



COUNCIL MINUTES

June 3, 2024

The City Council of the City of Mesa met in a Study Session in the lower-level meeting room of the Council Chambers, 57 East 1st Street, on June 3, 2024, at 5:15 p.m.

COUNCIL PRESENT

Francisco Heredia
Jennifer Duff
Mark Freeman
Alicia Goforth*
Scott Somers
Julie Spilsbury

COUNCIL ABSENT

John Giles

OFFICERS PRESENT

Christopher Brady
Holly Moseley
Jim Smith

(*Participated in the meeting through the use of video conference equipment.)

Vice Mayor Heredia conducted a roll call.

Vice Mayor Heredia excused Mayor Giles from the entire meeting.

1. Review and discuss items on the agenda for the June 3, 2024, Regular Council and Special Council meeting.

All of the items on the agenda were reviewed among Council and staff and the following was noted:

Conflict of interest: None

Items removed from the consent agenda: None

In response to a request from Councilmember Somers for a briefing regarding Item 6-a, **(ZON22-00267 "Berge - Signal Butte and Williams Field" (District 6) Within the 10600 and 11000 blocks of East Williams Field Road (south side) and within the 6200 and 6300 blocks of South Signal Butte Road (both sides). Located south of Williams Field Road on both sides of Signal Butte Road (125± acres). Rezone from Agricultural (AG), Light Industrial with a Planned Area Development overlay (LI-PAD), General Commercial with a Planned Area Development overlay (GC-PAD), and General Industrial (GI) to General Commercial with a Planned Area Development overlay (GC-PAD) and Light Industrial with a Planned Area Development overlay (LI-PAD), and Council Use Permit (CUP). This request will allow for**

the future development of an auto mall, large commercial development, and a multiple residence development. Michael Schuerman, owner; Pew & Lake, applicant, on the Regular Council meeting agenda, Planning Director Mary Kopaskie-Brown displayed a PowerPoint presentation. **(See Attachment 1)**

Ms. Kopaskie-Brown provided an overview of the entitlement history for the Destination at Gateway property, which has several land use designations and rezonings. She noted that the Council Use Permit (CUP) allows for residential development on a portion of the site that was zoned General Commercial. (See Pages 5 through 7 of Attachment 1)

Ms. Kopaskie-Brown presented a zoning map and described the proposed zoning changes, mostly being rezoned to General Commercial (GC) with a Light Industrial (LI) on the east side of the parcel. She indicated that the proposed uses could be developed in the GC areas and in the General Industrial (GI) and LI area with a CUP. She noted a large, big box commercial use that is proposed in the LI PAD would be allowed in the GI with a CUP. (See Page 9 of Attachment 1)

Ms. Kopaskie-Brown reviewed the state statute requirements and the City's requirements for the citizen participation process. She reported that there was a five-month gap between the May of 2022 public meeting and the Planning and Zoning (P&Z) Board meeting and nothing has changed since the P&Z meeting in September of 2022. (See Pages 10 through 13 of Attachment 1)

Councilmember Somers expressed his concern for the timing of public outreach on long projects.

In response to a question from Councilmember Somers, City Attorney Jim Smith advised that the public can always provide comments on a Development Agreement (DA), and the Council has the discretion to approve or not approve a DA. He noted that while the DA is not on the agenda tonight, Council discussed the DA at the April 11 and 15, 2024 Study Sessions, and notice was given.

In response to a question posed by Councilmember Somers, Ms. Kopaskie-Brown explained that rezoning and a CUP allow for large-scale commercial property and residential within the GC area, and each of these projects will undergo a site plan review. She indicated that the specifics regarding traffic, lighting, and noise will be reviewed with each project individually. She commented that as part of the requirements of a DA, the applicant must develop design guidelines that will help ensure that the City is addressing any major concerns that the public may have relating to traffic, noise, lighting, and pollution.

Vice Mayor Heredia thanked staff for the presentation.

Mr. Smith informed the Council and the public that there was a typographical error regarding Item 5-c, **(Modifying fees and charges for the Development Services Department. (Citywide))**, on the Regular Council meeting agenda. He advised that the resolution number identified on the agenda is incorrect and that the correct Resolution No. 12212 will be updated in Legistar and on the Resolution for signature, if the resolution is adopted.

2. Current events summary including meetings and conferences attended.

Vice Mayor Heredia and Councilmembers highlighted the events, meetings and conferences recently attended.

