

COUNCIL MINUTES

December 8, 2022

The City Council of the City of Mesa met in a Regular Council Meeting in the Council Chambers, 57 East 1st Street, on December 8, 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 Reverend Bernard Carl with First Lutheran Church.

Awards, Recognitions and Announcements.

Mayor Giles announced this would be the last meeting for Councilmembers Luna and Thompson. He thanked the Councilmembers for their service and noted a significant amount of growth in the districts they serve. He added that Districts 5 and 6 are great places to live, work and play due to the efforts of these Councilmembers.

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 Luna, seconded by Councilmember Thompson, 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 September 22, 2022, Study Session; and December 1, 2022, Regular Council meeting.

3. Take action on the following liquor license applications:

*3-a. Nello's Pizza

A restaurant is requesting a new Series 7 Beer and Wine Bar License for The Original Nello's Pizza Numero Uno LLC, 2950 South Alma School Road, Suite 15 - 18; Daniel Wayne Vance, agent. This is an ownership transfer. The existing license held by Nello's 2 Inc. will revert to the State for modification. **(District 3)**

*3-b. Papago by Huss Brewing

A craft brewery is requesting a new Series 7 Beer and Wine Bar License for Papago by Huss Brewing LLC, 1033 North Dobson Road, Suite 104; Camila Alarcon, agent. The existing license held by J Rowe Enterprises LLC will remain inactive until sold or transferred to a different location. **(District 3)**

*3-c. Crawfish Café

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for Crawfish Café Mesa LLC, 28 South Dobson Road, Suite 101; Jeffrey Craig Miller, agent. There is no existing license at this location. **(District 3)**

*3-d. El Pacifico

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for El Pacifico AZ LLC, 1911 West Broadway Road Suite 1 - 4; Jeffrey Craig Miller, agent. There is no existing license at this location. **(District 3)**

*3-e. Georgia Leadership Foundation, Inc.

This is a one-day event to be held on Saturday, January 14, 2023, from 12:00 P.M. to 9:00 P.M. at Riverview Park, 2100 West Rio Salado Parkway. **(District 3)**

4. Take action on the following contracts:

*4-a. Dollar-Limit Increase to the Term Contract for Brigade Driving and Safety Solution for the Solid Waste Department. **(Citywide)**

The Department is requesting to purchase cellular access to our existing Brigade system for Years 3, 4 and 5. This would allow supervisors and management to review

individuals and incidents that occur within the refuse trucks while the trucks are still in service, and in real-time.

The Solid Waste Department and Purchasing recommend increasing the dollar-limit with Mountain Regional Equipment Solutions, Inc., Year 3 by \$70,300, from \$125,000 to \$195,300 annually; and Years 4 and 5 by \$63,300, from \$50,000 to \$113,300 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index.

- *4-b. Five-Year Term Master Contract with Five Years of Renewal Options for Recycling Processing and Marketing Services for the Solid Waste Department. **(Citywide)**

This contract will provide services related to recycling processing operations including receiving, sorting, processing, storing, marketing, and selling recyclable materials. The multi-agency contract increases market leverage and provides the municipalities with cost savings and increased revenues on recyclables.

An evaluation committee recommends awarding the contract to the highest-scored vendor proposals from Allied Waste Transportation Inc., dba Republic Services Inc., and United Fibers LLC at \$1,455,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- *4-c. Three-Year Term Contract with Two Years of Renewal Options for Badging Supplies for the Police Department. **(Citywide)**

This contract will provide security badging supplies for the Police Department, Security Services. The Badging Office is responsible for printing identification badges for all City employees, temporary employees, volunteers, and contractors. City policy requires anyone functioning on behalf of the City of Mesa to be issued an official photo ID displayed while on City property.

An evaluation committee recommends awarding the contract to the highest-scored proposal from Bender Associates, Inc. at \$145,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- *4-d. Use of a Cooperative Contract for the Purchase of Grappler Immobilization Devices and Related Equipment and Training for Police Vehicles for the Mesa Police Department. **(Citywide)**

This purchase will provide 24 Grappler immobilization bumper kits, 48 training nets, related equipment, and training for Police vehicles being purchased by the Department. The Grappler Police Bumper is an arresting device that is used to stop vehicle pursuits.

