

COUNCIL MINUTES

August 25, 2025

The City Council of the City of Mesa met in the Study Session room at City Hall, 20 East Main Street, on August 25, 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

Mayor Freeman conducted a roll call.

1. Review and discuss items on the agenda for the August 25, 2025, 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 Mayor Freeman regarding agenda Item 7-a, **(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 Regular Council meeting agenda, Planning Director Mary Kopaskie-Brown reported that a summary of the garage sizes for the other neighboring jurisdictions had been provided to the Council and offered to answer any further questions. **(See Attachment 1)**

Discussion ensued regarding the proposed Planned Area Development (PAD) and the requested deviation from the City Code garage dimension requirements.

Responding to a request from Mayor Freeman, Principal Planner Evan Balmer explained that the proposed project is an all for-rent product with a parking requirement of 2.1 parking spaces per unit. He highlighted the four different floor plans, noting that Plans 1 and 2 provide garages measuring 19' 2" wide by 20' deep, while Plans 3 and 4 have larger garages at 25' wide by 20' deep. He confirmed that a total of 61 guest spaces are required and pointed out that the proposed

plans provide 17 guest and ADA parking spaces, for a total of 29 spaces with just under half of the required ratio for guest parking. (Page 11 of Attachment 1)

Mayor Freeman thanked staff for the presentation.

2. Current events summary including meetings and conferences attended.

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

3. Scheduling of meetings.

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

Thursday, August 28, 2025, 7:30 a.m. – Study Session

Thursday, August 28, 2025, 7:30 a.m. – Audit, Finance and Enterprise Committee

4. Adjournment.

Without objection, the Study Session adjourned at 5:32 p.m.

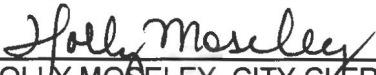
ATTEST:


MARK FREEMAN, MAYOR




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 25th of August 2025. I further certify that the meeting was duly called and held and that a quorum was present.


HOLLY MOSELEY, CITY CLERK

sr
(Attachments - 1)



