

COUNCIL MINUTES

March 21, 2022

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 March 21, 2022, at 5:15 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 Giles conducted a roll call.

1. Review and discuss items on the agenda for the March 21, 2022, Regular 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 question from Councilmember Luna regarding Item 6-a, **(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.)**, on the Regular Council meeting agenda, Development Services Department Director Nana Appiah displayed a PowerPoint presentation and explained after the Planning & Zoning (P&Z) meeting, staff met on several occasions with the surrounding neighbors and developer which have resulted in changes to the site plan and added conditions of approval. **(See Attachment 1)**

Mr. Appiah referred to Buildings 5 and 6 in the site plan, adding that the neighbors requested that the buildings be reduced from three stories down to two stories, which the applicant has agreed to. He mentioned by reducing the height of the buildings, the parking ratio has increased to 1.95.

He remarked the neighborhood also asked for a perimeter wall along Recker Road. (See Pages 11 and 12 of Attachment 1)

Mr. Appiah reviewed the final building elevations based on recommendations from the Design and Review Board, which included roof pitches and increasing the quality of the multi-family units with specific building materials. (See Page 17 of Attachment 1)

Mr. Appiah summarized the conditions of approval include the following: (See Page 21 of Attachment 1)

- Record a shared parking agreement
- Good Neighbor Policy
- Elevations and renderings conform to DRB recommendations
- Additional drive-thrus will be considered a major site plan modification

Mr. Brady clarified conditions of approval limits drive-thrus off Recker, not Longbow. He said the proposal is to move forward with introduction today, adding the applicant is still producing documents and staff will need to have the documents in hand before bringing the item back to Council on April 4.

Mayor Giles thanked Mr. Appiah for the presentation.

2. Acknowledge receipt of minutes of various boards and committees.

2-a. Transportation Advisory Board meeting held on February 15, 2022.

It was moved by Vice Mayor Duff, seconded by Councilmember Spilsbury, that receipt of the above-listed minutes be acknowledged.

Upon tabulation of votes, it showed:

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

NAYS – None

Carried unanimously.

3. Current events summary including meetings and conferences attended.

Mayor Giles –

South Pacific Island Festival

Vice Mayor Duff –

We Run Mesa spring kickoff - Eagles Park
Source Global tour
Papago Park Roosevelt Dam water feature grand opening
Mesa Urban Garden Luna Llana celebration
Chicago Fest West event

Councilmember Luna –

Spring Equinox in the Monarch Garden – Red
Mountain Library

Vice Mayor Duff and Councilmembers Freeman and Spilsbury attended the Arizona Forward Environmental Excellence awards gala which focused on sustainable efforts being made across the Valley.

Multiple Councilmembers attended spring training games.

Councilmember Luna invited the public to attend Coffee with a Cop on Wednesday, March 23, 2022, from 8:00 to 10:00 a.m. at Hava Java located on Power Road and McDowell Road.

4. Scheduling of meetings.

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

Thursday, March 24, 2022, 7:30 a.m. – Study Session

Thursday, March 24, 2022, 8:00 a.m. – Audit, Finance and Enterprise Committee

5. Adjournment.

Without objection, the Study Session adjourned at 5:32 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 Study Session of the City Council of Mesa, Arizona, held on the 21st day of March 2022. I further certify that the meeting was duly called and held and that a quorum was present.