The Police and Fleet Services Departments and Purchasing recommend authorizing the purchase using the Strategic Alliance for Volume Expenditures (S.A.V.E.)/City of Tempe cooperative contract with Stock Enterprises, LLC., Year 1 and initial purchase at \$190,000, based on estimated requirements; and Years 2 through 4 at \$20,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- *4-e. Three-Year Term Contract with Two Years of Renewal Options for Electric Utility Distribution Transformers for the Materials and Supply Warehouse (for the Energy Resources Department). **(Citywide)**

This contract will establish a list of qualified vendors who will respond to quotes for electric utility distribution transformers, as needed. These transformers are required to provide electrical service to new and upgraded commercial and residential services, as well as routine lifecycle replacements.

A committee representing the Business Services and Energy Resources Departments and Purchasing recommend awarding the contract to the qualified proposals from Border States Industries, Inc., dba Border States Electric Supply; and WEG Transformers USA, LLC at \$3,262,500 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

***4-f. Dollar-Limit Increase to the Term Contract for Office Supplies and Products. (Citywide)**

This contract is for the purchase of miscellaneous office supplies and products, to include, paper, toner and inkjet cartridges, batteries, safety supplies, promotional products, breakroom supplies, office equipment, and furniture. The limit increase is required to accommodate the furniture needs of several upcoming relocation projects including, Mesa Family Advocacy Center, Economic Development, and Police Department Evidence.

The Engineering and Business Services Departments and Purchasing recommend increasing the dollar-limit with Wist Business Supplies & Equipment by \$1,000,000 for Year 3, from \$1,050,000 to \$2,050,000.

***4-g. Three-Year Term Contract with Two Years of Renewal Options for Commercial Grade Fitness Equipment for the Fire and Medical, Police, and Parks, Recreation and Community Facilities Departments. (Citywide)**

This contract will provide commercial-grade fitness equipment such as treadmills, ellipticals, and other cardiovascular and weight equipment. The fitness equipment will be purchased for department facilities and for fitness areas at public recreation centers.

An evaluation committee recommends awarding the contract to the highest-scored proposal from Fitness 4 Home Superstore, Inc., dba Commercial Fitness Superstore at \$235,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

***4-h. Use of a Cooperative Contract for Monument Signage Lighting Replacement for the Transportation Department. (District 6)**

The LED lighting systems on the monument lighting along the Elliott Tech Corridor, between Ellsworth and Signal Butte Roads, have been failing in recent years. After several attempts to repair the lighting, the recommendation is to replace the lighting in this monument signage.

The Transportation Department, Engineering Department, and Purchasing recommend authorizing the contract using the Strategic for Volume Expenditures (S.A.V.E.)/City of Peoria cooperative contract with YESCO LLC at \$100,000.

***4-i. Mesa City Hall Project - Construction Manager at Risk (CMAR), Guaranteed Maximum Price (GMP). (District 4)**

This GMP No. 1 is to minimize cost escalation and procurement delays. The scope includes mock-ups of concrete treatments and curtain wall sections; shop drawings for steel, elevator, curtain wall and terracotta materials; and procurement of steel, elevator and terracotta materials, as well as physical security appurtenances.

Staff recommends awarding a construction services contract to the CMAR, Okland Construction, in the amount of \$1,400,000 (GMP), and authorizing a change order allowance in the amount of \$98,000 (7%), for a total amount of \$1,498,000. This project is funded by The Capital General Fund.

***4-j. Intelligent Transportation System (ITS) Video Detection Upgrades. (Citywide)**

This project consists of ITS improvements that replace video detection cameras that have reached the end of their service life. The scope includes the procurement, testing, and installation of new video detection camera equipment at 51 locations throughout the City of Mesa. This new equipment will ensure that the City of Mesa can continue to operate traffic signals efficiently to move traffic safely and smoothly.

Staff recommends awarding a contract for this project to the lowest responsible bidder, CS Construction, Inc., in the amount of \$2,367,269, and authorizing a change order allowance in the amount of \$236,726.90 (10%), for a total amount of \$2,603,995.90. The funding for this project includes a Congestion Mitigation and Air Quality (CMAQ) grant capped at \$2,262,533 (94.3% of eligible construction costs), a local funding match of \$136,760 (5.7% of eligible construction costs), and the remaining project costs funded with Local Street Sales Tax.

