mesa az

Planning and Zoning Board

Study Session Minutes

Mesa City Council Chambers – Upper Level, 57 East 1st Street Date: April 26, 2023 Time: 3:30 p.m.

MEMBERS PRESENT:

MEMBERS ABSENT

Jessica Sarkissian

Jeff Crockett
Benjamin Ayers
Shelly Allen*
Jeff Pitcher
Troy Peterson
Genessee Montes*

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

STAFF PRESENT:

OTHERS PRESENT:

Mary Kopaskie-Brown Rachel Nettles Michelle Dahlke Jennifer Merrill Charlotte Bridges Joshua Grandlienard Sean Pesek Chloe Durfee Daniel Charlotte McDermott Alexis Jacobs

1 Call meeting to order.

Chair Crockett declared a quorum present, and the meeting was called to order at 3:30 p.m.

2 Review items on the agenda for the April 26, 2023, regular Planning and Zoning Board Hearing.

Staff Planner Joshua Grandlienard presented case ZON22-00717. See attached presentation.

Vice Chair Ayers expressed some concern about safety in relation to the rendered elevations directly on the street. In addition, he expressed support for this type of development and noted that the City needs more developments like this.

Assistant Planning Director Rachel Nettles explained that the rendering is a little inaccurate and there is a foundation base that separates the building façade from the drive aisle.

Staff Planner Jennifer Merrill presented case ZON23-00052. See attached presentation.

Boardmember Pitcher asked for clarification on the circulation of the site.

Staff Planner Jennifer Merril responded that there is a two way drive aisle and the drive thru lane runs counter clockwise around the building.

Staff Planner Charlotte Bridges presented case ZON22-01168. See attached presentation.

Boardmember Peterson asked if the Planning and Zoning Board would see this case again for Site Plan approval.

Staff Planner Charlotte Bridges explained that if the applicant opts into the form based code then the site plan would be reviewed administratively and approved at a staff level unless the Planning Director makes a decision that it needs to come to the Board for review.

Staff Planner Sean Pesek presented case ZON22-01176. See attached presentation.

Boardmember Allen expressed concern with the parking reduction in relation to the hotel.

Vice Chair Ayers also expressed concern with the parking reduction in relation to Feed My Starving Children.

Applicant Ben Graff responded that the hotel has its own parking rights and coordination with the hotel has been in the works and no concern or opposition has been raised by them. In addition, we have worked closely with staff and provided a third-party parking study that shows the proposed number of parking spaces is adequate for our demographics and our uses.

Boardmember Peterson expressed concern with the parking reduction as welland asked how the setback reduction on the west side of the property might affect future developments on the adjacent parcel?

Assistant Planning Director Rachel Nettles responded that staff isn't concerned about future developments on the adjacent parcel. If it was to be redeveloped, they would also have standards to adhere to, including a 26' drive aisle for fire apparatus.

Chair Crockett asked if staff had looked specifically at the timing issues for parking in the third-party parking study.

Assistant Planning Director Rachel Nettles answered that staff did look at the offset of hours and had no concern.

Applicant Ben Graff explained that the parking study took into consideration the loading dock areas and not just parking. In addition, Eye Glass World becomes a part of the shared parking and will allow for those additional shared parking spaces to be available during the hours the Board has expressed concern with.

Staff Planner Charlotte Bridges presented case ZON22-01178, See attached presentation. The Board had no questions for staff.

Case ZON22-01344 was continued to the May 10, 2023 Planning and Zoning Board Meeting

Staff Planner Sean Pesek presented case ZON23-00049, See attached presentation. The Board had no questions for staff.

Staff Planner Jennifer Merrill presented case ZON22-01248, **See attached presentation**. The Board had no questions for staff.

Staff Planner Chloe Durfee Daniel presented case ZON23-00117, See attached presentation. The Board had no questions for staff.

- Planning Director Update: Introduction of new staff member, Brett Hanlon, Principal Planner for Long Range Projects
- 4 Adjournment.

Boardmember Pitcher motioned to adjourn the study session. The motion was seconded by Vice Chair Ayers.

The study sessions was adjourned at 4:23 pm.

Vote: 6-0 (Boardmember Sarkissian, absent)Upon tabulation of vote, it showed:
AYES – Crockett, Ayers, Peterson, Pitcher, Montes
NAYS – None

Respectfully submitted,					
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





ZON22-00717





Request

- Site Plan Review
- To allow for the development of a fourplex Multiple Residence development

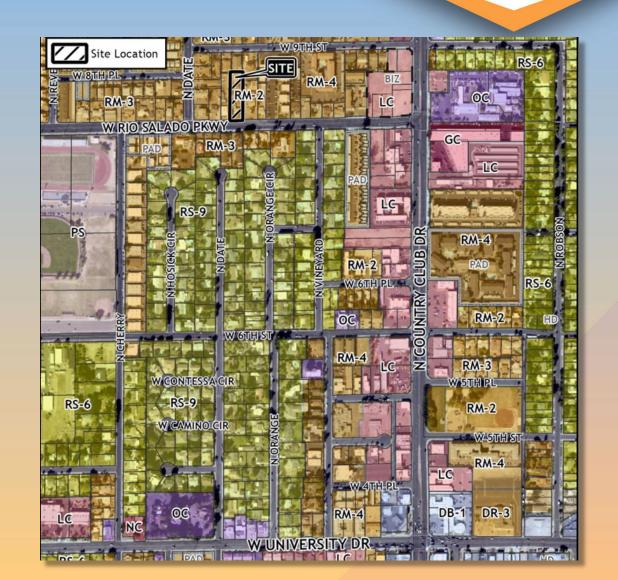






Location

- 554 E. Rio Salado
 Parkway
- West of Country Club
 Drive, north of University
 Drive







Zoning

- Multiple Residence 2 (RM-2)
- Multiple residence allowed by right
- Existing home is a nonconforming structure







General Plan

Neighborhood

- Safe places for people to live
- Wide range of housing options allowed
- Existing use complies with the goals of this character area







Site Photo



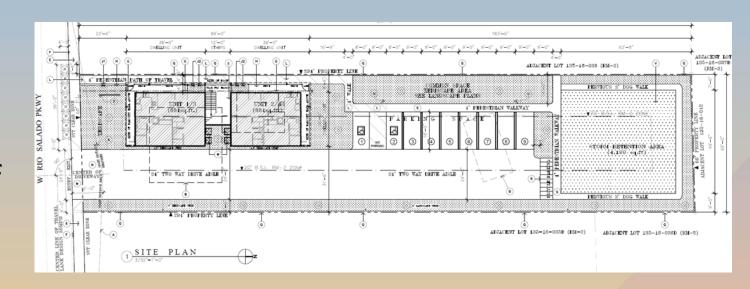
January 2023 – Looking north from Rio Salado





