



# COUNCIL MINUTES

January 9, 2025

The City Council of the City of Mesa met in a Study Session room at City Hall, 20 East Main Street on January 9, 2025, at 7:30 a.m.

## COUNCIL PRESENT

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

## COUNCIL ABSENT

None

## OFFICERS PRESENT

Christopher Brady  
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 agenda for the January 13, 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

Planning Director Mary Kopaskie-Brown introduced Financial Planner Evan Balmer and displayed a PowerPoint presentation regarding Item 8b, **(ZON23-00691 "Medina Station." 61± acres located at the southeast corner of East Southern Avenue and South Signal Butte Road. Rezone from Agricultural (AG) to Limited Commercial with a Planned Area Development Overlay (LC-PAD), Council Use Permit, and Site Plan Review for a mixed-use development. Bela Flor Holdings, LLC, owner; Reese Anderson, Pew & Lake, PLC, applicant. (District 5)),** on the Regular Council meeting agenda. **(See Attachment 1)**

Mr. Balmer reviewed the specific requests for the Medina Station parcel, which will allow for a mixed-use development. He described the location and boundaries of the property, a former state land parcel that the applicant is requesting to annex into the site. He discussed the process for the annexation request, zoning and the requirements in a Limited Commercial (LC) district. He

commented that staff analyzed the specific approval criteria and found that the applicant is in compliance. (See Pages 2 through 6 of Attachment 1)

Mr. Balmer provided an overview of the site plan and the specific requirements. He noted that the commercial site plan exceeds the parking requirements by 140 spaces to accommodate restaurant users that have specific parking requirements. He outlined the various types of retail uses in the site plan, including a drive-up bank automatic teller machine (ATM). He advised that the applicant provided design guidelines, an important component of the project, for cohesive development with flexibility to ensure that not every building appears the same. He reviewed the standards and design guidelines, including architectural features, to confirm the development is of a higher quality and is cohesive. He highlighted the deviations to the development standards to achieve an overall quality development. (See Pages 7 through 10 of Attachment 1)

Mr. Balmer discussed the extensive citizen participation that took place and the concerns from residents. He pointed out some of the ways the City intends to mitigate the impact of drive-thru facilities. (See Page 11 of Attachment 1)

Mr. Balmer shared the findings and the staff's recommendation for approval with conditions. (See Page 12 of Attachment 1)

In response to multiple questions from Councilmember Goforth, Mr. Balmer highlighted the location of the two commercial pads and stated that Shops D and F do not have drive-thru facilities. He discussed some specific aspects of the site plan, which is for informational purposes only. He confirmed that there was an error on the map and that Shop C has a pick-up window and there is a distinction.

In response to multiple questions from Councilmember Spilsbury, Mr. Balmer responded that there was a request for an increase in density, up 35 dwelling units per acre; however, he noted that currently staff does not have specifics regarding the type of units. He indicated that if Council approves the plan, staff will return to Council with a more specific site plan. He described the layout, potential designs and estimated a total of 649 units between Parcels B and C. He emphasized that as the development progresses towards a specific site plan, staff will require a parking study and detailed analysis, and he reviewed that process.

Discussion ensued relative to resident safety and parking, deviations, design and architectural requirements and guidelines, vehicle entrances and commercial loading areas, development agreement, use restrictions, incentives, drive-thru limitations, annexation, protecting long-term quality development, and the developer's background and experience.

Mayor Freeman thanked staff for the presentation.

Planning Director Mary Kopaskie-Brown introduced Financial Planner Evan Balmer and displayed a PowerPoint presentation regarding Item 9b, **(ZON23-01003 "Carmello by Blandford Homes." 30± acres located at the southeast corner of North Hawes Road and East McDowell Road. Rezone from Agricultural to Single Residence-15 with a Planned Area Development Overlay (RS-15-PAD) to allow for a Single Residence Subdivision. Colleen Horcher Trust, owner; Pew and Lake PLC; applicant. (District 5)), on the Regular Council meeting agenda. (See Attachment 2)**

Mr. Balmer discussed the annexation rezoning request and described the location for the Carmello by Blandford Homes property. (See Pages 2 and 3 of Attachment 2)

Mr. Balmer reviewed the General Plan (GP) for the Desert Lands neighborhood and presented an image illustrating the specific boundaries for the Desert Uplands area with lots of natural desert. He explained the options to preserve the natural desert landscape. (See Page 4 of Attachment 2)

Mr. Balmer provided an overview of the zoning requirements and emphasized that the planned area development (PAD) requires an increased level of quality. He presented images of various building elevations and described the increased quality of the product. (See Pages 5, and 13 through 16 of Attachment 2)

Mr. Balmer stated there are deviations in the staff report related to lot size. He advised that the developer placed larger lots on the perimeter of the site to be more compatible with the surrounding development, while smaller lots are placed within the site. (See Page 6 of Attachment 2)

Mr. Balmer reported that there was extensive citizen participation and neighbor interest and that staff and the applicant have worked closely to achieve the best plan possible. He discussed the changes and adjustments taken to address the concerns from the surrounding development, including reducing the number of units from 81 to 65 for a density of 2.27 dwelling units per acre, as well as moving the location of the primary access onto McDowell Road. (See Page 8 of Attachment 2)

Mr. Balmer advised that the staff's findings are in compliance and the recommendation is for approval with conditions. (See Page 9 of Attachment 2)

City Manager Christopher Brady clarified that the development is currently in a county island, and some of the feedback that Council received was from individuals who do not reside in the City of Mesa (COM). He explained the different standards and densities due to the septic tanks in the county island. (See Page 11 of Attachment 2)

Mr. Balmer presented a chart comparing neighboring developments with a map illustrating the locations. (See Page 11 of Attachment 2)

In response to a question from Councilmember Spilsbury, Mr. Balmer explained that the street widths in the proposed development will not be maintained by the City and are consistent with Mesa's public streets. He added that the driveways will have front setback requirements and can accommodate two cars.

In response to a question from Councilmember Adams, Transportation Department Director RJ Zeder replied that the additional vehicles on the road due to the proposed single-family homes on either Hawes or McDowell Road are negligible in terms of impacts.

Mayor Freeman suggested staff should convey messages with concerned neighborhoods regarding the preservation of Desert Uplands and the method by which this will be accomplished.

Mayor Freeman thanked staff for the presentation.

2-a. Appointments to Council Committees, Regional Boards, and other Committees.

It was moved by Councilmember Spilsbury, seconded by Councilmember Somers, that Councilmember Spilsbury would accept Council appointment to the i.d.e.a Museum Board of Directors and Vice Mayor Heredia would accept appointment to the United Food Bank, that the Council concur with the Mayor's recommendations and the appointments be confirmed. **(See Attachment 3)**

Upon tabulation of votes, it showed:

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

Carried unanimously.

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

- 3-a. Transportation Advisory Board meeting held on September 17, 2024.
- 3-b. Housing and Community Development Advisory Board meeting held on November 7, 2024.
- 3-c. Housing and Community Development Advisory Board meeting held on December 10, 2024.
- 3-d. Economic Development Advisory Board meeting held on October 1, 2024.
- 3-e. Economic Development Advisory Board meeting held on November 5, 2024.

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

Upon tabulation of votes, it showed:

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

Carried unanimously.

4. Current events summary including meetings and conferences attended.

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

(At 8:54 a.m., Mayor Freeman excused Councilmember Goforth from the remainder of the meeting.)

5. Scheduling of meetings.

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

Monday, January 13, 2025, 5:15 p.m. – Study Session

Monday, January 13, 2025, 5:45 p.m. – Regular

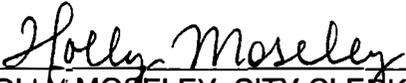
6. Adjournment.

Without objection, the Study Session adjourned at 8:57 a.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 9<sup>TH</sup> day of January 2025. I further certify that the meeting was duly called and held and that a quorum was present.

