

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, March 20, 2019

4:00 PM

Council Chambers - Upper Level

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 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 19043](#) Minutes from the February 19, 2019 and February 20, 2019 study sessions and regular hearing.**

3 Take action on the following zoning cases:

- *3-a** **PZ 19030** **ZON18-00998 District 6.** Within the 7200 block of South Ellsworth Road (east side). Located north of Germann Road on the east side of Ellsworth Road. (2± acres). Site Plan Review; and Special Use Permit. This request will allow for the development of a convenience store with associated fuel station and car wash. Jesse Macias, M3 Design, LLC, applicant; NEC E&G, LLC, owner.

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

- *3-b** **PZ 19031** **ZON18-01002 District 6.** Within the 7200 through 7300 blocks of South Ellsworth Road (west side). Located south of Pecos Road on the west side of Ellsworth Road. (1.3± acres). Site Plan Review. This request will allow for the development of a restaurant with a drive-thru. Eric Gerster, Sustainability Engineering Group, applicant; Sunbelt Land Holdings, LLC, owner.

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

- *3-c** **PZ 19032** **ZON18-01010 District 5.** Within the 3400 to 3600 blocks of North Greenfield Road (east side) and the 4400 block of East Virginia Street (north side). Located at the southeast corner of the 202 Red Mountain Freeway and Greenfield Road. (10.8± acres). Site Plan Review. This request will allow for an industrial development. Jack Czerwinski, Majestic Reality, applicant; Colebank Family Ltd Partnership, owner. **(Companion Case to Preliminary Plat "Greenfield Industrial", associated with item *5-a).**

Planner: Ryan McCann

Staff Recommendation: Approval with conditions

- *3-d** **PZ 19033** **ZON18-01014 District 1.** Within the 800 block of North Country Club Drive (east side). Located south of Brown Road on the east side of Country Club Drive. (4.5± acres). Site Plan Modification. This request will allow for the expansion of an existing Child Crisis Arizona facility. Brent Henderson, Henderson Engineering Group, LLC, applicant; Child Crisis Arizona and First Christian Church, Inc. of Mesa, owner.

Planner: Veronica Gonzalez

Staff Recommendation: Approval with conditions

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

- *4-a [PZ 19034](#) ZON18-00806 District 6.** Within the 3100 to 3400 blocks of South Ellsworth Road (west side). Located north of Elliot Road on the west side of Ellsworth Road. (67.5± acres). Rezone from LC-PAD and PEP-PAD to LI; Site Plan Review; and a Special Use Permit for a reduction in parking. This request will allow for an industrial development. Jeffrey Blilie, Beus Gilbert, PLLC, applicant; Sunbelt Land Holdings, LP, owner.

Planner: Ryan McCann

Staff Recommendation: Approval with conditions

- *4-b [PZ 19029](#) ZON18-00933 District 6.** Within the 10800 to 11600 blocks of East Williams Field Road (south side), the 6000 to 6300 blocks of South Signal Butte Road (east side), the 6000 to 6300 blocks of Mountain Road (west side), the 6000 to 6500 blocks of South Mountain Road (east side) and the 6000 to 6300 blocks of South Meridian Road (west side). Located south of Williams Field Road east of Signal Butte Road. (203± acres). Rezone to modify an existing PAD; and Site Plan Review. This request will allow for the modification of the PAD for single residential development. Sean Lake, Pew & Lake, PLC, applicant; Groh Revocable Trust, Demuro Properties, SB CLB 18, LLC, Tres Points, LLC, owner.

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

- *4-c [PZ 19036](#) ZON18-00980 District 5.** Within the 2600 block of North Power Road (east side). Located south of McDowell Road on the east side of Power Road. (10.43± acres). Rezoning from RM-3-PAD to RM-3-PAD; and Site Plan Review. This request will allow for a multi-residence development. Continental 452 Fund, LLC, applicant; Timothy Tyson, Aquila Las Sendas, LLC, owner. **(Companion Case to Preliminary Plat “Springs at Red Mountain”, associated with item *5-b).**