Site Plan

- Two Duplexes proposed
- Concurrent Development
 Incentive Permit per Board of
 Adjustment (BOA22-00718,
 approved April 5, 2023)

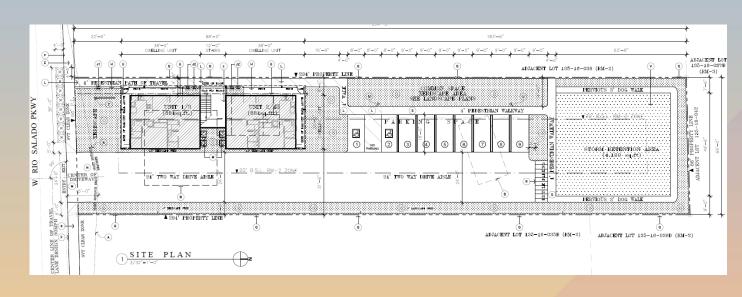






Development Incentive Permit – Site Plan

- Reduced western setback from 30 ft to 10 ft
- Trash and refuse location to be allowed on collection days to be the front yard
- Reduction in Landscape yard from 20 ft to 6ft and reduced required plantings
- Reduction of required parking islands from every 8 spots to every 9 spots

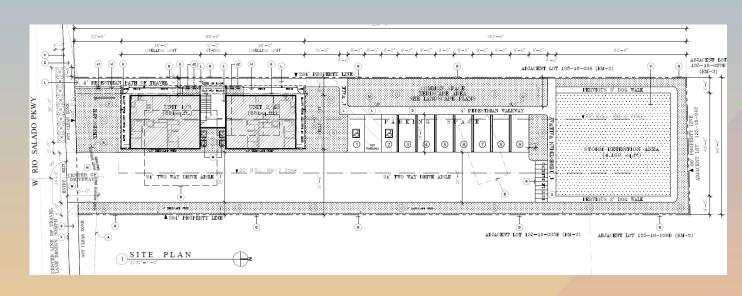






Development Incentive Permit – Site Plan

 Reduced Foundation Base adjacent to the drive aisle and adjacent to a public entrance

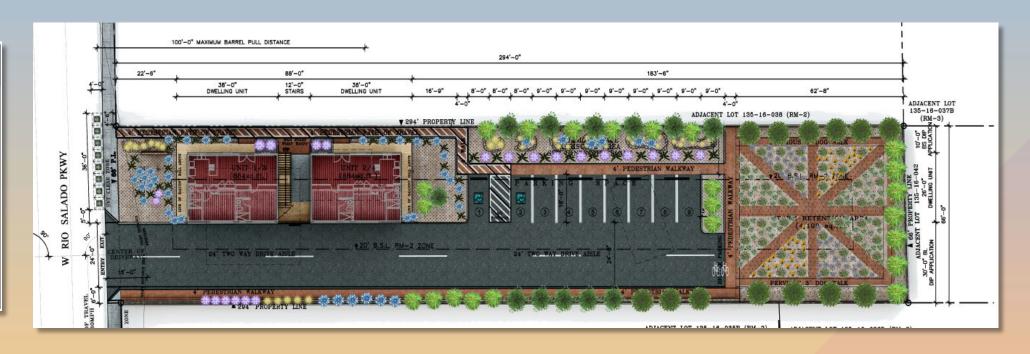






Landscape Plan

Plant Legend				
Symbol	Qty	Common	Botanical	
×	47	Agave Americana	Agave mediopicta alba.	
-	7	Arizona Yellow Bells	Tecoma stans v. angustata	
*	39	Blue Blossom	Ceanothus thyrsiflorus	
-	20	Chilean Mesquite	Prosopis chilensis	
*	59	Golden Barrel	Echinocactus grusonii	
*	29	Mexican Bush Sage	Salvia leucantha	
**	31	Texas Mountain Laurel	Sophora secundiflora	
*	40	Fall bloom	D. Rudbeckia Hirta	
-	40	Joe Pye Weed	Eupatorium Maculatus	
***	40	Blue Cardinal Flower	C. Lobelia Siphilitica	
	6	Eastern Rosemallow	A. Hibiscus Moscheutos	































Citizen Participation

- Notified property owners within 1000 feet
- No comments received from neighboring property owners







Findings

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

Staff recommends Approval with Conditions





ZON23-00052





Request

- Site Plan Review
- To allow for the development of a Restaurant with a Drive-thru







Location

- Northwest corner of McKellips Road and Mesa Drive
- Adjacent to SRP well site







General Plan

Neighborhood

- Safe places for people to live
- Non-residential uses designed to bring people together and to not disrupt the functioning of the neighborhood
- Proposed use complies with the goals of this character area







Zoning

- Limited Commercial (LC)
- Retail, entertainment, serviceoriented businesses
- Serves one- to ten-mile radius
- Restaurant with drive-thru is permitted







Site Photo



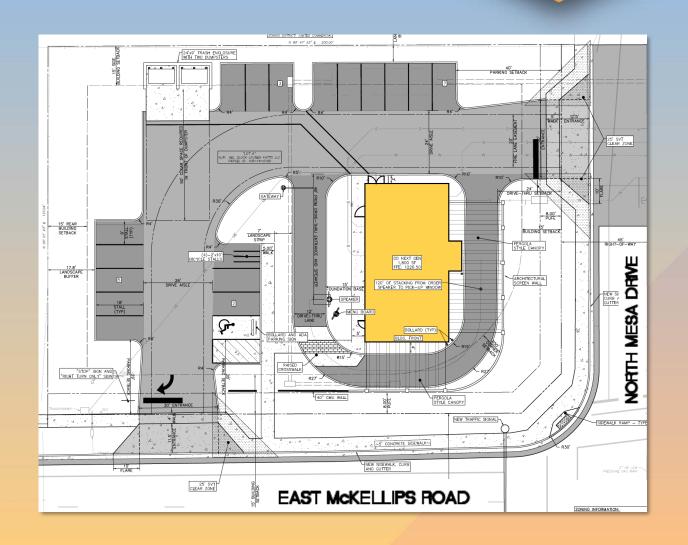
Looking northwest from Mesa/McKellips intersection





