

# Planning and Zoning Board



## *Study Session Minutes*

**Mesa City Council Chambers – Lower Level, 57 East 1<sup>st</sup> Street**  
**Date: January 25, Time: 3:30 p.m.**

### **MEMBERS PRESENT:**

Shelly Allen\*  
Jessica Sarkissian  
Troy Peterson  
Jeff Pitcher  
Genessee Montes

### **MEMBERS ABSENT:**

Jeff Crockett  
Benjamin Ayers

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

### **STAFF PRESENT:**

Mary Kopaskie- Brown  
Rachel Nettles  
Michelle Dahlke  
Jennifer Merrill  
Samantha Brannagan  
Sarah Steadman  
Pamela Williams  
Cassidy Welch

### **OTHERS PRESENT:**

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

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

#### **2 Review items on the agenda for the January 25, 2023, regular Planning and Zoning Board Hearing.**

Staff Planner Jennifer Merrill presented case ZON22-01219. See attached presentation.

There were no questions from the Board.

Staff Planner Samantha Brannagan presented case ZON22-01024 and the associated preliminary plat. See attached presentation.

Boardmember Peterson stated that he liked the creative alignment of the street knuckles at the corner and asked if the Solid Waste Department has reviewed the case.

Staff Planner Samantha Brannagan confirmed that the Solid Waste Department has reviewed the case.

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

Assistant Planning Director, Rachel Nettles stated that the Planning Division would continue to meet with citizens about the proposed drive-thru amendments. There have been a couple focus groups in the past weeks, and there is an upcoming public meeting that will be held both virtually, and in person. That meeting will be on January 30, at 5:30 at the City Plaza building (20 East Main Street) in room 170. The Zoom link is on the Planning and Zoning website for anyone who wants to join virtually.

### **4 Adjournment.**

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

The study sessions was adjourned.

Vote: 5-0 (Chair Crockett and Vice Chair Ayers, absent)

Upon tabulation of vote, it showed:

AYES – Sarkissian, Allen, Pitcher, Peterson, Montes

NAYS – None

Respectfully submitted,

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Rachel Nettles, AICP  
Assistant Planning Director

\* \* \* \* \*

**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)**



# Planning and Zoning Board



# ZON22-01219

Jennifer Merrill, Senior Planner

January 25, 2023





# Request

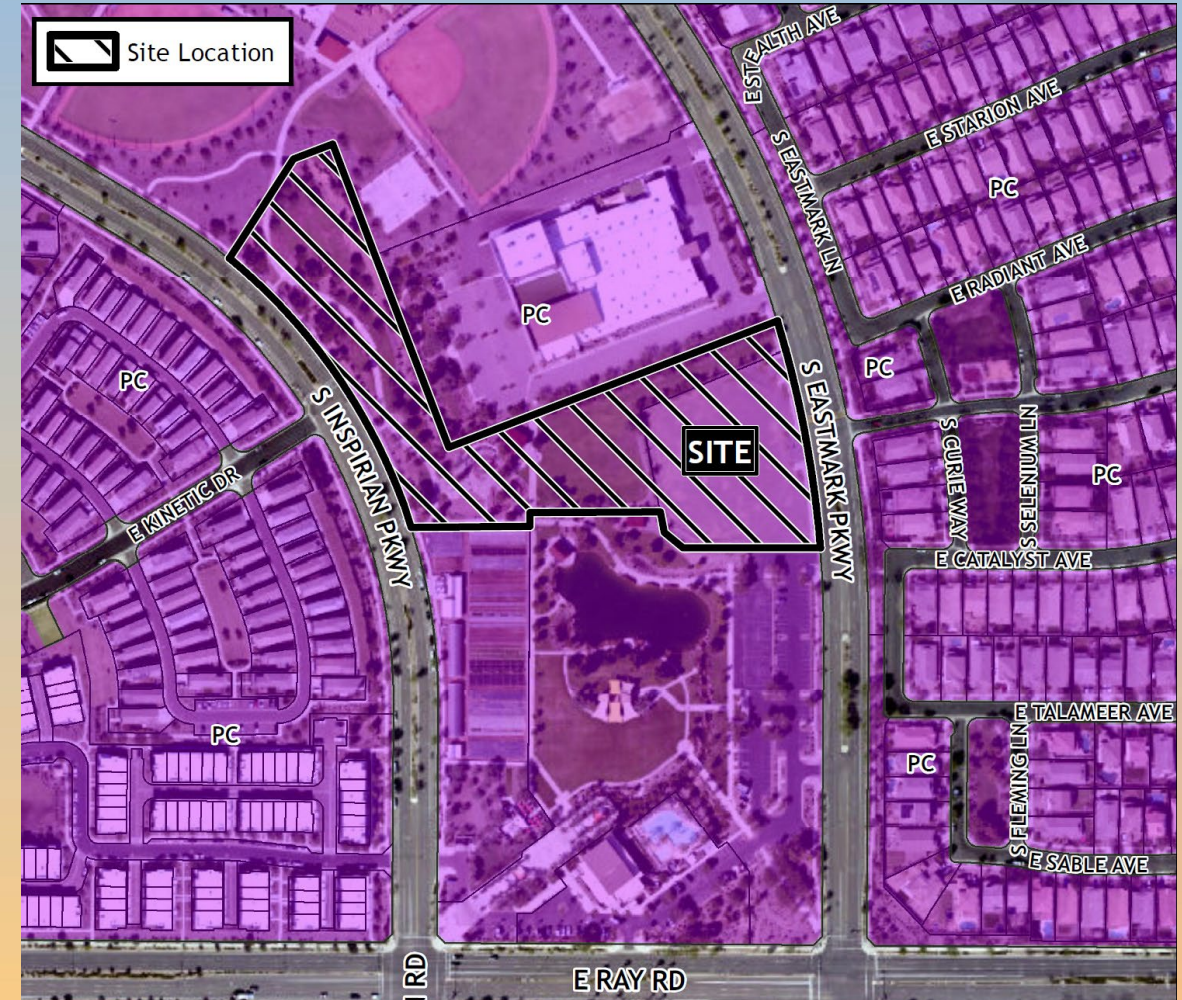
- Site Plan Review
- To allow a public library







- North of Ray Road
- East of Crismon Road
- West side of Eastmark Pkwy
- Within the Great Park