City Council

ZON25-00265

Mary Kopaskie-Brown, Planning Director

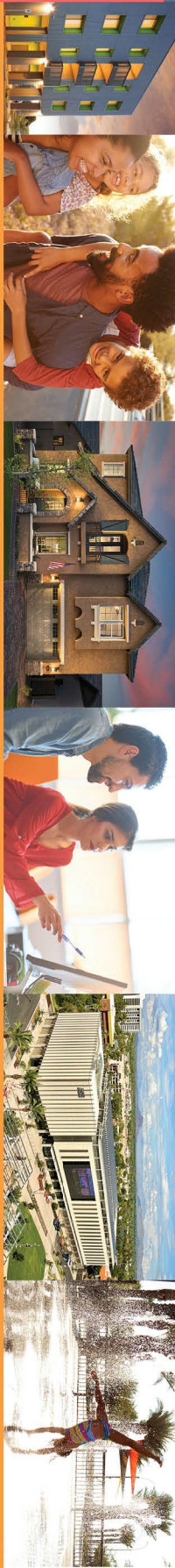
August 18, 2025



Request

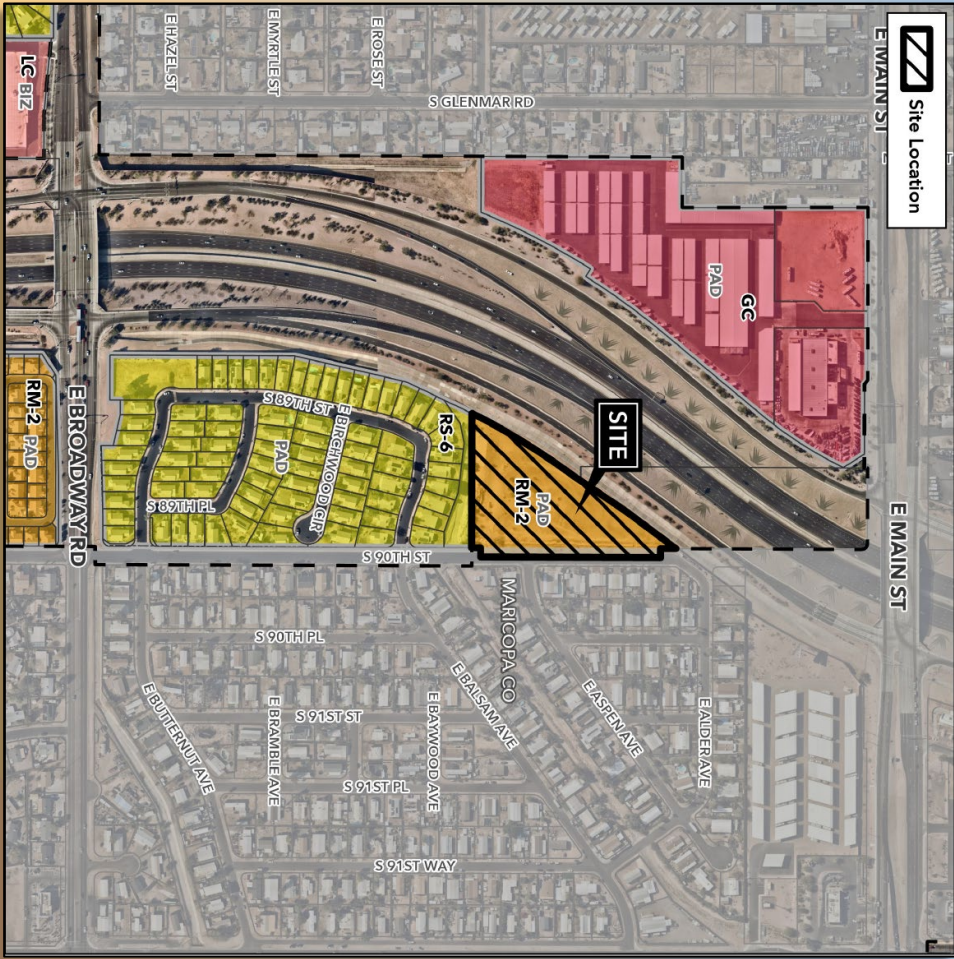
- PAD Modification
- Modification to allow for a reduction in the minimum size of a two-car garage





