



## COUNCIL MINUTES

April 4, 2022

The City Council of the City of Mesa met in a Regular Council Meeting in the Council Chambers, 57 East 1st Street, on April 4, 2022, at 5:45 p.m.

### COUNCIL PRESENT

John Giles  
Jennifer Duff  
Mark Freeman  
Francisco Heredia  
David Luna  
Julie Spilsbury  
Kevin Thompson

### COUNCIL ABSENT

None

### OFFICERS PRESENT

Christopher Brady  
Holly Moseley  
Jim Smith

Mayor's Welcome.

Mayor Giles conducted a roll call.

Invocation by Marinell Rhine with The Spiritual Assembly of the Bahá'ís of Mesa.

Pledge of Allegiance was led by Mayor Giles.

Awards, recognitions, or announcements.

Mayor Giles presented the Week of the Young Child proclamation to Dr. Annapurna Ganesh, Mesa Community College and Regional Partnership Councilmember and Program Director of Early Childhood Education. He stated the proclamation is designed to celebrate the organizations, teachers, and policies that support early learning opportunities for young children. He commented national, state, and local groups such as First Things First and the National Association for the Education of Young Children are focused on the future of our youngest residents.

Dr. Ganesh expressed appreciation for the Council's dedication, vision, and passion to Mesa's youngest children. She stated First Things First is the only state-funded source dedicated exclusively to the beginning of the education continuum and invests early childhood funds, programs, and services that address the development, education, and health needs of children from birth to age five at the state and local levels. She explained evidence has shown that quality early learning programs result in short- and long-term economic benefits to individuals and communities. She pointed out that Mesa's community members can work together for children by supporting early literacy initiatives, teachers who are educating and nurturing young children, and by working to promote public policies that benefit young children.

1. Take action on all consent agenda items.

All items listed with an asterisk (\*) will be considered as a group by the City Council and will be enacted with one motion. There will be no separate discussion of these items unless a Councilmember or citizen requests, in which event the item will be removed from the consent agenda and considered as a separate item. If a citizen wants an item removed from the consent agenda, a blue card must be completed and given to the City Clerk prior to the Council's vote on the consent agenda.

It was moved by Councilmember Spilsbury, seconded by Councilmember Freeman, that the consent agenda items be approved.

Upon tabulation of votes, it showed:

AYES – Giles-Duff-Freeman-Heredia-Luna-Spilsbury-Thompson

NAYS – None

ABSENT – None

Carried unanimously.

\*2. Approval of minutes of previous meetings as written.

Minutes from the February 28, March 7, and March 21, 2022, Study Sessions; and March 21, 2022, Regular Council meeting.

3. Take action on the following liquor license applications:

\*3-a. American Patriots Riders Club

This is a one-day event to be held on Friday, April 22, 2022, from 5:00 P.M. to 9:00 P.M., 922 South Country Club Drive. **(District 4)**

\*3-b. American Patriots Riders Club

This is a one-day event to be held on Friday, May 13, 2022, from 5:00 P.M. to 9:00 P.M., 922 South Country Club Drive. **(District 4)**

\*3-c. American Patriots Riders Club

This is a one-day event to be held on Friday, May 27, 2022, from 5:00 P.M. to 9:00 P.M., 922 South Country Club Drive. **(District 4)**

\*3-d. Arizona Aviation Historical Group

This is a one-day event to be held on Saturday, April 23, 2022, from 4:00 P.M. to 11:59 P.M., 4626 East Fighter Aces Drive. **(District 5)**

\*3-e. Cultural Coalition Inc.

This is a one-day event to be held on Saturday, April 23, 2022, from 4:00 P.M. to 10:00 P.M., 2202 West Rio Salado Parkway. **(District 3)**

\*3-f. St. Timothy Roman Catholic Parish

This is a one-day event to be held on Friday, April 29, 2022, from 5:00 P.M. to 9:00 P.M., 1730 West Guadalupe Road. **(District 3)**

\*3-g. The Dobson Association, Inc.

This is a one-day event to be held on Friday, May 13, 2022, from 6:00 P.M. to 9:00 P.M., 2719 South Reyes. **(District 3)**

\*3-h. YZ's Karaoke Cafe

A cafe is requesting a new Series 6 Bar License for YZ's Cuisine LLC, 1350 South Longmore Road, Suite 36; Jared Michael Repinski, agent. The existing license held by YZ's Cuisine LLC will revert to the State. **(District 3)**

\*3-i. Oro Brewing Company

A brewery is requesting a new Series 7 Beer and Wine Bar License for Oro Brewing Company LLC, 210 West Main Street; David Lawrence Valencia, agent. The existing Series 3 In-State Microbrewery License at this location will remain active and stack with the new Series 7 Beer and Wine Bar License. **(District 4)**

\*3-j. Bobby Q's Ribs & Blues

A restaurant is requesting a new Series 12 Restaurant License for Red Truck BBQ LLC, 1610 South Stapley Drive; Andrea Dahlman Lewkowitz, agent. The existing license held by Bobby Q II will revert to the State. **(District 4)**

\*3-k. El Bigo Taco Hernandez Mariscos Bar

A restaurant is requesting a new Series 12 Restaurant License for El Bigo Taco Hernandez Mariscos Bar LLC, 420 East Southern Avenue, Suite 107; Roberto Hernandez, agent. There is no existing license at this location. **(District 4)**

4. Take action on the following contracts:

\*4-a. Purchase of a Color Copier (Replacement) for the Print Shop in the Business Services Department. **(Citywide)**

This purchase will provide a Konica Minolta high-production color copier. This machine is used to print postcards, brochures, marketing materials, and other documents that require color. Documents that don't require color are printed on lower cost per click black and white printers. This purchase request replaces a previously approved lease request.

The Business Services Department and Purchasing recommend authorizing the purchase using the State of Arizona cooperative contract with Pacific Office Automation, at \$48,621, plus \$20,000 annually for maintenance and supplies.

