

COUNCIL MINUTES

August 18, 2025

The City Council of the City of Mesa met in the Study Session room at City Hall, 20 East Main Street, on August 18, 2025, at 5:16 p.m.

COUNCIL PRESENT

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

COUNCIL ABSENT

None

OFFICERS PRESENT

Scott Butler
Holly Moseley
Jim Smith

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

Mayor Freeman conducted a roll call.

1. Review and discuss items on the agendas for the August 18, 2025 and August 25, 2025, Regular Council meetings.

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

City Attorney Jim Smith advised that the language concerning staff recommendations regarding Item 9-a, **(ZON24-01052 “Beverly Apartments” 1.3± acres located at 120 North Beverly, approximately 715 feet north of the northwest corner of West Main Street and North Beverly. Rezone from Multiple Residence-2 (RM-2) and Multiple Residence-3 (RM-3) to Multiple Residence-4 with a Planned Area Development Overlay (RM-4-PAD) and Site Plan Review for a multiple residence development. MESA ARC, owner; Perlman Architects, Tristam Kesti, applicant. (District 4))** and Item 9-b, **(ZON25-00203 “Beverly Apartments” 1.3± acres located at 120 North Beverly, approximately 715 feet north of the northwest corner of West Main Street and North Beverly. Minor General Plan Amendment to change the General Plan Placetype from Traditional Residential with a Sustain Growth Strategy to Mixed Residential with a Sustain Growth Strategy. MESA ARC, owner; Perlman Architects, Tristam Kesti, applicant. (District 4))**, on the August 18, 2025 Regular Council meeting agenda, is reversed. He stated that staff’s recommendation for Item 9-a is for approval with conditions and

adoption, and Item 9-b is for adoption. He noted that the correct distinction does not affect the vote, and the Planning and Zoning Board (P&Z) voted 4-0 in favor of both Items 9-a and 9-b.

City Manager Scott Bulter clarified regarding Item 3-a, **(A convenience store is requesting a new Series 10 Beer & Wine Store License for Last Stop Mesa LLC, 2751 East University Drive - Jaskaran Singh, agent. There is no existing license at this location. (District 1))**, on the August 25, 2025 Regular Council meeting agenda, that since the agenda was distributed the recommendation for denial of a liquor license has been removed.

Business Services Director Ed Quedens explained the current zoning area's use has been reviewed and the issues resolved. He emphasized that zoning issues alone are not a reason for the City to recommend denial to the Liquor Board. He reported staff recommendation is to move forward with approval, adding that the developer/owner can go to the Liquor Board to obtain their license and are required to resolve their zoning issues before the establishment can open.

In response to a question from Councilmember Adams, Principal Planner Evan Balmer advised that previously an AM/PM gas station occupied the site, on a legal nonconforming site, which does not meet the development standards. He added that any new development that builds on the site would need to address any nonconformities and zoning before the site can be occupied.

In response to concerns from Vice Mayor Somers regarding Item 5-c, **(ZON25-00265 "Sienna Ridge PAD Amendment" 4± acres located approximately 1,240± feet north of the northwest corner of East Broadway Road and South 90th Street. Rezone to modify an existing Planned Area Development Overlay (PAD) for a 29-unit multiple residence development. 5228 S Blackstone LLC, owner; Jason Sanks, applicant. (District 5))**, on the August 25, 2025 Regular Council meeting agenda, Principal Planner Evan Balmer displayed a PowerPoint presentation. **(See Attachment 1)**

Mr. Balmer explained that the site was rezoned in 2023 and the Developer is currently in the process of obtaining permits. He reviewed the dimensions and development standards for residential enclosed garages and the four proposed floor plans. He indicated that Mesa's standard 20-foot depth garage size is deeper than other communities. He mentioned that he would research other communities and provide additional data to Council. (See Pages 3, 7, and 10 of Attachment 1)

Vice Mayor Somers expressed his concern with overflow parking on public streets.

Discussion ensued relative to overflow parking, development standards, proposed garages, and parking requirements.

Councilmember Adams expressed his preference for a consistent policy or minimum dimensions for residential garages, unless there are unusual circumstances, as opposed to having to decide each project on an individual basis.

Councilmember Spilsbury stated that she did not believe that 2.1 parking spaces per unit would be sufficient if garages were smaller and cautioned against the impact on the surrounding community.

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

2-a. Planning and Zoning Board Study Session meeting held on June 11, 2025.

- 2-b. Planning and Zoning Board Special Meeting held on June 11, 2025.
- 2-c. Planning and Zoning Board Public Hearing meeting held on June 11, 2025.
- 2-d. Planning and Zoning Board Study Session meeting held on June 25, 2025.
- 2-e. Planning and Zoning Board Public Hearing meeting held on June 25, 2025.
- 2-f. Economic Development Advisory Board meeting held on June 3, 2025.