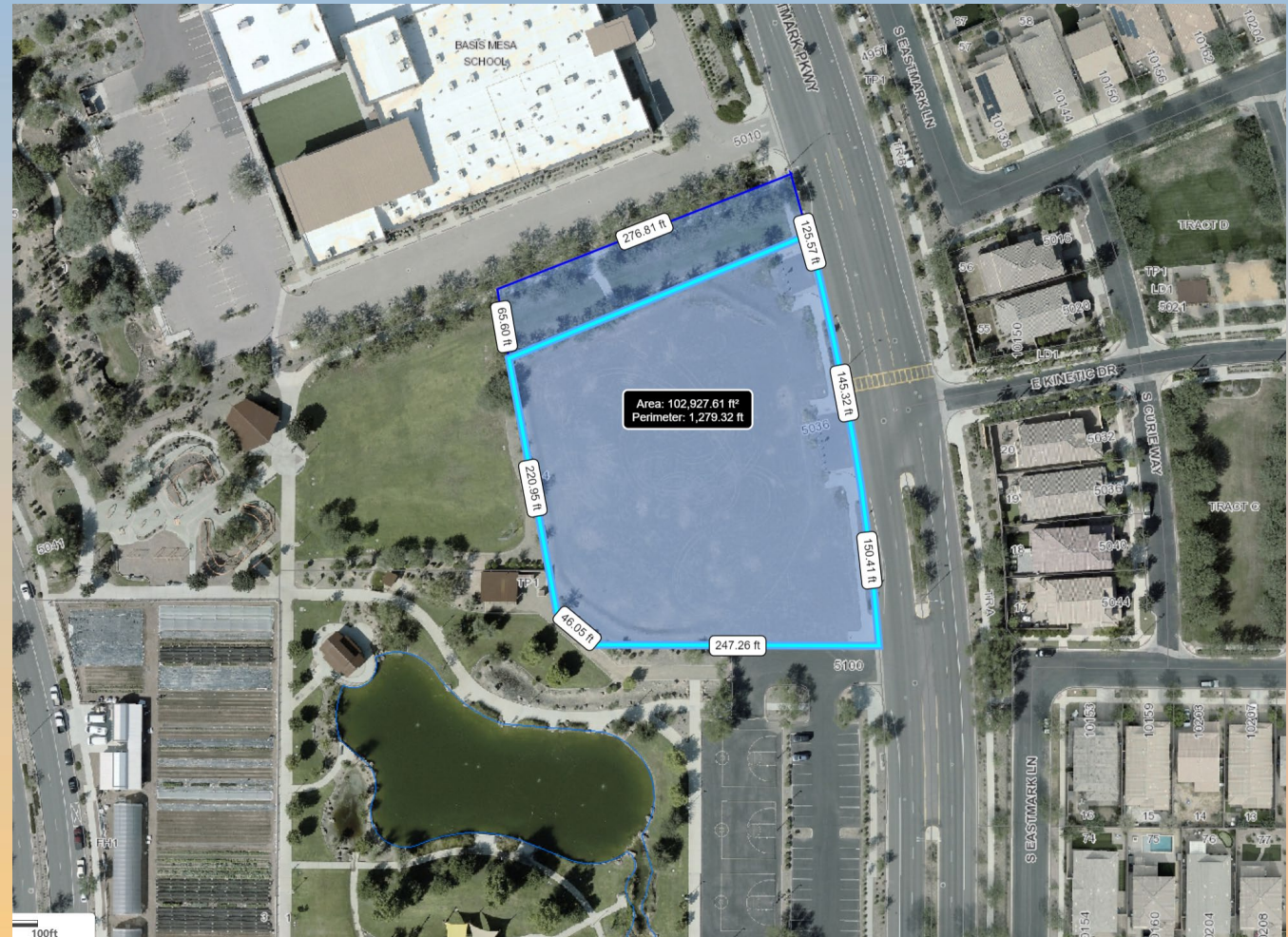






# Location

- North of Ray Road
- East of Crismon Road
- West side of Eastmark Pkwy
- Within the Great Park







# General Plan

## Mixed Use Community

- Mixture of uses that create a complete and identifiable community

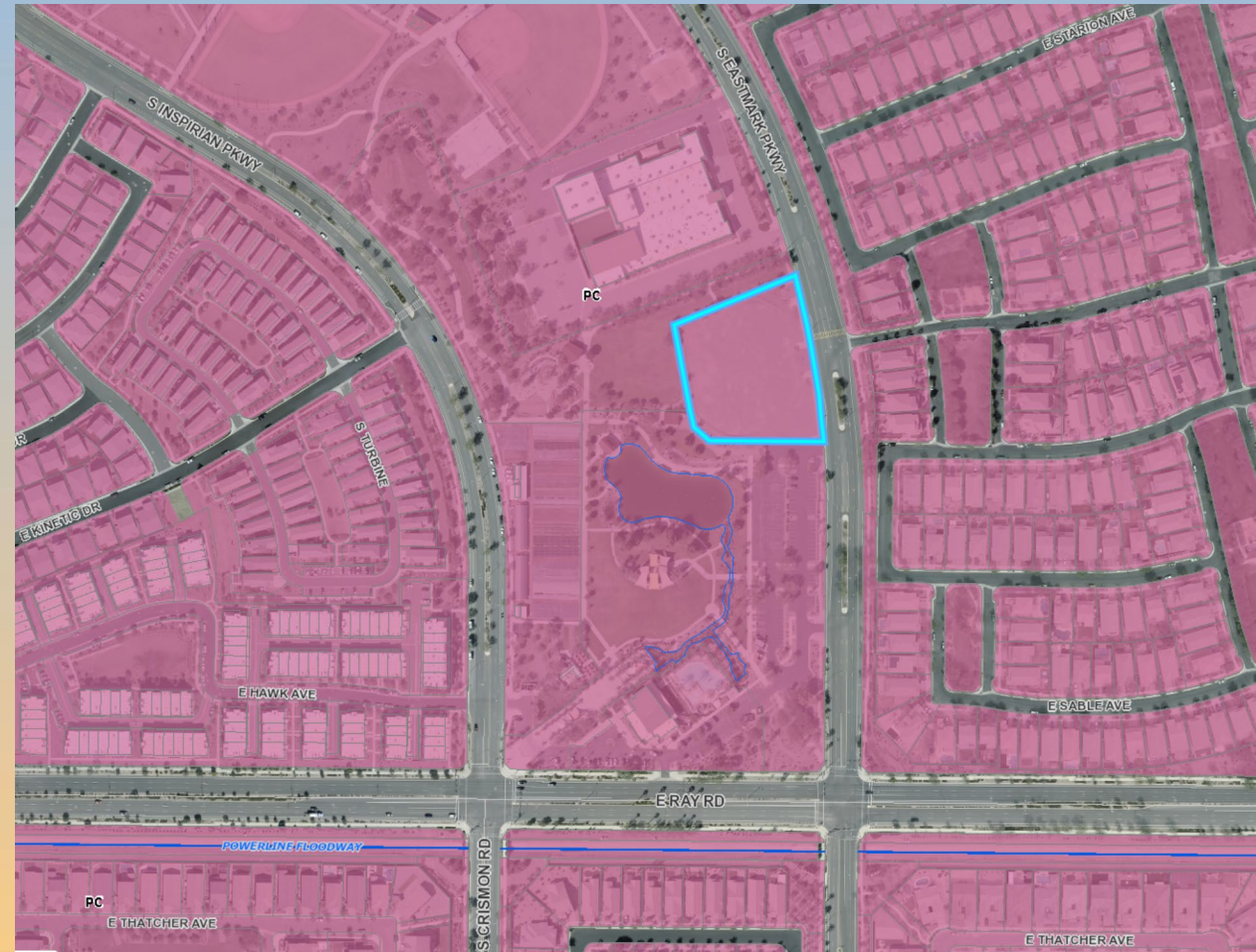






# Zoning

- Planned Community (PC)
- Development Unit 7 in Eastmark
- Civic Space Land Use Group







