

Planning and Zoning Board



Study Session Minutes

Mesa City Council Chambers – Lower Level, 57 East 1st Street
Date: December 14, Time: 3:30 p.m.

MEMBERS PRESENT:

Jeff Crockett
Benjamin Ayers
Shelly Allen
Troy Peterson
Jeff Pitcher

MEMBERS ABSENT:

Jessica Sarkissian
Genessee Montes

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

STAFF PRESENT:

Mary Kopaskie- Brown
Rachel Nettles
Michelle Dahlke
Evan Balmer
Charlotte Bridges
Jennifer Merrill
Chloe Durfee Daniel
Sean Pesek
Sarah Staudinger
Pamela Williams

OTHERS PRESENT:

Call meeting to order.

- 1 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 December 14, 2022, regular Planning and Zoning Board Hearing.**

Staffmember Jennifer Merrill presented Case ZON21-01305. See attached presentation.

Boardmember Pitcher asked what this was going to be used for?

Staffmember Jennifer Merrill responded that it is going to be used contractor's yard. The Wall Company does construction projects throughout the Phoenix -Metro area, and they have a number of vehicles and equipment that they're going to store behind the buildings, and employees will park in front of the buildings.

Boardmember Pitcher added that when he read about this in the General Plan, that this is high quality settings... what is the bar for high quality here, because he doesn't view these shipping containers as being high quality.

Staffmember Jennifer Merrill clarified that staff really was seeking guidance from the Design Review Board on that. The Design Review Board was in support of the design, because of its unique use of shipping containers and canopies. So, staff was really looking to the Design Review Board to determine the architectural quality on this.

Chair Crockett inquired, will the containers be used as office space or will they be used for storage?

Staffmember Jennifer Merrill responded that the containers are used for office space, as well as an entry lobby. There is also one container that is just for the restaurants and also quite a few of those containers are going to be used for indoor storage.

Chair Crockett inquired if the containers will be like silos, or will they interconnect on the side so that you can move from one to the other without going out?

Staffmember Jennifer Merrill clarified by displaying a floor plan and stated the containers are entered individually, so it looks like the ones that are backing up to each other are connected. They are all open, but there are exterior doors to each set of containers.

Chair Crockett asked if there are windows in the containers?

Staffmember Jennifer Merrill confirmed that there will be windows.

Chair Crockett asked if there anything in the code in terms of guidelines on shipping container construction?

Staffmember Jennifer Merrill responded that there is nothing in the zoning ordinance on the engineering of them. But that these were reviewed through our building plans examiners on a preliminary review, and the final review will be done through the building permit process, and there is preliminary approval through those reviewers.

Chair Crockett asked if this is going to be a storage yard for trucks? And does that require a Council Use Permit to do a storage yard? And if so, are they get to do that separately?

Staffmember Jennifer Merrill responded that it was going to be a storage yard for trucks and the contractor's yard is permitted in the General Industrial Zoning District.

Boardmember Pitcher asked if the trucks going to be in these "hut looking things?"

Staffmember Jennifer Merrill responded that she did not receive a layout of where the equipment would be but, but she did ask what the uses were for underneath the arched canopies, and was told that is where they would be doing the maintenance and repair of the vehicles and equipment. Some of that equipment is really tall. That's why they needed the arched canopies to do that work in. Staffmember Jennifer Merrill stated that she doesn't believe they are going to be storing anything in that area but doesn't know that for sure.

Staffmember Chloe Durfee Daniel presented Case ZON22-00680. See attached presentation.

The Board did not have any questions in regard to case ZON22-00680.

Staffmember Charlotte Bridges presented Case ZON22-00429. See attached presentation.

Boardmember Allen stated that she read that they were going to demolish the existing residences on that property.

Staffmember Charlotte Bridges confirmed that that is correct. And that they are going to only build one single family residence back on the property again. The main residence is towards the west side of the property. There are some outbuildings and there is an accessory dwelling unit to the porch, towards the east along that drive.

Staffmember Charlotte Bridges presented Case ZON22-00546. See attached presentation.

Boardmember Peterson asked, with this recommendation being a site plan modification, is there a master site plan for the entire 25 acres or is it just modifying this portion that we see here?

Staffmember Charlotte Bridges clarified that the proposal is modifying the portion, and that for the rest of the property, the site plan was previously approved in 2007. There will be changes, only the site plan is available at this point.

Chair Crockett asked if the reason why there are no exits onto Recker Road, is because it is close to the freeway entrance.

Staffmember Charlotte Bridges confirmed and added that it is because of the location.

Chair Crockett asked if there was an exit on to Thomas Road, going west on Virginia Street, or if it is a dead end.

Staffmember Charlotte Bridges clarified that on the plans, Virginia Street is shown as a cul de sac.

Chair Crockett asked if there are any concerns about having the only access point coming off of Virginia Street?

Staffmember Charlotte Bridges responded, not at this point.

Chair Crockett asked if in the future going west, there will be other exits on to Virginia Street.

Staffmember Charlotte Bridges confirmed that to be correct.

Chair Crockett asked if this part of the project will connect to the other parts of the project.

Staffmember Charlotte Bridges confirmed that to be correct.

Chair Crockett asked if there is currently a traffic signal at Virginia Street.

Staffmember Charlotte Bridges responded by showing a site photo and pointed out where there is a traffic signal.

Chair Crockett asked if staff was aware if there was a turn arrow there.

Staffmember Charlotte Bridges clarified that at the neighborhood meeting, one participant did mention the church, located to the east of this project, has apparently engaged police officers to help them direct traffic in and out of that intersection.

Staffmember Evan Balmer presented Preliminary Plat ZON22-00495. See attached presentation.

Boardmember Pitcher inquired if the applicant is required to notify the neighbors around the property.

Staffmember Evan Balmer responded, that Preliminary Plats do not require neighbor notification and that the property owner is entitled to divide their property. A rezoning request would trigger notification, but for a preliminary plat, no notification is required.

Chair Crockett asked Assistant City Attorney, Sarah Steadman if a comment card could be read that the public hearing regarding Preliminary Plat ZON22-00495, while the item remained on consent -as per the request of the party who submitted the comment card.

Assistant City Attorney Sarah Steadman responded, yes, the comment would be read into the record, but that the Board would not be able to discuss amongst themselves.

Chair Crockett asked the Planning Director, Mary Kopaskie- Brown, to declare a winner of the ugly sweater contest. It was determined that Vice Chair Ayers won the ugly sweater contest.

3 Planning Director Updates:

There were no additional Planning Director updates.

4 Adjournment

Boardmember Allen motioned to adjourn the study session. The motion was seconded by Boardmember Ayers.

The study sessions was adjourned.

Vote: 5-0 (Boardmember Sarkissian and Boardmember Montes, absent)

Upon tabulation of vote, it showed:

AYES – Crockett, Ayers, Allen, Pitcher, Peterson

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



Planning & Zoning Board



ZON21-01305



Request

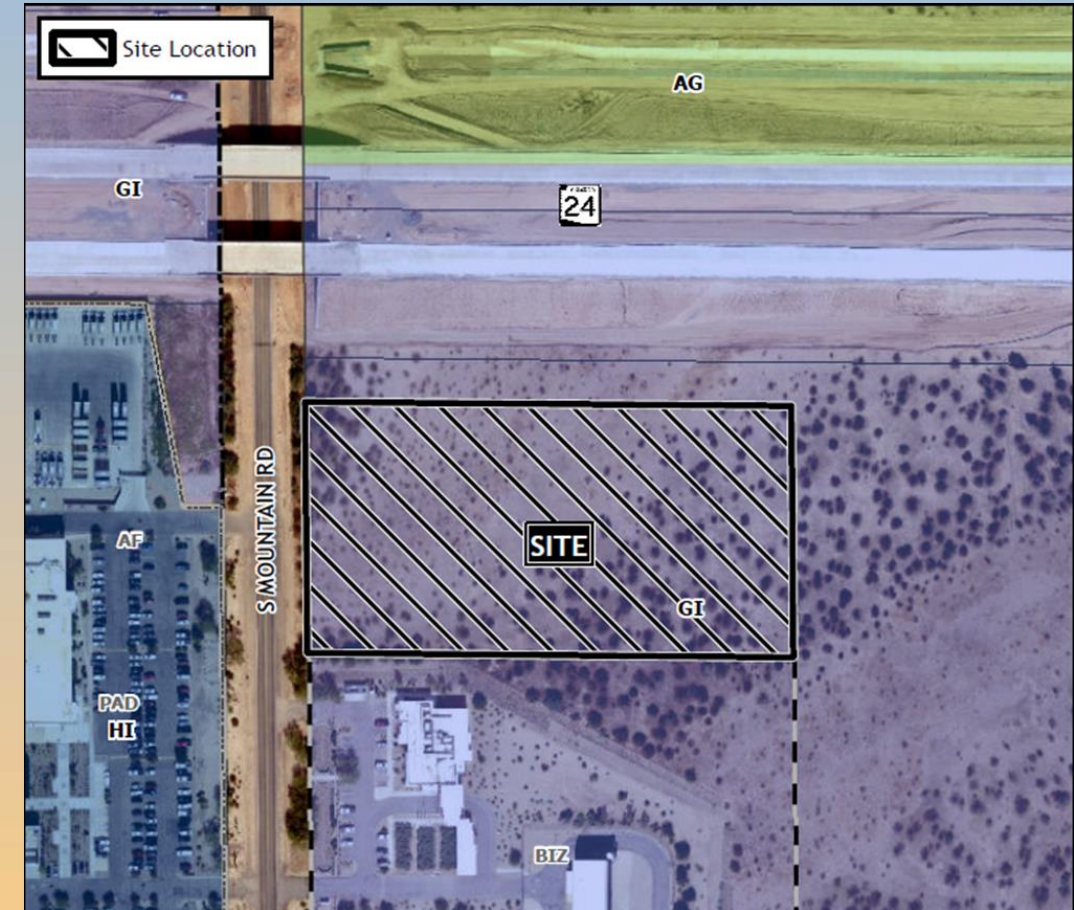
- Site Plan Review
- To allow for an industrial development