Site Plan

- 1,800 sq ft restaurant building with drive-thru
- Canopies extend south and east
- Pedestrian link with sidewalk
- Vehicular access off Mesa Dr and McKellips Rd
- DIP request for modifications to setbacks and foundation base

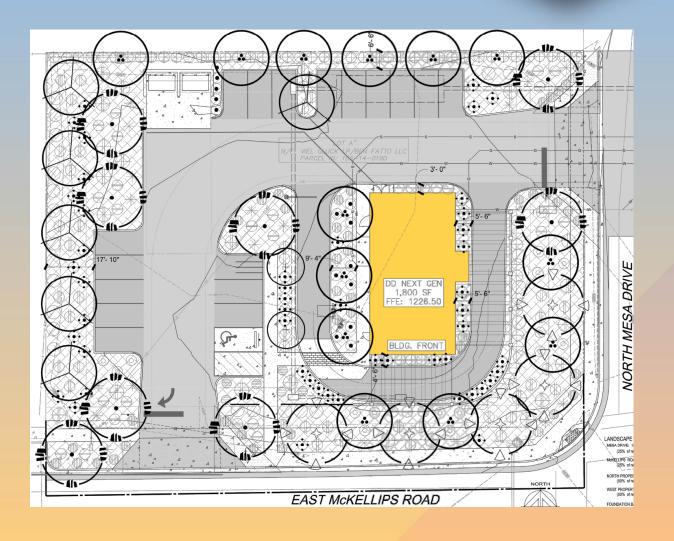






Landscape Plan

PLANT LEGEND					
TREES	SIZE	QTY			
Pistacia chinensis Chinese Pistache	24" Box Standard	5			
Quercus virginiana Southern Live Oak	24" Box Double Stake	13			
Prosopis chilensis"Hybrid" Thomless Chilean Mesquite	24" Box Double Stake	6			
Parkinsonia hybrid "Desert Museum" Hybrid	36" Box Standard	8			
Sophora secundiflora Texas Mountain Laurel	36" Box Multi- Trunk	2			
SHRUBS	SIZE	QTY			
Tecoma hybrid Orange Jubilee	5 Gallon	23			
Leucophyllum candida "Thundercloud " Sage	5 Gallon	29			
Dodonea viscosa Hopseed Bush	5 Gallon	43			
Hesperaloe parvifolia Red Yucca	5 Gallon	19			
Caesalpinia pulcherrima Red Bird of Paradise	5 Gallon	23			
Senna phyllodenia Silver- Leaf Senna	5 Gallon	39			
Nerium oleander Petite Pink Dwarf Oleander	5 Gallon	14			
Ruellia peninsularis Desert Ruellia	5 Gallon	20			
Muhlenbergia capillaris "Regal Mist" Deer Grass	5 Gallon	49			
Tecomaria capensis Cape Honeysuckle	5 Gallon	15			
GROUNDCOVERS	SIZE	QTY			
Lantana montevidensis Gold Mound Lantana	1 Gallon	46			
Convolvulus cneorum Bush Morning Glory	1 Gallon	6			







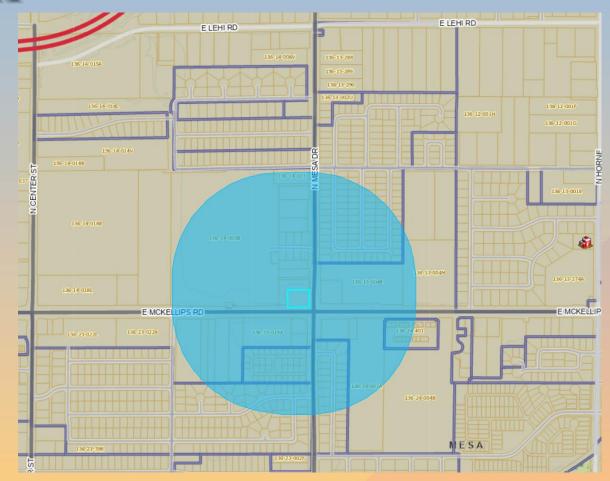






Citizen Participation

- Notified property owners within 1,000 feet, HOAs and Registered Neighbors
- No comments received from neighboring property owners







Findings

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

Staff recommends Approval with Conditions





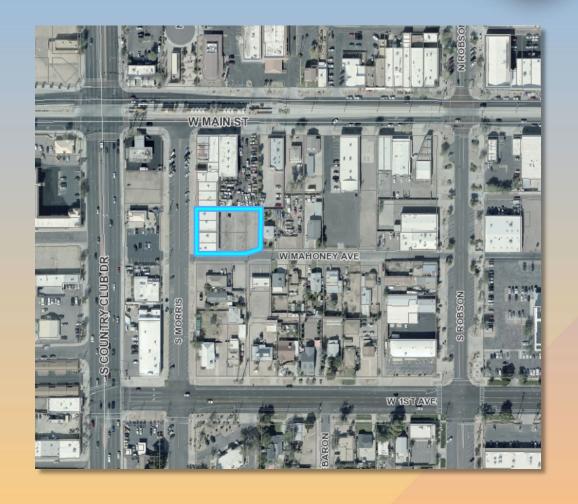
ZON22-01168





Request

 Rezone from T4NF to T5MS within the Form Based Code Regulating Plan







Location

- East of Country Club Drive
- South of Main Street
- Located at the northeast corner of Morris and Mahoney Avenue

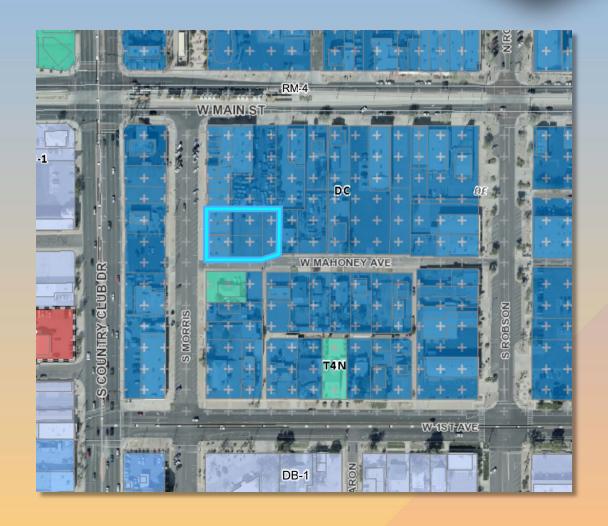






Zoning

 Downtown Core with a Downtown Events overlay (DC-DE)







FBC

 T4NF within the FBC Regulating Plan







General Plan

Downtown - Transit District Corridor Station Area

- Create pedestrian oriented, transit rich environment with a lot of activity
- Design buildings to engage the street and promote construction quality that meets or exceeds the public investment in the light rail.







