



COUNCIL MINUTES

June 2, 2025

The City Council of the City of Mesa met in the Council Chambers at City Hall, 20 East Main Street, on June 2, 2025, at 5:55 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's Welcome.

Mayor Freeman conducted a roll call.

Invocation by Minister Jeremy Gills with Mesa Church of Christ.

Pledge of Allegiance was led by Mayor Freeman.

Awards, Recognitions and Announcements.

There were no awards, recognitions, or announcements.

1. Swearing-in of Scott Butler as City Manager.

Mayor Freeman administered the oath of office to Scott Butler during his swearing-in as the City's new City Manager.

Mr. Butler expressed gratitude to his family, friends and others who have shown support and encouragement. He reiterated his commitment to the City of Mesa and his desire to uphold the Council's vision for the city.

2. 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 Duff, seconded by Councilmember Spilsbury, that the consent agenda items be approved.

Upon tabulation of votes, it showed:

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

Carried unanimously.

*3. Approval of minutes of previous meetings as written.

Minutes from May 19, 2025, Regular Council meeting.

*4. Take action on the following liquor license applications:

*4-a. The Duchess

A bar is requesting a new Series 6 Bar License for VJL Holdings LLC, 3929 East Main Street, Suite 1 - Jared Michael Repinski, agent. This license will revert to the state for modification. **(District 2)**

*4-b. The Vig

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for East Valley Vig LLC, 1744 South Val Vista Drive, Suite 101 - Andrea Dahlman Lewkowitz, agent. There is no existing license at this location. **(District 2)**

*4-c. Zola Cultural Kitchen

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for Zola Cultural Kitchen LLC, 6209 East Main Street, Suite 101 - Jeffrey Craig Miller, agent. There is no existing license at this location. **(District 2)**

*4-d. The Rosetta Room

An event venue with a bar is requesting a new Series 7 Beer and Wine Bar License for The Rosetta Room LLC, 104 East 1st Avenue - Michelle Marie Donovan, agent. There is no existing license at this location. **(District 4)**

*4-e. Stapley Station

A convenience store is requesting a new Series 10 Beer and Wine Store License for Stapley Station LLC, 357 North Stapley Drive - Sandeep Singh Sodhi, agent. This license will revert to the state. **(District 4)**

*4-f. Ajo Al's Mexican Cafe

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for Ajo Al's Mesa LLC, 2336 East Baseline Road - Patrick Michael Dains, agent. There is no existing license at this location. **(District 4)**

5. Take action on the following contracts:

- *5-a. Dollar Limit Increase to the Term Contract for Bird Control and Removal Services for the Facilities Management and Mesa Police Departments. **(Citywide)**

The Facilities Management Department is responsible for bird control at City buildings. The services provided in this contract are for the installation of bird devices (netting, spikes or mechanical) that deter pigeons and other fowls from nesting and roosting on the City buildings and other structures. This dollar limit increase is needed to install pigeon netting in the parking lot of the Fiesta PD District substation. This is a one-time increase to cover the cost of this project.

The Facilities Management and Mesa Police Departments and Procurement Services recommend increasing the dollar limit with Southwest Avian Solutions, LLC by \$153,000, from \$57,200 to \$210,200, for a one-time purchase.

6. Take action on the following resolutions:

- *6-a. Approving and authorizing the City Manager to enter into a Ground Lease and Option to Purchase Premises, Parking License Agreement, Purchase and Sale Agreement(s), and other necessary transaction documents between the City of Mesa and Soltrust Main QOZB, LLC for the completion of a development project at 233 East Main Street on City-owned property generally located at the southwest corner of Main Street and Pomeroy. – Resolution No. 12371
- *6-b. Designating the Chief Fiscal Officer with the authority to submit the City’s 2025/2026 fiscal year Expenditure Limitation Report to the Arizona Auditor General on behalf of the City Council, as required by state statute. **(Citywide)** – Resolution No. 12372
- *6-c. Approving the expenditure of opioid settlement funds for activities approved by City Council and authorizing the City Manager or his designee to disburse opioid settlement funds to nonprofit organizations and execute agreements necessary for such disbursements. – Resolution No. 12373
- *6-d. Adopting a pension funding policy and accepting the employer’s share of assets and liabilities under the Public Safety Personnel Retirement System as required by A.R.S. §38-863.01. **(Citywide)** – Resolution No. 12374
- *6-e. Authorizing the City Manager to enter into an Intergovernmental Agreement with the Mesa Gateway Airport Authority. The Intergovernmental Agreement will provide reimbursement for three years of aircraft rescue and firefighting services provided by the Mesa Fire and Medical Department beginning July 1, 2025, through June 30, 2028. **(District 6)** – Resolution No. 12375

7. Discuss, receive public comment, and take action on the following ordinances:

- *7-a. ANX24-01031 - Annexing 0.5± acres located at the northwest corner of East Elliot Road and South Hawes Road. This request has been initiated by Martens Development, for owner Martens Elliot Land LLC. **(District 6)** – Ordinance No. 5941
- *7-b. Amending Title 5, Chapter 13, Section 2 of the Mesa City Code to provide that the Solid Waste Residential Development Fee is as set forth in the Schedule of Fees and Charges; this changes the code to be similar to other code sections that provide that fees will be as set forth in the Schedule of Fees and Charges; this does not change the current fees that are in the Schedule of Fees and Charges. – Ordinance No. 5942

- *7-c. Proposed amendments to Chapters 34 and 87 of Title 11 of the Mesa City Code pertaining to Manufactured Home Parks and Subdivisions and Recreational Vehicle Parks and Subdivisions. The text amendments include but are not limited to modifying the permitted uses in Recreational Vehicle Subdivisions and Manufactured Home Subdivisions to allow for dwelling units of conventional construction; modifying language to clarify the permitted uses in Recreational Vehicle Parks and Manufactured Home Parks; adding a maximum height requirement for dwelling units of conventional construction; modifying how required yard setbacks in Recreational Vehicle and Manufactured Home Parks and Subdivisions are measured; modifying the definitions of Manufactured Home, Manufactured Home Lot, Manufactured Home Park, Manufactured Home Subdivision, Recreational Vehicle Accessory Structure, Recreational Vehicle, Recreational Vehicle Lot, Recreational Vehicle Park, Recreational Vehicle Subdivision; adding a definition of Recreational Vehicle, Park Model; and minor revisions to emergency parking wording. **(Citywide)** – Ordinance No. 5943

Staff Recommendation: Adoption

P&Z Recommendation: Adoption (4-0)

Items not on the Consent Agenda

8. Discuss, receive public comment, and take action on the zoning ordinance, and take action on the resolution relating to the development Park North:

- 8-a. ZON24-00708 "Park North Multi-Family." 5± acres located approximately 275 feet east of the northeast corner of South Power Road and East Guadalupe Road. Rezone from Limited Commercial with Planned Area Development Overlay (LC-PAD) to Limited Commercial with a new Planned Area Development Overlay (LC-PAD), Council Use Permit, and Site Plan Review for the development of a 120-unit multiple residence development. P & G Land Development LLC, owner; Chris Webb, Rose Law Group, applicant. **(District 6)** – Ordinance No. 5940

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote: 4-0)

Principal Planner Evan Balmer provided an overview of the proposed development and displayed a PowerPoint presentation. **(See Attachment 1)**

Mr. Balmer explained that the request is for a rezoning, a Council Use Permit (CUP), and site plan review for the development of a 120-unit multiple residence development. He discussed the site location of the proposed property. He stated that this area was identified as neighborhood/suburban sub-type according to the 2040 General Plan and described the characterization of the area. (See Pages 2 through 5 of Attachment 1)

Mr. Balmer reviewed the current and proposed zoning and provided the parameters of each. He outlined the details of the proposed site plan and pointed out four three-story apartment buildings with a total of 120 dwelling units, along with a clubhouse and leasing office. He reviewed the landscape plans which included collaboration with the Maricopa County Flood Control District and the City of Mesa Parks and Recreation Department to enhance the surrounding areas. (See Pages 6 through 17 of Attachment 1)

Mr. Balmer summarized the CUP approval criteria for residential uses in commercial districts, Mesa Zoning Ordinance (MZO) sections 11-31-31(F) and 11-70-6(D). He recalled the citizen participation and notification that occurred. He reviewed the findings indicating that the proposed development complies with the proposed deviations, and that staff and the Planning and Zoning Board recommend approval. He discussed the requirements of the development agreement. (See Pages 18 through 23 of Attachment 1)

In response to a question from Councilmember Adams, Mr. Balmer reported that the site access points are adequate for the proposed use and stated that other considerations would be required for commercial use. He verified that the Economic Development group agrees that commercial use is not a viable use for this site and explained the reasons.

Responding to a question from Councilmember Goforth, Planning Director Mary Kopaskie-Brown reported that the Balanced Housing Plan indicates the need for 2,000 units annually to consist of 1,359 single-family residential units and 856 multi-family residential units. She confirmed that as of the end of March 2025, there have been 537 multi-family residential permits approved.

Chris Webb, Director of Project Management for Rose Law Group, introduced the applicants Rob and Mike Stephan and displayed a PowerPoint presentation. **(See Attachment 2)**

Mr. Webb reviewed the site plan, location, and history of the property. He recalled that several applications for construction had been submitted for the site; however, it had been determined that the existing commercial zoning was not viable for this land due to access constraints and lack of emergency access. He mentioned deed restrictions against the property that prohibit auto-related use, nursing homes, food trucks, and any restaurant selling alcohol. He explained the key findings from the market study which positions this site to be ideal for multi-family use. (See Pages 2 through 6 of Attachment 2)

Mr. Webb provided an overview of the Park North project and identified the development as a luxury multi-family development. He summarized the details of the requested CUP and PAD modifications and pointed out the superior design, high-end amenities, and decorative mural. He highlighted the pedestrian connectivity and the addition of trees and landscaping. (See Pages 7 through 14 of Attachment 2)

Mr. Webb assured the Council that significant neighborhood outreach had been conducted and identified the impact on traffic as the main concern. He discussed the traffic capacity of the nearby roads, noting that they can accommodate up to 40,000 vehicles per day but currently carry approximately 12,000 per day. He reported that the local school district is losing students and are willing to work with the developer to address the traffic concerns to increase enrollment. He reiterated that all concerned neighbors received direct follow-up, and the feedback reflected overall support for the development. (See Pages 15 through 19 of Attachment 2)

Mr. Webb summarized why the proposed development is both compatible with and well-suited for the site, confirming that the project meets all the criteria required for approval.

The following citizens addressed the Council in opposition to Ordinance No. 5940:

- Donna Thompson, a Mesa resident
- Andrew Clayden, a Mesa resident
- April Leshner, a Mesa resident
- Tim Leshner, a Mesa resident
- Erin Clayden, a Mesa resident
- Bonnie Hickman, a Mesa resident

The following citizens submitted blue cards in opposition to Ordinance No. 5940, and did not wish to speak:

- Angel LaVine, a Mesa resident
- Jeff LaVine, a Mesa resident
- Cheryl Kirby, a Mesa resident
- Elizabeth Pratt, a Mesa resident
- Ellen Forte, a Mesa resident
- Stacy Shepard, a Mesa resident

Nine (9) Mesa residents signed a petition in support of Ordinance No. 5940. **(See Attachment 3)**

Mr. Webb addressed the concerns of citizens and reiterated that the site is not a viable location for commercial construction. He reviewed the requested deviations to the zoning code and verified the desire to be a good neighbor.

Discussion ensued regarding the occupancy rate for the proposed project.

Development Services Director Nana Appiah provided an explanation of the Balanced Housing Plan requirements, reiterating the number of homes needed annually. He pointed out that not all projects that are approved are constructed but are still considered as entitled for construction according to the data provided.

Vice Mayor Somers voiced his opposition to the proposed development and expressed the reason for his concern.

Additional discussion ensued regarding the Balanced Housing Plan and the number of building permits issued versus completed projects.

In response to a question from Councilmember Duff, Ms. Kopaskie-Brown confirmed that Mesa is lacking in both low-end and high-end priced housing and that the proposed complex has been identified as a high-end, luxury residential property.

Responding to questions from Councilmember Adams, Mr. Webb shared his view that the Park North development would be a good neighbor to the adjacent property. He noted that, due to the proximity, residents would likely become patrons and contribute to the neighboring property's success. He stated while he was not involved with the negotiations between the property owners, his understanding is that the discussions were conducted in good faith.

Councilmember Duff indicated her support for the proposed development.

Councilmember Goforth spoke in opposition to the proposed application.

Mr. Webb requested a continuation of the case to allow time to address the concerns of the neighbors and Council.

It was moved by Councilmember Spilsbury, seconded by Councilmember Goforth, that ZON24-00708 "Park North Multi Family," Ordinance No. 5940, be continued to a future date for additional review.

Upon tabulation of votes, it showed:

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

Carried unanimously.

- 8-b. A resolution approving and authorizing the City Manager to enter into a Development Agreement (DA No. 24-00052) relating to a multiple residence development on 5 +/- acres of property located approximately 275 feet east of the northeast corner of South Power Road and East Guadalupe Road, requiring landscaping and construction of a pathway on parcels adjacent to the property, and notice to tenants of the possibility of noise and light intrusion from a nearby park. **(District 6)** – Resolution No. 12376

It was moved by Councilmember Spilsbury, seconded by Councilmember Goforth, that Development Agreement No. 24-00052, Resolution No. 12376, be continued to a future date for additional review.

Upon tabulation of votes, it showed:

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

Carried unanimously.

9. Conduct a public hearing:

- 9-a. Public hearing on the Five-Year Capital Improvement Program for fiscal years ending 2026-2030.

Mayor Freeman announced that this is the time and place for a public hearing regarding the proposed Five-Year Capital Improvement Program for fiscal years ending 2026-2030.

Alex Vranichich, a Mesa resident, spoke in opposition to the Five-Year Capital Improvement program. He expressed his concerns and requested staff reconsider the proposed plan.

Office of Management and Budget Director Brian Ritschel explained that the General Obligation Bonds and Utility Bonds are currently issued as separate bonds and confirmed that each is used for the voter-approved purposes.

Mayor Freeman declared the public hearing closed.

- 9-b. Resolution approving the Five-Year Capital Improvement Program for fiscal years ending 2026-2030. **(Citywide)** – Resolution No. 12377

It was moved by Councilmember Heredia, seconded by Councilmember Spilsbury, that Resolution No. 12377 be adopted.

Upon tabulation of votes, it showed:

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

Carried unanimously.

10. Items from citizens present.

Jessica Mueller, a Mesa resident, shared her concerns regarding the Mesa Police Department's involvement with Section 287(g) of the United States Immigration and Nationality Act enforcement model.

Alex Vranichich, a Mesa resident, expressed his gratitude to the Council for the public engagement efforts during the budget process.