3. Scheduling of meetings.

City Manager Christopher Brady stated that the schedule of meetings is as follows:

Thursday, June 6, 2024, 7:30 a.m. – Study Session

Thursday, June 6, 2024, 7:30 a.m. – Cadence Community Facilities District Board

Thursday, June 6, 2024, 7:30 a.m. – Eastmark Community Facilities District No. 1 Board

Thursday, June 6, 2024, 7:30 a.m. – Eastmark Community Facilities District No. 2 Board

4. Adjournment.

Without objection, the Study Session adjourned at 5:37 p.m.

ATTEST:



FRANCISCO HEREDIA, VICE MAYOR




HOLLY MOSELEY, CITY CLERK

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Study Session of the City Council of Mesa, Arizona, held on the 3rd day of June 2024. I further certify that the meeting was duly called and held and that a quorum was present.


HOLLY MOSELEY, CITY CLERK

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(Attachments – 1)



City Council

ZON22-00267

Mary Kopaskie-Brown, Planning Director

June 3, 2024



Request

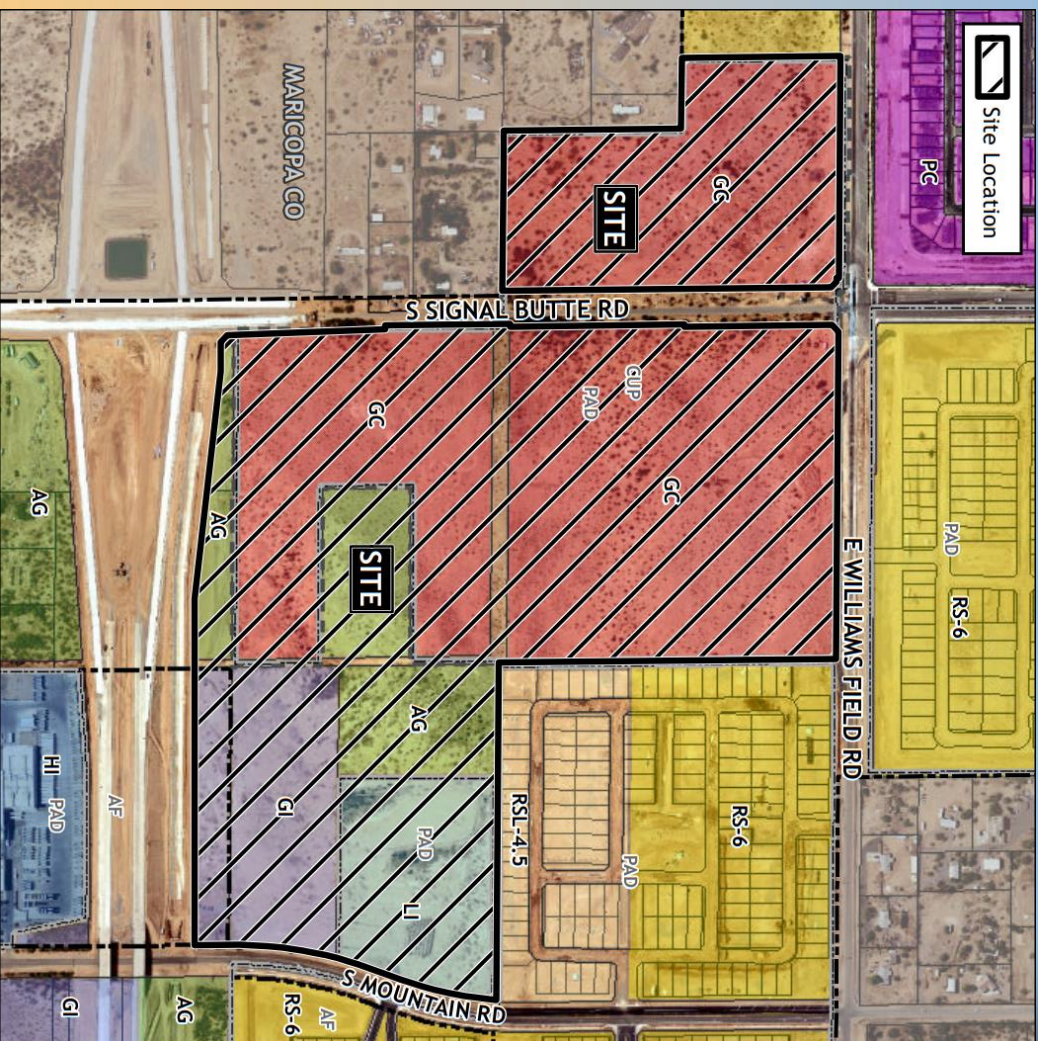
- Rezone from AG, LI-PAD, GC-PAD, GI to GC-PAD and LI-PAD
- Council Use Permit
 - Large Commercial Development in the LI District
 - Residential uses in the GC to exceed 25 du/ac and the commercial floor area requirements in the GC District
- To allow for the future development of an Auto Mall and Large Commercial Center