HOLLY MOSELEY, CITY CLERK



CITY COUNCIL

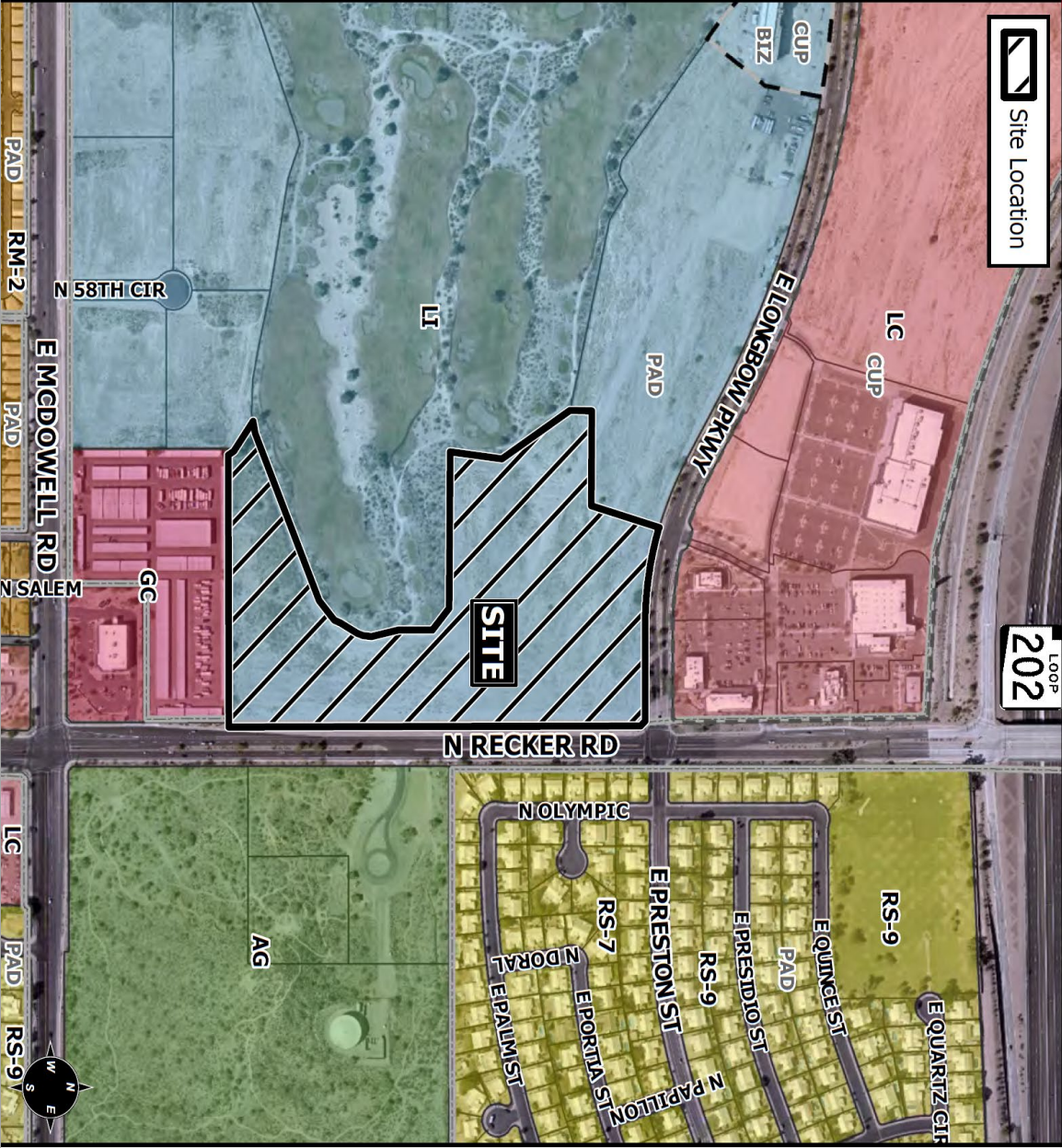
March 21, 2022



ZON21-00731
ZON21-00878

Cassidy Welch, Senior Planner

March 21, 2022



Request

- Minor General Plan Amendment from Employment to Mixed Use Activity District
- Modification of Longbow PAD
- Rezone from LI to LC
- Council Use Permit
- Site Plan Review

