

## Planning and Zoning Board - Public Hearing

### Meeting Agenda - Final

*Chair Benjamin Ayers*  
*Vice Chair Jeff Pitcher*  
*Boardmember Jeffery Crockett*  
*Boardmember Troy Peterson*  
*Boardmember Genessee Montes*  
*Boardmember Jamie Blakeman*  
*Boardmember Jayson Carpenter*

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Wednesday, March 27, 2024

4:00 PM

Council Chambers

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**Consent Agenda - All items listed with an asterisk (\*) will be considered as a group by the Board and will be enacted with one motion. There will be no separate discussion of these items unless a Boardmember or citizen requests, in which the item will be removed from the consent agenda, prior to the vote, and considered as a separate item.**

**Items on this agenda that must be adopted by ordinance and/or resolution will be on a future City Council agenda. Anyone interested in attending the City Council public hearing should call the Planning Division at (480) 644-2385 or review the City Council agendas on the City's website at [www.mesaaz.gov](http://www.mesaaz.gov) to find the agenda on which the item(s) will be placed.**

**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 24044](#) Minutes from the March 13, 2024 Planning and Zoning meeting.**

**3 Take action on the following zoning cases:**

- \*3-a**     [PZ 24027](#)     **ZON24-00038 - "Americana Outdoors-ZF-TRW Bldg 51" (District 6).**  
Within the 7200 to 7500 blocks of South Signal Butte Road (east side). Located on the east side of Signal Butte Road north of Germann Road (19± acres). Site Plan Review and a Special Use Permit. This request will allow for an industrial use. GP Trust, Owner; Christina Cram, WMA Architects, Applicant.  
**Planner: Chloe Durfee Daniel**  
**Staff Recommendation: Approval with conditions**

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

- \*4-a**     [PZ 24028](#)     **ZON22-00214 - "Venture on Country Club" (District 4).** Within the 1300 to 1500 blocks of South Country Club Drive (west side). Located south of Southern Avenue on the west side of Country Club Drive. (3± acres). Rezone from Limited Commercial (LC) to Limited Commercial with a Planned Area Development overlay (LC-PAD), Council Use Permit (CUP) and Site Plan Review. This request will allow for a multiple residence development. Venture on Country Club LLC, Owner; Lindsay Schube, Gammage & Burnham, PLC, Applicant.

**Planner: Charlotte Bridges**  
**Staff Recommendation: Approval with conditions**

- \*4-b**     [PZ 24041](#)     **ZON23-00343 - "The Craftsman on Elliot" (District 6).** Within the 8200 to 8400 blocks of East Elliot Road (north side), within the 3400 to 3500 blocks of South Hawes Road (west side) and within the 3400 to 3600 blocks of the South 82nd Street alignment (east side). Located north of Elliot Road and west of Hawes Road. (22± acres). Council Use Permit (CUP), Site Plan Review; and Special Use Permit (SUP). This request will allow for a mixed-use development. STECHNIJ H/GLENDA TR/ETAL, Owner; Cory Bruce, Ware Malcomb, Applicant.

**Planner: Sean Pesek**  
**Staff Recommendation: Approval with conditions**

- \*4-c**     [PZ 24042](#)     **ZON23-00743 - "Central Mesa Reuse Pipeline" (District 1).** Within the 3600 block of East Thomas Road (north side) and within the 3600 block of North Val Vista Drive (east side). Located on the east of Val Vista Drive on the north side of Thomas Road (0.8± acres). Rezone from General Industrial (GI) to Public and Semi-Public with a Bonus Intensity Zone overlay (PS-BIZ), Council Use Permit (CUP), and Site Plan Review. This request will allow for the development of a major utility. City of Mesa, Owner; Brian Border, City of Mesa, Applicant.

**Planner:** Chloe Durfee Daniel

**Staff Recommendation:** Approval with conditions

**5            Discuss and take action on the following preliminary plats:**

- \*5-a**     [PZ 24026](#)     **ZON23-01019 - "Signal Butte Crossings" (District 6).** Within the 10800 to 11100 blocks of East Pecos Road (south side), within the 6800 to 7600 blocks of South Signal Butte Road (east side), and within the 10800 To 11100 blocks of East Germann Road (north side). Located south of Pecos Road and east of Signal Butte Road (192± acres). This request will allow for a Preliminary Plat for a 9-lot subdivision. Signal Butte Land LLC, Owner; Gerald Parcell Living Trust, Owner; Vicente Ruiz, Trammell Crow Company, Applicant.

**Planner:** Emily Johnson

**Staff Recommendation:** Approval with conditions

**Items not on the Consent Agenda**

**6            Discuss and make a recommendation to the City Council on the following General Plan amendment and related zoning case:**

- 6-a**     [PZ 24043](#)     **ZON24-00164 - "Gateway Auto Mall" (District 6).** Within the 10700 to 10900 Blocks of E Pecos Road (north side), and within the 6600 to 6700 Blocks of S Signal Butte Road (both sides). Located on the east and west side of South Signal Butte, on the north side of East Pecos Road. (62± acres) Minor General Plan Amendment. This request will change the General Plan Character Area Type from Employment to Mixed Use Activity. Gateway Land Investments, LLC, Signal Butte 20 DJB, LLC, and Signal Butte 10 DJB, LLC, Owners, Sean Lake, Applicant.

**Planner:** Joshua Grandlienard

**Staff Recommendation:** Approval with conditions

- 6-b**      **PZ 24040**      **ZON22-00435 - "Gateway Auto Mall" (District 6).** Within the 10700 to 11000 blocks of East Pecos Road (north side), within the 6500 to 6800 blocks of South Signal Butte Road (both sides), and within the 6500 to 6800 blocks of South 222nd Street (east side). Located on the east and west sides of Signal Butte Road, and north of Pecos Road. (62± acres). Rezone from Agricultural (AG), Light Industrial (LI), and General Industrial (GI) to General Commercial with a Planned Area Development overlay (GC-PAD). This request will allow for the development of several automobile sales facilities and other commercial uses. Gateway Land Investments, LLC, Signal Butte 20 DJB, LLC, and Signal Butte 10 DJB, LLC, Owners; Sean Lake, Applicant.

**Planner:** Joshua Grandlienard

**Staff Recommendation:** Approval with conditions

**7          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 servicio de interpretación en Español, comuníquese con la Ciudad al menos 48 horas antes de la reunion al 480-644-2767.**