5. Take action on the following resolutions:

- *5-a. Approving and authorizing the City Manager to enter into a Fifth Amendment to the Mesa Proving Grounds Pre-annexation and Development Agreement with DMB Mesa Proving Grounds, LLC, and related Easement Agreements with the Eastmark Community Alliance, Inc. for property within the Eastmark development. (District 6) – Resolution No. 11983**
- *5-b. Approving and authorizing the City Manager to enter into an Addendum to the Amended and Restated Community Maintenance Agreement between the City of Mesa and the Eastmark Community Alliance, Inc. for Phase 4 of the Great Park. (District 6) – Resolution No. 11984**
- *5-c. Approving and authorizing the City Manager to enter into an Intergovernmental Agreement with the City of Phoenix and various partnering agencies within Maricopa County for the distribution of \$143,150 in grant funds from the Edward Byrne Memorial Justice Assistance Grant (JAG) Program. The funds will be used towards an Enterprise Asset and Inventory Management System for the Police Department. (Citywide) – Resolution No. 11985**
- *5-d. Extinguishing a portion of a water and sewer line easement located at 4559 South Power Road to accommodate the construction of a commercial-industrial building for commercial and indoor recreational uses; requested by the property owner. (District 6) – Resolution No. 11986**

- *5-e. Approving and authorizing the City Manager to enter into an Intergovernmental Agreement with the City of Chandler, Town of Gilbert, City of Tempe, and the Town of Queen Creek for the sharing of law enforcement information between jurisdictions. **(Citywide)** – Resolution No. 11987
- *5-f. Approving and authorizing the City Manager to enter into a Lease Agreement with the Downtown Mesa Association for the City-owned property and improvements located at 100 North Center Street. **(District 4)** – Resolution No. 11988

6. Introduction of the following ordinance and setting January 9, 2023 as the date of the public hearing on this ordinance:

- *6-a. ANX22-01048 “Sossaman Road Right-of-Way De-Annexation” **(District 6)** Ordinance de-annexing public right-of-way to Maricopa County located within the 4200 to 4400 blocks of South Sossaman Road (1.2± acres), subject to approval by the Maricopa County Board of Supervisors. The de-annexation of public right-of-way is allowed pursuant to A.R.S. § 9-471.03.

In 2021, 101± acres of land were annexed into the City, including the land that is the subject of this proposed de-annexation ordinance. Since 2021, Maricopa County has determined that it needs an additional 32 feet of right-of-way in the area, specifically for Sossaman Road. This de-annexation is to accommodate Maricopa County’s right-of-way requirements.

7. Discuss, receive public comment, and take action on the following ordinance, and take action on the following resolution relating to the proposed development generally located east of Higley Road on the south side of Thomas Road:

- *7-a. ZON21-00080 **(District 5)** Within the 3600 to 3800 blocks of North Higley Road (east side) and the 5200 to 5500 blocks of East Thomas Road (south side). Located east of Higley Road on the south side of Thomas Road (11± acres). Rezone from Single Residence 90 (RS-90) to Light Industrial with a Planned Area Development Overlay and Council Use Permit (LI-PAD-CUP), and Site Plan Review. This request will allow for a boat and recreational vehicle storage facility. Russell Skuse, Horrocks Engineers, applicant; R&S Development Group LLC, owner.

Staff Recommendation: Approval with conditions

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

For continuance to the January 9, 2023 City Council meeting.

- *7-b. A resolution approving and authorizing the City Manager to enter into a Development Agreement with R&S Development Group, LLC, on approximately 10 acres of land located within the 3600 to 3800 blocks of North Higley Road (east side) and the 5200 to 5500 blocks of Thomas Road (south side), regarding sewer line improvements and the temporary use of a private wastewater system for the Project. **(District 5)**

For continuance to the January 9, 2023 City Council meeting.