Location

- South of Williams Field Road
- Both sides of Signal Butte Road





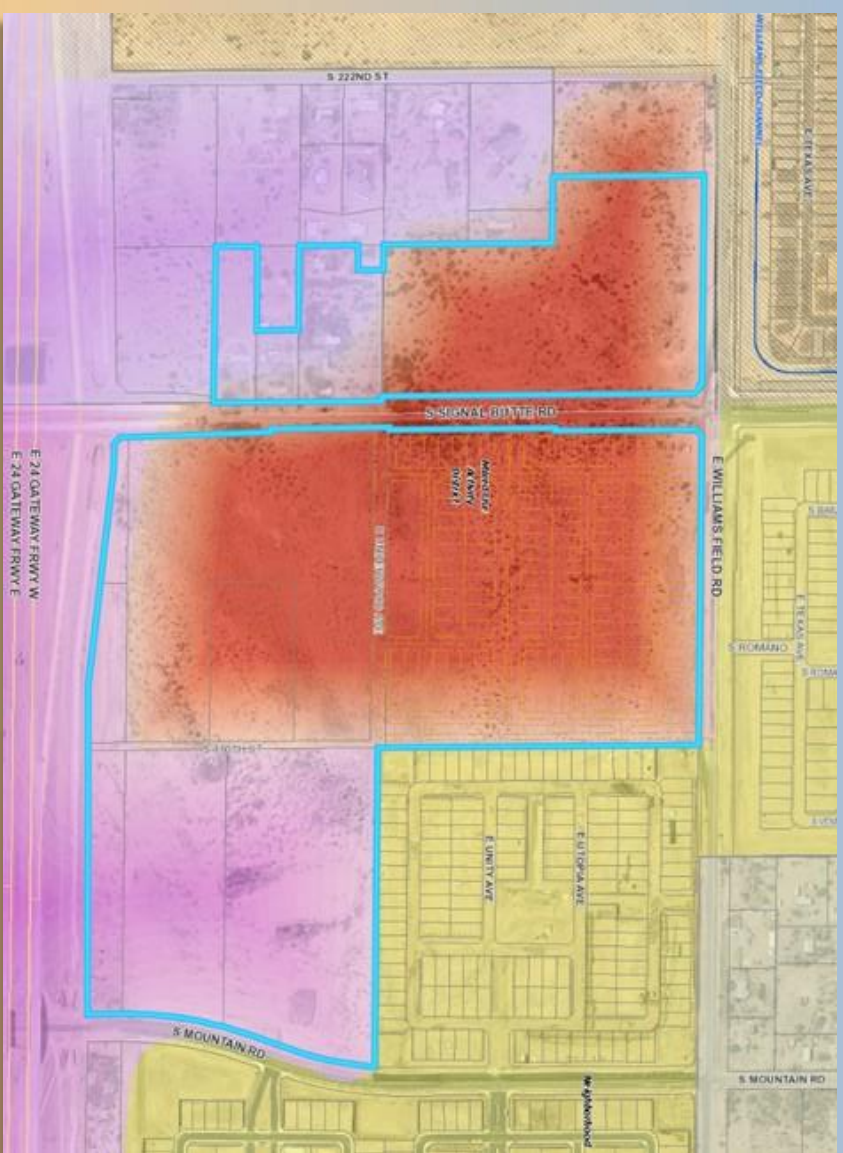
General Plan

Mixed Use Activity

- Significant retail center to attract customers from a large radius

Employment

- Provide for a wide range of employment opportunities in high-quality settings





Entitlement History

- April 16, 1990
 - Annexed 626± acres including a portion of the project site on the east side of Signal Butte Road
- April 4, 2005
 - Rezoning of a 10± acre parcel from AG to M-2 (Now General Industrial [GI])
- July 12, 2006
 - Rezoning of an 11± acre parcel from AG to M-1 PAD (now Light Industrial with a Planned Area Development Overlay [LI-PAD])