\*4-b. Award of One Additional Vendor to the Three-Year Term Contract with Two Years of Renewal Options for Language Translation Services for various City departments. **(Citywide)**

This contract provides qualified foreign language interpreters and/or translators to provide services for non-English speaking community members involved in City business matters for the Municipal Court, Police and Parks, Recreation and Community Facilities Departments. One of the previously awarded vendors was not able to agree to the contract terms. Awarding one additional (a sixth) qualified vendor will be beneficial to the City. The Police Department requires another qualified vendor who can effectively provide language translation services to their Call Center and not all respondents can meet the department's needs.

The Police Department and Purchasing recommend awarding one additional qualified vendor, Telanguage, Inc., and no change to the annual contract amount of \$100,000.

- \*4-c. Purchase of Kronos Workforce Timekeeping Software Licenses (Additions) for the Office of ERP Management (Sole Source). **(Citywide)**

The purchase will provide Workforce Software Licenses from Kronos, the City's timekeeping application. Kronos requires licenses for each City employee that uses the system. This purchase is required to meet the needs of additional staffing being brought on by Public Safety and the return in planned full headcount of Park's seasonal staffing.

The Office of ERP Management and Purchasing recommend awarding the contract to the sole source vendor, Kronos Incorporated, a UKG Company, at \$67,975.64.

- \*4-d. Dollar-Limit Increase to the Term Contract for Emergency Medical Supplies and Pharmaceuticals for the Mesa Fire and Medical Department. **(Citywide)**

Pressures related to these products have drastically increased due to the pandemic. This includes additional need, availability, price increases, and purchasing products not explicitly called out for in the contract because they are otherwise unavailable. Additionally, the expansion of the Medical Transport Units, as well as other response units, has led to an increased order volume that was not originally anticipated in this contract at its inception. The department is requesting the additional funds to continue through the rest of the term for future needs of the department.

The Mesa Fire and Medical Department and Purchasing recommend increasing the dollar-limit with Bound Tree Medical, LLC, by \$600,000, from \$1,000,000 to \$1,600,000 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index.

- \*4-e. Purchase of an Electric Forklift (Replacement) for the Mesa Fire and Medical Department. **(Citywide)**

Mesa Fire and Medical Resource Management Division is requesting the purchase of an electric forklift to replace its current forklift that has met end of service criteria. This unit will be used by Resource Management staff to move around heavy and large commodity purchases received.

Mesa Fire and Medical Department and Purchasing recommend awarding the contract to the lowest, responsive, and responsible bidder, Alliance Industrial Service and Sales, Inc., dba Alliance Material Handling, at \$39,747.60. This purchase is funded by Capital - General Fund.

- \*4-f. Purchase of Iron Sights for Glock Weapons for the Mesa Police Department (Sole Source). **(Citywide)**

The Police Department Range is in the process of converting department personnel to new model Glock guns and the iron sights are a vital component required.

The Police Department and Purchasing recommend awarding the contract to Dawson Precision, at \$54,500. This purchase is funded by Public Safety Sales Tax Funds.

- \*4-g. Three-Year Term Contract with Two Years of Renewal Options for 37mm and 40mm Less-Lethal Launching Devices for the Mesa Police Department. **(Citywide)**

This contract will provide for the purchase of less-lethal 37mm and 40mm launching devices. The solicitation specified for brand name, Penn Arms, in order to maintain a consistent inventory of launchers in the department. An alternate product would mean two different types of launchers that would require personnel to attend two armorer schools and carry two types of parts.

The Police Department and Purchasing recommend awarding the contract to the lowest, responsive, and responsible bidder, Diamondback Police Supply, at \$55,000 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index. The initial purchase is funded by Public Safety Sales Tax and General Fund operating budget.

- \*4-h. Dollar-Limit Increase to the Term Contract for Light-Duty Automotive Body Repair Services for the Fleet Services Department. **(Citywide)**

This contract provides a qualified vendor list of automotive body repair firms to provide non-exclusive repair service for the City's fleet of approximately 1,400 light-duty vehicles on an as-needed basis. Fleet Services requires the additional funds to cover outstanding invoices and work in progress. The amount needed is due to increased refurbishments and repairs.

The Fleet Services Department and Purchasing recommend increasing the dollar-limit with Caliber Bodyworks of Arizona, Inc., dba Caliber Collision Mesa-East Main St.; East Valley Collision LLC; LP's Body & Paint Center LLC; and 2nd GEN LLC, dba Maaco Collision Repair & Auto Painting (all Mesa businesses); Year 5 by \$100,000, from \$425,000 to \$525,000 annually, through April 30, 2022.

- \*4-i. Purchase of Network Core Equipment and Services (Replacement/Lifecycle Upgrade) for the Department of Innovation and Technology. **(Citywide)**

The Department of Innovation and Technology is replacing the data center's network core switches due to the age of this equipment, its lack of expandability to support additional connections, and increased throughput and security requirements from the City, its citizens, and other government and business partners. The lifecycle upgrade of this network hardware will allow the City to take advantage of increased speeds and capacity for future growth, along with improved reliability and security features.

The Department of Innovation and Technology and Purchasing recommend authorizing the purchase using the State of Arizona cooperative contract and lowest quoted

vendors: Enterprise Network Solutions, Inc. and Trace3, Inc., at \$680,000, based on estimated requirements. This purchase is funded by Department of Innovation and Technology Lifecycle Program Funds.

