

# Planning and Zoning Board



## *Study Session Minutes*

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

Date: May 10, 2023 Time: 3:30 p.m.

### **MEMBERS PRESENT:**

Jeff Crockett\*  
Benjamin Ayers\*  
Jessica Sarkissian  
Jeff Pitcher  
Troy Peterson  
Genessee Montes\*

### **MEMBERS ABSENT**

Shelly Allen\*

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

### **STAFF PRESENT:**

Rachel Nettles  
Michelle Dahlke  
Cassidy Welch  
Joshua Grandlienard  
Chloe Durfee Daniel  
Sarah Steadman  
Alexis Jacobs

### **OTHERS PRESENT:**

#### **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 May 10, 2023, regular Planning and Zoning Board Hearing.**

**Staff Planner Chloe Durfee Daniel presented case ZON22-01305. See attached presentation.**

Chair Crockett asked if the outdoor seating would have any music?

Applicant Chuck Bennett answered that there will be speakers outside on the patio but the ambient music will be at a very low level.

**Case ZON22-01003 was continued to the May 24, 2023 Planning and Zoning Board Meeting.**

**Staff Planner Chloe Durfee Daniel presented case ZON23-01216. See attached presentation.**

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

Staff Planner Chloe Durfee Daniel explained the locations of the entrances and how traffic will circulate on site.

**Case ZON22-01340 was continued to the May 24, 2023 Planning and Zoning Board Meeting.**

**Staff Planner Joshua Grandlienard presented case ZON22-01344. See attached presentation.**

Boardmember Pitcher asked if the BIZ overlay changes were consistent with the other phases.

Staff Planner Joshua Grandlienard answered that the request for this case was consistent with the overall layout.

Chair Crockett asked if there will be any residential uses on the first floors.

Applicant Joe Keeper responded that A New Leaf will be using all of the street level first floor as office space.

**Staff Planner Cassidy Welch presented case ZON23-00221. See attached presentation.**

Boardmember Pitcher asked if this project was consistent with the Fiesta Mall redevelopment in quality and use.

Staff Planner Cassidy Welch responded that we have not received any formal submittals at this time for the Fiesta Mall redevelopment. But this project is consistent with the intent of the Fiesta District sub area as well as the General Plan.

**3 Planning Director Update: General Plan Update will be presented at the May 24, 2023 hearing.**

**4 Adjournment.**

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

The study sessions was adjourned at 3:56 pm.

**Vote: 6-0 (Boardmember Allen, absent)**

Upon tabulation of vote, it showed:

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

NAYS – None

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)**



# ZON22-01305

Chloe Durfee Daniel, Planner II

May 10, 2023



# Request

- Site Plan Review
- Development of a Restaurant with a Drive-thru

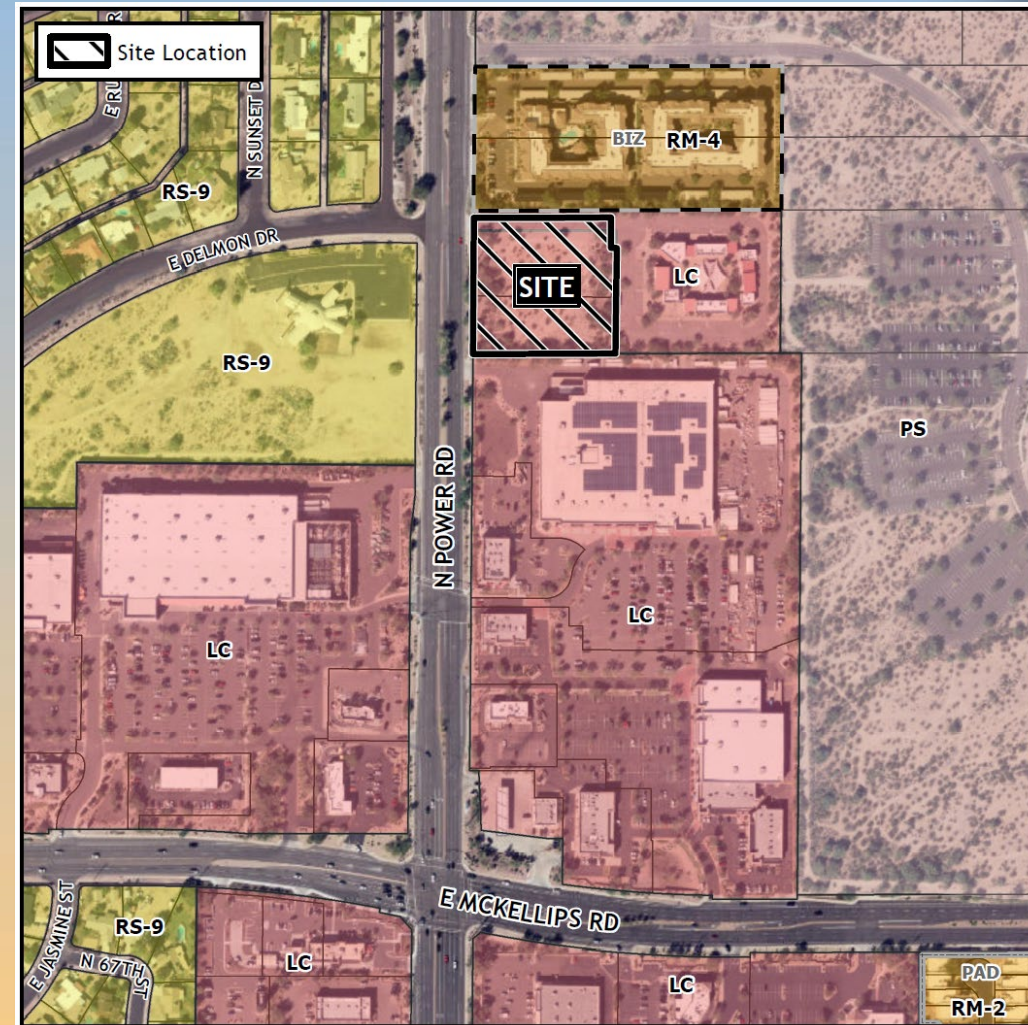






# Location

- North of McKellips Road
- On the east side of Power Road



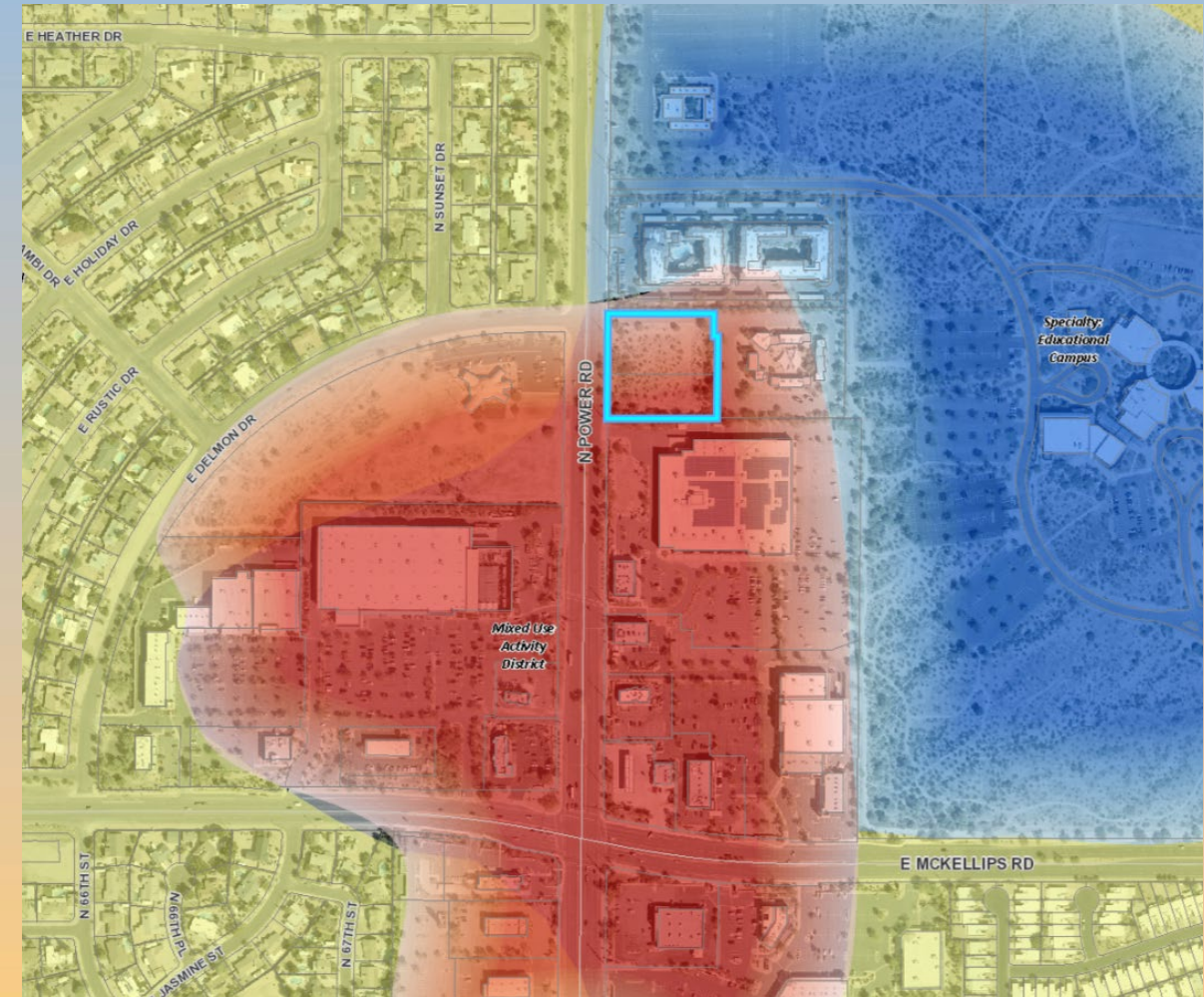




# General Plan

## Mixed Use Activity District

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











# Site Photo

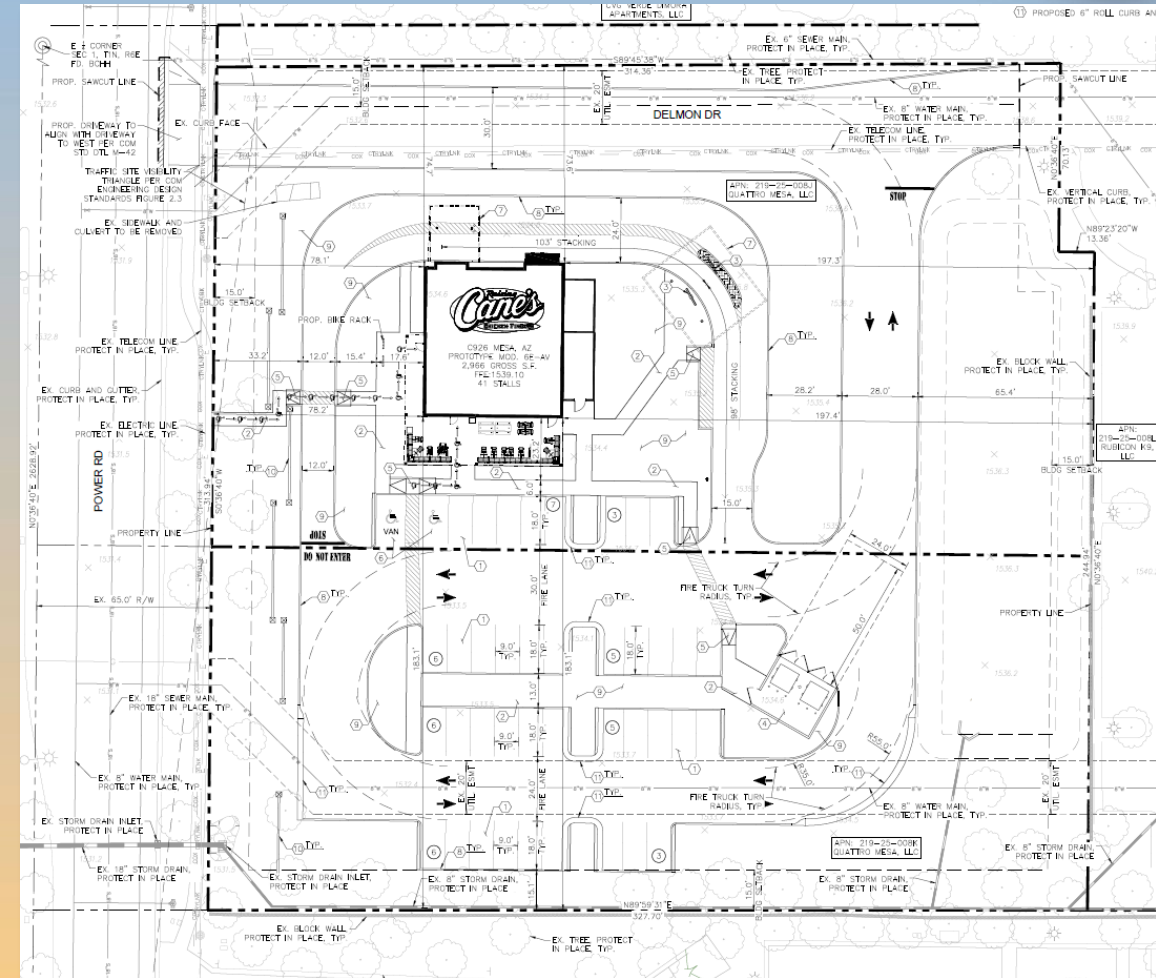


Looking east from Power Road



# Site Plan

- 2,966 sq ft restaurant building with drive-thru
- Outdoor patio
- Canopies extend east
- Pedestrian link with sidewalk
- Vehicular access off Delmon Dr