Location

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

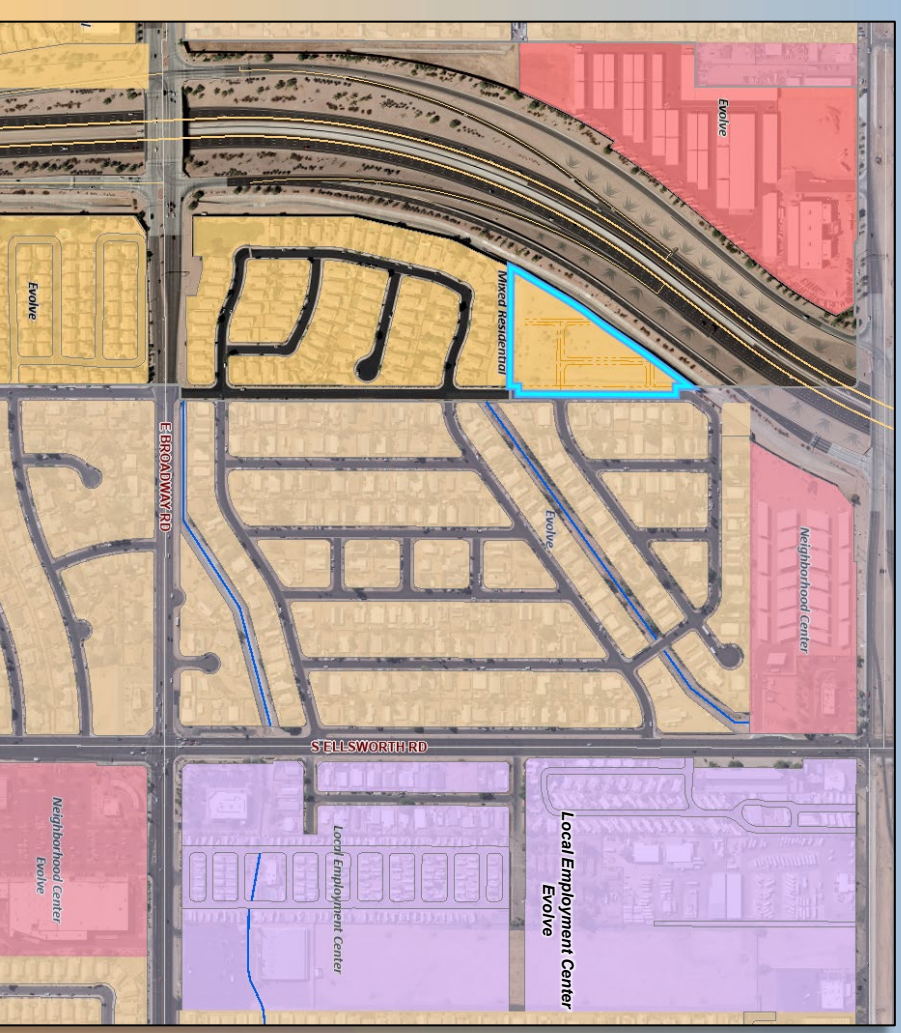


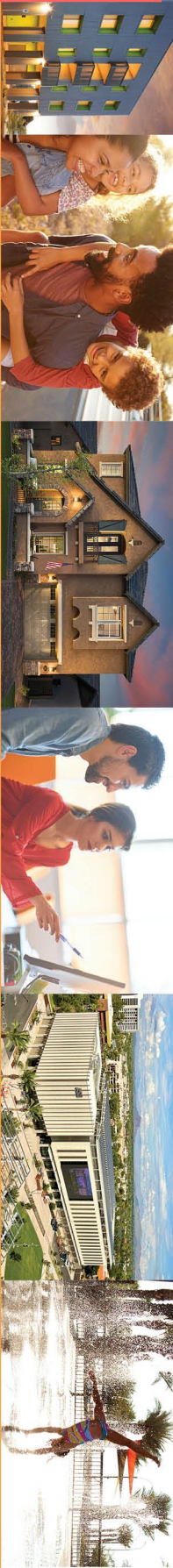


General Plan

Mixed Residential- Evolve

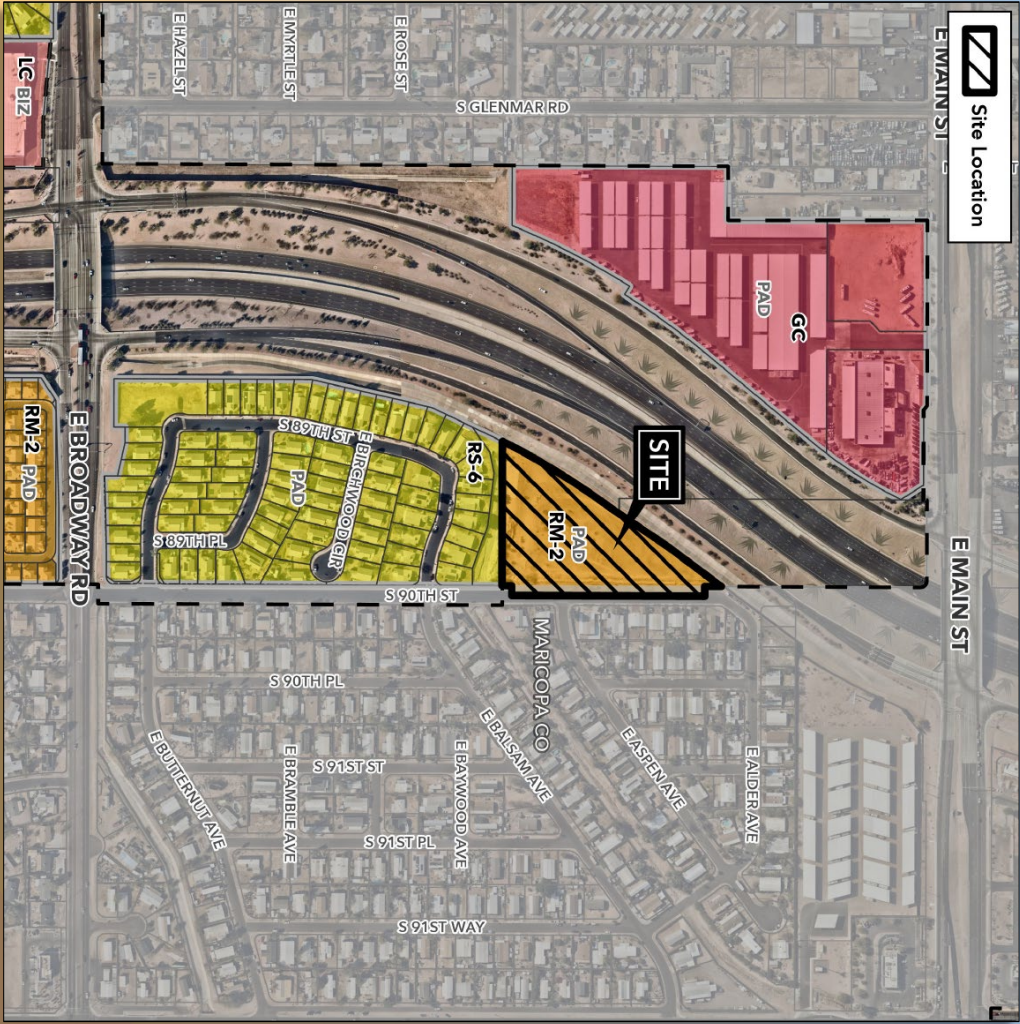
- N2. Promote adaptive reuse and infill as tools to rejuvenate and revitalize established neighborhoods.
- LU3. Encourage infill and redevelopment to meet the community's strategic needs.
- Principal Land Use