5. Take action on the following resolutions:

- \*5-a. ZON21-01113 (**District 1**) Within the 2300 block of East Brown Road (north side). Located east of Gilbert Road on the north side of Brown Road (1± acres). Site Plan Review. This request will allow for the development of a medical office building. Eric Spry, Spry Architecture, applicant; T3CN, LLC, owner. – Resolution No. 11811

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote: 6-0)

- \*5-b. Approving and authorizing the City of Mesa Police Department to submit grant applications to the Arizona Governor's Office of Highway Safety for FY 2023 grant funds in the amount of \$558,012 and authorizing the City Manager to accept awarded funds for various Mesa Police Department projects. (**Citywide**) – Resolution No. 11812
- \*5-c. Approving and authorizing the City Manager to enter into a grant agreement with the Arizona Department of Transportation (ADOT) Multimodal Planning Division, Aeronautics Group, for rehabilitation of Runway 4L/22R, Taxiway A, Taxiway C, and Taxiway D at Falcon Field Airport. The total estimated cost for this project is \$654,244 with ADOT paying 90% (\$588,820). Funding for the remaining 10% (\$65,424) will be the responsibility of the City and paid from the Falcon Field Airport Enterprise Fund. (**District 5**) – Resolution No. 11813
- \*5-d. Approving and authorizing the City Manager to terminate the development agreement that was recorded on November 15, 2006 (2006-1502467), regarding property located on the west side of Ellsworth Road and the east side of Ellsworth Road and on the north and south sides of Pecos Road. (**District 6**) – Resolution No. 11814
- \*5-e. Modifying fees and charges for the Parks, Recreation and Community Facilities Department. (**Citywide**) – Resolution No. 11815

6. Introduction of the following ordinances and setting April 18, 2022, as the date of the public hearing on these ordinances:

- \*6-a. Amending Table 1 in Title 5 (Business Regulations), Chapter 17 of the Mesa City Code, entitled Mesa Development Impact Fees, by removing the Stormwater Drainage Impact Fee from the table so as to confirm the discontinuation of this fee. (**Citywide**)
- \*6-b. ZON21-01219 (**District 1**) Within the 300 block of West McKellips Road (south side) and within the 1900 block of North Country Club Drive (east side). Located on the southeast corner of McKellips Road and Country Club Drive (1+ acres). Rezone from Limited Commercial (LC) to Limited Commercial with a Business Intensity Zone overlay (LC-BIZ) and Site Plan Review. This request will allow for development of a restaurant with a drive-through. Kevin Zenk, Sustainable Engineering Group, LLC, applicant; T&B Holdings LLC, owner.

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote: 6-0)

- \*6-c. ZON21-01116 (**District 5**) Within the 6500 block of East McKellips Road (south side) and within the 1900 block of North 66th Street (west side). Located west of Power Road on the south side of McKellips Road (1.6± acres). Rezone from Neighborhood Commercial with a Bonus Intensity Zone overlay (NC-BIZ) to Neighborhood Commercial (NC) and Site Plan Modification. This request will allow for the development of a day care facility with outdoor activities. Amy Malloy, Evolve Ventures, applicant; MS MCKELLIPS, LLC, owner.

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote: 6-0)

- \*6-d. ZON21-00356 (**District 6**) Within the 5000 to 5200 blocks of South 71st Street (west side), and within the 7000 block of East Ray Road (north side). Located east of Power Road on the north side of Ray Road (2.4+ acres). Rezone from Light Industrial with a Planned Area Development overlay (LI-PAD) to Light Industrial with Planned Area Development overlay and Bonus Intensity Zone overlay (LI-PAD-BIZ), and Site Plan Review. This request will allow for development of an industrial building. Brian Moore, BMCA Architecture P.C., applicant; AEI ARIZONA OZ FUND LLC, owner.

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote: 6-0)

7. Take action on the following subdivision plats:

- \*7-a. "VALLEYWISE COMMUNITY HEALTH CENTER MESA" (**District 4**) Within the 900 block of East Main Street (north side) and within the 0 to 100 block of North Fraser Drive East (south side). Located west of Stapley Drive on the north side of Main Street (2.9± acres). Maricopa County Special Health Care District, developer; Jason P. Graham, Dibble Engineering, surveyor.
- \*7-b. "Lots N1, N2, N3, N4, N5, & N6 Gateway Norte" (**District 6**) Within the 6800 to 7000 block of East Via Northgate (north side) and within the 4200 to 4300 block of South Sagewood (west side). Located north of Warner Road on the east side of Power Road (5 ± acres). Sanks and Associates, LLC, developers; Kent David Miller, RLS, surveyor.

Items not on the Consent Agenda

8. Conduct a public hearing on the following minor General Plan amendment and zoning case, and take action on the respective resolution and ordinance relating to a mixed-use development at Longbow:

- 8-a. Conduct a public hearing on minor General Plan amendment ZON21-00878 and zoning case ZON21-00731.

Mayor Giles announced that this was the time and place to conduct a public hearing on minor General Plan amendment ZON21-00878 and zoning case ZON21-00731.

- 8-b. ZON21-00878 (**District 5**) Within the 2800 to 3100 blocks of North Recker Road (west side) and within the 5900 block of East Longbow Parkway (south side). Located north of McDowell Road on the west side of Recker Road (20± acres). Minor General Plan Amendment from Employment to Mixed-Use Activity District. This request will allow for a mixed-use development. Reese Anderson, Pew & Lake, PLC, applicant; Dover Associates, LLC, owner. Resolution No. 11816

Staff Recommendation: Adoption

P&Z Board Recommendation: Adoption (Vote: 4-1)

Jonathan Green, a Mesa resident, commented he is speaking in support of the proposed mixed-use retail project on behalf of the ownership of Hilton Hotel, 12 West Brewery, as well as the overwhelming support of the people on Nextdoor for the project. He added he is a board member of Visit Mesa, and is an active advocate for the neighborhood, community, and the City of Mesa. He discussed the history of development in the area and that due to the pandemic a major development fell through. He stated the applicant is proposing 6.5 acres of retail and confirmed the site plan is not a handful of drive-thru fast-food restaurants. He highlighted the developer has listened to the community's concerns and has made changes to accommodate lower densities, better parking ratios, and a decorative wall along Recker Road, which results in higher project costs. He urged the Councilmembers to vote in support of this project.