Jan McDaniel, a Mesa resident, asked Council for additional assistance and homeless resources.

11. Adjournment.

Without objection, the Regular Council Meeting adjourned at 8:18 p.m.

ATTEST:



HOLLY MOSELEY, CITY CLERK





MARK FREEMAN, MAYOR

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 2nd day of June 2025. I further certify that the meeting was duly called and held and that a quorum was present.



HOLLY MOSELEY, CITY CLERK



City Council

ZON24-00708

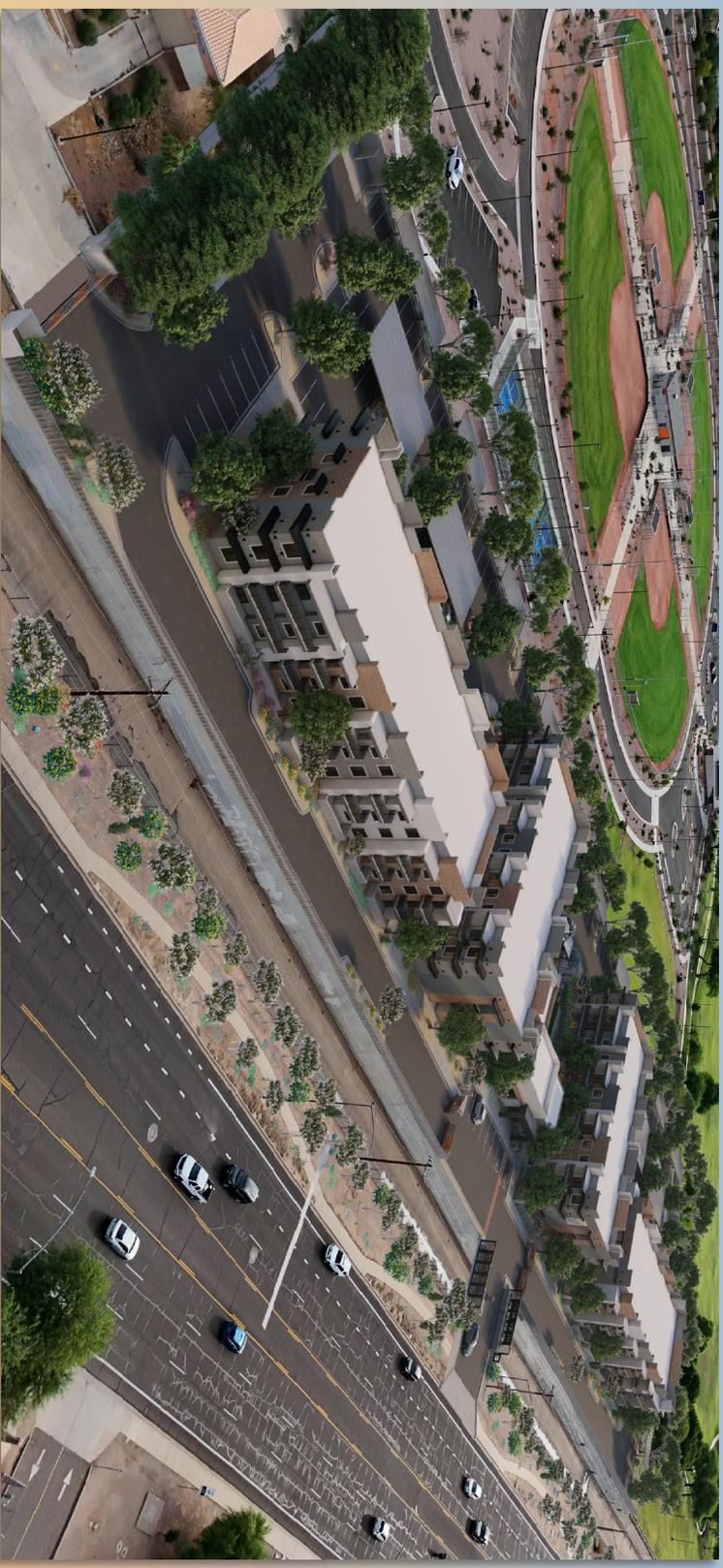
Mary Kopaskie-Brown, Planning Director

May 12, 2025



Request

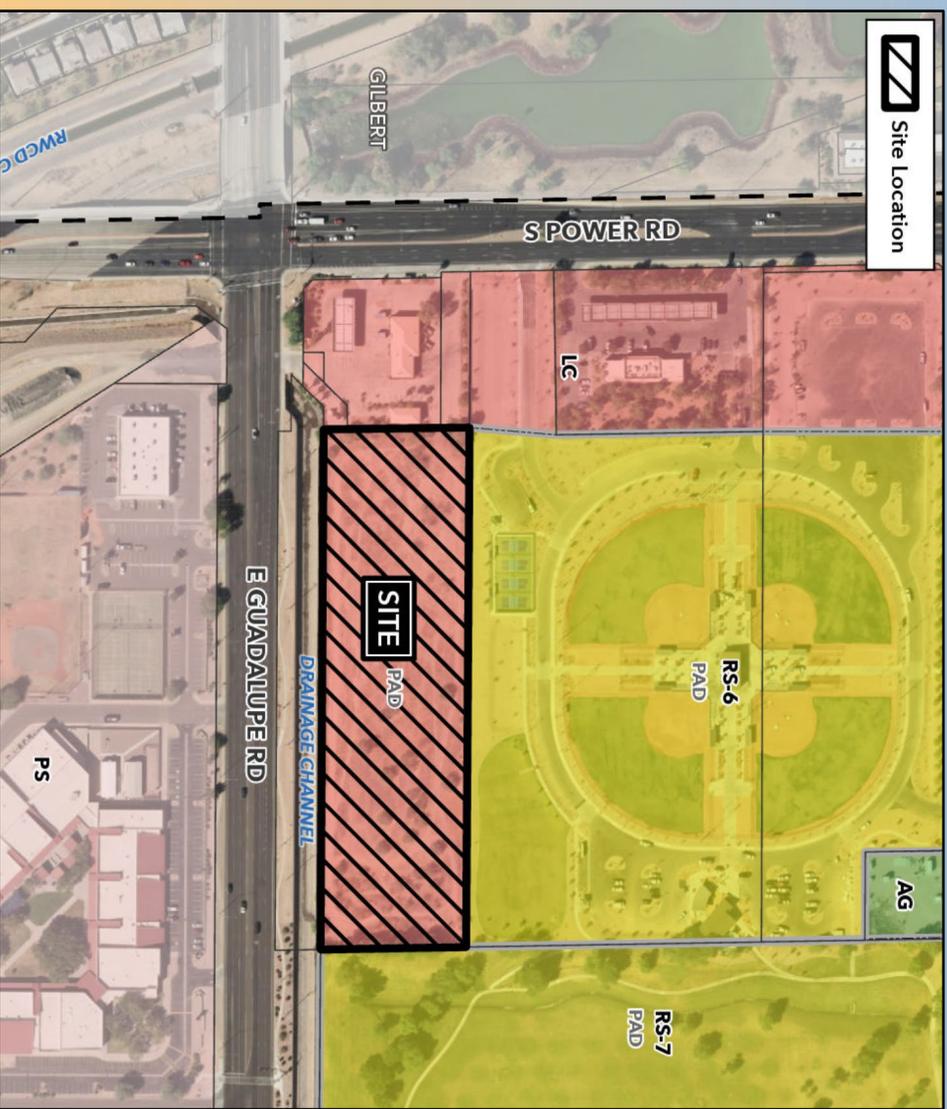
- Rezone from LC-PAD to LC with a new PAD
- CUP
- Site Plan Review
- To allow for a multiple residence development





Location

- East of Power Road
- North side of Guadalupe Road





Site Photo



Looking north from Guadalupe Road



General Plan

Neighborhood/Suburban Sub-Type

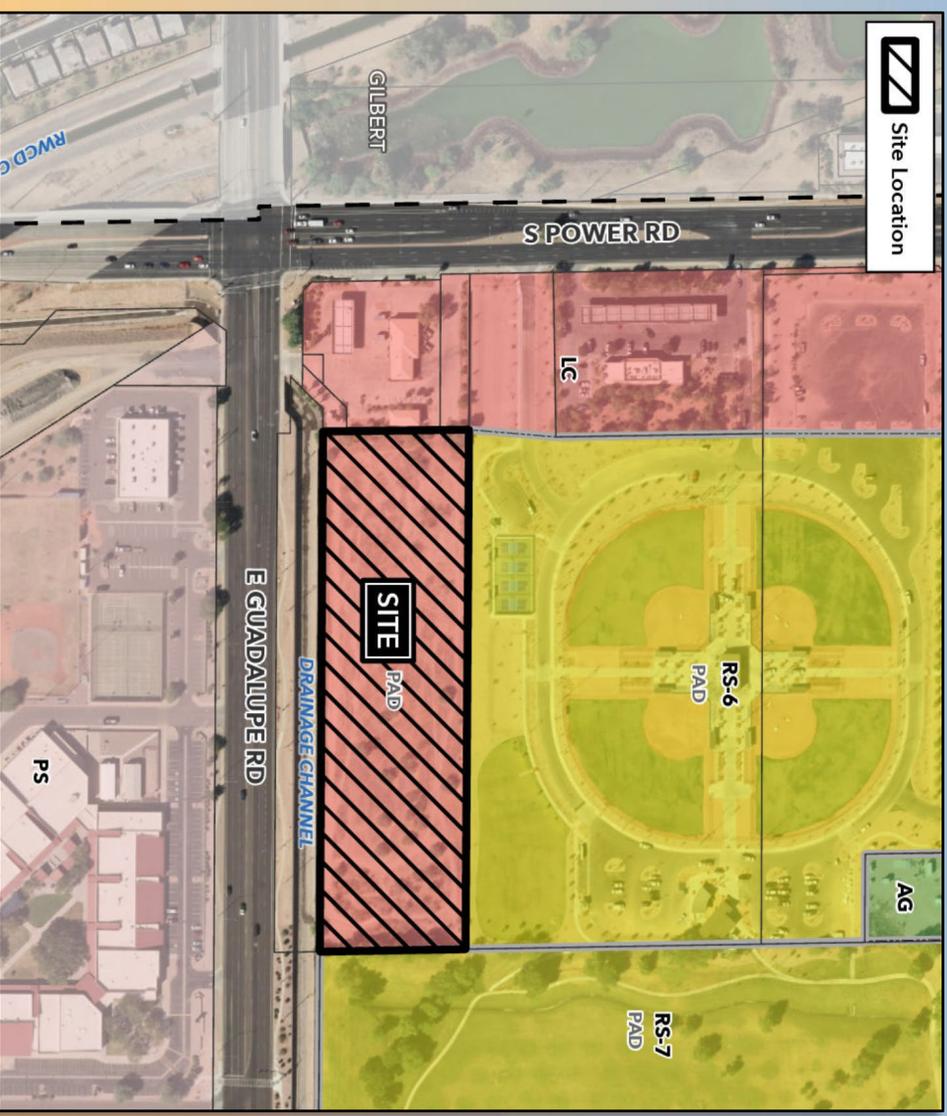
- Provide safe places for people to live where they feel secure and enjoy their surrounding community
- Primarily single residence in character
- May contain areas of multi-residence properties and commercial uses along arterial frontages and major intersections





Zoning

- Current: LC-PAD
- Proposed: Limited Commercial with a new Planned Area Development (LC-PAD)
- Multi-residence permitted if meeting certain criteria
- PAD to allow modifications to development standards

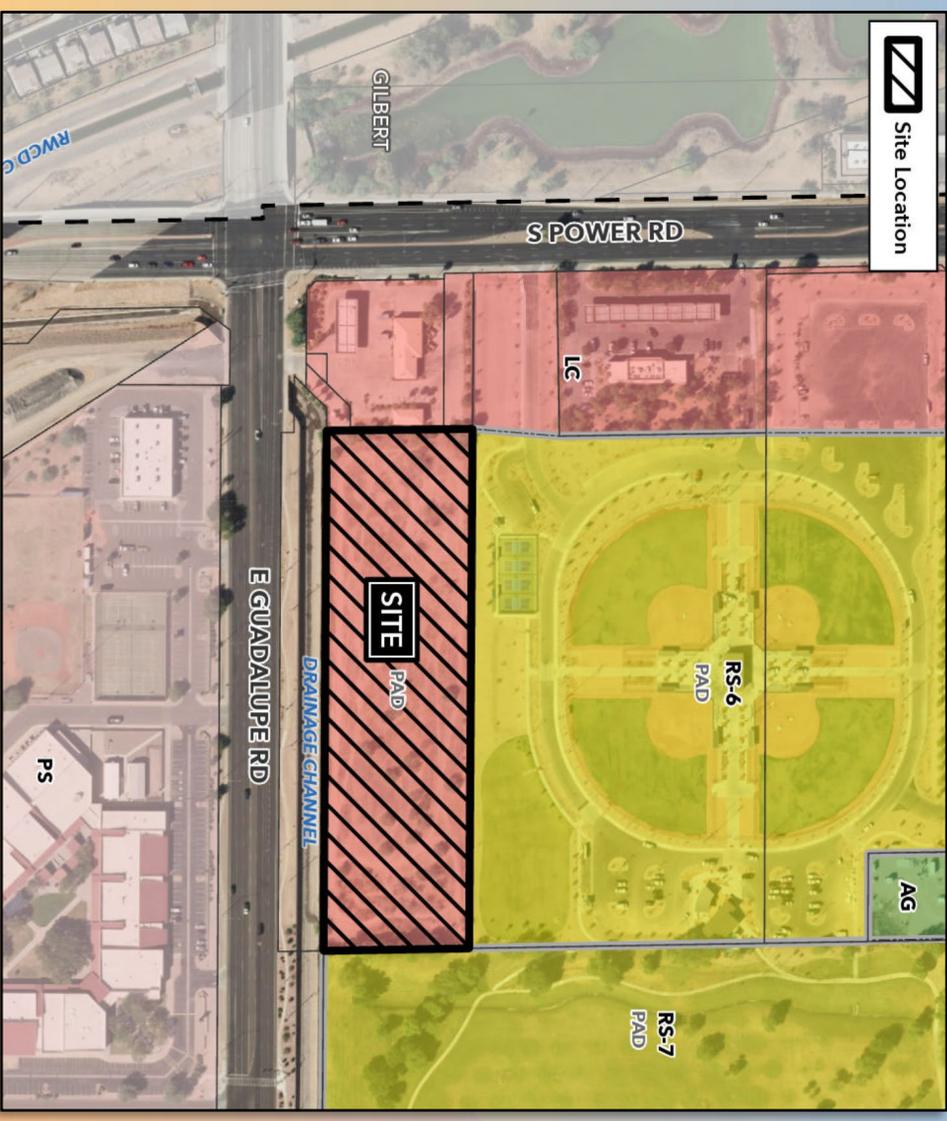




Zoning

Multiple residence uses permitted in LC district if:

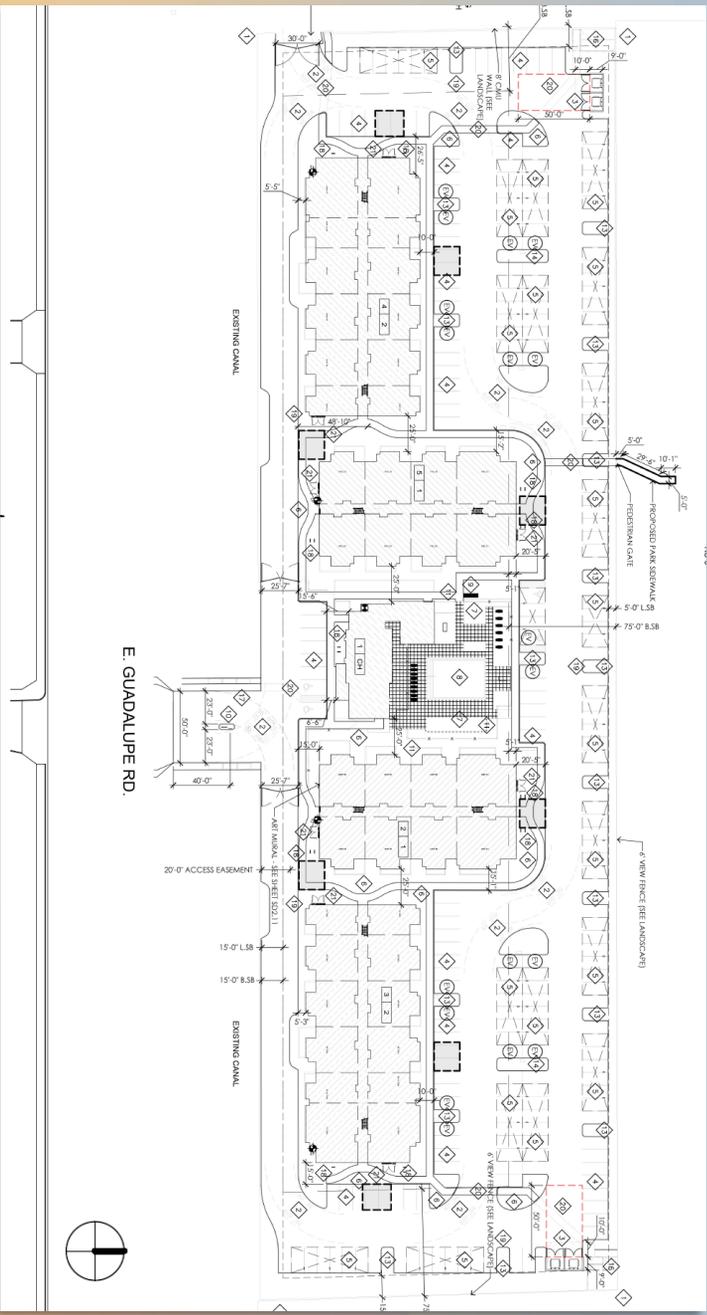
- $\geq 60\%$ GFA reserved for commercial uses,
 - $\geq 65\%$ of ground floor reserved for commercial use, and
 - ≤ 25 du/ac
- CUP required to modify these criteria





Site Plan

- Two, 3-story apartment buildings with 36 units
- Two, 3-story apartment buildings with 24 units
- 4,053 sq.ft. Clubhouse/Leasing Office
- Access from Guadalupe Road via new bridges across MCFCD canal
- Emergency egress through commercial property to the west via an access easement
- Parking spaces:
 - Required = 252 spaces
 - Provided = 252 spaces (122 covered spaces)





Planned Area Development

Development Standard		MZO Required	PAD Proposed
<p><u>Maximum Building Height</u> – <i>MZO Table 11-6-3.A:</i></p>	30 feet	38 feet	
<p><u>Minimum Setback along Property Lines to Building and Parking Areas – MZO Table 11-6-3.A:</u> -Front and Street-Facing Side: 6-lane arterial street (Guadalupe Road) -Interior Side and Rear Adjacent to RS District: 3-story building (North property line) (East property line)</p>	15 feet 75 feet 75 feet	0 feet 5 feet 15 feet	



Planned Area Development

Development Standard		MZO Required	PAD Proposed
<p><u>Minimum Setback along Property Lines to Building and Parking Areas – MZO Table 11-6-3.A:</u></p> <p>-Interior Side and Rear Adjacent to Non-residential District: (West property line)</p>		<p>15 feet each story (45 feet total)</p>	<p>15 feet</p>
<p><u>Minimum Separation between Buildings on Same Lot – MZO Table 11-6-3.A:</u></p> <p>-Building height between 20 and 40 feet</p>		<p>15 feet each story (45 feet total)</p>	<p>25 feet</p>



Planned Area Development

Development Standard	MZO Required	PAD Proposed
<p><u>Fences and Freestanding Walls Maximum Height – MZO</u> <i>Section 11-30-4(B)(1)(a):</i> - Front Yards and Required Side Yards (Guadalupe Road)</p> <p><u>Fence Materials in Commercial and Employment Districts – MZO</u> <i>Section 11-30-4(B)(2)(a)(i):</i> -Fence Materials in Commercial and Employment Districts</p>	<p>3.5 feet</p> <p>Chain link may only be used when not visible from public view</p>	<p>6 feet</p> <p>Existing chain link fence may remain along the south property line</p>



Planned Area Development

Development Standard	MZO Required	PAD Proposed
<p><u>Screening – Parking Areas – MZO Section 11-30-9(H):</u></p>	<p>Parking areas and drive aisles shall be screened from street(s) with masonry wall, berm or combination of walls/berms and densely planted landscaping or "vertical wire trellis panels". No more than 40 percent of the screening shall be accomplished with dense landscaping</p>	<p>Parking areas and drive aisles will not be screened</p>



Planned Area Development

Development Standard	MZO Required	PAD Proposed
<p><u>Required Landscape Yards</u>– <i>MZO Section 11-33-3(B)(1)(a)(iii)</i>: - Landscaping for Non-Single Residence Uses adjacent to Single Residence Uses or Districts: Sites five acres or more adjacent to an RS or RSL district (North property line)</p>	<p>25 feet</p>	<p>5 feet</p>
<p>(East property line)</p>	<p>25 feet</p>	<p>15 feet</p>



Planned Area Development

Development Standard	MZO Required	PAD Proposed
<p><u>Perimeter Landscape Required Plant Material</u> – <i>MZO Table 11-33-3.A.4 and Section 11-33-3(B)(1)(c)(ii):</i> - Arterial Streets (Guadalupe Road)</p>	<p>1 tree and 6 shrubs per 25 linear feet of frontage (886± feet of frontage = 36 trees and 213 shrubs total)</p>	<p>0 trees, 0 shrubs</p>
<p>(North property line)</p>	<p>4 non-deciduous trees and 20 shrubs per 100 linear feet of adjacent property line (885± feet of adjacent property line = 36 trees and 177 shrubs total)</p>	<p>0 trees and 194 shrubs</p>

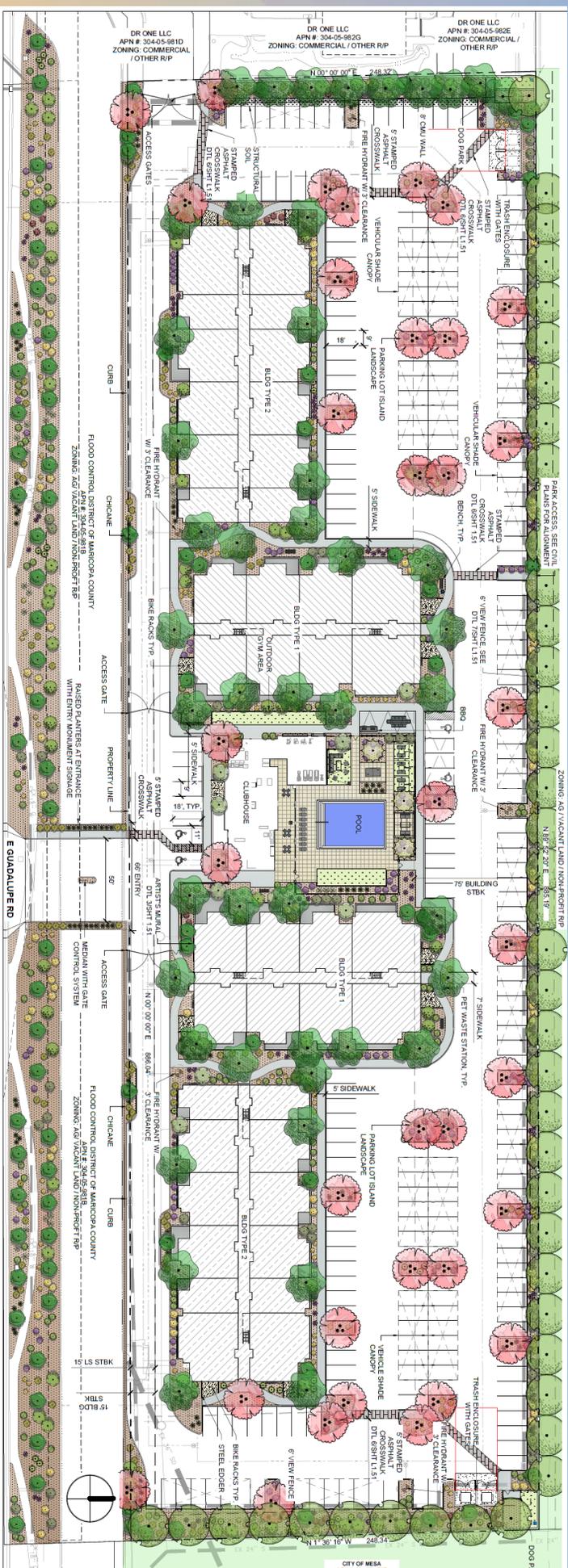


Planned Area Development

Development Standard	MZO Required	PAD Proposed
<p><u>Foundation Base, Exterior Walls with Public Entrances</u></p> <p>– <i>MZO Section 11-33-5(A)(1)(a)(i)</i>:</p> <ul style="list-style-type: none">- Buildings larger than 10,000 square feet with parking spaces that about the foundation base	<p>An additional foundation base shall be provided at the entrance to create an entry plaza area. The plaza area shall have a minimum width and depth of 20 feet, and a minimum area of 900 square feet</p>	<p>A plaza area shall not be required adjacent to the east elevation of the Building 3 or the west elevation of Building 4</p>



Landscape Plan



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CALIBER	HEIGHT	WIDTH	MATURE SIZE	VEG CREDIT
TREES								
	3	Banksia nobilis Banksia Palm	36" Box	20"-3.0"	8.0'-10.0'	4.0'-5.0'	4.5' x 10'	25
	44	Ecodynia papuana Great Oak	24" Box	10"-1.5"	8.0'-10.0'	3.0'-4.0'	40' x 25'	100
	36	Palaua x Red Palm	24" Box	10"-1.5"	7.0'-9.0'	2.5'-3.5'	25' x 25'	50
	46	Quercus laevis - 'Iron Horse' Iron Horse Live Oak	36" Box	10"-1.5"	8.0'-10.0'	5.0'-6.0'	40' x 25'	100
	129	SUBTOTAL:						

HARDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	QTY
ACCENTS & GRASSES		
	135 Aloe barbadensis Medicinal Aloe	5 gal 10
	48 Aedopas subulata Desert Yucca	5 gal 5
	49 Muhlenbergia capitata - 'Regal Mist' Regal Mist Muhly	5 gal 5
	52 Muhlenbergia rigens Deer Grass	5 gal 5
	133 Paspalum sphaeranthus Españolillo	5 gal 10
	418 SUBTOTAL:	
VEG CREDIT		
	32 Exterior Improvements Color Manganese	61,060 sf
	147 Screened - 2" Depth DECOMPOSED GRANITE - STABILIZED 1/4" Muns Stabilized, 3" Depth Color Desert Tan	1,390 sf
	2085 Athletic and Recreational Surfacing TURF - SYNTHETIC 343 by Paradise Greens and Turf - (480) 566-0655	2,085 sf

GROUNDCOVER & SHRUBS

SYMBOL	DESCRIPTION	QTY	VEG CREDIT
	86 Cassipouia mexicana Mexican Bird of Paradise	15 gal	50
	116 Dodonaea viscosa Hop Bush	5 gal	50
	138 Eriocitrus farinosus Bottlebrush	5 gal	10
	42 Eriophylla glabra 'Mingren Gold' Eumuck Sunrise Eru	5 gal	25
	189 Lantana montevidensis Purple Trailing Lantana	5 gal	25
	131 Lantana x 'New Gold' New Gold Lantana	5 gal	25
	152 Ruellia brittoniana Purple Ruellia	5 gal	10
	9 Sophora secundiflora Texas Mountain Laurel	15 gal	50
	40 Schapmania trilobata Yellow Oak	5 gal	25
	87 Tecoma x 'Sparky' Tecoma Sparky	5 gal	25
	960 SUBTOTAL:		





Approval Criteria

Council Use Permit for Residential Uses in Commercial Districts – MZO Section 11-31-31(F)

- The use is found to be in compliance with the General Plan, Sub Area Plans and other recognized development plans or policies, and will be compatible with surrounding uses; and
- A finding that a plan of operation has been submitted, which includes, but is not limited to, acceptable evidence of compliance with all zoning, building, and fire safety regulations; and
- A finding that a "good neighbor policy" in narrative form has been submitted, which includes, but is not limited to, descriptions of acceptable measures to ensure ongoing compatibility with adjacent uses; including measures to assure that commercial activity will remain as a viable activity on this site; and



Approval Criteria

Council Use Permit for Residential Uses in Commercial Districts - MZO Section 11-31-31(F) (cont'd)

- Evidence that acceptable documentation is present demonstrating that the building or site proposed for the use is in, or will be brought into, substantial conformance with all current City development standards, including, but not limited to, landscaping, parking, screen walls, signage, and design guidelines; and
- The overall project conforms to the intent and character of the zoning district and is part of a well integrated mixed-use project.



Approval Criteria

Review Criteria for a Council Use Permit per MZO Section 11-70-6(D)

- Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies;
- The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies;
- The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area of the proposed project or improvements in the neighborhood or to the general welfare of the City; and
- Adequate public services, public facilities and public infrastructure are available to serve the proposed project.