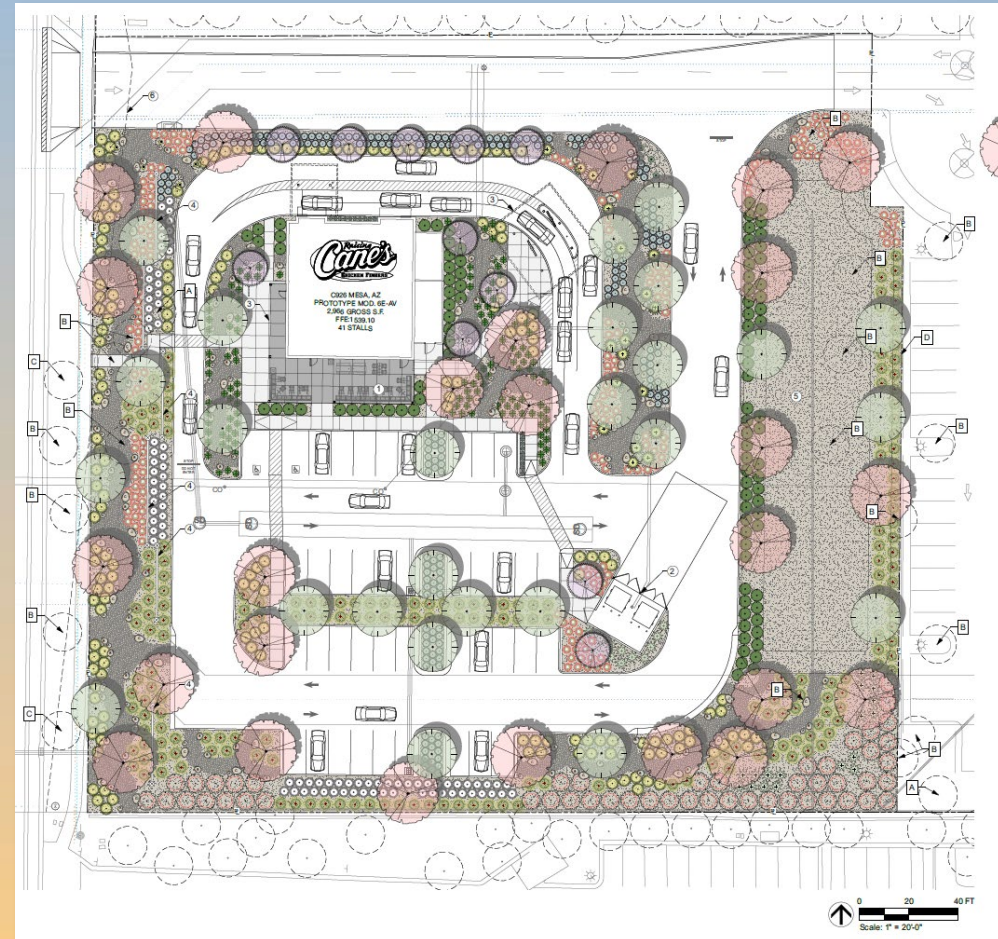






# Landscape Plan

Plant List						
Symbol	Botanical Name	Common Name	Size	Qty	Mature Height	Size Width
<b>Trees</b>						
	<i>Cercidium x 'Desert Museum' (Std.)</i>	Desert Museum Palo Verde	36" box	26	25 ft	25 ft
	<i>Chilopsis linearis 'Bubba' (Std.)</i>	Seedless Desert Willow	24" box	25	25 ft	30 ft
	<i>Sophora secundiflora (Std.)</i>	Texas Mountain Laurel	24" box	11	10 - 25 ft	8 - 10 ft
<b>Shrubs</b>						
	<i>Bougainvillea 'Torch Glow'</i>	Torch Glow Bougainvillea	15 gal	192	12 - 18 in	3 - 4 ft
	<i>Cassipouia pulcherrima</i>	Red Bird of Paradise	15 gal	55	8 to 10 ft	8 to 10 ft
	<i>Eriophylla g. 'Mingener Gold'</i>	Outback Sunrise Emu	5 gal	172	1 ft	6 ft
	<i>Eriophylla hydroparva</i>	Blue Bella	5 gal	232	3 ft	3 ft
	<i>Leucophyllum langmaniae 'Rio Bravo'</i>	Rio Bravo® Texas Ranger	15 gal	90	3 - 5 ft	4 - 6 ft
	<i>Simmondsia chinensis</i>	Jopba	15 gal	98	6 ft	6 ft
<b>Succulents</b>						
	<i>Agave americana var. marginata</i>	Varegated Century Plant	15 gal	19	4 - 8 ft	6 - 12 ft
	<i>Agave desertiana 'Variegata'</i>	Varegated Smooth Agave	15 gal	123	3 - 4 ft	2 - 3 ft
	<i>Aloe Blue Elf</i>	Aloe Blue Elf	5 gal	19	15 - 18 in	2 ft
	<i>Carnegiea gigantea</i>	Saguaro Cactus	5 ft. MIN	5	40 - 50 ft	2 ft
	<i>Opuntia splendens</i>	Ocotillo	15 gal	3	12 ft	10 ft
	<i>Hesperaloe parviflora</i>	Giant Hesperaloe	15 gal	199	6 ft	6 - 8 ft
	<i>Yucca baccata</i>	Banana Yucca	5 gal	29	3 ft	3 ft
<b>Materials Legend</b>						
Material	Size	Area				
Decomposed granite, Desert Gold or equal 1/2" screened	1/2"	38,911 SF				
Local rip rap, Desert Gold or equal	4-8" DIA	7,823 SF				
Belgard Holland Stone Legacy pavers (non-vehicular use) Herringbone bone pattern Charcoal or Larch approved EQ. color	4" x 8"	49 SF				
Direct Colored® Smokestack Gray 102 - 5lb integral colored concrete W/ 3/8" saw cut joints. Finish: TOPCAST® #05	N/A	1,241 SF				
Natural colored concrete W/ 3/8" saw cut joints. Finish: TOPCAST® #05	N/A	2,642 SF				
"A"	18" - 24" DIA	75 (QTY)				
"B"	24" - 36" DIA	69 (QTY)				
"C"	36" - 48" DIA	58 (QTY)				







# Elevations



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



DRIVE-THRU ELEVATION



# Citizen Participation

- Notified property owners within 1,000 feet, HOAs, and registered neighborhoods
- Applicant and staff have both received a phone call voicing concerns about traffic and noise







# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO

*Staff recommend Approval with Conditions*



# ZON22-01216

Chloe Durfee Daniel, Planner II

May 10, 2023





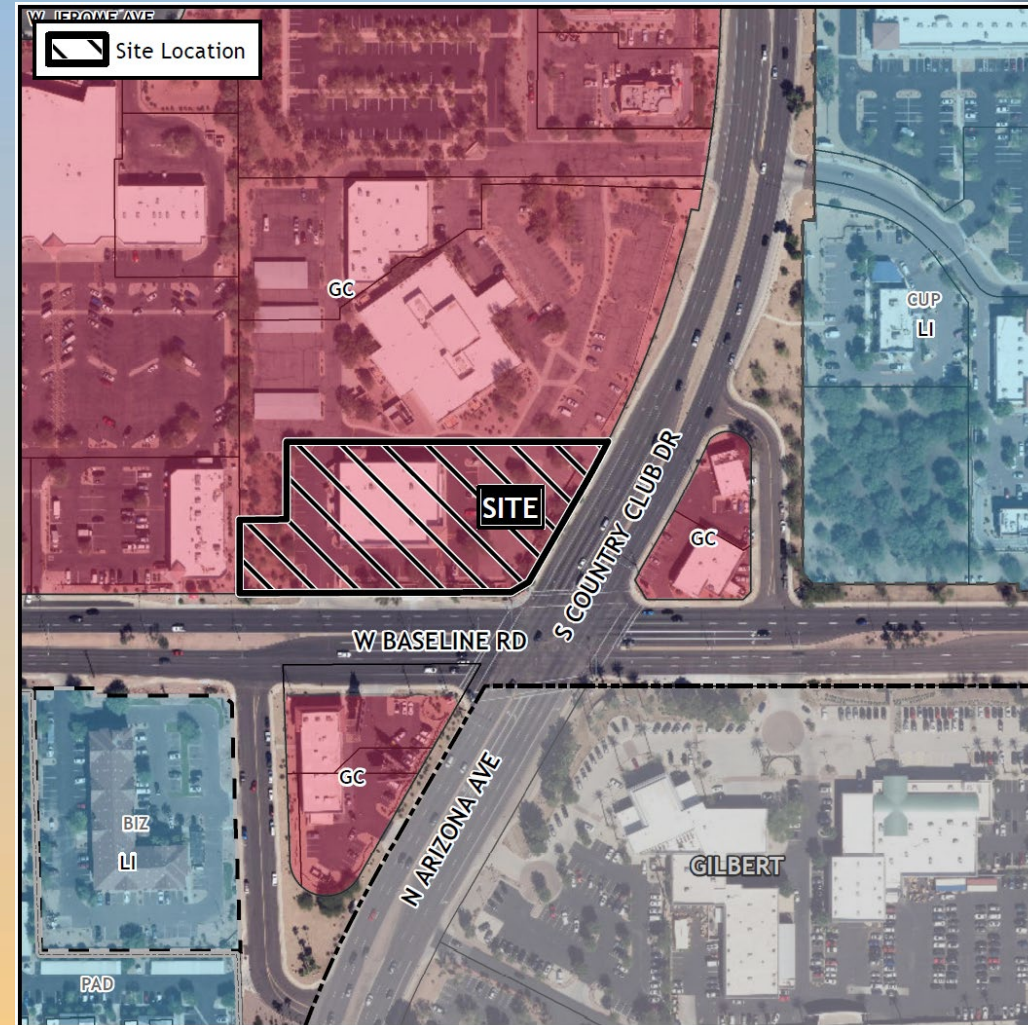
- Site Plan Review
- Development of a Restaurant with a Drive-thru