Location

- South of the 24 Gateway Freeway
- East of Mountain Road

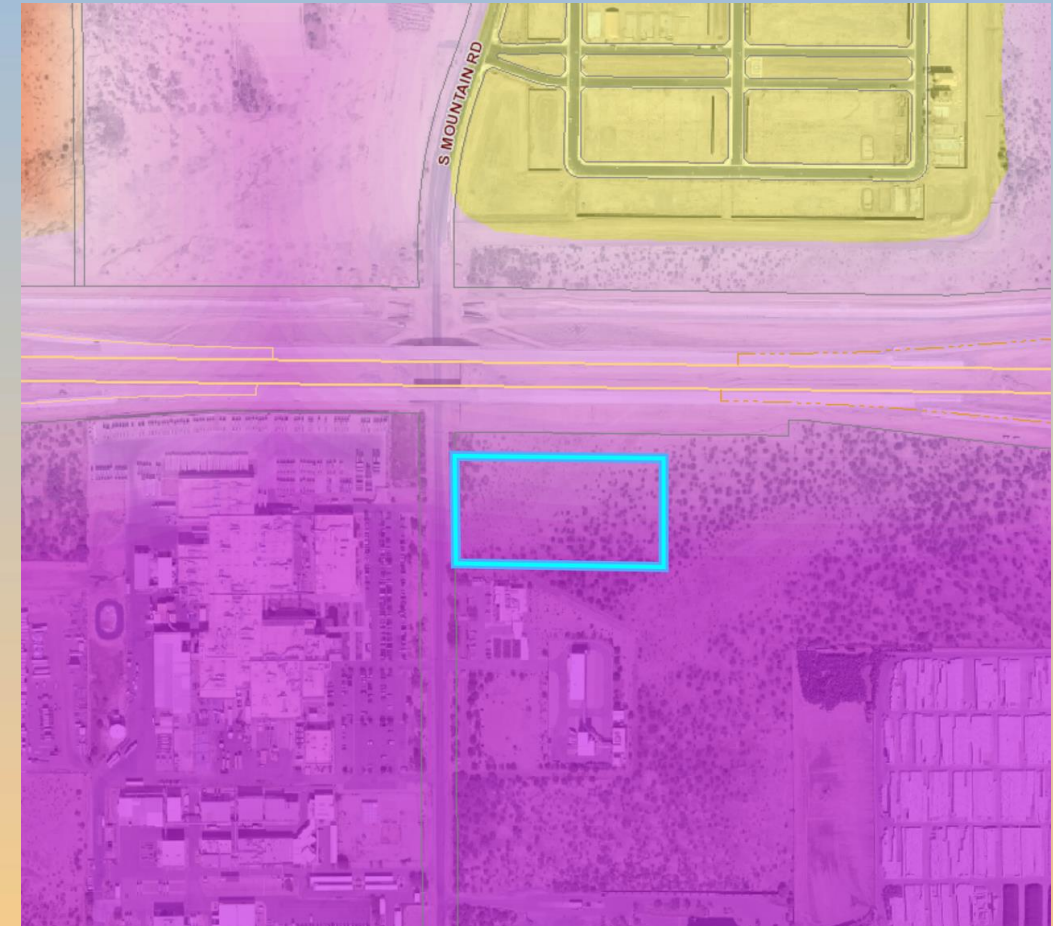




General Plan

Employment

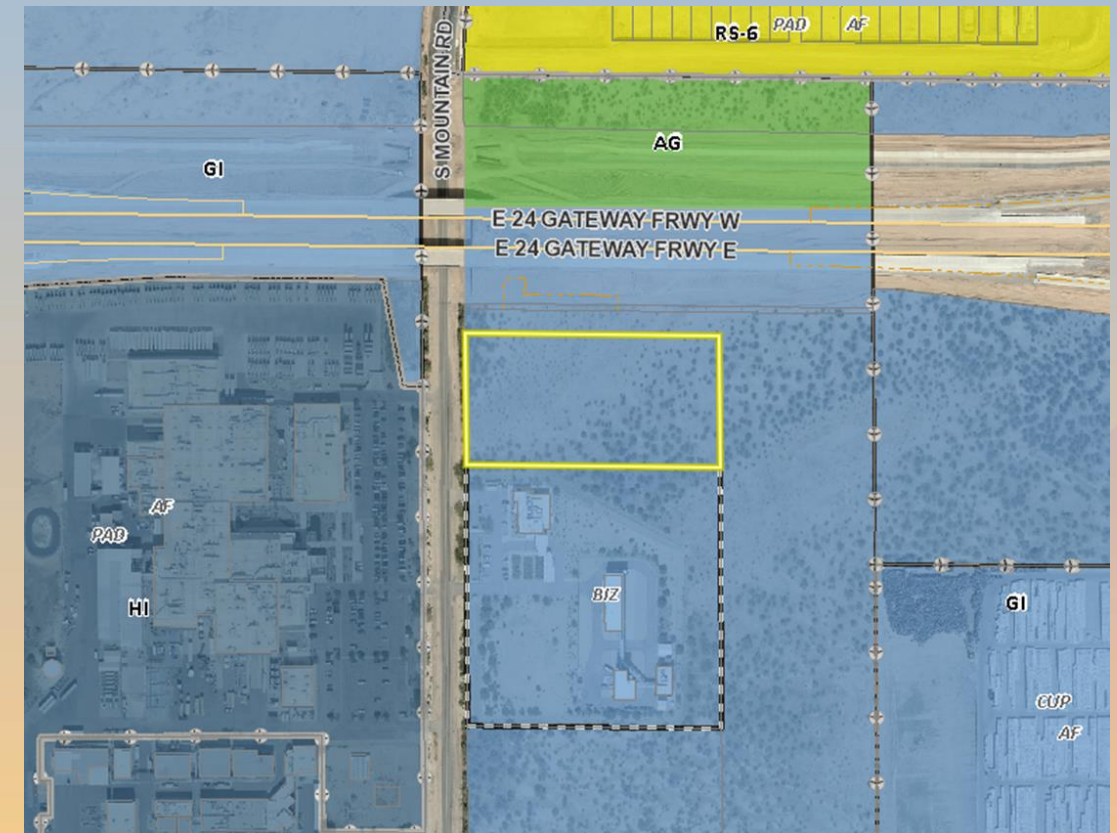
- Wide range of employment in high-quality settings





Zoning

- General Industrial (GI)
- Use is consistent with the existing zoning





Site Photo

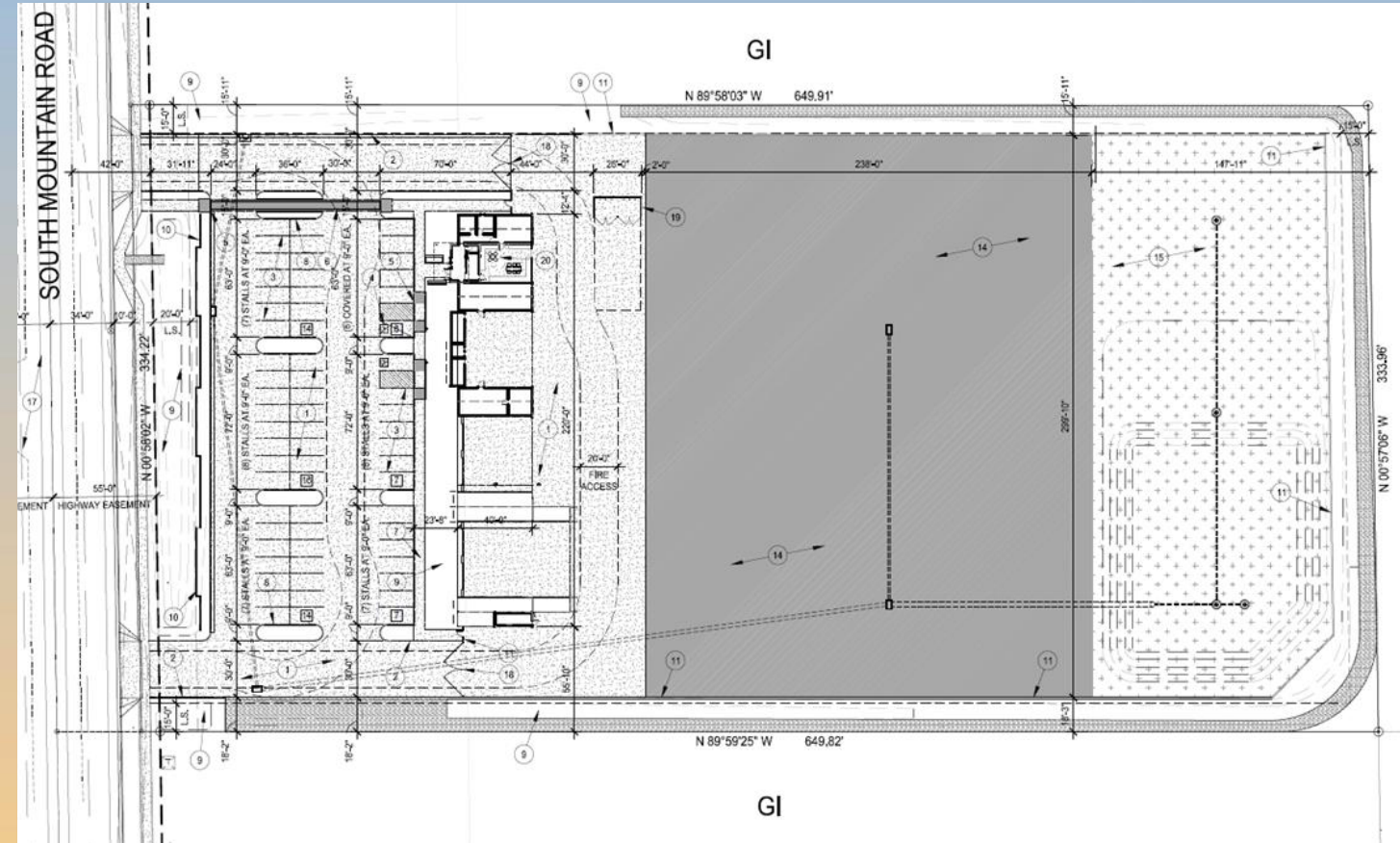


Looking east towards the site from Mountain Road



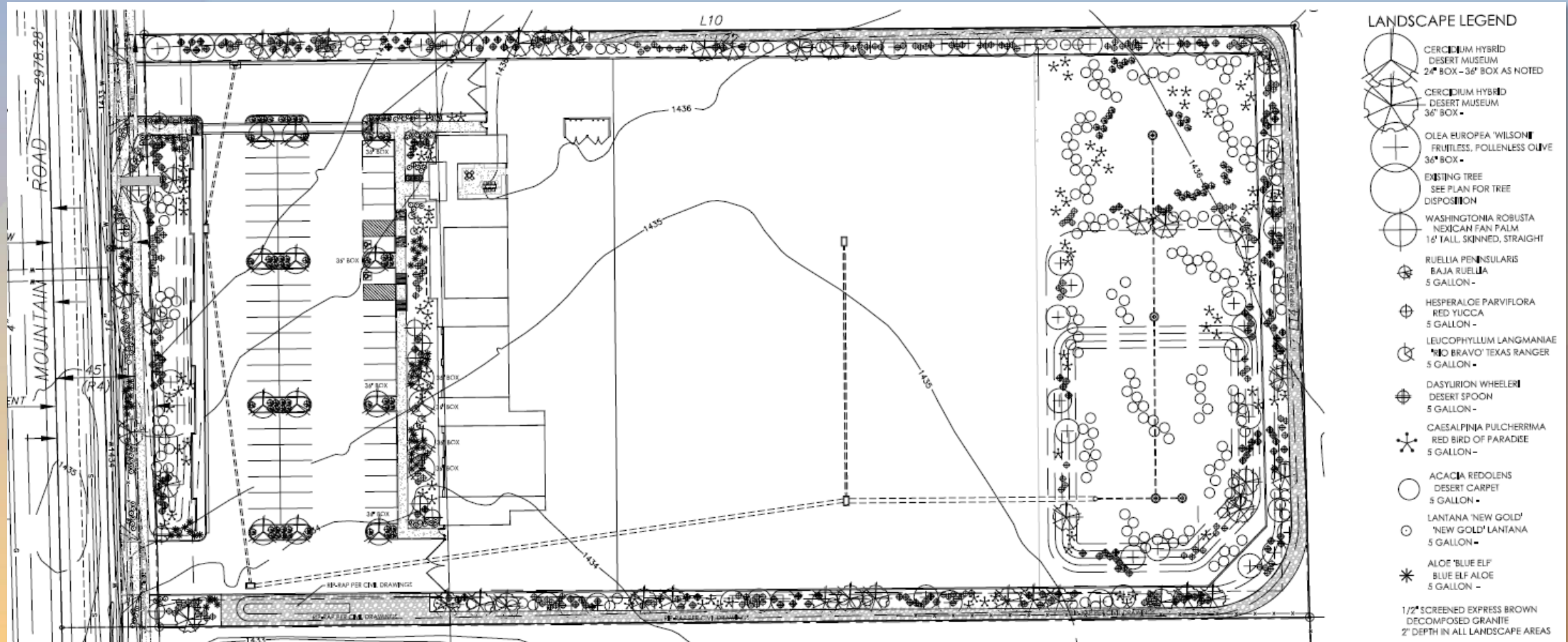
Site Plan

- 14 shipping containers: 4,160 sf
- 3 PVC canopies: 5,600 sf
- Screen walls
- Parking/storage
- Outdoor space



