

# Planning and Zoning Board



## *Study Session Minutes*

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

Date: May 14, 2025 Time: 3:30 p.m.

### **MEMBERS PRESENT:**

Benjamin Ayers  
Jeff Pitcher\*  
Troy Peterson  
Genessee Montes  
Jamie Blakeman  
Jayson Carpenter  
Chase Farnsworth

### **MEMBERS ABSENT**

Jamie Blakeman

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

### **STAFF PRESENT:**

Mary Kopaskie-Brown  
Rachel Nettles  
Evan Balmer  
Cassidy Welch  
Joshua Grandlienard  
Alexis Wagner

### **OTHERS PRESENT:**

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

Chair Ayers excused Boardmember Blakeman and declared a quorum present; the meeting was called to order at 3:30 pm.

#### **2 PZ 25038 – ZON25-00174 “Eastmarket Phase 1” – Presentation**

Staff Planner Joshua Grandlienard presented case ZON25-00174. See attached presentation.

The Board had no questions for staff.

#### **3 Review items on the agenda for the May 14, 2025, regular Planning and Zoning Board Hearing.**

Case ZON25-00174 continued to the May 28, 2025 Planning and Zoning Board meeting.

## MINUTES OF THE MAY 14, 2025 PLANNING & ZONING STUDY SESSION

**Staff Planner Joshua Grandlienard presented case ZON24-01074. See attached presentation.**

Principal Planner Evan Balmer explained that the enrollment plan will include 160 students. Chair Ayers expressed concern about the small drop-off area and potential cross access issues.

Mr. Balmer clarified there will be no cross access to the apartment complex to the north.

- 4 Planning Director Update:** At our next meeting, we'll go over three text amendments. First is a cleanup of the downtown form-based code to make it easier to use. Second is an update on marijuana delivery and retail, with zoning changes that you'll be making a recommendation on. Lastly, we'll look at subdivision regulations—most of that will be covered in a study session to inform you of upcoming changes. While it mostly falls outside the board's purview, it does touch on a few parts of the zoning ordinance, so we'll go over which pieces you'll be weighing in on during the discussion.

### **5 Adjournment.**

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

The study session was adjourned at 3:54 pm.

#### **Vote (6-0; Boardmember Blakeman, absent)**

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Peterson, Montes, Carpenter, Farnsworth

NAYS – None

Respectfully submitted,



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Benjamin Ayers  
Planning and Zoning Board Chair

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**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)