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

Upon tabulation of votes, it showed:

AYES – Freeman–Somers–Adams–Duff–Goforth–Heredia–Spilsbury
NAYS – None

Carried unanimously.

3. Current events summary including meetings and conferences attended.

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

4. Scheduling of meetings.

City Manager Scott Butler stated that the schedule of meetings is as follows:

Monday, August 25, 2025, 5:15 p.m. – Study Session

Monday, August 25, 2025, 5:45 p.m. – Regular Council

5. Adjournment.

Without objection, the Study Session adjourned at 5:39 p.m.


MARK FREEMAN, MAYOR

ATTEST:


HOLLY MOSELEY, CITY CLERK

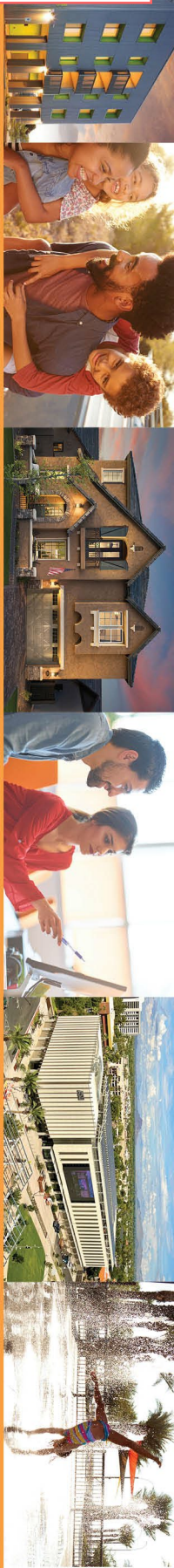


I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Study Session of the City Council of Mesa, Arizona, held on the 18th day of August 2025. I further certify that the meeting was duly called and held and that a quorum was present.



HOLLY MOSELEY, CITY CLERK

lr
(Attachments – 1)



