

# Planning and Zoning Board

## *Study Session Minutes*

Virtual Platform

Date: January 27, 2021 Time: 3:00 p.m.

**MEMBERS PRESENT:**

\*Chair Dane Astle  
\*Vice Chair Jessica Sarkissian  
\*Tim Boyle  
\*Shelly Allen  
\* Jeffrey Crockett  
\* Deanna Villanueva-Saucedo  
\* Ben Ayers

**MEMBERS ABSENT:**

None

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

**STAFF PRESENT:**

Nana Appiah  
Tom Ellsworth  
Lesley Davis  
Evan Balmer  
Charlotte Bridges  
Cassidy Welch  
Charlotte McDermott  
Rebecca Gorton

**OTHERS PRESENT:**

None

1. Call meeting to order.

Chair Astle declared a quorum present and the meeting was called to order at 3:00 p.m.

2. Review items on the agenda for the January 27, 2021 regular Planning and Zoning Board Hearing.

Staffmember Charlotte Bridges presented case ZON20-00738 to the Board. Ms. Bridges stated this request is for a site plan review and consideration of two Special Use Permits. The proposed project is for an industrial development and is located east of Power Road and directly north of Seaver Avenue.

The General Plan for this site is Mixed Use Activity Employment District and the purpose of this district is to provide a wide range of employment opportunities. It is also located within the Gateway Strategic Development Plan, specifically the Airport Campus. And the purpose of this district is to provide high intensity employment uses to integrate with the airport uses. The proposed warehousing, distribution and manufacturing facility complies with the purposes of the General Plan.

The property is zoned Light Industrial (LI) and is within the Airflight Overlay Area 2 (AOA2) of the Mesa Gateway Airport. Once again, the proposed uses of the building are manufacturing, warehousing and distribution which are permitted uses in the LI district.

The site plan for the project shows access to the site from three different drives, one at each side of the site and a central drive. Parking surrounds the property and along the north elevation, is a loading and docking area for the industrial uses. The site plan as submitted complies with the Development Standards of the Mesa Zoning Ordinance.

The applicant has requested two different Special Use Permits. The first SUP request is to reduce the number of onsite required parking spaces. The Mesa Zoning Ordinance requires 318 spaces for this use and the applicant is requesting a reduction to 242 spaces per the parking study that was submitted with the application. Staff is in support of this request and it meets the intents and purposes of the General Plan and the Zoning Ordinance.

The second Special Use Permit for your consideration is a request to exceed the allowed building height in the LI zoning district. The LI district has a maximum height of 40 feet and the proposed height for this building is 45 feet. Per the applicant's narrative, the reason for the request of the Special Use Permit is to have enough ceiling space inside the building for the proposed uses and also, sufficient parapet height to screen the rooftop mechanical units. Staff is in support of this request and it meets the intents and purposes of the Mesa Zoning Ordinance and General Plan.

This project has been reviewed by the Design Review Board on January 12, 2021 and the Board did recommend changes to the building elevations. The applicant will work with staff to make those changes.

Planning Director Nana Appiah asked Ms. Bridges to elaborate on the recommended changes from the Design Review Board. Ms. Bridges explained the major changes were to the north elevation. The Design Review Board directed the applicant to provide more articulation along the north elevation. The north elevation is where the docks are located and, specifically the applicant was directed to look at the areas where there is the ability to provide change in plane between the various dock elements on the building. They were also asked to add articulation above the dock doors on the north elevation. Also, there was concern with the choice of the colors and the Board asked the applicant to re-evaluate the color choices.

The landscape architect on the board, Seth Placko, also recommended changes to the landscaping plan. He recommended adding more shrub variety to the landscape palette and asked that the mesquite trees within the landscape islands throughout the parking lot be replaced with a tree that is more compatible with the size of the parking lot landscape islands. Mr. Placko also recommended adding columnar trees or taller shrubs in the foundation base along the south elevation to break up the height and expanse of that elevation. Ms. Bridges stated those were the major changes the Board directed the applicant to make to the building. So once again, staff will work with the applicant to make those changes to the building as recommended by the Design Review Board.