Site Photo



Looking east from Morris





Site Photo



Looking north from Mahoney Avenue





Subject Site

- 1/2 acre site
- Establish the same development standards as property to the north
- Help create a uniform urban form for anticipated future development







Citizen Participation

- Notified property owners within 1,000 feet, HOAs and registered neighborhoods
- Mailed letter describing request and inviting comments







Findings

Complies with the 2040 Mesa General Plan

✓ Complies with the Central Main Street Area Plan

Staff recommends Approval with Conditions



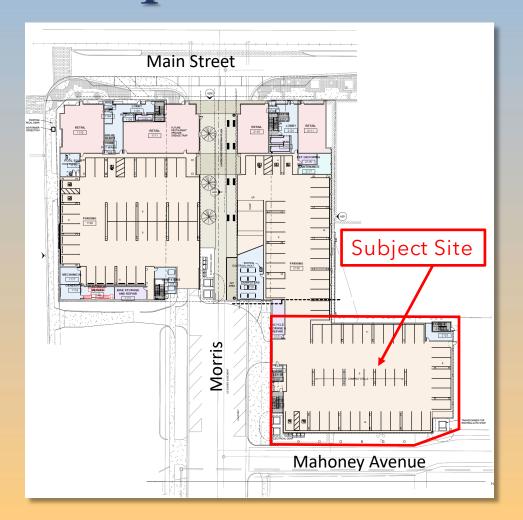


Planning and Zoning Board





Conceptual Site Plan







Conceptual Elevations







ZON22-01176

Sean Pesek, Planner II

April 26, 2023





Request

- Rezone from LC-PAD to LC-PAD
- Council Use Permit Review
- Site Plan Review

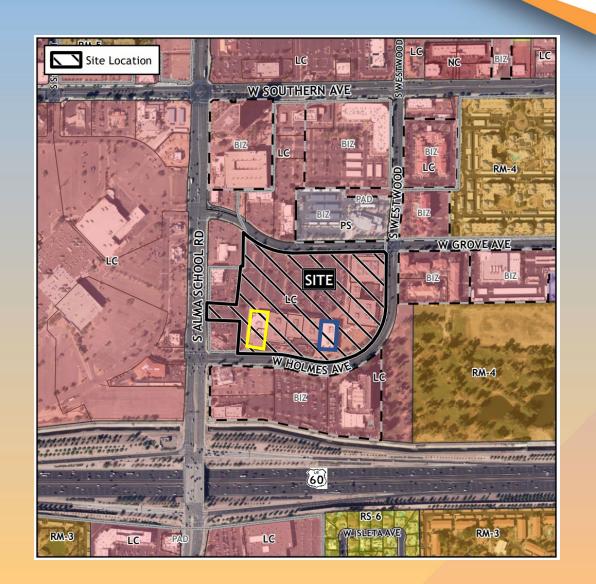






Location

- East of the former Fiesta Mall
- South of the Mesa Police Fiesta District Station
- North of the DoubleTree by Hilton







General Plan

Mixed Use Activity District

- Regional activity areas
- Strong and viable commercial centers
- LC primary zoning district
- Multiple residence is supported as a secondary use

Fiesta District

- Urban building form
- Pedestrian-friendly site design







Zoning

- Limited Commercial with a Planned Area Development overlay (LC-PAD)
- Permitted in the LC district subject to compliance with Section 11-31-31







Council Use Permit

	Section 11-31-31(F): Council Use Permit Required Findings
√	The use is found to be in compliance with the General Plan, Sub-Area Plans and other recognized development plans or policies, and will be compatible with surrounding uses;
✓	A finding that a plan of operation has been submitted, which includes, but is not limited to, acceptable evidence of compliance with all zoning, building, and fire safety regulations;
√	A finding that a "good neighbor policy" has been submitted;
√	Evidence demonstrating that the building or site proposed for the use is in, or will be brought into, substantial conformance with all current City development standards; and
√	The overall project conforms to the intent and character of the zoning district and is part of a well integrated mixed-use project





Site Photos



North from Holmes Avenue





Site Photos



South from Grove Avenue





Site Photos



East from Alma School Road





Site Plan

- 550 units
- Maximum building height 62 feet (5 stories)
- Primary access from Alma School; secondary from access from Grove Ave and Holmes Ave
- 1,155 parking spaces required for MF; 843 proposed on site
- 50 parking spaces required for FMSC; 84 spaces provided (shared)







Landscaping

- 421± square feet of open space per unit
- Shaded walkways around each building
- Landscaping provided within street frontages
- Existing 50,000± square foot park preserved









Planned Area Development

Development Standard	MZO Required	PAD Proposed
Maximum Building Height - MZO Section 11-6-3(A)	30 feet	62 feet
Minimum Building Setbacks - MZO Section 11-6-3(A) -Interior Side and Rear: Adjacent to Non-residential District (west of Building A)	15 feet per story (75 feet)	8 feet
-Street-Facing Side (Holmes Avenue)	20 feet (Commercial Collector)	12 feet





Planned Area Development

Development Standard	MZO Required	PAD Proposed
Minimum Landscape Yards MZO Section 11-33-3(B)(2) -Non-single residence uses adjacent to other non-single residence (west of Building A)	15 feet	8 feet
-Street-Facing Side (Holmes Avenue)	15 feet	12 feet
Standards for Required Open Space - MZO Section 11-5-5(3) - Minimum private open space (2-bedroom unit)	100 square feet per unit	90 square feet per unit
(3-bedroom unit)	120 square feet per unit	100 square feet per unit





Planned Area Development

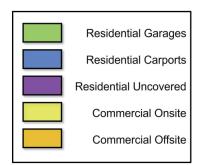
Development Standard	MZO Required	PAD Proposed
Required Parking Spaces - MZO Section 11-32-3(A) - Multiple Residence	2.1 spaces per dwelling unit (1,155 total spaces)	1.53 spaces per dwelling unit (843 total spaces)
Required Covered Parking - MZO Section 11-32-3(D) -Multiple Residence	1 space per dwelling unit (550 covered spaces)	0.96 spaces per unit (528 spaces)
<u>Landscape Islands</u> - MZO Section 11-33-4(B)(1)	Parking lot landscape islands shall be installed at each end of a row of stalls and in between for maximum 8 contiguous parking spaces	Parking lot landscape islands shall be installed at each end of a row of stalls and in between for maximum 28 contiguous parking spaces
Single Car Garage Length - MZO Section 11-32-4(F)	22 feet	21 feet, 2 inches