  
HOLLY MOSELEY, CITY CLERK

lr  
(Attachments – 3)



# ZON23-00691

# Medina Station

Mary Kopaskie-Brown, Planning Director

Evan Balmer, Principal Planner



# Request

- Rezone from AG to LC-PAD
- Council Use Permit
- Site Plan Review
- Concurrent Annexation Request
- To allow for a mixed-use development





# Location

- South of Southern Avenue
- East of Signal Butte Road
- North of US-60 Freeway

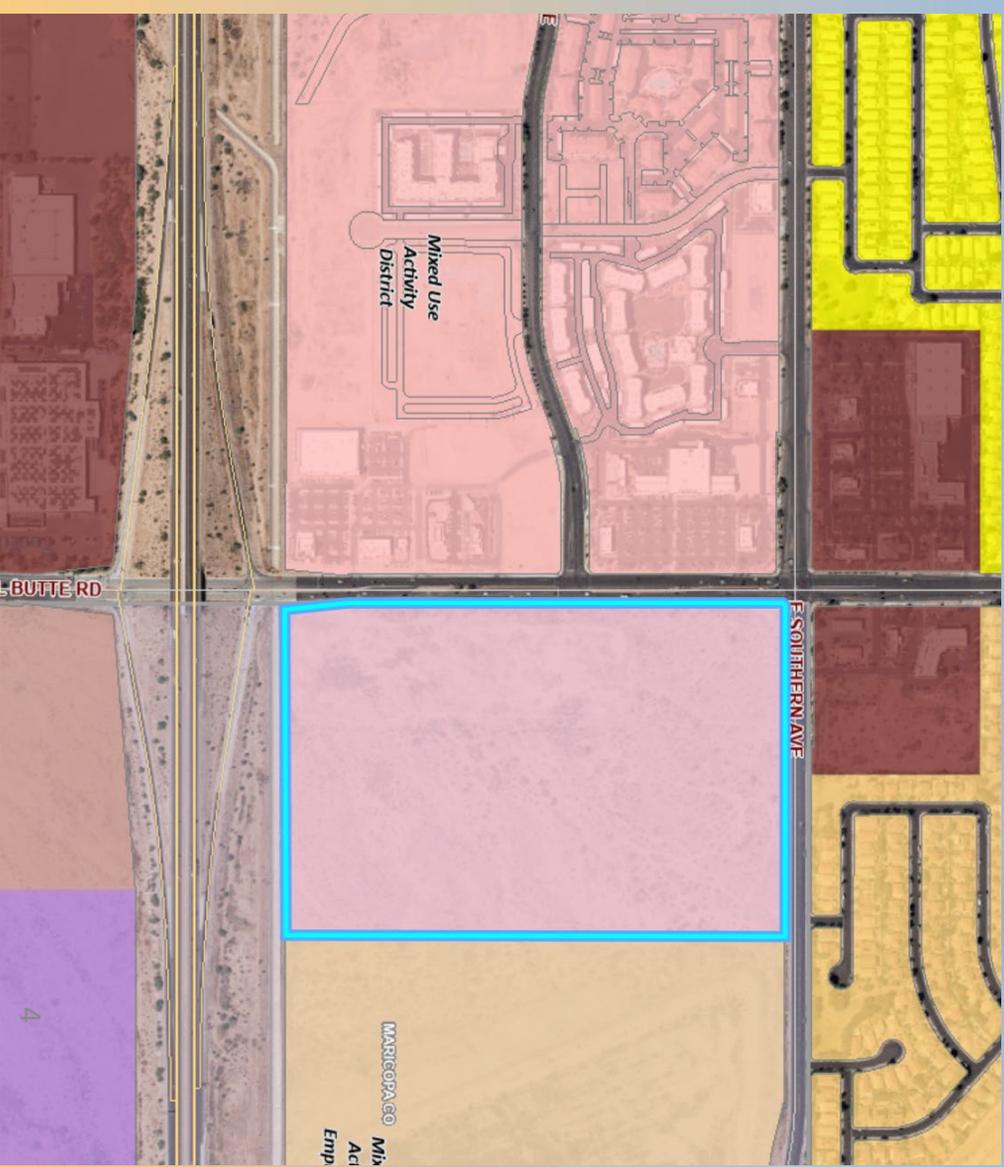




# General Plan

Mixed Use Activity District – Regional-  
Scale sub-type

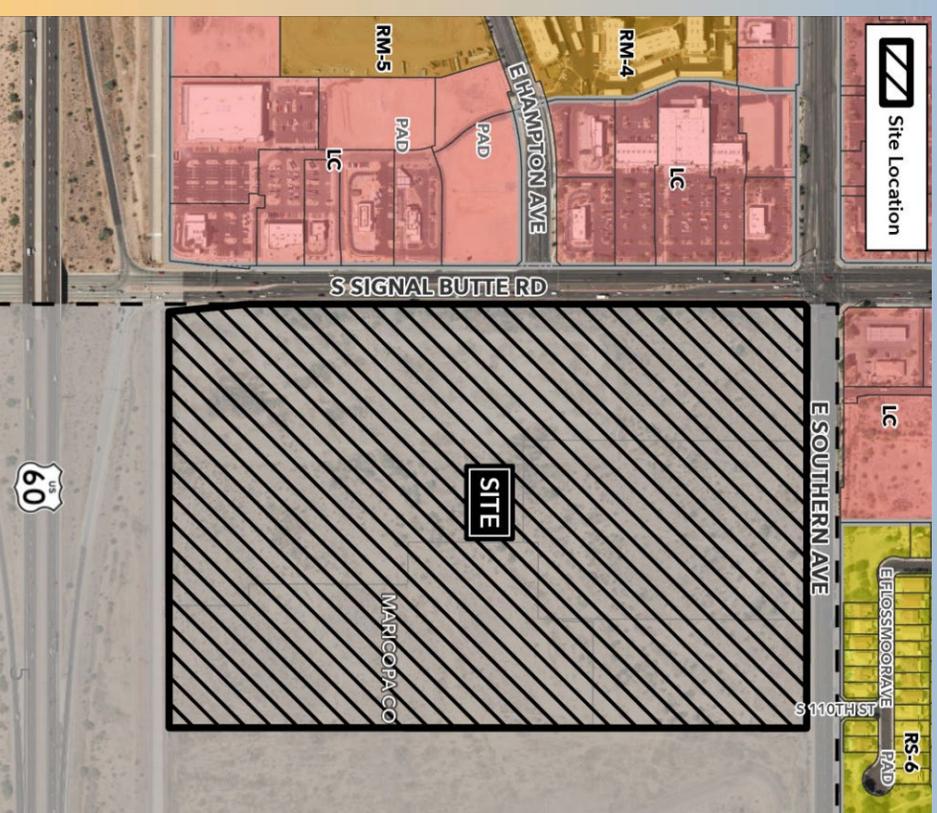
- Regional activity areas
- Substantial commercial that attracts customers
- Supportive residential





# Zoning

- Concurrent Annexation Request
- Rezone from Agricultural (AG) to Limited Commercial with a Planned Area Development Overlay (LC-PAD)
- Retail, restaurants, drive-thru facilities permitted
- CUP for multiple residential in LC District to deviate from percentage requirements
- PAD to allow modifications to development standards





# Applicable Approval Criteria

## CUP for Residential Uses in Commercial Districts -

### Section 11-31-31(F)

- ✓ Provide Good Neighbor Policy
- ✓ Comply with General Plan, Sub Area Plans and other plans or policies
- ✓ Comply with all zoning, building, and fire safety regulations
- ✓ Demonstrate existing buildings/site substantially conforms (N/A)
- ✓ Conforms to the intent and character of the zoning - part of a well integrated mixed-use project