# ZON25-00174 Eastmarket



# Request

- Major Site Plan Review

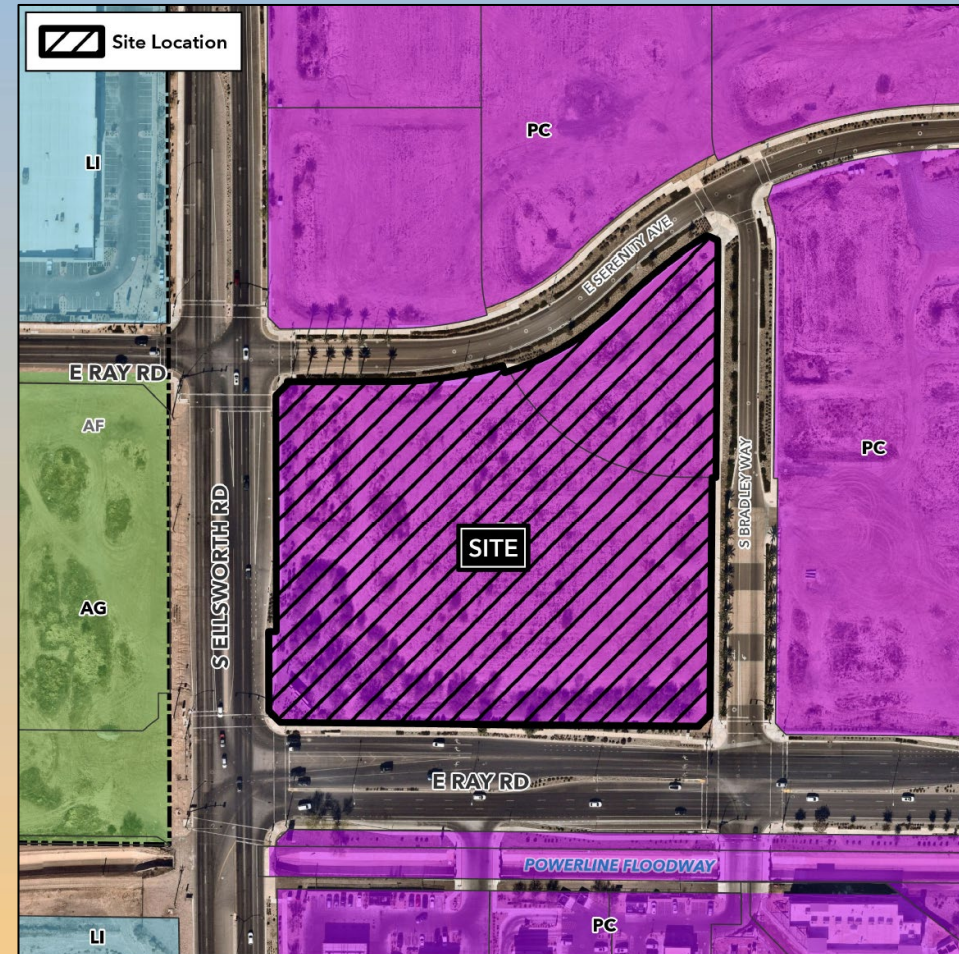






# Location

- Northeast corner of Ray Road and Ellsworth Road





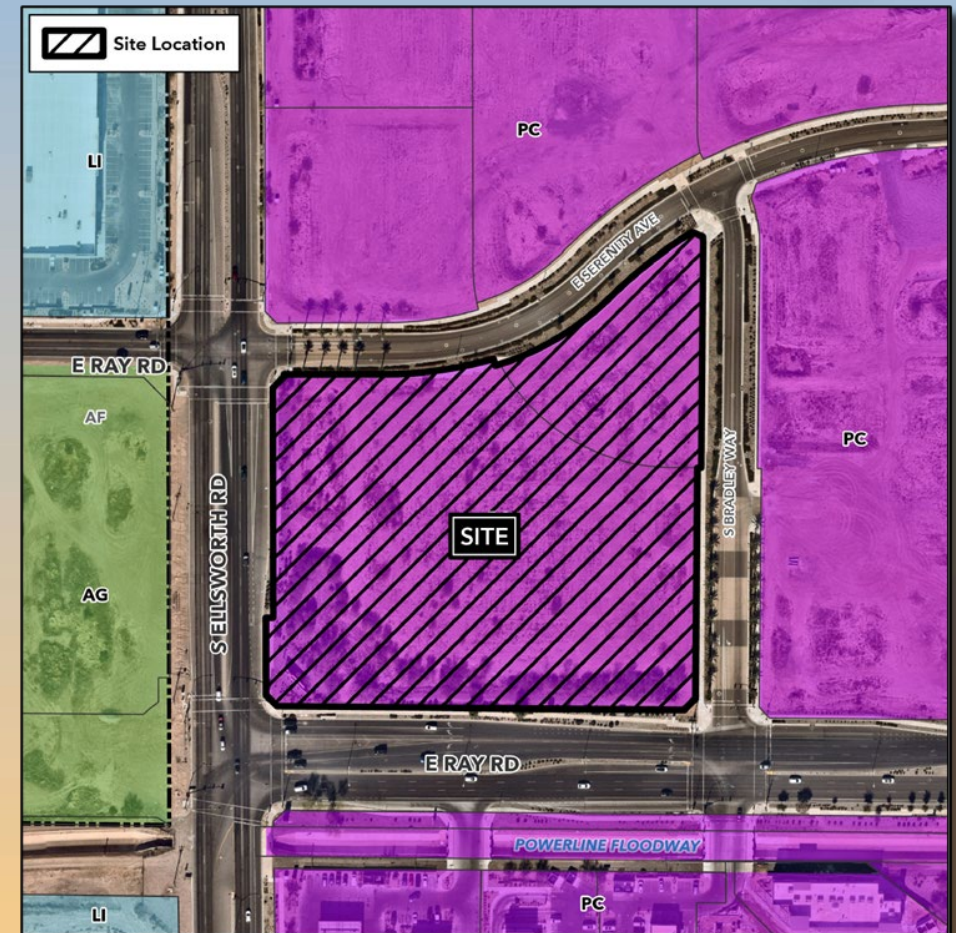






# Zoning

- Existing: Planned Community – Eastmark, Land Use Group Campus/Regional Center







# Site Photo



Looking north from Ray Road





# Site Photo

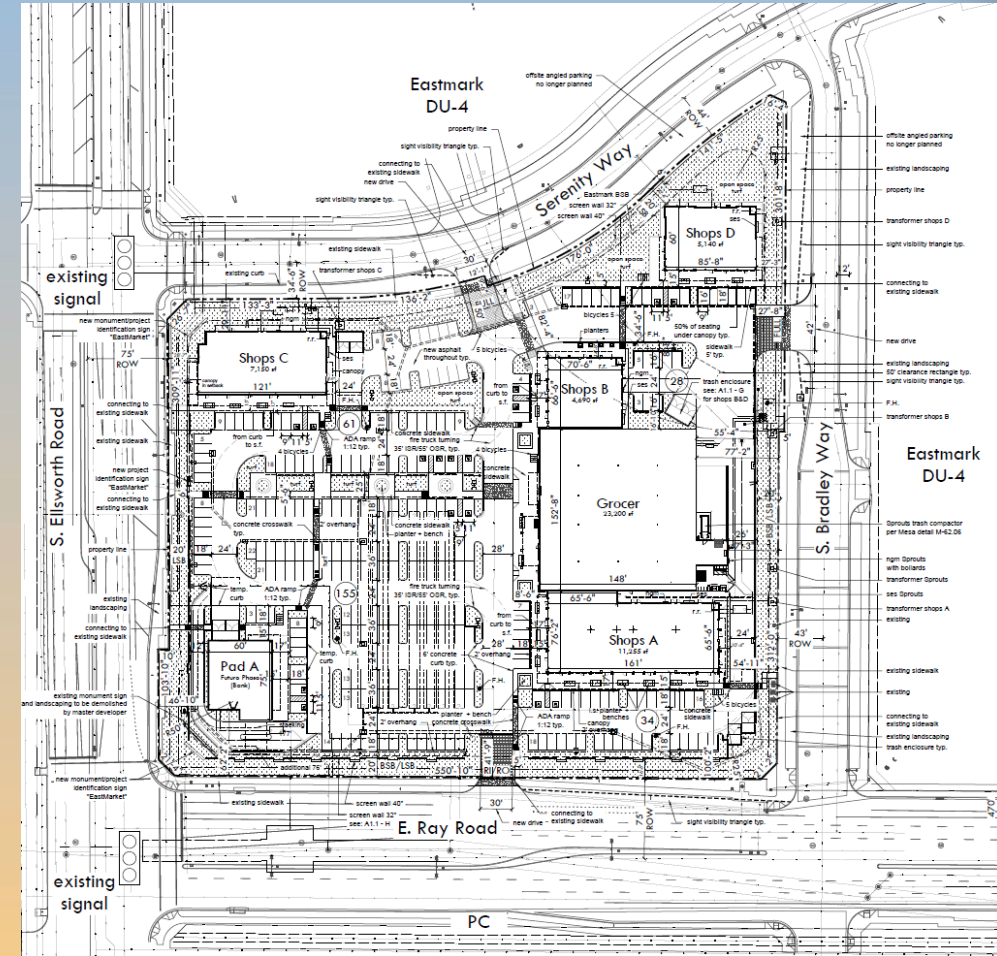


Looking east from Ellsworth Road



# Site Plan

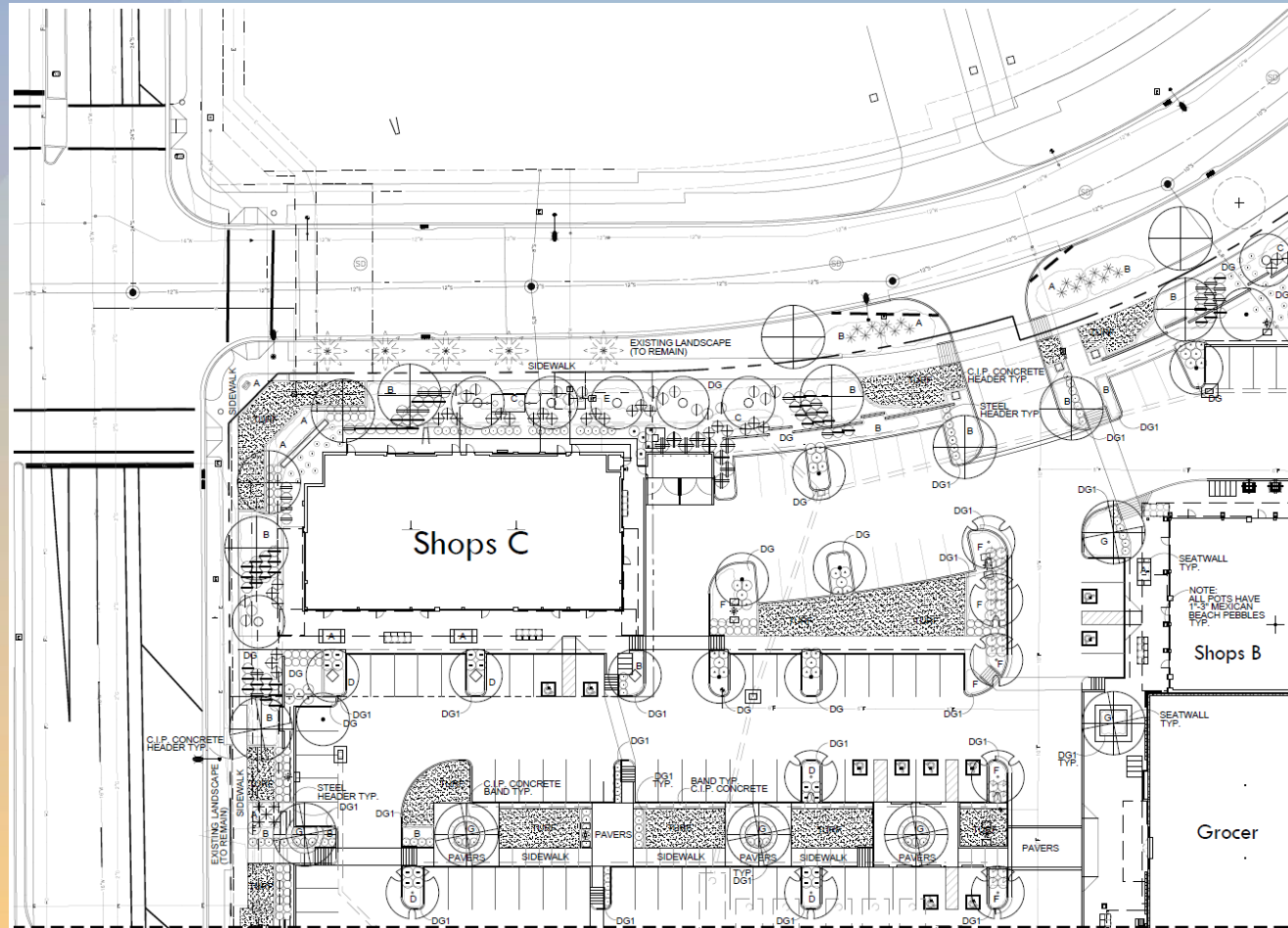
- 55,630 Square feet for retail and commercial Space
- 23,200 square foot Grocer proposed
- 3 Ingress and Egress Points, one on Bradley way, Serenity Way, and Ray Road
- 278 parking spots on site, where 202 spaces are required







# Landscape Plan



PROPOSED PLANT PALETTE	
TREES	SIZE / QUANTITY
EXISTING TREE (TO REMAIN) PROTECT IN PLACE	12 QTY
EXISTING PALM (TO REMAIN) PROTECT IN PLACE	16 QTY
JOAN LIONETTI LIVE OAK QUERCUS JOAN LIONETTI	48\" BOX / 10 QTY LOW-BREAKER
JOAN LIONETTI LIVE OAK QUERCUS JOAN LIONETTI	24\" BOX / 15 QTY LOW-BREAKER
SEEDLESS OLIVE OLEA EUROPAEA 'WILSONI'	36\" BOX / 35 QTY MULTI-TRUNK
COMPACT LAUREL FIG FICUS MICROCARPA 'NITIDA'	36\" BOX / 14 QTY LOW-BREAKER
EVERGREEN ELM ULMUS PARVIFOLIA	24\" BOX / 26 QTY STANDARD -TRUNK
RED PISH PISTACHE PISTACHIA CHINENSIS	24\" BOX / 32 QTY LOW-BREAKER
SHRUBS	
DWARF OLIVE OLEA LITTLE OLLIE	5 GAL / 134 QTY
TUTTLE NATAL PLUM CARISSA GRANDIFLORA	5 GAL / 126 QTY
COMPACT MYRTLE MYRTUS COMMUNIS 'COMPACTA'	5 GAL / 88 QTY
LITTLE JOHN CALLISTEMON 'LITTLE JOHN'	5 GAL / 50 QTY
BAJA RUELLIA RUELLIA PENINSULARIS	5 GAL / 246 QTY
DWARF OLIVE OLEA LITTLE OLLIE	5 GAL / 45 QTY
SALMON DWARF CLEANDER NERIUM PETITE SALMON	5 GAL / 135 QTY
LITTLE LYNN SAGE LEUCOPHYLLON 'LITTLE LYNN'	5 GAL / 125 QTY
COMPACT TECOMA/OPTION/JOUBA TECOMA / SIMMONDSIA	5 GAL / 51 QTY
SOUR ORANGE CITRUS SPP.	15 GAL / 88 QTY
CORAL VINE ANTIGONON LEPTOPUS	15 GAL / 32 QTY
RED YUCCA HESPERALOE PARVIFLORA	15 GAL / 58 QTY