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
- ✓ Complies with criteria for CUP for residential uses in commercial districts per Section 11-31-31(F) & criteria for CUP per Section 11-70-6(D) of the MZO

Staff recommends Approval with Conditions

Planning and Zoning Board recommends Approval with Conditions (4-0)



Development Agreement Summary

The Owner will:

- Coordinate with the Flood Control District of Maricopa County on the installation and maintenance of landscaping and irrigation along Guadalupe Road
- Install landscaping and connect irrigation to the existing system at Monterey Park
- Build a pedestrian pathway from the property to Monterey Park
- Notify future residents in each lease about possible noise or light intrusion from Monterey Park



Site Photo



Looking south from Monterey Park



Elevations – 24 Unit Building



West and East Elevations



Elevations – Clubhouse/Leasing Office



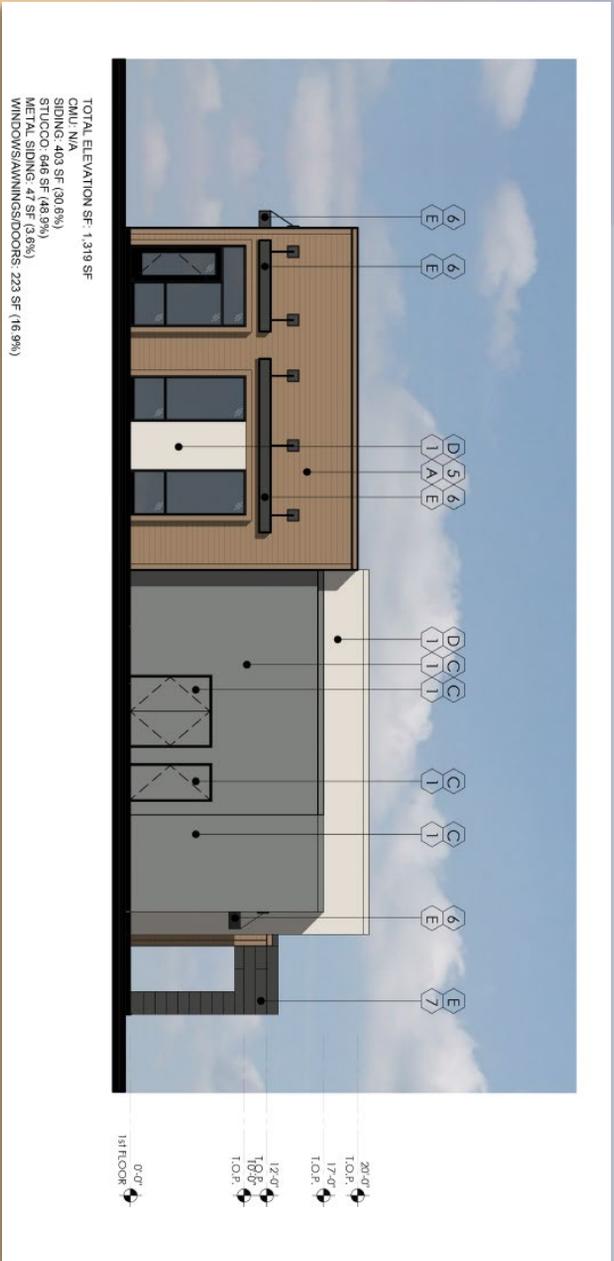
South Elevation



North Elevation



Elevations – Clubhouse/Leasing Office



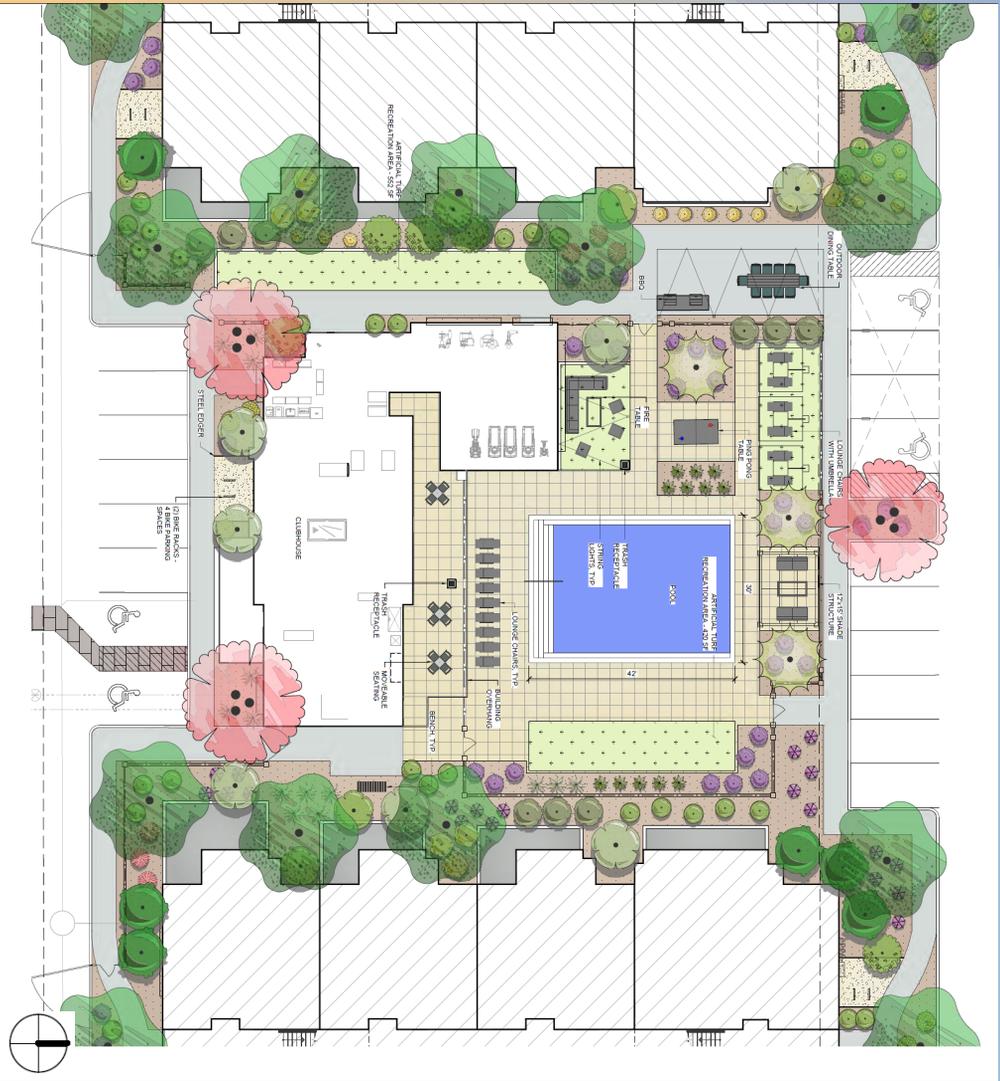
West Elevation



East Elevation



Landscape Plan



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	GALLONS	HEIGHT	WIDTH	MATURE SIZE	VEG CREDIT
TREES								
3	3	Bismarckia nobilis Bismarck Palm	36" Box	20-30"	8.0'-10.0'	4.0'-5.0'	4.5' x 10'	25
44		Eucalyptus papuana Ghost Gum	24" Box	10'-15"	8.0'-10.0'	3.0'-4.0'	40' x 25'	100
36		Parsonsia x 'Red Flash' Paradee	24" Box	10'-15"	7.0'-9.0'	2.5'-3.5'	25' x 25'	50
46		Quercus laudensis 'Joan Leonetti' Joan Leonetti Texas Live Oak	36" Box	10'-15"	8.0'-10.0'	5.0'-6.0'	40' x 25'	100
129		SUBTOTAL:						208

GROUNDCOVER & SHRUBS

SYMBOL	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	HEIGHT	WIDTH	MATURE SIZE	VEG CREDIT
86		Caesalpinia mexicana Mexican Bird of Paradise	15 gal	50"			50
116		Dodonaea viscosa Hop Bush	5 gal	50"			50
138		Eriocaula lanosa Brittblush	5 gal	10"			10
42		Eremophila glabra 'Mingnew Gold' Outback Sunrise Emu	5 gal	25"			25
159		Lantana montoniensis Purple Trailing Lantana	5 gal	25"			25
131		Lantana x 'New Gold' New Gold Lantana	5 gal	25"			25
152		Ruellia brittoniana Purple Ruella	5 gal	10"			10
9		Sophora secundiflora Texas Mountain Laurel	15 gal	50"			50
40		Spargangethola trichotata Yellow Dot	5 gal	25"			25
87		Teocoma x 'Sandy' Teocoma Spiky	5 gal	25"			25
960		SUBTOTAL:					208

ACCENTS & GRASSES

SYMBOL	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	HEIGHT	WIDTH	MATURE SIZE	VEG CREDIT
136		Aloe barbatenens Medicinal Aloe	5 gal	10"			10
48		Asclepias tuberosa Desert Milkweed	5 gal	5"			5
49		Muhlenbergia capillaris Regal Mist™	5 gal	5"			5
52		Muhlenbergia rigens Deer Grass	5 gal	5"			5
133		Portulacaria afra Elephant's Foot	5 gal	10"			10
418		SUBTOTAL:					208

HARDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	QTY
32	Exterior Improvements 12" Serrated, 3" Depth Color: Mangrove	61,060 sf
	DECOMPOSED GRANITE - STABILIZED 1/2" Serrated, 3" Depth Color: Sunset 101	1,050 sf
	Athletic and Recreational Surfacing TURF - SYNTHETIC Product: SYNTPeak 343 By: Paradise Greens and Turf - (480) 566-0655	2,086 sf