PA	RKING REQUIRED	
Residential (2.1 spaces / unit)	2.1 x 550 units	1,155 spaces
Commercial (1 space/600 SF)	29,892 SF / 600 SF	50 spaces
Total Required		1,205 spaces
PA	RKING PROVIDED	
Residential Covered		528 spaces
Attached Garages	162 spaces	
Carports	366 spaces	
Uncovered		231 spaces
Total Residential		760 spaces
Commercial Onsite		84 spaces
Total Onsite		843 spaces
Commercial Offsite	84 spaces	
Total Parking Spaces	928 spaces	









Renderings







Renderings







Renderings







Citizen Participation

- Notified property owners within 1,000 feet, HOAs and registered neighborhoods on December 2, 2022
- Virtual meeting held on December 15, 2022, with one attendee
- Staff was contacted by an adjacent property owner on December 13, 2022







Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with the goals of the Fiesta District Design Guidelines
- ✓ Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO
- ✓ Complies with the review criteria for a Council Use Permit outlined in Section 11-31-31(F) of the MZO
- ✓ Complies with review criteria in Chapter 22 of the MZO for a PAD overlay

Staff recommend Approval with Conditions





ZON22-01178





Request

- Site Plan Review
- To allow for a Minor Automobile/Vehicle Repair Use

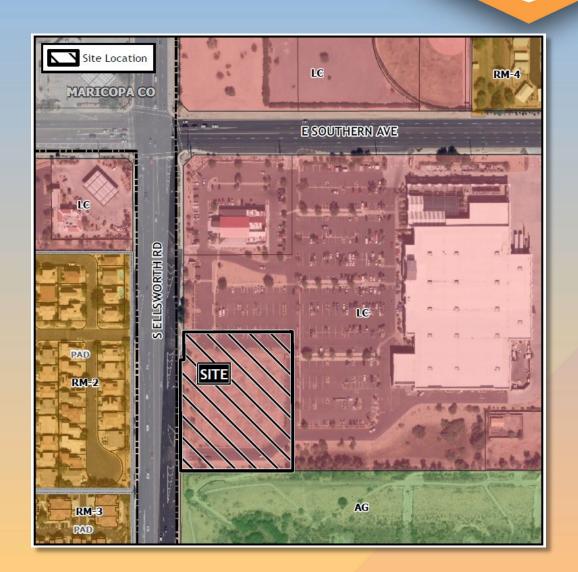






Location

- South of Southern
 Avenue
- East side of Ellsworth
 Road
- Within the Lowe's commercial center







Zoning

 Limited Commercial (LC)



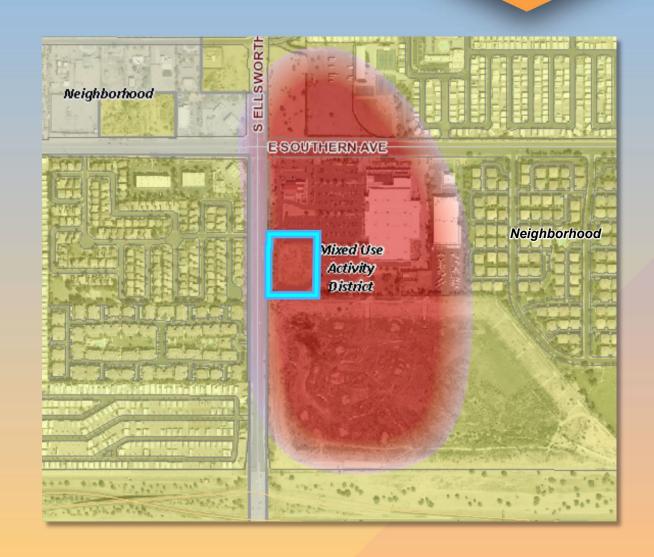




General Plan

Mixed Use Activity District

- Create strong and viable centers of commercial activity
- Attract people to unique shopping and entertain experience







Site Photo



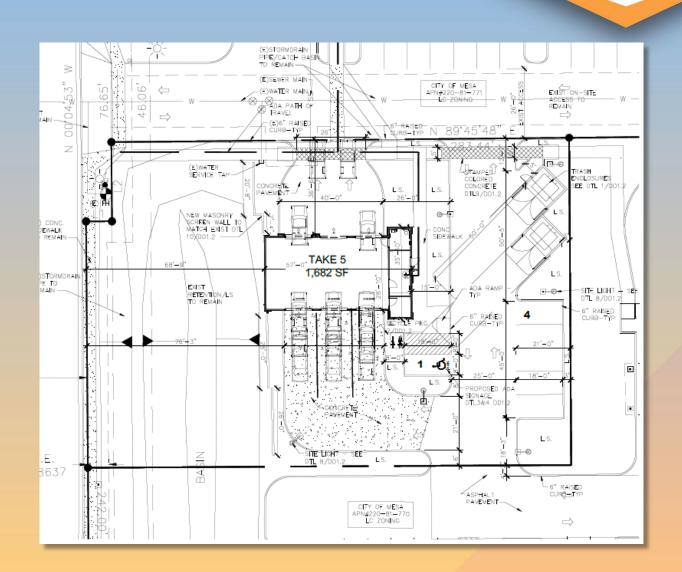
Looking east from Ellsworth Road





Site Plan

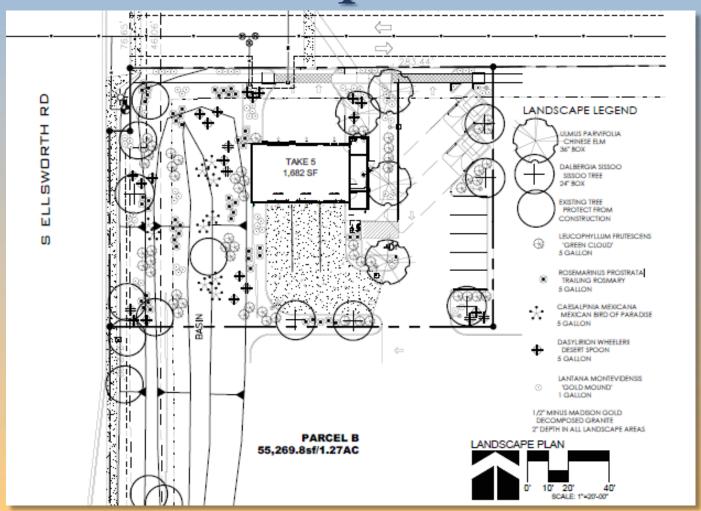
- 1,682 SF building
- 3 service lanes and bays
- Existing access from Ellsworth Road and Southern Avenue
- 5 spaces required per MZO; 5 spaces provided