Entitlement History

- July 18, 2018
 - Annexed 27 ± of the subject property located on the west side of Signal Butte
- June 18, 2018
 - Minor GPA to change the land use designation from Employment to Neighborhood and rezoned the property from AG and GI with a Council Use Permit (CUP) to RM-2-PAD, RSL-4.5-PAD, RS-6-PAD, RS-7-PAD, RS-9-PAD, GC-PAD-CUP to Allow for master planned community (Destination at Gateway)
- April 15, 2019
 - Modifications to the Destination at Gateway PAD



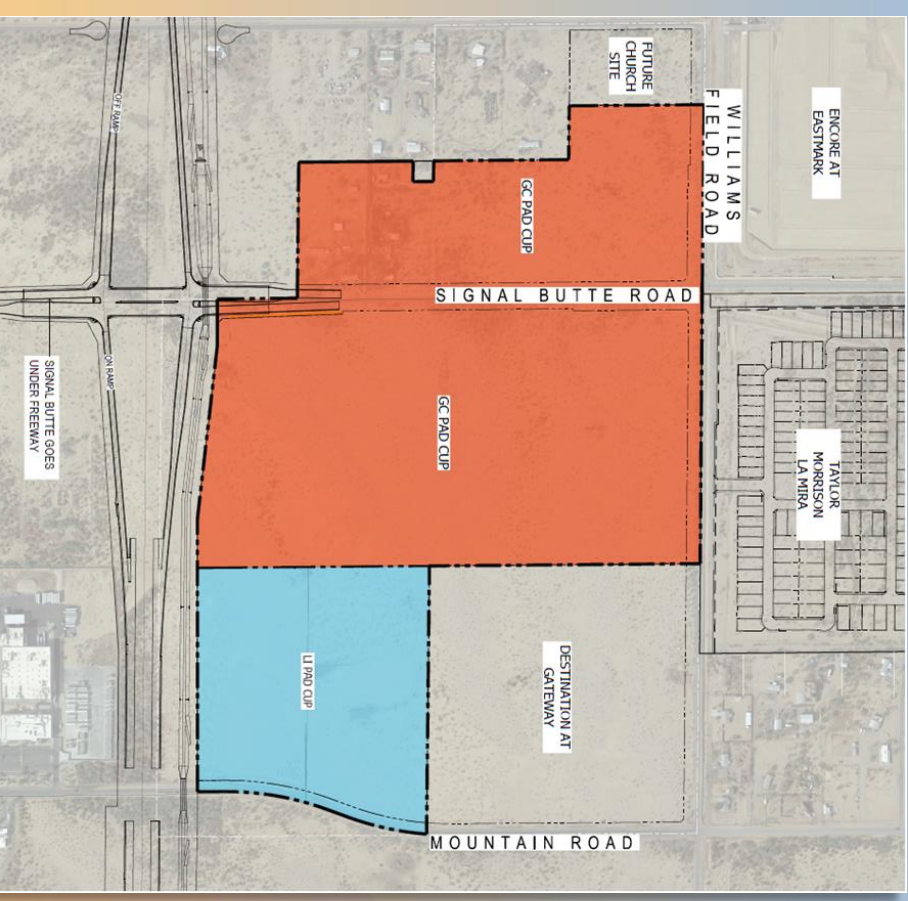
Entitlement History

- July 8, 2020
 - Minor GPA to change the land use designation on the property from Neighborhood to Mixed-use Activity and rezoned the property from RS-9-PAD, RS-6-PAD, RSL-2.5-PAD, RM-2-PAD and LC-PAD to GC-PAD and a Council Use Permit (CUP)
 - Allow multiple residence uses to exceed maximum percentage allowed on the ground floor in the General Commercial district to allow for the development of a mixed-use development
- September 28, 2022
 - Planning and Zoning Board recommended approval of the rezoning and Council Use Permit with conditions (Vote: 7-0)



