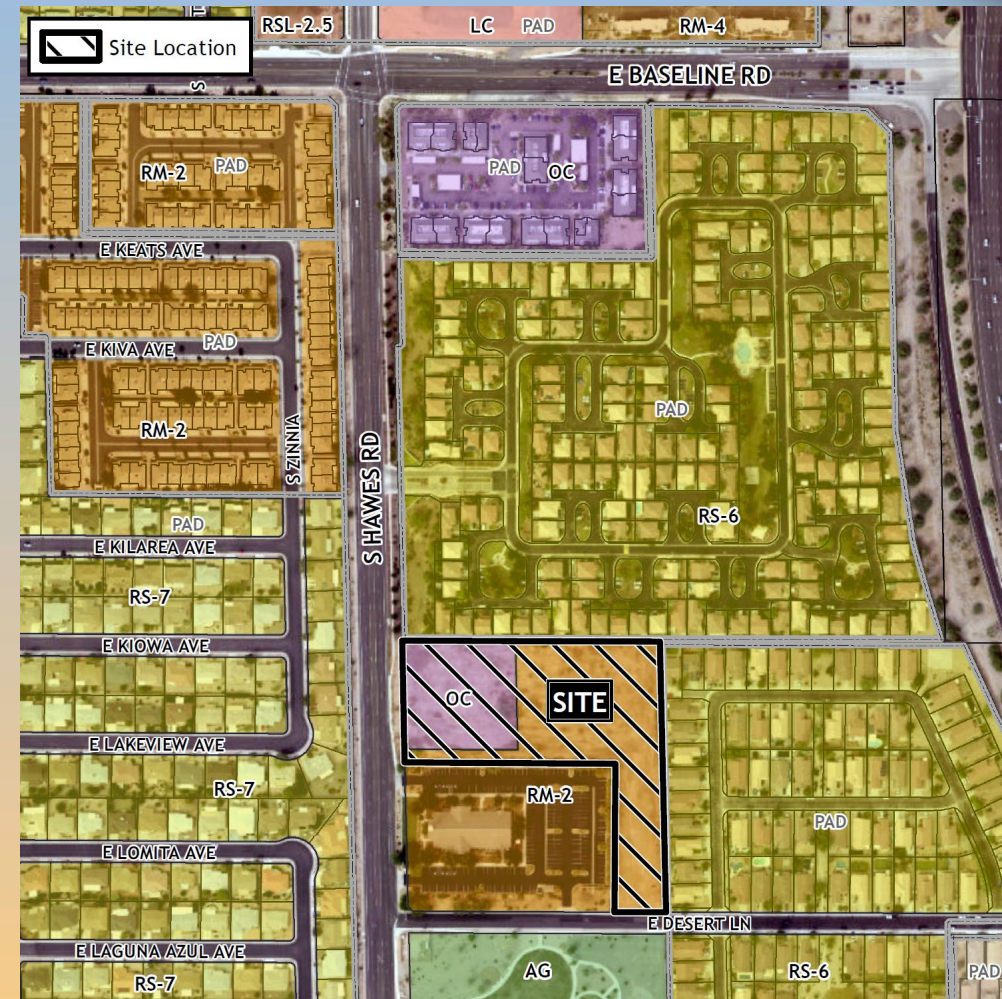






# Location

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

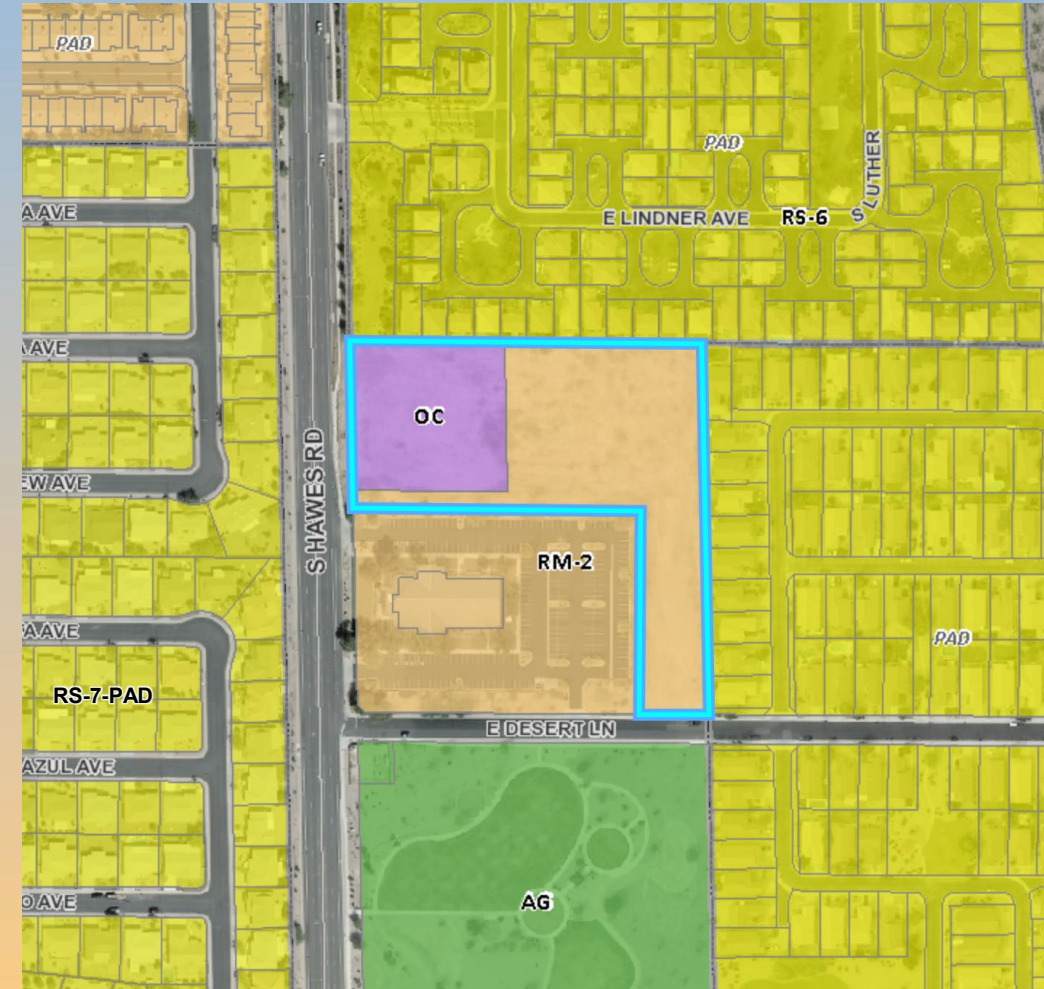






# Zoning

- 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 Photos



Looking north from Desert Lane





# Site Plan

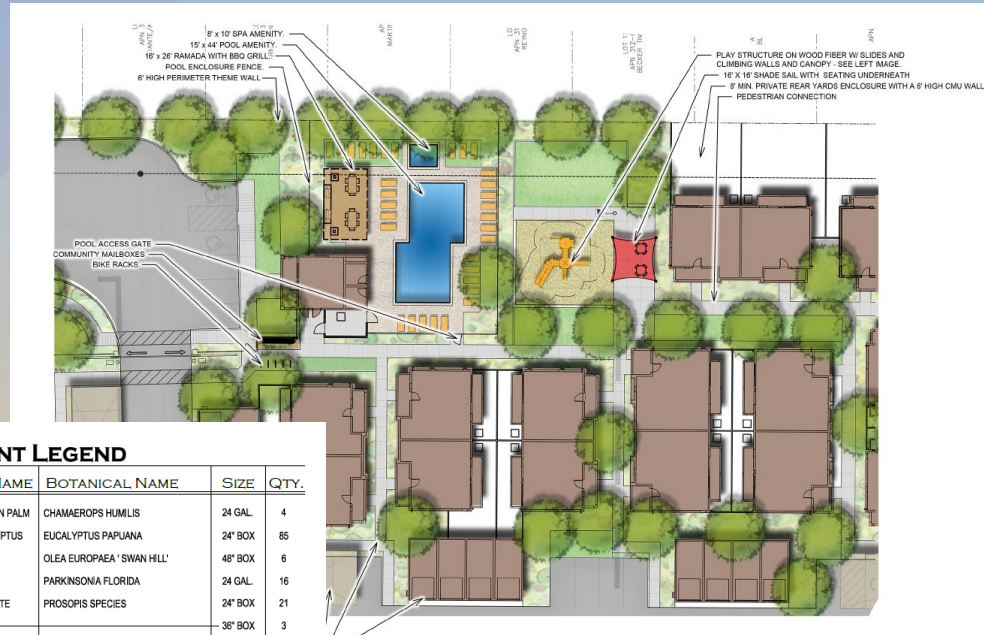
- 58-units (11.9 du/ac)
- 4-single-story, 2-bedroom buildings
- 6-single-story, 1-bedroom duplexes
- 21-two-story, with 1-3 bedroom duplexes
- Gated access from Hawes Road & Desert Lane
- Central amenity area
- 122 parking spaces required; 122 parking spaces provided (74 covered)