Purpose

- Allow for a mixed-use development

Location

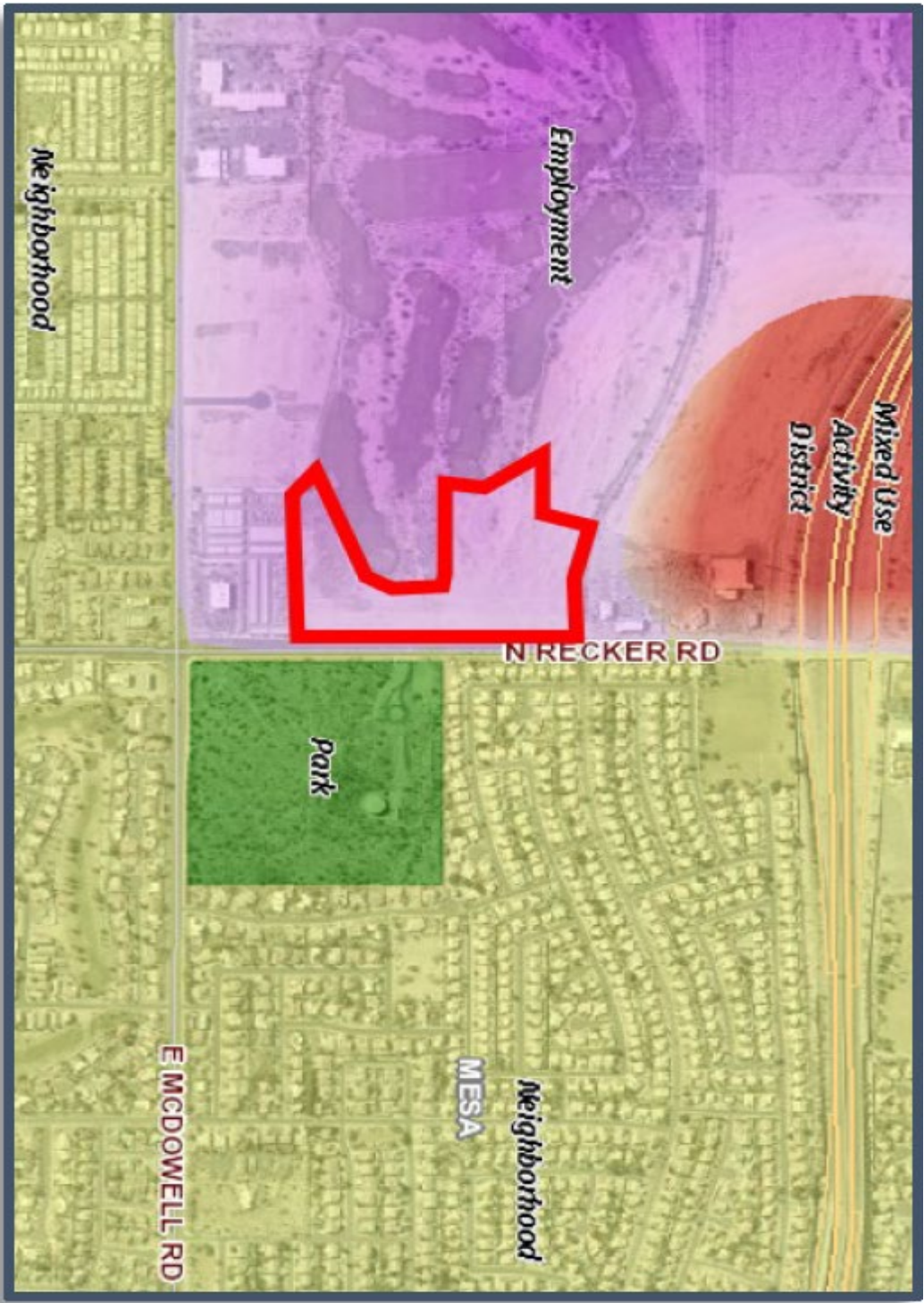
- South of 202 Freeway
- West of Recker Road
- South of Longbow Parkway
- North of McDowell Road



Site Photo



Looking west from Recker Road



General Plan

- Employment
- Minimal connection to surrounding area
- Wide range of employment in high-quality settings