8. Discuss, receive public comment, and take action on the following ordinances pertaining to Mesa City Code Title 11 "Zoning Ordinance":

- *8-a. An ordinance amending Mesa City Code Title 11 (Zoning Ordinance), Chapters 6, 7, 8, 31, 58, and 86 pertaining to Outdoor Eating Areas. The amendments include but are not limited to: repealing in its entirety Section 11-31-19 (Outdoor Eating Areas) and replacing it with a new Section 11-31-19 (Outdoor Eating Areas); modifying land use tables pertaining to Outdoor Eating Areas; and modifying the definition for Outdoor Eating Areas. **(Citywide)** – Ordinance No. 5758

Staff Recommendation: Adoption

P&Z Board Recommendation: Adoption (Vote: 7-0)

- *8-b. An ordinance amending Mesa City Code Title 11 (Zoning Ordinance), Chapters 4, 5, 6, 7, 8, 10, 15, 24, 30, 31, 58, 69, 70, 86, and 87 pertaining to Temporary Uses, Outdoor Display, Site Plans, and Special Events. The amendments include, but are not limited to: repealing in its entirety Section 11-31-20 (Outdoor Retail Sales) and replacing it with a new Section 11-31-20 (Outdoor Display); repealing in its entirety Section 11-31-30 (Temporary Uses: Swap Meets And Farmer's Markets) and replacing it with a new Section 11-31-30 (Temporary Uses); repealing in its entirety Section 11-70-4 (Temporary Use Permit) and replacing it with a new Section 11-70-4 (Temporary Use Permit); modifying land use tables pertaining to Schools, Temporary Uses, Accessory Uses, Outdoor Display, Outdoor Storage, Portable Storage, Warehousing and Storage, Recycling Facilities, and Manufactured Home Parks and Subdivisions; modifying the definition for Special Events; adding new definitions for Temporary Outdoor Entertainment, Temporary Outdoor Sales, Temporary Use Permit, and Outdoor Display; and making minor clerical corrections. **(Citywide)** – Ordinance No. 5759

Staff Recommendation: Adoption

P&Z Board Recommendation: Adoption (Vote: 7-0)

9. Take action on the following subdivision plats:

- *9-a. SUB22-00316 "Metro Mesa Phase II" **(District 4)** Within the 1700 to 1900 block of South Horne (west side), the 1800 to 800 block of East Auto Center Drive (south side), and the 1800 to 1900 block of South Hobson (east side). Located north of Baseline Road and east of Mesa Drive. (20± acres). Physical Resource Engineering, applicant; Geoffrey K. Brimhall, surveyor.
- *9-b. SUB22-00577 "Hopewell Mesa" **(District 4)** Within the 800 block of east Baseline Road (north side), and within the 800 block of east Javelina Avenue (south side). Located west of Stapley Drive on the north side of Baseline Road. (3.6± acres). Physical Resource Engineering, developers; Joseph R. Hughes, surveyor.

Items not on the Consent Agenda

10. Discuss, receive public comment, and take action on the following ordinance, pertaining to the proposed development "Millennium Superstition Springs":

- 10-a. ZON22-00431 "Millennium Superstition Springs" **(District 2)** Within the 5700 to 5900 blocks of East Baseline Road (north side), within the 1800 to 1900 blocks of South Sunview (west side), and within the 5700 to 5900 blocks of East Inverness Avenue

(south side). Located west of Recker Road on the north side of Baseline Road (10± acres). Rezone from Planned Employment Park with Planned Area Development overlay and Council Use Permit (PEP-PAD-CUP) to Multiple Residence 5 with a Planned Area Development overlay (RM-5-PAD) and Site Plan Review. This request will allow for a multiple residence development. Charles Huellmantel, Huellmantel & Affiliates, applicant; VHS Acquisition Subsidiary Number 11, INC., owner. Ordinance No. – 5760

Staff Recommendation: Denial

P&Z Board Recommendation: A motion to recommend denial resulted in a split vote of 3-3

Charles Huellmantel, Attorney with Huellmantel & Affiliates, highlighted the Valley's housing crisis, specifically around colleges and hospitals. He commented that this development is located near both a college and a hospital and A.T. Still University (ATSU) is designed to supply employees for nearby medical campuses. He shared supportive comments from various members of the Design Review Board, Council and ATSU that indicated no public opposition to the project. He reiterated opposition to this project is from City staff.

Joel Sannes, spokesperson for ATSU, stated ATSU supports this case and believes the housing is consistent with the Educational Campus Specialty District. He indicated support should not be interpreted that all changes to the General Plan Specialty District designations are acceptable. He stated ATSU maintains the opinion that the Council's adoption of the amendment to the General Plan was improper. He hoped that Council would accept this development supported by ATSU as it is consistent with ATSU's mission of education.