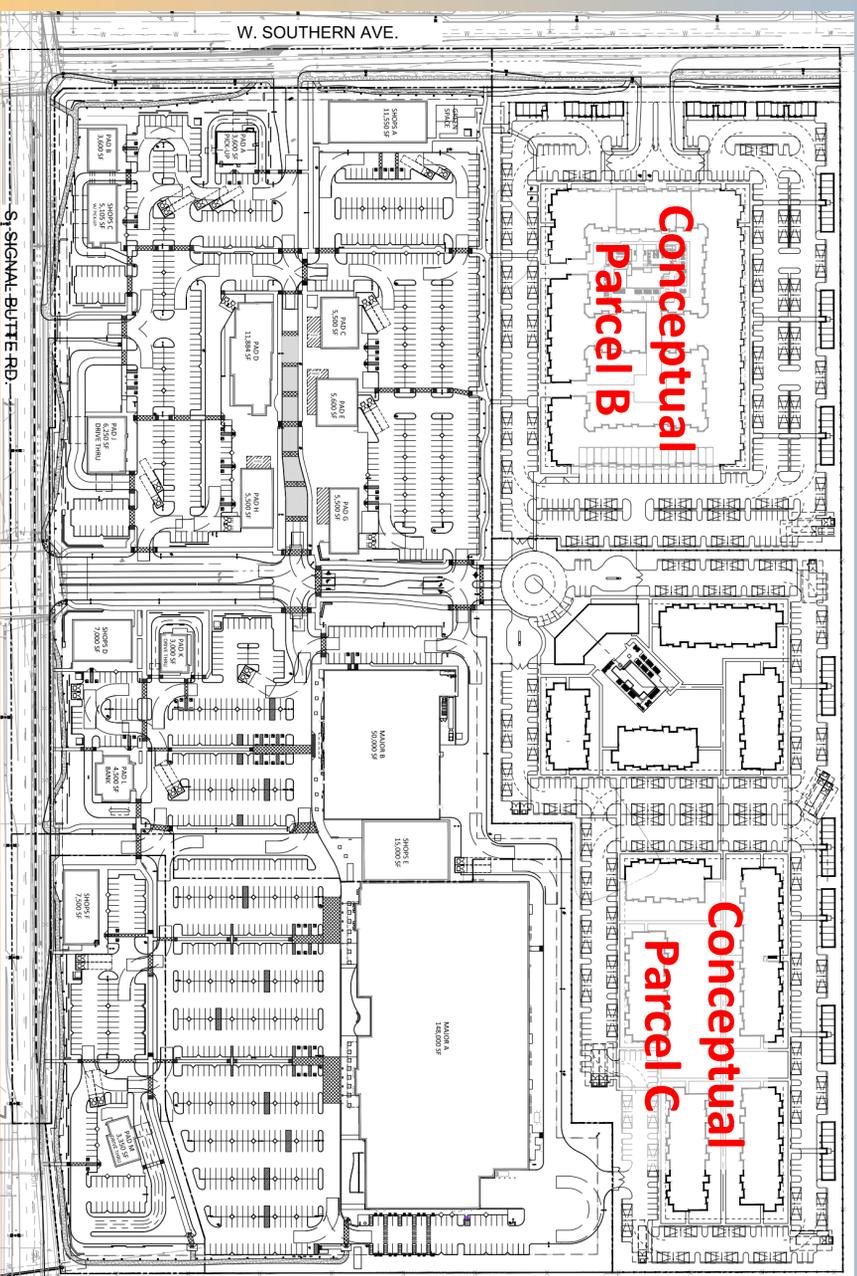
### Council Use Permit - Section 11-70-6(D)

- ✓ Advance goals and objectives and be consistent with policies of General Plan and other plans/policies;
- ✓ Demonstrate consistency with zoning and conforms with General Plan and other plans/policies
- ✓ Demonstrate proposed project is not detrimental to surrounding properties or general welfare of the City; and
- ✓ Demonstrate public services, public facilities and public infrastructure



# Site Plan

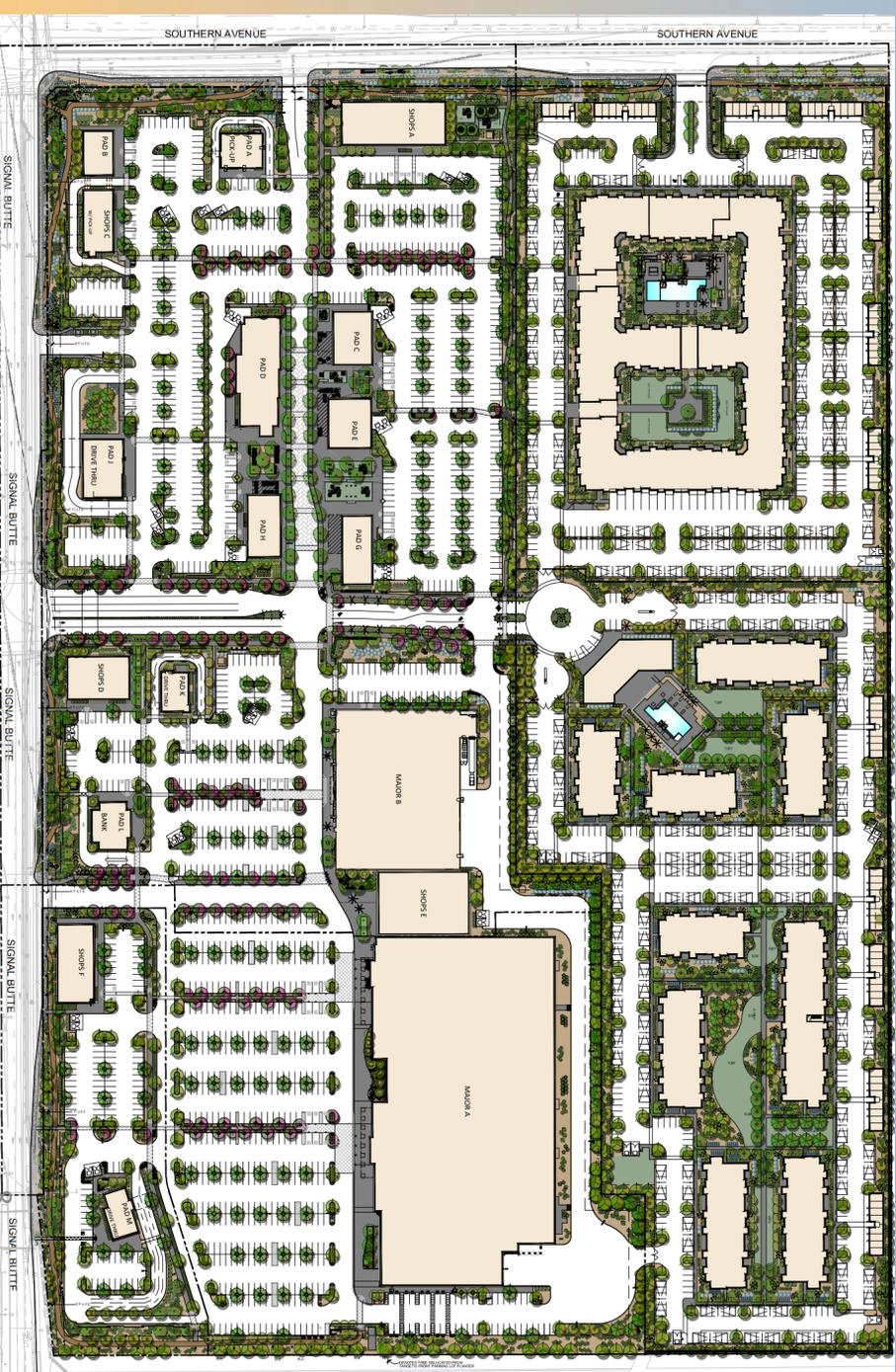
- Final site plan for commercial
  - 305,335 total square feet
  - Parking
    - 1,332 parking spaces required
    - 1,472 spaces provided
- Conceptual site plan for multiple residence (Parcels B and C)





# Site Plan

- 2 Major Retail (200,000 sf)
- 3 Drive-thrus (12,570 sf)
- 4 Shops (41,050 sf)
- 2 Commercial Pads (9,500 sf)
- 1 Pick-up Window Pad (3,600 sf)
- 1 Shop with Drive-thru (5,000 sf)
- 5 Restaurants (33,615 sf)





# PAD Overlay

Modifications to Development Standards include:

- Building and Landscape setbacks
- Building Separation
- Foundation Base
- Required Parking
- Private Open Space

Commensurate quality and justification for the requested deviations will be through the superior site design including the Restaurant Galley, outdoor open space amenities and Design Guidelines