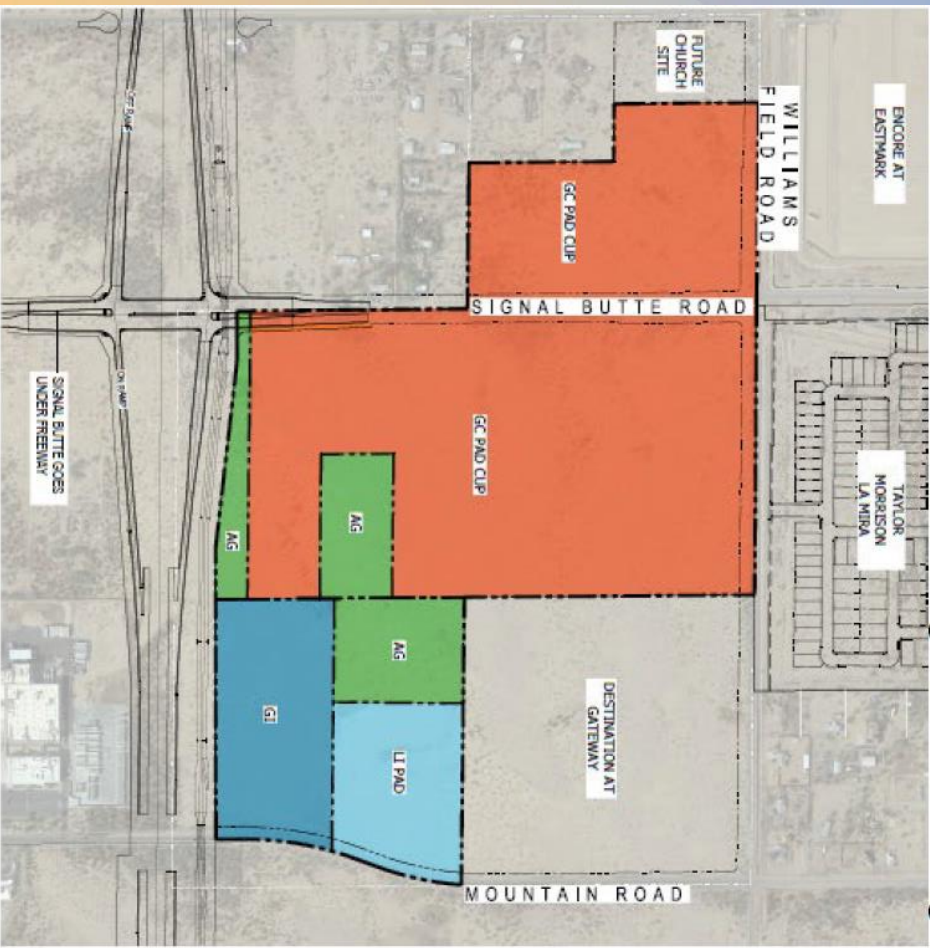
Proposed Zoning

- General Commercial with a Planned Area Development Overlay (GC-PAD) and Light Industrial with a PAD (LI-PAD)
- CUP for multiple residence uses to exceed 25 du/ac and the commercial floor area requirements in the GC District
- CUP for Large Commercial Development in the LI District