# Location

- North of Baseline Road
- On the west side of Country Club Drive



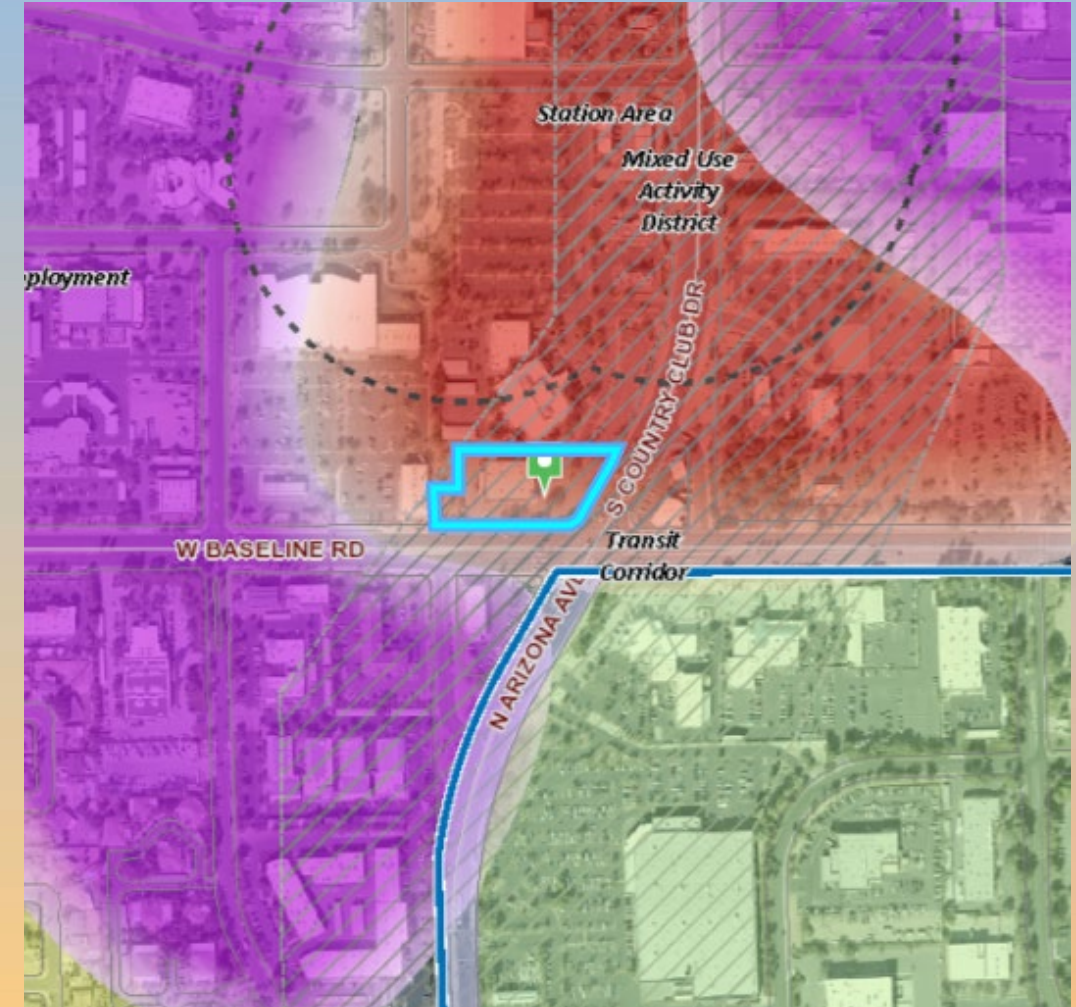




# General Plan

## Mixed Use Activity District/Transit Corridor

- Strong and viable centers of commercial activity
- Attract people to unique shopping and entertainment experiences
- Mixed-use, pedestrian-oriented, urban environment, particularly within walking distance of transit stops







# Zoning

- General Commercial (GC)
- Restaurant with drive-thru is permitted







# Site Photo



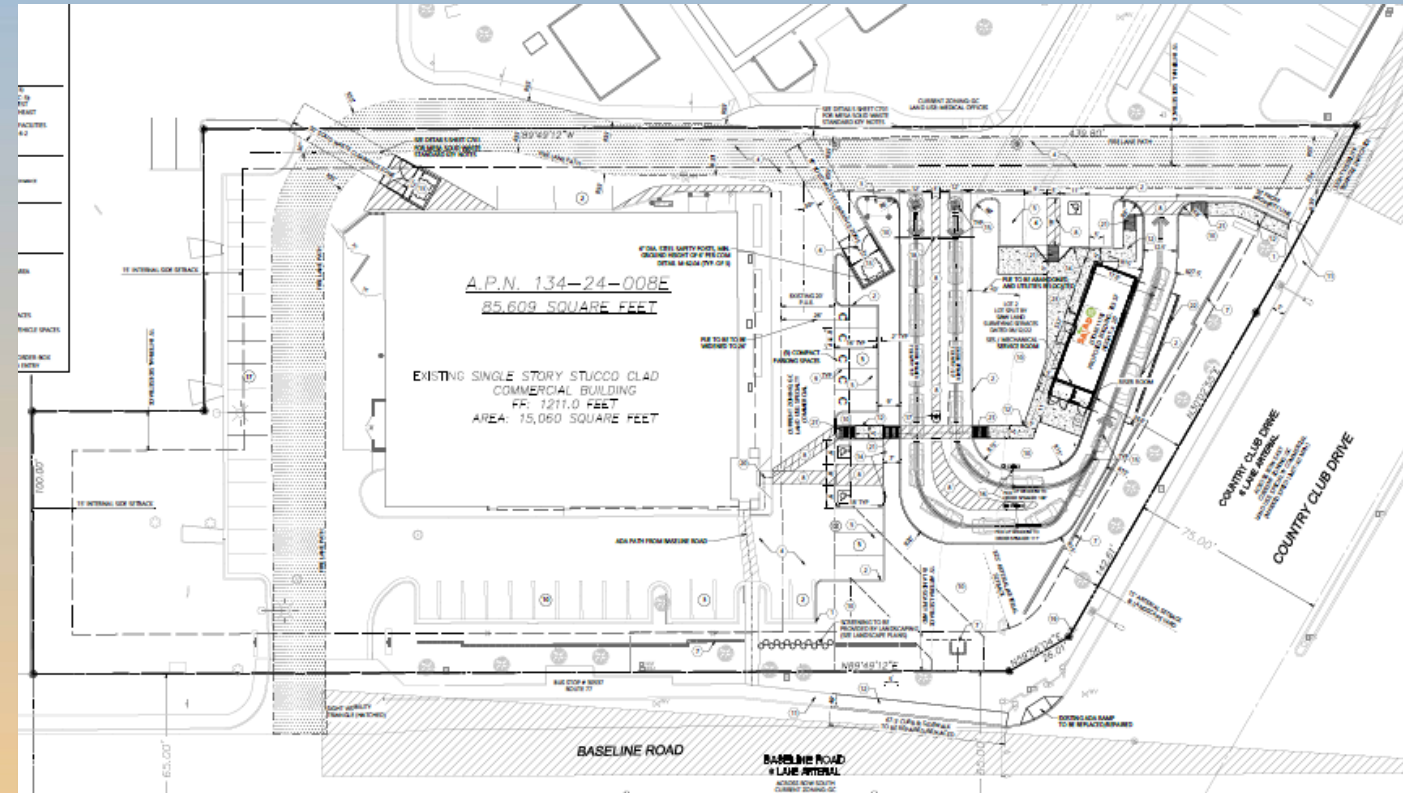
Looking northeast from Baseline Rd





# Site Plan

- 783 sq ft restaurant building with drive-thru
- Canopies extend east
- Pedestrian link with sidewalk
- Vehicular access off Country Club Dr and Baseline Rd
- SCIP request for existing nonconforming conditions



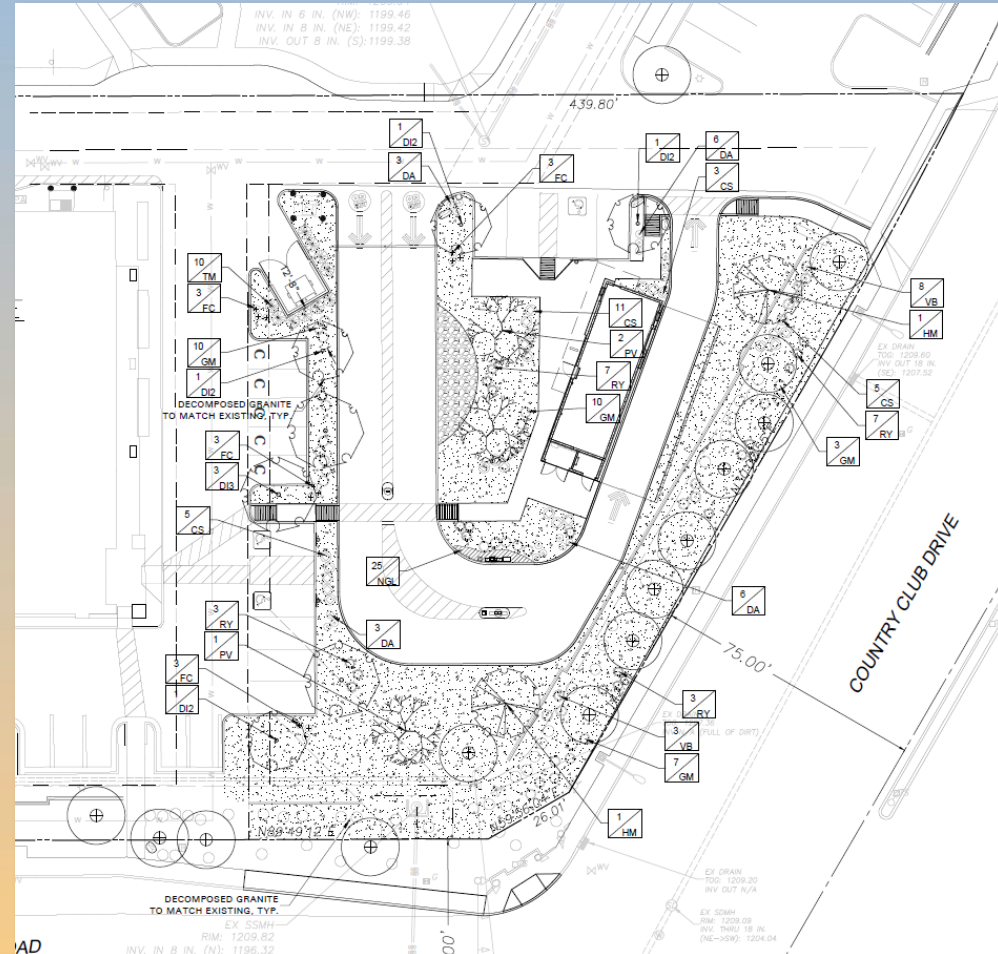


# Landscape Plan

## PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
<b>SHADE TREES</b>					
4	DI2	Desert Ironwood	<i>Olneya tesota</i>	24" tree box	10' ht., 3' spread, matching
3	DI3	Desert Ironwood	<i>Olneya tesota</i>	36" tree box	12' ht., 4' spread, matching
2	HM	Honey Mesquite	<i>Prosopis glandulosa</i>	36" tree box	12' ht., 4' spread, matching
3	PV	Palo Verde	<i>Parkinsonia florida</i>	24" tree box	10' ht., 3' spread, matching
<b>SHRUBS</b>					
14	CS	Chihuahuan Sage	<i>Leucophyllum laevigatum</i>	5 gal.	full, 24" sprd, 36" o.c.
18	DA	Damianita	<i>Chrysactina mexicana</i>	5 gal.	full, 24" o.c.
15	FC	Firecracker Plant	<i>Russelia equisetiformis</i>	5 gal.	full, 24" o.c.
30	GM	Gulf Muhly "Regal Mist"	<i>Muhlenbergia capillaris</i>	5 gal.	full, 30" o.c.
20	RY	Red Yucca	<i>Hesperaloe parvifolia</i>	5 gal.	full, 24" sprd, 30" o.c.
10	TM	Twisted Myrtle	<i>Myrtus communis</i>	7 gal.	full, 30" sprd, 48" o.c.
11	VB	Valentine Bush	<i>Eremophila maculata</i> 'Valentine'	5 gal.	full, 24" sprd, 36" o.c.
<b>GROUND COVER/VINES/GRASS</b>					
25	NGL	New Gold Lantana	<i>Lantana x hybrida</i> 'New Gold'	5 gal.	full, 24" o.c.
		Decomposed Granite			
		2-4" River Rock			

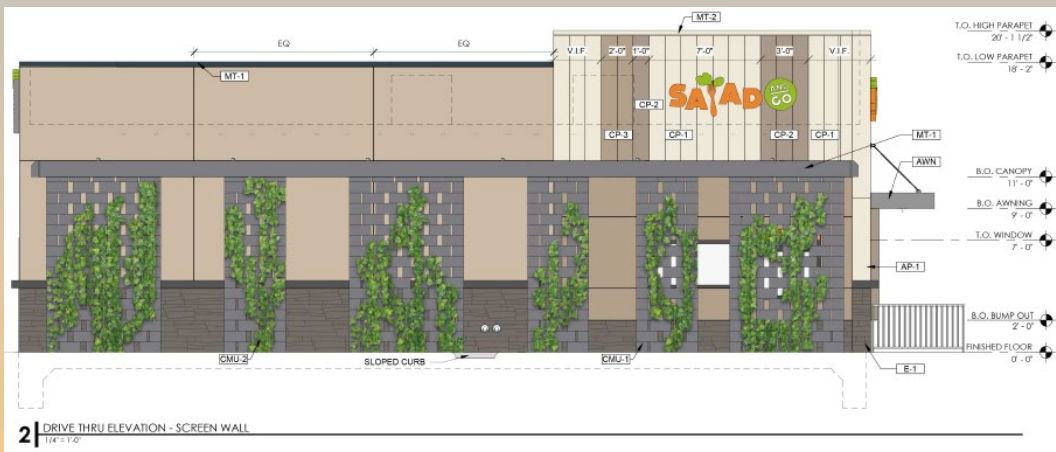
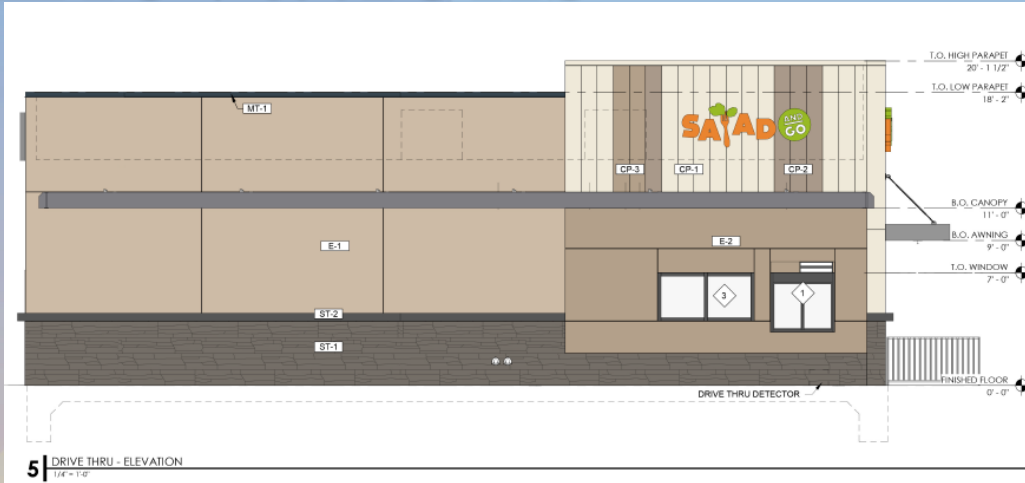
Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.