City Council

ZON25-00265

Mary Kopaskie-Brown, Planning Director

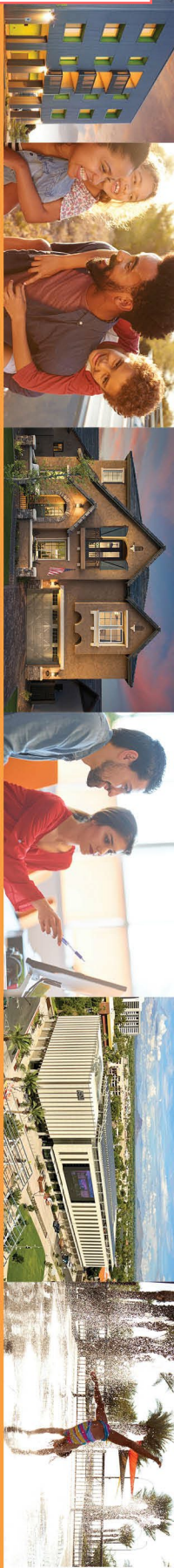
August 18, 2025



Request

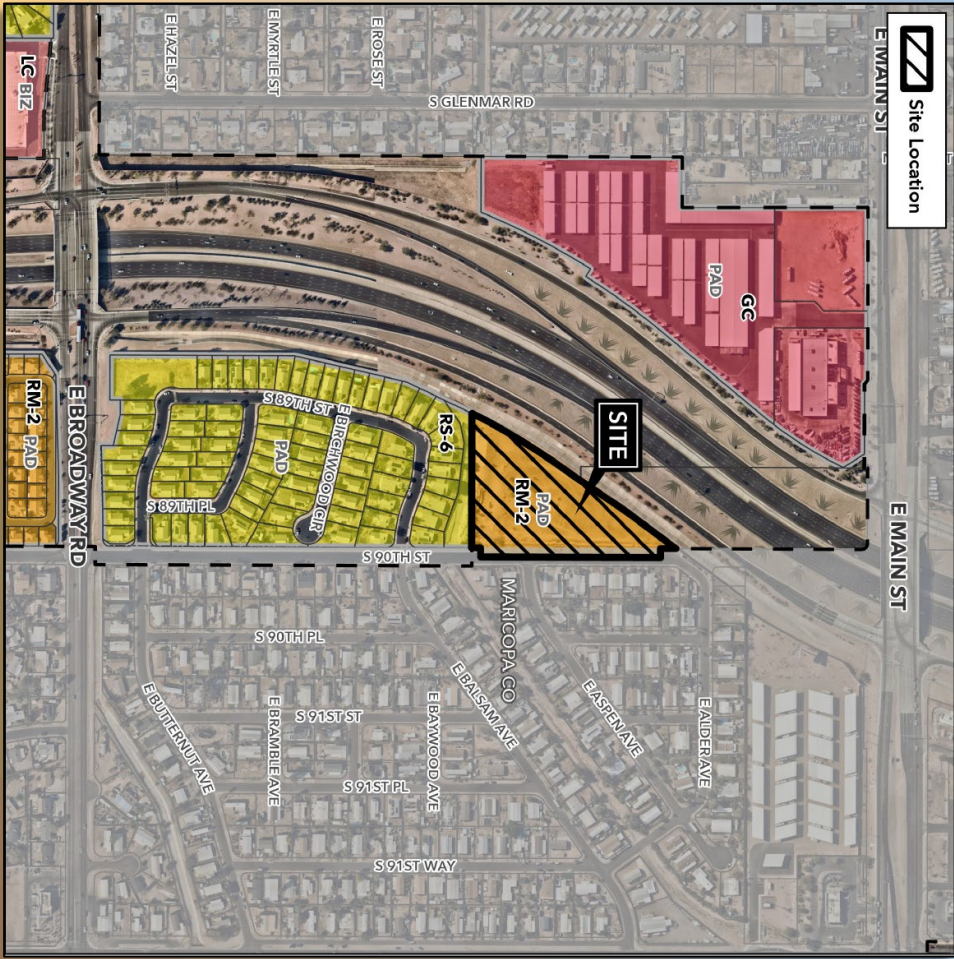
- PAD Modification for a 29-unit multiple residence development
- Modification to allow for a reduction in the minimum size of a two-car garage