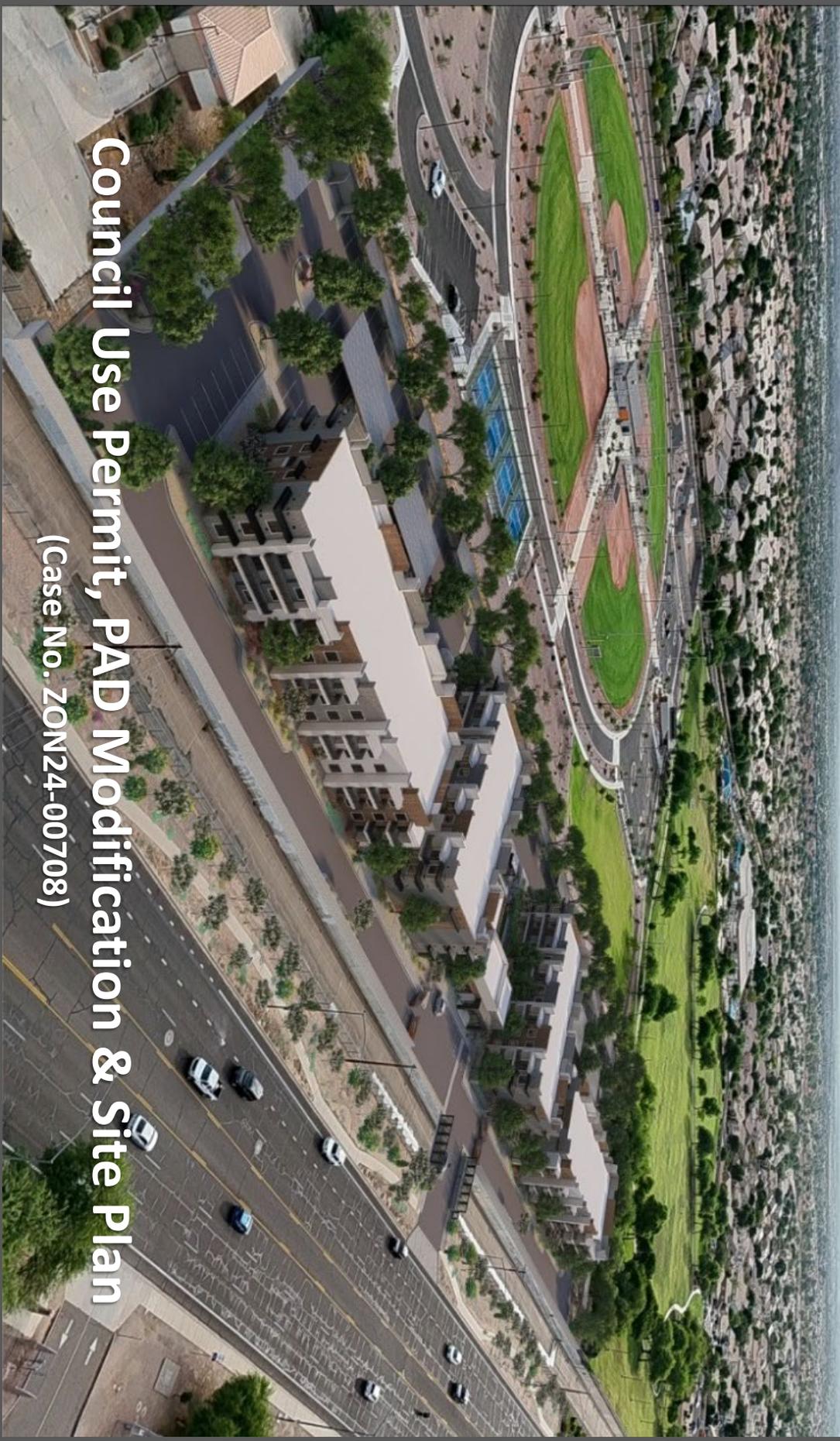






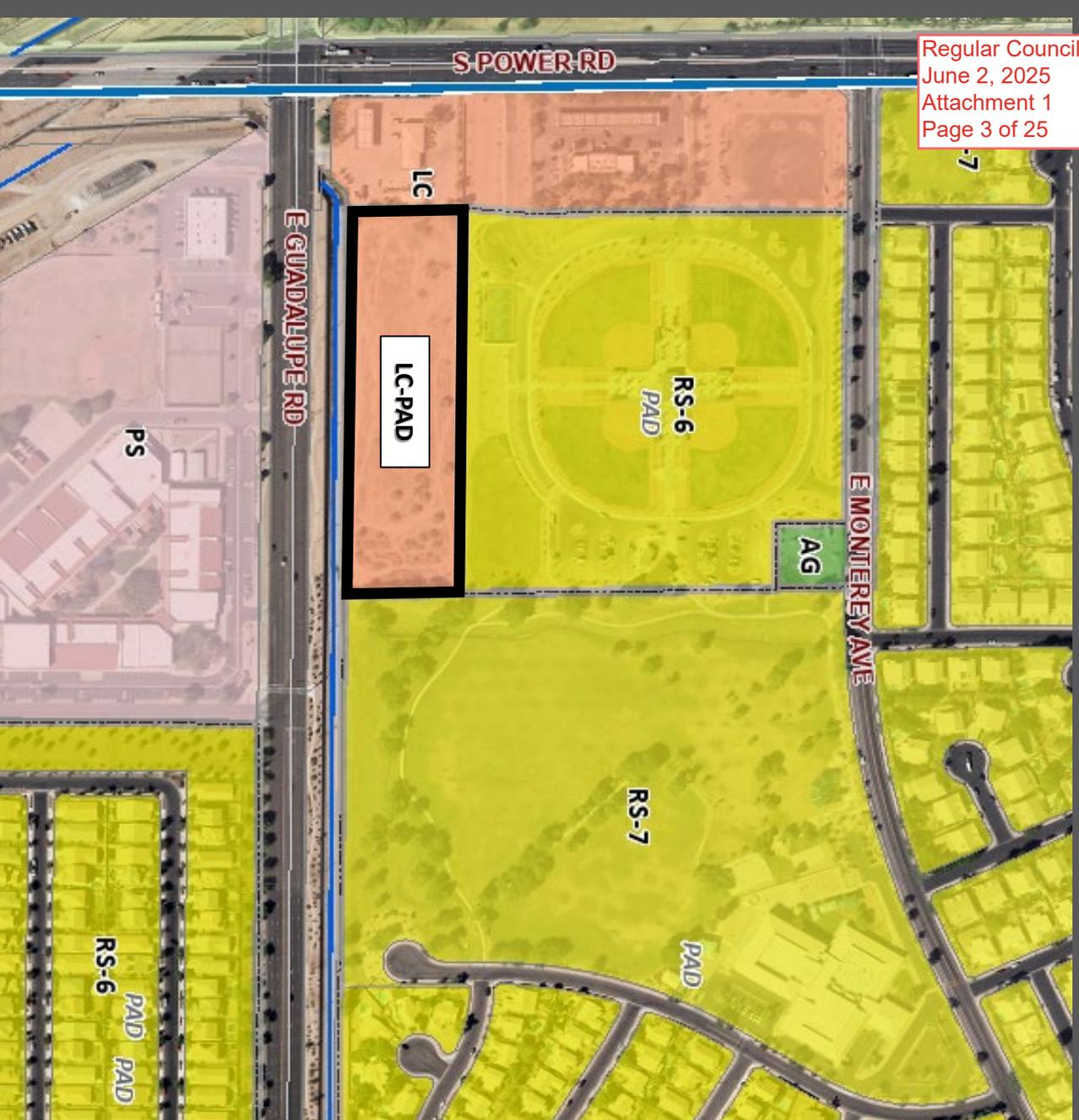
Park North

Multi-Family



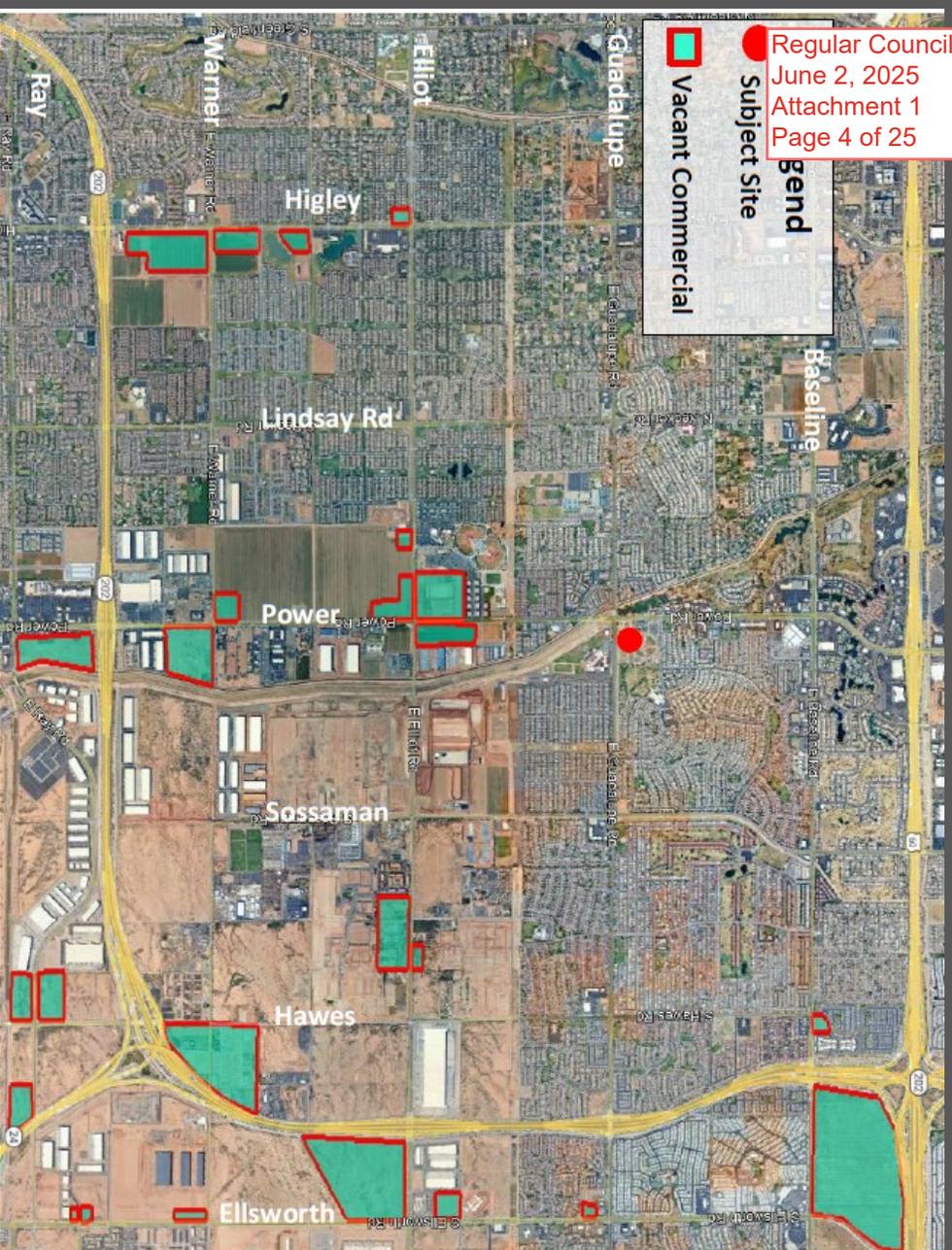
Council Use Permit, PAD Modification & Site Plan
(Case No. ZON24-00708)





Zoning History

- 1983 – Site Annexed into City of Mesa (Granted R1-7 Residential Zoning)
- 2010 – Site Rezoned to LC (Limited Commercial) with a PAD (“LC-PAD”) for a Commercial/Medical Office Project (Never Developed)
- Existing Zoning Allows Commercial, Office & Multi-Family Residential Uses up to 25 DU/Acre
- Our Request Implements a Use already Permitted on the Site (for past 15 yrs)



Retail Supply Map – Primary Market Area

Not a Viable Commercial/Retail Site

Evaluation of Best Use for this Site

- **Access Constraints – Secured Only 1 Crossing of MCFCD Canal**
- **Existing Deed Restrictions (Restricts Many Commercial/Retail Uses)**
- **Proximity to Highland Jr. High School (Restricts Alcohol Sales)**
- **Massive Oversupply of Existing & Zoned Commercial/Retail in Area**
- **Confirmed by Elliott D. Pollack Commercial Market Analysis & City of Mesa Economic Development Dept.**

Retail Supply/Demand Forecast Primary Market Area

	2030	2040	2050	2060	Total
Demand					
Household Growth	4,494	2,792	1,383	781	9,451
New Retail Demand (acres)	31.4	19.5	9.7	5.5	65.9
New Retail Demand (SF)	245,914	152,738	75,685	42,754	517,091
Supply (Available for Additional Retail Development)				Acres	SF
Existing Retail Vacancy					513,795
Under Construction					247,633
Proposed					604,329
Vacant Land				507	3,974,340
TOTAL					5,340,097

Sources: MAG, 2023; U.S. Consumer Expenditure Survey; AZ DOA; City of Mesa; Town of Gilbert; CoStar; Elliott D. Pollack & Company

Commercial Market Analysis
E of NEC Guadalupe Road & Power Road
6912 E Guadalupe Road
Mesa, Arizona



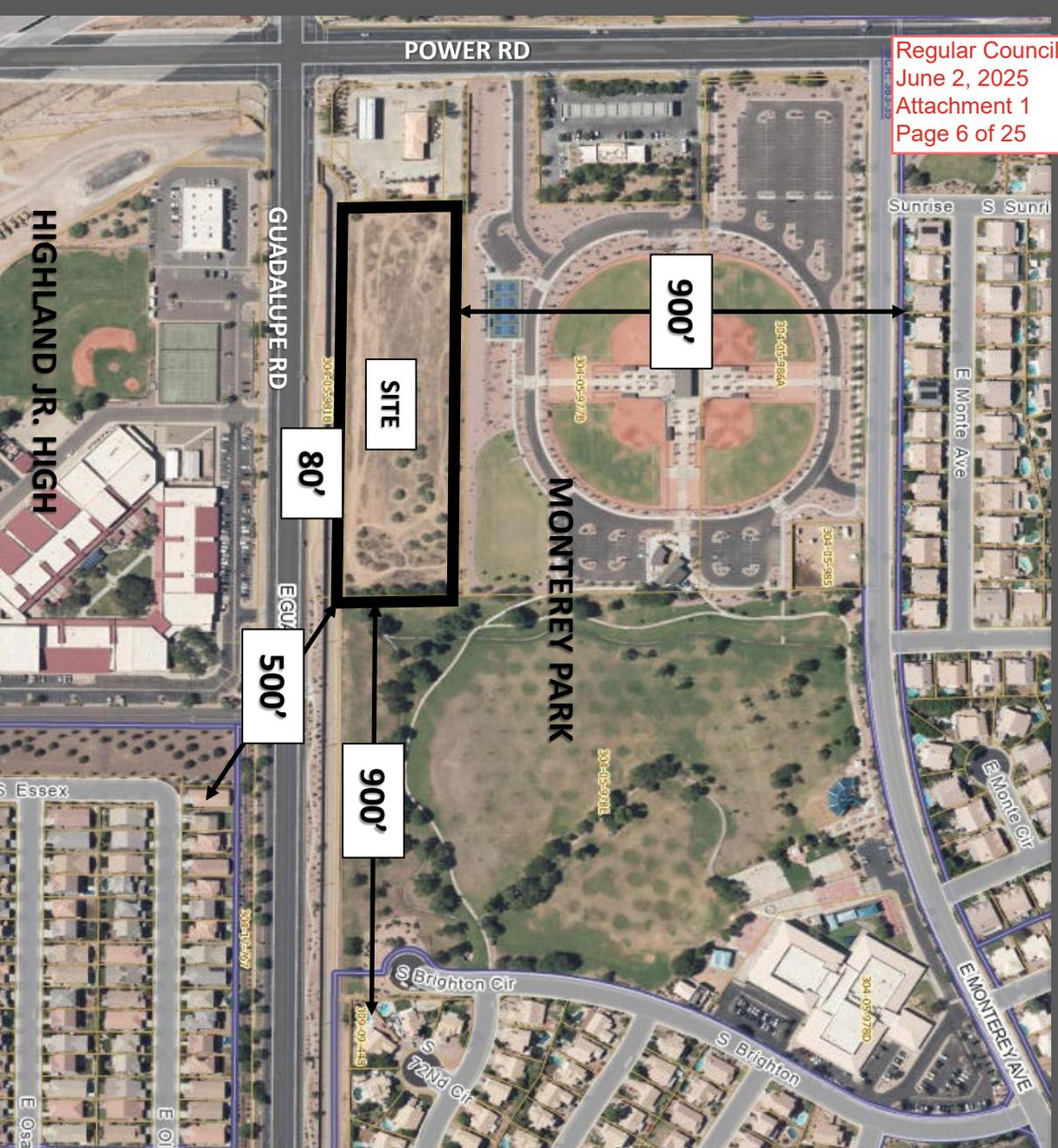
Prepared by:

 Elliott D. Pollack & Company
5111 North Scottsdale Road, Suite 202
Scottsdale, Arizona 85250

Commercial Market Analysis Conclusions

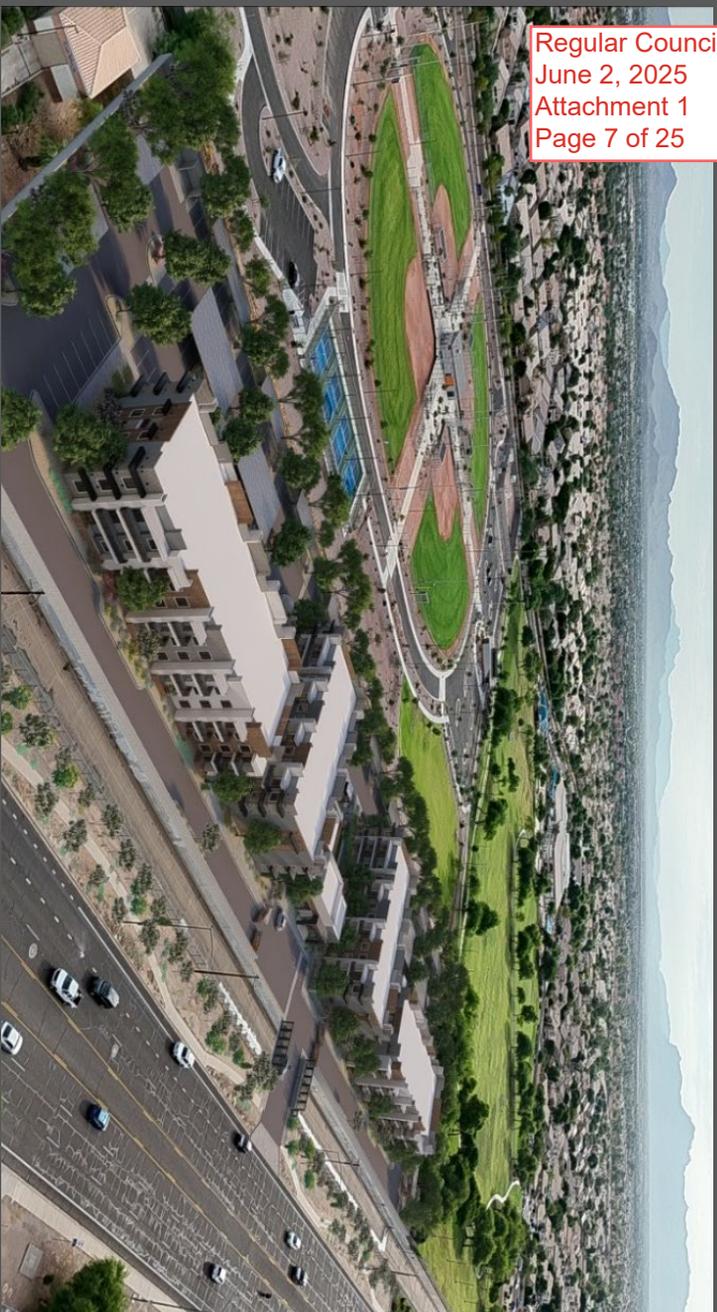
- “The location of the subject site is NOT considered competitive for retail development”
- “Expected retail demand over the next 40 years can nearly be entirely accommodated within the current vacant retail space in the market area”
- “There is over 10 times the amount of available retail space than expected local resident demand through build out of the primary market area”