Monica Malott, a Mesa resident, submitted a comment card to be read that expressed her opinion that the prospect of new shops and restaurants in the vicinity of Longbow and Recker have many Mesa residents very excited and hopeful to have more selections. She commented it is incomprehensible that a few Mesa homeowners would choose to see this land used for industrial purposes over a mixed-use retail/apartment complex that would transform the entire area into a thriving location for friends and family to enjoy. She requested the Mesa City Council to approve the mixed-use project.

Marilynn Retallack, a Mesa resident, submitted a comment card indicating her opposition of drive-thru restaurants.

Reese Anderson, Attorney with Pew & Lake, PLC, displayed a PowerPoint presentation and summarized the plans for the project Ascend at Longbow Highpoint. (**See Attachment 1**)

Mr. Anderson stated Longbow has been planned and approved since 2002, and the Ridgeview Neighborhood is immediately to the east, as well as the bike park. He pointed out some existing building locations on the map, including the proposed locations for 12 West Brewing and a new restaurant. He explained Longbow has grown into a mixed-use project with the arrival of retail, entertainment, a hotel, Amazon, warehouse, etc., and added this project is an extension of that going south along Recker Road. He reported after neighborhood meetings and a Design Review Board (DRB) meeting, the City hired John Godec, a well-known facilitator, to provide an analysis and Councilmember Luna and staff worked diligently with the neighbors and developers to ensure improvements were made. He said neighborhood outreach revealed opposition to multi-family, three-story buildings, parking concerns, noise concerns, and a general concern that the City did not value their input. He mentioned Mr. Godec also identified similar concerns. (See Pages 1 through 9 of Attachment 1)

Mr. Anderson announced his ability to adjust the site plans to address the residents' concerns. He highlighted the height of Buildings 5 and 6 were reduced from three stories to two stories,



which decreased the density and increased the parking ratio. He added a screen wall was constructed along Recker Road adjacent to residential property, and a "Good Neighbor Policy" was created to prohibit satellite dishes and provide shared parking. He explained the final building elevations were provided and renderings were consistent with DRB and staff. He agreed to a stipulation that restricts drive-thru restaurants to current locations shown on the site plan, and none on Recker Road, and any major changes to the site plan must come back to the City Council for review and approval. (See Page 10 of Attachment 1)

Mr. Anderson recalled the issue of whether all drive-thru restaurants should be eliminated. He pointed out the site is zoned light industrial, which allows for drive-thru restaurants. He explained the commercial setting of the closest drive-thru window being 450 feet away is a significant increase in distance, and the screened-in buildings helps reduce the noise, light, and glare, which were concerns. He focused on the developer's desire to have quality sit-down restaurants, such as the proposed 12 West Brewing Company next to the golf course and a high-quality sit-down steakhouse with a view of Red Mountain. He added due to the uncertainty of this project, marketing has not started yet but if approved by Council, that would begin tomorrow. (See Page 20 of Attachment 1)

Mr. Anderson referenced the additional conditions of approval and shared the revised site plan has received many letters of support from residents. He commented this is a win-win situation for the City, the developer, and the residents and, as a result, this agenda item is presented with a recommendation for approval from the Planning & Zoning Board. He added City departments have reviewed the project and are supportive without concerns, and he urged Council for support. (See Pages 22 and 23 of Attachment 1)

Mayor Giles thanked Mr. Anderson for the presentation.

In response to a question from Councilmember Luna related to a possible grocery store, Mr. Anderson clarified the buildings were proposed to accommodate a drive-up or drive-thru window plus three possible locations for quality sit-down restaurants on the golf course with views of Red Mountain. (See Pages 19 and 20 of Attachment 1)

In response to a question posed by Councilmember Luna regarding the requirements for a modification from a drive-thru location to a high-quality restaurant, Assistant Planning Director Rachel Prelog confirmed part of the conditions of approval for any change to the drive-thru locations would require further review and recommendation by the Planning & Zoning Board, followed by approval by City Council.

Development Services Department Director Nana Appiah clarified that a request to eliminate any drive-thru locations within the development would be an administrative modification and that process would not involve Planning & Zoning or City Council.

Randy Rosticon, a Mesa resident, voiced his concerns with the lighting issue with the signage that reflects into the yards and homes across the street. He explained a couple of tenants across the street turn off their lights after closing; however, many others glow all night. He requested Council consider the issues with lighting and signage before approving this project and provide a resolution for the homes in the neighborhood.

Ms. Prelog stated as part of the design review process, a review of a photometric plan is performed and a review of the light levels surrounding the property is completed. She commented that the signage lighting which Mr. Rosticon mentioned is reviewed through a separate permit application. She stated Council is considering the site plan and the zoning

today and added the associated design review case approving the elevations and photometric plan are currently under review and will be approved administratively by the Planning Director.

Mr. Anderson stated he is not familiar with the lighting standards approved for the prior project to the north; however, he acknowledged the current lighting standards state that a bleed-off of light from the project site cannot exceed a half candle foot. He mentioned anything inappropriate on the north side property would be a code enforcement issue. He affirmed his commitment from the beginning to comply fully with the City of Mesa's lighting ordinance.

In response to questions from Councilmember Freeman related to signage on the corner and higher on buildings, Mr. Anderson stated there will be monument signs and a good commercial site requires an attractive sign package that illuminates at night. He noted there should be a distinction between visible lighting and emitting light into a neighboring property and expressed his commitment to be in full compliance with the lighting standards and to be sensitive to the residents across the street.

Ms. Prelog agreed with Mr. Anderson that there are standards within the sign codes concerning lighting, and she noted she will closely examine the lighting to ensure it is not disruptive to residents.