Ms. Bridges stated the applicant did submit a Citizen Participation Report and reached out to property owners within 1,000 feet of this subject site. It is significant to note that there were no Homeowners Associations or Neighborhood Groups that were in this area for them to notify. The applicant also reached out to the Phoenix-Mesa Gateway Airport. Per the Citizen

Participation Report, the applicant was contacted by the property owner to the south of this site. That property owner asked the applicant to provide more distance between the west drive aisle and their existing building. In response, the applicant adjusted the site plan by slightly increasing the landscape width from approximately 3'-9 1/2" to 4'-6" inches. It's also important to note that both sites are in the LI district and the required side yard building and landscape setback is zero between properties in the LI district.

She stated that she has not received any calls or communications from any other concerned individuals regarding this project.

In conclusion, staff determined that this project complies with the 2040 Mesa General Plan, complies with the Mesa Gateway Strategic Development Plan and meets the review criteria for Site Plan Review, per the Mesa Zoning Ordinance. It also meets the review criteria for Special Use Permits. Consequently, staff is recommending approval of this project with conditions.

Boardmember Allen inquired if staff received a review response from the Mesa Gateway Airport. Ms. Bridges stated they did receive communication from the airport and they are in support of the project. Also, the airport stated based on their preliminary determinations, there should not be any issue with the request for the additional height and is required to file with the FAA.

There were no other questions or comments by the Board.

Staffmember Evan Balmer presented case ZON20-00491 to the Board. Mr. Balmer stated this is a request for a Major Amendment to the Cadence Community Plan. Specifically, the request is to add residential units to Development Unit 3 (DU3). Cadence is located south of Crismon Road and east of Ellsworth Road. Today we are specifically talking about DU3 which is located at the southeast corner of Williams Field Road and Crismon Road and is highlighted in blue on the aerial map and is just under 20 acres, 19.9 acres.

The General Plan Designation for Cadence is Mixed Use Community and the goal of the Mixed Use Community Character Area is a mixture of uses to create a complete community. This would include residential or commercial, open space, basically everything that a community would need. The zoning in this area is Planned Community District (PCD) which would encompass all Cadence. Specifically, this request is for a number of things but the major one is to modify the Land Use Budget for DU3. There are a few changes that they are requesting. Currently, DU3 allows the Community Commercial Land Use Group and the Community Mixed Use Land Use Group. The request is to add the Community Multiple Residence (CMR) Land Use Group and also the Community Residential Smaller Land Use Group (CSR). They are also looking to increase the maximum number of dwelling units in DU from zero up to a maximum of 350.

As it is currently approved, DU3 requires a minimum gross floor area of 75,000 square feet of non-residential uses. They are requesting that be reduced to zero. These changes will obviously have corresponding changes to the overall Land Use Budget within Cadence.

The applicant has submitted documentation regarding three primary constraints on the site. The first one that we wanted to point out was the restriction along Williams Field Road. With State Route 24 coming through this area, Williams Field Road will have an off ramp which will control access for a distance of approximately 800 feet to that portion of Williams Field Road. This would limit any sort of private driveways in that area. They could potentially have a driveway access between that 800-foot mark and Crismon, but the City of Mesa has standards about distance

from an intersection for full access driveways. So that really limits the access along Crismon Road.

The second constraint of this site is a regional drainage channel that currently is located on the north side of Williams Field Road and is going to cut across under Crismon diagonally and then follow the Williams Field Road frontage of DU3 to State Route 24 where there would be a regional drainage channel. that drainage channel is 100 feet in width and would further limit the access onto Williams Field Road.

There are also some constraints on Crismon Road. Currently, Crismon would not go through. But at some point in the future, there would be an overpass over State Route 24. So, to get to the place where they could overpass the State Route 24, there is going to be a grade change. In it the midpoint of Crismon Road Frontage, the actual Crismon Road would be about eight feet higher than the DU3 property directly adjacent to it, which would create some access issues there as well.

In addition to that, the applicant completed a Commercial Land Use study within a three-mile trade area. Mr. Balmer showed the Board a map that shows DU3 in the blue down in the bottom. The areas highlighted in red are Commercial Land Uses and the areas highlighted in yellow are Industrial Land Uses. One that Mr. Balmer wanted to highlight specifically is on the southwest corner of that same intersection of Crismon Road and Williams Field Road which will be Avalon Crossing. This was previously DU5 which was removed from the Cadence Community in 2019 to create a new community plan, Avalon Crossing. The development unit that is highlighted in red on the map is approximately 30 acres and has requirements for a minimum of 100,000 square feet gross floor area of non-residential uses, and a maximum of 250,000 square feet of non-residential uses. How this is situated compared to the site that we are talking about this would also have full access onto Williams Field Road as well as Crismon Road and is better situated for commercial development.