Landscape Plan



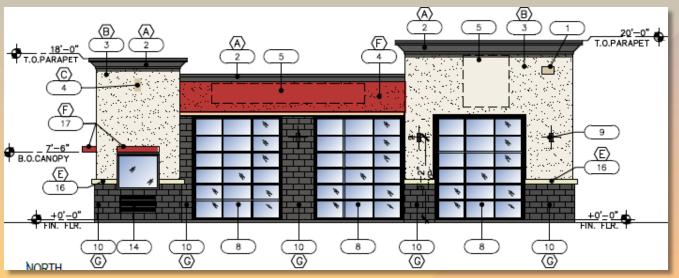




Elevations

West

North



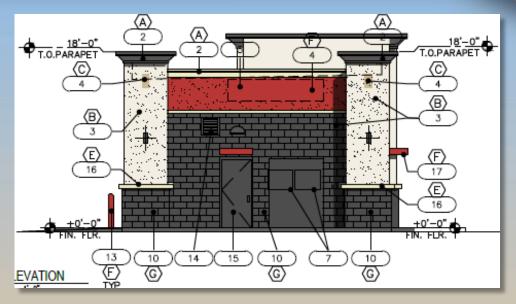


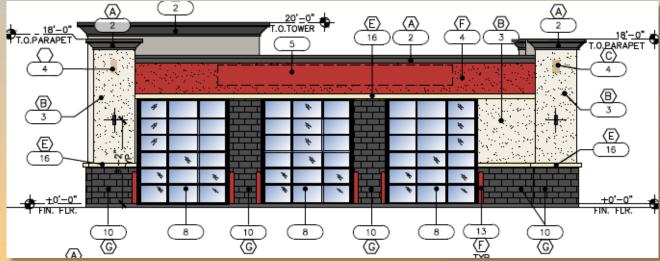


Elevations

East

South









Citizen Participation

- Notified property owners within 1,000 feet, HOAs and registered neighborhoods
- Virtual neighborhood meeting held on 2/7/23







Findings

Complies with the 2040 Mesa General Plan

✓ Criteria in Chapters 69 for Site Plan Review

Staff recommends Approval with Conditions





ZON23-00049

Sean Pesek, Planner II

April 26, 2023





Request

- Site Plan
 Modification
- To allow for an industrial development

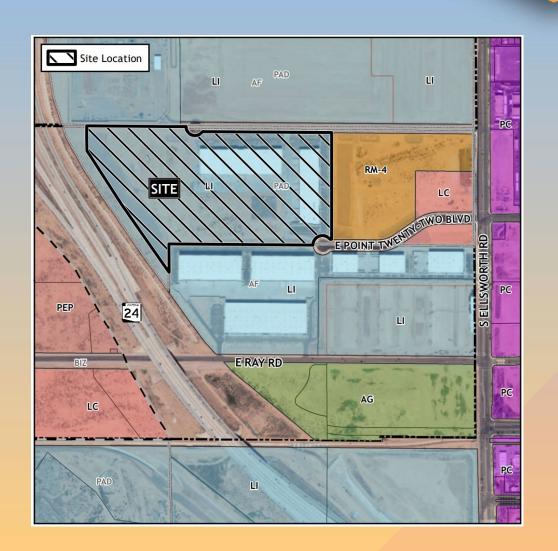






Location

- West of Ellsworth Road
- East of Arizona State
 Route 24
- South side of Starfire Avenue







General Plan

Employment/Mixed Use Activity

 Wide range of employment opportunities in highquality settings







Zoning

 Light Industrial with a Planned Area Development Overlay (LI-PAD)







Site Photos



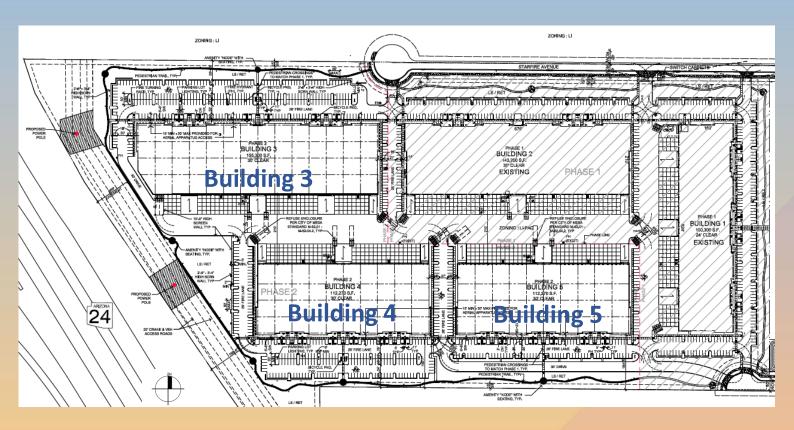
East from Arizona State Route 24





Site Plan

- 3 buildings 379,840 sq ft of total floor area
- Access from Starfire Avenue and Point 22 Boulevard
- Loading areas screened with a 10' wall
- 600 spaces required;
 688 spaces provided

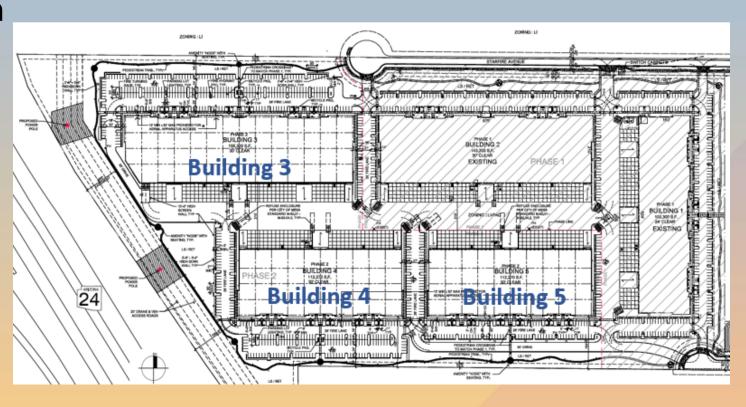






Site Plan

- Major Site Plan Modification
 - Building 3 increased from 154,300 to 155,300 SF
 - Building 4 reduced from 121,300 to 112,270 SF
 - Building 5 increased from 110,200 to 112,270 SF
 - Adjustments to parking layouts, drive aisles, and perimeter landscaping