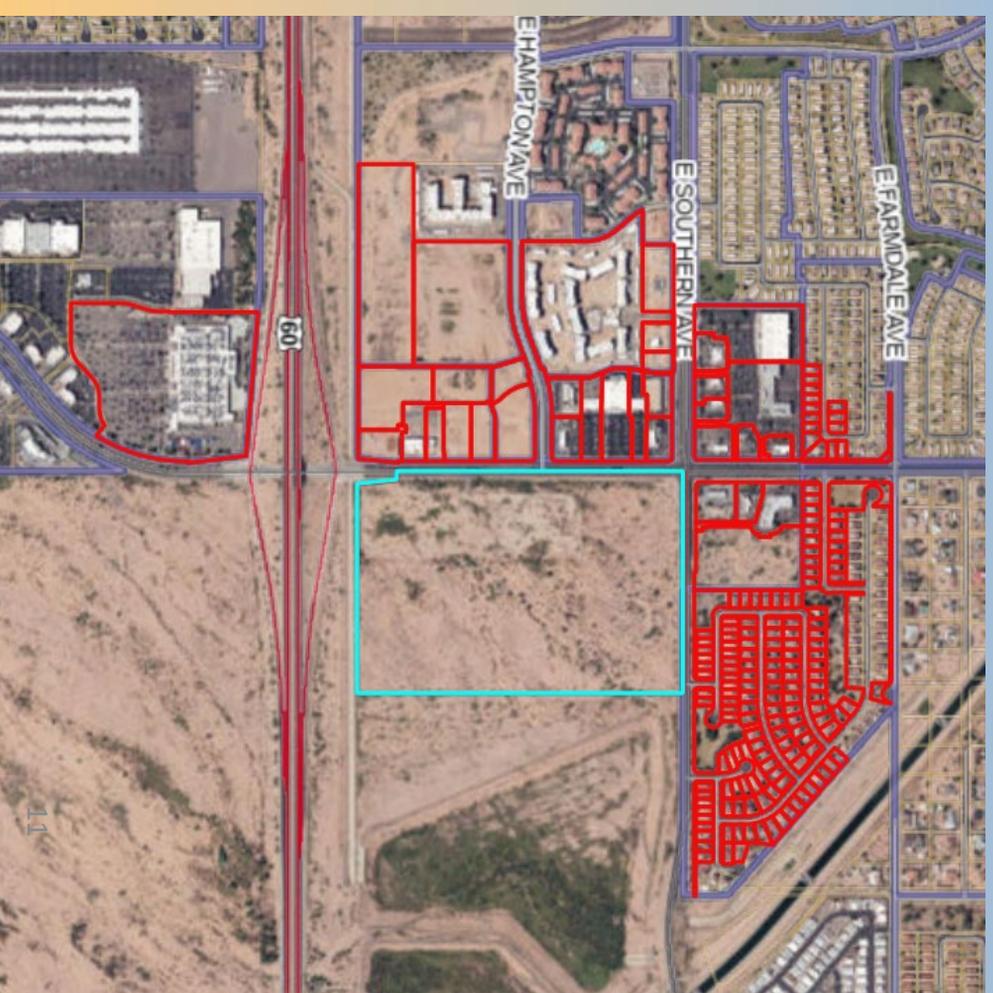
# Design Guidelines and Standards

- **Building Style**
  - Desert Modern
- **Pedestrian Circulation**
  - Primary and secondary connections, materials, landscaping, width
  - Perimeter walking path
- **Colors and Materials**
  - Primary, secondary & accents
  - Material minimums per building type
- **Public Art**
  - Required for Restaurant Galley
- **Architectural Features**
  - Minimum requirements per building type
  - Soffits and overhangs, shade
- **Landscape Design**
  - trellises/awnings, entry statement, decorative screening, ornamental metals, etched/frosted glass, glazing, public art
- **Wall Design & Plan**
  - Palette, hardscaping, outdoor amenity areas
  - Consistent perimeter wall designs



# Citizen Participation

- Notified property owners within 1,000', HOAs, and registered neighborhoods
- Applicant held 2 neighborhood meetings
- Common concerns
  - Traffic
  - Oversupply of drive-thrus and multiple residence





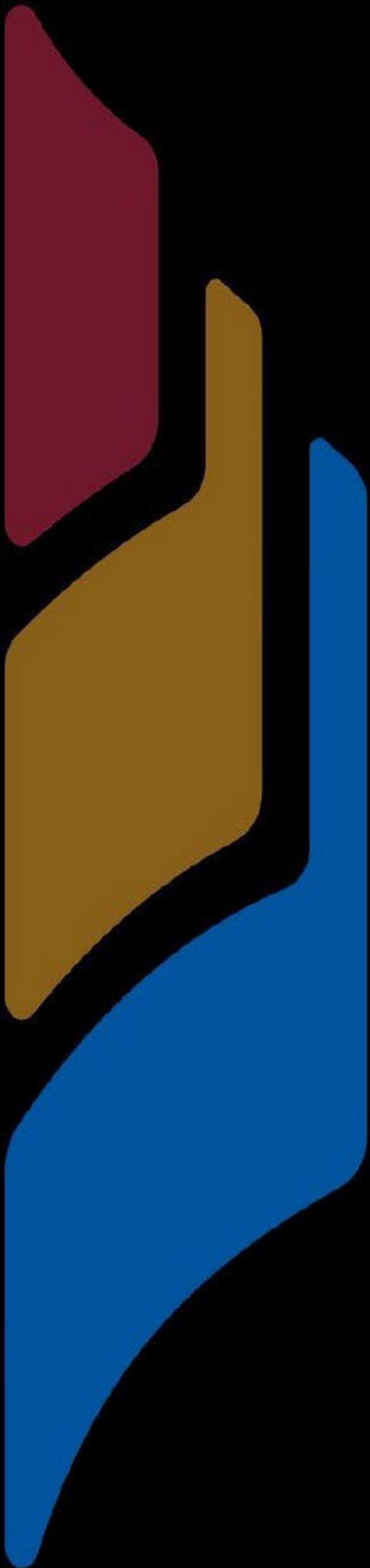
# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapters 31 & 70 for Council Use Permit
- ✓ Criteria in Chapters 22 & 69 for PAD & Site Plan Review