The applicant did complete a Citizen Participation process. Cadence is a little different than our standard process. They notify everybody within Cadence as well as property owners within 750 feet. They held a neighborhood meeting on December 9 and had 10 attendees at that meeting. No one had major concerns with the request.

In conclusion, this does comply with the 2014 Mesa General Plan as well as the applicable sections of the Zoning Ordinance dealing with Planned Community Districts. staff is recommending approval with conditions.

There were no comments or questions by the Board.

Staffmember Evan Balmer presented case ZON20-00562 to the Board. Mr. Balmer stated this request is for a modification to a Planned Area Development (PAD) and Site Plan Review for the development of a hotel. The subject property is located south of Ray Road east of Power Road. The General Plan Designation is Mixed Use Activity and is a large scale Character Area that has a strong commercial presence and often features office and residential uses. The hotel use would support the commercial uses as well as the airport and would be consistent with the Mixed Use Activity Character area. The zoning on the property is Limited Commercial with a PAD Overlay (LC-PAD) and was put in place in 2008 to allow the development of a group commercial center. This is the last parcel of that group commercial center to develop and hotel are permitted in the LC district.

The request for a PAD amendment is due to the request for an increase to the maximum height. In 2008 when this PAD was approved, they set a maximum height of 42 feet for this portion of the site with a 33 foot building height and a 9 foot allowance for architectural embellishment. The applicant is asking for a total of 50 feet and 6 inches for the development of the hotel.

Mr. Balmer showed the Board the Site Plan and explained the primary point of access is to Power Road through the commercial development in front of the proposed hotel with a secondary access to the north. They have a cross access agreement with the commercial development to the north. The applicant went to the Design Review Board earlier this month and the Board did provide a few very minor comments to the applicant. Staff is currently working through those comments with the applicant.

The applicant did complete our standard Citizen Participation Plan. They sent contacted property owners within 1000 feet of this site and registered neighborhoods within a mile. Mr. Balmer stated he was not contacted with any comments from residents or from owners in the area. The applicant actually did get one comment from a property owner to the east asking about access to Saranac Road to the east. There is no access to the east as part of this development, the access would be to the west of Power Road and north to the adjacent commercial development.

The request complies with the Mesa 2014 General Plan and Section 11-69-5 of the Mesa Zoning Ordinance as it relates to PAD Overlays and the Site Plan Review criteria. Staff is recommending approval with conditions.

Chair Astle inquired if Mr. Balmer would elaborate on the comments from the Design Review Board. Mr. Balmer responded a few of the comments the applicant received had to do with the dual branded hotel. There is one Mainstay Suites on what would be the left side of the elevation and Sleep Inn on the right side of the West elevation. The Design Review Board was looking for a way to somewhat marry the two designs. The applicant is looking at redesigning the center portion of the West elevation behind the porte-cochère to implement the elements of both sides of those designs. The applicant also got some minor landscaping comments about the placement of trees and the board was also looking to replace the asphalt shingles with a more modern roofing type and the applicant is looking at a concrete tile.

Staffmember Charlotte Bridges presented case ZON20-00609 to the Board. Ms. Bridges stated request to rezone a property from Office Commercial (OC) residential single family (RS-6). The purpose is to bring the existing single-family use into conformance with the zoning ordinance.

The General Plan designation for the subject property is Neighborhood with a Suburban Subtype. The primary use within the Neighborhood Suburban Character Area is single family residence, but it also allows for multifamily and commercial uses in support of the neighborhood. The existing detached single-family residence is consistent with the purposes and goals of the General Plan.

Ms. Bridges explained the proposed zoning district is RS-6, and there is an existing single-family home on the property. A detached accessory building and an accessory dwelling unit are permitted accessory uses in single residence districts. The proposed additions, including

an accessory dwelling unit, shown on the proposed site plan are built in compliance with the Mesa Zoning Ordinance development standards.

A site plan was submitted by the applicant and shows the existing residence and includes the proposed garage and an accessory dwelling unit addition. She explained that Site Plan Review is not required for a single-family residence in the City of Mesa. Any modifications to the site are required to meet the Mesa Zoning Ordinance development standards and obtain a building permits to be constructed.