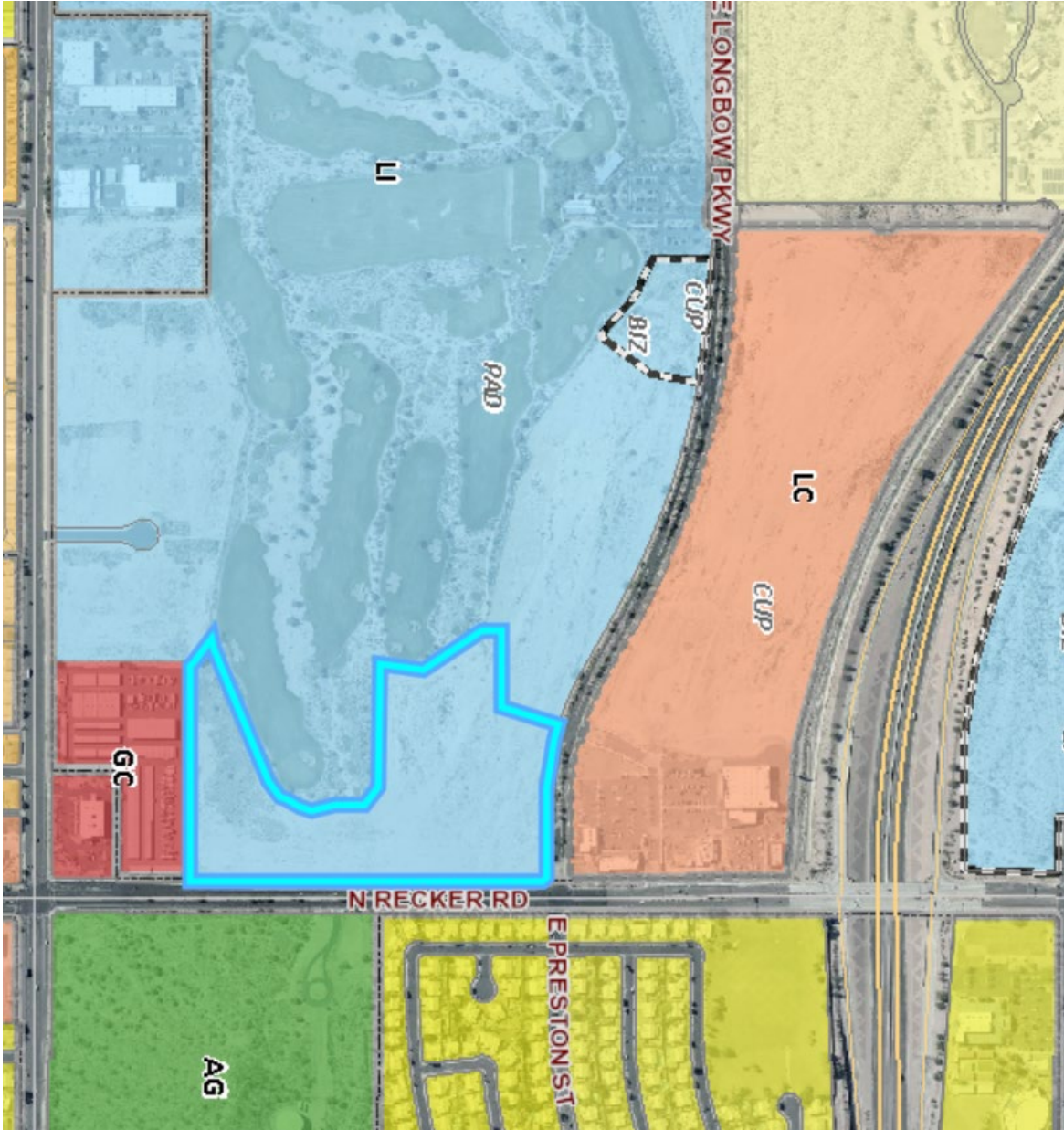


General Plan

- Mixed Use Activity District
- Large-scale community and regional activity areas
- Strong & viable centers of commercial activity
- Often include uses such as office, entertainment, and residential

Current Zoning

- Light Industrial with a Planned Area Development overlay (LI-PAD)
- Longbow Park PAD est. in 2002, mod. 2008
- Currently vacant



Proposed Zoning

- Modify Longbow Park PAD (Lot 4 only)
- Rezone to LC-PAD-CUP
 - Primary zoning district in the Mixed Use Activity Center
 - Provides areas for retail, entertainment and service-oriented business
 - Retail and restaurants permitted
 - Multiple Residence permitted with CUP



Site Plan (Original)

Commercial

- 6.63± acres
 - 6 commercial buildings
- Multiple Residence
- 13.36± acres
 - 359 units
 - 2-3 stories