Anna Makin, a Mesa resident, expressed concerns that this development would add density and traffic would become more difficult. She offered suggestions to the Council for the developer to redesign the project.

Assistant Planning Director Rachel Nettles displayed a PowerPoint presentation on Millennium Superstition Springs. **(See Attachment 1)**

Ms. Nettles reported that the General Plan character area is Specialty with a Medical Campus subtype and is intended for single use, such as hospitals and medical offices. She noted on December 1, 2022, Council approved a text amendment to the General Plan. She stated this project is now in compliance with the General Plan character areas due to the text amendment and the adoption of RM-5 zoning. She explained the applicant had initially proposed to do a minor General Plan text amendment but has since withdrawn the amendment. (See Page 5 of Attachment 1)

Ms. Nettles commented the applicant is requesting to rezone to RM-5 with the Planned Area Development (PAD) overlay to request standard deviations. She noted the RM-5 zoning district is Mesa's highest-density district. She provided examples of zoning designations allowing similar density in Mesa. She pointed out the zoning designation is intended for urban environments supported by transit or developed in a comprehensive setting to have an urban core. (See Page 6 of Attachment 1)

Ms. Nettles stated the site plan proposed is four, four-story buildings with 394 units and a density of 40.3 dwelling units per acre. She noted deviations requested through the PAD overlays, an increase in the building height from 50 feet to 60 feet, a 21% reduction in parking, and a decrease to the landscape yard on the west portion of the site from 15 feet to 10 feet. She

explained that the parking study outlined transit and comparable developments approved with similar reductions. She stated staff found that transit was not applicable, adding that Mesa's zoning code considers parking reductions when the development is within 1/4 mile of the nearest transit stop. She pointed out this property is two miles south of a transit stop and not in an area where people could walk to transit. (See Page 7 of Attachment 1)

Ms. Nettles reported that the Economic Development Department does not support this project. She noted their recommendation is to preserve designated commercial and industrial areas for future job growth, improve the job-to-housing ratio, and look at other viable locations consistent with the character area. (See Page 8 of Attachment 1)

She reiterated that the density is not appropriate for the area and staff recommends the applicant reduce the density to Multiple Residence 4 (RM-4) zoning to address parking concerns. She emphasized the need for more transit nearby and a place to offset parking with the local streets in the area. (See Page 9 of Attachment 1)

Responding to a question from Mayor Giles, Ms. Nettles pointed out two access points and noted concerns with the number of units and the number of cars going in and out of the site.

City Manager Christopher Brady noted that three members of P&Z voted to oppose this item.

Mr. Huellmantel suggested the roads can handle significant traffic; therefore, traffic should not be a factor. He emphasized the importance of evaluating the bedroom count from a density standpoint. He explained there are 17 studios, 152 one-bedroom units, 183 two-bedroom units, and 42 three-bedroom units, resulting in one parking space per bedroom. He pointed out that ATSU came to Mesa with the idea of being part of a larger campus. He reported, upon approval, a private letter between the parties would be provided to stipulate that the developer shall work with staff to provide a permanent detached lighted monument sign up to 7 feet in height located at the NE corner of Baseline and Sunview Recker Road for the YMCA and ATSU. He noted the replacement sign shall be installed at the developer's cost before the certificate of occupancy is issued.

Councilmember Spilsbury expressed support for the project and pointed out there is no neighborhood opposition. She discussed the housing crisis and recalled earlier requests for housing for ATSU and Banner Medical. She noted Mesa has 50 acres to the north that could be used for employment opportunities. She remarked the elevators in the four-story buildings would offer accessibility options.

Mayor Giles reported he has had several conversations with ATSU stating their indifference to the project. He commented the building is well-designed and the developer provides high-quality projects; however, the project needs more parking and transit options.

It was moved by Councilmember Freeman that Ordinance No. 5760 be denied.

Mayor Giles stated the motion dies for lack of a second.

It was moved by Councilmember Spilsbury, seconded by Councilmember Thompson, that Ordinance No. 5760 be approved.

Upon tabulation of votes, it showed:

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

NAYS – Giles
ABSENT – None

Mayor Giles declared the motion carried by majority vote of those present.