Zoning

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

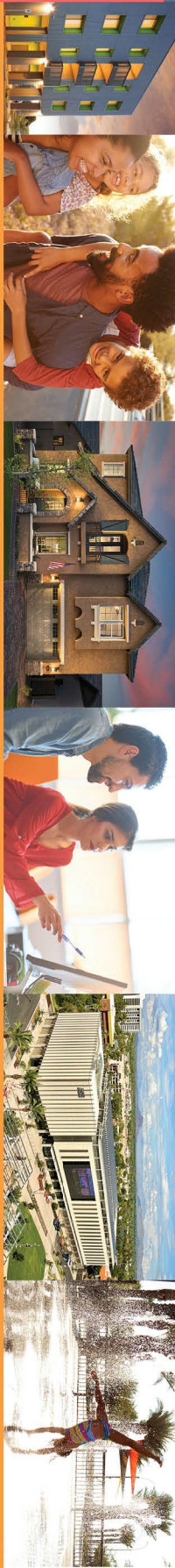




Site Photo

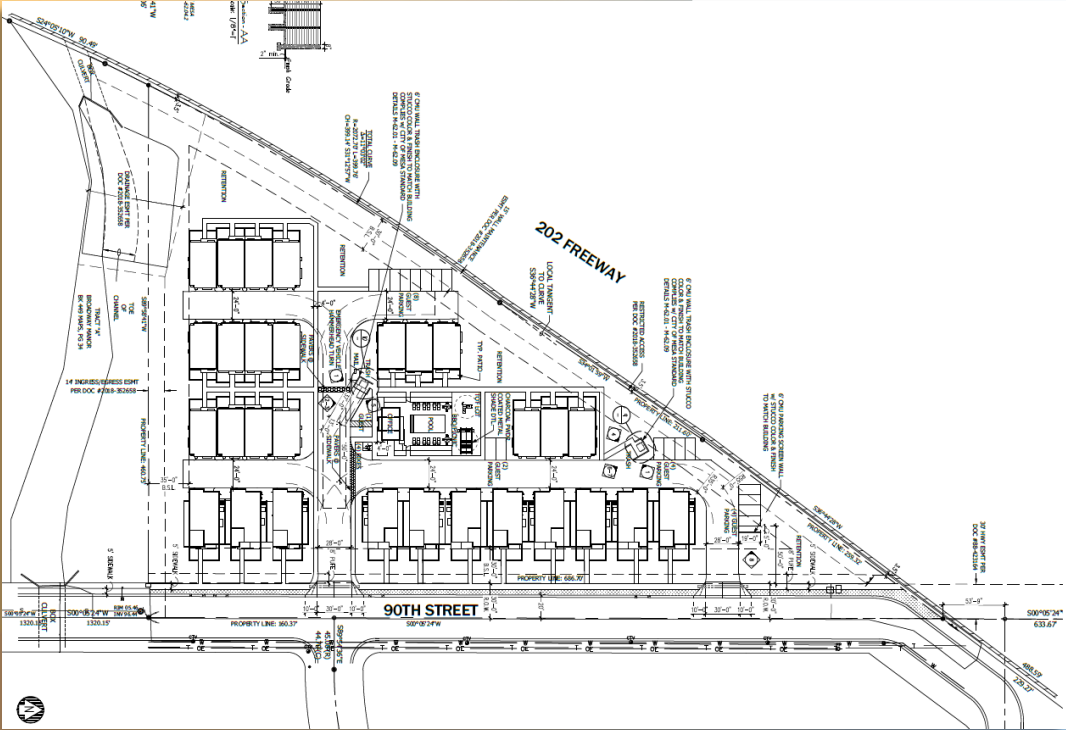


Looking west from 90th Street



Site Plan

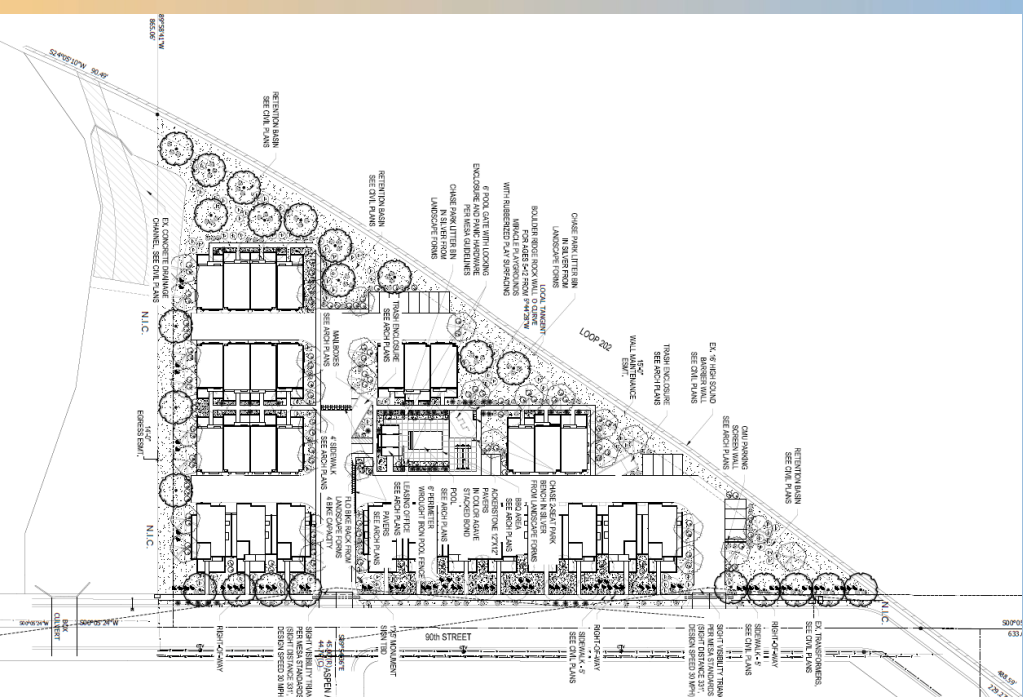
- No changes proposed from the Site Plan approved with Case No. ZON23-00140