# Site Photos



Looking southwest from Eastmark Parkway





# Site Photos



Looking northwest from Eastmark Parkway





# Site Plan

- 28,250 sf building
- 3 main entrances
- Patios
- Employee parking lot
- Public parking plaza







# Site Plan

- Employee parking lot

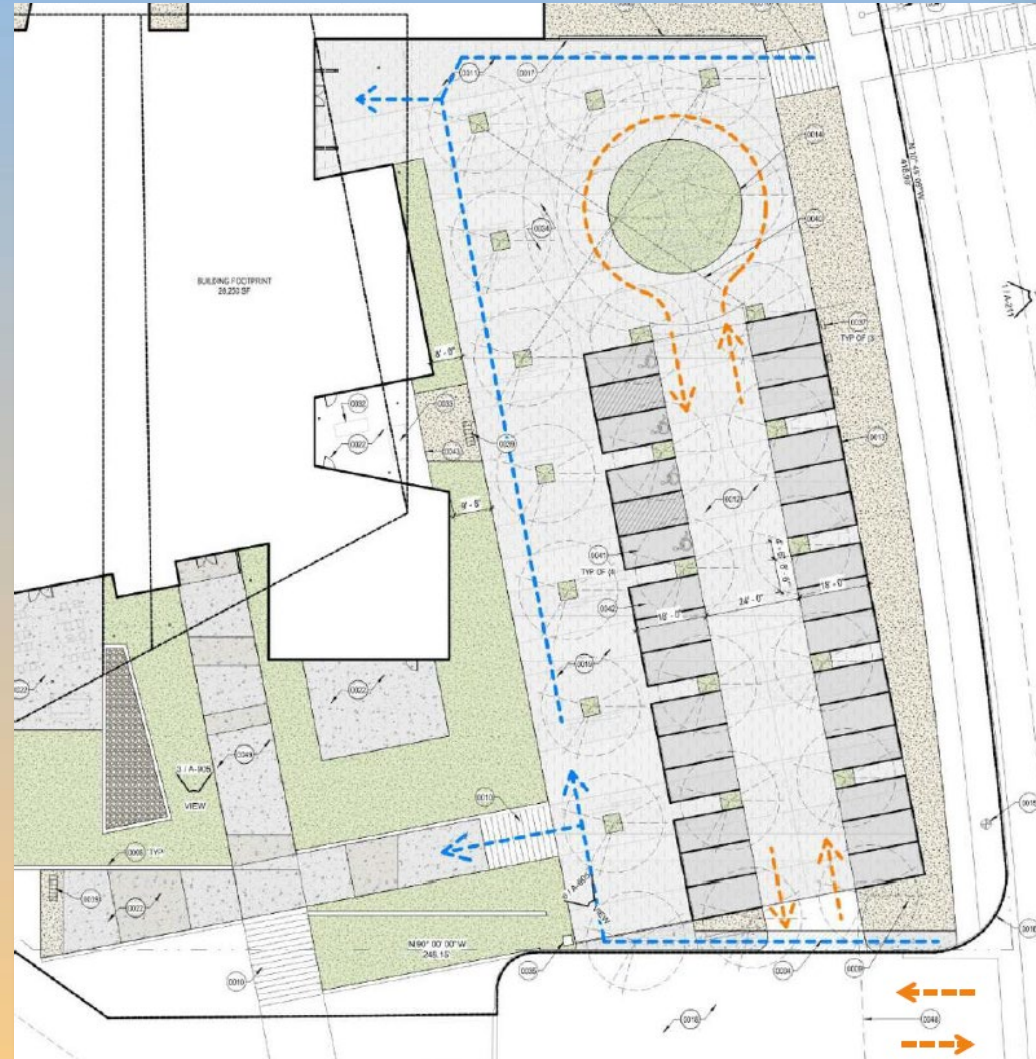






# Site Plan

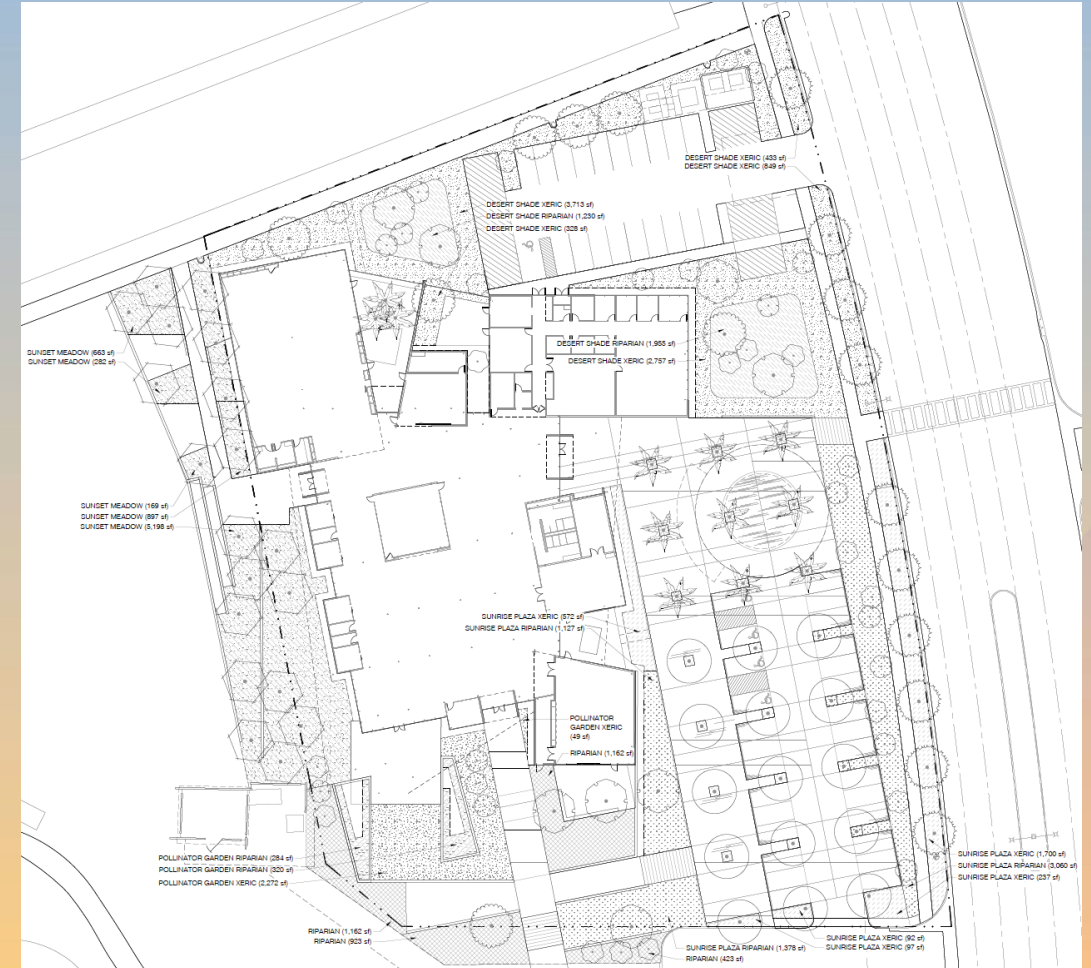
- Parking plaza
- Reduced parking ratio requested (Sec. 14.3.F of the Eastmark CP)