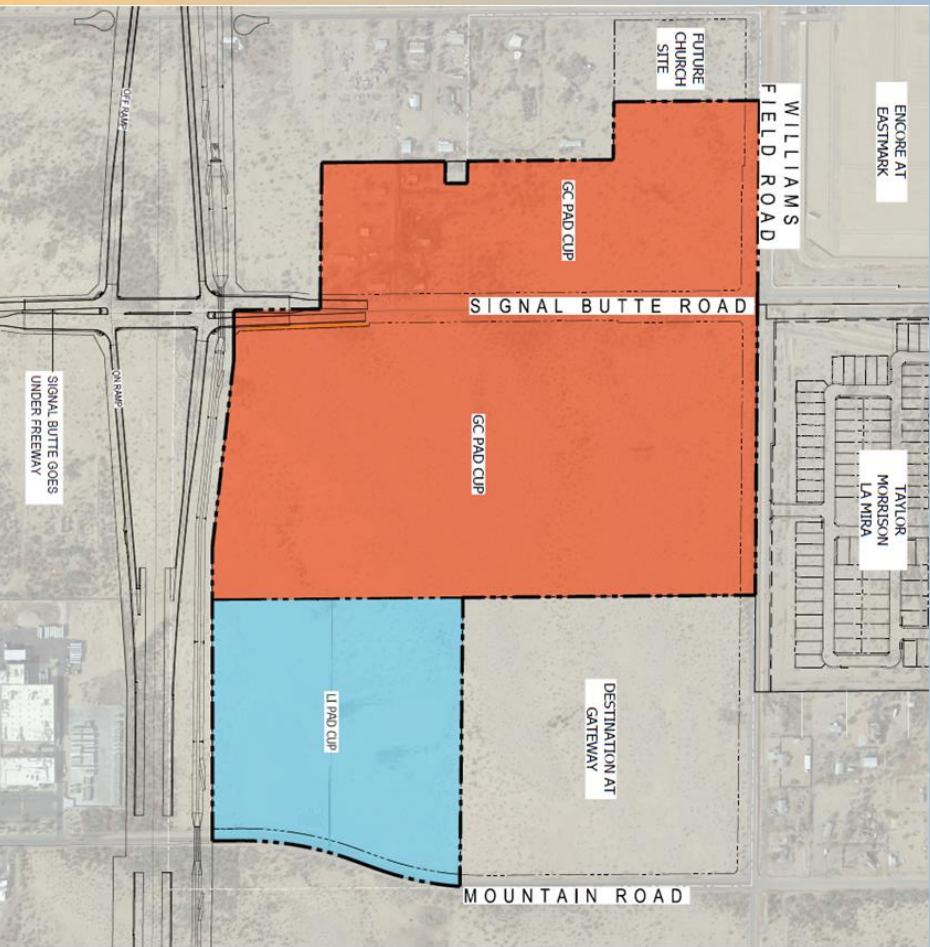




Zoning Comparison



Existing Zoning



Proposed Zoning



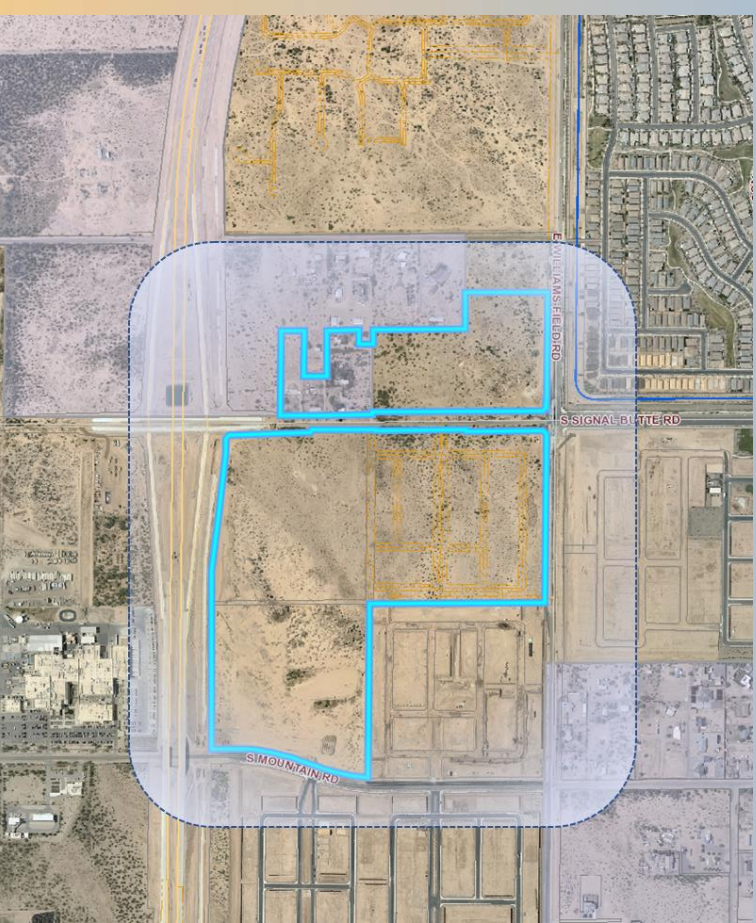
Citizen Participation Process - Required

- State Statute Requirements:
 - Published notice once in paper of general circulation prior to hearing
- City of Mesa Requirements:
 - Citizen letter mailed to:
 - Property owners within 500 ft. of site (1,000 ft. encouraged);
 - HOAs within 1/2 mile of the site; and registered neighborhoods within one mile of the site
- Post sign on property
- Neighborhood meeting