*Staff recommends Approval with Conditions*

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

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# Site Photos



Looking west towards the site



# City Council

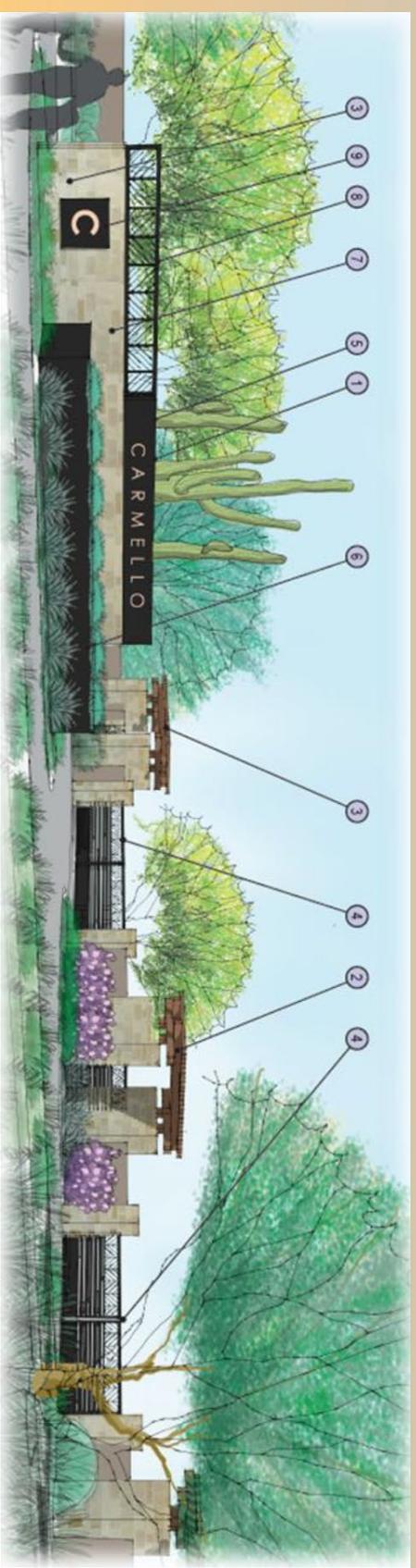
## ZON23-01003

Mary Kopaskie-Brown, Planning Director  
Evan Balmer, Principal Planner



# Request

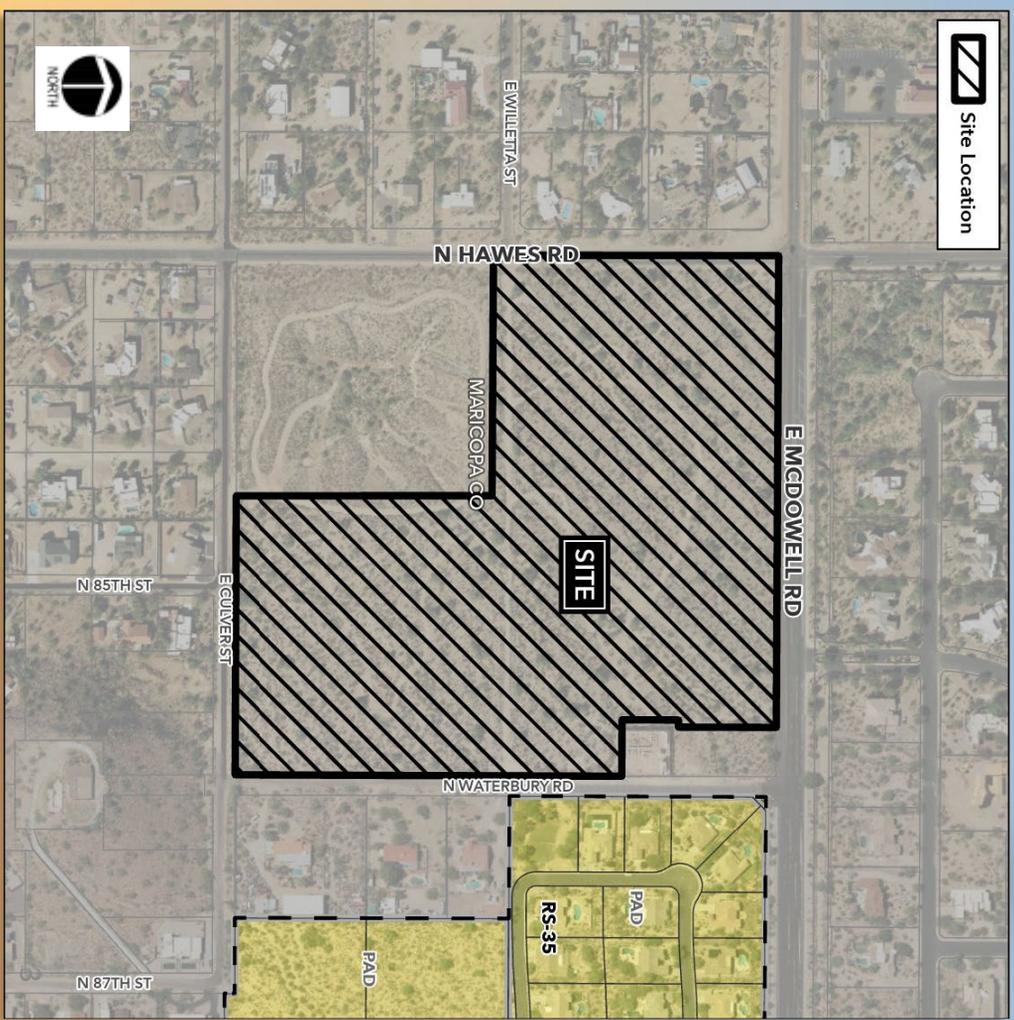
- Rezone from AG to RS-15-PAD
- Concurrent Annexation Request
- To allow a single residence development





# Location

- South of McDowell Road
- East of Hawes Road

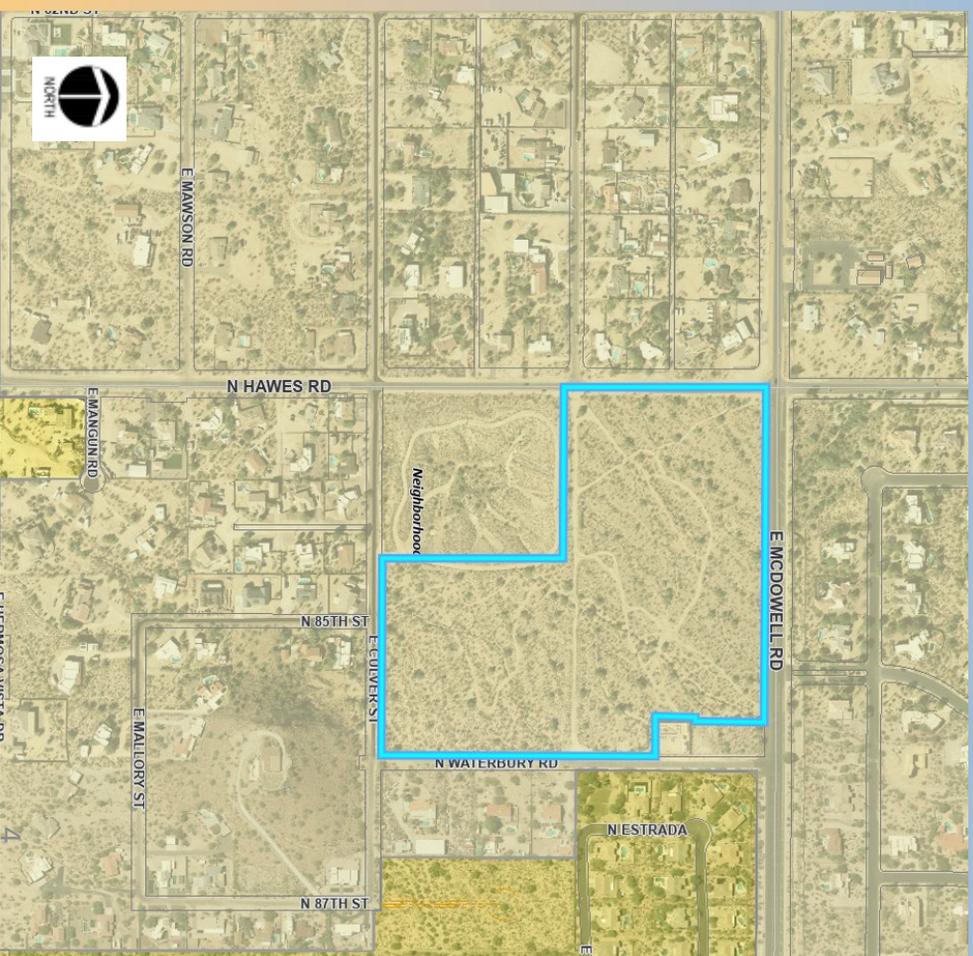




# General Plan

## Neighborhood - Desert Uplands

- Low-density residential area committed to preservation of a natural desert landscape
- Either large lots with preservation on each lot, or smaller lots with common open space to maintain the low-density character of the area





# Zoning

- Concurrent Annexation Request
- Rezone from AG to RS-15-PAD





# Planned Area Development

Development Standard		MZO Required	PAD Proposed
<u>Lot Frontage on a Public Street</u> <i>MZO Section 11-30-6(H)</i>	Each lot shall have frontage on a dedicated public street		Each lot shall have frontage on a private street
<u>Maximum Lot Coverage (% of Lot)</u> <i>MZO Table 11-5-3.A.1</i>	50%	55%	
<u>Maximum Building Coverage (% of Lot)</u> <i>MZO Table 11-5-3.A.1</i>	40%	55%	
<u>Minimum Lot Area</u> <i>MZO Table 11-5-3.A.1</i>	15,000 square feet	10,400 square feet	
<u>Minimum Lot Width</u> <i>MZO Table 11-5-3.A.1</i>	110 feet	75 feet	
<u>Minimum Enclosed Garage Dimensions</u> <i>MZO Section 11-32-4(F)(2)</i>	A double-car garage shall be at least 20 feet wide and 22 feet long	For plots 2342, 2568 and 3177 A double-car garage shall be at least 20 feet wide and 19 feet long	
<u>Maximum Wall Height</u> – <i>MZO Section 11-30-4(A)(1)(b)</i>	6 feet	8 feet at grade, 10 feet if a 6-foot wall is on top of a retaining wall.	