**Market Area Needs New Residents to
Support Existing Commercial/Retail**



Ideal Site for Multi-Family Use

- Intersection of 2 6-Lane Arterial Streets
- Surrounded by City's Monterey Park, Commercial Corner & Arterial Streets
- MCFCD Canal Creates 80' Setback from Guadalupe Road
- Huge Separation from All Existing Residential (500' – 900')
- Creates FAR Less Traffic than Commercial or Office Uses
- Creates Amazing Lifestyle Living on City Park



Park North - Overview

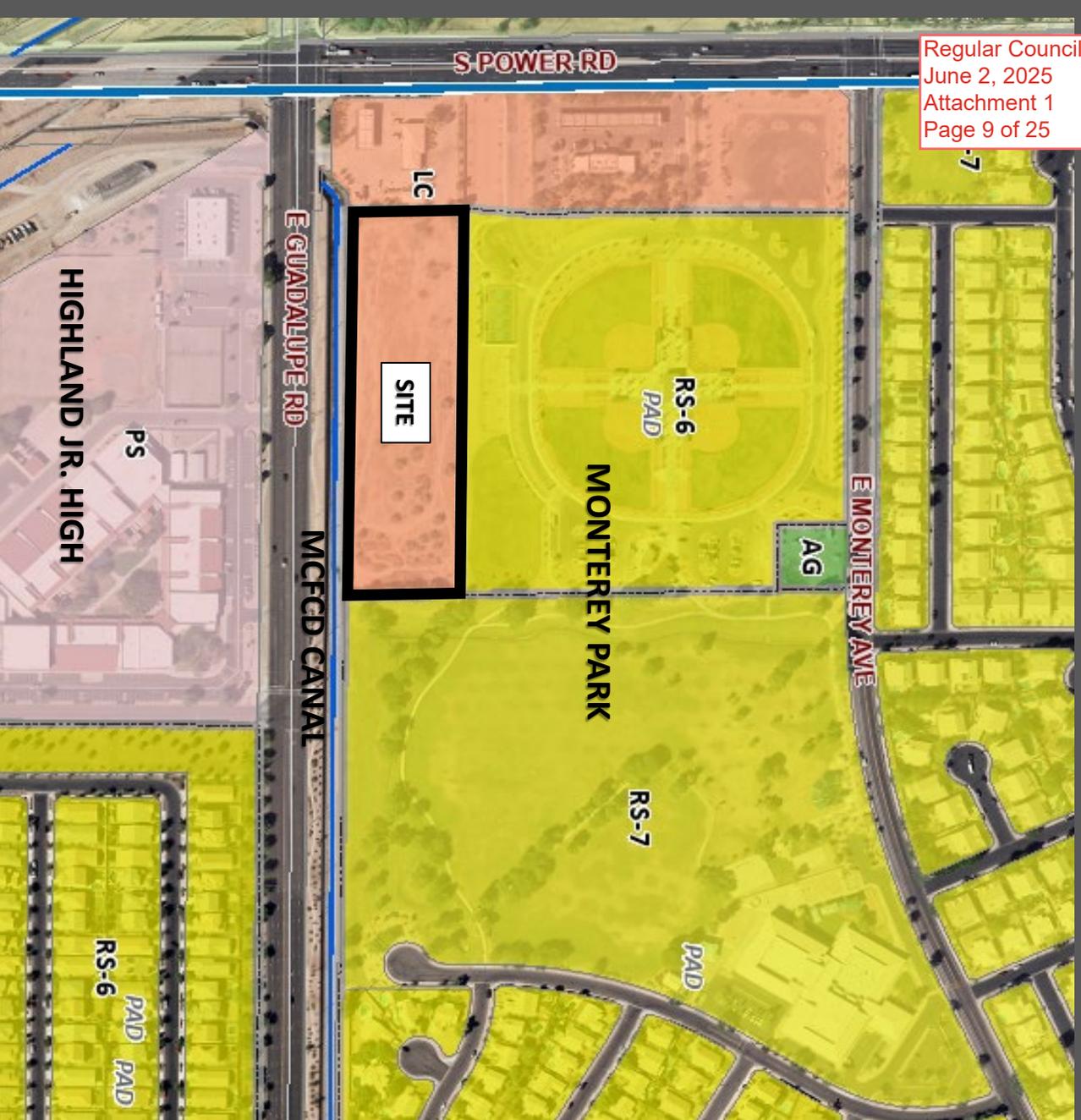
- **120 Total Luxury Apartment Units**
- **Density = 23.5 DU/Acre**
- **Mix of 1, 2 & 3 Bedroom Options**
- **Four 3-Story Buildings (38' Max Height)**
- **Resort-Style Amenities (Pool, Clubhouse, Dog Parks, etc.)**
- **Pedestrian Access to Adjacent City Park, Commercial Corner & Schools**
- **All City Required Parking Provided (No Deviations Requested)**



Council Use Permit

- **Existing Zoning Already Allows Multi-Family Residential up to 25 DU/Acre**
- **Also Requires % of Floor Area to be Commercial/Retail, Unless Modified via a Council Use Permit**
- **Proposed Council Use Permit Eliminates this Requirement**
- **Council Use Permit Won't Prohibit Future Commercial/Retail Use, Simply Removes it as a Requirement**
- **"Good Neighbor" Policy Document Provided**





Proposed PAD Modifications

- Only Updating Existing PAD to Modify Certain Development Standards
- Why are Development Standard Modifications Needed?
 - Adjacent City Park Has Residential Zoning (City Code Doesn't Distinguish it's a Park)
 - Larger Setbacks & Landscape Yards Typically Required Next to Residential Zoning Not Necessary to Buffer a Park
 - Restrictions from Adjacent MCFCD Canal and Access Easement (Controls Walls & Landscaping Requirements)
- Offset by Superior Design of Project



Park North Superior Design

- **Building Design Exceeds Use of Decorative Building Materials (Brick, Siding, Windows, Metal) by 20%**
- **Screened Utility Panels & Internalized Rain Downspouts**
- **Exceeding Private Open Space Standards (Patio & Balcony SF) by up to 83%**
- **Exceeding Outdoor Living Area Standards (Private Open Space + Common Open Space) by up to 208%**

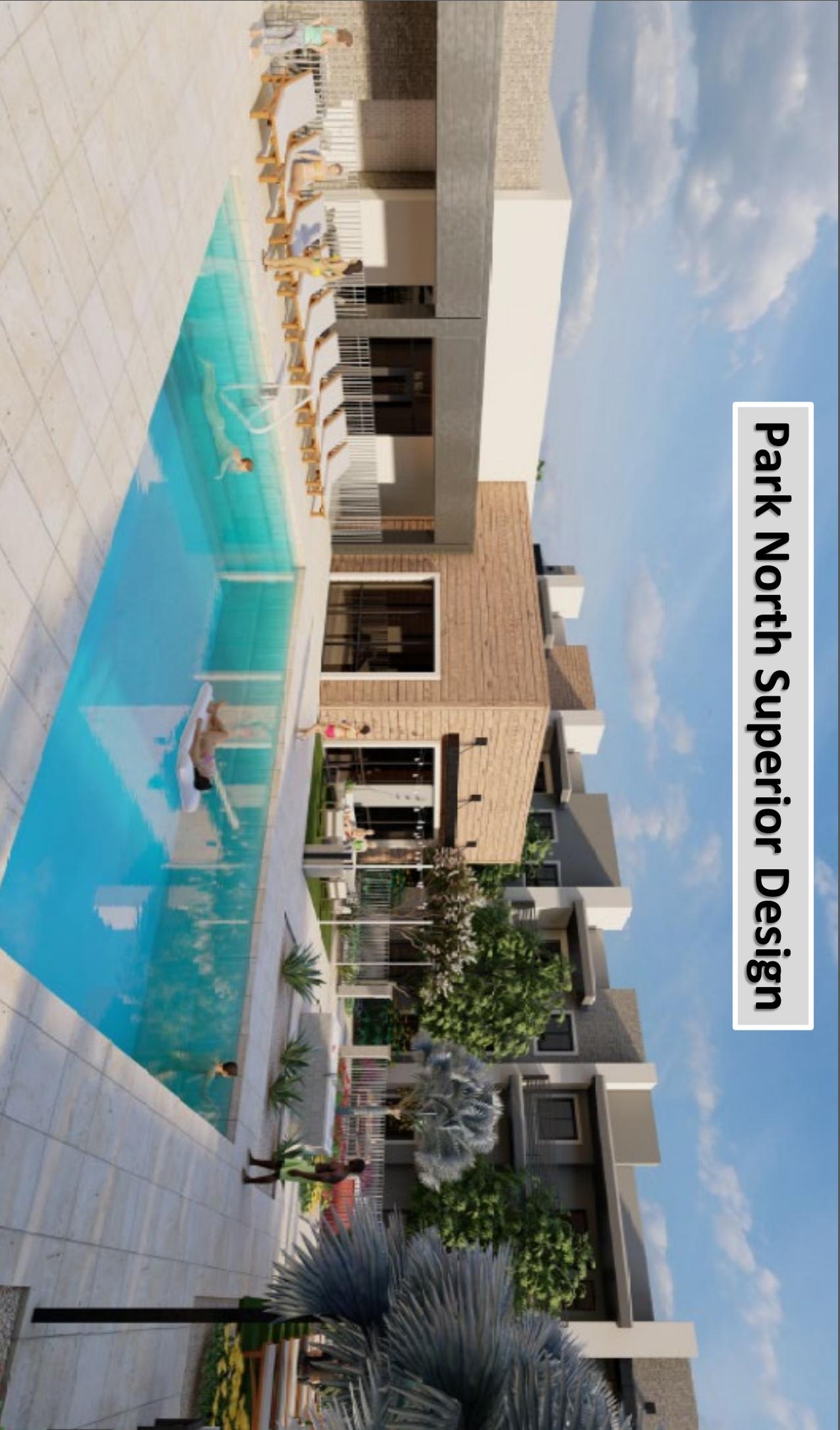
Park North Superior Design

City Design Review Board Very Complimentary of Building Design



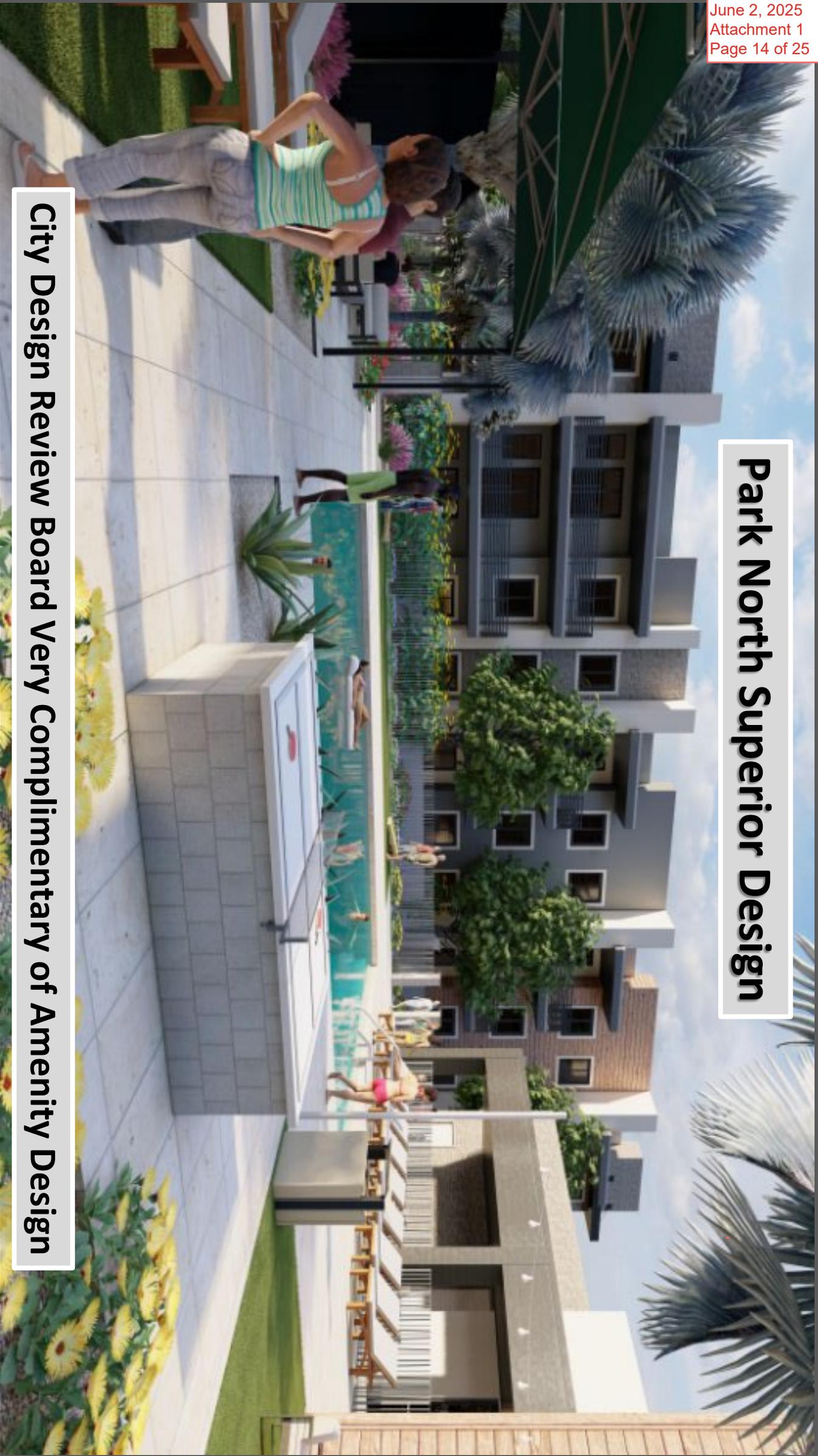
Added Decorative Artist Mural on Side of Building at Project Entry