Planner: Wahid Alam

Staff Recommendation: Approval with conditions

- *4-d** [PZ 19037](#) **ZON18-00984 District 4.** Within the 700 block of South Stapley Drive (east side) and the 1200 block of East 8th Avenue (north side). Located south of Broadway on the east side of Stapley Drive. (0.9± acres). Rezoning from RM-3 and OC to NC-BIZ; and Site Plan Review. This request will allow for a commercial development. Adaptive Architects, Inc., applicant; Pro Tax Financial Services, LLC, owner.
- Planner: Wahid Alam**
Staff Recommendation: Approval with conditions
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- *4-e** [PZ 19038](#) **ZON19-00016 District 6.** Within the 7100 to 7600 blocks of East Elliot Road (north side) and the 3100 to 3500 blocks of South Sossaman Road (west side). Located north of Elliot Road and west of Sossaman Road (187± acres). Rezone from LI-PAD-PAD and PEP-PAD-PAD to EO to create the Red Hawk Employment Opportunity Zone. This request will establish zoning to guide future development of employment and industrial uses. W. Ralph Pew, Pew & Lake, PLC, applicant; MBR Land I, an Arizona General Partnership, MBR Land I, LLP, B&K Land Investment Co., et al, and Morrison Ranch, Inc., owners.
- Planner: Lesley Davis**
Staff Recommendation: Approval with conditions
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- *4-f** [PZ 19039](#) **ZON19-00070 District 6.** Within the 8000 block of East Ray Road (north side). Located west of Hawes Road on the north side of Ray Road. (36± acres). Rezone from AG-AF to LI-AF-PAD; and Site Plan Review. This request will allow for an industrial development. Jack Gilmore, Gilmore Planning & Landscape Architecture, applicant; Kay & Judy Toolson Joint Trust/Crisko, LLC, owner. **(Companion Case to Preliminary Plat “The Landing 202”, associated with item *5-c).**
- Planner: Cassidy Welch**
Staff Recommendation: Approval with conditions

5 Discuss and take action on the following preliminary plats:

- *5-a** [PZ 19044](#) **“Greenfield Industrial” District 5.** Within the 3400 to 3600 blocks of North Greenfield Road (east side) and the 4400 block of East Virginia Street (north side). Located at the southeast corner of the 202 Red Mountain Freeway and Greenfield Road. (10.8 ± acres). Preliminary Plat. Jack Czerwinski, Majestic Reality, applicant; Colebank Family Ltd Partnership, owner. **(Companion Case to ZON18-01010, associated with item *3-c).**

Planner: Ryan McCann

Staff Recommendation: Approval with conditions

- *5-b** [PZ 19040](#) **“Springs at Red Mountain” District 5.** Within the 2600 block of North Power Road (eastside). Located south of McDowell Road on the east side of Power Road. (10.43± acres). Preliminary Plat. Continental 452 Fund, LLC, applicant; Timothy Tyson, Aquila Las Sendas, LLC, owner. **(Companion Case to ZON18-00980, associated with item *4-c).**

Planner: Wahid Alam

Staff Recommendation: Approval with conditions

- *5-c** [PZ 19042](#) **“The Landing 202” District 6.** Within the 8000 block of East Ray Road (north side). Located west of Hawes Road on the north side of Ray Road. (36± acres). Preliminary Plat. Jack Gilmore, Gilmore Planning & Landscape Architecture, applicant; Kay & Judy Toolson Joint Trust/Crisko, LLC, owner. **(Companion Case to ZON19-00070, associated with item *4-f).**

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

Items not on the Consent Agenda

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

- 6-a [PZ 19035](#) ZON18-00775 District 6.** Within the 4900 to 5200 blocks of South Power Road (east side). Located south of 202 San Tan Freeway on the east side of Power Road and north of Ray Road. (58± acres). Rezone from AG to LC-AF-PAD; Council Use Permit to allow multi-residential, commercial entertainment, hotel, and college and commercial trade school uses in the AOA 1 and AOA 2 and LC District; and Site Plan Review. This request will allow for a mixed-use development. Vivo Partners, LLC, applicant; Arizona State Land Group, owner. **(Companion Case to Preliminary Plat “Gallery Park”, associated with item 7-a). (Continued from February 20, 2019)**

Planner: Lisa Davis

Staff Recommendation: Approval with conditions

7 Discuss and take action on the following preliminary plat:

- 7-a [PZ 19041](#) “Gallery Park” District 6.** Within the 4900 to 5200 blocks of South Power Road (east side). Located south of 202 San Tan Freeway on the east side of Power Road and north of Ray Road. (58± acres). Preliminary Plat. Vivo Partners, LLC, applicant; Arizona State Land Group, owner. **(Companion Case to ZON18-00775, associated with item 6-a). (Continued from February 20, 2019).**

Planner: Lisa Davis

Staff Recommendation: Approval with conditions

7 Other Business.

8 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.