NASHVILLE GRASS MULLENBERGIA RIGIDA	5 GAL / 148 QTY
GROUNDCOVER	
TRAILING YELLOW LANTANA LANTANA 'NEW GOLD'	1 GAL @ 3\" O.C. 270 QTY
OUTBACK SUNRISE EMU EREMOPHILA GULBRA	1 GAL @ 3\" O.C. 967 QTY
WINTER BLAZE EMU EREMOPHILA CARNOSA	1 GAL @ 3\" O.C. 447 QTY
TRAILING ROSEMARY ROSMARINUS 'PROSTRATUS'	1 GAL @ 3\" O.C. 111 QTY
DESERT CARPET TRAILING ACACIA ACACIA REDOLENS	1 GAL @ 4\" O.C. 81 QTY
DAMIANITA CHRYSANTHINA MEXICANA	1 GAL @ 3\" O.C. 104 QTY
CHILIPAROSA JUSTICIA CALIFORNICA	5 GAL @ 3\" O.C. 105 QTY
GREEN CARPET NATAL PLUM CARISSA 'GREEN CARPET'	5 GAL @ 2.5\" O.C. 104 QTY
TURF AREA	4- 14,470 S.F.
DG	DECOMPOSED GRANITE TO MATCH EXISTING
DG1	1/2\" SCREENED 2\" DEPTH. TYP.
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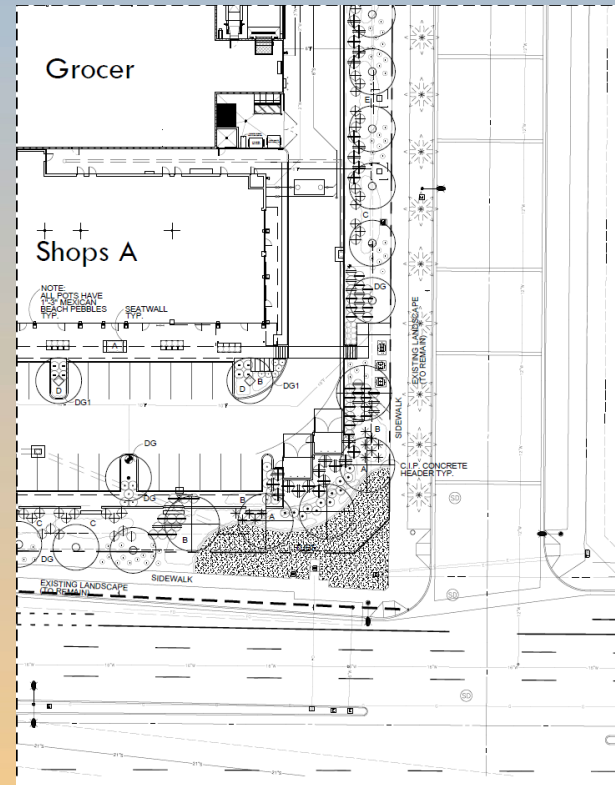
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	DWARF OLIVE OLEA LITTLE OLLIE	5 GAL / 45 QTY
	SALMON DWARF CANDLER NEROLI PETITE SALMON	5 GAL / 135 QTY
	LITTLE LITTLE SAGE LEUCOPHYLLUM LITTLE LYNN	5 GAL / 125 QTY
	COMPACT TEACOMPODION JOEHOBA TECOMA / SIMMONDIA	5 GAL / 61 QTY
	SOUR ORANGE CITRUS SP.	15 GAL / 86 QTY
	CORAL VINE ANTICONGIN LEPTOPUS	15 GAL / 32 QTY
	RED YUCCA HESPERALOE PARVIFLORA	15 GAL / 59 QTY
	NASHVILLE GRASS MIMLEBERBERA RIGIDA	5 GAL / 148 QTY
<b>GROUNDCOVER</b>		
	TRAILING VELLOW LANTANA LANTANA VELLOW	1 GAL / 3 O.C. 270 QTY
	OUTBACK SUNRISE EMU EREMOPHYLA SCABRA	1 GAL / 3 O.C. 660 QTY
	WINTER BLOSSOM EREMOPHYLA CARNOSEA	1 GAL / 3 O.C. 447 QTY
	TRAILING ROSEMARY ROSMARINUS PROSTRATUS	1 GAL / 3 O.C. 111 QTY
	DESERT CROCKET TRAILING ACACIA ACACIA REDOLENS	1 GAL / 4 O.C. 81 QTY
	DAMIANI CHRYSAECTINIA MEXICANA	1 GAL / 3 O.C. 104 QTY
	CHUPAROSA JUSTICIA CALIFORNICA	1 GAL / 3 O.C. 102 QTY
	GREEN CROCKET NATAL PLUM CARISSA GREEN CROCKET	5 GAL / 2.5 O.C. 104 QTY
	TURF AREA	4+ 14.470 S.F.
	DOG DECOMPOSED GRANITE TO MATCH EXISTING	1/2" SCREENED 2" DEPTH. TYP.
	DG1 DECOMPOSED GRANITE BROWN COLOR AS SELECTED	1/2" SCREENED 2" DEPTH. TYP.