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

- No Proposed changes from

CITY OF MESA LANDSCAPE CALCULATIONS		
	REQUIRED	PROVIDED
PERIMETER LANDSCAPE PER 11-33.3 MESA ZOO PUBLIC RESIDENTIAL STREET - 0 DESIGNATE 1 TREE 4 SHRUBS PER 25 FEET OF STREET FRONTAGE 25% OF TREES SHALL BE 3" BOX OR LARGER 50% OF TREES SHALL BE 2" BOX	26.2 TREES / 100.8 SHRUBS 36" BOX TREES = 6.3 TREES 24" BOX TREES = 12.0 TREES	60TH STREET 600' 27 TREES PROVIDED 160 SHRUBS PROVIDED 36" BOX TREES = 9 TREES 24" BOX TREES = 18 TREES
SHADE COVERAGE AREA FOR PEDESTRIAN WALKWAYS PER 11-4.3 MESA ZOO - 50% OF 5+ PEDESTRIAN WALKWAYS TO HAVE SHADE COVERAGE	3.140 S.F. / 2 = 1.567 S.F. OF SHADE COVERAGE REQUIRED	8 X 130 S.F. = 1,170 SF OF SHADE 11 X 90 S.F. = 990 SF OF SHADE 1,890 S.F. OF SHADE COVERAGE PROVIDED
INTERIOR PARKING LANDSCAPE PER 11-33.3 MESA ZOO: 1 TREE / 6 SHRUBS FOR EVERY 8 PARKING SPACES	16 SPACES 2.3 TREES / 14 SHRUBS	8 TREES / 42 SHRUBS PROVIDED
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 = 4.34 TREES	2,170 FT BUILDING EDGE = 43 TREES 48 TREES PROVIDED WITHIN 30' OF EXTERIOR WALL 36" BOX TREES = 8 TREES
PRIVATE OPEN SPACE PER 11-60.1 MESA ZOO MIN 400 S.F. OF OPEN SPACE PER UNIT	11 UNITS X 400 S.F. = 4,400 S.F.	740 S.F. PROVIDED FOR EACH UNIT, 8,140 S.F. PROVIDED
PRIVATE OPEN SPACE PER 11-60.4 MESA ZOO MIN 100 S.F. OF OPEN SPACE PER UNIT	18 UNITS X 100 S.F. = 1,800 S.F.	233 S.F. PROVIDED FOR EACH UNIT, 2,330 S.F. TOTAL



TREES	SIZE	NOTES	QTY
Acacia salicina	36" Box	*ADWR	23
Willow Leaf Acacia	Caliper Size: 2.0"		
Chilapa	24" Box	*ADWR	34
Chilapa	Caliper Size: 1.5"		
Acacia aneura	24" Box	*ADWR	27
Mulga	Caliper Size: 1.5"		
GROUNDCOVERS			
QTY			

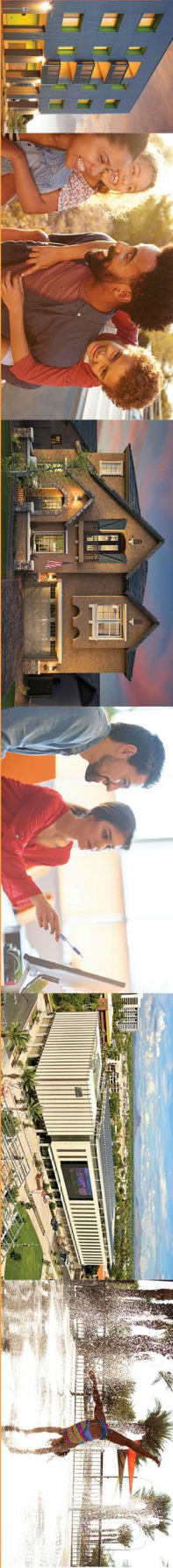
	QTY
 Lantana montensis	223
 Trailing Lantana 'gold'	
SHRUBS / ACCENTS	
 Aloe x 'Blue Elf'	46
 Blue Elf Aloe	
 Leucophyllum frutescens	78
 Texas Sage	
 Russelia equisetiformis	133
 Coral Fountain	
 Muhlenbergia rigida 'Nashville'	
Nashville Mundy Grass	
LANDSCAPE MATERIALS	
Decomposed Granite, 1/2" screened "Painted Desert", 2" deep in planting areas per plan.	64,720 S.F.