Location

- Located north of Broadway Road
- West side of 90th Street

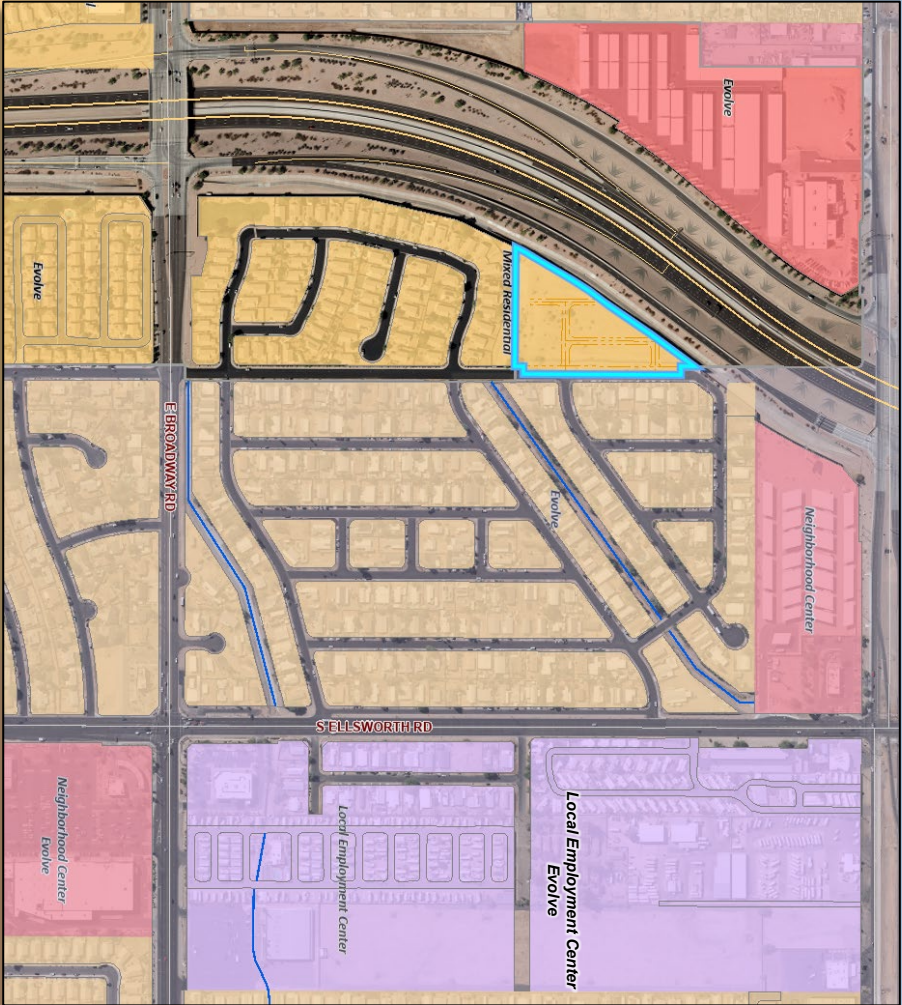


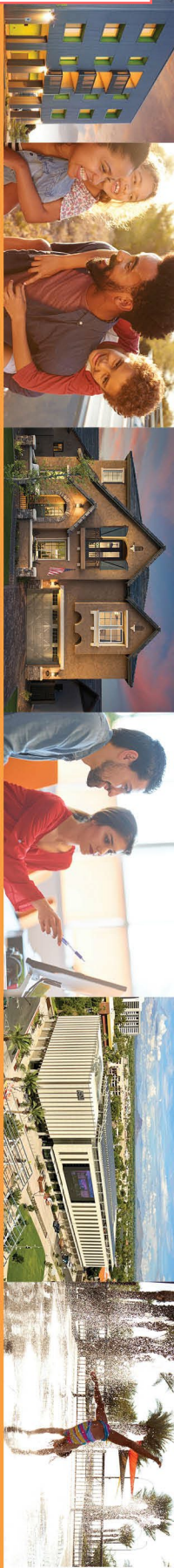


General Plan

Mixed Residential- Evolve

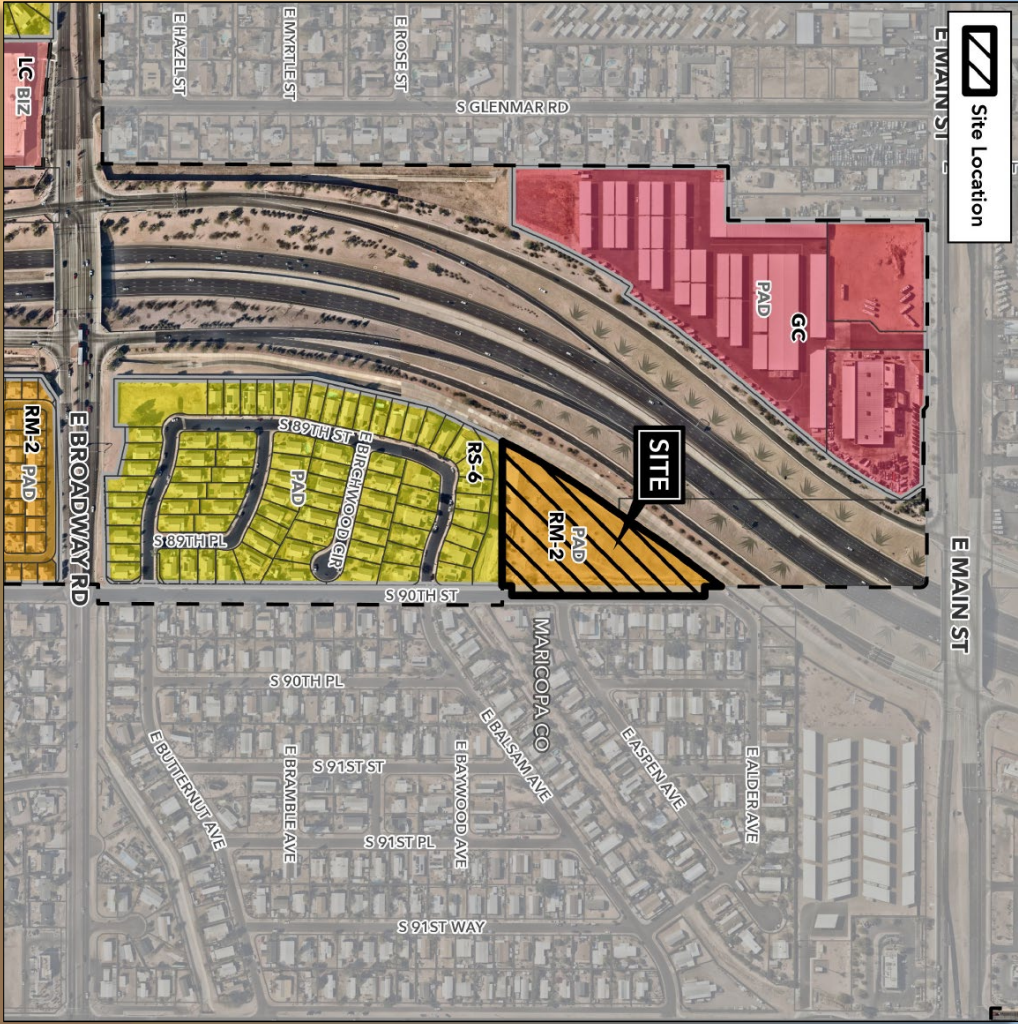
- N2. Promote adaptive reuse and infill as tools to rejuvenate and revitalize established neighborhoods.
- LU3. Encourage infill and redevelopment to meet the community's strategic needs.
- Principal Land Use