Councilmember Freeman asked Mr. Anderson to keep this information in mind as he moves forward with the development.

Councilmember Luna thanked the Ridgeview Community for being so active and engaged in this process. He noted the developer changed the elevation of the project from a three-story building to a two story; and changed the design of the building to appear upscale to reflect the community. He explained that these apartments are upscale apartments at market rate and the rental pricing will reflect the apartments. He stated the alternative is to stay light industrial and light industrial buildings have a high volume of traffic flowing. He added the apartment complexes were reduced from 359 to 339, and the parking has been adjusted to meet some of the requests that were recommended by the residents at Ridgeview. He advised he is in support of this development and will make a motion to approve.

Mayor Giles agreed with Councilmember Luna's remarks and appreciates the neighbors and their persistence in pointing out ways to improve the property; and to the Developer, Mr. Luna, and everyone coming together to make this a better project than when it began. He stated he will support this project.

- 8-c. **ZON21-00731 (District 5)** Within the 2800 to 3100 blocks of North Recker Road (west side) and within the 5900 block of East Longbow Parkway (south side). Located north of McDowell Road on the west side of Recker Road (20± acres). Modification of the Longbow Park Planned Area Development Overlay (Longbow Park PAD), Rezone from Light Industrial (LI) to Limited Commercial (LC), Council Use Permit (CUP), and Site Plan Review. This request will allow for a mixed-use development. Reese Anderson, Pew & Lake, PLC, applicant; Dover Associates, LLC, owner – Ordinance No. 5695

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote: 4-1)

There being no citizens wishing to address the Council, the Mayor declared the public meeting closed.

Mayor Giles stated that pending no objection of the Council, Items 8-a, 8-b, and 8-c will be voted on in one motion.

It was moved by Councilmember Freeman, and seconded by Councilmember Thompson, that Resolution No. 11816 and Ordinance No. 5695 be adopted.

Upon tabulation of votes, it showed:

AYES – Giles-Duff-Freeman-Heredia-Luna-Spilsbury-Thompson

NAYS – None

Carried unanimously.

9. Items from citizens present.

There were no items from citizens present.

10. Adjournment.

Without objection, the Regular Council Meeting adjourned at 6:33 p.m.

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JOHN GILES, MAYOR

ATTEST:

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HOLLY MOSELEY, CITY CLERK

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Council Meeting of the City Council of Mesa, Arizona, held on the 4<sup>th</sup> day of April 2022. I further certify that the meeting was duly called and held and that a quorum was present.

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HOLLY MOSELEY, CITY CLERK

Lr  
(Attachment – 1)