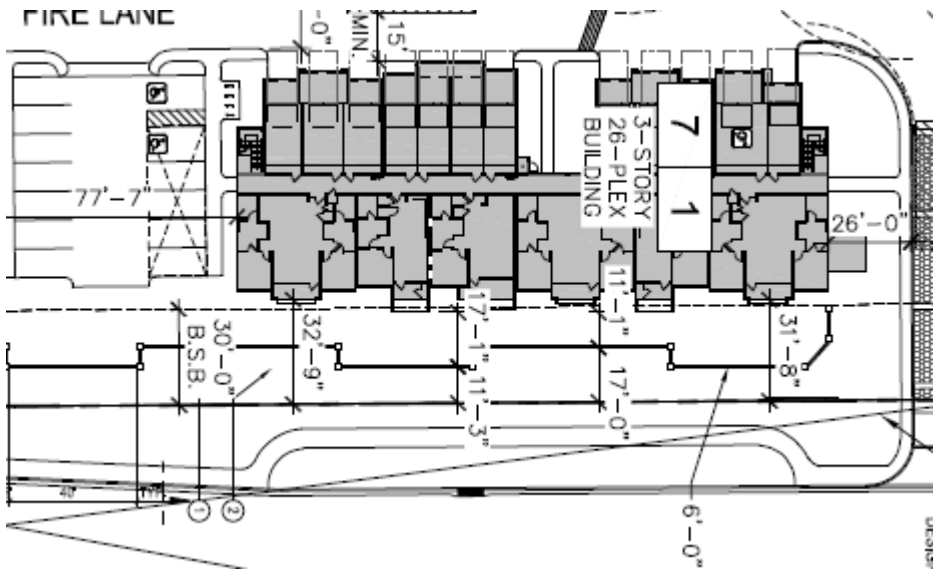
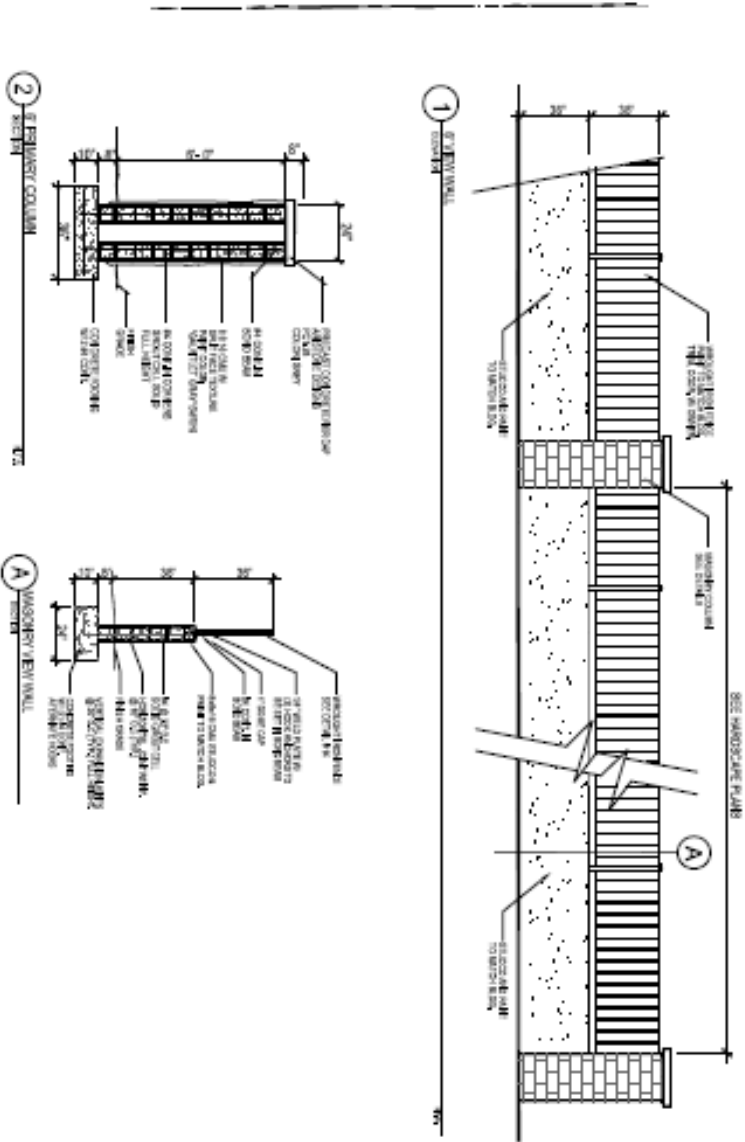


Site Plan (Proposed)

- Reduced building height for Buildings 5 & 6
- Perimeter wall along Recker Road
- Increased parking ratio



Proposed Wall



PAD Request (Original)

Development Standard	Required LC	Proposed LC-PAD	Staff Recommendation
Maximum Building Height	30'	38'	As proposed
Building Separation <ul style="list-style-type: none">Up to 20 feet20-40 feet	25' 30'	20' 20'	As proposed
Outdoor Living Area	100 SF	44 SF	As proposed
Parking	2.1 space per unit	1.85 spaces per unit	As proposed

PAD Request (Proposed)

Development Standard	Required LC	Proposed LC-PAD	Staff Recommendation
Maximum Building Height	30'	38'	As proposed
Building Separation <ul style="list-style-type: none">Up to 20 feet20-40 feet	25' 30'	20' 20'	As proposed
Outdoor Living Area	100 SF	44 SF	As proposed
Parking	2.1 space per unit	1.95 spaces per unit	As proposed
Fence Height	3.5'	6'	As proposed

Planned Area Development Overlay



Enhanced entries

Shared access & pedestrian connections

Path along golf course

High-Quality amenities

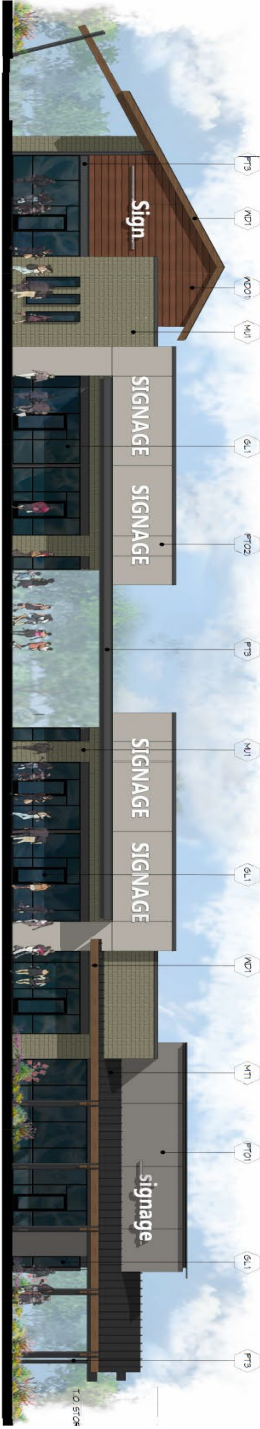
Council Use Permit

Section 11-31-31

- Min. 60% of GFA of all buildings is commercial
- Min. 65% of ground floor of each building is commercial
- Any modifications require CUP
- **Proposed: 33% commercial on site**