Citizen Participation

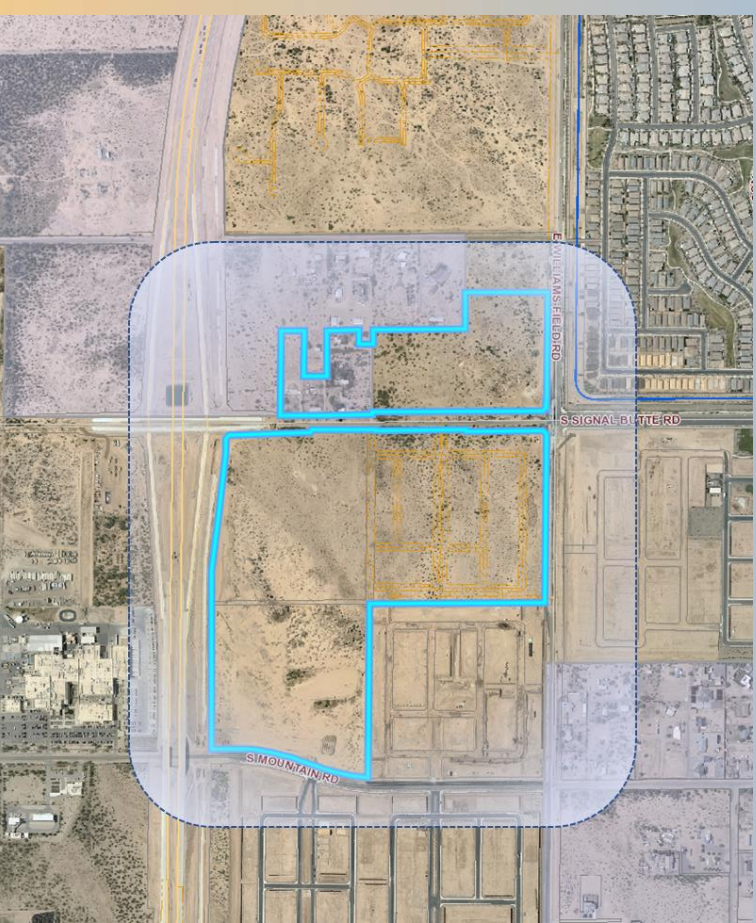
- May 9, 2022 - Applicant mailed neighborhood meeting notice letters to:
 - Property owners within 1,000 ft. of the site;
 - HOAs within 1/2 mile of the site;
 - and registered neighborhoods within one mile of the site





Citizen Participation

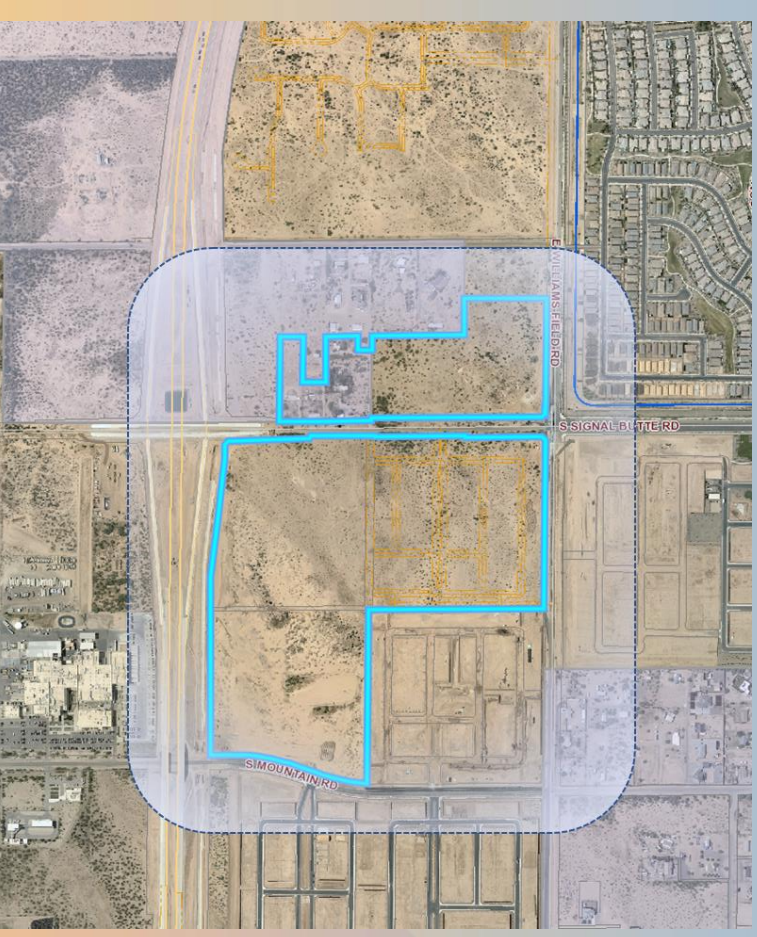
- May 31, 2022 - Applicant conducted virtual neighborhood meeting
 - 14 neighbors in attendance.
 - Questions included:
 - Location of the multiple residences
 - Developer's history in the community
 - Parcels owned by developer
 - Other development in the area
 - Addressing light pollution and signage location
 - Specific uses/users planned for the development





Citizen Participation

- Planning and Zoning Board Meeting
 - September 12, 2022
 - City of Mesa mailed the required public hearing notification letters
- Since public hearing, staff has not received any comments from the public in relation to this project