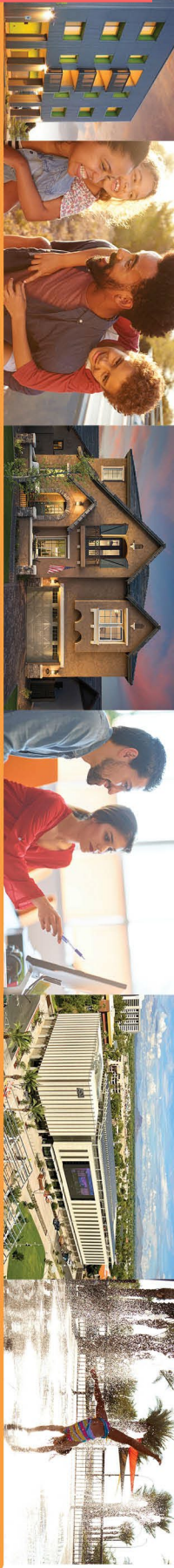




Zoning

- Current: RM-2-PAD
- Proposed: RM-2-PAD





Site Photo

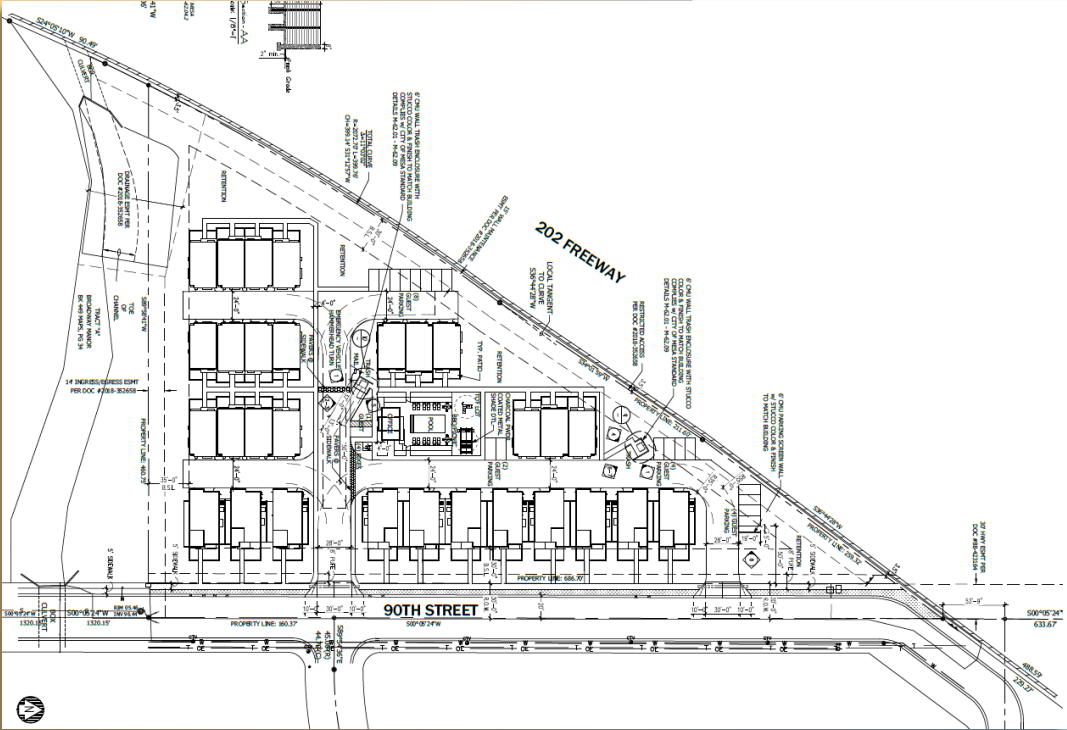


Looking west from 90th Street



Site Plan

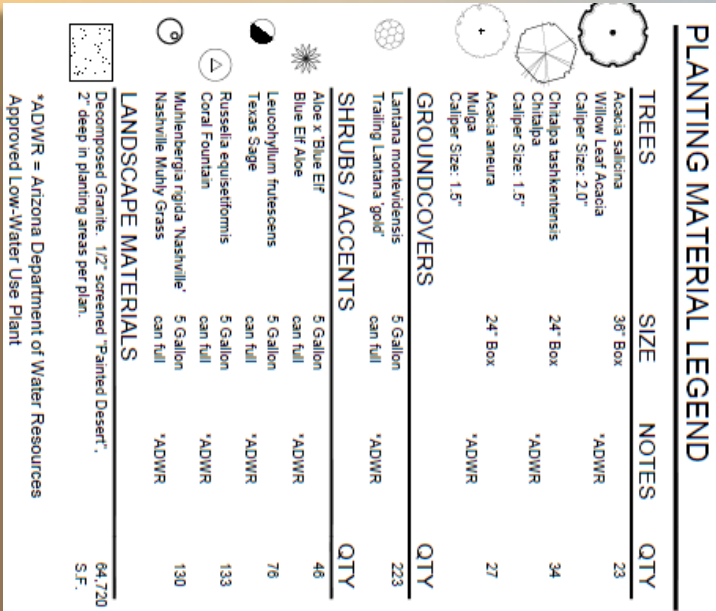
- No changes proposed from the Site Plan approved with Case No. ZON23-00140

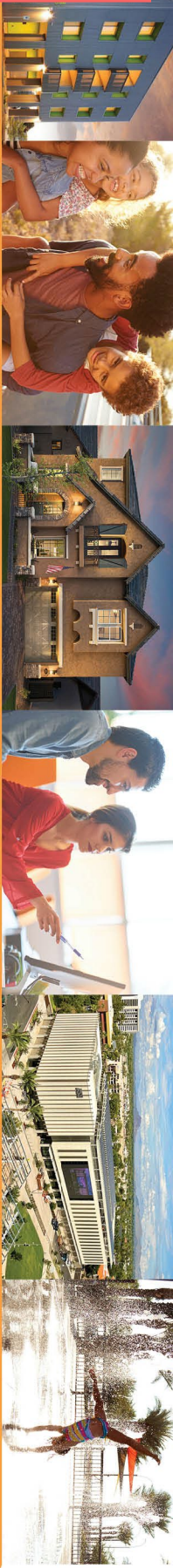


- No Proposed changes from Landscape Plan approved with ZON23-00140

- # Landscape Plan approved with

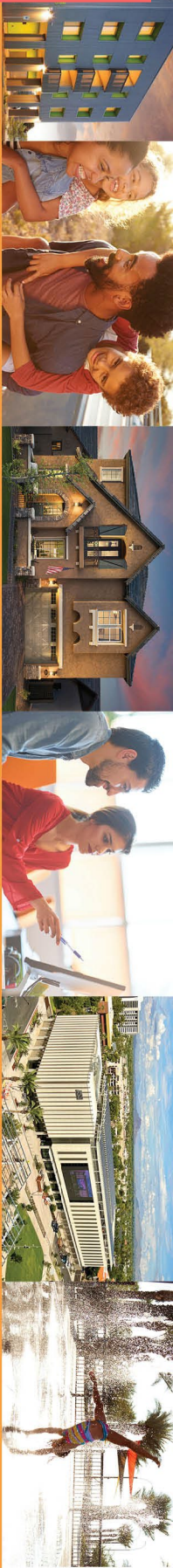
CITY OF MESA LANDSCAPE CALCULATIONS	
REQUIRED	PROVIDED
PERMETER LANDSCAPE PER 11-35.3 MESA ZOO PUBLIC RESIDENTIAL STREET - U DESIGNATE 1 TREE 4 SHRUBS PER 25 FEET OF STREET FRONTAGE 35% OF TREES SHALL BE 3" OR LARGER 50% OF TREES SHALL BE 2" BOX	25.2 TREES / 100.8 SHRUBS 36" BOX TREES = 6.3 TREES 24" BOX TREES = 12.6 TREES
SHADE COVERAGE AREA FOR PEDESTRIAN WALKWAYS PER 11-6.3 MESA ZOO - 50% OF 5' + PEDESTRIAN WALKWAYS TO HAVE SHADE COVERAGE	3,140 S.F. / 2 = 1,567 S.F. OF SHADE REQUIRED COVERAGE