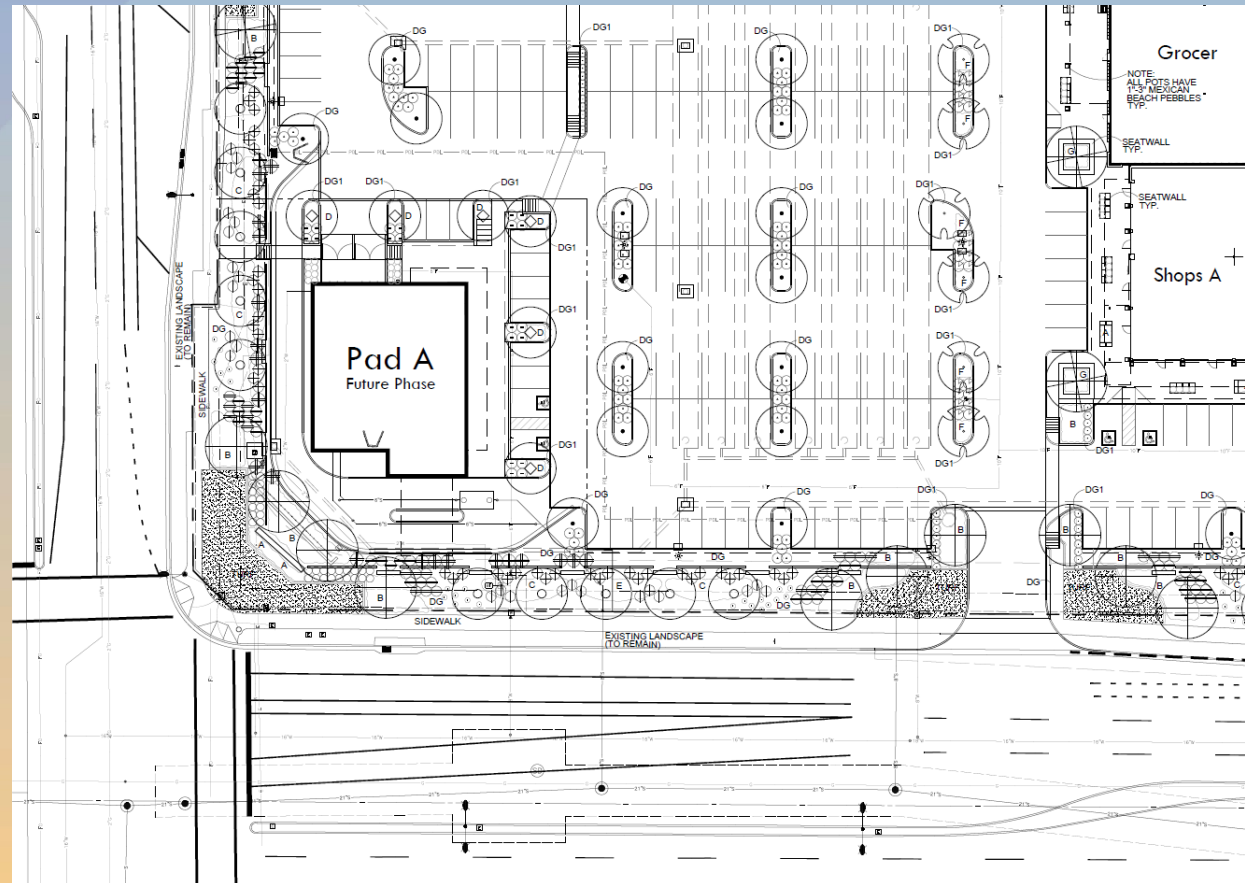
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# Site Rendering