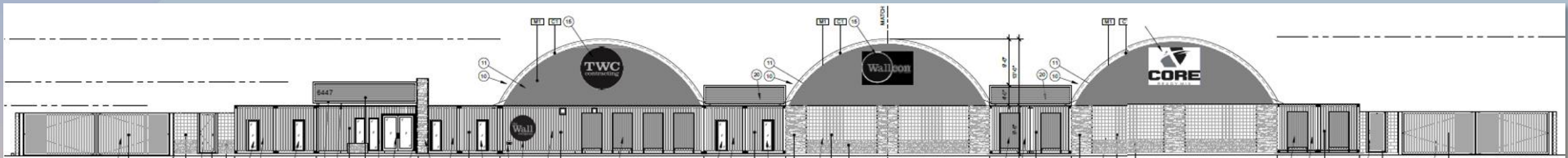


Landscape Plan





Elevations



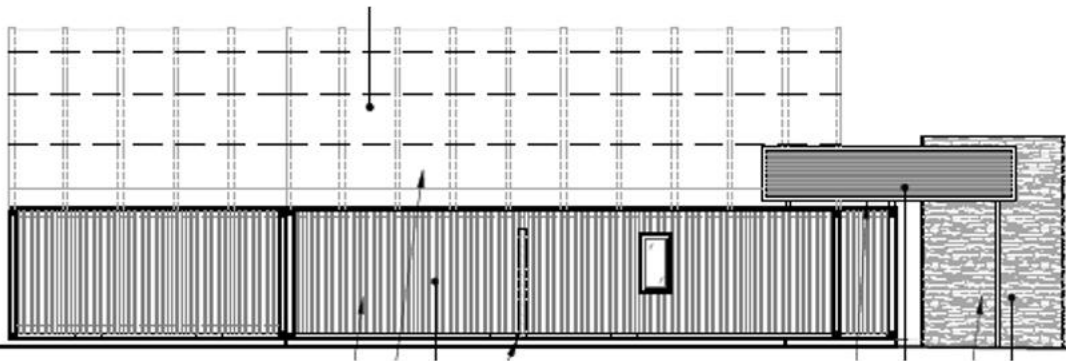
EXTERIOR ELEVATION - WEST



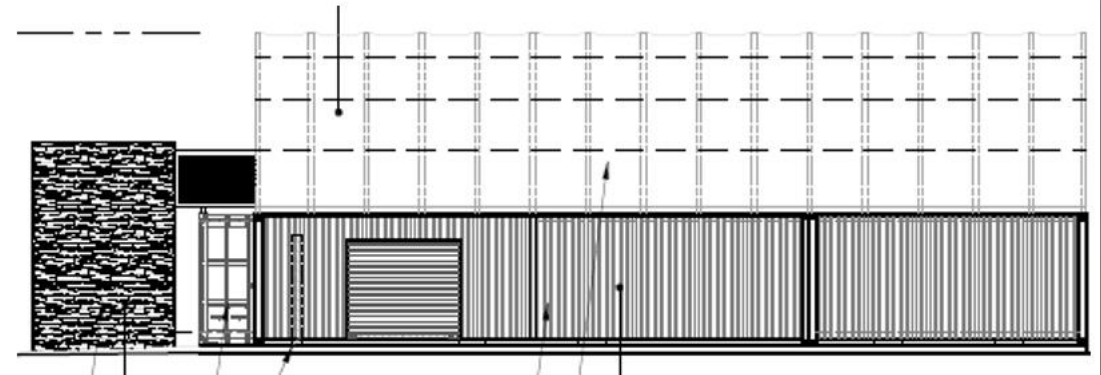
EXTERIOR ELEVATION - EAST



Elevations



EXTERIOR ELEVATION - NORTH



EXTERIOR ELEVATION - SOUTH

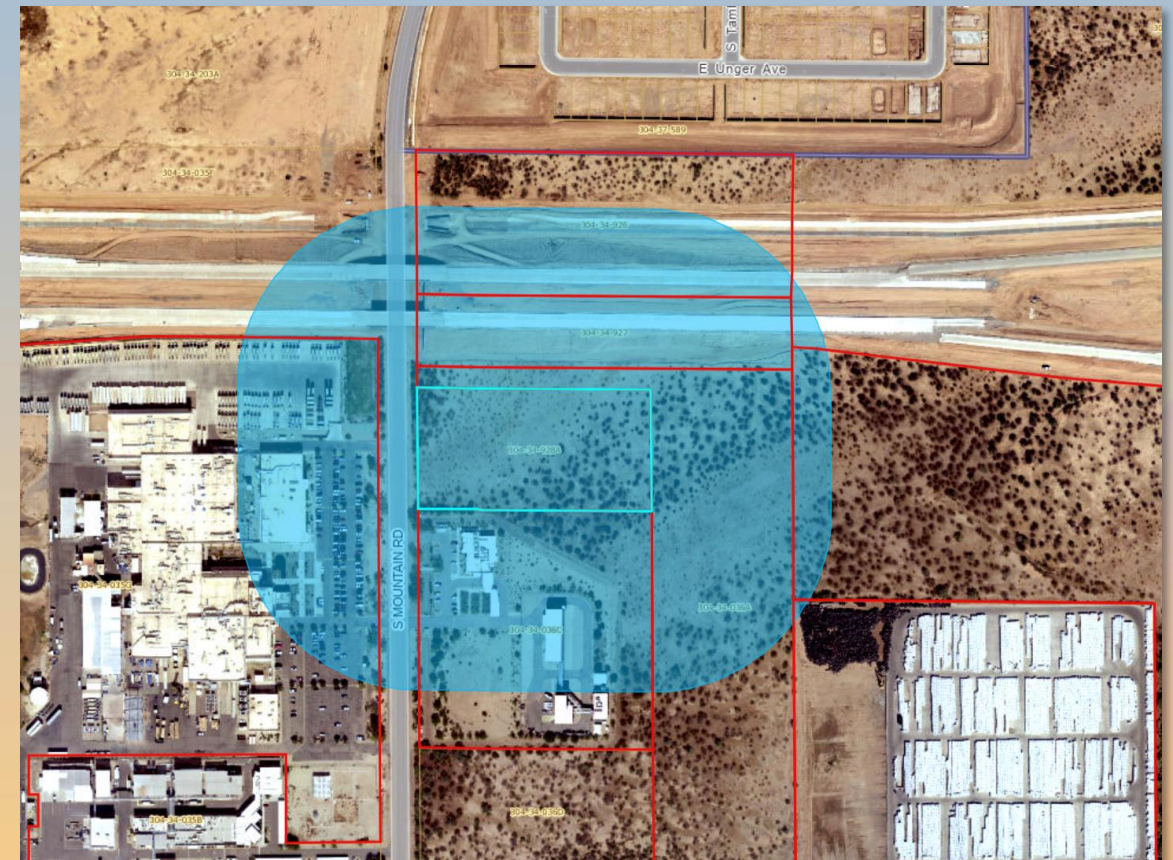


Renderings





- Notified property owners within 500'





Findings

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

Staff recommend Approval with Conditions



Planning & Zoning Board

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Planning & Zoning Board

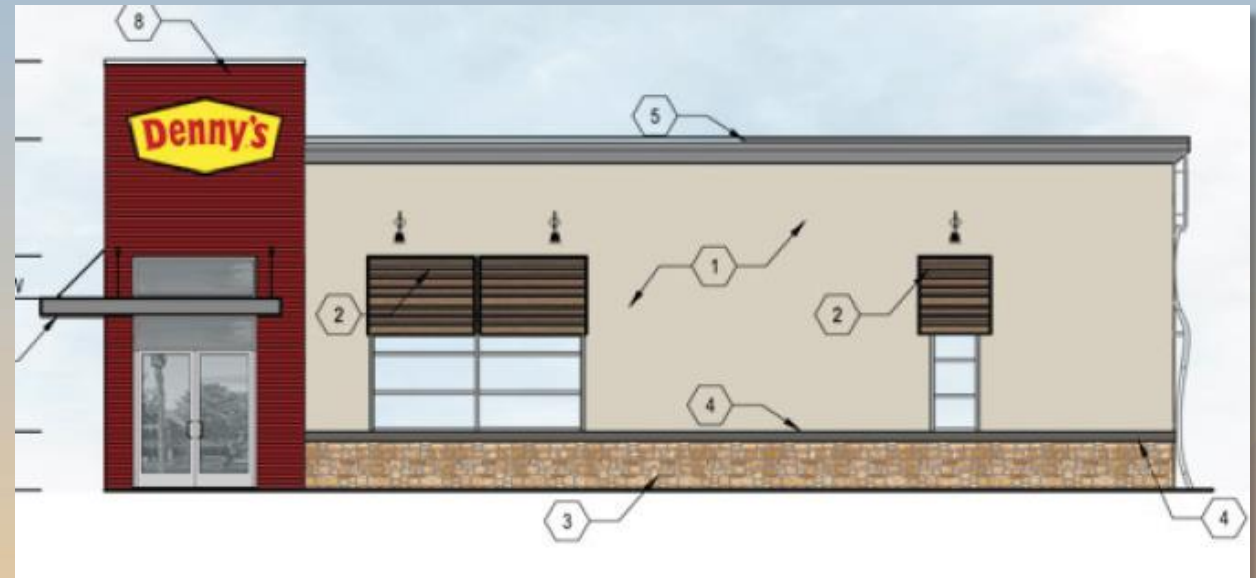


ZON22-00680



Request

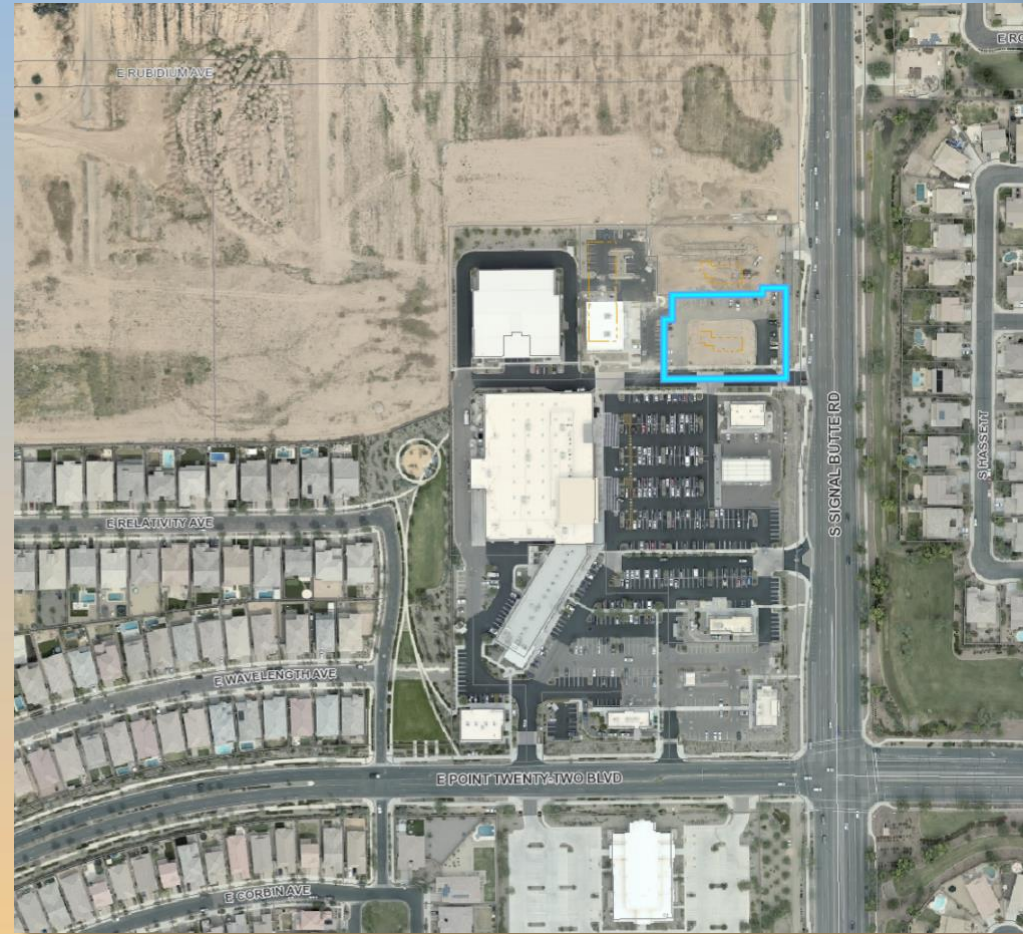
- Site Plan
- To allow for a restaurant





Location

- North of Point Twenty-Two Blvd.
- West of Signal Butte Rd.