SHADE COVERAGE AREA PER 11-6.3 MESA ZOO - 50% OF 5' + PEDESTRIAN WALKWAYS TO HAVE SHADE COVERAGE	1,830 S.F. OF SHADE COVERAGE PROVIDED
INTERIOR PARKING LANDSCAPE PER 11-35.4 MESA ZOO - 1 TREE / 6 SHRUBS FOR EVERY 8 PARKING SPACES	18 SPACES 2.2 TREES / 14 SHRUBS
FOUNDATION LANDSCAPE PER 11-33.5 MESA ZOO 1 TREE / 50 L.F. BUILDING FACE 10% OF TREES SHALL BE 3" BOX OR LARGER	43.4 TREES 36" BOX OR LARGER = 44 TREES
PRIVATE OPEN SPACE PER 11-59.7 MESA ZOO MIN 400 SF. OF OPEN SPACE PER UNIT	11 UNITS X 400 S.F. = 4,400 S.F.
PRIVATE OPEN SPACE PER 11-59.9 MESA ZOO MIN 100 SF. OF OPEN SPACE PER UNIT	18 UNITS X 100 S.F. = 1,800 S.F.
2,170 FT. BUILDING EDGE = 43 TREES 48 TREES PROVIDED WITHIN 30'-0" OF EXTERIOR WALL 36" BOX TREES = 8 TREE	90TH STREET, 630' 27 TREES PROVIDED 166 SHRUBS PROVIDED 36" BOX TREES = 6 TREES 24" BOX TREES = 18 TREES
740 S.F. PROVIDED FOR EACH UNIT, 8,140 S.F. PROVIDED	9 X 130 S.F. = 1,170 SF OF SHADE 11 X 60 S.F. = 660 SF OF SHADE 1,830 S.F. OF SHADE COVERAGE PROVIDED
233 S.F. PROVIDED FOR EACH UNIT, 2,330 S.F. TOTAL	80% COVERAGE