# Site Rendering







# Site Rendering







# Site Rendering







# Site Rendering





# Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Complies with the Eastmark Community Plan
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review

*Staff recommends Approval with Conditions*





# ZON24-01074

## Polaris Academy

Kellie Rorex, Senior Planner

May 14, 2025



# Request

- Modification of a Council Use Permit (CUP)
- Major Site Plan Modification
- Rezoning 0.8 acres from LI-PAD to LI-PAD-BIZ

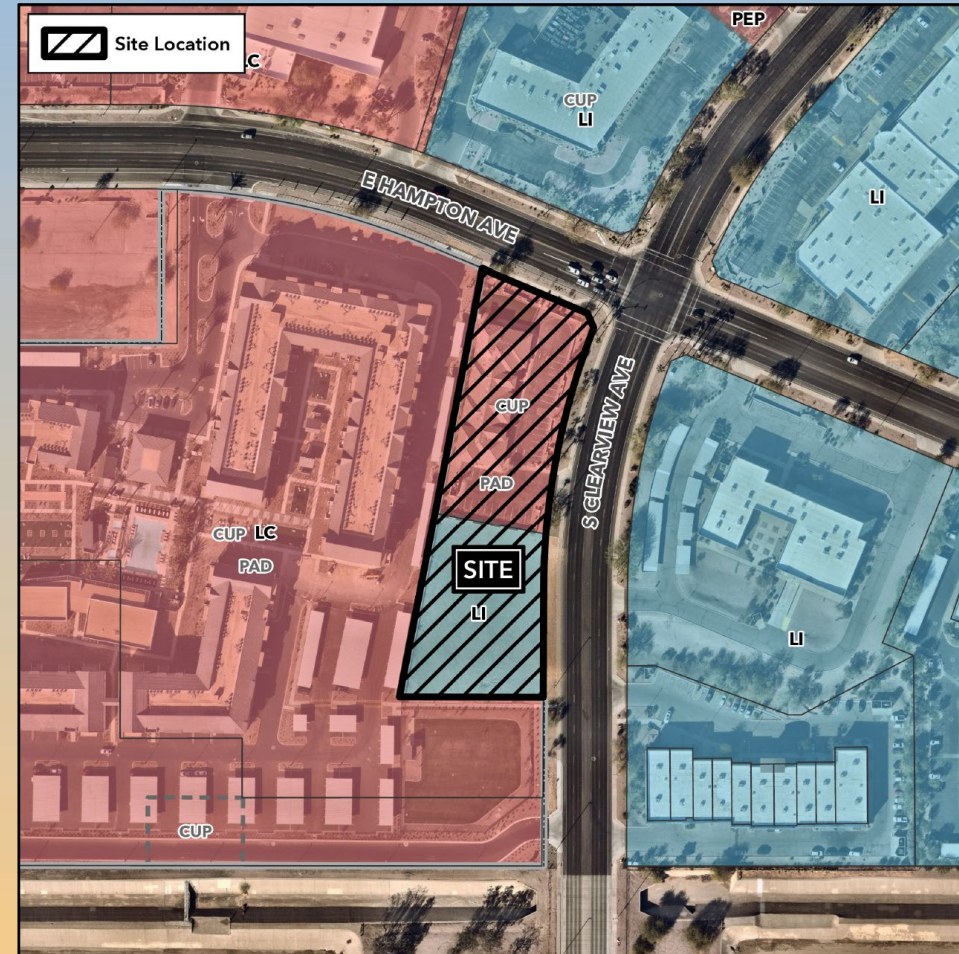






# Location

- Southwest corner of Hampton Avenue and Clearview Avenue.
- East of Power Road and North of the US-60 Superstition Freeway



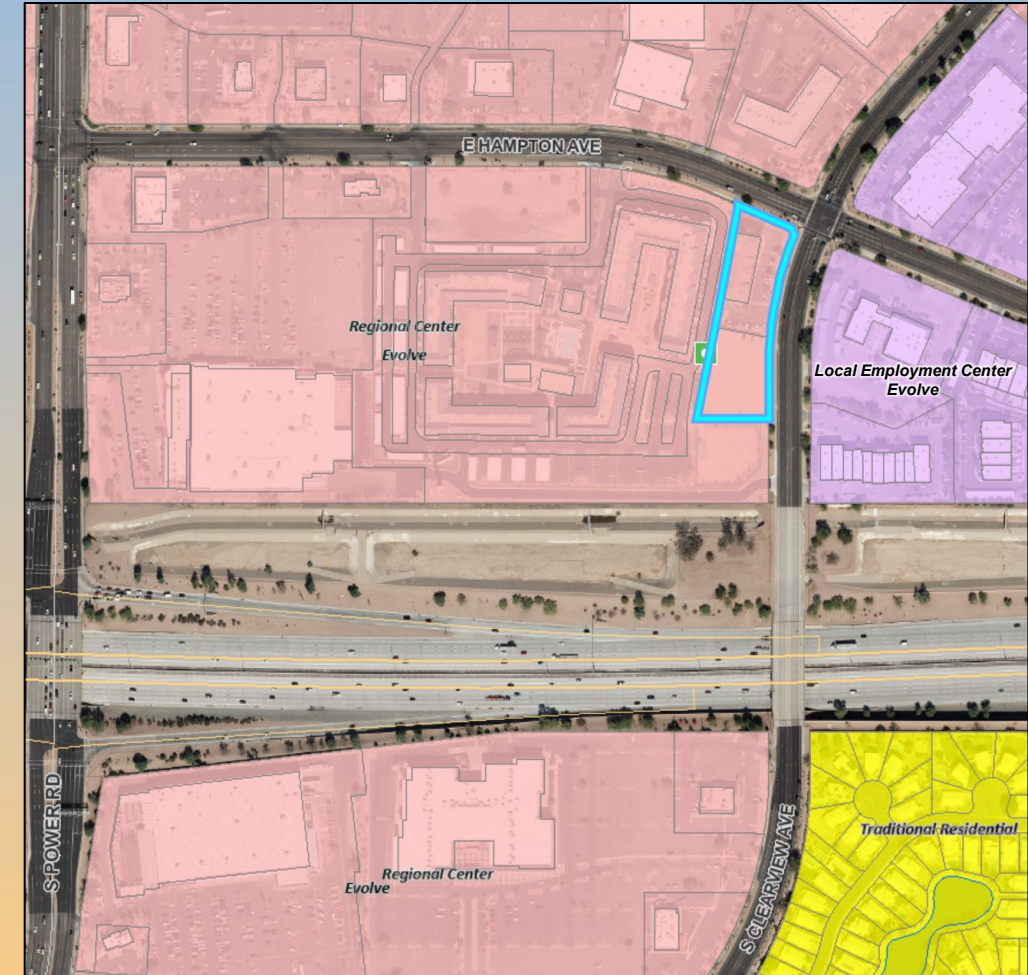




# General Plan

## Regional Center - Evolve

- Major retail, cultural, recreational, and entertainment destinations.
- Supporting land uses include public/semi-public uses, including schools