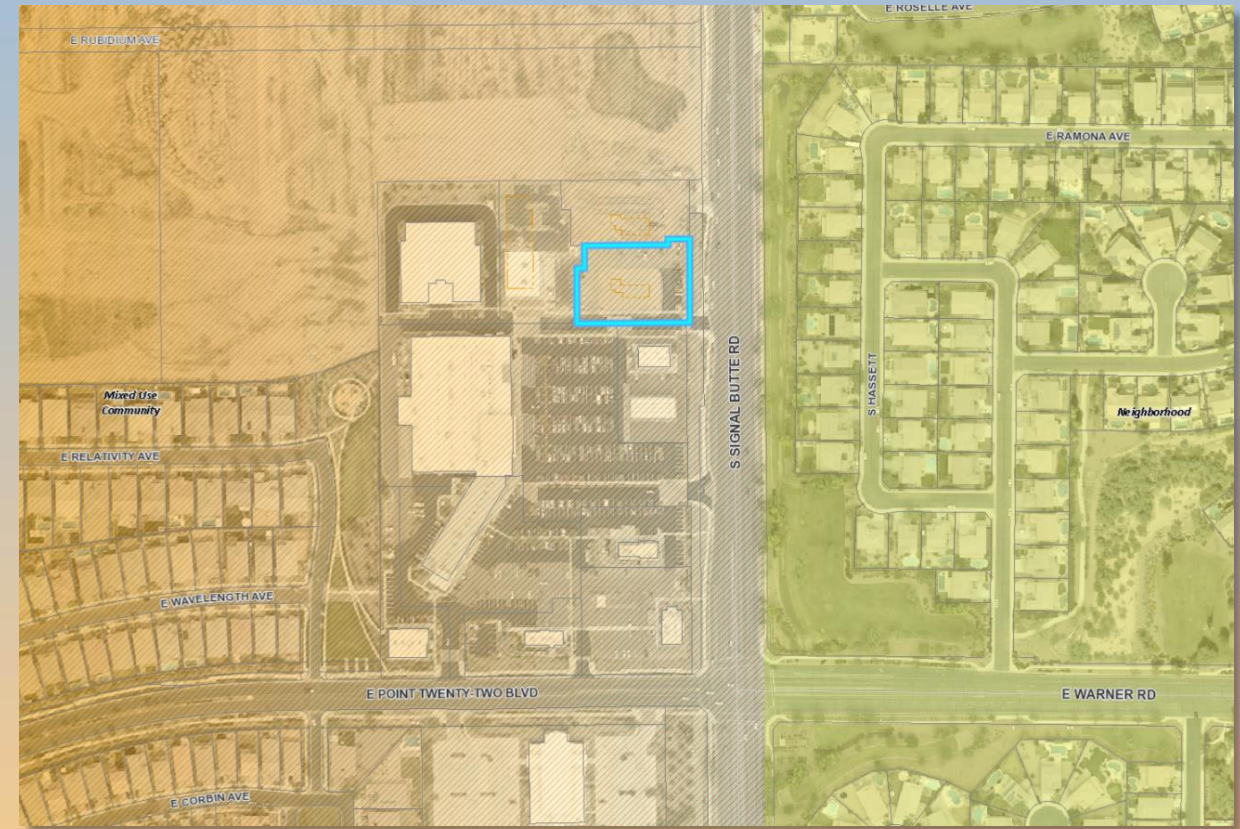




General Plan

Mixed Use Community/Gateway Strategic Development Plan

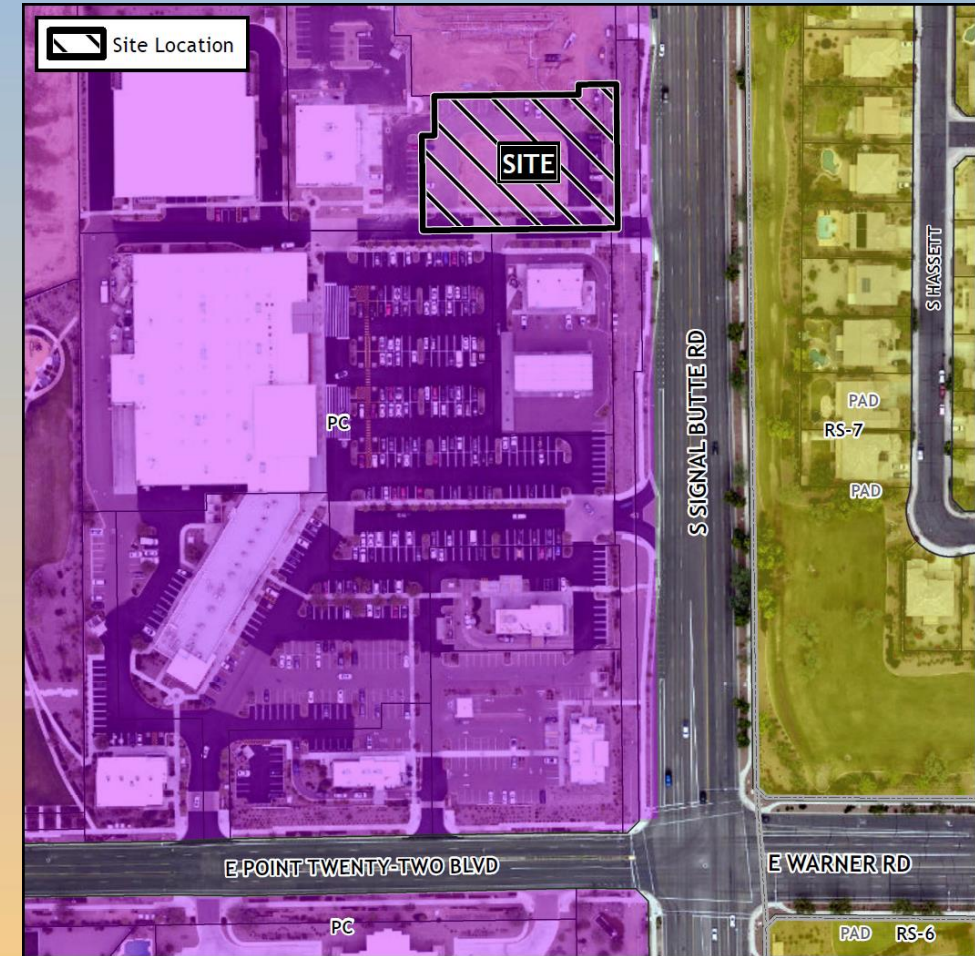
- Wide range of uses
- Live/work/play





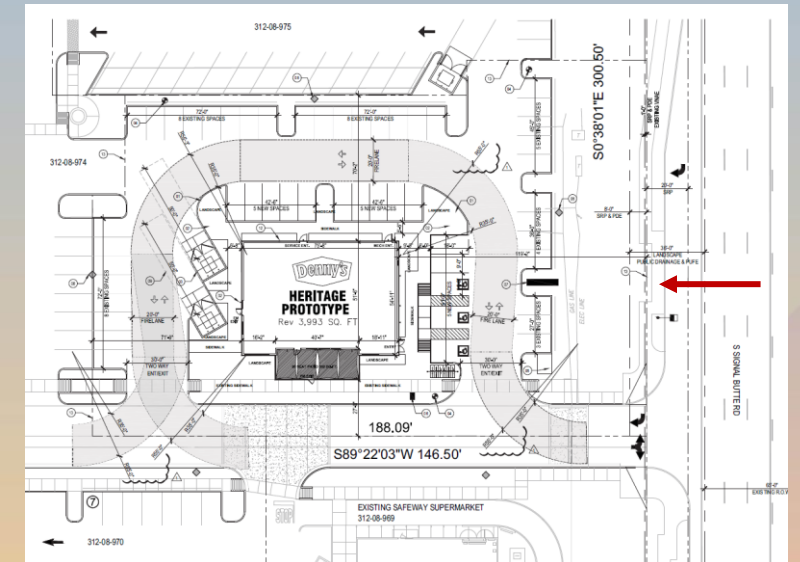
Zoning

- Planned Community (PC) with an approved Community Plan (CP)
- Development Unit Plan for DU5/6S of the Eastmark (Mesa Proving Grounds) Community Plan
- Land Use Group (LUG) identifies as District (LUG D)





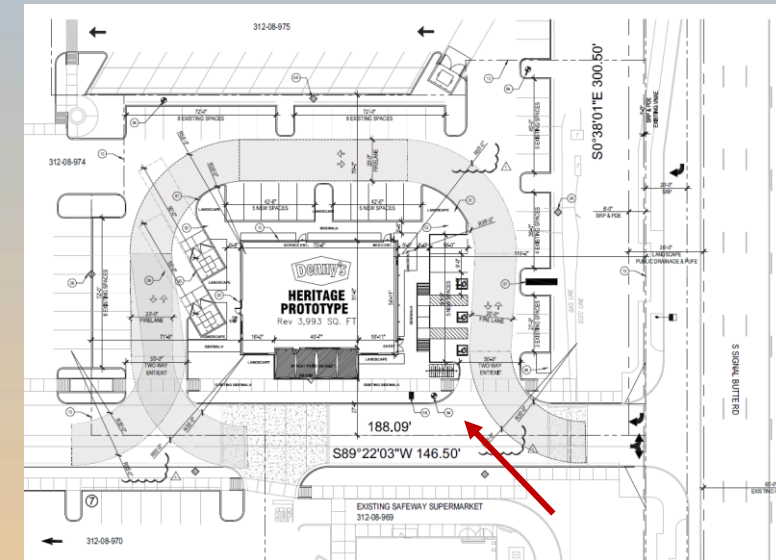
Site Photos



Looking west towards the site



Site Photos

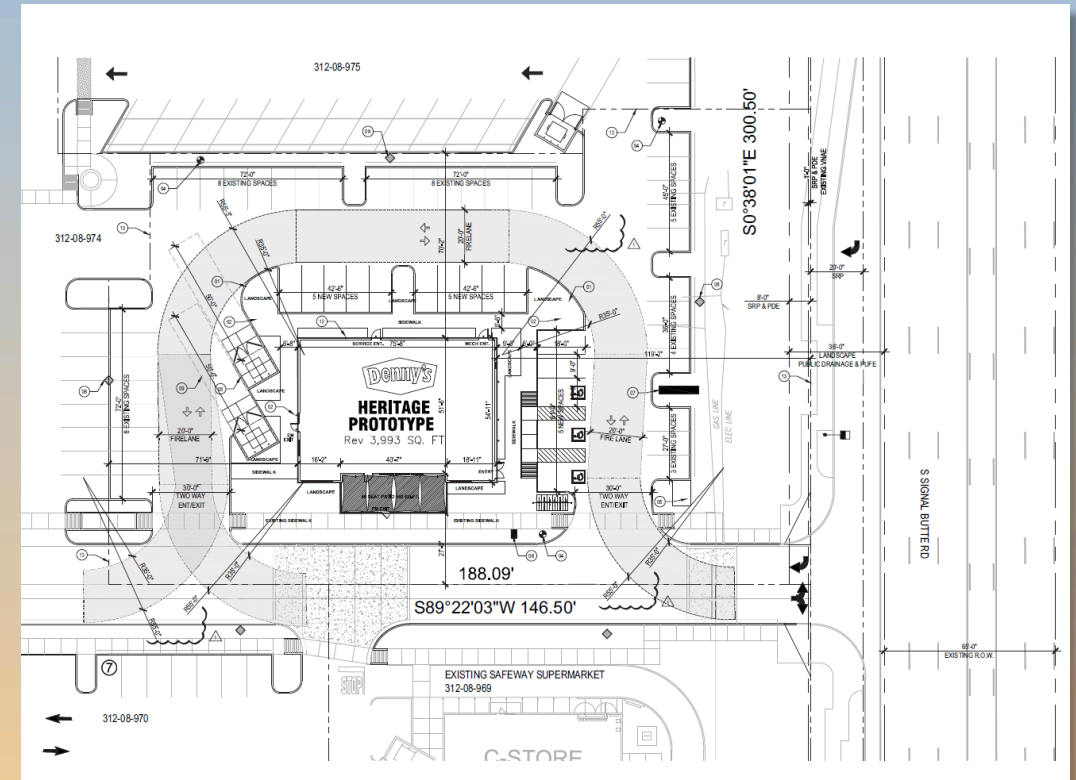


Looking northwest towards the site



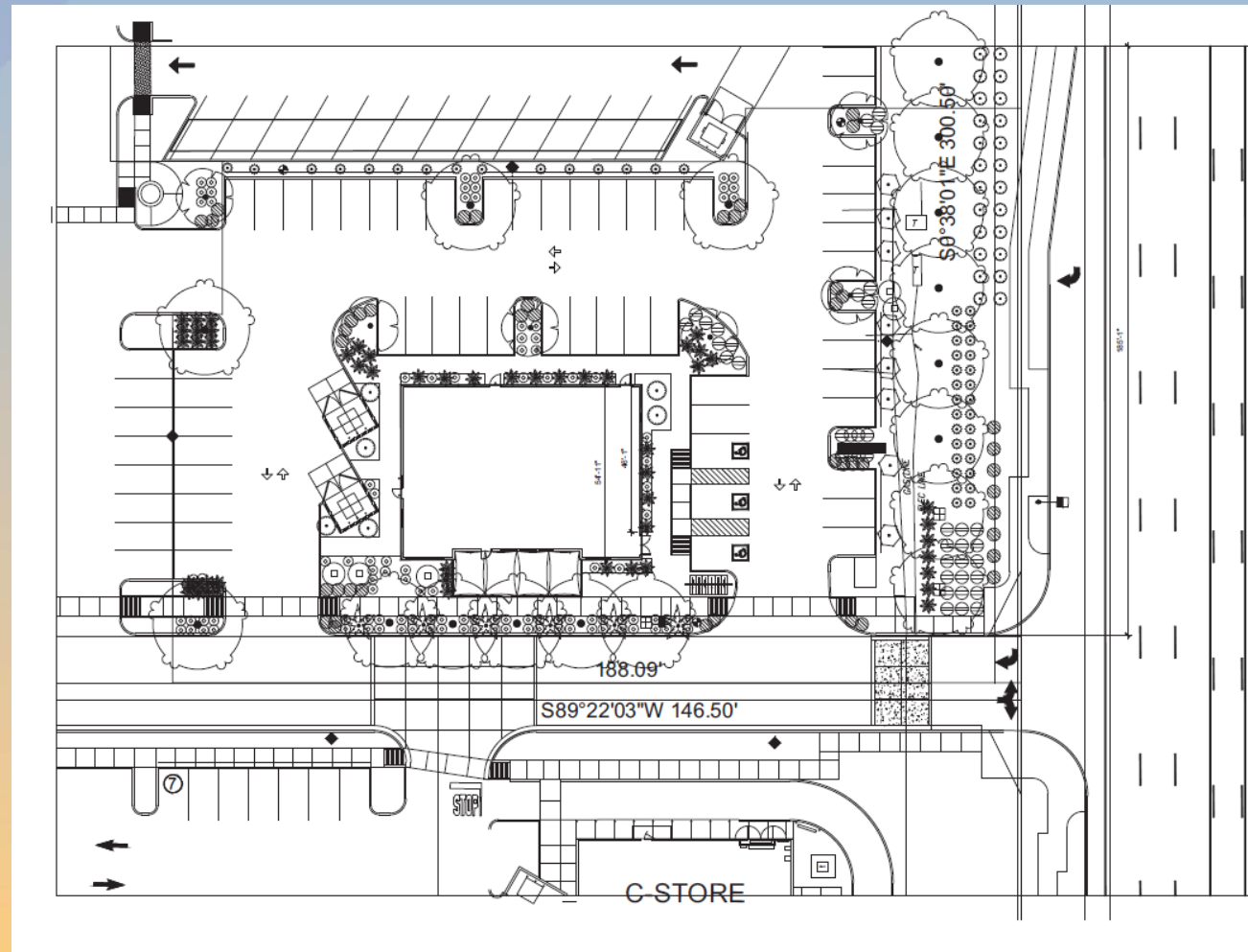
Site Plan

- Restaurant in existing Group Commercial
- 3,993± total sq. ft.
- 5 access points