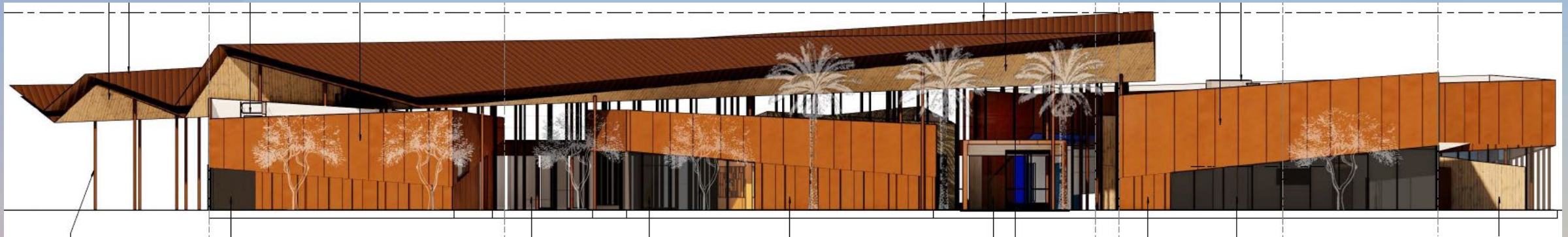
# Landscape Plan



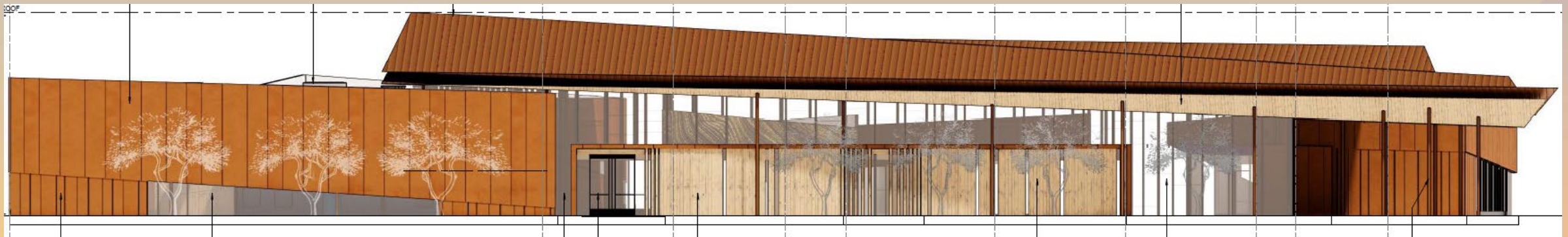




# Elevations



EAST - OVERALL

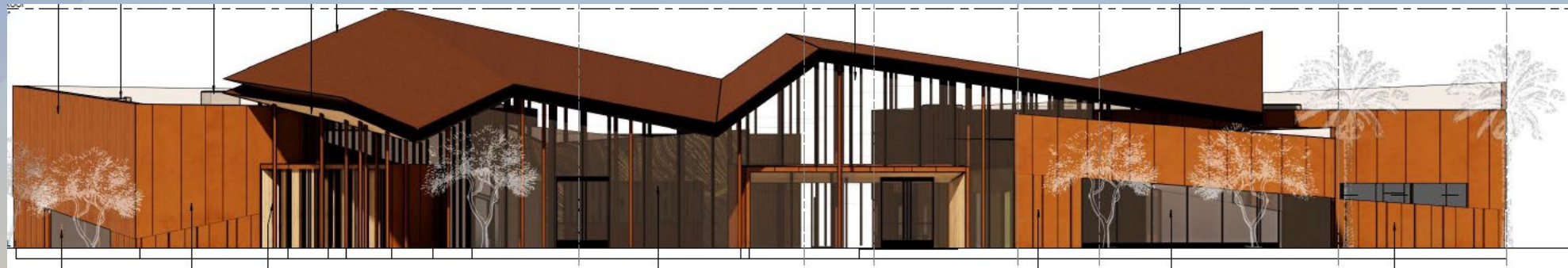


WEST - OVERALL

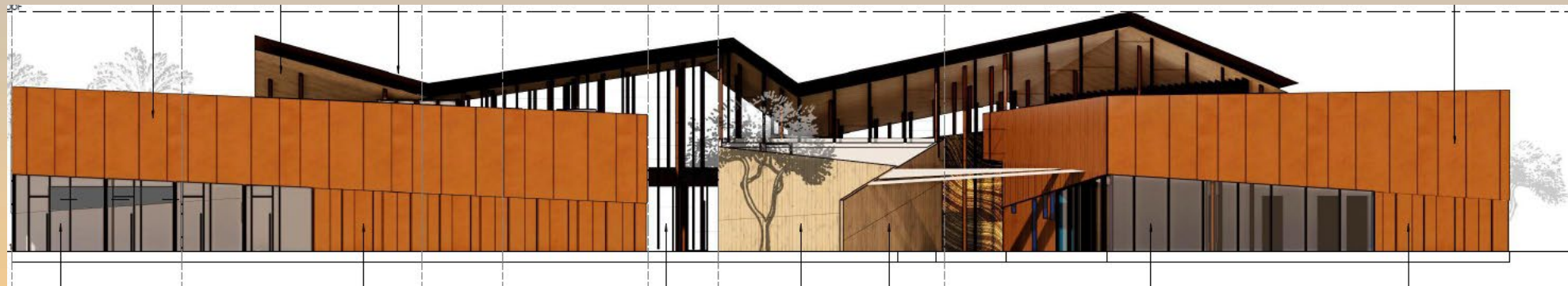




# Elevations



SOUTH - OVERALL



NORTH - OVERALL





# Perspective from East







# Perspective from South







# Perspective from West







# Perspective from North







# Citizen Participation

- Notified property owners within 1,000'