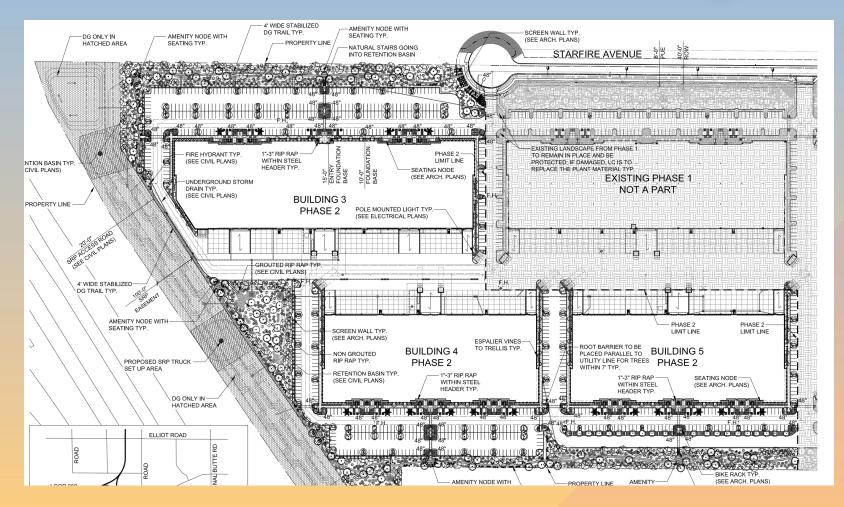






Landscape Plan

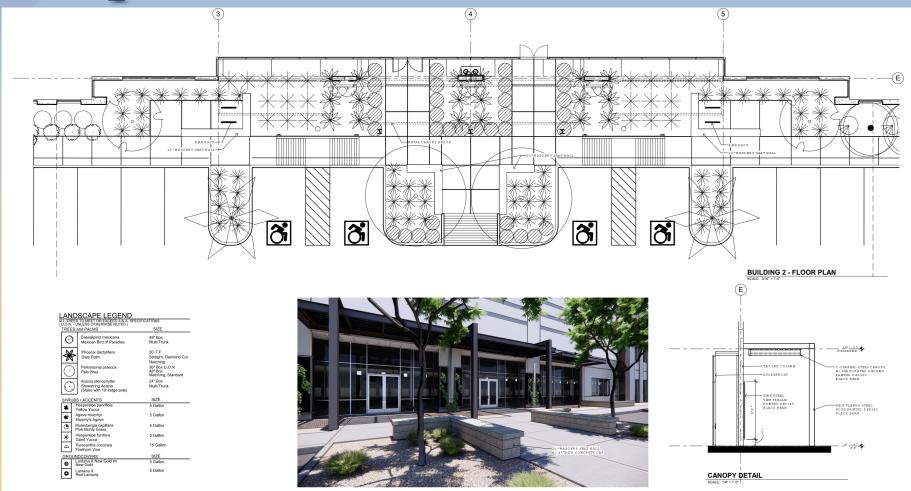
IKEES 8	and PALINIS	SIZE	QIY
\odot	Acacia aneura Mulga Tree	36" Box Matching, Standard	21
Server ex	Chilopsis linearis 'Bubba' Desert Willow 'Bubba'	24" Box Multi Trunk	09
0	Prosopis alba 'Argentina' Thornless Argentine Mesquite	36" Box U.O.N 48" Box Matching, Standard	76 23
0	Quercus virginiana 'Cathedral' Cathedral Oak	36" Box Matching, Standard	46
	Chitalpa tashkentensis Chitalpa Tree	48" Box Matching, Standard	07
Selection of the select	Prosopis alba 'Argentina' Thornless Argentine Mesquite	24" Box Matching, Multi Trunk	88
\odot	Parkinsonia praecox Palo Brea	48" Box Matching, Standard	32
	Acacia stenophylla Shoestring Acacia (Stake with 10' lodge pole)	36" Box Matching, Standard	14
*	Acacia salicinia Willow Acacia (Stake with 10' lodge pole)	24" Box Matching, Multi Trunk	58
*	Fouquieria splendens Ocotillo	10' Tall 10 Cane Min	18
	Parkinsonia hybrid Desert Museum	24" Box Multi Trunk	80
\ll	Phoenix dactylifera Date Palm	30' T.F. Straight, Diamond Cut Matching	16







Landscape Plan







Renderings







Renderings

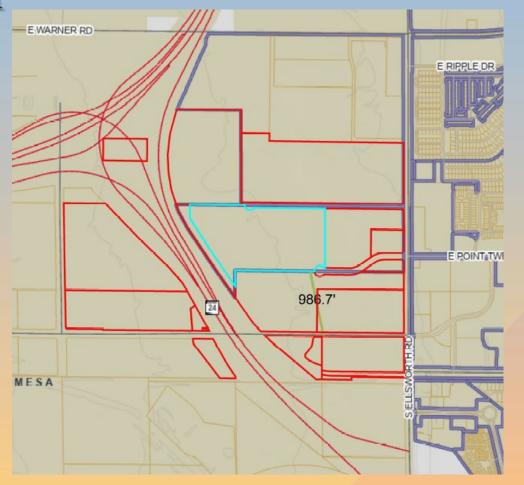






Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- No responses received







Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Gateway Strategic Development Plan
- ✓ Criteria in Chapter 69 for Site Plan Review

Staff recommends Approval with Conditions





ZON22-01248





Request

 Preliminary Plat for an industrial development







Location

- North of Elliot Road
- West side of Signal Butte
 Road



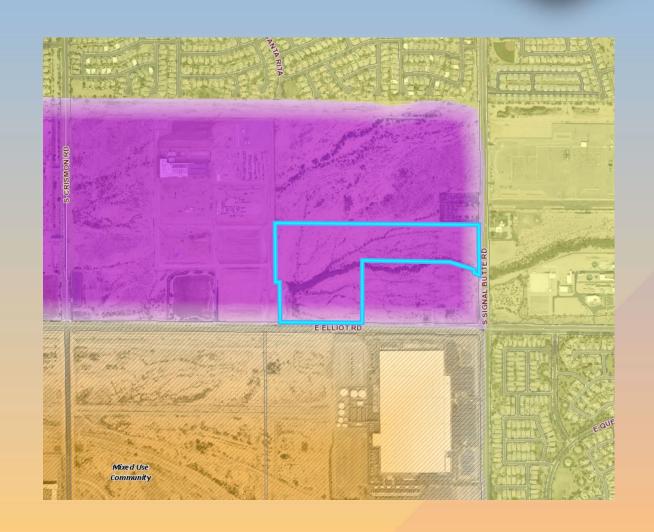




General Plan

Employment

- Employment
 opportunities in high
 quality settings
- Mixed Use Community district (MGSDP)
- Elliot Road Technology Corridor