11. Items from citizens present.

Deanna Villanueva-Saucedo, a Mesa resident, recognized Councilmember Luna for his decade of service on the Mesa City Council. She stated Councilmember Luna has served Mesa with dignity and respect and impacted the Latino community significantly. She pointed out that Councilmember Luna is the first Latino to be elected to Mesa and he has been a champion for inclusivity, progress, education, and other important issues. She highlighted his accomplishments and thanked Councilmember Luna on behalf of a very grateful community.

Peter Anello, a Mesa resident, expressed concerns regarding the City's utility fund increase and budget deficit. He stated residents are dealing with high inflation and must cut their budget to make it work. He commented that Council would need to make hard decisions, tighten the belt, and stop spending.

Cherie Anello, a Mesa resident, expressed concerns that Mesa is operating a budget in a deficit at a time when costs are skyrocketing and indicated the City is overcharging residents for utilities. She opposed Mesa's plans to purchase a hotel for the homeless, noting this would result in future maintenance, insurance costs, and possible lawsuits at taxpayer expense. She explained she moved to Mesa from the Northwest where she witnessed towns grow slums from similar decisions. She recommended the City issue a fine for anyone giving handouts to the homeless in an effort to detract that population. She indicated that support for these programs would attract more homeless, drugs, and crime.

Carey Davis, a Mesa resident, expressed concerns regarding Mesa's financial condition. He indicated the City is overstaffed, top-heavy with management personnel, and overspending General Fund revenue. He stated the City's debt and bond obligations were high compared to neighboring cities. He suggested the City collect a primary property tax and reduce overcharging utility ratepayers. He requested that Council adopt a more fiscally-conservative budget during the next budgetary cycle.

Neal Carter, Arizona House of Representatives member, stated that as part of redistricting, District 15 now goes into Mesa, including the corners of Power and Baseline, the airport, Eastmark, and the Arizona State University (ASU) Power Knowledge Corridor. He stated his name and phone number, 480-628-1037, for the record and encouraged citizens to reach out with any needs at the State level.

12. Adjournment.

Without objection, the Regular Council Meeting adjourned at 6:36 p.m.




JOHN GILES, MAYOR

ATTEST:


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 8th day of December. I further certify that the meeting was duly called and held and that a quorum was present.


HOLLY MOSELEY, CITY CLERK

td
(Attachments – 1)



City Council

December 8, 2022



ZON22-00431

Mary Kopaskie-Brown, Planning Director
Rachel Nettles, Assistant Planning Director



Location

- North of Baseline Road
- West of Sunview Road
- West of Power Road





Request

- Rezone from PEP-PAD-CUP to RM-5-PAD
- Site Plan Review
- To allow for a multiple residence development