The applicant did complete a Citizen Participation Plan and held two public meetings, one at the subject site and one virtual meeting. Staff has received several comments and emails from property owners in the area that indicated they are in support of this request. Those emails were included within the Citizen Participation Report in the packet.

Staff received a call on Tuesday from Tonya Collins who is a Co-Chair of the Mesa Grande Community Alliance. Ms. Collins stated she wanted to confirm the purpose of the request. Ms. Bridges explained Ms. Collins informed her that the neighborhood group would be meeting on Thursday to discuss the request. Depending on the outcome of the discussion, the Alliance may submit a letter to the City Council as a part of the final review of the project. At the time, Ms. Collins did not have any concerns or comments about the project.

In summary, the existing use is permitted in the RS-6 district. The proposed request complies with the 2040 Mesa General Plan and the Mesa Zoning Ordinance. Staff is recommending approval with conditions.

Boardmember Boyle stated he had a couple of questions. Mr. Boyle is a part of the same neighborhood group as Tanya Collins. He stated this may be a question to be asked in the actual meeting. At one time, the owner of this property inquired about turning this property into a Group Home. He feels there is some history and recalls they could not do it because this property is too close to an existing Group Home. He is curious if this is the same owner. Mr. Boyle stated there are a lot of Group Homes in the area and some of the facilities do not have to register as Group Homes because they have five people or less. He states that because of the property history and this request to rezone the property, he would like to confirm whether or not the applicant is planning to open a Group Home at this site. He explained this is the main concern that the Mesa Grande Community Alliance will be discussing at the meeting tomorrow. He would like to resolve this concern today since the Alliance meeting takes place after this meeting has made their recommendation.

It was determined case ZON20-00609 will be pulled off consent for further discussion at the regular meeting.

Staffmember Cassidy Welch presented case ZON20-00769 to the Board. Ms. Welch stated the request is a rezone from Light Industrial Planned Area Development (LI-PAD) to Light Industrial Planned Area Development (LI-PAD) and Site Plan Review to allow for an industrial development. The site is located north of Elliott Road, east of Hawes Road and west of the 202 San Tan Freeway.

The General Plan Designation for this site is Employment and Mixed Use Activity. The intentions behind the Employment and Mixed Use Activity are to provide for a wide range of employment uses as well as some centers of commercial activity both in high quality settings.

The zoning on the site is currently LI-PAD and in 2017, the site was opted into the Elliot Road Technology Corridor establishing the Planned Area Development for that Elliot Road Technology Corridor. The site was never developed and the current property owners, in coordination with Economic Development, have proposed a new PAD to remove this site specifically from the Elliot Road Technology Corridor and establish a new PAD on the site. The main reason behind this is that as a part of the Elliot Road Technology Corridor PAD, there are specific restrictions on land uses. One of those restrictions being to warehousing and storage.

Ms. Welch stated the request before the Board today is specifically for two industrial large scale industrial buildings, where the businesses that will be operating will include warehousing and storage as a part of their business operations. This is the purpose that the development needs to establish their own PAD and be removed from the Elliot Road Technology Corridor.

The site plan includes two industrial buildings, totaling approximately a million square feet between the two. In both buildings there are truck docks located on the north and south sides of the buildings. This is to accommodate the anticipated business needs for the future tenants. It is intended to be a through warehousing type of development where trucks will come in on one side, the products will be unloaded and processed through the building and then be reloaded back on the other side of the building to be distributed out. Access from the site will be located off of Elliott Road and Hawes Road. The applicant is proposing to have truck docks and outdoor storage for some truck trailers located adjacent to Elliott Road. They are proposing to have that be screened by increased landscaping, as well as the landscaping berm and the eight foot opaque wall.

The request went to the Design Review Board on the January 12th and the Board recommended some minor revisions, specifically trying to create enhanced entryways and putting an emphasis on those entryways by increasing the heights, so public entrances stand out, especially due to the large scale of the buildings. The other recommendation by the Design Review Board was an improved wall design to match the aesthetics of the building due to the high visibility from Elliot Road.

As part of the PAD Overlay, they are requesting deviations from Development Standards. Those deviations include an increase in the permitted height consistent with what would have been approved under the Elliot Road Technology Corridor, a decrease in the parking ratio and modifications to the requirements for outdoor storage and the location of truck docks and loading service areas, located on the street side along Elliot Road.