Park North Superior Design

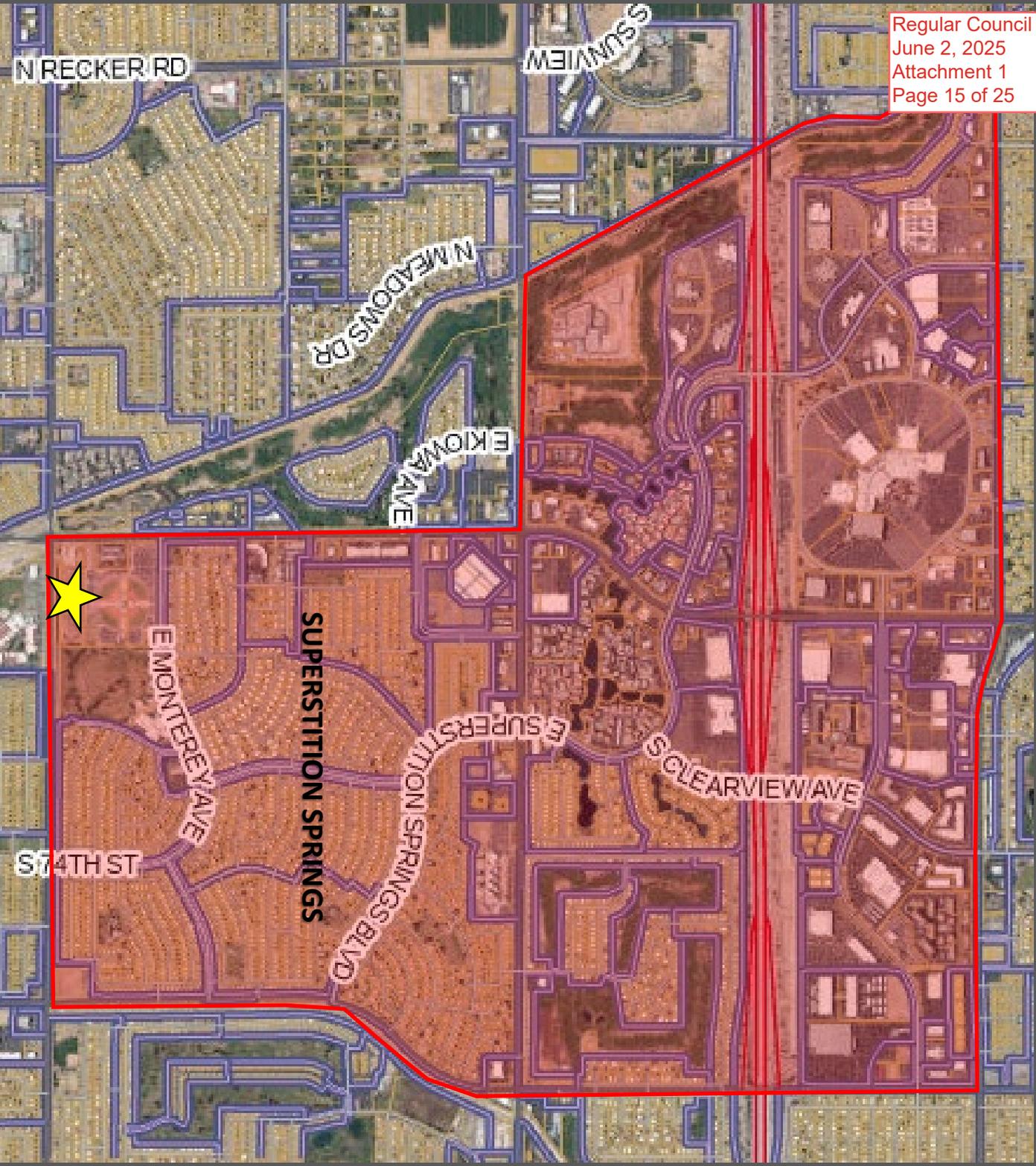


City Design Review Board Very Complimentary of Amenity Design

Park North Superior Design



City Design Review Board Very Complimentary of Amenity Design



Initial Neighborhood Outreach

- Held 2 Neighborhood Meetings
- Neighbors Notified via Letters, HOA & Superstition Springs Facebook Page
- 1,300+ Homes in Superstition Springs
 - 32 Neighbors Attended 1st Meeting (2%)
 - 15 Neighbors Attended 2nd Meeting (1%)
- Primary Neighbor Concerns: Traffic & Schools



Primary Neighbor Concern: Traffic

- Primarily Due to Highland Jr. High Across Street (Drop-Off/Pick-Up)
- Guadalupe Road is a 6-Lane Arterial (so is Power Road)
- Capacity of Guadalupe Road = 40,000 Vehicles per Day
- Actual Traffic Volume = Only 12,300 Vehicles per Day
- Guadalupe Road is Currently WAY Under Capacity



Table 2: Trip Generation Comparison of Proposed Multi-family to Existing Zoning

	PROPOSED MULTIFAMILY			EXISTING ZONING			CHANGE
	ENTERING	EXITING	TOTAL	ENTERING	EXITING	TOTAL	
WEEKDAY DAILY	423	422	845	817	816	1,633	-48%
AM PEAK HOUR STREET	14	46	60	108	28	136	-56%
AM PEAK HOUR GENERATOR	17	53	70	152	79	231	-70%
PM PEAK HOUR STREET	45	27	72	93	79	172	-58%
PM PEAK HOUR GENERATOR	53	32	85	162	129	291	-71%
SATURDAY DAILY	273	273	546	NA	NA	NA	NA
PEAK HOUR GENERATOR	25	24	49	75	70	145	-66%
SUNDAY DAILY	232	231	463	NA	NA	NA	NA
PEAK HOUR GENERATOR	22	21	43	NA	NA	NA	NA

Primary Neighbor Concern: Traffic

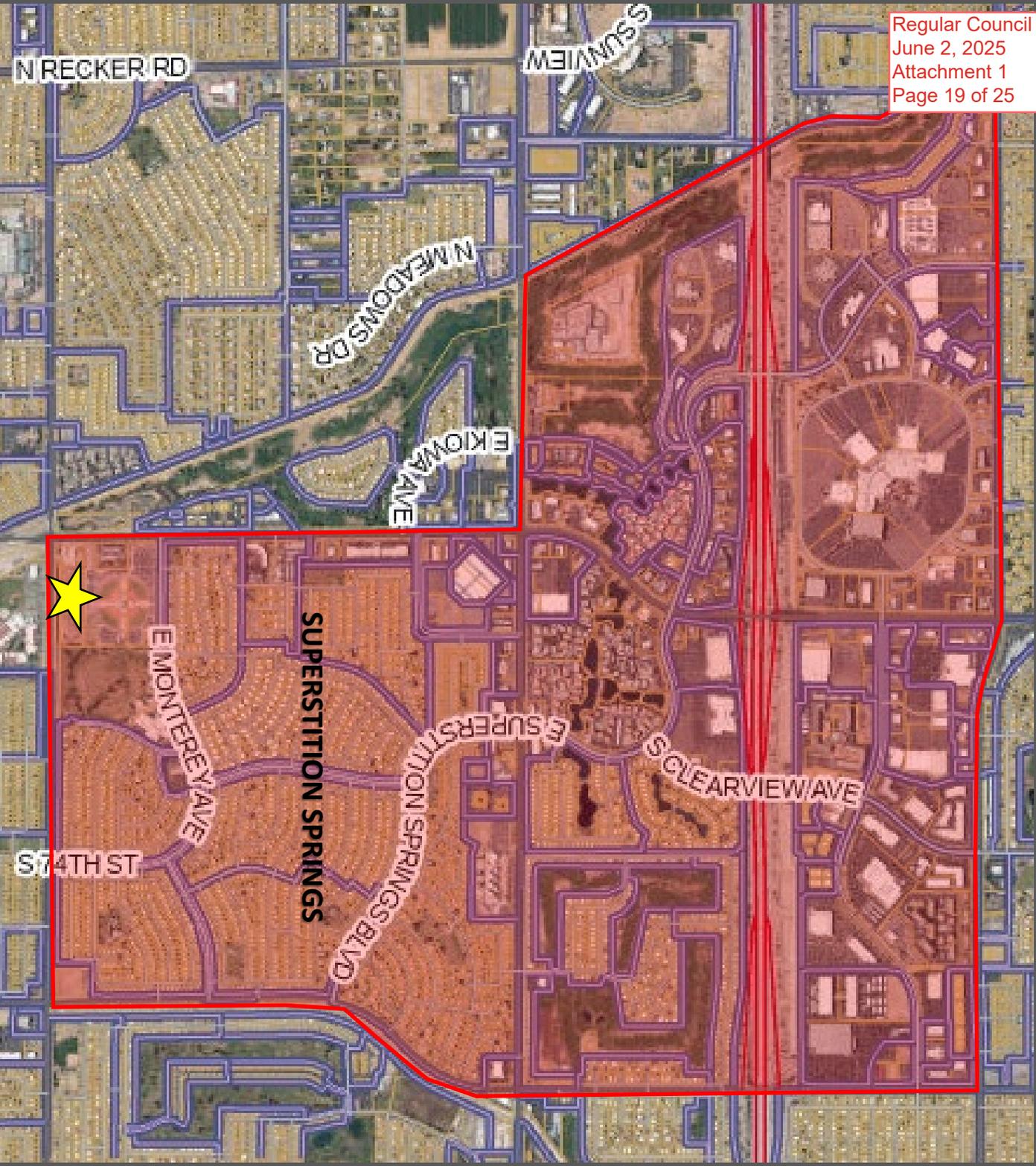
- Park North Doesn't Generate Enough Traffic to Even Meet City's Threshold to Require a Traffic Impact Study (we provided one anyway)
- Park North Generates 48% - 71% LESS Traffic than Previously Approved Commercial/Retail & Office Uses
- Park North Generates 50% - 75% LESS Traffic than Multi-Family with Retail per Existing LC Zoning District Standards (60% of Total Floor Area)
- To Minimize Traffic, Park North is the BEST Option



Proposed Project (120 units)	Name of School	Annual Estimated Demand	Adequate Capacity to Serve
Superstition Springs	Elementary	8 Students	Yes
Highland	Middle School	8 Students	Yes
Highland	High School	10 Students	Yes

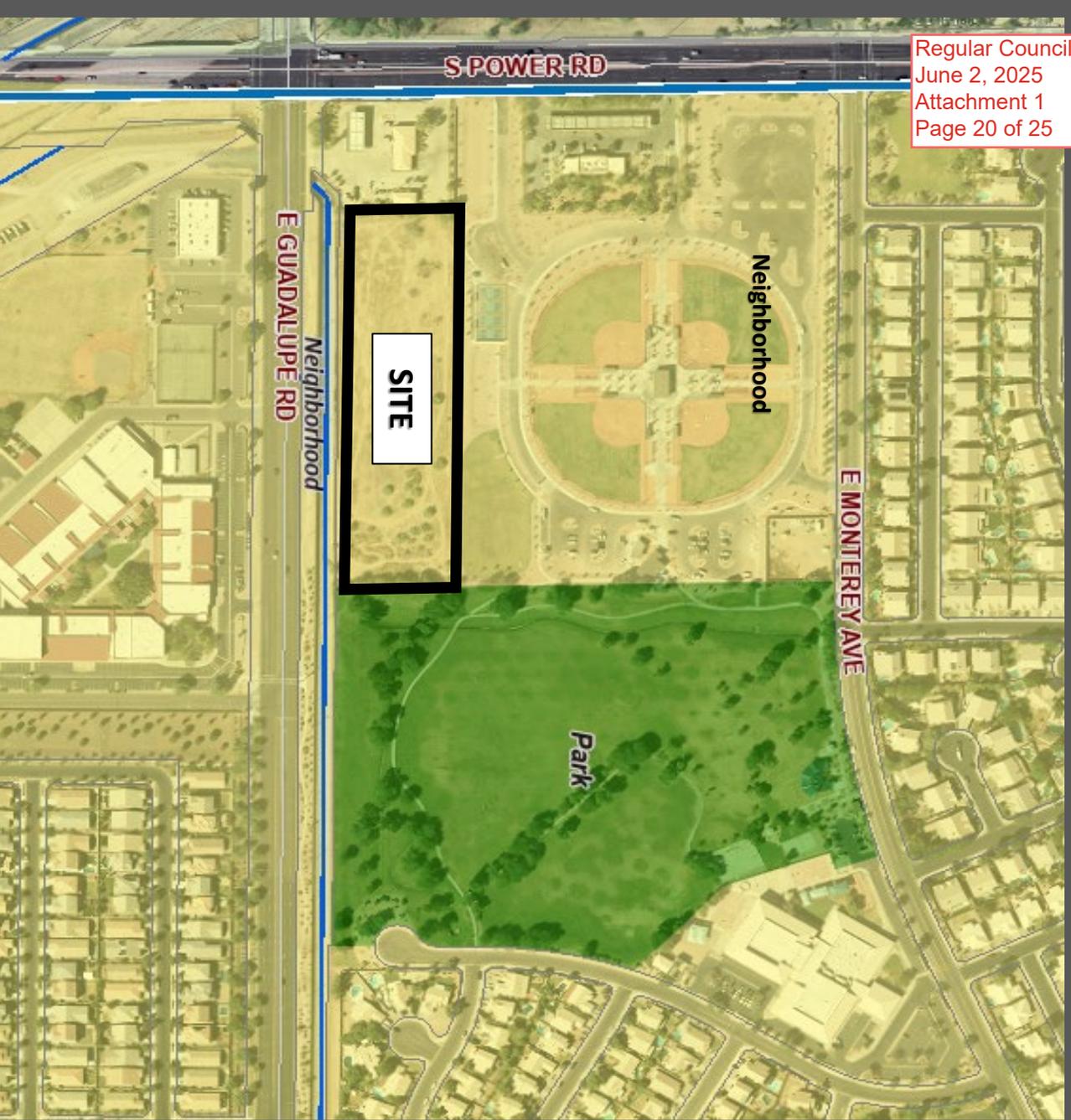
Neighbor Concern: Schools

- Gilbert School District Welcomes New Students from Park North
- District Schools Losing Students & District Projects to Continue to Lose Students per 2022/2023 Enrollment Analysis
- All District Schools in Area Have Capacity for Park North Students (Confirmed with District Office)
- Met with Principal of Highland Jr. High, No Concerns, Will Work Together to Improve School Pick-Up/Drop-Off & Mitigate Traffic



Follow-Up Neighborhood Outreach

- Direct Follow-Up Phone Calls
 - Resulted in Some Emails of Support to City
- Neighborhood Walking Campaign
 - Visited Approximately 100 Homes in Superstition Springs
 - Discussed Project with 45 Different Homeowners
 - 20% Signed Petition of Support for Project (majority were indifferent, didn't care)
- There is Support for Park North in the Neighborhood!