Landscape Plan

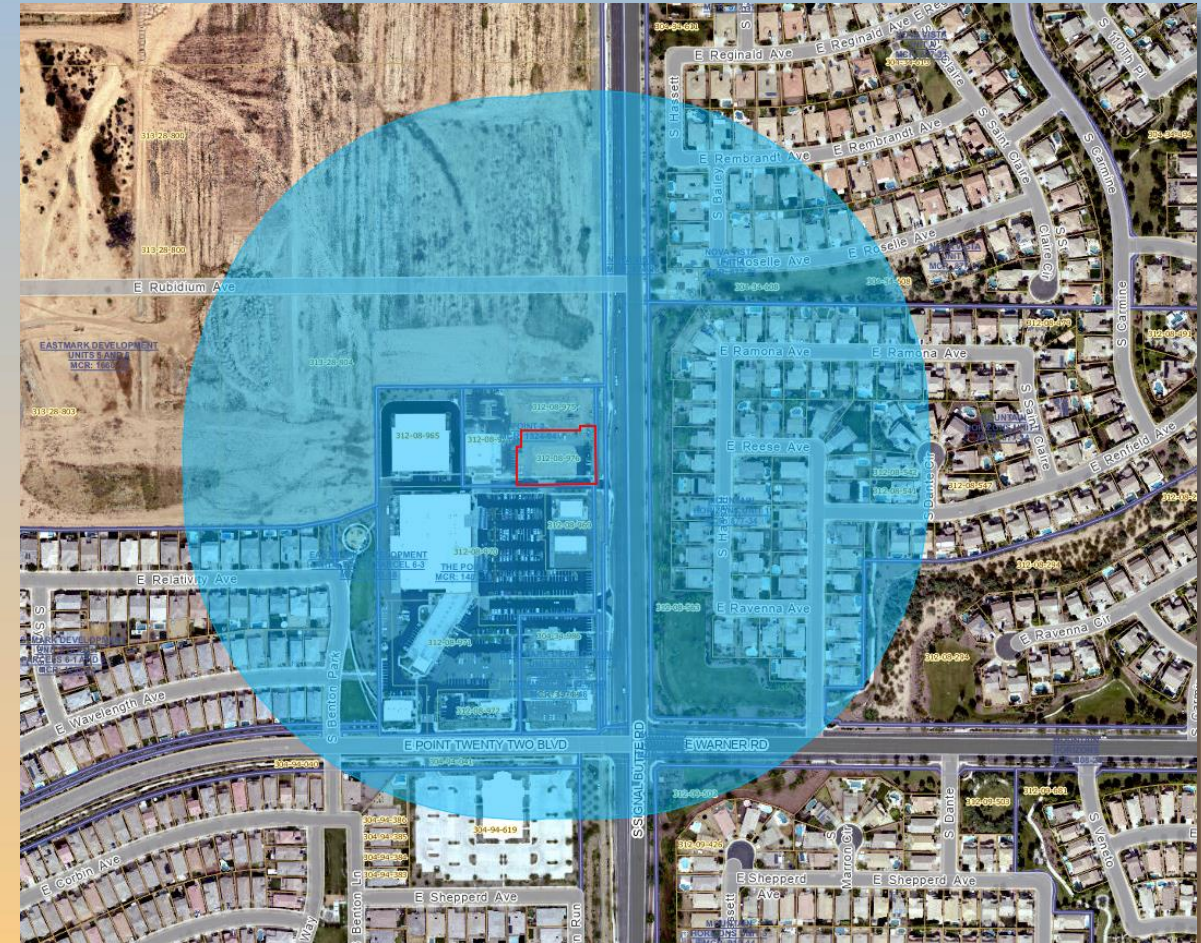


TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	Acacia anaura Mulga	24" Box	6
	Protia x 'Red Rush' Protia	24" Box	17
	Washingtonia filifera California Fan Palm	24" Box	6
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	Callistemon viminalis 'Little John' Little John Weeping Bottlebrush	5 gal.	104
	Drosera viscosa 'Green' Green Hopped Bush	5 gal.	5
	Ericameria laticollis 'Aguiro' TM Aguiro Turpentine Bush	5 gal.	24
	Hesperaloe parviflora 'Perpetua' TM Brakelights Red Yucca	5 gal.	52
	Lantana x 'New Gold' New Gold Lantana	1 gal.	44
	Rosemarinus officinalis 'Huntington Carpet' Huntington Carpet Rosemary	1 gal.	40
	Ruscus equisetiformis Finerack Plant	5 gal.	44
	Sarcocolla chinensis Jigita	5 gal.	8
	Tecoma x 'Orange Jubilee' Orange Jubilee Yellow Bell	5 gal.	6
REFERENCE NOTES SCHEDULE			
SYMBOL	BOOK DESCRIPTION		
 K-101	On-site DG is 3/4" Screened "Rusty Nickel" at 2" Depth		



Citizen Participation

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





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Eastmark Community Plan
- ✓ Development Unit Plan for 5/6 South
- ✓ Criteria in Section 6.1 of the Eastmark Community Plan for Site Plan Review

Staff recommends Approval with Conditions



Planning & Zoning Board



Planning & Zoning Board



ZON22-00429



Request

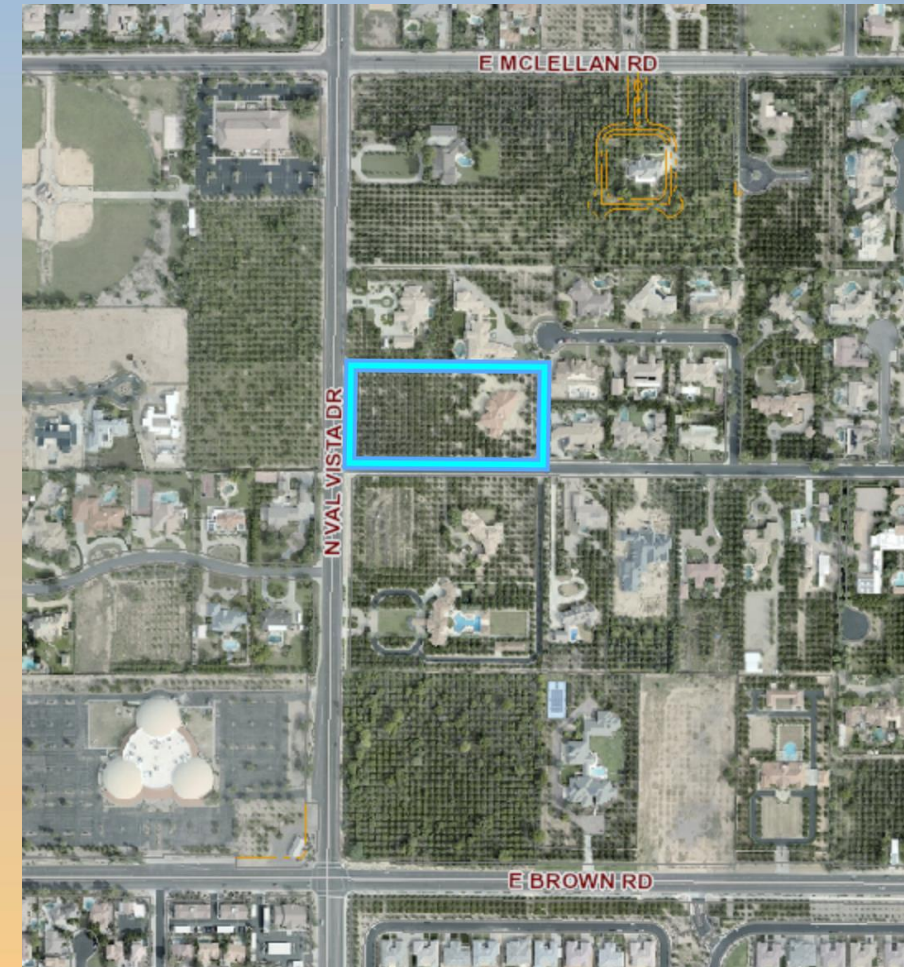
- Rezone from Agricultural (AG) to Single Residence-35 (RS-35)





Location

- North of East Brown Road
- East of North Val Vista Drive
- Northeast corner of East Val Vista Drive and Huber Street





General Plan

Neighborhood

- Clean, safe and healthy area
- Sense of place

Citrus Sub-Area

- Provide estate-type residential uses and characteristics associated with large lot, semi-rural residential.
- Maintain the rural citrus character of the area as much as possible.



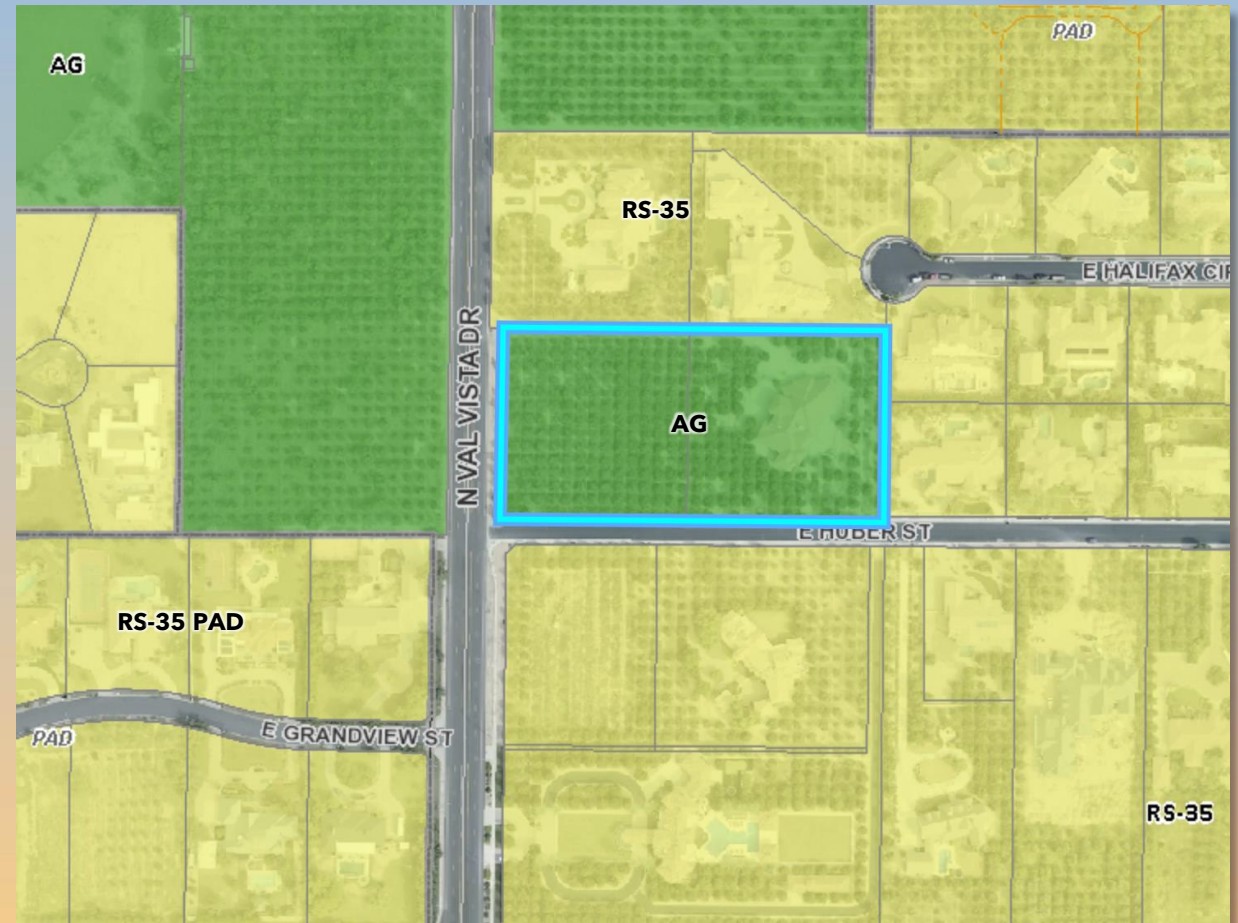


Existing Zoning

- Agricultural (AG)

Proposed Zoning

- Single Residence-35 (RS-35)





Site Photos



Looking east from North Val Vista



Looking north from East Huber Street



Site Plan (reference only)