# Landscape Plan



## MASTER PLANT LEGEND

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY.
	<b>TREES</b>			
	MEDITERRANEAN FAN PALM	CHAMEROPS HUMILIS	24 GAL.	4
	GHOST GUM EUCALYPTUS	EUCALYPTUS PARVANA	24" BOX	85
	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
	<b>ACCENTS</b>			
	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
	<b>BOUGAINVILLEA</b>			
	BUSH BOUGAINVILLEA	BOUGAINVILLEA '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
	<b>GROUNDCOVERS</b>			
	OUTBACK SUNRISE	EREMOPHILA GLABRA 'OUTBACK SUN'	1 GAL.	217
	NEW GOLD LANTANA	LANTANA x 'NEW GOLD'	1 GAL.	242
	<b>VINE</b>			
	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	<b>Two-Story = 19-feet, 8-inches</b>
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	<b>2-Bedroom = 46-square feet</b>



# Planned Area Development

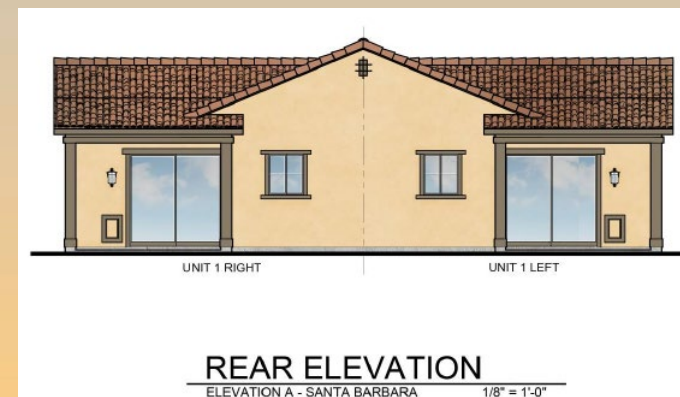
Development Standard	MZO Required	PAD Proposed
Maximum Building Projection into Setbacks	3-feet	4-feet (for Building 1-Unit 1 and Building 2-Unit 2 only)
Minimum Sidewalk Width	5-feet	4-feet
Foundation Base Width - Exterior walls with a public entrance	15-feet	10-feet





## 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

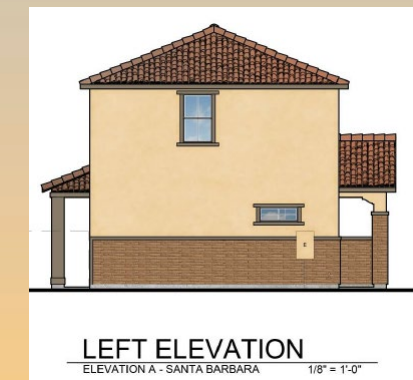






## Building 7-7

# Elevations





# Elevations

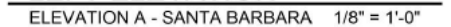
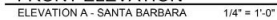
## Leasing Office