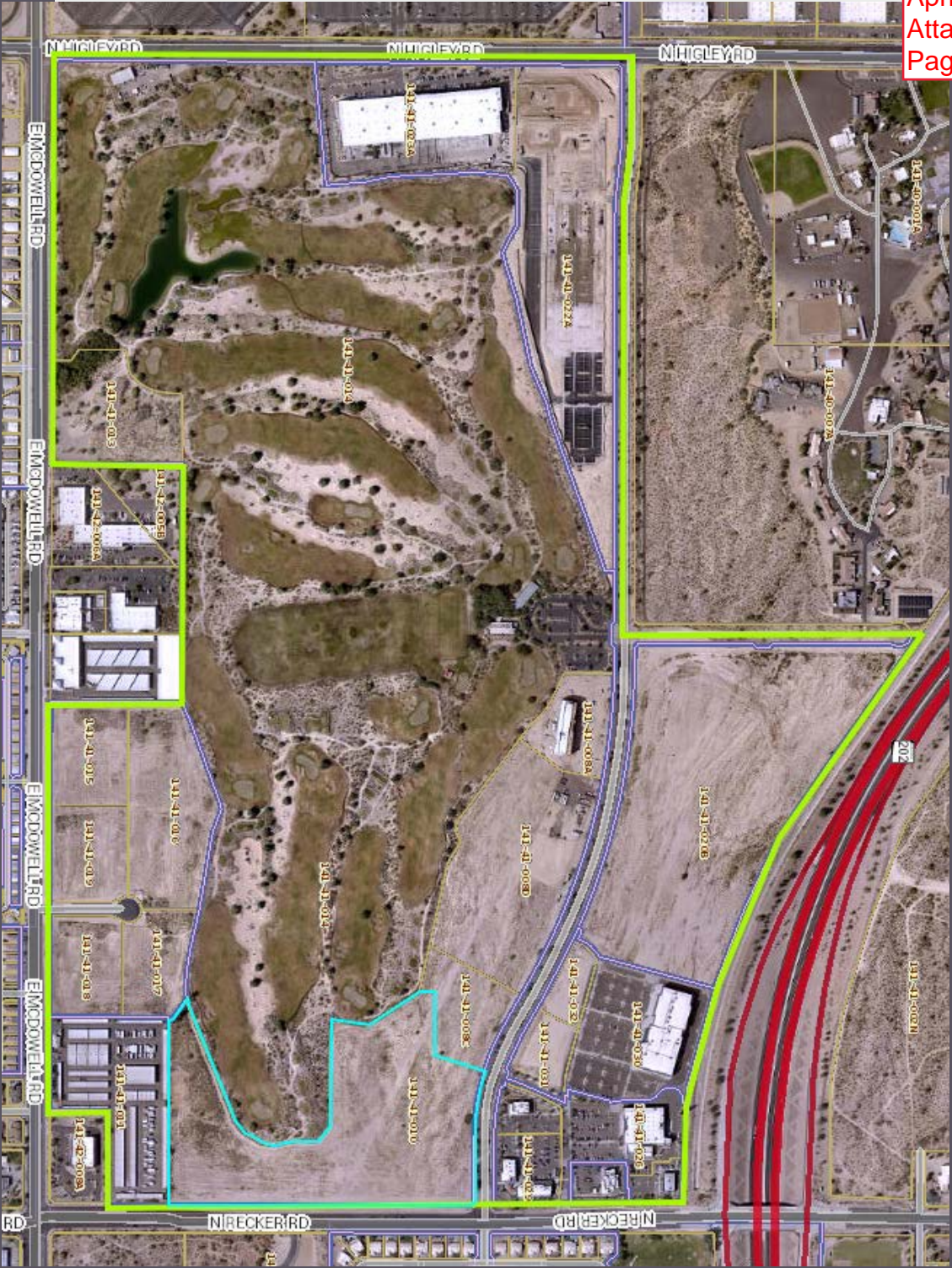
# ASCEND AT LONGBOW HIGHPOINT

**Mesa City Council**  
**April 4, 2022**

**Case Numbers: ZON21-00731,  
ZON21-00878 & DRB21-00732**



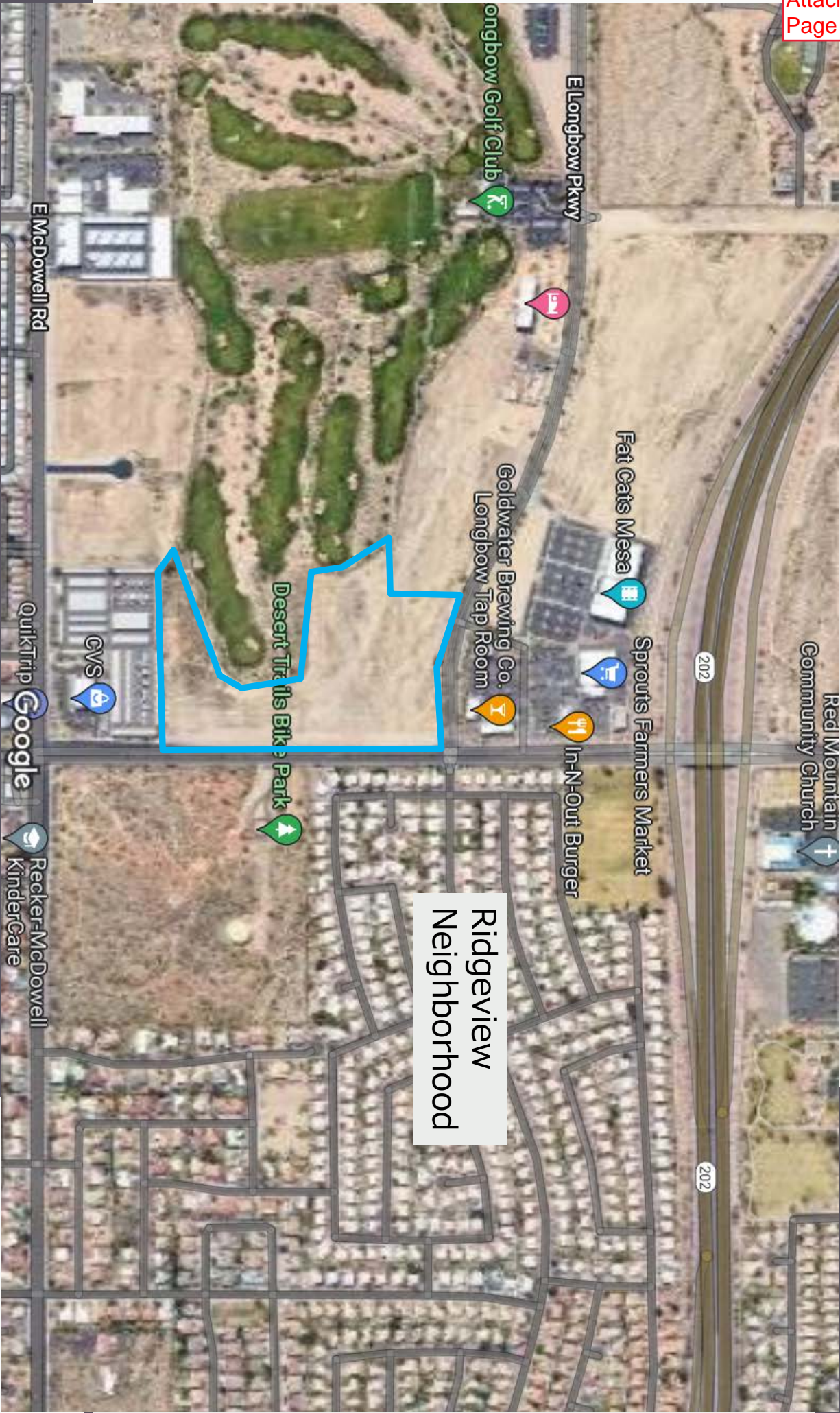




# Longbow Business Park & Golf Club PAD Area



# Context Map





ine

Amazon

Longbow  
Golf  
Course

Industrial  
Office and  
Business  
Park



Fat Cats  
/Sprouts/  
Restaurants

12 West  
Brewing

Site

Proposed  
Warehouse

Proposed  
Office &  
Warehouse

Storage





EXISTING DEVELOPMENT  
WITHIN THE LONGBOW AREA







EXAMPLES OF MIXED-USES  
WITHIN THE LONGBOW AREA





# Project Chronology

- September 15, 2021 - Virtual Neighborhood Meeting
- September 27, 2021 - Design Review Board Meeting
- November 10, 2021 - In-Person Neighborhood Meeting
- February 9, 2022 - Planning & Zoning Board Meeting
- March 2022 - Lists of Citizen Requests
- March 21, 2002 - City Council Introduction
- April 4, 2022 - City Council Hearing 7

# Applicant Neighborhood Outreach – Summary of Concerns

- **Opposition to multi-family residential development**
- **Opposition to three-story buildings on site**
- **Overflow parking into nearby residential areas**
- **Increased traffic and road safety issues in the area**
- **Noise and light glare concerns**
- **General concern that the City does not value neighbor opinion and does not enforce light and sound ordinances**