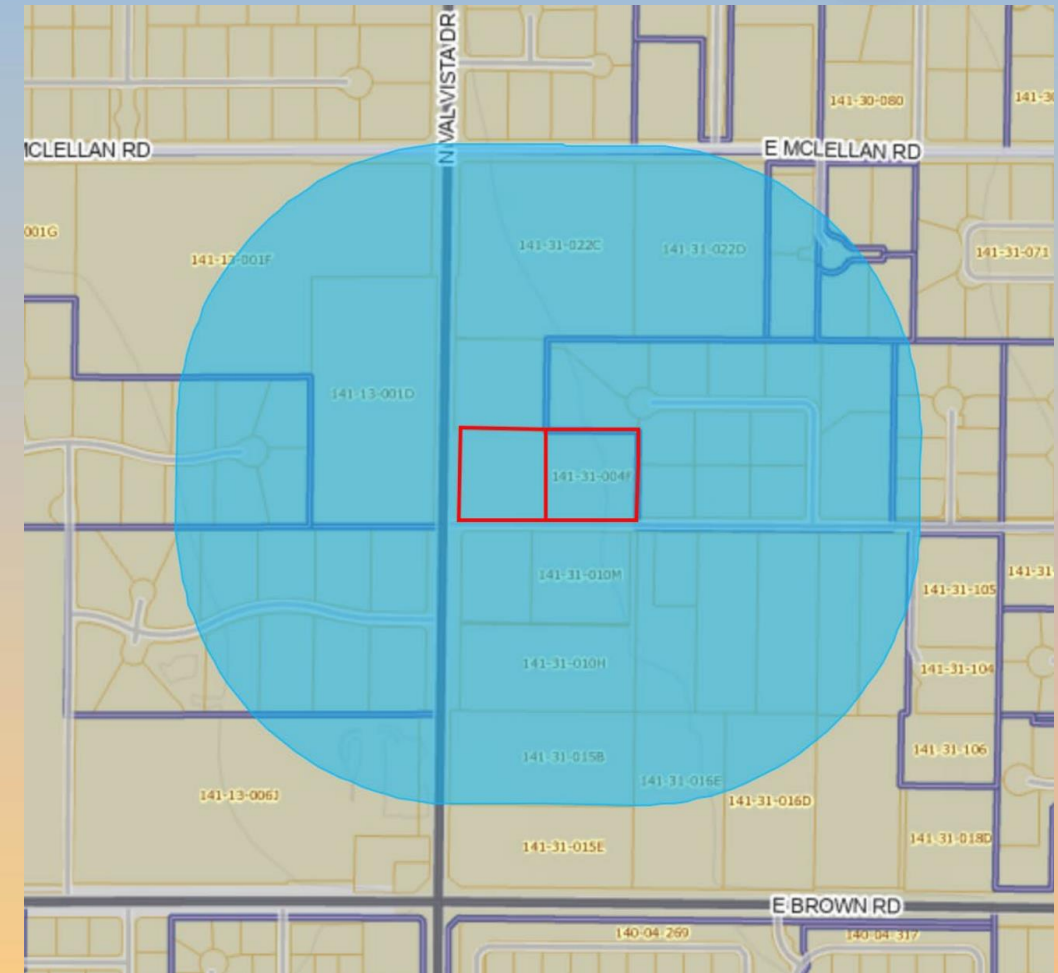
- 4.7± acres
- Primary access from Val Vista Drive
- Secondary access from Val Vista Drive and Huber Street
- Retains two rows of citrus along Val Vista Drive, one row of citrus along Huber Street and north and east property line and more than five citrus trees with the front yard





Citizen Participation

- Notified property owners within 1,000 feet, HOAs and registered neighborhoods
- Neighborhood meeting held June 16, 2022





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Citrus Sub-Area Plan



Planning and Zoning Board



Planning & Zoning Board



ZON22-00546



Request

- Modification to the Bonus Intensity Zone (BIZ)
- Site Plan Modification





Location

- North of the Red Mountain 202 Freeway
- South of Thomas and Virginia Roads
- West of Recker Road





General Plan

Mixed Use Activity District

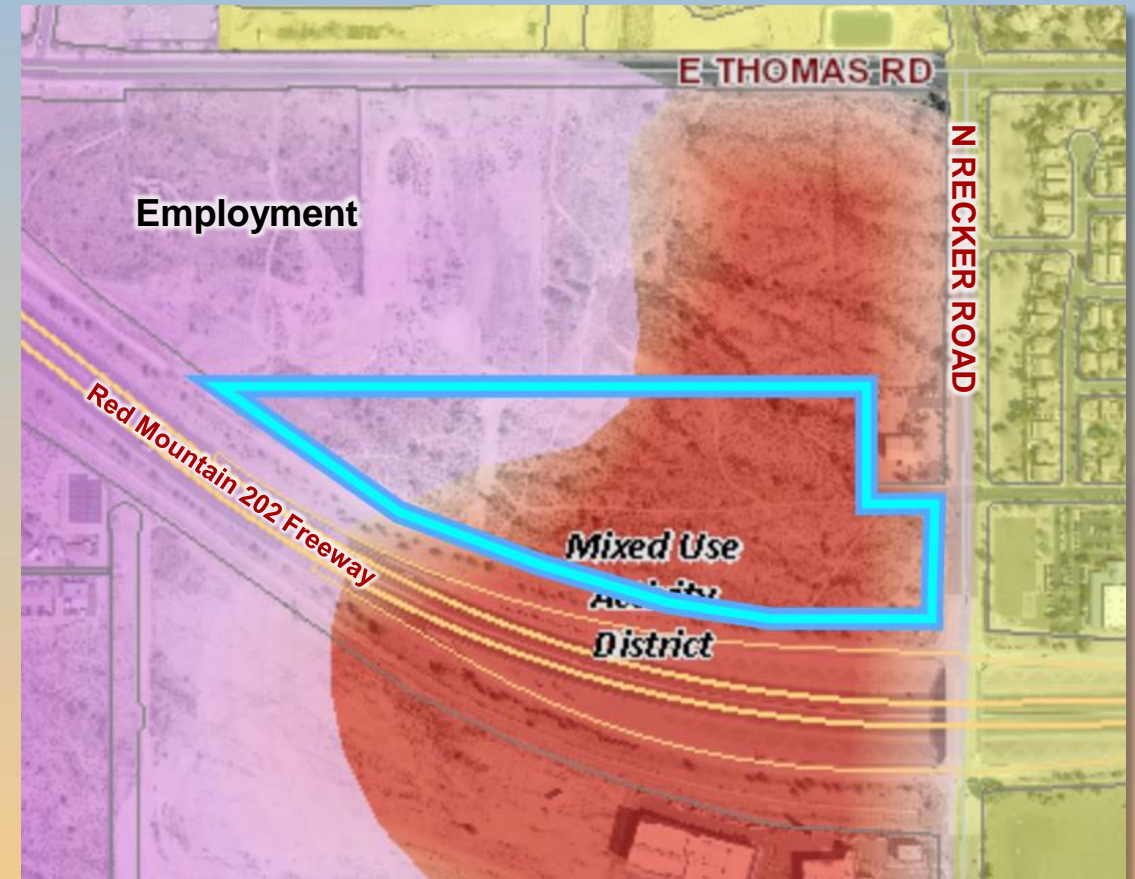
- Regional activity areas
- Strong and viable centers of commercial activity

Employment

- Wide range of employment opportunities
- High quality settings

Falcon Field Sub-Area

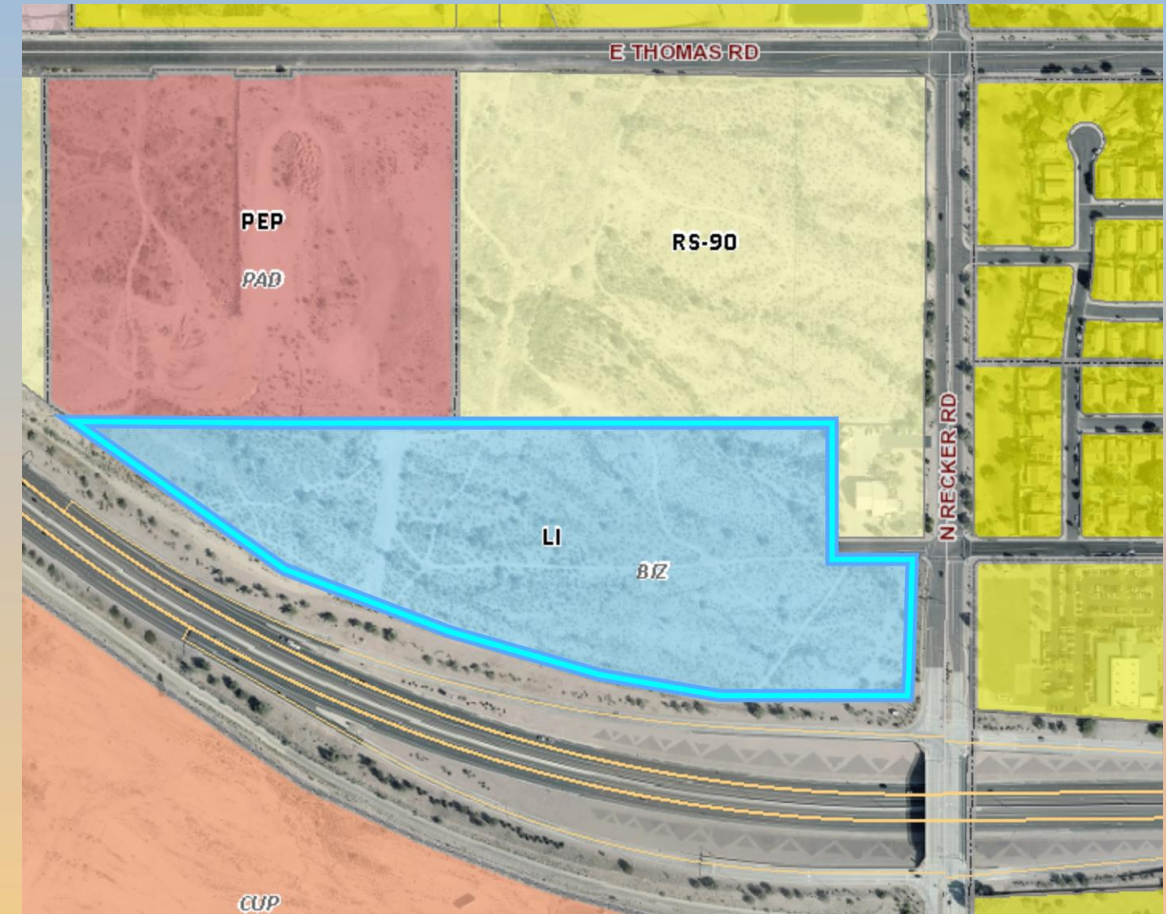
- Contribute to the variety of commercial uses
- Provide support for future employment uses.





Zoning

- Light Industrial with a Bonus Intensity Zone Overlay (LI-BIZ)
- Permitted in the LI-BIZ District





Site Photos



Looking south from East Virginia Street

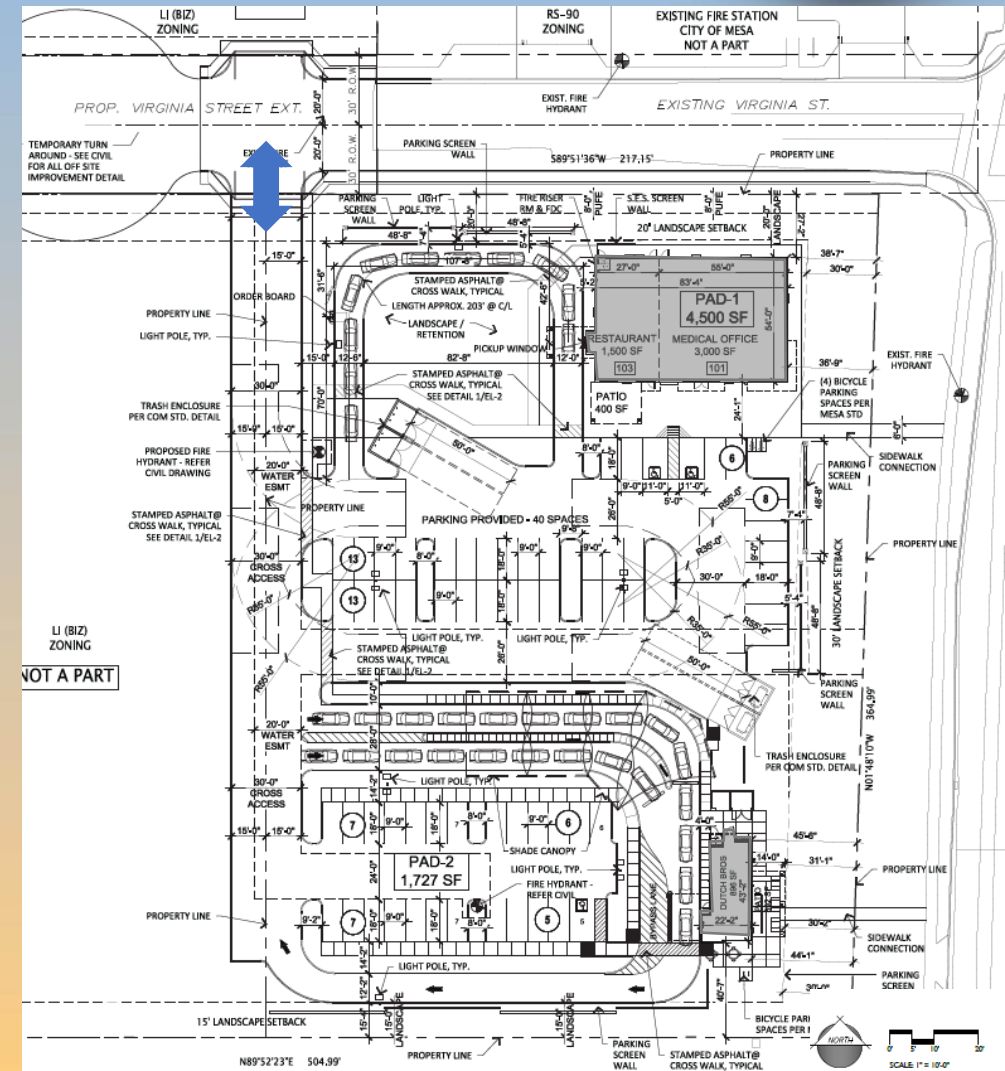


Looking west from North Recker Road



Site Plan

- PAD 1 = 4,500 sq. ft. Multi-Tenant Building
- PAD 2 = 896 sq. ft. Limited Service Restaurant with drive-thru facilities
- Vehicle access from East Virginia Street
- Parking spaces provided on site