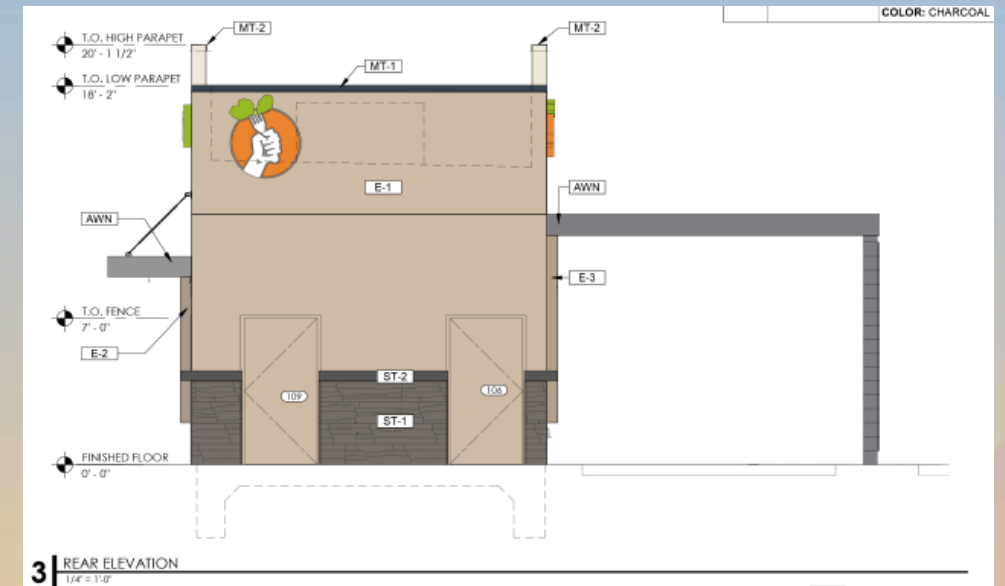




# Elevations



East Elevation



South Elevation



# Elevations



West Elevation



North Elevation





# Citizen Participation

- Notified property owners within 1,000 feet, HOAs, and registered neighborhoods
- No communication has been recieved







# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO

*Staff recommend Approval with Conditions*



# ZON22-01344





# Request

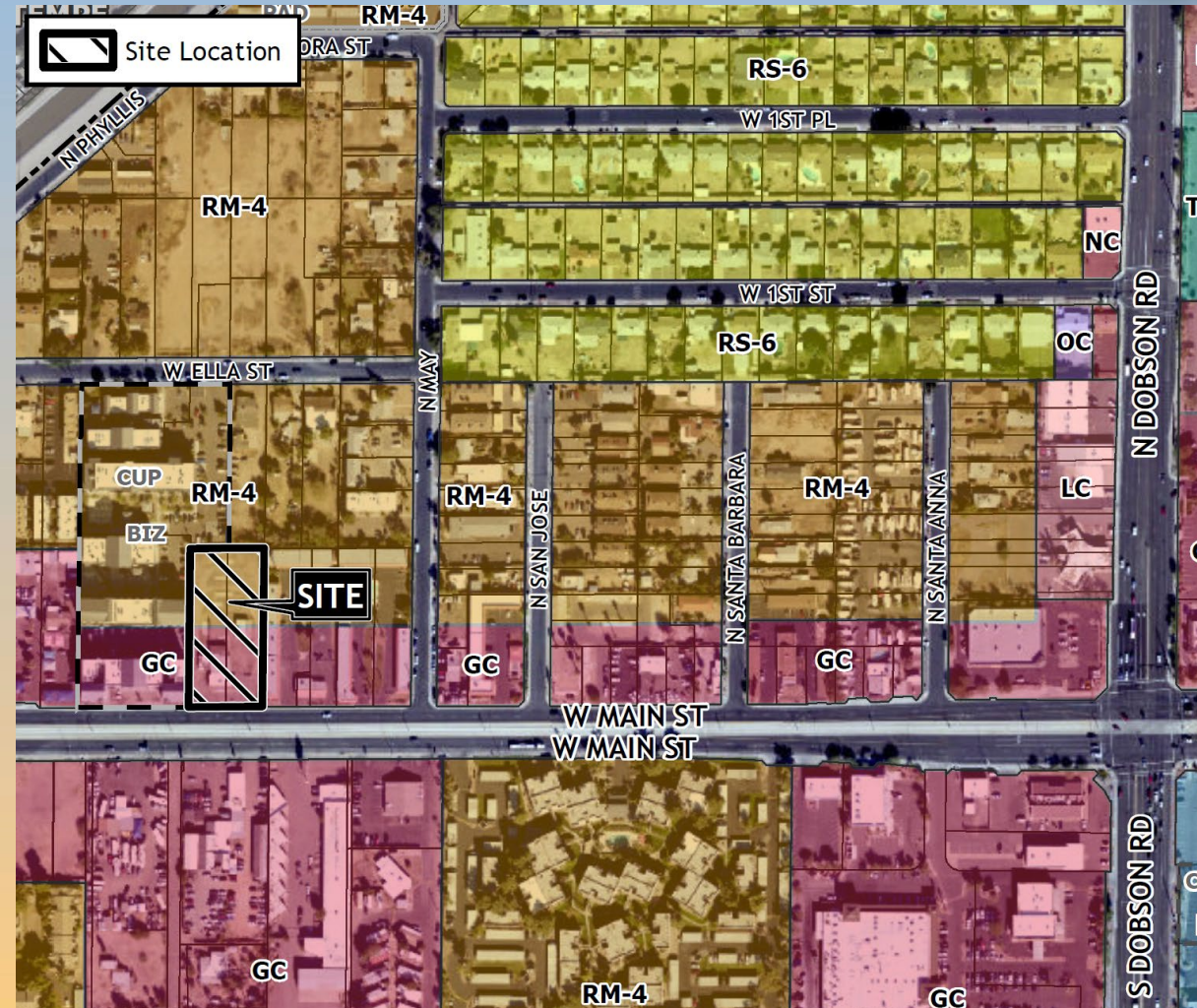
- Rezone from GC and RM-4 to GC-BIZ
- Council Use Permit
- Site Plan Review
- To allow a multiple residence development







- North side of Main Street
- West of Dobson Road
- Existing La Mesita Phases 1-3 adjacent to the west







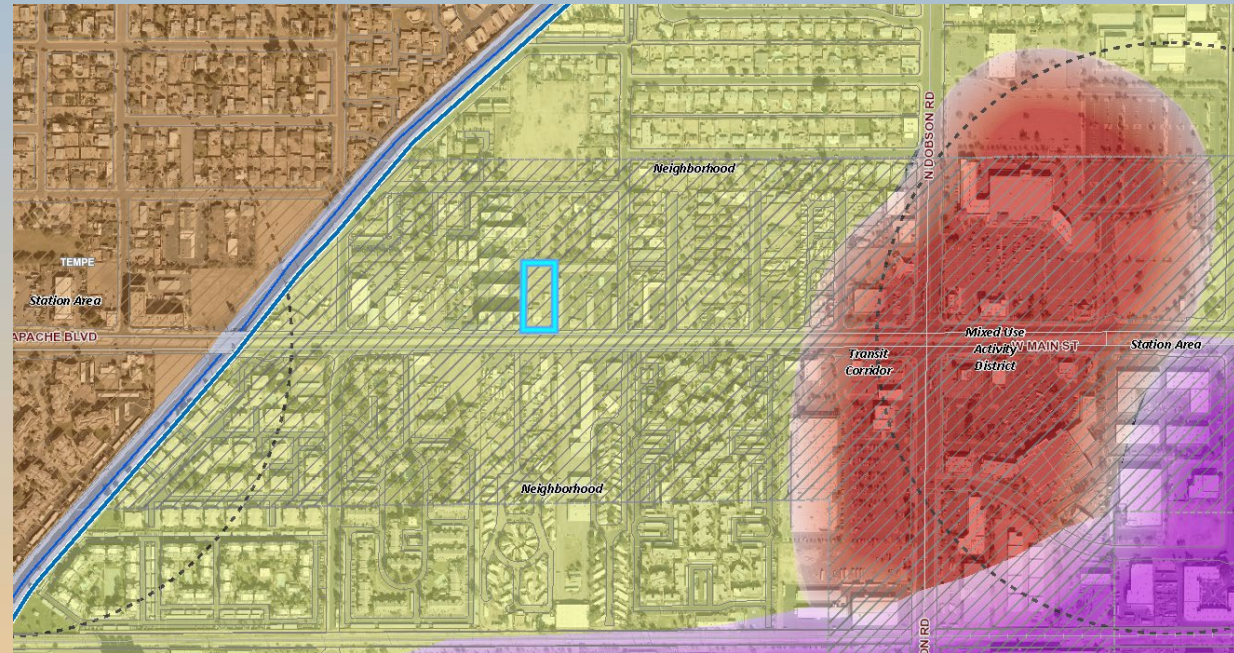
# General Plan

## Neighborhood

- Safe places for people to live
- Wide range of housing options allowed
- Multiple residence is supported as a secondary use

## Transit Corridor

- Urban building form
- Pedestrian-friendly site design

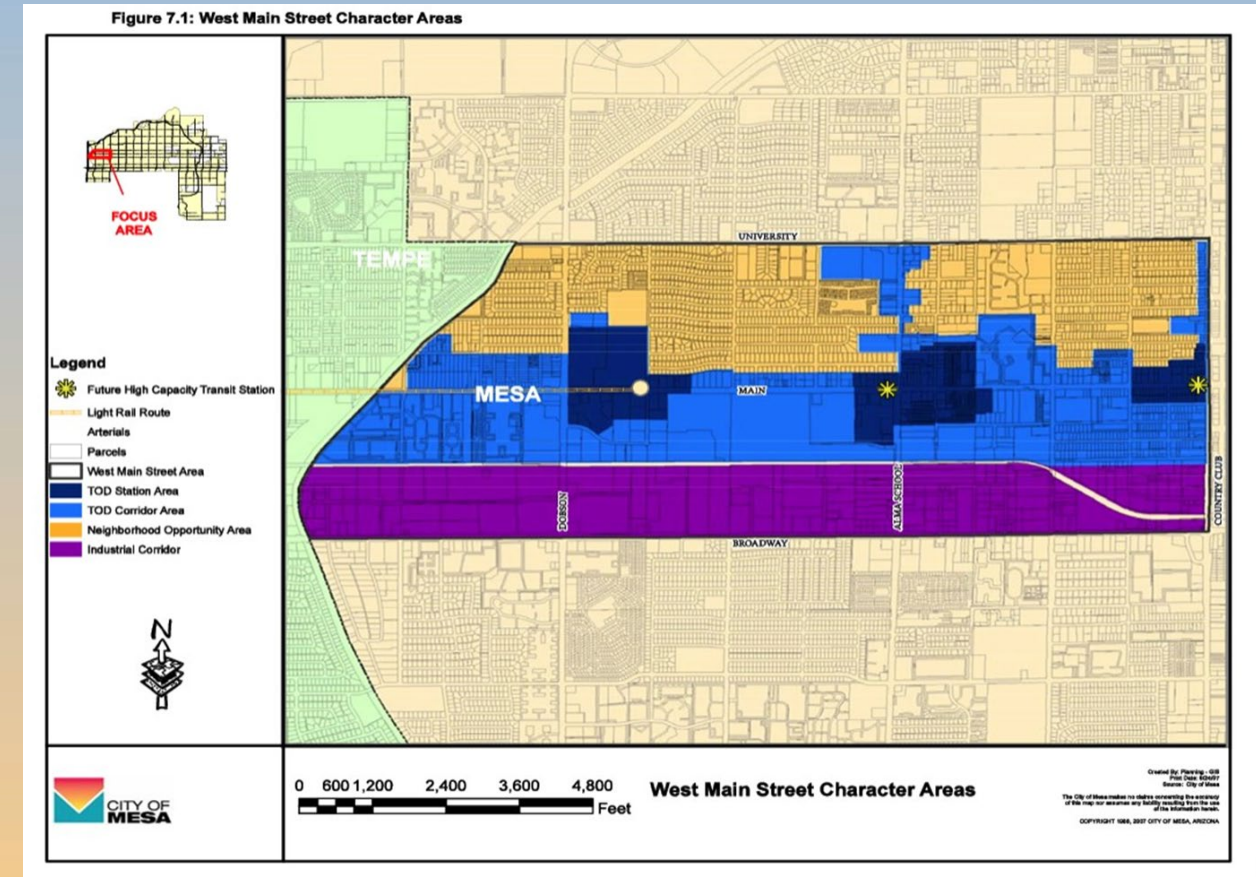






# West Main Street Sub-Area Plan

- High-density multi-family encouraged
- Residential density not less than 17 dwelling units per acre
- Min. 2 stories and max. 5 stories
- Pedestrian-oriented areas