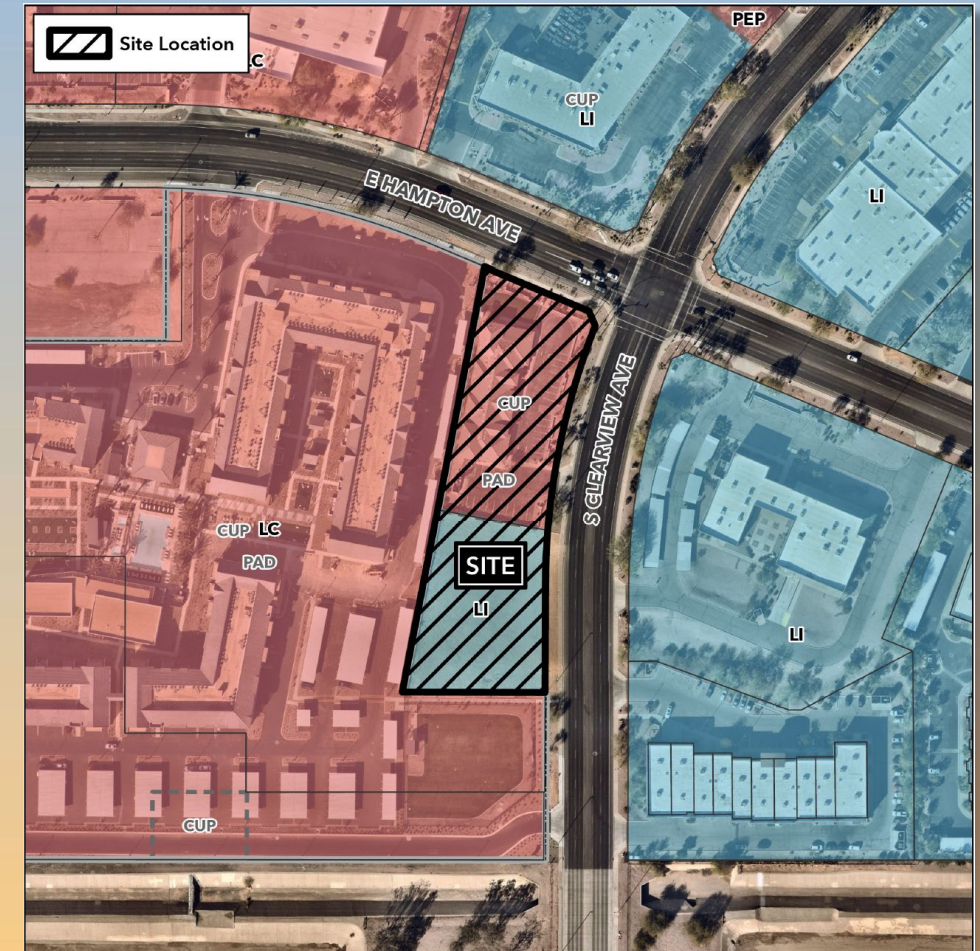






# Zoning

- Current: LC-PAD (1± acre) and LI-PAD (0.8 ± acre)
- Proposed: LC-PAD (1± acre) and LI-PAD-BIZ (0.8 ± acre)







# Site Photo



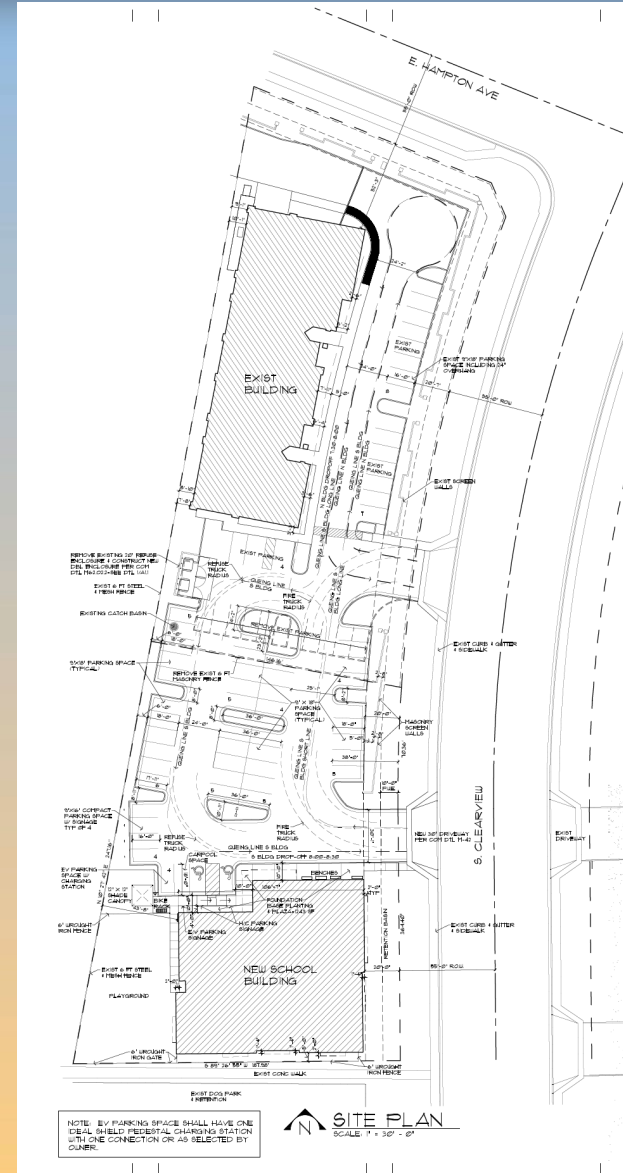
Looking southwest from Clearview Avenue





# Site Plan

- North Building (Existing):
  - 10,129 Square Feet
  - Access from Clearview
- South Building (Proposed):
  - 18,540 Square Feet
  - Access from Clearview
- Parent Drop-Off and Pick-Up
- Shared:
  - Shared Parking Agreement
  - Cross Access Agreement
  - Shared Refuse Agreement





# Landscape Plan

## Northern Site

### E. HAMPTON

PROPERTY LINE = 147'  
6 TREES REQUIRED  
6 TREES PROVIDED (3-EXIST. 36" BOX, 4-24" BOX)  
42 SHRUBS REQUIRED  
52 SHRUBS PROVIDED (13 EXIST., 29 NEW)