Planned Area Development– Existing

Development Standard		MZO Required	PAD Proposed
<u>Minimum Yards – MZO Table 11-5-5</u>			
- Interior Side and Rear: 3 or more units on a lot (western property line adjacent to AZ loop 202)		15 feet per story (30 feet total)	0 feet
<u>Minimum Separation Between</u> <u>Buildings on Same Lot – MZO Table</u> <u>11-5-5</u>			
-Two story buildings		30 Feet	10 Feet



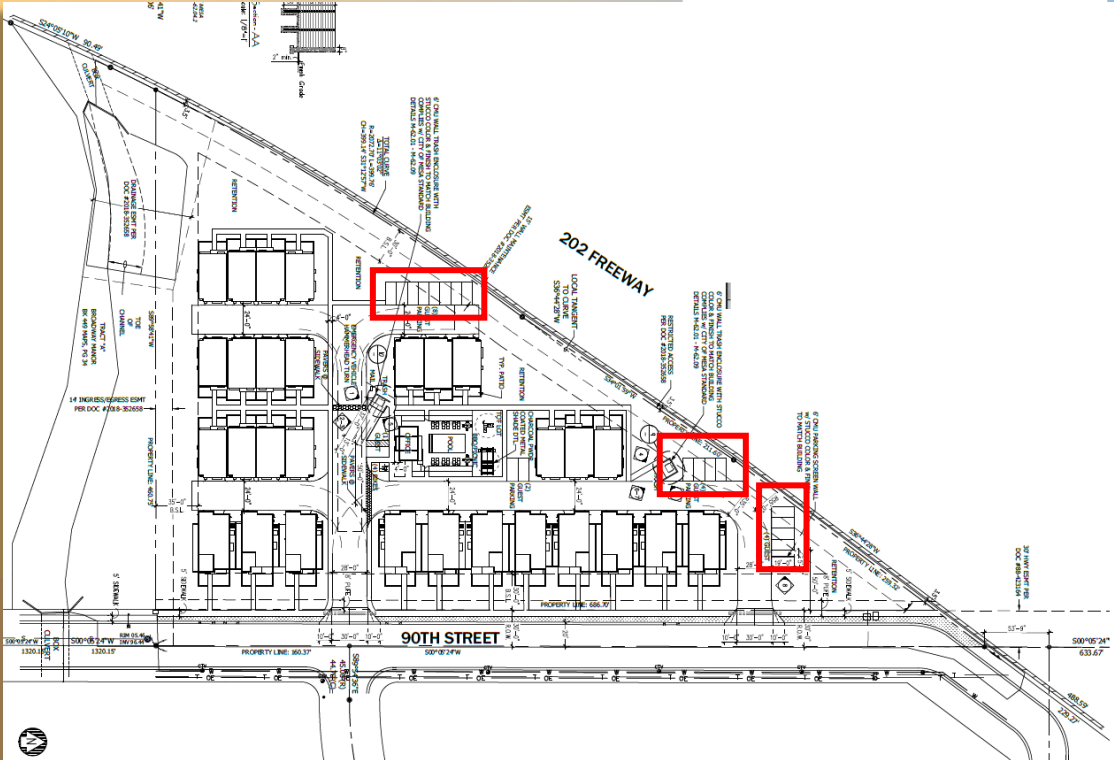
Planned Area Development – New

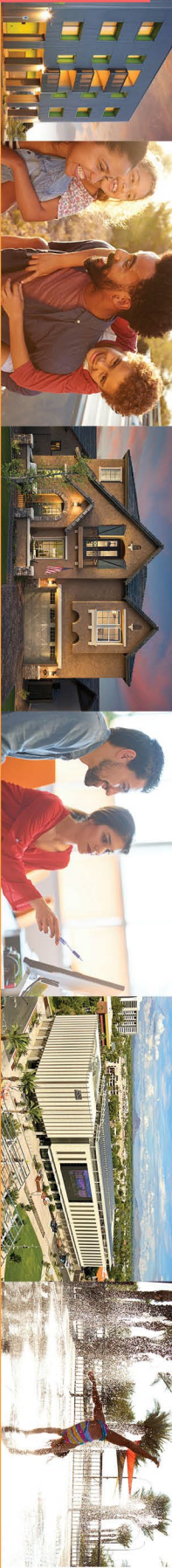
Development Standard		MZO Required	PAD Proposed
<u>Minimum Dimensions for Residential Enclosed Garages – MZO Section 11-32-4(F)(2)</u>			Floor Plans 1 and 2: 19 feet 2 inches wide by 20 feet long
-Double Car Garage		20 Feet wide and 22 Feet Long	Floor Plans 3 and 4: 25 feet wide by 20 feet long



Parking

- Parking Required:
 - 61 spaces
- Parking Provided:
 - 75 spaces
 - 58 garage spaces
 - 14 guest spaces
 - 3 ADA spaces