Landscape Plan

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
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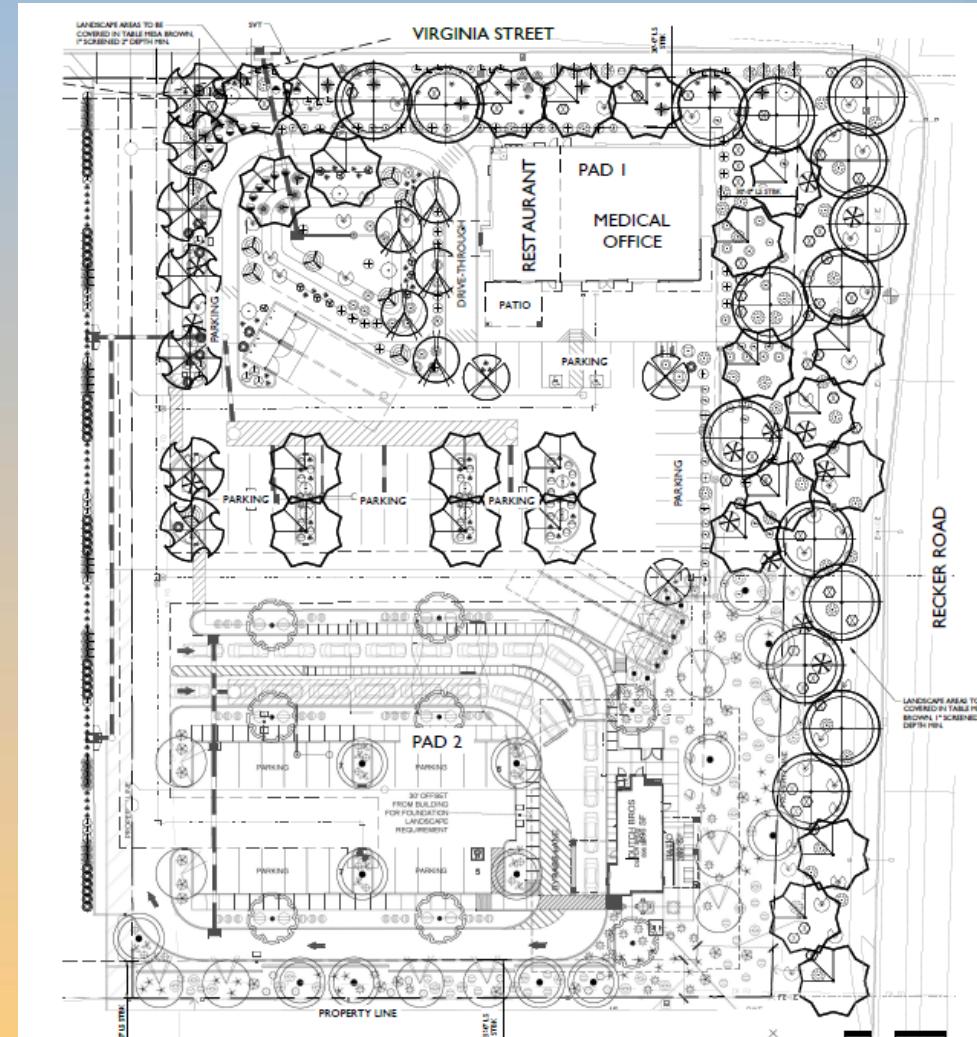
TREES				
	<i>Acacia senaria</i>	Hedge	36" Box	3
	<i>Camellia sasanqua</i>	Camellia 'Sasanqua'	36" Box	5
	<i>Citrus aurantium</i>	Citrus	36" Box	7
	<i>Ficus hybrid 'Poinsettia'</i>	Thornless Hedges	36" Box	24
	<i>Ulmus parvifolia</i>	Chinese Elm	36" Box	13

SHRUBS/ACCENTS				
	<i>Agave americana</i>	Century Plant	5 Gal	4
	<i>Aloe barbadensis</i>	Blue Grass	5 Gal	4
	<i>Bougainvillea laevis</i>	La Jolla Bougainvillea	5 Gal	29
	<i>Calliandra eriophylla</i>	Pink Fairy Duster	5 Gal	31
	<i>Goussypium leucostachya</i>	San Marcos Hibiscus	5 Gal	31
	<i>Hebe x exoniifolia</i>	Glenn Hebe	5 Gal	45
	<i>Hebe x exoniifolia 'Red Tipped'</i>	Red Tipped Hebe	5 Gal	38
	<i>Leucophyllum frutescens 'No Brainer'</i>	No Brainer Sage	5 Gal	30
	<i>Leucophyllum frutescens 'Cinnamon'</i>	Cinnamon Sage	5 Gal	9
	<i>Muhlenbergia bihelmsii 'Autumn Glow'</i>	'Autumn Glow' Holly	5 Gal	40
	<i>Muhlenbergia rigida</i>	Deer Grass	5 Gal	43
	<i>Muhlenbergia rigida 'Violet'</i>	Purple Holly	5 Gal	5
	<i>Paeonia officinalis</i>	Lady's Slipper	5 Gal	10
	<i>Paeonia officinalis 'Whisper's Dwarf'</i>	Dwarf Pink Orange	5 Gal	22
	<i>Ruscus aculeatus</i>	Desert Ruscus	5 Gal	3
	<i>Rosella apiculata</i>	Coral Fountain	5 Gal	4
	<i>Senecio wrightii</i>	Feather Cocks	5 Gal	5
	<i>Scaevola taccada 'Vista'</i>	Compact Jolite	5 Gal	38
	<i>Tecoma x 'Orange Jubilee'</i>	Orange Jubilee	5 Gal	13
	<i>Tecoma x 'Gold Star'</i>	Yellow Bell	5 Gal	8
	<i>Yucca puberula</i>	Pale Leaf Yucca	5 Gal	83

GROUND COVERS				
	<i>Cordyline allamanda</i>	Bath Planting Glory	1 Gal	41
	<i>Eriophyllum lanatum 'Outback Sunset'</i>	'Outback Sunset'	1 Gal	12
	<i>Lantana x 'Dallas Red'</i>	Dallas Red Lantana	1 Gal	18
	<i>Lantana montealemana</i>	Trailing Purple Lantana	1 Gal	14
	<i>Lantana x 'New Gold'</i>	New Gold Lantana	1 Gal	22

MATERIALS

	Decomposed Granite	1" Screened 2" Depth, Min.	35,143 SF
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Elevations – PAD 1

FINISH PERCENTAGES

STUCCO	- 49%
BRICK VENEER	- 15%
TILE	- 26%
GLAZING	- 10%



FINISH PERCENTAGES

STUCCO	- 39%
BRICK VENEER	- 23%
TILE	- 15%
GLAZING	- 23%



FINISH PERCENTAGES

STUCCO	- 45%
BRICK VENEER	- 35%
TILE	- 18%
GLAZING	- 2%



FINISH PERCENTAGES

STUCCO	- 48%
BRICK VENEER	- 30%
TILE	- 22%
GLAZING	- 0%



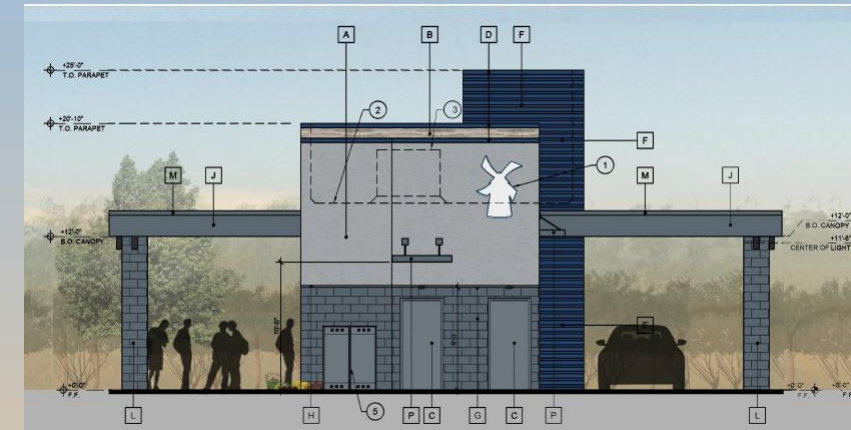


Elevations – PAD 2

East Elevation



South Elevation



STUCCO	22%
BARNWOOD	39.5%
HOLLOW METAL DOOR	2%
BLUE METAL PARAPET CAP	2%
STOREFRONT SYSTEM	6%
BLUE HORIZONTAL RIBBED METAL	7%
BLOCK VENEER	16%
DARK GRAY METAL	5.5%

West Elevation



North Elevation



STUCCO	8%
BARNWOOD	25.5%
BLUE METAL PARAPET CAP	1%
STOREFRONT SYSTEM	9%
BLUE HORIZONTAL RIBBED METAL	38.5%
BLOCK VENEER	7%
DARK GRAY METAL	11%

STUCCO	19.5%
BARNWOOD	31.5%
BLUE METAL PARAPET CAP	1.5%
STOREFRONT SYSTEM	4.5%
BLUE HORIZONTAL RIBBED METAL	23%
BLOCK VENEER	15.5%
DARK GRAY METAL	4.5%

STUCCO	41.5%
BARNWOOD	2.5%
BLUE METAL PARAPET CAP	2.5%
HOLLOW METAL DOOR	8%
BLUE HORIZONTAL RIBBED METAL	17%
BLOCK VENEER	17%
DARK GRAY METAL	11.5%