### S. CLEARVIEW

PROPERTY LINE = 278'  
11 TREES REQUIRED  
14 TREES PROVIDED (ALL EXIST. 36" BOX EQUIV.)  
66 SHRUBS REQUIRED  
66 SHRUBS PROVIDED (17 EXIST., 49 NEW)

### WEST PROPERTY LINE

PROPERTY LINE = 324'  
13 TREES REQUIRED  
13 TREES PROVIDED (0-EXIST. 36" BOX, 4-24" BOX)  
52 SHRUBS REQUIRED  
52 SHRUBS PROVIDED (32-EXIST., 20 NEW)

### SOUTH PROPERTY LINE

PROPERTY LINE = 140'  
6 TREES REQUIRED  
6 TREES PROVIDED (1 EXIST. 36" BOX, 5-24" BOX)  
24 SHRUBS REQUIRED  
24 SHRUBS PROVIDED (5 EXIST., 19 NEW)

### PARKING LOT

PARKING STALLS = 28  
9 TREES REQUIRED  
9 TREES PROVIDED  
27 SHRUBS REQUIRED  
27 SHRUBS PROVIDED (5-EXIST., 22 NEW)

### LANDSCAPE COVERAGE

LANDSCAPE AREA: 20,271 SQ.FT.  
LANDSCAPE COVERAGE REQUIRED: 10,138 SQ.FT. (50%)  
LANDSCAPE COVERAGE PROVIDED: 10,277 SQ.FT. (51%)

## Southern Site

### TREE CANOPY CALCS:

TREE CANOPY: 28,401 SQ.FT.  
PERCENT COVERAGE: 65%

### PARKING LOT

PARKING STALLS = 13  
11 24" BOX, 2 36" BOX TREES REQUIRED  
13 36" BOX TREES PROVIDED  
39 5 GAL. SHRUBS REQUIRED  
39 5 GAL. SHRUBS PROVIDED

### LANDSCAPE COVERAGE

LANDSCAPE AREA: 14,747 SQ.FT.  
LANDSCAPE COVERAGE REQUIRED: 7,373 SQ.FT. (50%)  
LANDSCAPE COVERAGE PROVIDED: 7,562 SQ.FT. (52%)

### FOUNDATION BASE LANDSCAPE:

EAST: 100 L.FT.  
FOUNDATION PROVIDED: 100' (100%)  
WEST: 100 L.FT.  
FOUNDATION PROVIDED: 100' (100%)  
NORTH: 105 L.FT.  
FOUNDATION PROVIDED: 42' (40%)  
SOUTH: 105 L.FT.  
FOUNDATION PROVIDED: 105' (100%)

TREES REQUIRED: 9-24" BOX, 1-36" BOX  
SHRUBS REQUIRED: 44-5 GALLON  
TREES PROVIDED: 7-36" BOX  
SHRUBS PROVIDED: 44-5 GALLON

### S. CLEARVIEW

PROPERTY LINE = 215'  
9 TREES REQUIRED (8-24" BOX, 1-36" BOX)  
9 TREES PROVIDED (6-24" BOX, 3-36" BOX)  
45 5 GAL. SHRUBS REQUIRED  
54 5 GAL. SHRUBS PROVIDED

### WEST PROPERTY LINE




PROPERTY LINE = 253' (160' visible)  
10 24" BOX TREES REQUIRED  
10 36" BOX TREES PROVIDED  
32 5 GAL. SHRUBS REQUIRED (in visible area)  
32 5 GAL. SHRUBS PROVIDED  
20 5 GAL. SHRUBS REQUIRED (non-visible)  
0 5 GAL. SHRUBS PROVIDED

### SOUTH PROPERTY LINE










PROPERTY LINE = 188' (188' non visible)  
7 24" BOX TREES REQUIRED  
3 36" BOX TREES PROVIDED  
35 5 GAL. SHRUBS REQUIRED  
23 5 GAL. SHRUBS PROVIDED



### EXISTING LANDSCAPE LEGEND

-  EXISTING TREE  
PROTECT FROM CONSTRUCTION
-  EXISTING PALM  
PROTECT FROM CONSTRUCTION
-  EXISTING SHRUB  
PROTECT FROM CONSTRUCTION

### NEW LANDSCAPE LEGEND

-  CERCIDIMUM PRAECOX  
SONORAN PALO VERDE  
24" BOX  
MATURE: 30'W, 30'T (10)
-  PROSOPIS 'RIO-SALADO'  
HYBRID THORNLESS MESQUITE  
36" BOX  
MATURE: 30'W, 30'T (34)
-  TECOMA 'ORANGE JUBILEE'  
ORANGE JUBILEE  
5 GALLON (0)
-  CAESALPINIA MEXICANA  
MEXICAN BIRD OF PARADISE  
5 GALLON (8)
-  NERIUM OLEANDER  
PETITE PINK  
5 GALLON (96)
-  DASYLIRON WHEELERII  
DESERT SPOON  
5 GALLON (21)
-  HESPERALOE PARVIFLORA  
RED YUCCA  
5 GALLON (27)
-  LANTANA MONTEVIDENSIS  
'GOLD MOUND'  
5 GALLON (69)
-  LANTANA MONTEVIDENSIS  
TRAILING PURPLE  
5 GALLON (14)

1/2" MINUS MADISON GOLD (MATCH EXISTING)  
DECOMPOSED GRANITE  
2" DEPTH IN ALL LANDSCAPE AREAS





# Bonus Intensity Zone – South Parcel

Development Standard	MZO Required	PAD Proposed
<u>Interior Side and Rear Setback Adjacent to Commercial</u> – MZO Table 11-7-3  (south setback for southern property)	1 foot of setback for each foot of building height with a minimum 20-foot setback	<b>5' minimum</b>
<u>Trash and Refuse Collection Areas</u> – MZO Section 11-30-12.A.1  Southern Property only	Solid waste and recycling-container enclosures are required for all commercial/industrial developments in which the aggregate gross floor area exceeds 10,000 square feet.	<b>No solid waste enclosure</b>



# Bonus Intensity Zone – South Parcel

Development Standard	MZO Required	PAD Proposed
<u>Parking Spaces Required – MZO</u> <i>Section 11-32-3.A</i>  Southern Property Only	Kindergarten through 9 <sup>th</sup> grade: 1 space per 75 square feet for public assembly space, such as auditoriums and theaters, and 1 space per 600 square feet for all other areas  High Schools: 1 space per 200 square feet	<b>1 space per 600 square feet</b>
<u>Setback of Cross Drive Aisles – MZO</u> <i>Section 11-32-4.A</i>  Southern Property Only	50 feet	<b>38 feet</b>