# Planned Area Development

Development Standard		MZO Required	PAD Proposed
<p><u>Building setbacks (Minimum Yards) –</u>                      MZO Table 11-5-3.A.1</p>	<p>Front (enclosed livable, porches and Porte Cocheres) – 22 feet</p> <p>Garages and Carports – front and side yards – 30 feet</p> <p>Street side – 10 feet</p> <p>Interior side: Minimum aggregate - 20 feet</p> <p>Rear – 30 feet</p> <p>Rear (porches and patios) – 30 feet</p> <p>Buildings must contain at least 2 kinds of primary exterior materials.</p>	<p>Front (enclosed livable, porches and Porte Cocheres) – 12 feet</p> <p>Garages and Carports Front Yard – 20 feet</p> <p>Garages and Carports Side Yard – 12 feet</p> <p>Street side – 7 feet only when adjacent to minimum 8-foot-wide landscape tract</p> <p>Interior side: Minimum aggregate – 15 feet</p> <p>Rear – 20 feet</p> <p>Rear (porches and patios) – 15 feet</p> <p>For Spanish Elevations only</p> <p>Buildings may contain less than two primary exterior materials</p>	
<p><u>Elevation Material Calculations –</u>                      MZO Section 11-5-3(B)(7)</p>			



# Citizen Participation

- Notified property owners within 1,000', HOAs, and registered neighborhoods
- Neighborhood meetings January 30, 2024, and April 4, 2024
- Neighboring property owners had concerns with initially proposed unit count of 81 units with a density of 2.83
  - Reduced to 65 units and 2.27 du/ac





# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review
- ✓ Complies with Chapter 22 of the MZO for a PAD Overlay

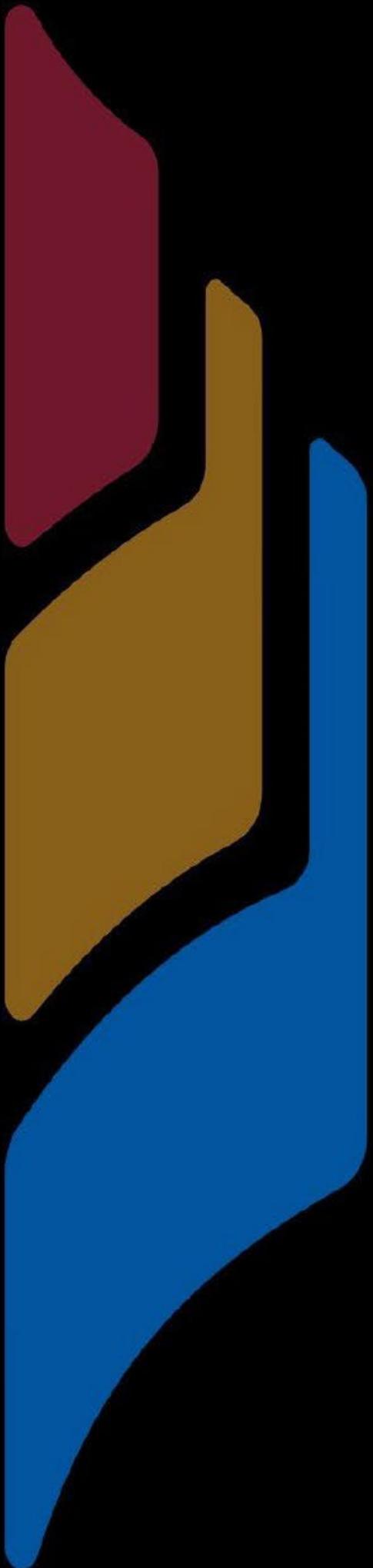
## *Staff recommend Approval with Conditions*

## *Planning and Zoning Board recommend Approval with Conditions (6-1)*

### Added Condition of Approval

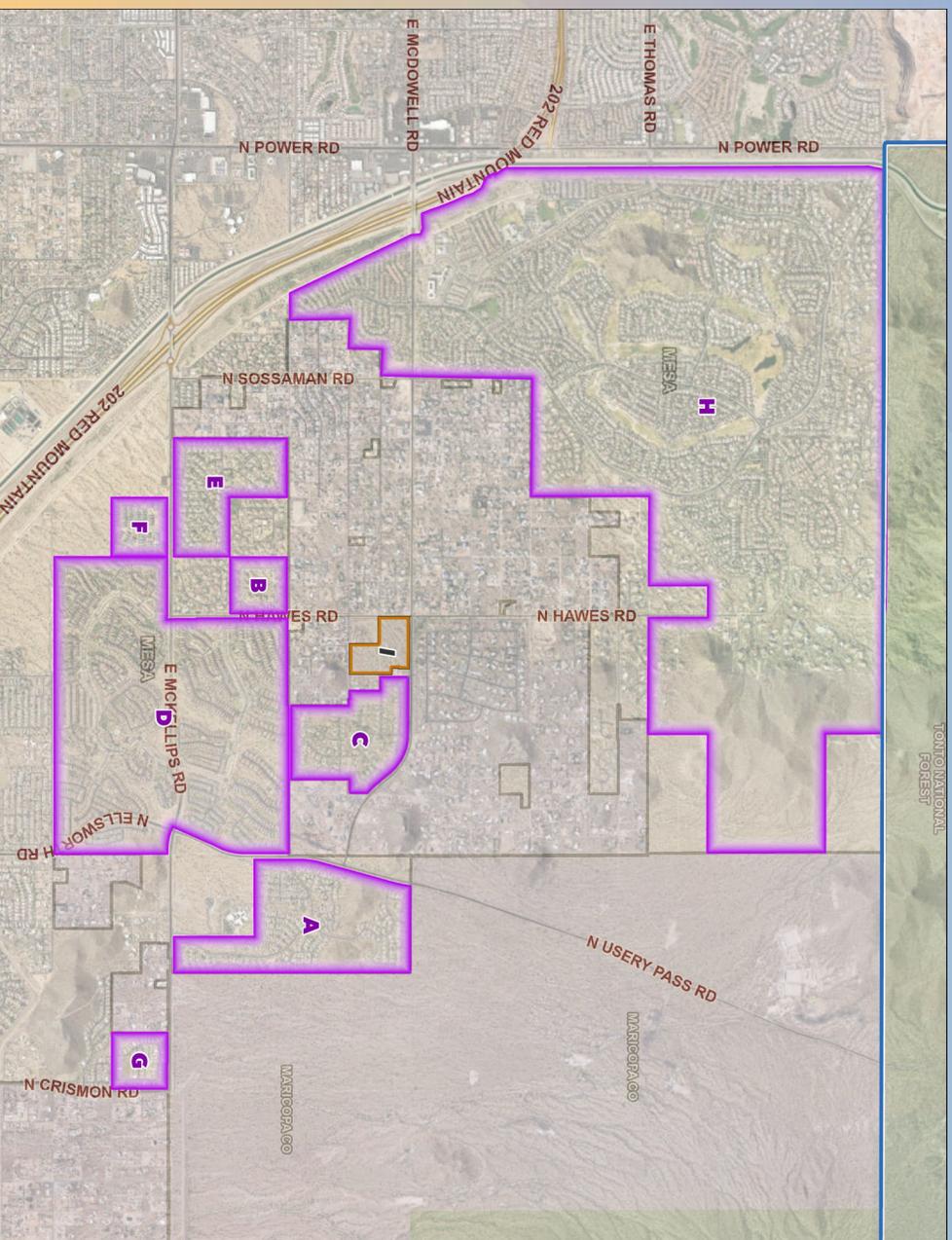
- Limit the homes along Culver Street to one-story
- Reflects the limit to one-story along Waterbury Road per staff recommendation

# mmesa.aqz





# Density Comparisons



ID	COMMUNITY	ACREAGE	NUMBER OF UNITS	DU/ACRE
A	Boulder Mountain Highlands	219	424	1.94
B	Hermosa Estates	37	31	0.84
C	Madrid	113	146	1.29
D	Mountain Bridge	697	1425	2.04
E	The Estates at Desert Shadows	115	174	1.51
F	Monteluna	40	108	2.70
G	Granite Ridge	36	56	1.56
H	Las Sendas	2469	3510	1.42
I	Carmello (Proposed)	29	65	2.24