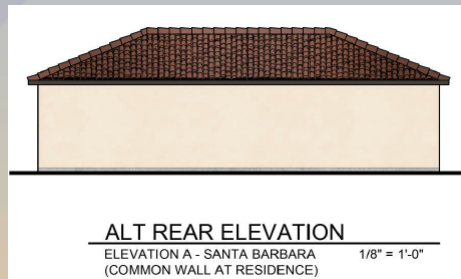
# Garage





# 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

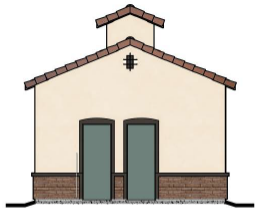


# Alternative Compliance



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***



# ZON22-01207





# Request

- Preliminary Condominium Plat for an airport hangar





# Location

- North of McKellips Road
- West of Higley Road





# General Plan

## Specialty / Airport

- Comply with FAA requirements
- Address flight safety requirements
- Provide a compatible mix of land uses

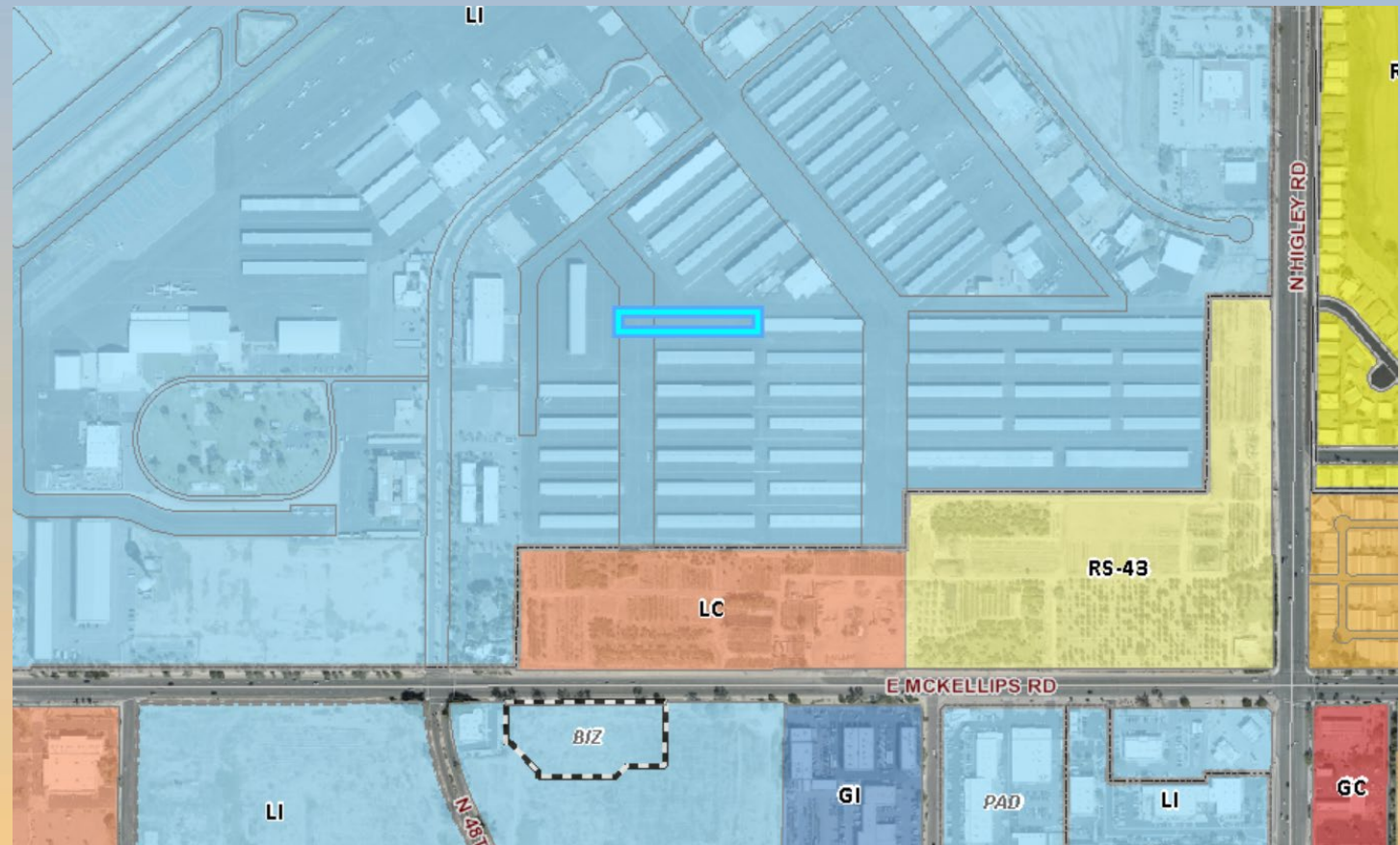






# Zoning

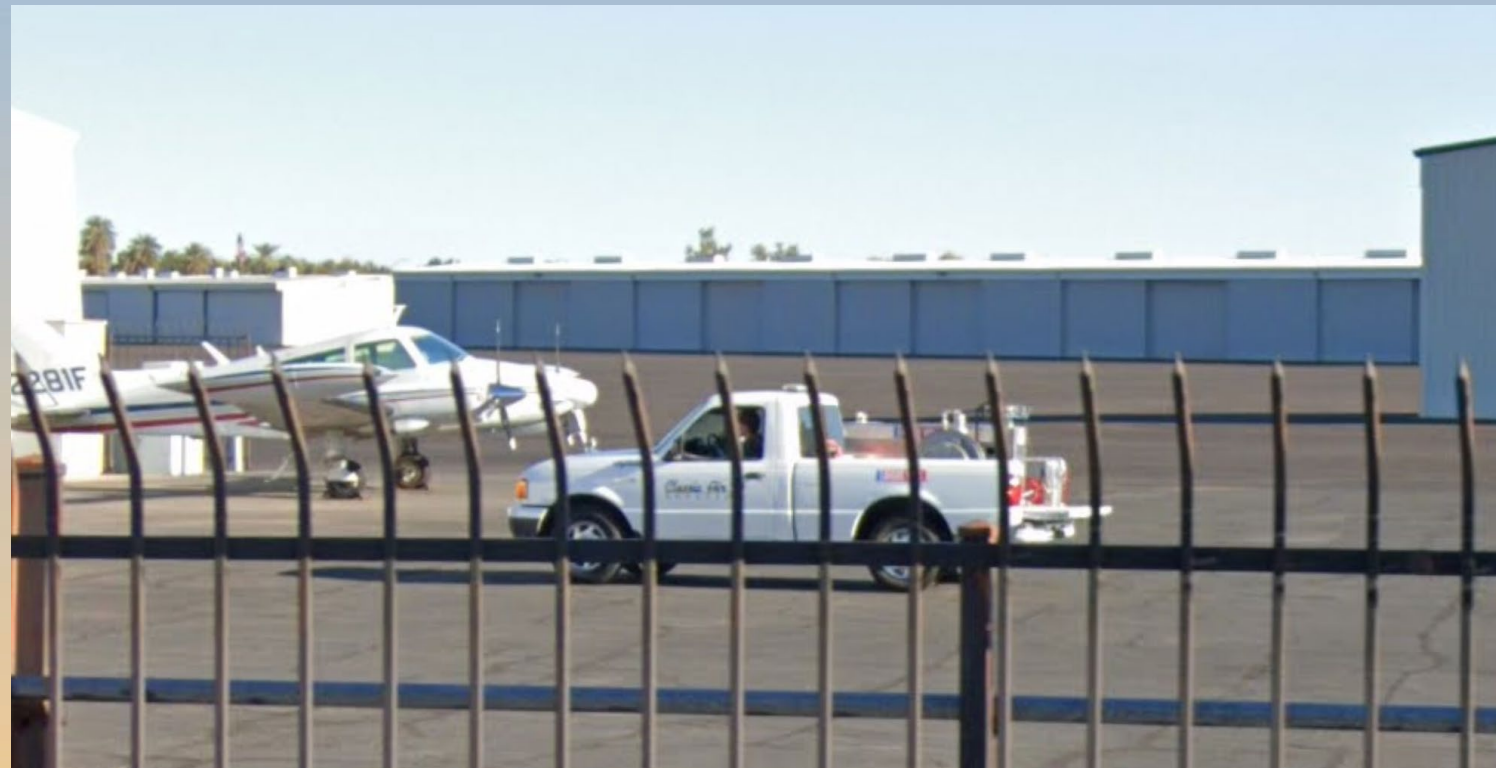
- Light Industrial with a Planned Area Development overlay (LI-PAD)
- Airport uses permitted