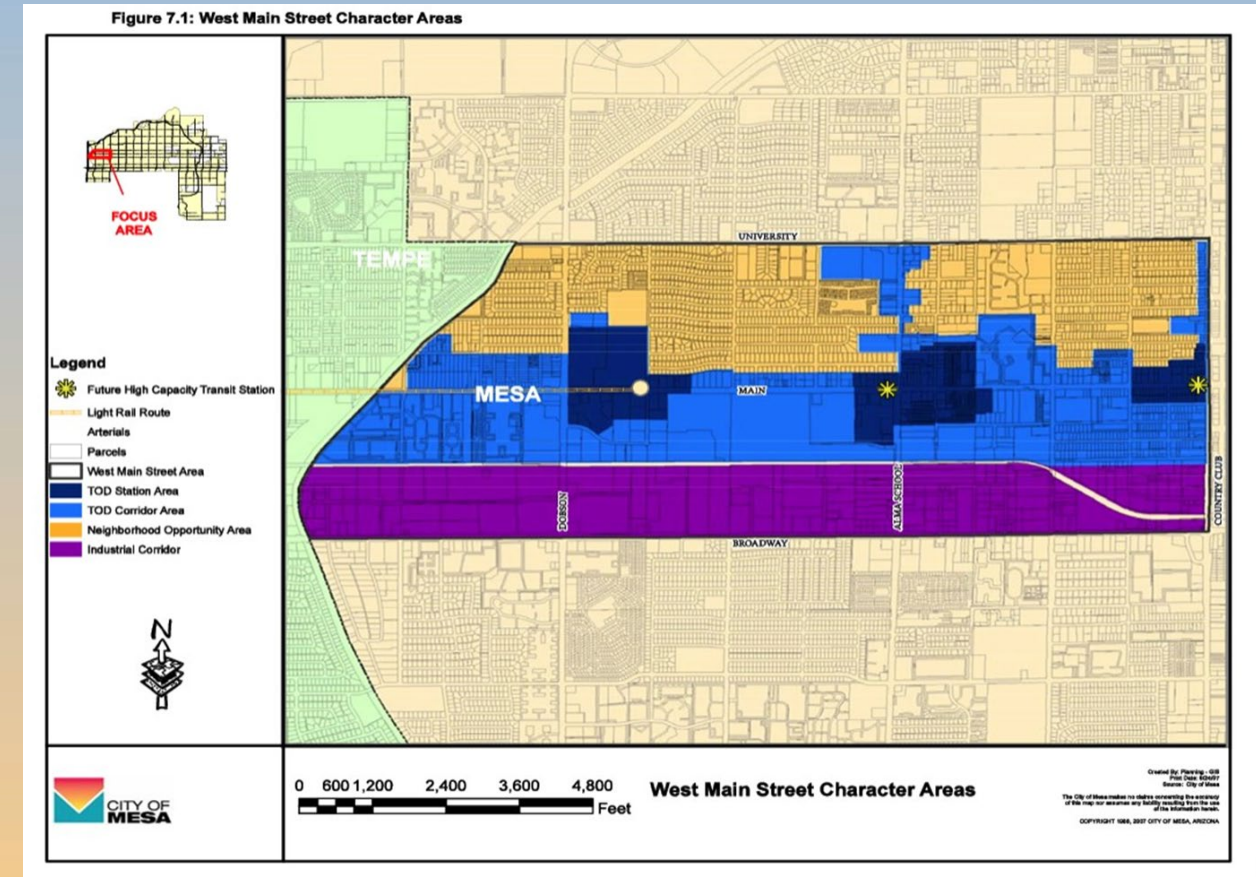






# West Main Street Sub-Area Plan

- Reductions in parking spaces required for mixed use and transit supportive developments
- Alternative parking arrangements besides surface parking should be encouraged

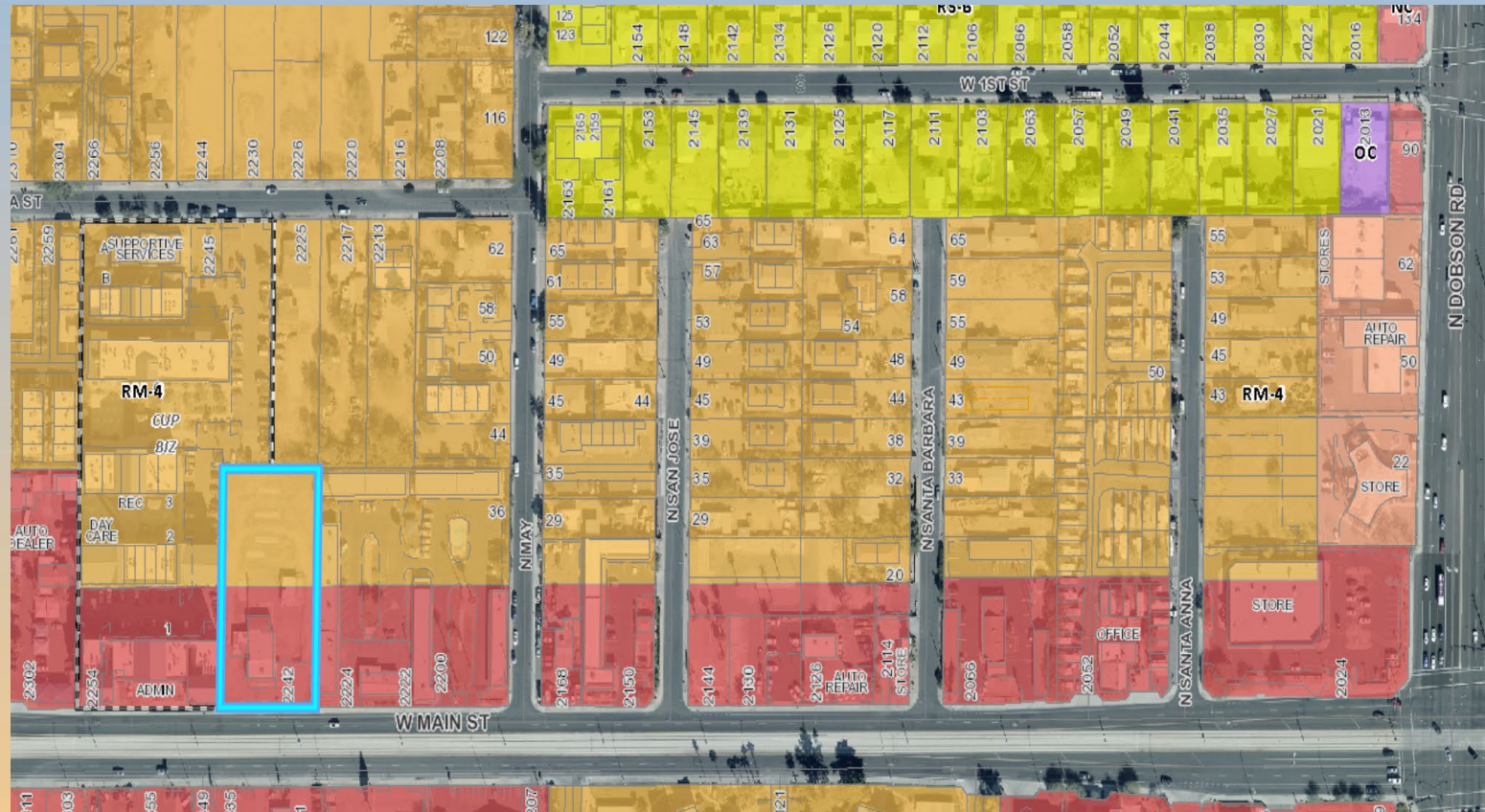






# Zoning

- Existing: General Commercial (GC) and Multiple Residence 4 (RM-4) Split

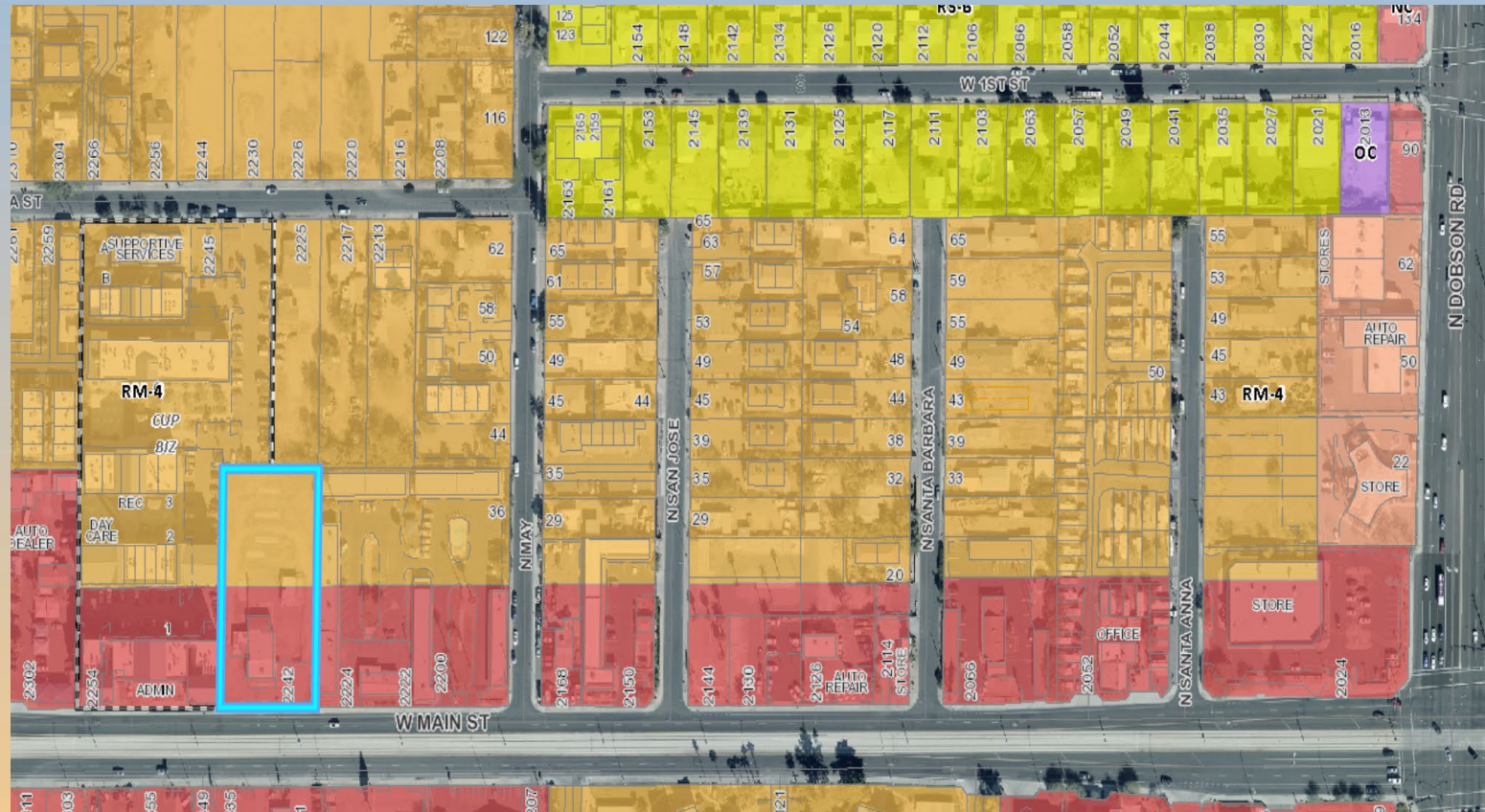






# Zoning

- Proposed: General Commercial with a Bonus Intensity Zone overlay (GC-BIZ)
- Permitted in the GC district subject to compliance with Section 11-31-31 & CUP