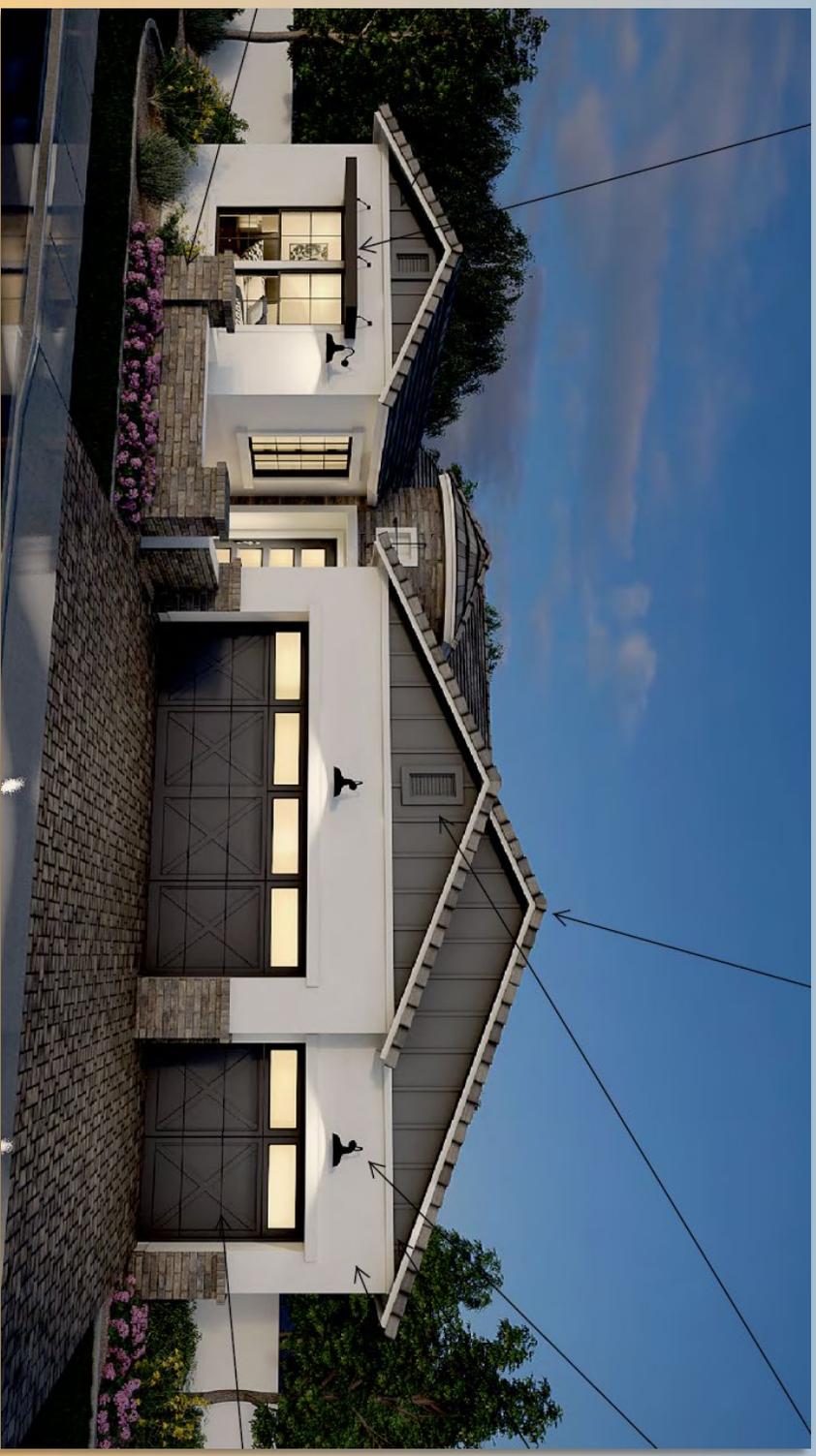
# Site Photo



Looking southeast from the intersection of Hawes Road and McDowell

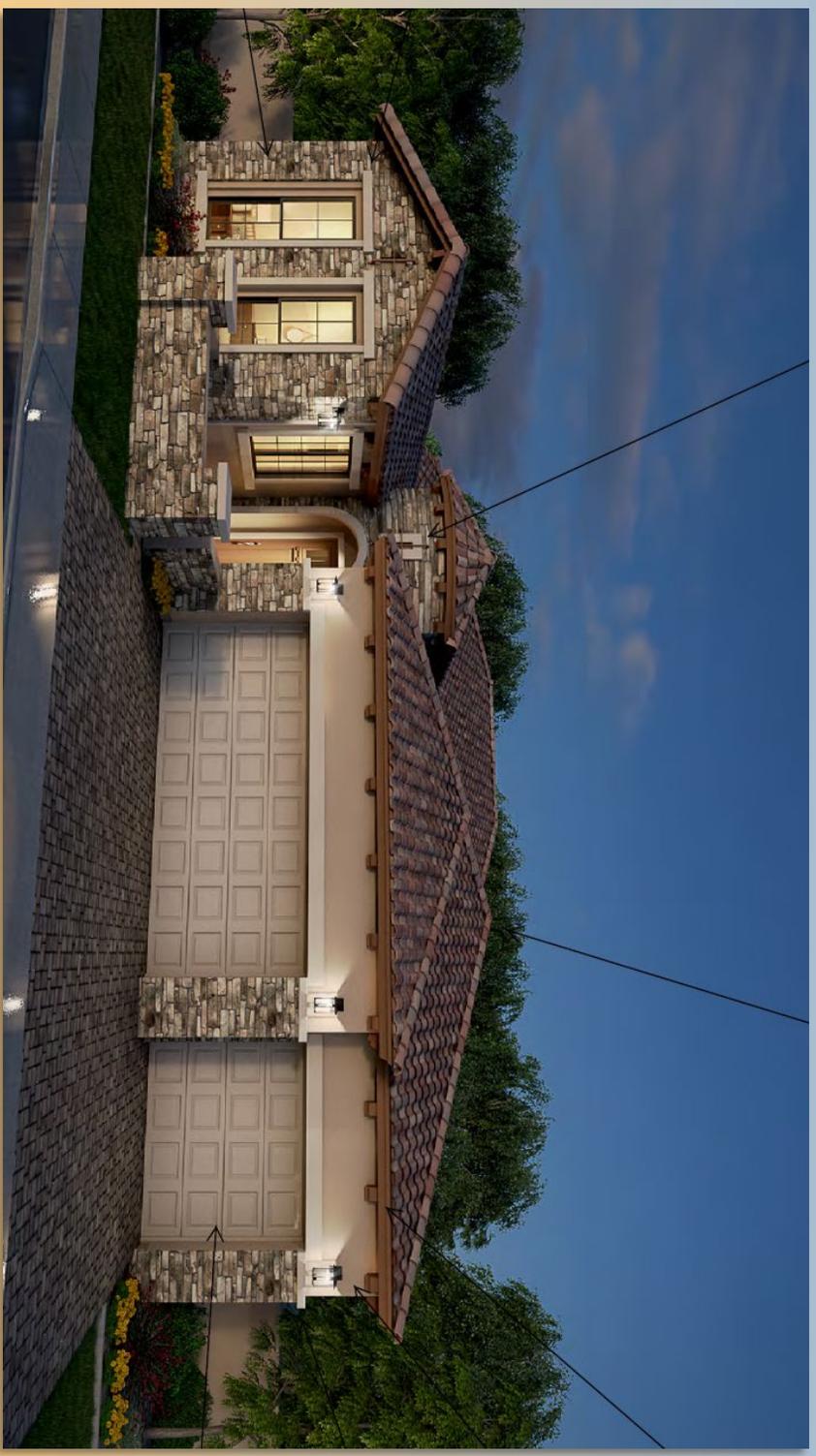


# Elevations



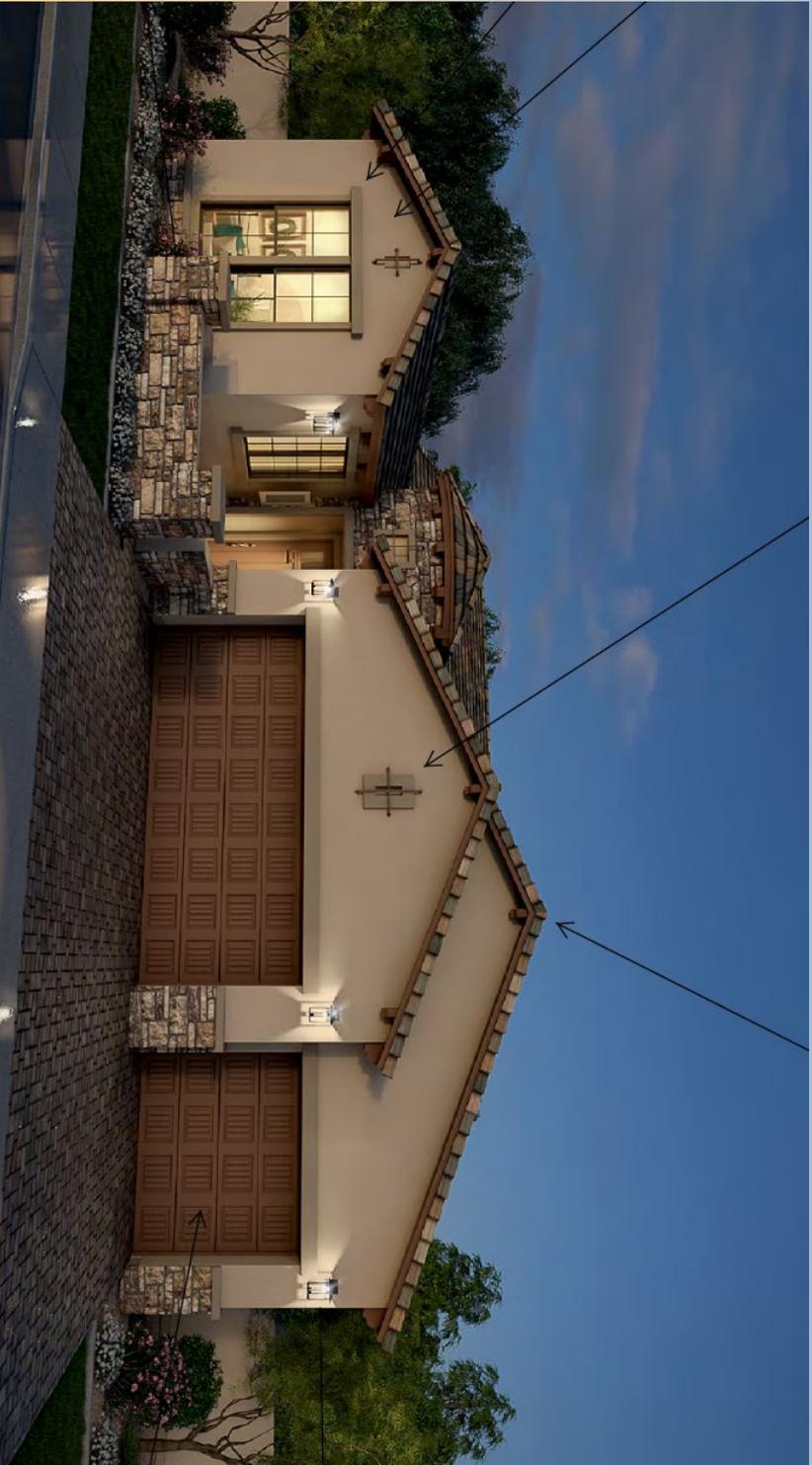


# Elevations



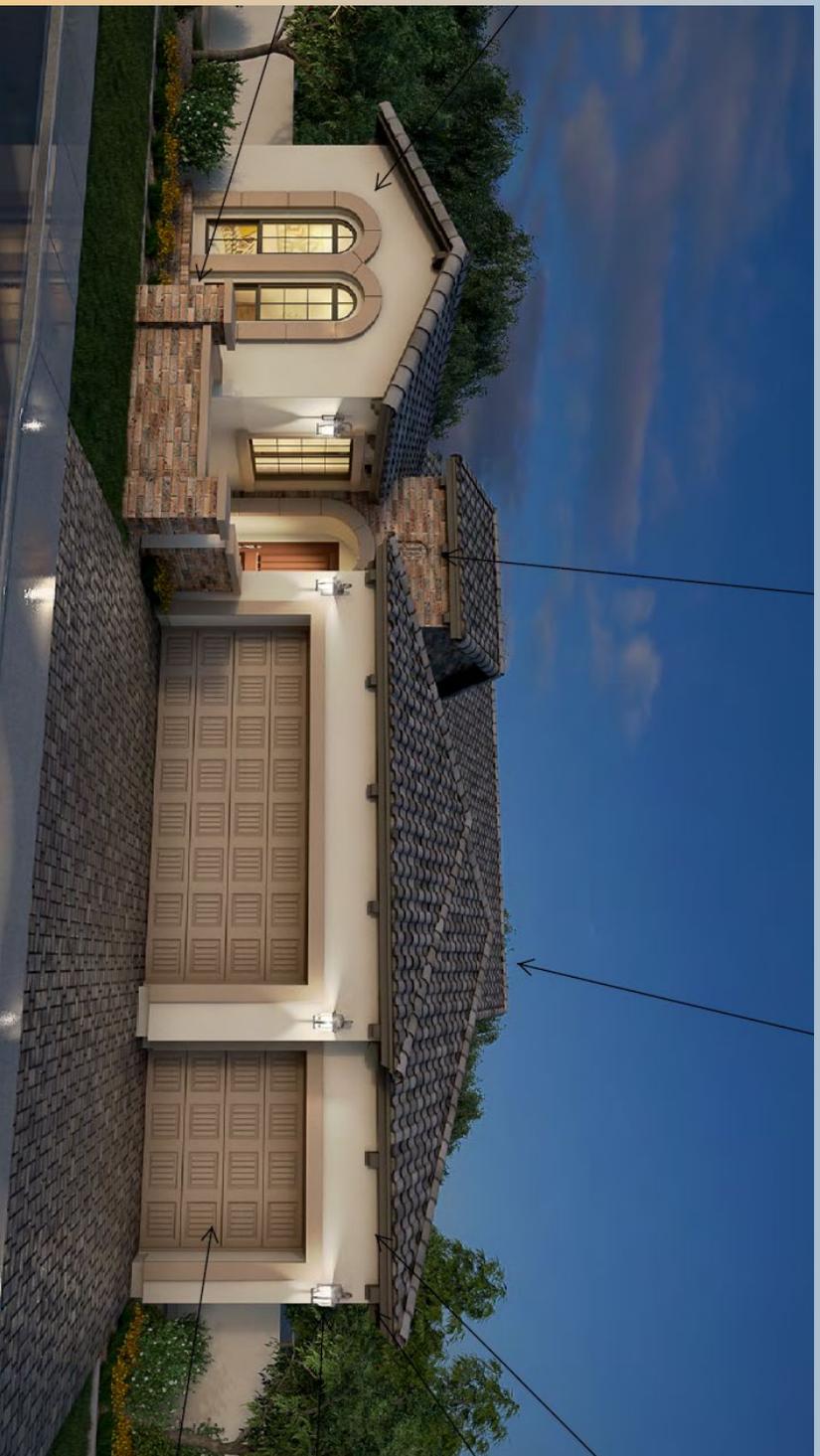


# Elevations





# Elevations



January 9, 2025

TO: CITY COUNCILMEMBERS  
FROM: MAYOR MARK FREEMAN  
SUBJECT: Appointments to Council, Regional and Other Boards and Committees

I recommend for your approval the following appointments:

<b>City of Mesa</b>	
<b>AUDIT, FINANCE &amp; ENTERPRISE COMMITTEE</b> Alicia Goforth, Chairperson Francisco Heredia Scott Somers	<b>PUBLIC SAFETY COMMITTEE</b> Scott Somers, Chairperson Rich Adams Julie Spilsbury
<b>SUSTAINABILITY &amp; TRANSPORTATION COMMITTEE</b> Jenn Duff, Chairperson Rich Adams Alicia Goforth	<b>ECONOMIC DEVELOPMENT COMMITTEE</b> Rich Adams, Chairperson Francisco Heredia Alicia Goforth
<b>COMMUNITY &amp; CULTURAL DEVELOPMENT COMMITTEE</b> Julie Spilsbury, Chairperson Jenn Duff Scott Somers	<b>CITY BENEFITS ADVISORY COMMITTEE</b> Scott Somers Jenn Duff