Decomposed Granite. 1/2" screened "Painted Desert", 2" deep in planting areas per plan.	64.720 S.F.
--	----------------



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

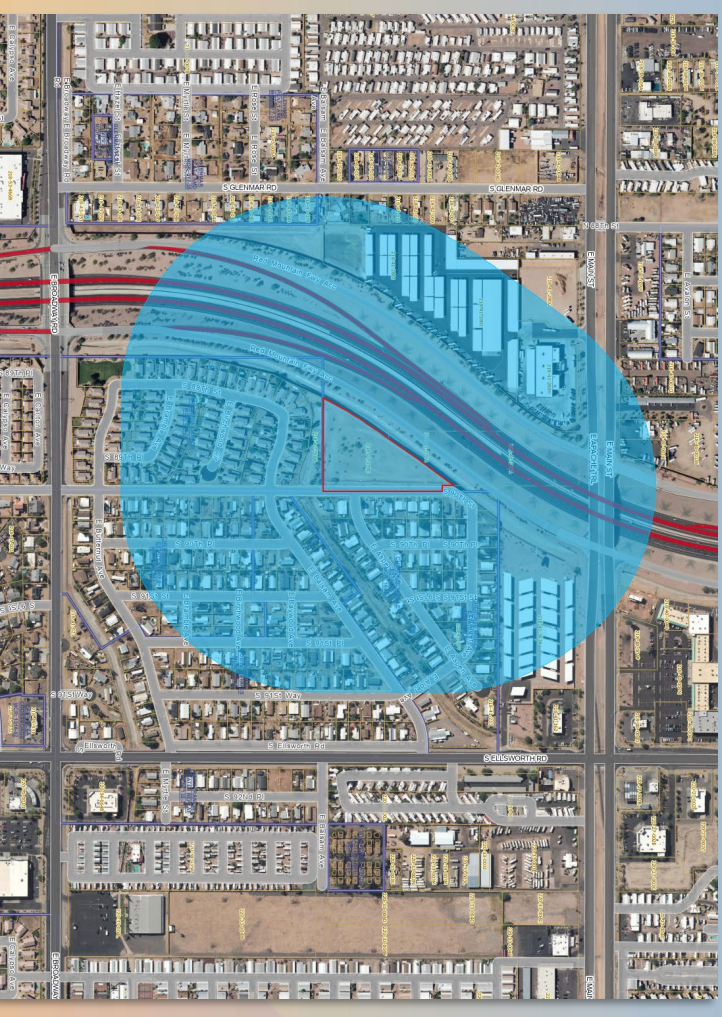


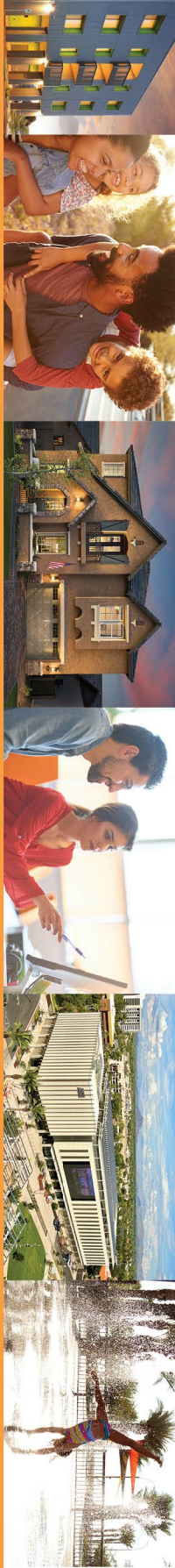
Planned Area Development – New

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

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)