# 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

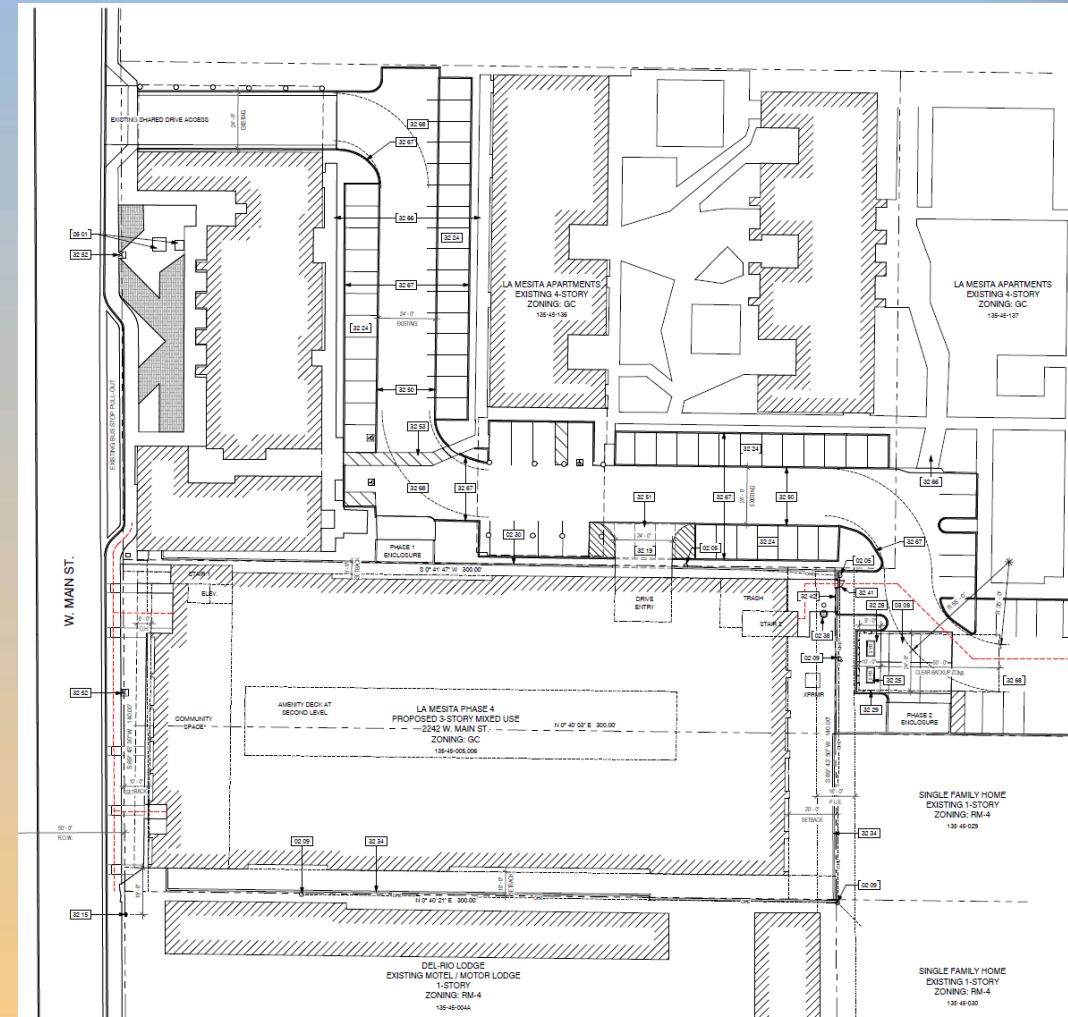


Looking northwest from Main Street



# Site Plan

- 1 new proposed structure
- Stacked flat style building, 1<sup>st</sup> floor parking structure with offices located along Main, with Apartments on the 2<sup>nd</sup> and 3<sup>rd</sup> floors
- 54 units – Studios and 1 BRs
- 80 Parking Spaces provided on 1<sup>st</sup> Floor Podium


























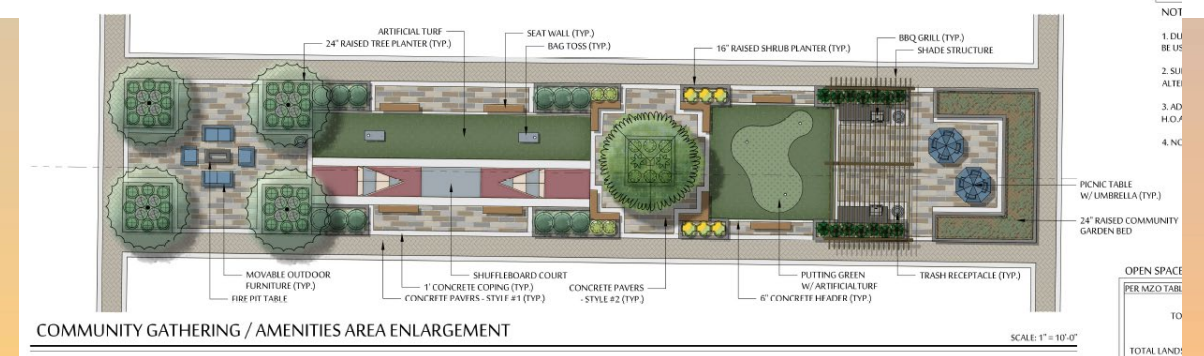
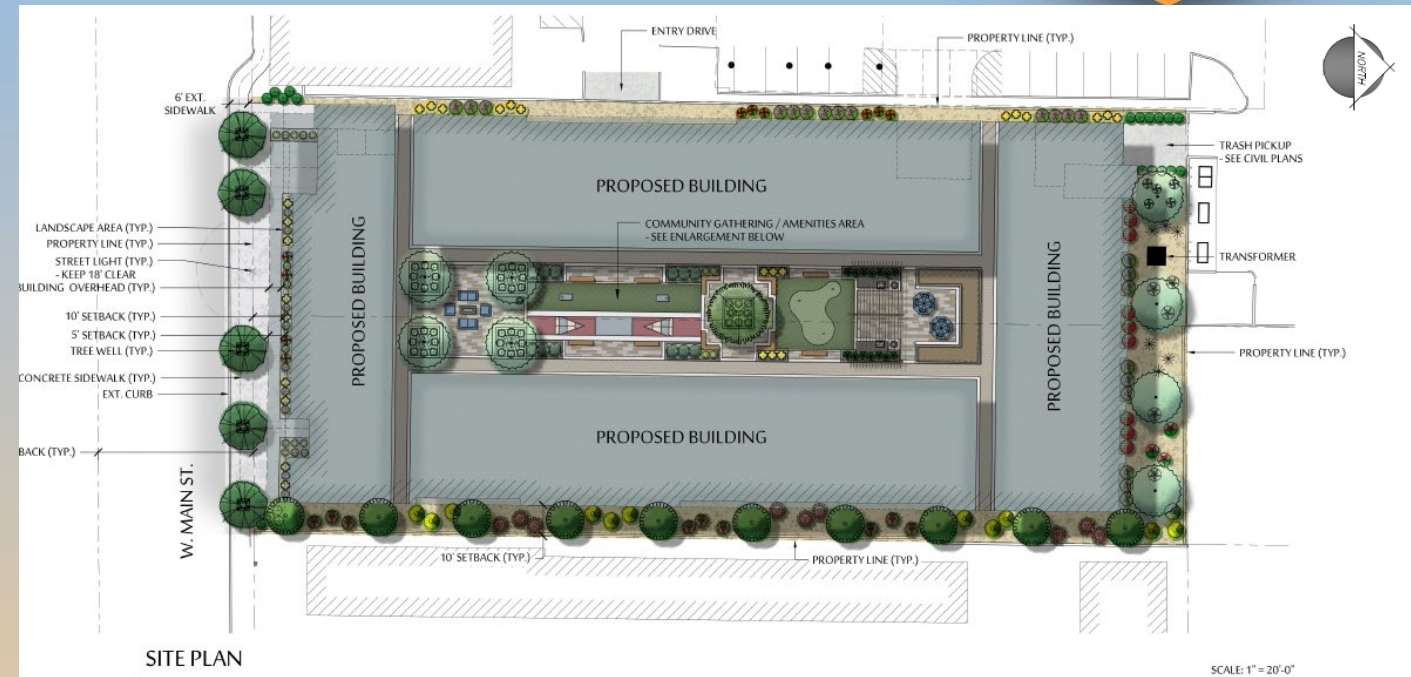




# Landscape Plan

## PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME	QTY.	SIZE
<b>TREES</b>			
	ACACIA, ANUERA - MULGA	8	24" BOX
	PISTACIA LENTICUS - MASTIC	10	24" BOX
	QUERCUS VIRGINIANA - LIVE OAK	5	24" BOX
	ULMUS PARVIFOLIA - EVERGREEN ELM	1	24" BOX
<b>SHRUBS</b>			
	CALLIANDRA CALIFORNICA - RED FAIRY DUSTER	9	5 GAL.
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' - TEXAS SAGE	9	5 GAL.
	OLEA EUROPEA 'MONTRA' - 'LITTLE OLLIE' DWARF OLIVE	12	5 GAL.
	RUELLIA PENINSULARIS - DESERT RUELLIA	22	5 GAL.
	RUSSELLIA EQUISETIFORMIS - CORAL FOUNTAIN	9	5 GAL.
	TECOMA STANS - YELLOW BELLS	12	5 GAL.
<b>ACCENTS</b>			
	ALOE VERA - MEDICINAL ALOE	2	5 GAL.
	BOUTELOUA GRACILIS - BLONDE AMBITION	27	5 GAL.
	EUPHORBIA ANTISYPHILITICA - CANDELLIA	17	5 GAL.
	DASYLIRION WHEELERI - DESERT SPOON	6	5 GAL.
	HESPERALOE PARVIFLORA 'PERPA' - BRAKELIGHTS RED YUCCA	15	5 GAL.
	LOPHOCEREUS MARGINATUS - MEXICAN FENCE POST CACTUS	16	5 GAL.
	MUHLENBERGIA CAPILLARIS 'LENCA' - REGAL MIST PINK MUHLY	8	5 GAL.
	PORTULACARIA AFRA - ELEPHANT FOOD	32	5 GAL.
	YUCCA RUPICOLA - TWISTED LEAF YUCCA	14	5 GAL.
<b>GROUND COVERS</b>			
	LANTANA MONTEVIDENSIS - PURPLE TRAILING LANTANA	20	5 GAL.
	RUELLIA BRITTONIANA 'KATIE' - DWARF BRITISH RUELLIA	16	5 GAL.
	WEDELIA TRILOBATA - YELLOW DOT	20	5 GAL.
	3/4" SCREENED DECOMPOSED GRANITE - 2" MIN. DEPTH COLOR: TO BE DETERMINED	7,965 SQ. FT.	