- Unit Types
 - Plan 1 – 10 (Garage - 19 ft. 2 in. x 20 ft.)
 - Plan 2 – 8 (Garage - 19 ft. 2 in. x 20 ft.)
 - Plan 3 – 6 (Garage - 25 ft. x 20 ft.)
 - Plan 4 – 5 (Garage - 25 ft. x 20 ft.)





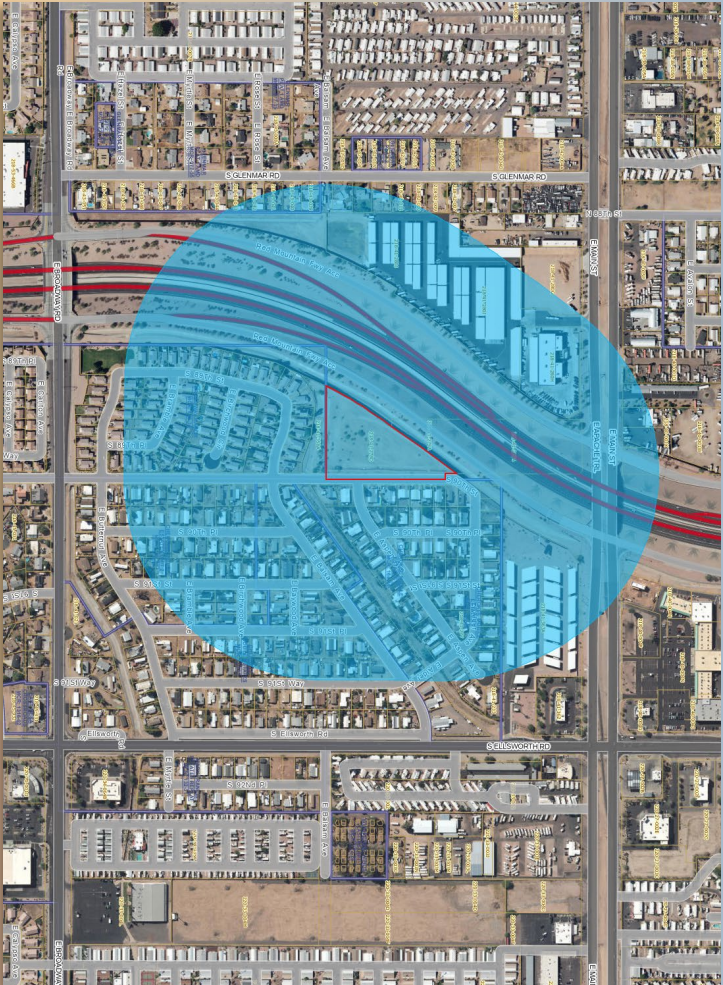
Garage Comparison

Jurisdiction		Minimum Garage Dimensions
Mesa		20 ft x 22 ft
Phoenix		19 ft x 19 ft
Scottsdale		No specific requirement
Tempe	Code amendment under consideration	20 ft x 20 ft
Gilbert		18 x 19 ft
Chandler		Code amendment under consideration
Queen Creek		20 ft x 20 ft



Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- No correspondence received by staff





Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Complies with Chapter 22 of the MZO for a PAD Overlay
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review

Staff recommends Approval with Conditions
Planning and Zoning Board recommends Approval with Conditions (6-0)

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