



Planning and Zoning Board - Public Hearing

Meeting Agenda - Final

- Chair Michelle Dahlke*
- Vice Chair Dane Astle*
- Boardmember Jessica Sarkissian*
- Boardmember Tim Boyle*
- Boardmember Shelly Allen*
- Boardmember Jeffrey Crockett*
- Boardmember Deanna Villanueva-Saucedo*

Wednesday, January 22, 2020

4:00 PM

Council Chambers - Upper Level

Call meeting to order.

1 Take action on all consent agenda items.

Items on the Consent Agenda

2 Approval of minutes from previous meetings.

*2-a [PZ 20022](#) Minutes from the January 8, 2020 study sessions and regular hearing.

3 Take action on the following zoning cases:

*3-a [PZ 20015](#) **ZON19-00802 District 3.** Within the 1300 and 1400 blocks of West Southern Avenue (south side) and within the 1200 block of South Longmore (east side). Located west of Alma School Road on the south side of Southern Avenue. (6.9 ± acres). Site Plan Modification. This request will allow for the redevelopment of a group commercial center. Kimley Horn, applicant; Bear Stearns Commercial Mortgage Securities, owner. **(Companion case to preliminary plats “Mercado Fiesta” and “Mercado Fiesta Condominium”, associated with items *5-b and *5-c).**

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

- *3-b** [PZ 20016](#) **ZON19-00848 District 6.** Within the 9300 through 9500 blocks East Cadence Parkway (north and east side). Located east of Ellsworth Road and south of Ray Road. (17± acres). Site Plan Review. This request will allow a multi-residential development within the Cadence at Gateway Community. Shawn Byron, RVI Planning + Landscape Architecture, applicant; PPGN-Ellsworth, LLLP, owner. **(Continued from January 8, 2020).**

Planner: Lesley Davis

Staff Recommendation: Approval with conditions

- *3-c** [PZ 20017](#) **ZON19-00844 District 2.** Within the 100 block of South 63rd Street (east side) and within the 100 block of South 64th Street (west side). Located south of Main Street and east of Recker Road. (4.5± acres). Site Plan Review. This request will allow for the development of a medical office and clinic. Marwan Tamimi, Architect, applicant; LMAD Development, LLC, owner.

Planner: Charlotte Bridges

Staff Recommendation: Continue to February 12, 2020

4 **Discuss and make a recommendation to the City Council on the following zoning case:**

- *4-a** [PZ 20018](#) **ZON19-00710 District 6.** Within the 7000 to 7600 blocks of East Guadalupe Road (south side) and within the 2800 through 3100 blocks of South Sossaman Road (west side). Located south of Guadalupe Road and west of Sossaman Road. Rezone from NC-PAD to RS-6-PAD (6.7± acres); and major modification of an existing PAD (213.7± acres). This request will allow for the development of a single-residence subdivision. Sean B. Lake, Pew & Lake, PLC, applicant; B & K Land & Investment Co., owner. **(Companion case to preliminary plat “Desert Place at Morrison Ranch”, associated with item *5-a). Continued from January 8, 2020.**

Planner: Evan Balmer

Staff Recommendation: Approval with conditions

5 Discuss and take action on the following preliminary plats:

- *5-a** [PZ 20019](#) **“Desert Place at Morrison Ranch” District 6.** Within the 7000 to 7600 blocks of East Guadalupe Road (south side) and within the 2800 through 3100 blocks of South Sossaman Road (west side). Located south of Guadalupe Road and west of Sossaman Road. Preliminary Plat. (6.7± acres). Sean B. Lake, Pew & Lake, PLC, applicant; B & K Land & Investment Co., owner. **(Companion case to ZON19-00710, associated with item *4-b).**
(Continued from January 8, 2020).

Planner: Evan Balmer

Staff Recommendation: Approval with conditions

- *5-b** [PZ 20020](#) **“Mercado Fiesta” District 3.** Within the 1300 and 1400 blocks of West Southern Avenue (south side) and within the 1200 block of South Longmore (east side). Located west of Alma School Road on the south side of Southern Avenue. (6.9 ± acres). Preliminary Plat. Kimley Horn, applicant; Bear Stearns Commercial Mortgage Securities, owner. **(Companion case ZON19-00802 and preliminary plat “Mercado Fiesta Condominium”, associated with items *3-a and *5-c).**

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

- *5-c** [PZ 20021](#) **“Mercado Fiesta Condominium” District 3.** Within the 1300 and 1400 blocks of West Southern Avenue (south side) and within the 1200 block of South Longmore (east side). Located west of Alma School Road on the south side of Southern Avenue. (6.9 ± acres). Preliminary Plat. Kimley Horn, applicant; Bear Stearns Commercial Mortgage Securities, owner. **(Companion case ZON19-00802 and preliminary plat “Mercado Fiesta”, associated with items *3-a and *5-b).**

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

Items not on the Consent Agenda

6 Adjournment.

The City of Mesa is committed to making its public meetings accessible to persons with disabilities. For special accommodations, please contact the City Manager's Office at (480) 644-3333 or AzRelay 7-1-1 at least 48 hours in advance of the meeting. Si necesita asistencia o traducción en español, favor de llamar al menos 48 horas antes de la reunión al 480-644-2767.