# Renderings







# Bonus Intensity Zone

Development Standard	MZO Required	PAD Proposed
<u>Maximum Building Height</u> – MZO Section 11-6-3(A)	30 feet	<b>52 feet</b>
<u>Maximum Lot Coverage</u> – MZO Table 11-6-3.A	80%	<b>85%</b>
<u>Maximum Residential Density</u> – MZO Table 11-6-3.A	25 du/acre	<b>56 du/ac</b>
<u>Foundation Base</u> – MZO Section 11-33-5(A)(2) -Exterior Wall without a Public Entrance (adjacent to parking stalls)	Minimum 10 feet wide	<b>Minimum 6 feet wide</b>



# Bonus Intensity Zone

## Development Standard

## MZO Required

## PAD Proposed

### Minimum Setback Along Property

#### Lines or Buildings and Parking Areas –

MZO Table 11-6-3.A

-Front and Street Facing Side: 4-lane arterial (Main Street)

15 feet

**10 feet**

-Interior Side and Rear: Adjacent to Non-residential District

15 feet per story  
(45 feet total)

**Interior Side: 5 feet total**  
**Rear: 20 feet total**

### Required Landscape Yards – MZO

Section 11-33-3.B

-Non-Single Residence Adjacent to Non-Single Residence

15 feet

**10 feet**





# Bonus Intensity Zone

## Development Standard

Private Open Space –

MZO Section 11-5-5(A)(3)

-Proportion of Private Open Space

## MZO Required

Studio and 1-bedroom units: 60 square feet per unit

## PAD Proposed

**1-bedroom units: 60 square feet per unit**  
**Studio units: Zero square feet per unit**



# Citizen Participation

- Notified property owners within 1,000 feet, HOAs and registered neighborhoods
- Virtual meeting held on February 16, 2023, with one attendee, who is in support
- Applicant has received two emails of support from neighboring property owners







# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with the goals of the West Main Street Sub-Area Plan
- ✓ 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), and 11-70-6(E) of the MZO
- ✓ Complies with review criteria in Chapter 21 of the MZO for a BLZ overlay

***Staff recommend Approval with Conditions***



# ZON23-00221

Cassidy Welch, Senior Planner

May 10, 2023





# Request

- Site Plan Review
- To allow for the development of a Medical Office

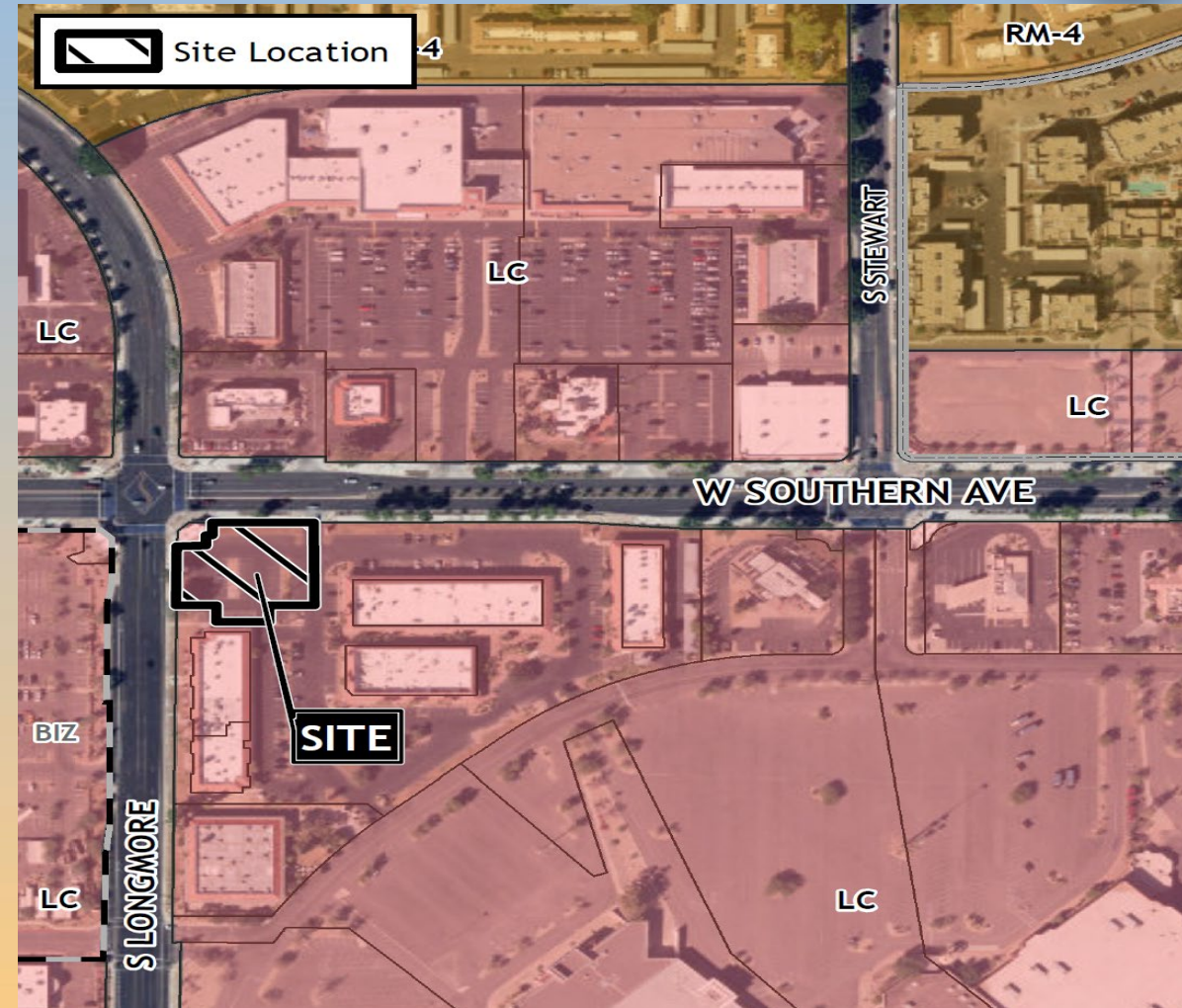






# Location

- South of Southern Avenue
- East of Longmore
- West of Alma School Road





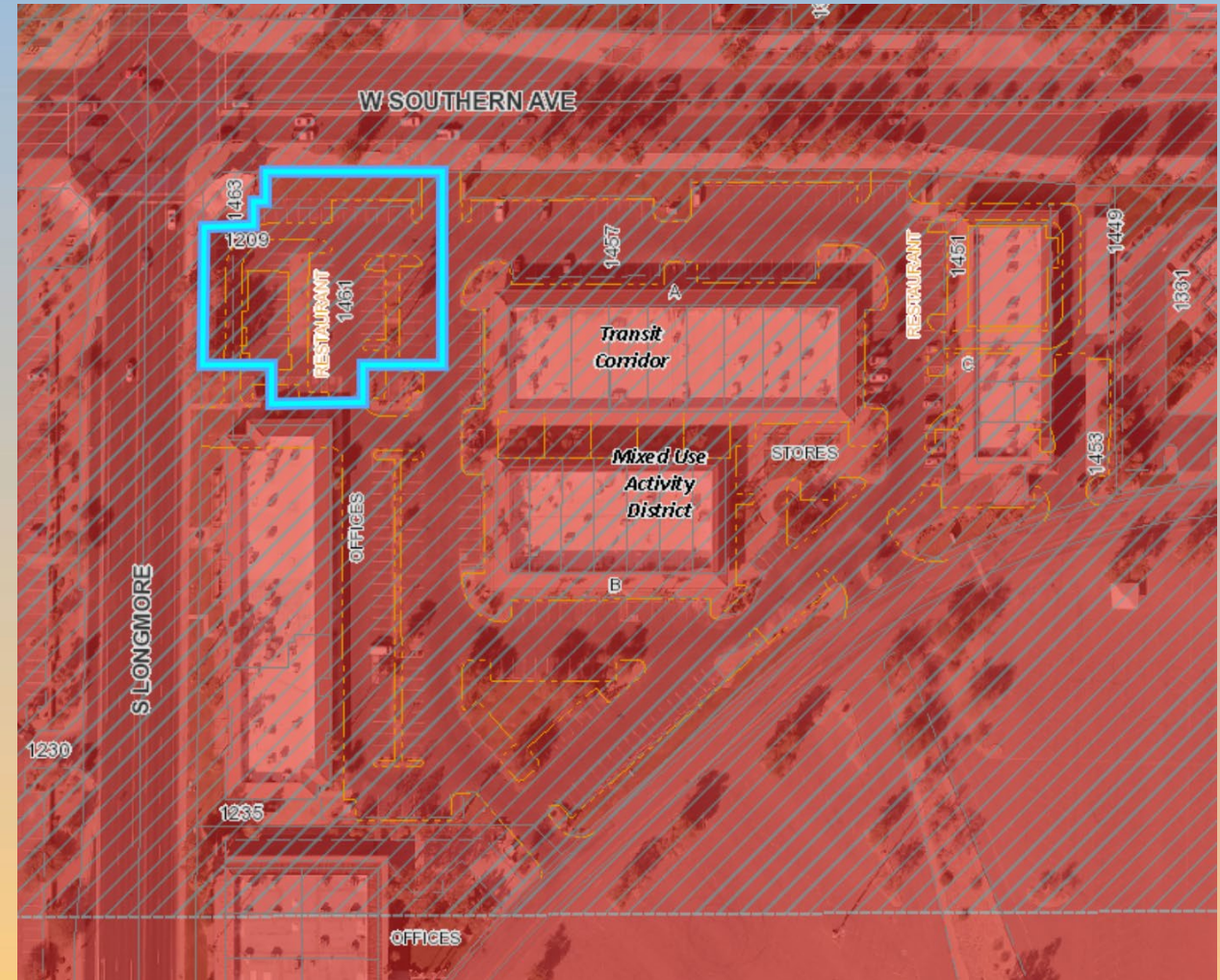


# General Plan

## Mixed Use Activity District

### Transit Corridor

- Strong and viable centers of commercial activity
- Pedestrian-oriented urban environment
- Proposed use complies with the goals of this character area

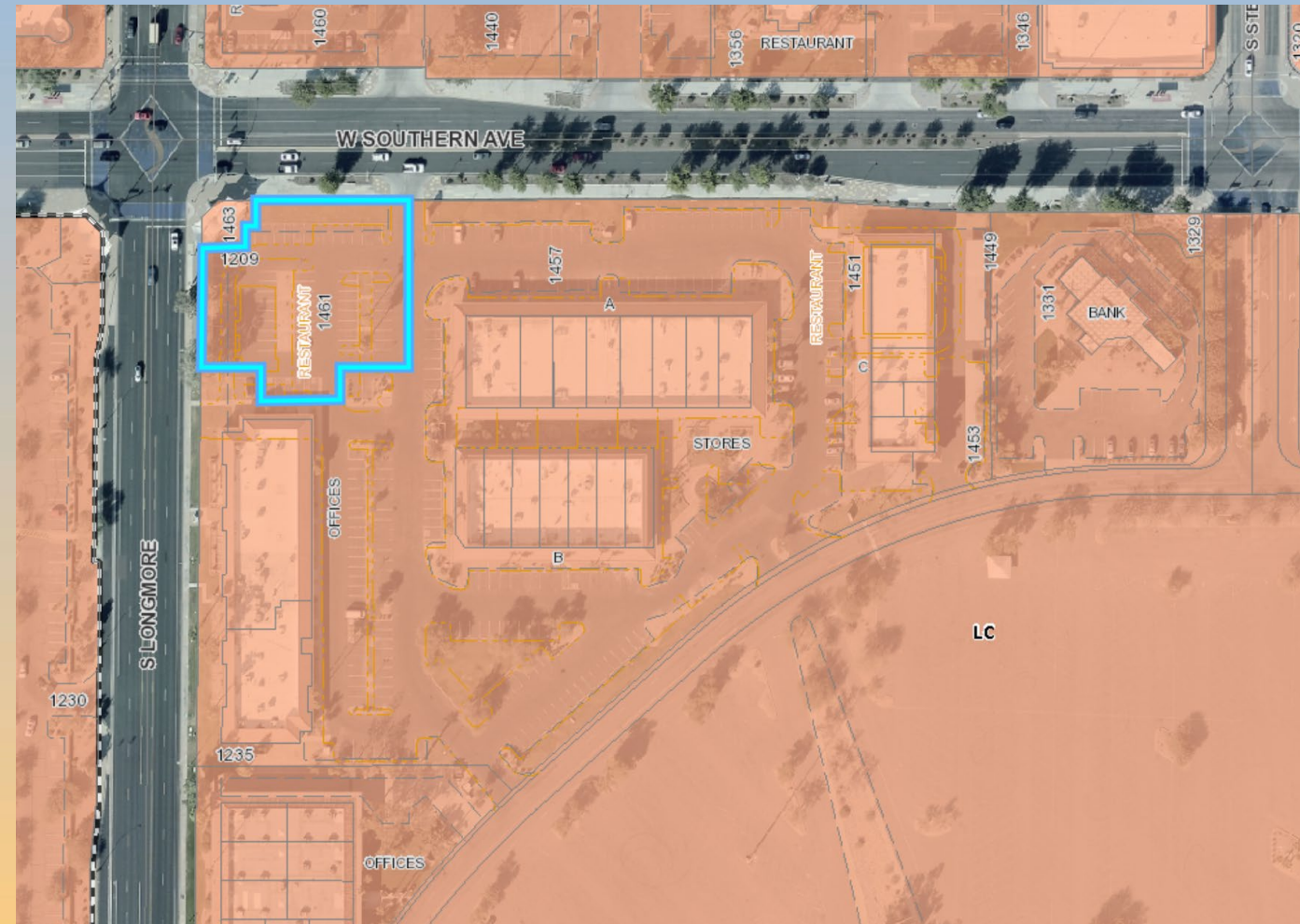






# Zoning

- Limited Commercial (LC)
- Retail, entertainment, service-oriented businesses
- Serves one- to ten-mile radius
- Medical Office is permitted