## Neighborhood Outreach – John Godec (Facilitator)

### Report - Summary of Concerns (February 6, 2022)

- Apartment buildings will be too high and allow renters to see into Ridgeview backyards (Privacy)
- Apartments will negatively affect current property value
- New lighting and noise will intrude on their current quality of life
- Development will introduce, “undesirable people”
- Additional traffic will create unsafe conditions
- Parking will overflow into Ridgeview neighborhood
- Opponents feel the City does not listen to their concerns or enforce current light and noise ordinances

## List of Citizen Requests Received Throughout March

1. Reduce Building Height on Buildings 5 & 6.
  2. Construct Screen Wall along Recker Road, adjacent to Residential.
  3. Raise Wall Height of Neighbors Across Recker Road.
  4. Eliminate Dog Park.
- 

1. No antennas or satellite dishes on the residential balconies along Recker Road.
2. Wanted to see final elevations, match the commercial better.
3. Prohibit drive-through restaurants on the property.
4. No major changes to the site plan.

# Developer Response to Requests

1. Reduced Building Height on Buildings 5 & 6 (Site Plan & Elevations Changed – Density Decreased, Parking Ratio Increased).
2. Agreed to Construct Wall along Recker Road adjacent to residential.
3. Cannot Raise Wall of Neighbors Across Recker Road.
4. Dog Park Concern Resolved.

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1. Agreed to a Good Neighbor Policy, which prohibits satellite dishes and provides shared parking.
  2. Provided final building elevations & renderings consistent with DRB and Staff comments (Also subject to Longbow DRC).
  3. Agreed to a stipulation that restricts drive throughs to current location shown on site plan (NO drive-throughs on Recker Road).
  4. Agreed any major changes to site plan must come back to the City Council for review and approval.



## Reduced Building Height

- Buildings 5 & 6 were reduced in height to 2-stories (28 ft. to top of parapet).
- Density decreased and parking ratio increased.



# Renderings and Elevations





# 2-Story Residential Elevation

HIGHEST PARAPET  
EL. 28.00'



REAR (FACING RECKER ROAD)

# 3-Story Residential Elevation



REAR (FACING RECKER ROAD)





# Screen Wall on Recker Road

- 6 ft. decorative screen/view wall constructed adjacent to the residential.





# Possible Drive Through / Drive Up Restaurant Locations

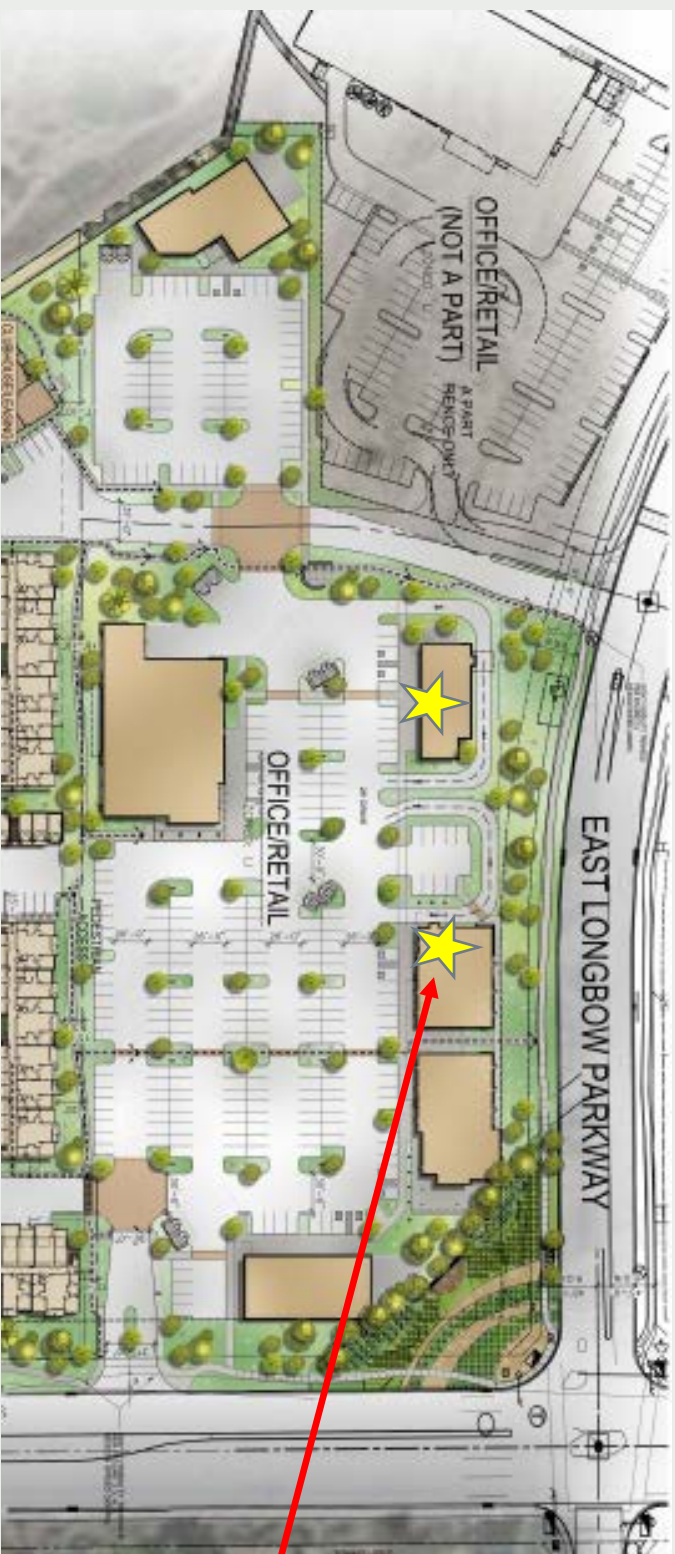
- Located away from the arterial.