Design Review

- Work session on October 12, 2021
- DRB recommended changes to residential that result in consistency with retail
- Staff working with applicant to implement changes

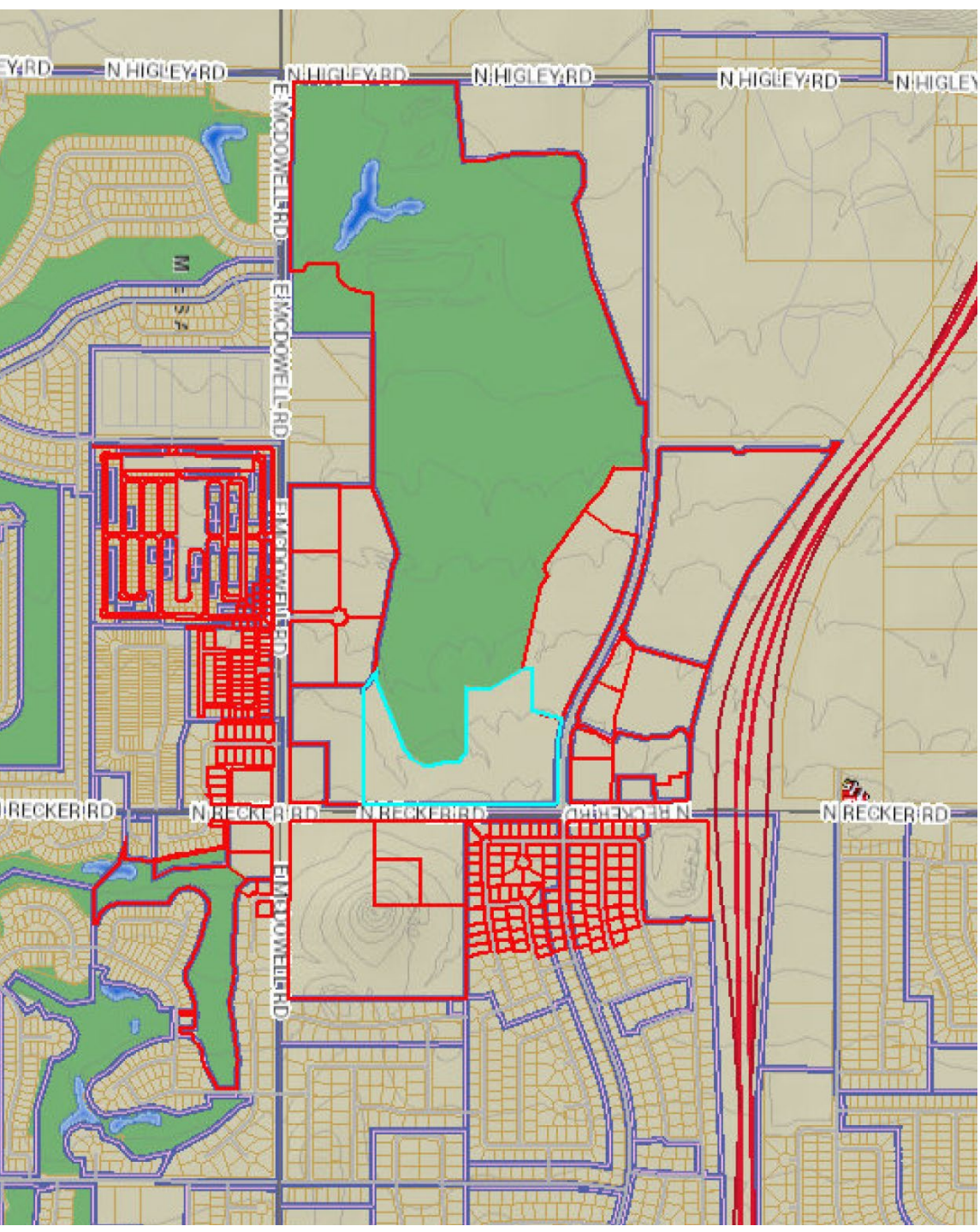


1 SOUTH ELEVATION
SCALE 1" = 10'-0"