Zoning

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







Site Photo



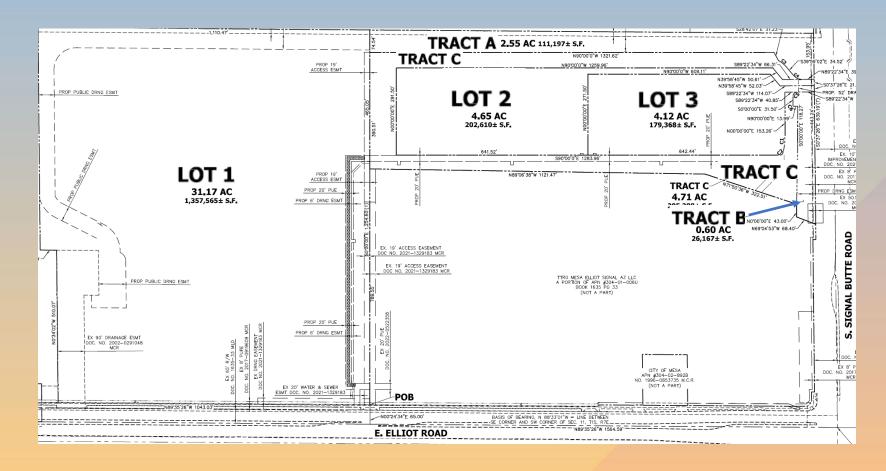
Looking northeast into the site from Elliot Road





Preliminary Plat

- Three lots
- One building on Lot
 2 and One building
 on Lot 3
- Tracts for drainage channel, common access, utilities and storm drainage







Findings

✓ Complies with the Mesa 2040 General Plan

✓ Complies with Mesa Subdivision Regulations Section 9-6-2

Staff recommends Approval with Conditions





ZON23-00117





Request

 Preliminary Plat for the creation of two lots for a commercial development.

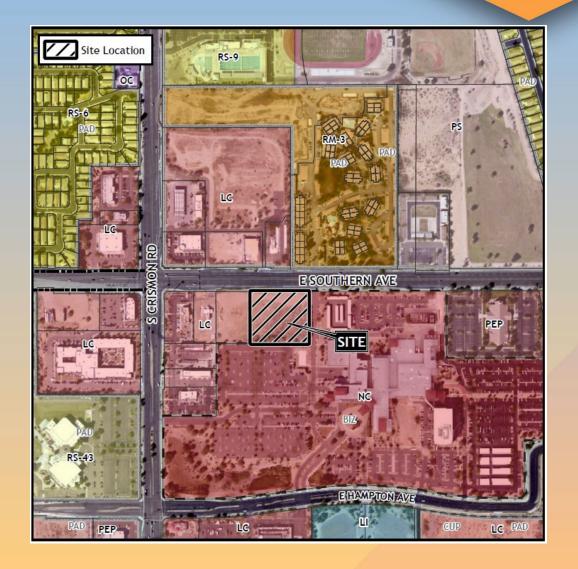






Location

- South of Southern Ave
- East of Crismon Road







General Plan

Mixed Use Activity District

- Strong and viable centers of commercial activity
- unique shopping and entertainment experiences

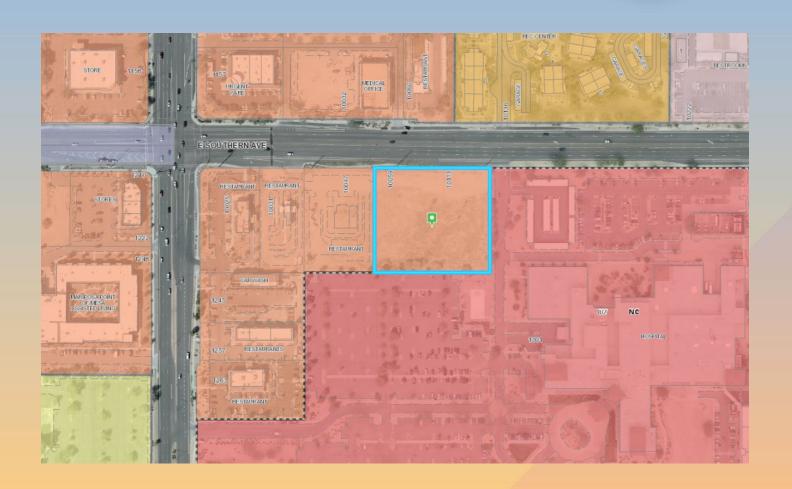






Zoning

 Limited Commercial (LC)







Site Photo



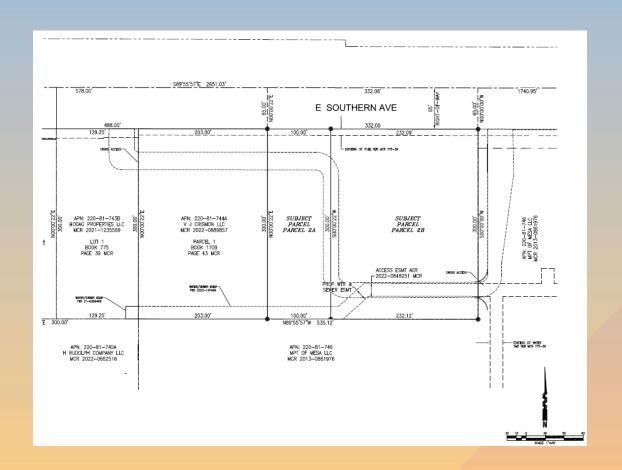
Looking south into the site from Southern Ave





Preliminary Plat

- Two lots
- Water and sewer easement







Findings

✓ Complies with the Mesa 2040 General Plan

✓ Complies with Mesa Subdivision Regulations Section 9-6-2

Staff recommends Approval with Conditions