# Findings

- ✓ Consistent with the Mesa 2040 General Plan
- ✓ Complies with Gateway Strategic Development Plan
- ✓ Complies with Development Unit Plan for DU7
- ✓ Meets review criteria for SPR from Section 6.1 of the Eastmark CP
- ✓ Meets requirements for reduced parking ratio per Section 14.3.F of the Eastmark CP

***Staff recommends Approval with Conditions***





# Planning and Zoning Board



# Planning & Zoning Board





# ZON22-01024



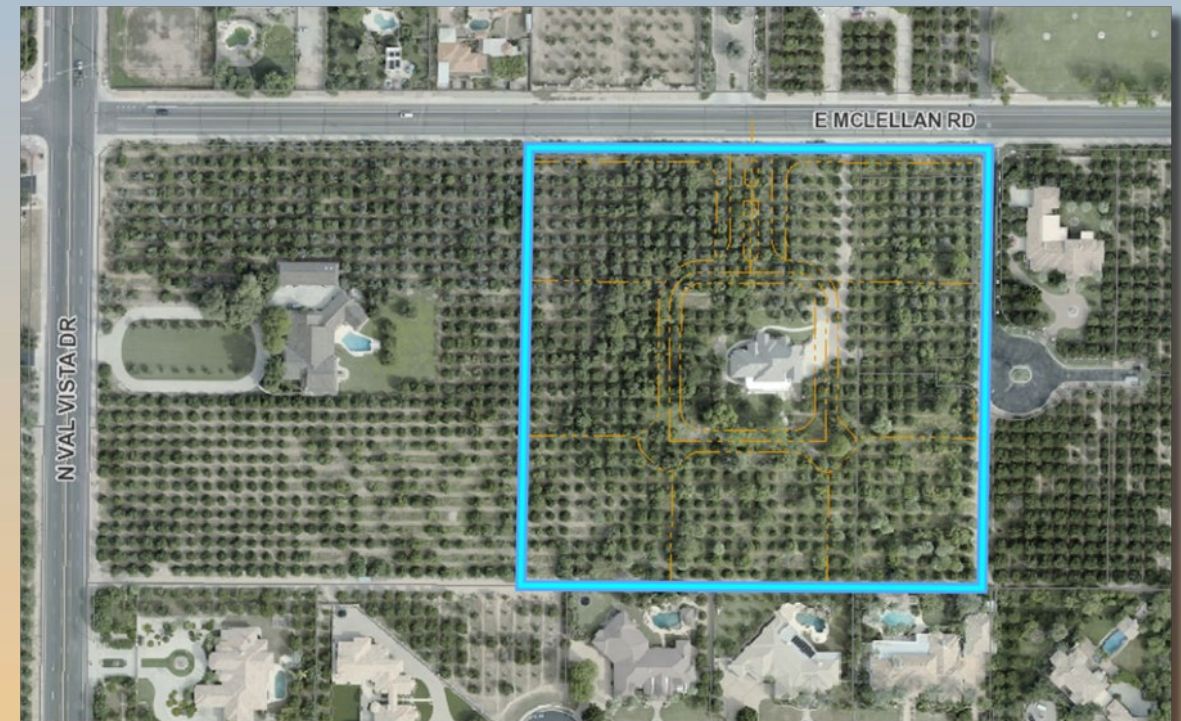
# Request





# Location

- South of East McLellan Road
- Southeast of East McLellan Road and North Val Vista Drive



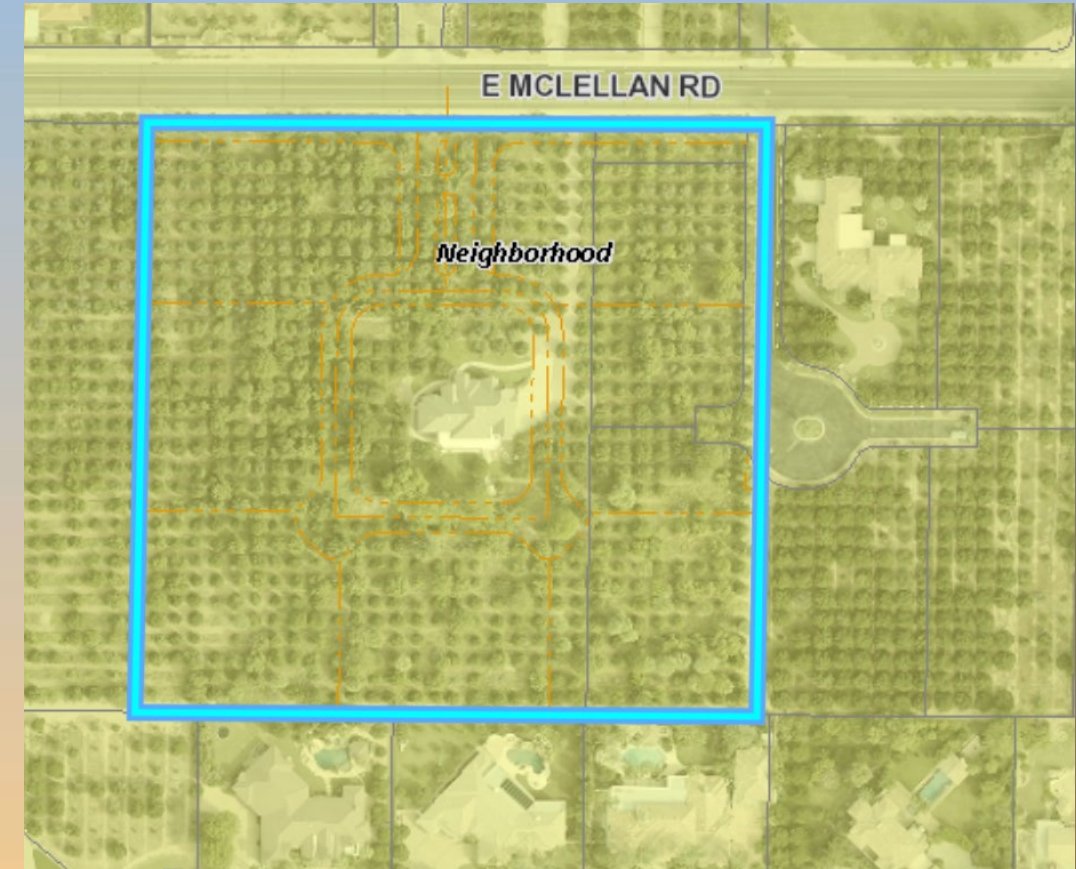




# General Plan

## Neighborhood

- Safe places to live and feel secure
- Enjoy surrounding community and associated non-residential uses