<b>SELF INSURANCE BOARD OF TRUSTEES</b> Francisco Heredia	
<b>Regional Agency Board Assignments</b>	
<b>VALLEY METRO REGIONAL PUBLIC TRANSIT AUTHORITY (RPTA)/ METRO RAIL</b> Francisco Heredia	<b>EAST VALLEY PARTNERSHIP BOARD</b> Mark Freeman
<b>GATEWAY AIRPORT AUTHORITY</b> Mark Freeman	<b>Arizona Municipal Water Users Association (AMWUA)</b> Mark Freeman
<b>Maricopa Association of Governments (MAG) Committee Assignments</b>	
<b>REGIONAL COUNCIL</b> Mark Freeman	<b>HUMAN SERVICES COORDINATING</b> Jenn Duff
<b>TRANSPORTATION POLICY</b> Mark Freeman	

<b>Other Boards &amp; Committees</b>	
<b>DOWNTOWN MESA ASSOCIATION</b> Jenn Duff	<b>CHAMBER OF COMMERCE</b> Scott Somers
<b>MESA UNITED WAY</b> Julie Spilsbury	<b>VISIT MESA BOARD</b> Alicia Goforth
<b>MESA SISTER CITIES</b> Jenn Duff	<b>i.d.e.a. MUSEUM BOARD OF DIRECTORS</b> Julie Spilsbury
<b>ARIZONA MUSEUM OF NATURAL HISTORY</b> Rich Adams	<b>United Food Bank</b> Francisco Heredia
<b>MESA ARTS CENTER FOUNDATION BOARD</b> Jenn Duff	