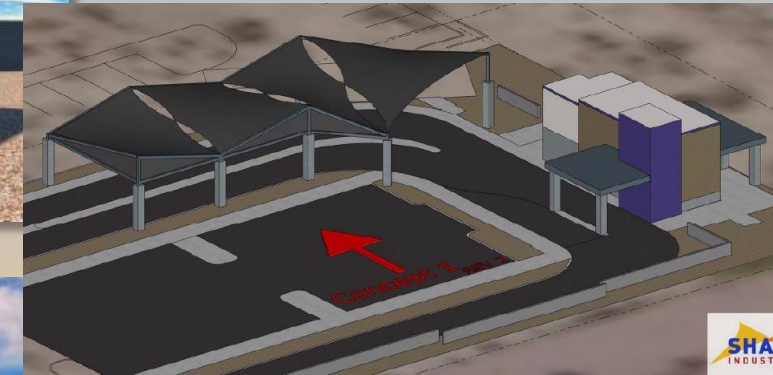


Renderings – PAD 1





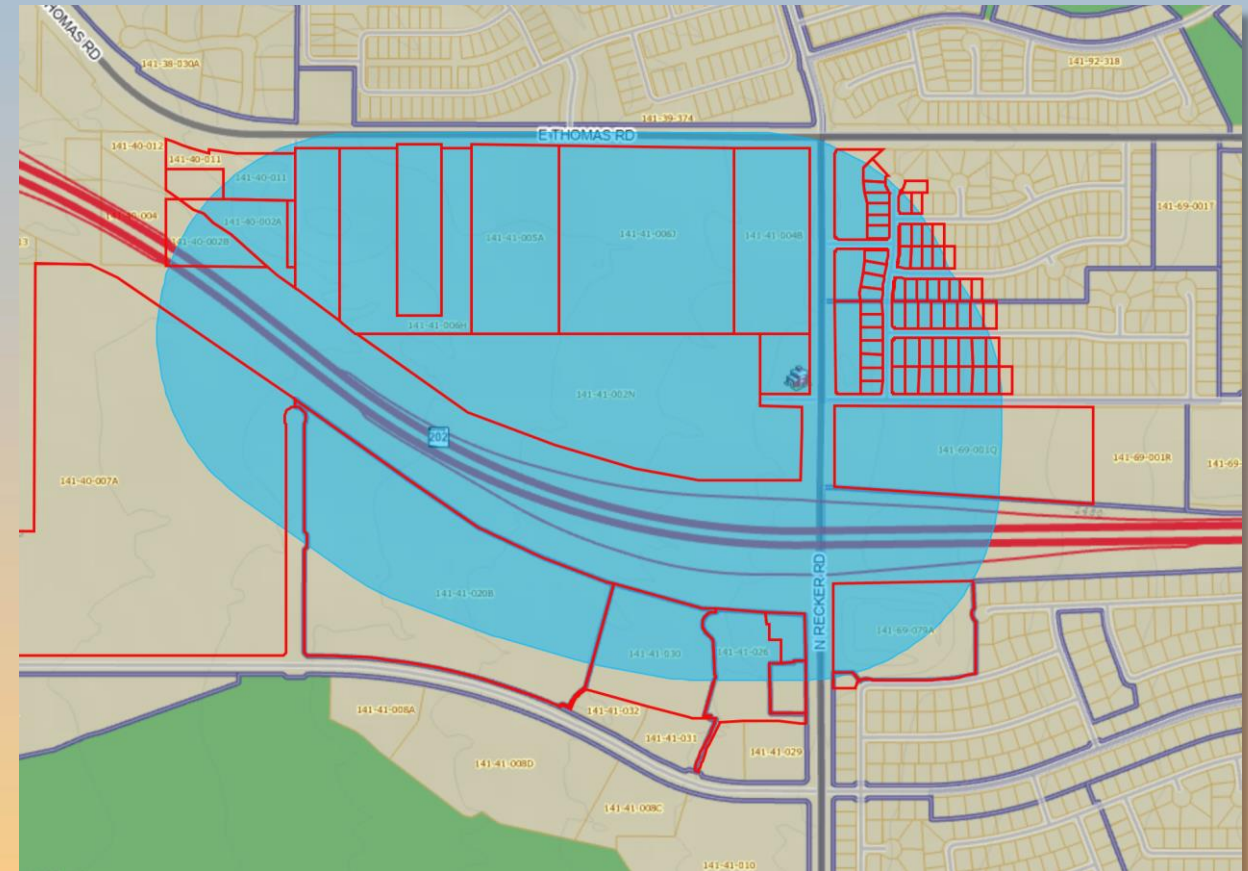
Renderings – PAD 2





Citizen Participation

- Notified property owners within 1,000 feet, HOAs and registered neighborhoods
- Virtual neighborhood meeting held September 1, 2022





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



Planning and Zoning Board



Planning & Zoning Board

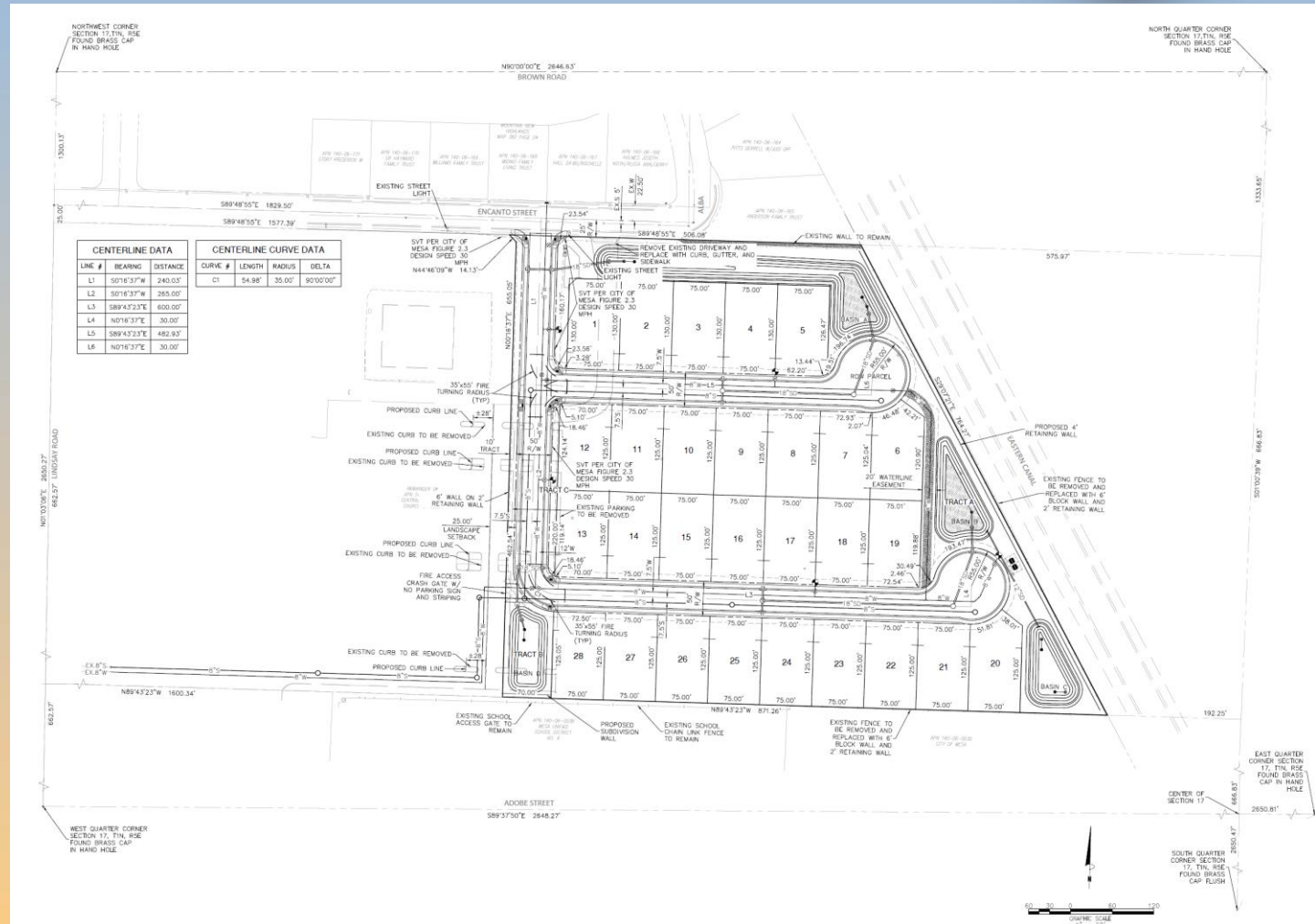


ZON22-00495



Request

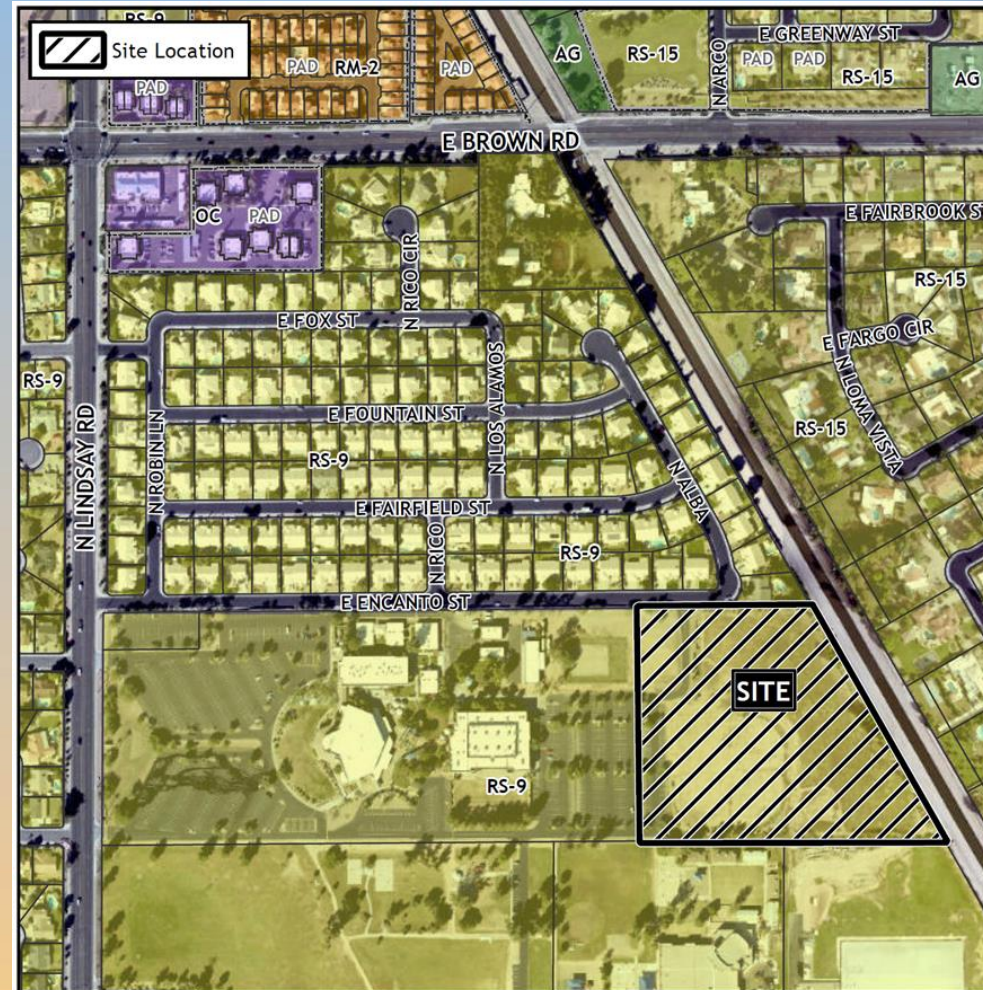
- Preliminary Plat for a 28-lot single residence subdivision





Location

- East of Lindsay Road
- South of Brown Road





General Plan

Specialty

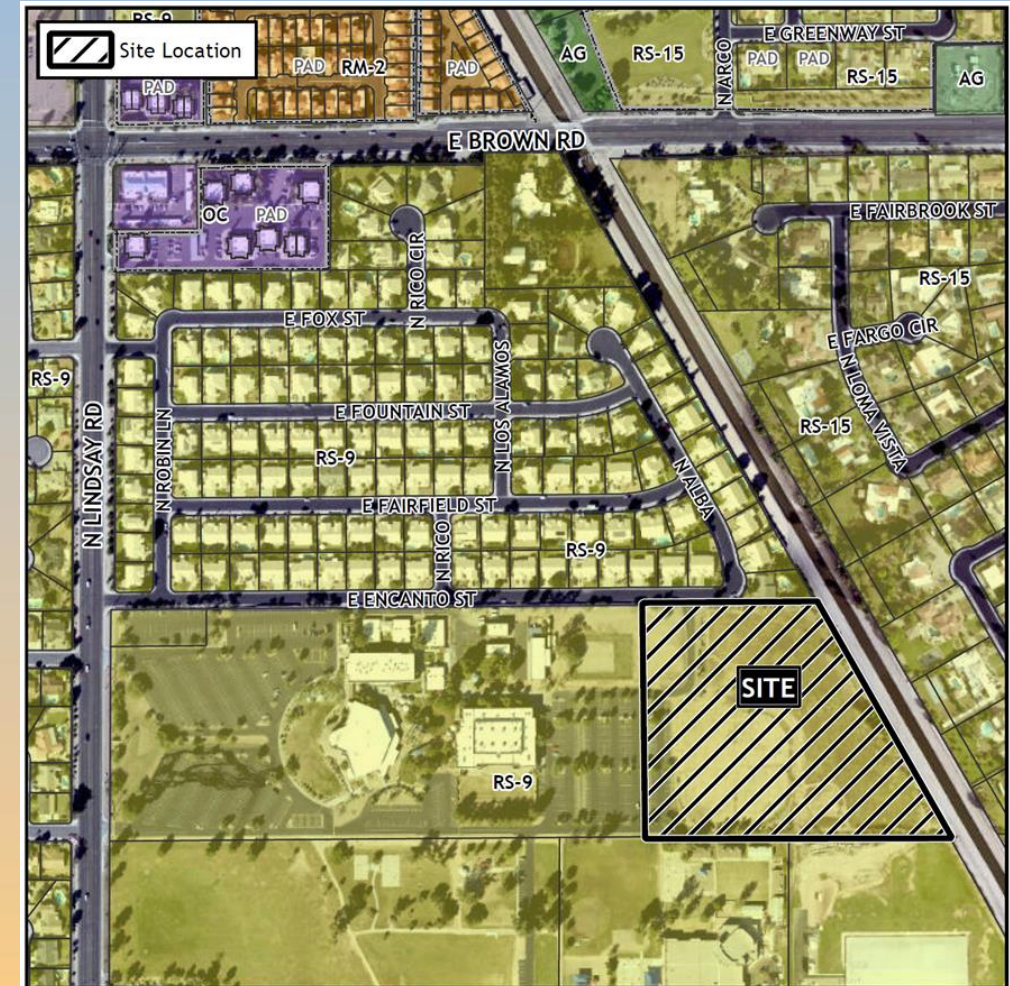
- Large areas (over 20 acres) with a single use such as an educational facility
- MZO establishes permitted land uses





Zoning

- Single Residence-9 (RS-9)
- Single residence uses permitted by right





Site Photos



Looking southeast from Encanto Street

[illegible]



Findings

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

Staff recommends Approval with Conditions



Planning & Zoning Board