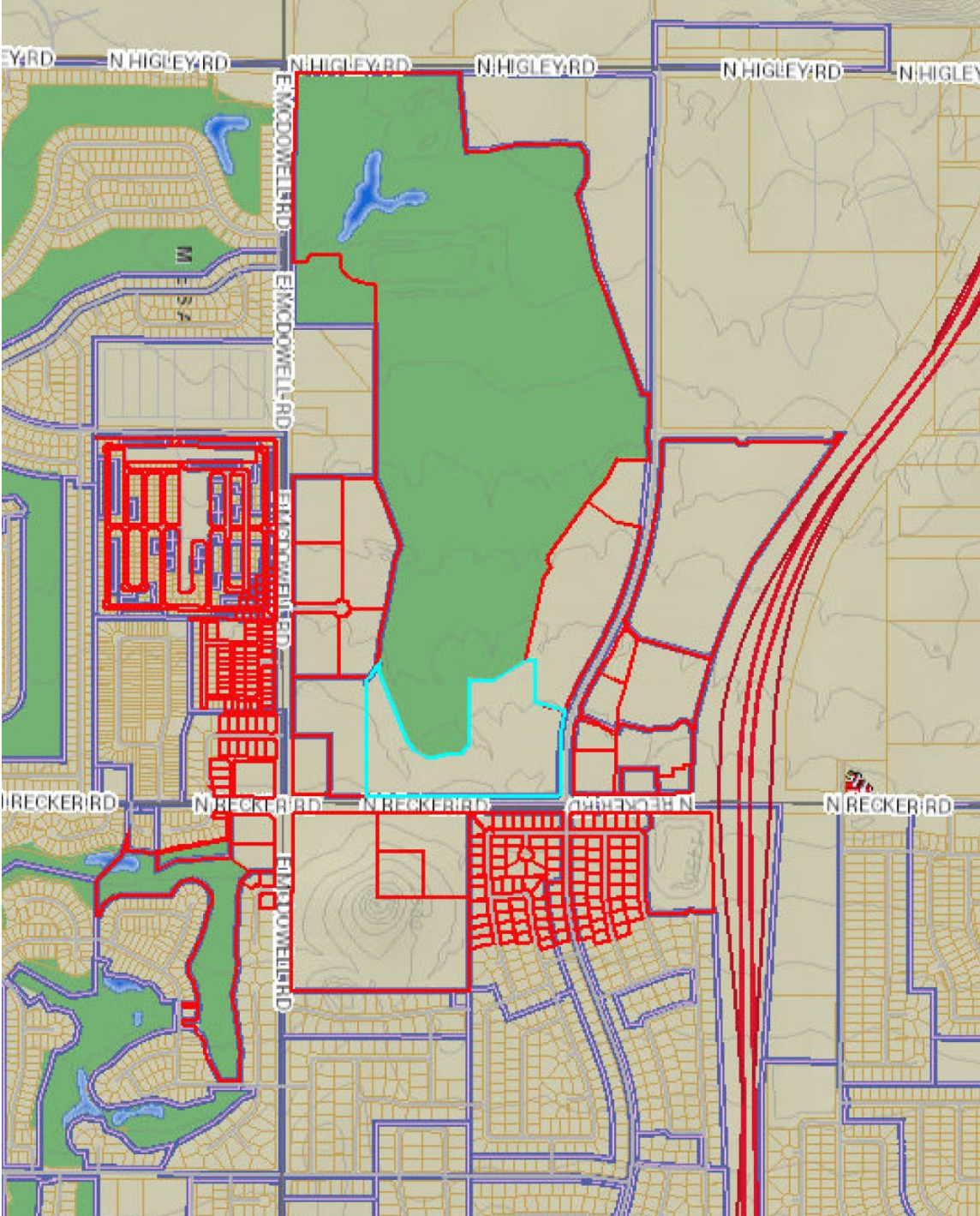
Citizen Participation

- Letter mailed to property owners within 1,000' and HOAs and registered neighborhoods within 1-mile
- 2 meetings held
- September 15, 2021
- November 10, 2021
- Applicant has received additional communication both in opposition & support