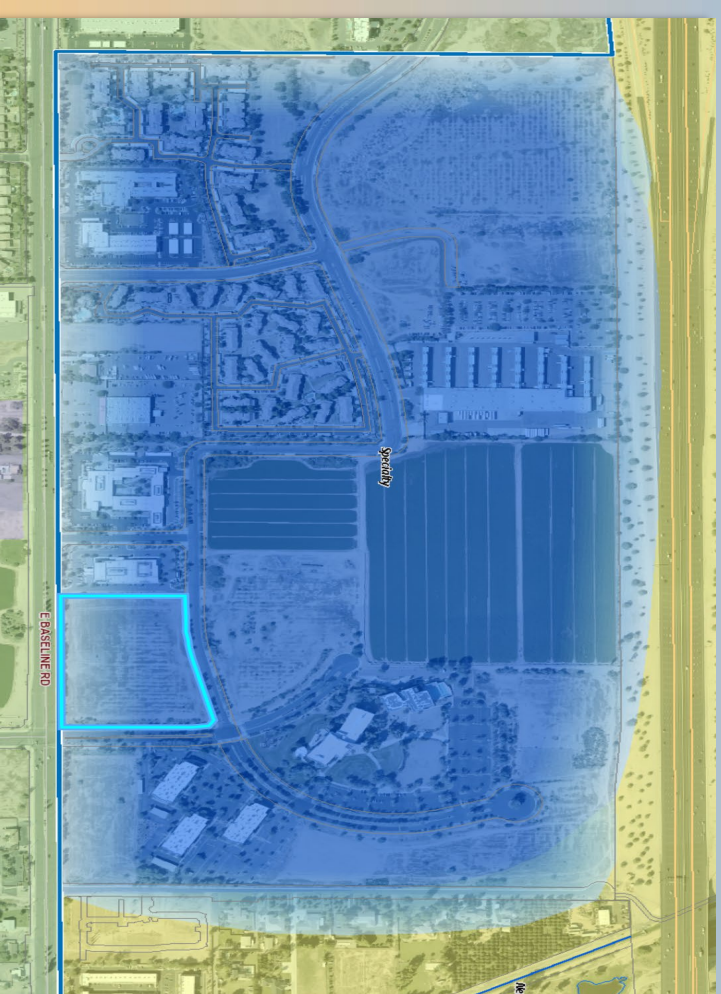




General Plan

Specialty - Medical Campus

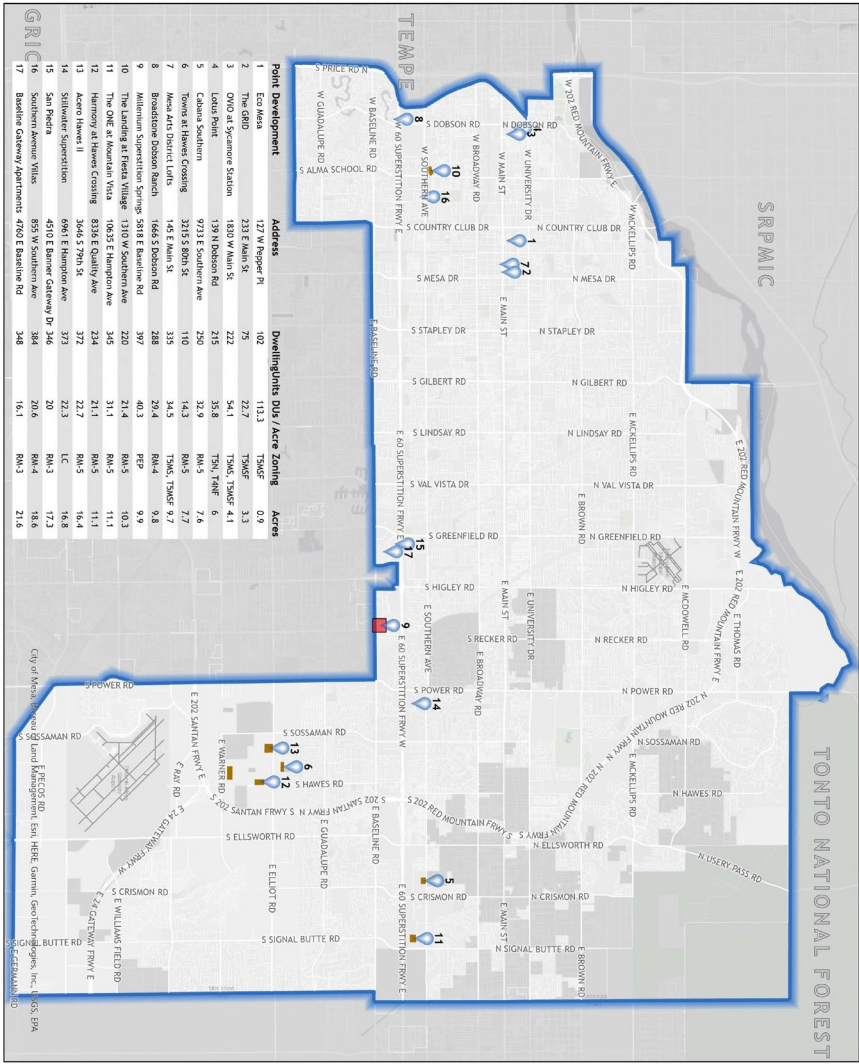
- Large areas intended for a single use - hospitals and associated office use
- 80% of area required to be developed with primary zoning
- City Council Resolution - December 1, 2022
 - Added RM-5 as a secondary zoning
 - Secondary zoning - established before primary zoning if an anchor medical facility is operating