# Bonus Intensity Zone – South Parcel

Development Standard	MZO Required	PAD Proposed
<u>Landscaping for Non-Single Residence Adjacent to Non-Single Residence – MZO Section 11-33-3.B.2.a.ii</u>  Southern Property Only (west and south landscape yards)	15-foot landscape yard	<b>5 feet minimum</b>
<u>Landscaping for Non-Single Residence Adjacent to Non-Single Residence – MZO Section 11-33-3.B.2.c. – Number of Plants</u>  Southern Property Only (South landscape yard)	3 trees & 20 shrubs per 100 linear feet	<b>3 trees and 20 shrubs per 200 lineal feet</b>



# Bonus Intensity Zone – South Parcel

Development Standard	MZO Required	PAD Proposed
<p><u>Foundation Base</u> – MZO Section 11-33-5.A.1 – Southern Property Only</p> <p>Exterior Walls with a Public Entrance</p> <p>Buildings larger than 10,000 square feet</p>	<p>15-foot foundation base</p> <p>20 feet in depth and 900 square feet minimum in area</p>	<p><b>10-foot foundation base</b></p> <p><b>10-foot plaza depth, 1,060 square feet in area</b></p>



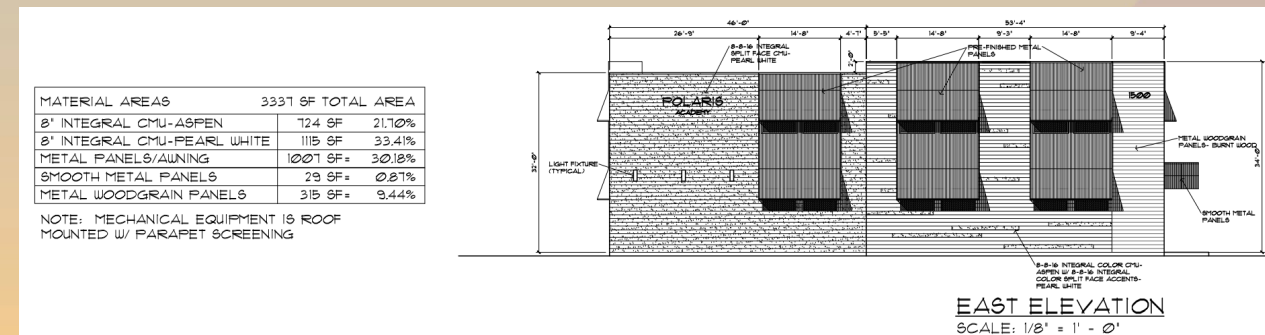
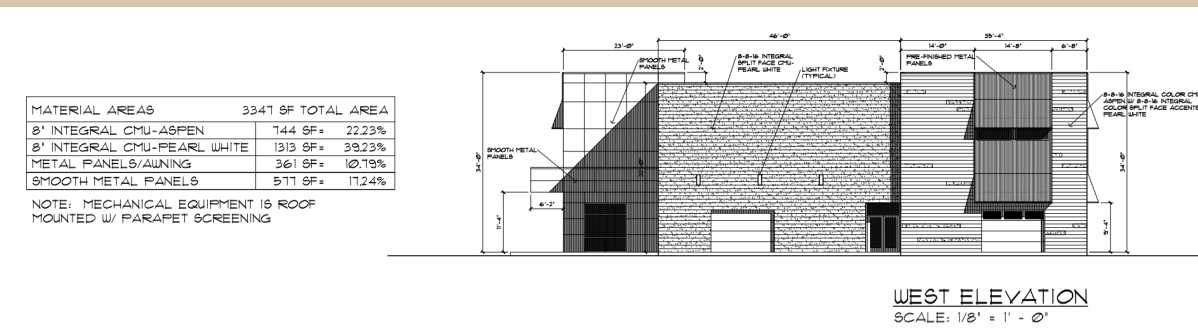
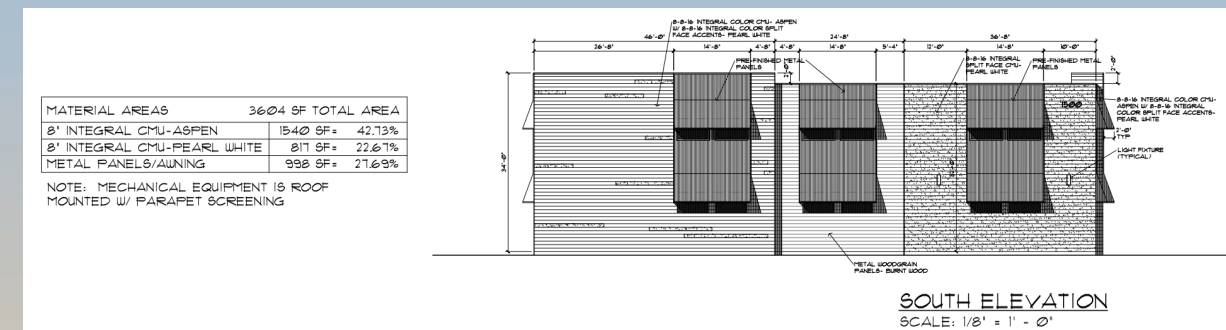
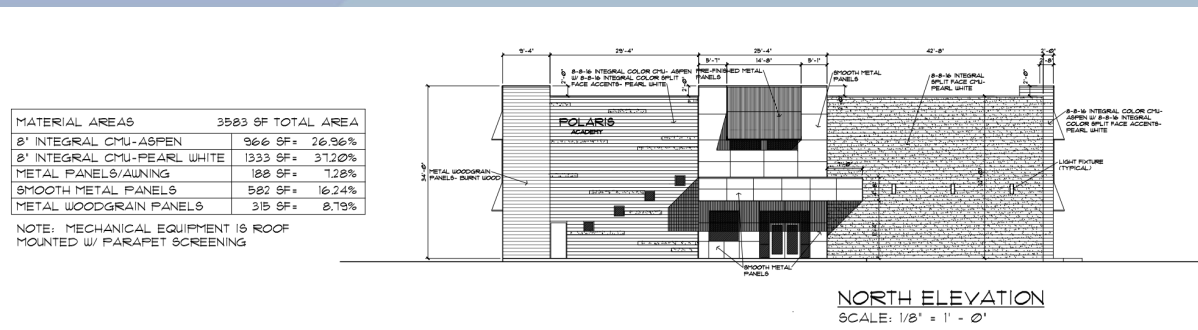


# Site Rendering





# Elevations







# Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- In-person neighborhood meeting held on January 30, 2025. No neighbors attended the meeting.
- No correspondence received by staff





# Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Complies with Chapter 70 of the MZO for a CUP
- ✓ Complies with Chapter 21 of the MZO for a Bonus Intensity Zone Overlay
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review

***Staff recommends Approval with Conditions***





Existing building - looking west from Clearview Avenue