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 70 of the MZO for approving a CUP
- ✓ Complies with Chapter 22 of the MZO for a PAD overlay

Staff recommends Approval with Conditions

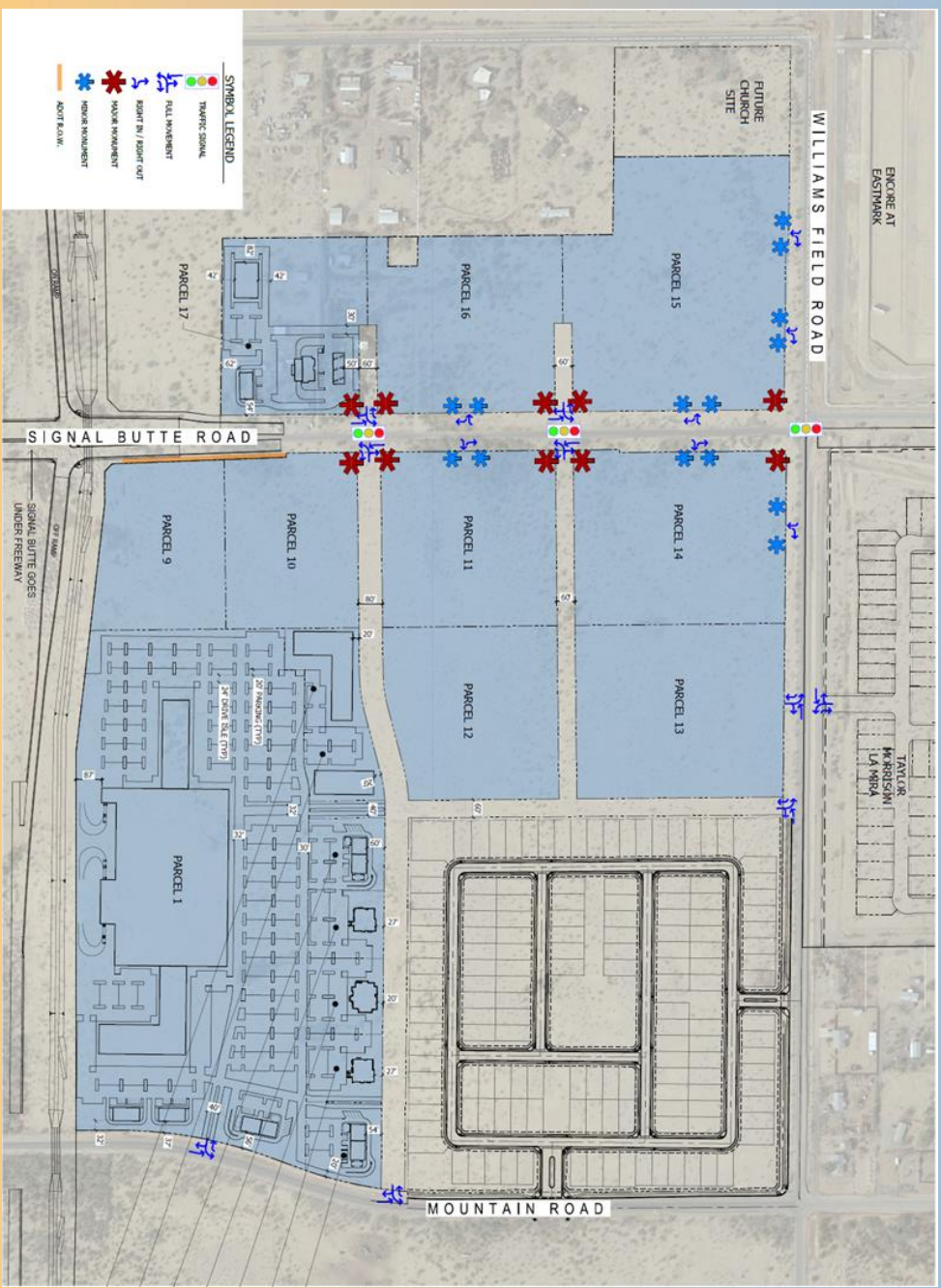
*Planning and Zoning Board recommends Approval with Conditions
(7-0)*

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Conceptual Site Plan





Proposed Zoning

- General Commercial with a Planned Area Development Overlay (GC-PAD) and Council Use Permit (CUP)
- CUP for multiple residence uses to exceed 25 du/ac and the commercial floor area requirements in the GC District
- CUP for Large Commercial Development in the LI District