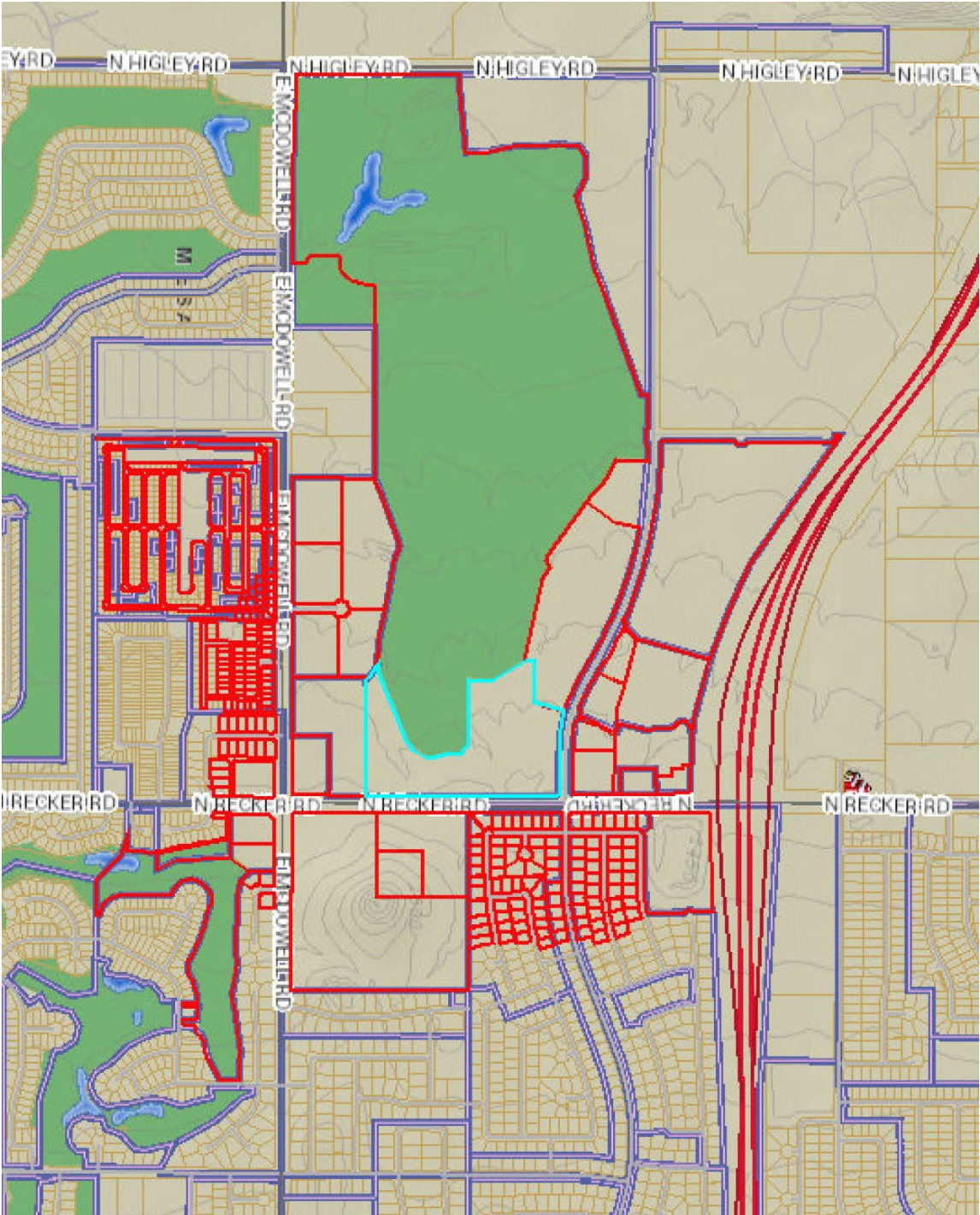
Citizen Participation

- Staff received 12 emails in opposition
- Staff has received calls from several neighbors in opposition
- Concerns:
 - Density
 - Traffic
 - Parking
 - Compatibility



Citizen Participation

- City hired a third-party facilitator to meet with the neighbors and applicants to provide an unbiased assessment of the concerns
- The facilitator's report was included in the agenda packet



Conditions of Approval

- **Record a shared parking agreement**
 - Between commercial & multiple residence
- **Good Neighbor Policy**
 - Prohibits antennas, satellite discs, and storage on balconies
- **Elevations & renderings conform to DRB recommendation**
- **Additional drive-thrus considered Major Site Plan Modification**
 - Review by Planning & Zoning Board and City Council

Summary

Findings

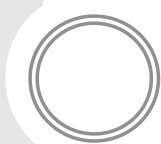
- ✓ Complies with the intent of 2040 Mesa General Plan
- ✓ Criteria in Chapter 22 for Planned Area Development
- ✓ Consistent with Longbow PAD
- ✓ Criteria in Chapter 70 for Council Use Permit
- ✓ Criteria in Chapter 69 for Site Plan Review

Staff Recommendation

ZON21-00878: Adoption
ZON21-00731: Approval
with Conditions

P&Z Recommendation

ZON21-00878: Adoption
ZON21-00731: Approval
with Conditions



CITY COUNCIL

March 21, 2022

research.n



Elevations to DRB