# Zoning

- Existing: Single-Residence-35 with a Planned Area Development Overlay (RS-35-PAD)
- Proposed: Single-Residence-35 with a Planned Area Development Overlay (RS-35-PAD)







# Site Photo

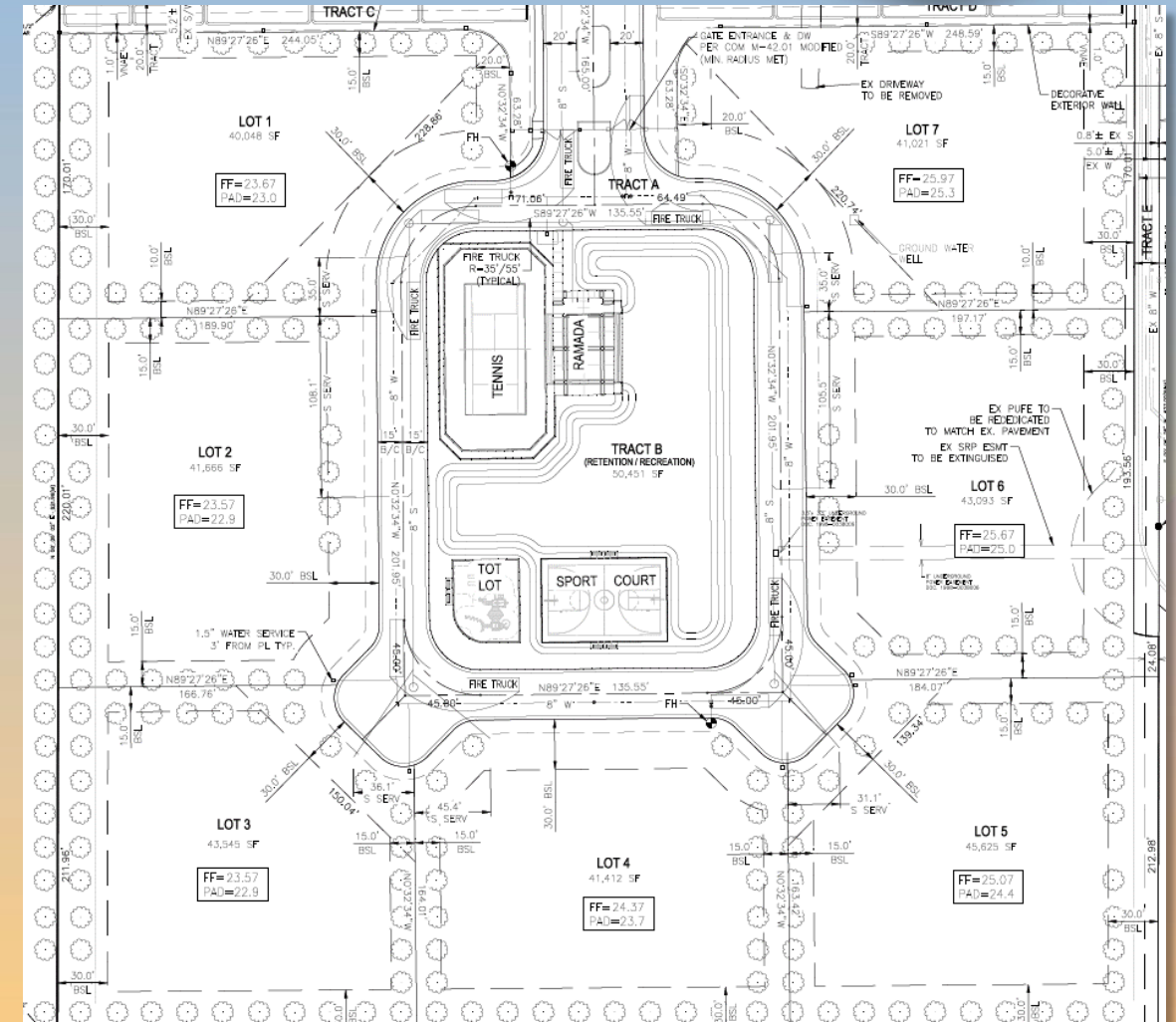


Looking southwest toward the site



# Site Plan

- 7 single-residence lots
- Gated community with vehicular and pedestrian access
- Access from McLellan Road via a new private road
- Citrus trees surrounding each lot
- Playground, tennis court, and ramada







# Planning Area Development Overlay

Development Standard	Required	Proposed
Minimum Fence Height in RS-35	6 feet	8 feet