Proposed Zoning

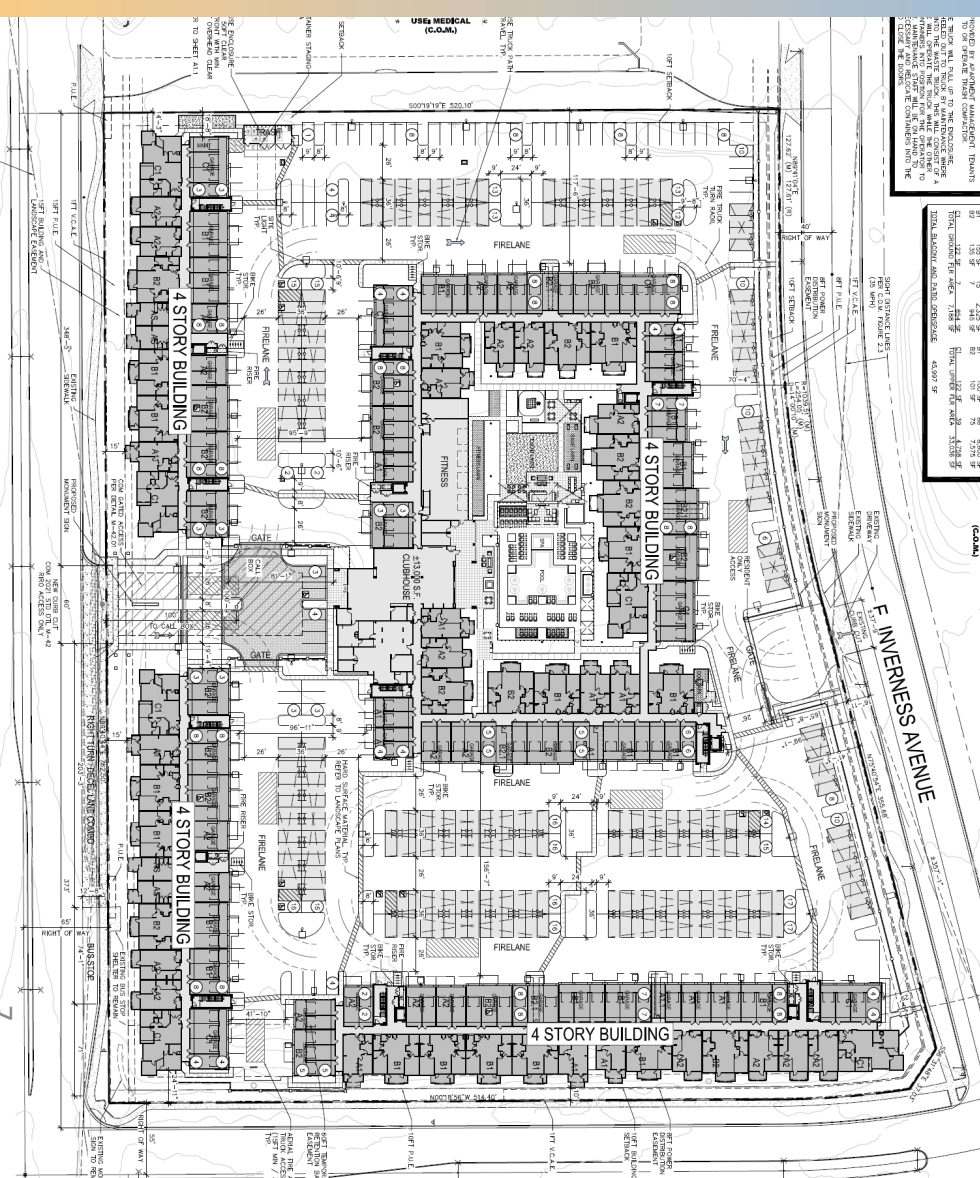
- RM-5-PAD
- Highest intensity multiple residence district
- Density ranging from 20 - 43 du/ac
- 0.12% of the city zoned RM-5
- Intended for urban environment - unique setback requirements
- Not compatible with area





Site Plan

- 4-four-story buildings
- 394 units, 40.3 du/ac
- Requested deviations through PAD
 - Increase building height from 50' to 60'
 - Parking ratio 1.66 spaces per unit, 21% reduction = 173 spots
 - Reduced landscape yard to west, 15' to 10'





Economic Development

- Not in support
- Preserve designated commercial and industrial areas for future job growth
- Improve job-to-housing ratio
- Other viable locations consistent with character area





Findings

- ✓ Consistent with the 2040 Mesa General Plan Specialty District
 - Medical Campus Sub-type Zoning Districts
- ✗ Proposed Density not compatible with surrounding area
- ✗ Criteria for Planned Area Development per Chapter 22

Staff recommends Denial

m.e.s.a.n