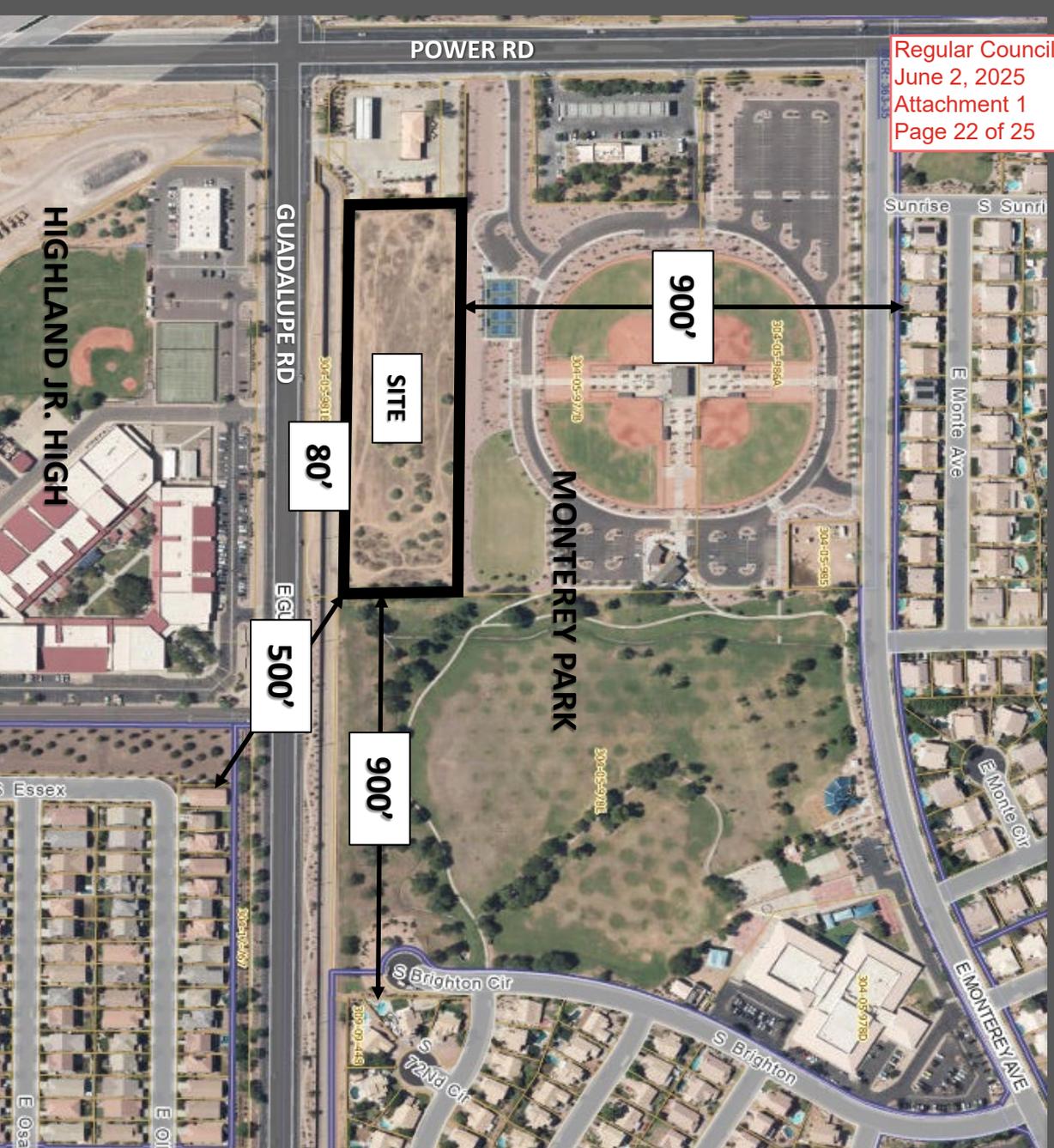
Zoning & General Plan Conformance

- Multi-Family is a Primary Use in the Neighborhood Suburban Sub-Type
- Commercial is a Secondary Use
- Creates Horizontal Mixed-Use Area with Commercial Corner to West (its redevelopment waiting on Park North)
- Located at Intersection of 2 Major Arterial Streets
- Existing Zoning Already Allows for Multi-Family Residential Uses up to 25 DU/Acre (in place for past 15 years)



Park North Helps “Elevate Mesa”

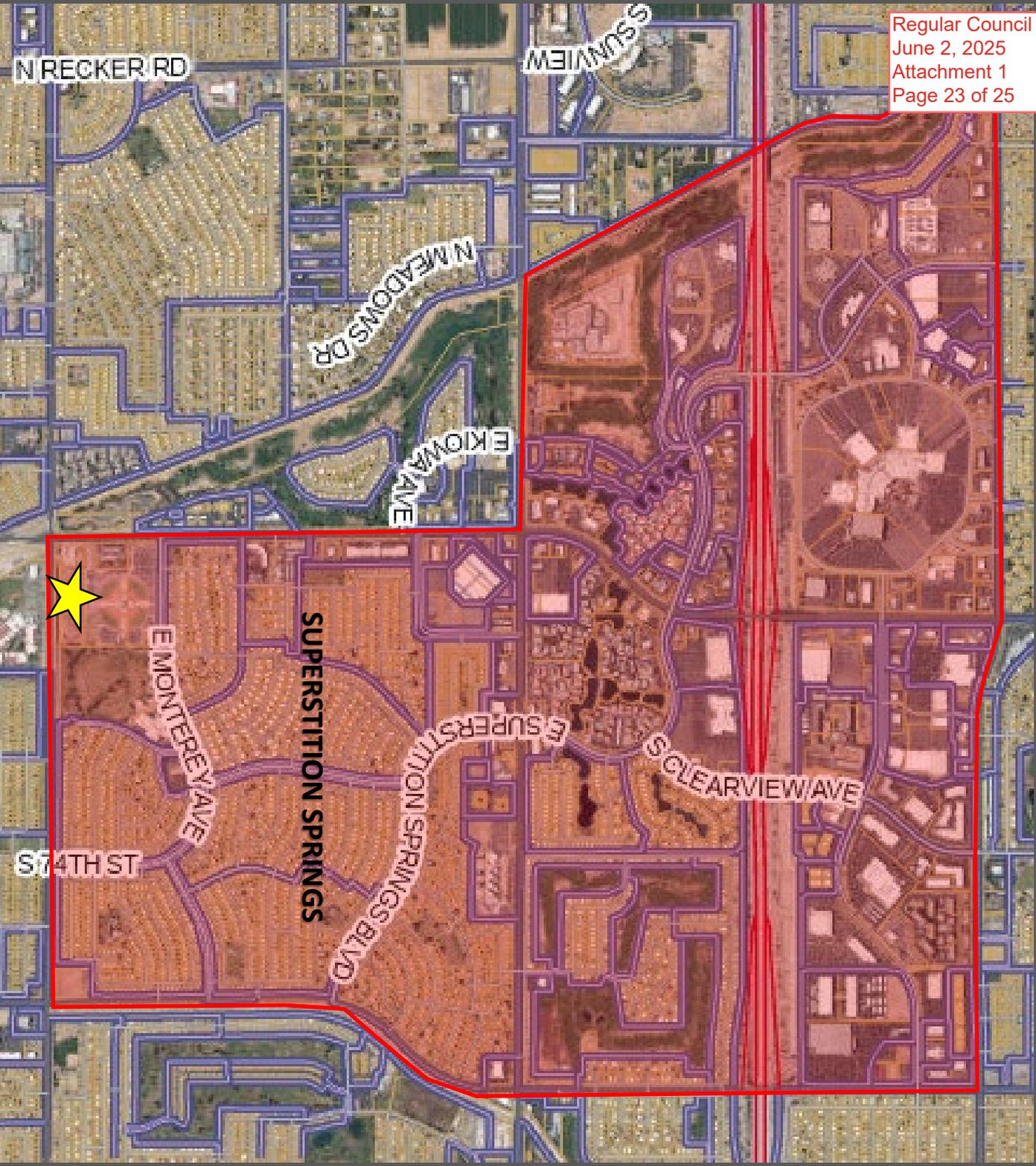
- **Expanding Housing Options**
 - Creates New, Diverse Housing Options for City Residents
- **Enhancing Parks**
 - Includes Improvements to City Park (New Trees, Pedestrian Connectivity)
 - Creates Lifestyle Opportunity to Live on City Park
- **Strengthening Public Safety**
 - Develops a Long Vacant Lot
 - Project Design Coordinated with City to Ensure Maximum Public Safety
- **Supporting Businesses**
 - Helps Redevelopment of Adjacent Commercial Corner
 - Brings New Residents to Support Existing Businesses



BEST BUFFERED MULTI-FAMILY SITE IN MESA

Ideal Site for Multi-Family Use

- Intersection of 2 Major Arterial Streets
- Surrounded by City's Monterey Park, Commercial Corner & Arterial Street
- MCFCD Canal Creates 80' Setback from Guadalupe Road
- Large Separation from All Existing Residential
- 500' to Nearest Home (Across 6-Lane Arterial Street)
- 900' to Nearest Home in Superstition Springs



Neighborhood Compatibility

- Site Situated at Very SW Corner of Superstition Springs Community
- Located at Intersection of 2 Major Arterial Streets
- Adjacent to City's Monterey Park, Commercial Corner & Arterial Streets
- There is a lot of Support for Project in the Superstition Springs Community!

Park North – Satisfies All Criteria for Approval

- **Request is Consistent with City’s “Elevate Mesa” Theme & General Plan (Confirmed by Staff)** 
- **Proposed Use is a Primary Use per General Plan & Permitted by Existing LC-PAD Zoning** 
- **Request Satisfies Review/Approval Criteria for Council Use Permit (Confirmed by Staff)** 
- **Request Satisfies Review/Approval Criteria for PAD Modification (Confirmed by Staff)** 
- **Request Satisfies Review/Approval Criteria for Site Plan (Confirmed by Staff)** 
- **Park North will Generate FAR LESS Traffic than if Developed per Existing LC Zoning Standards (Addresses Neighbors’ Primary Concern)** 
- **City Planning Division Staff Recommends Approval, Design Review Board Very Complimentary** 
- **Request Supported by City’s Economic Development Department** 
- **Unanimous Recommendation of Approval from Planning & Zoning Board** 
- **Park North is the Most Well-Buffered Multi-Family Site in the City (Surrounded by Park, Commercial)** 

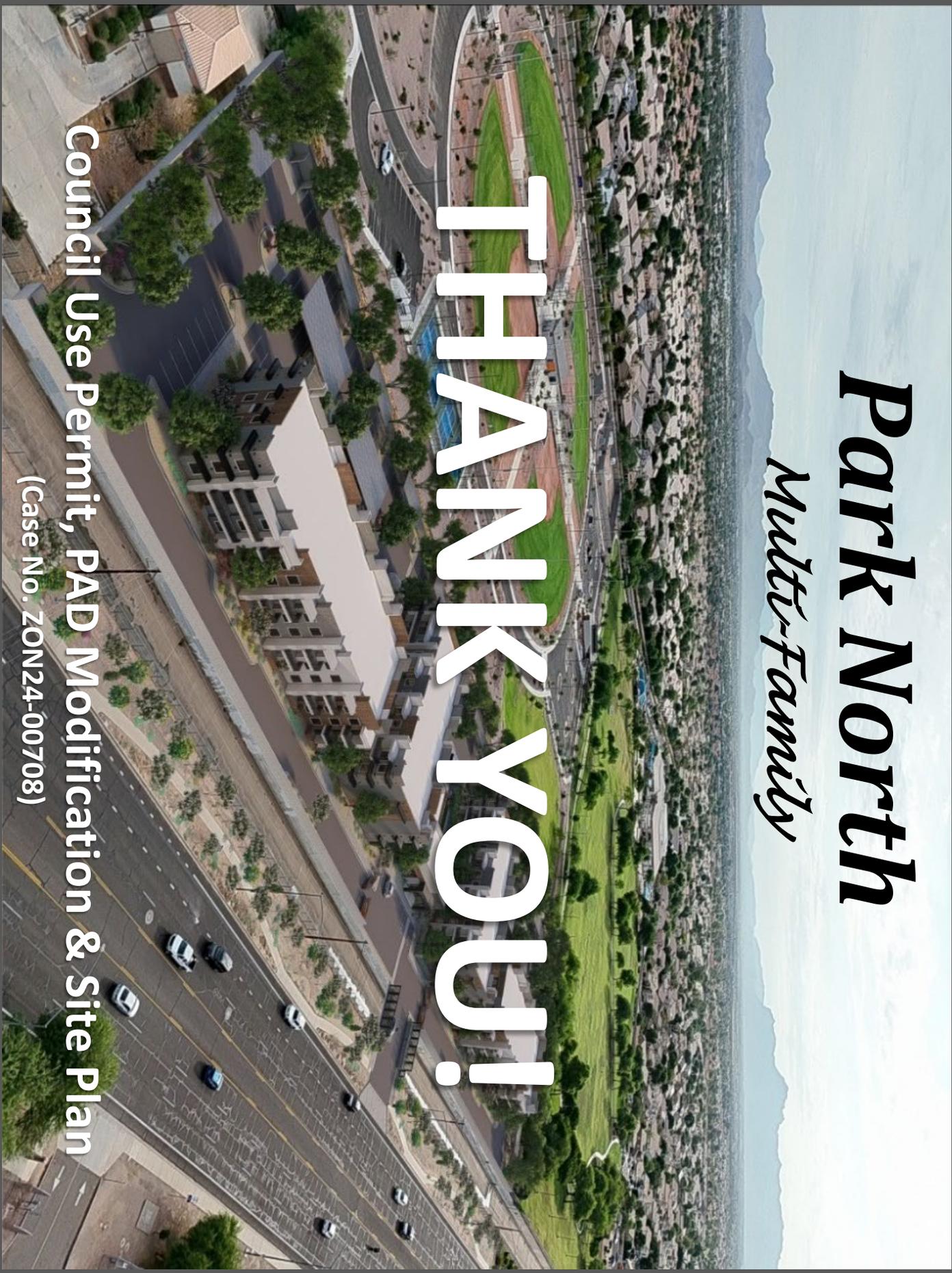
Park North

Multi-Family

THANK YOU!

Council Use Permit, PAD Modification & Site Plan

(Case No. ZON24-00708)



Excolo Development – Park North Project (ZON24-00708)
 After reviewing the Site Plan and project renderings for the Park North project – I/we do not oppose the addition of this multi-family residential project
 at the northeast corner of Power Road & Guadalupe Road.

Name	Address or Business	Email	Phone
Aaliyah T	705N ELANDER W		
Nicole Luax	2155 S. CONCORD CIR		
THOMAS HANSEN	2162 S. LAWRENCE CIR		
Noah Taylor	2156 S. LONGWOOD CIR		
DAVID JANSEN	7011 E LAKEVIEW AVE.		
JEFF DAKTON	2015 S SAUNDY CIR MESA		
Joyce Houghton	7545 E. RIVER AVE, Mesa, AZ		
Eme Hoover	1531 E KEAS AVE		

Excolo Development – Park North Project (ZON24-00708)
After reviewing the Site Plan and project renderings for the Park North project – I/we do not oppose the addition of this multi-family residential project at the northeast corner of Power Road & Guadalupe Road.

Name	Address or Business	Email	Phone
Julie Gintz	1549 E Keats Ave.	julie.gintz@cox.net	