\* Requesting private road of 32' in width









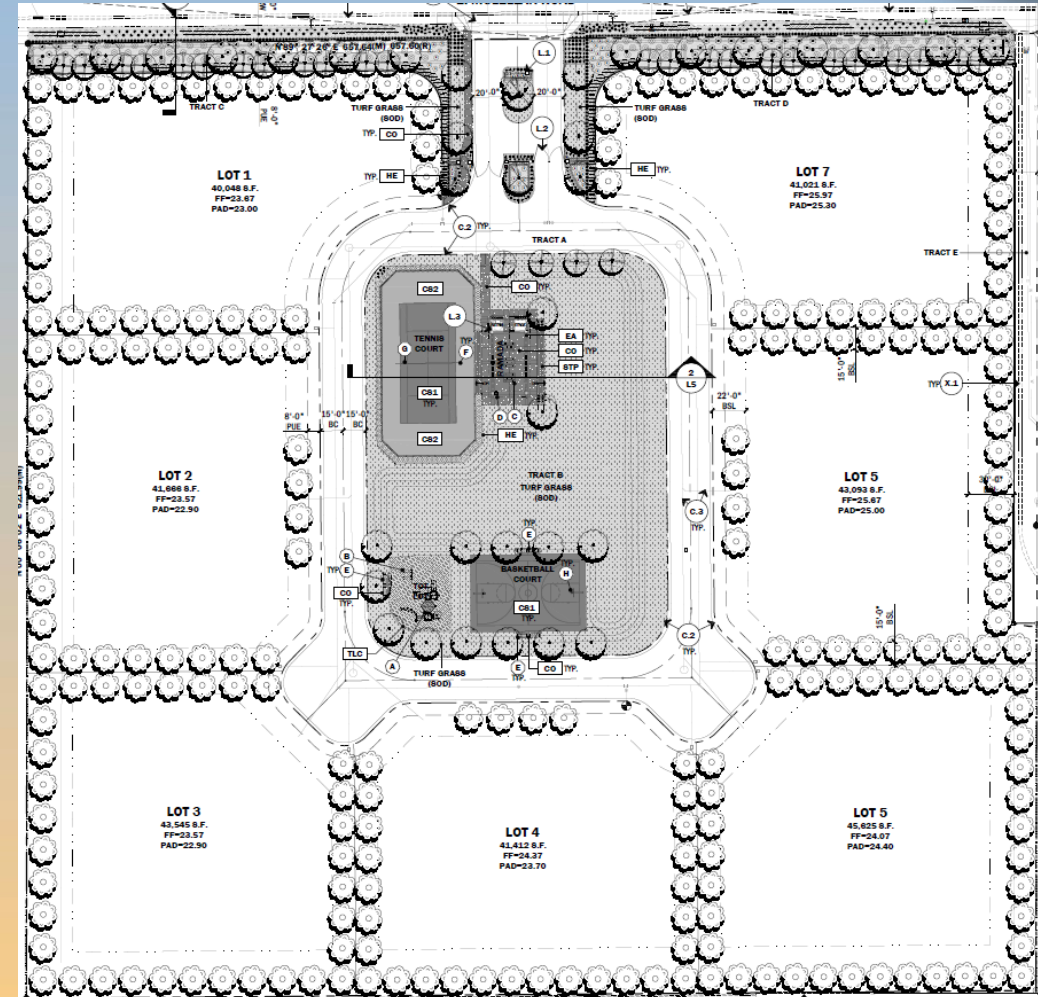


# Landscape Plan

## LANDSCAPE LEGEND

TREES	SIZE	QTY
 <b>ULMUS PARVIFLORA 'SIMPEVIRENS'</b> EVERGREEN ELM	48" BOX	34
 <b>PISTACHIA CHINENSIS 'RED PUSH'</b> RED PUSH PISTACHE	36" BOX	2
 <b>CITRUS SPECIOSA</b> NEW CITRUS TREE VARIETY TO BE DETERMINED	24" BOX	28
 <b>CITRUS SPECIOSA</b> EXISTING OR NEW CITRUS TREE	24" BOX	226

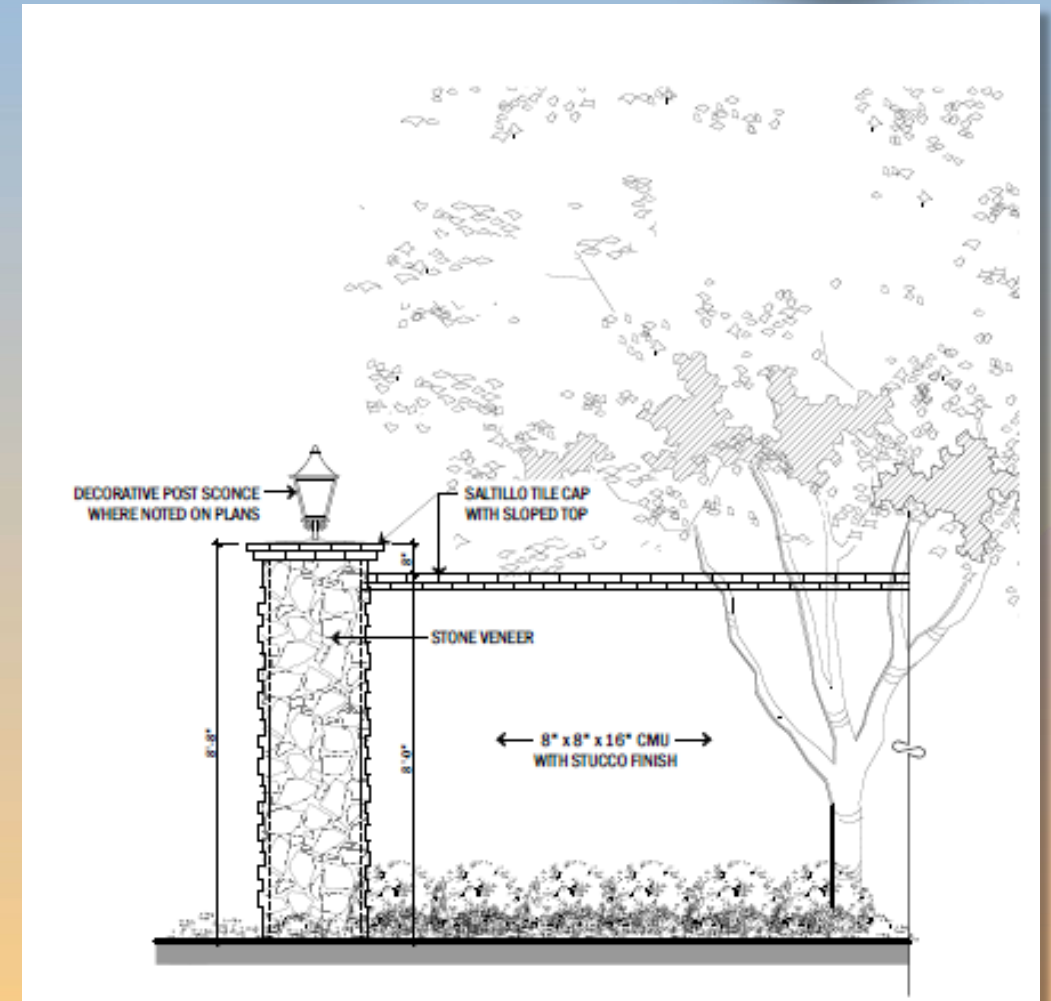
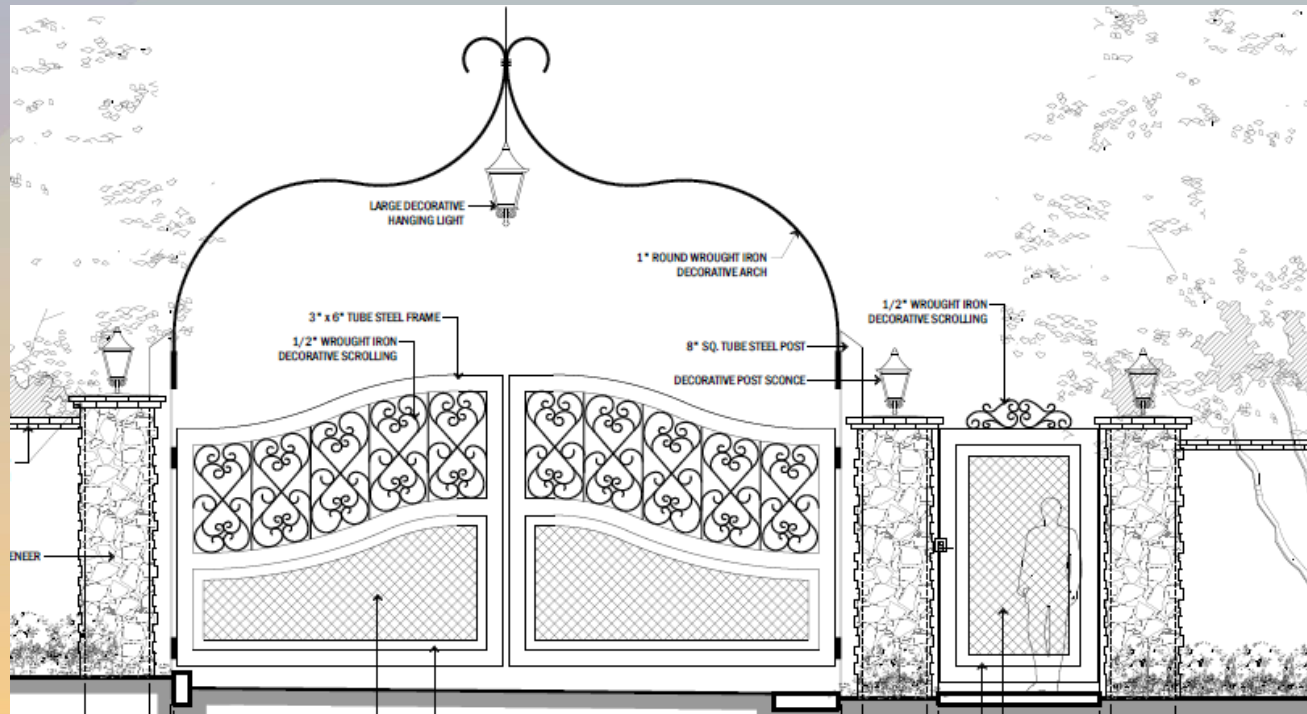
SHRUBS	SIZE	QTY
 <b>LIGUSTRUM JAPONICUM 'TEXANUM'</b> WAX LEAF PRIVET	5 GAL	80
 <b>CARRISA MACROCARPA</b> NATAL PLUM	5 GAL	193
 <b>NERIUM OLEANDER 'PETITE PINK'</b> PETITE PINK OLEANDER	5 GAL	79
 <b>MYRTUS COMMUNIS 'COMPACTA'</b> DWARF MYRTLE	5 GAL	377
 <b>BUXUS JAPONICA</b> JAPANESE BOXWOOD	5 GAL	93
 <b>ROSA SPECIOSA</b> WHITE ROSE	5 GAL	45