# Site Photo

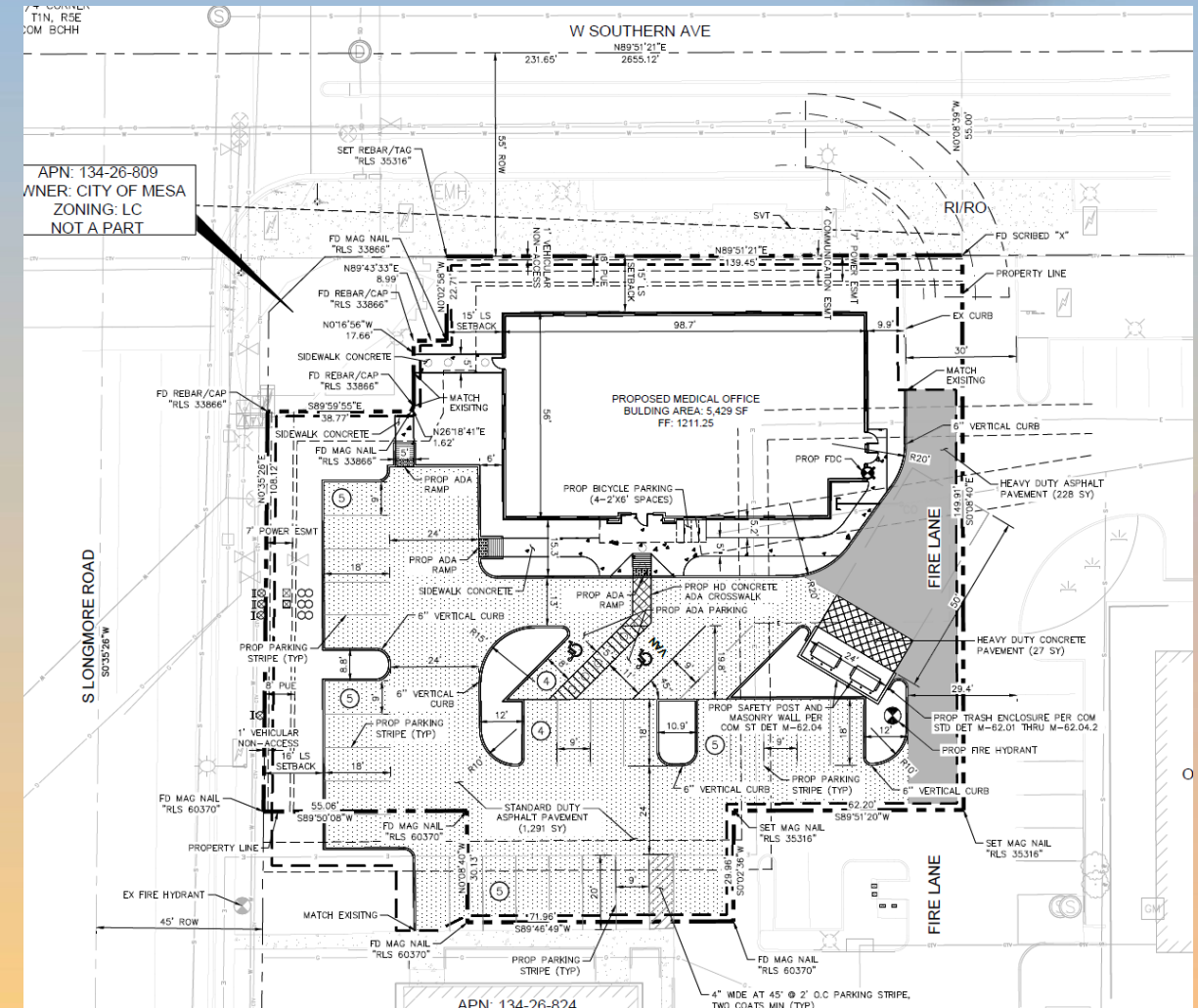


Looking south from Southern Avenue





- 5,429 sq ft building
- Pedestrian connections with sidewalk & benches
- Vehicular access from Southern Avenue
- 27 parking spaces required, 28 spaces provided









# Landscape Plan

## PLANTING LEGEND


### TREES

	BOTANICAL NAME / COMMON NAME	SIZE	QTY
•	Existing Tree to Remain	-	-
•	Species Vary		
•	Acacia aneura	24" Box, 1" Cal. Min., 6' Ht. Min.	7
•	Mulga	36" Box, 1 1/2" Cal. Min, 8' Ht. Min.	2
•	Parkinsonia x 'Desert Museum'	24" Box, 1" Cal. Min., 6' Ht. Min.	7
•	Desert Museum Palo Verde	36" Box, 1 1/2" Cal. Min, 8' Ht. Min.	3


### SHRUBS

	BOTANICAL NAME / COMMON NAME	SIZE	QTY
•	Eremophila hygrophana 'Blue Bells'	5 Gal.	65
•	Blue Bells		
•	Rosmarinus officinalis	5 Gal.	14
•	Upright Rosemary		
•	Simmondsia chinensis 'Vista'	5 Gal.	22
•	Compact Jojoba		


### ACCENTS

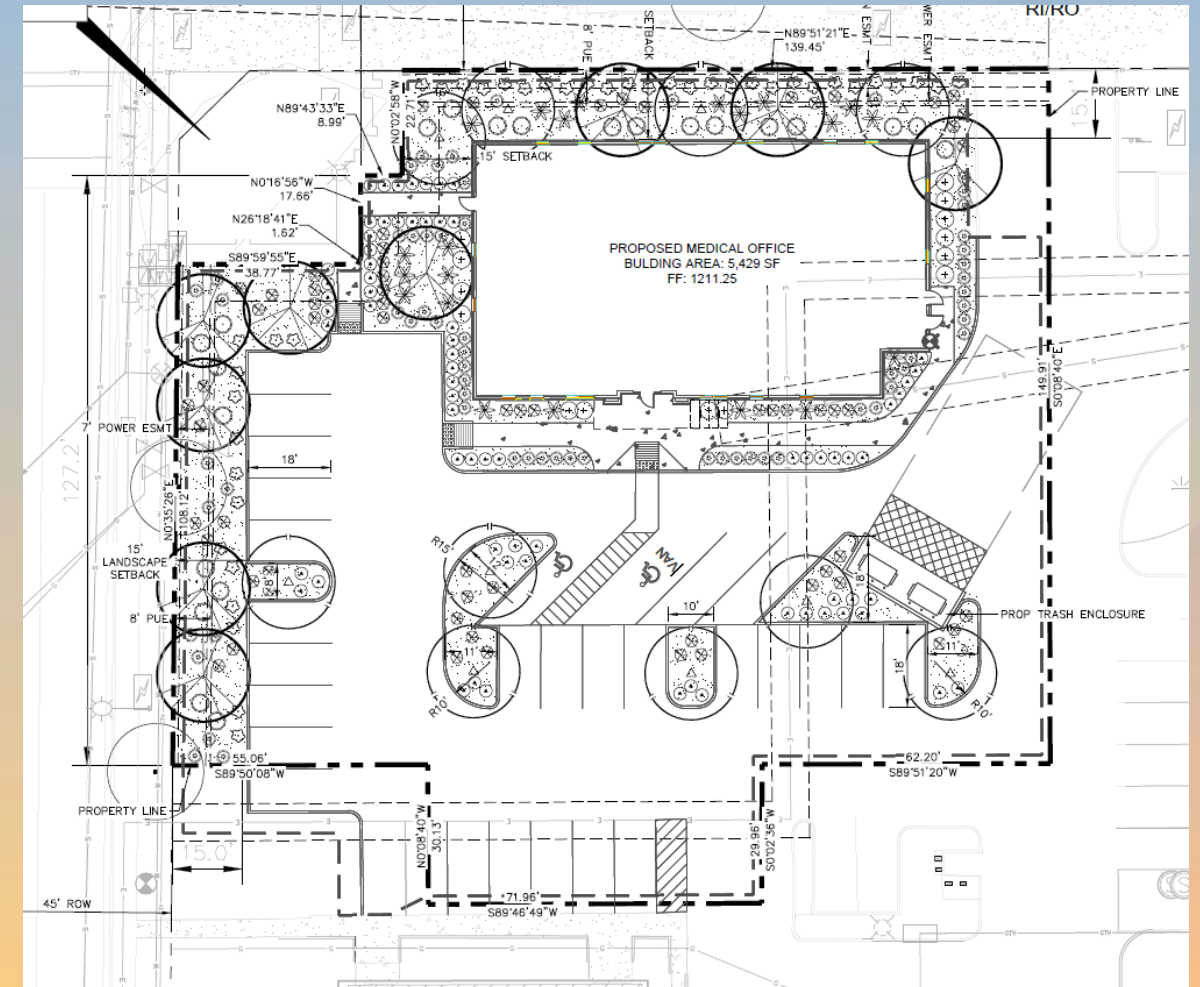
	BOTANICAL NAME / COMMON NAME	SIZE	QTY
•	Agave desmettiana	5 Gal.	20
•	Smooth Agave		
•	Muhlenbergia rigida 'Nashville'	5 Gal.	64
•	Purple Muhly		

### GROUNDCOVERS

	BOTANICAL NAME / COMMON NAME	SIZE	QTY
•	Convolvulus cneorum	1 Gal.	41
•	Bush Morning Glory		
•	Penstemon eatonii	1 Gal.	71
•	Firecracker Penstemon		

### MATERIALS

	DESCRIPTION	QTY
•	Decomposed Granite	7,130 SF
•	1/2" Screened, Madison Gold, 2" Depth Min.	







# Rendering



Looking south from Southern Avenue





# Rendering



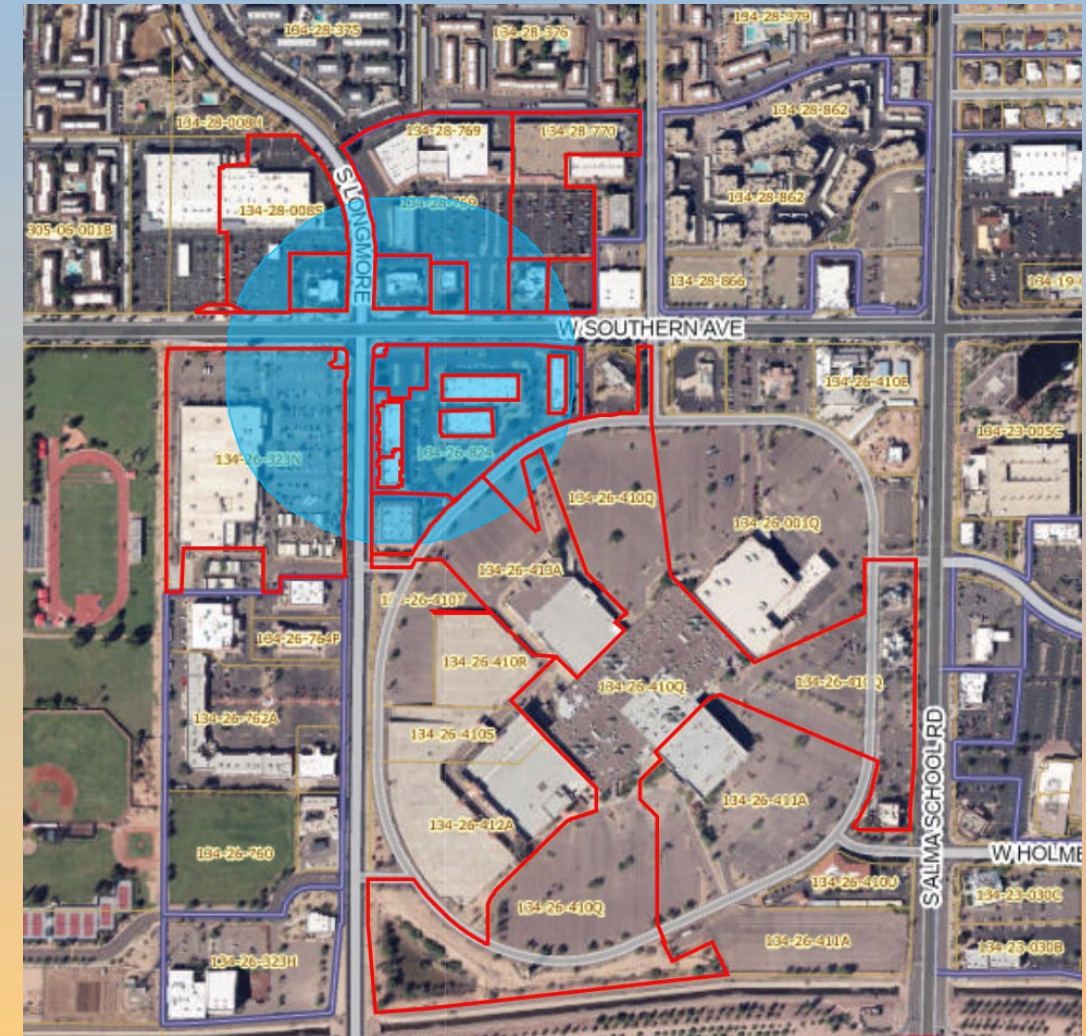
Looking north from internal side





# Citizen Participation

- Notified property owners within 500 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*