# Current In-n-Out Restaurant

Building to Property Line  
measures +/- 180 ft.





## Possible Drive-Through / Drive-Up Restaurant Locations

- Located away from the arterial.
- +/- 450 ft. separation.
- Screened by buildings.



- ## Possible Sit-Down Restaurant Locations
- 3 very likely locations.

# Revised Stipulations – City Council Memo

Planning  
Division



MEMORANDUM

To: Mayor and City Council  
Through: Natalie Lewis, Deputy City Manager  
Nana Appiah, PhD, AICP, Development Services Director  
From: Rachel Prelog, AICP, Assistant Planning Director  
Date: March 21, 2022  
Subject: ZON21-00731 Revised Site Plan and Conditions of Approval

Based on ongoing discussions with surrounding neighbors, the applicants for zoning case ZON21-00731, and companion case to ZON21-00878, are proposing three modifications to the proposed site and four additional conditions of approval to address concerns discussed with the surrounding neighbors after the Planning and Zoning Board hearing on January 26, 2022. Staff is recommending the City Council adopt the revised site plan (the final site plan), the revised table with the modifications to the development standards (condition of approval number five), and the new conditions of approval in addition to the conditions of approval considered by the Planning and Zoning Board and included in the staff report. The proposed site plan changes are as follows:

1. Along the eastern boundary of the property, adjacent to Recker Road, buildings 5 & 6 have been reduced from 3-stories to 2-stories.
2. The total number of units has decreased from 359 units to 339 units and subsequently, the proposed parking ratio has been increased from 1.85 spaces per unit to 1.95 spaces per unit. Condition of approval number five, the table with the modifications to the development standards approved with the PAD, has been updated to reflect the updated parking ratio.
3. Along the eastern boundary of the property, adjacent to Recker Road, a 6-foot freestanding wall has been proposed. Condition of approval number five, the table with the modifications to the development standards approved with the PAD, has been updated to include the maximum wall or fence height for the property boundary.

The additional condition of approval is as follows:

1. Prior to submittal of a building permit, record a shared parking agreement between the multiple residence and commercial developments.
2. Compliance with the good neighbor policy that prohibits, on the balcony of any multiple residence located adjacent to Recker Road, the following: (1) any antenna, satellite disc,

3. Elevations and renderings must conform to the recommendations of the Design Review Board as determined by the Planning Director, and all development on the property must comply with the elevations and renderings approved by the Planning Director.
4. The addition of any drive-thru or the relocation of a drive-thru shown on the final site plan is a Major Site Plan Modification that requires review by the Planning and Zoning Board and approval by City Council.



# Revised Stipulations – City Council Memo

The additional condition of approval is as follows:

1. Prior to submittal of a building permit, record a shared parking agreement between the multiple residence and commercial developments.
2. Compliance with the good neighbor policy that prohibits, on the balcony of any multiple residence located adjacent to Recker Road, the following: (i) any antenna, satellite disc, or other antenna or wireless communication facility, and (ii) any exterior storage.
3. Elevations and renderings must conform to the recommendations of the Design Review Board as determined by the Planning Director, and all development on the property must comply with the elevations and renderings approved by the Planning Director.
4. The addition of any drive-thru or the relocation of a drive-thru shown on the final site plan is a Major Site Plan Modification that requires review by the Planning and Zoning Board and approval by City Council.

# LETTERS OF SUPPORT FROM NEARBY BUSINESSES AND PROPERTY OWNERS

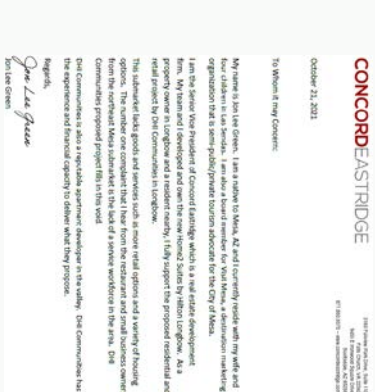
From: Brad Anderson <BAnderson@kitchell.com>  
Sent: Monday, February 7, 2022 11:31 AM  
To: Reese Anderson <Reese.Anderson@pewandlake.com>  
Subject: Longbow Multifamily Rezone Support

After reviewing the DHI Communities site plan and application to develop approximately 20 acres on the east side of Longbow Business Park and Golf Club I wanted to relay my excitement and support for this project. This property is in a prime location for higher density housing and the additional of the retail will spur future development in this area. There are already a number of great employment areas in this falcon field district, the addition of multifamily on this property will provided much needed housing opportunities for those not interested in purchasing a single family home.

I am in full support of the project.



Brad Anderson, Director of Design and Construction  
Kitchell Development Company  
1707 East Highland, Suite 100  
Phoenix, Arizona 85016  
O: 602.631.6101 | C: 602.390.3178



February 3, 2022  
VIA EMAIL (cassidy.welch@mesaz.gov)  
Ms. Cassidy Welch  
Planner II  
City of Mesa  
55 N. Center St.  
Mesa, AZ 85211-1466

Re: Support for Ascend at Longbow Hightpoint, Case Nos. ZON21-00731, ZON21-00878 & DRB21-00732

Dear Ms. Welch:

Our company, FC Mesa LLC, owns the FatCats, located at 5846 E. Longbow Pkwy, Mesa, AZ 85215. We have reviewed the plans and are in support of the Ascend at Longbow Hightpoint project being proposed by DHI Communities. We note that the project will include a mixture of uses including retail, commercial, restaurant, and multi-family residential and believe it will be a welcome addition to the Longbow and surrounding communities. Accordingly, please accept this letter of support for the proposed Ascend at Longbow Hightpoint project.

Please do not hesitate to contact me if you have any questions regarding my support for this project.

Sincerely,

FC Mesa LLC

# QUESTIONS?