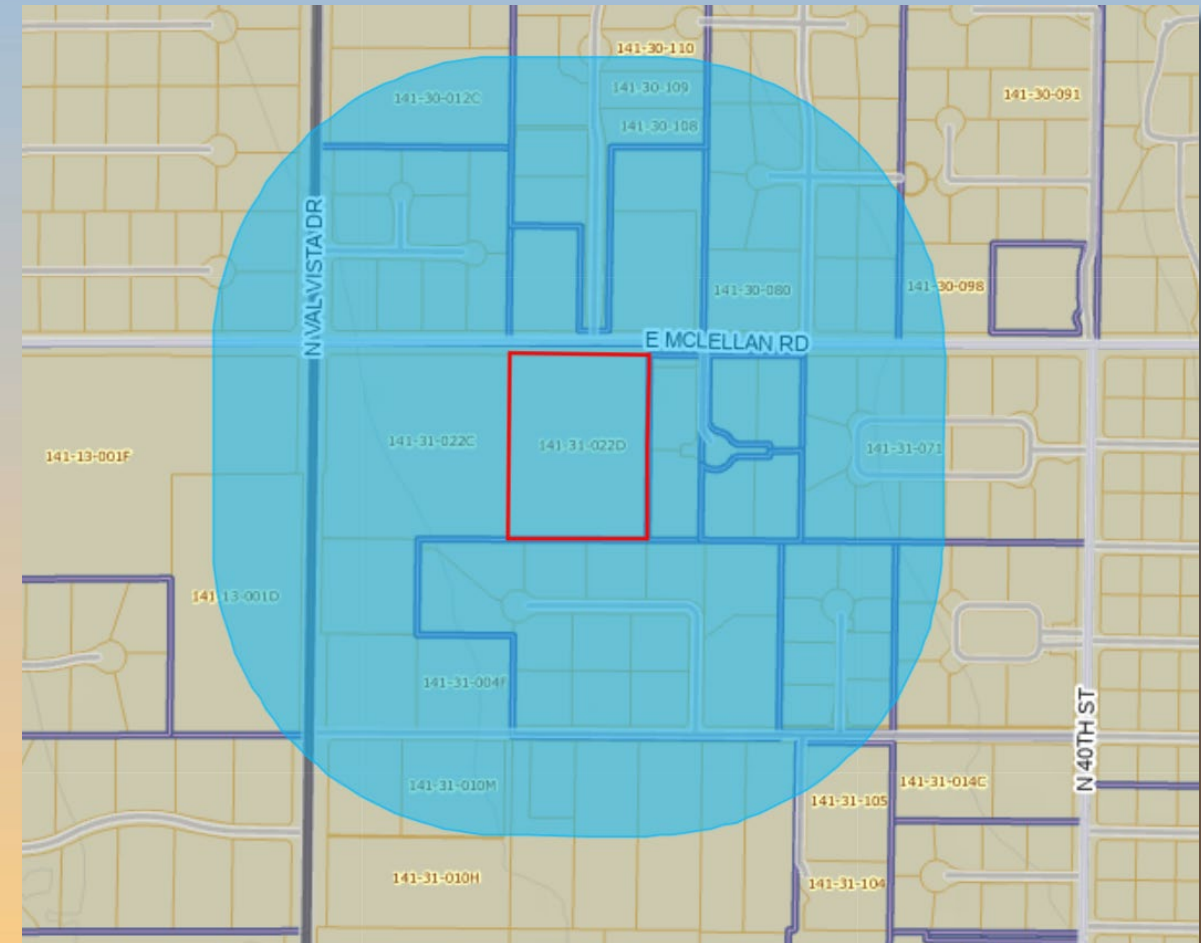
# Entry Elevations





# Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- Applicants received one (1) email from adjacent neighbor inquiring about future lot availability







# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Criteria in Section 11-22 for PAD
- ✓ Criteria in Section 9-6 for Preliminary Plat

***Staff recommends Approval with Conditions***



# Planning & Zoning Board