# Site Photo

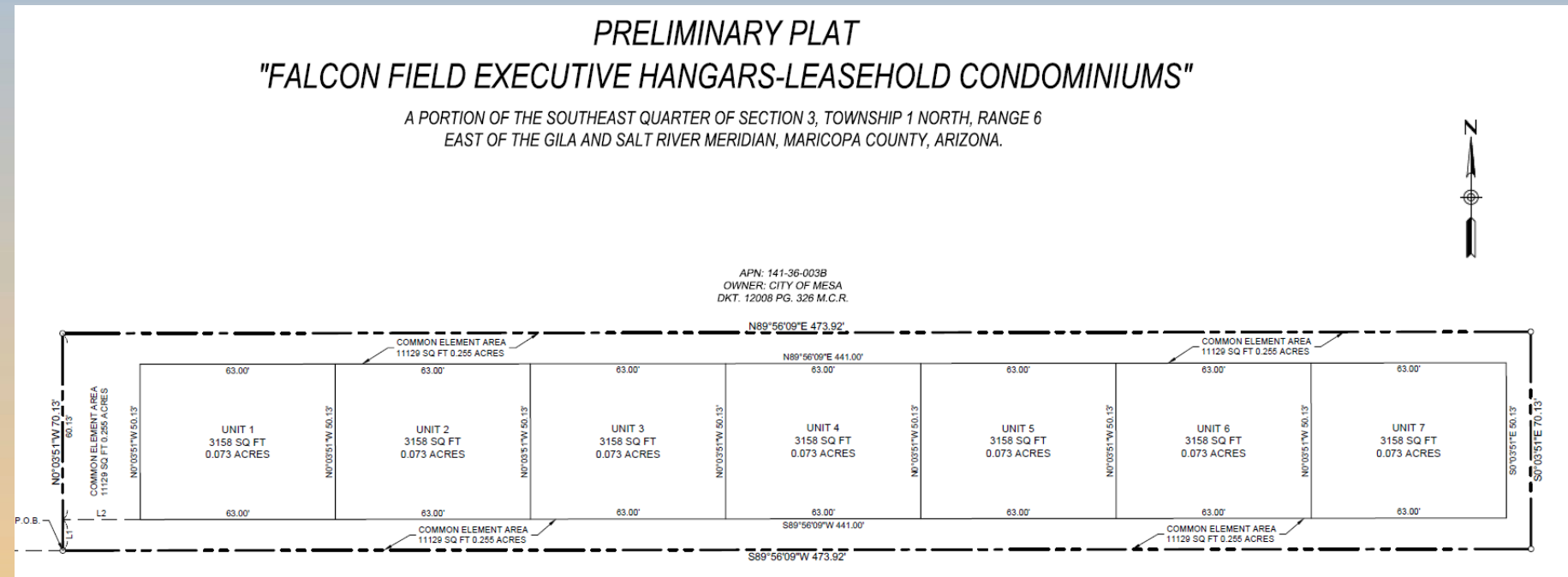


Looking towards the site from Falcon Drive



# Preliminary Plat

- Seven Units
- One Tract
- Access from Falcon Drive







# Findings

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

***Staff recommends Approval with Conditions***