The applicant did conduct a Citizen Participation process, which included property owners within 1000 feet and HOA's and registered neighborhoods within one mile. Staff has not received any comments based off of the requested development. In summary, the request complies with the 2040 Mesa General Plan, the Gateway Strategic Development Plan and meets the criteria for a PAD Overlay and Site Plan Review. Staff is recommending approval with conditions.

Boardmember Allen thanked Ms. Welch for including the comments about Economic Development. Ms. Allen stated it helps to hear their position on a project and support or concerns for those of us that have been interested in Economic Development. She appreciates Ms. Welch taking the time to explain their position.

Staffmember Cassidy Welch presented case ZON20-00815 to the Board. Ms. Welch stated

this request is a rezone from General Commercial (GC) to General Commercial with a Bonus Intensity Zone Overlay (GC-BIZ) and Site Plan Review to allow for a commercial building. The site is located south of Main Street on the west side of Dobson. It is located south of the existing Mekong Plaza.

The General Plan Designation for this site is Mixed Use Activity District and is also located within the Transit Corridor due to the proximity to the light rail and within the Economic Development established Mesa Asian District. The zoning on the site is currently General Commercial (GC) and it is intended to provide areas of retail and service-oriented businesses.

The request does include a Bonus Intensity Overlay (BIZ) for deviations from development standards. The existing site is vacant and street frontage on Dobson has been approved as a part of Mesa landscaping improvements along Dobson Road. The Site Plan request is for one commercial building that is designed to act as a continuation of the existing Mekong Plaza. Parking will be located west of the building as well as to the north behind the building. The applicant is proposing outdoor seating and enhanced landscaping along Dobson Road and are proposing a small water feature as a part of their proposed development.

The request went to the Design Review Board on January 12 and the Board was in support of the proposed elevations. The elevations are designed to match the existing Mekong Plaza, using the same building forms and building materials. The only recommendations that the Design Review Board had was to bring some of the finer details in the existing Plaza over to these elevations. The trellis system above the signage and also at the entryways were identified as those smaller details that really contribute to that Asian District architecture which we are trying to encourage in this area. The request for deviations is exclusive to the minimum interior side setback along the south setback for a reduction from 15 feet to 5 feet.

The applicant did conduct a Citizen Participation process which included property owners within 1000 feet and HOA's and Registered Neighborhoods within a mile. They did have a neighborhood meeting on the 24th of November and there were two attendees. They did not receive any comments on the project and were in support. Mostly the attendees were interested in what was going to happen on that site.

In summary, we find that it complies with the 2040 Mesa General Plan and it meets the intentions of the Mesa Asian District, the criteria for a BIZ Overlay and Site Plan Review. Staff is recommending approval with conditions.

There were no comments or questions from the Board.

Staffmember Cassidy Welch presented case ZON20-00815 to the Board. Ms. Welch stated this request is a rezone from General Commercial (GC) to General Commercial with a Bonus Intensity Zone Overlay (GC-BIZ) and Site Plan Review to allow for a commercial building. The site is located south of Main Street on the west side of Dobson. It is located south of the existing Mekong Plaza.

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In summary, we find that it complies with the 2040 Mesa General Plan and it meets the intentions of the Mesa Asian District, the criteria for a BIZ Overlay and Site Plan Review. Staff is recommending approval with conditions.

There were no comments or questions from the Board.

### 3. Planning Director's Updates.

- Decisions of the City Council's January 11 and January 25, 2021 land use hearings.

Planning Director Nana Appiah stated he does not have any update. There was no land use case on the June 25 City Council agenda.

### 4. Adjournment.

Boardmember Boyle motioned to adjourn the meeting at 3:56 pm. The motion was seconded by Boardmember Allen.

Vote: 6-0 Approved (Boardmember Crockett was absent for the vote)

Upon tabulation of vote, it showed:

AYES – Astle, Sarkissian, Boyle, Allen, Villanueva-Saucedo and Ayers

NAYS – None

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'Nana K. Appiah', written over a horizontal line.

Nana K. Appiah, AICP, Secretary  
Planning Director

***Note: Audio recordings of the Planning & Zoning Board study sessions are available in the Planning Division Office for review. The regular Planning & Zoning Board meeting is “live broadcasted” through the City of Mesa’s website at [www.mesaaz.gov](http://www.mesaaz.gov).***