



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, June 12, 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 19074](#) Minutes from the May 22, 2019 study session and regular public hearing.**

3 Take action on the following zoning case:

- *3-a** [PZ 19066](#) **ZON19-00192 District 6.** Within the 9300 block of East Cadence Parkway (both sides). Located east of Ellsworth Road and south of Ray Road. (33.2± acres). This request will approve the Development Unit 1 Phase 1 Development Unit Plan within the Pacific Proving Grounds North Community Plan, also known as the Cadence Community Plan. Susan Demmitt, Gammage and Burnham, PLC, applicant; PPGN-Ellsworth, LLLP, owner.

Planner: Lesley Davis

Staff Recommendation: Approval with conditions

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

- *4-a** [PZ 19065](#) **ZON18-00067 District 6.** Within the 9500 through 9800 blocks of East Hampton Avenue (south side). Located north of the US-60 Superstition Freeway and west of Crismon Road. (33± acres). Rezoning from NC-BIZ, NC-PAD and PEP-PAD-CUP to RM-2-PAD; and Site Plan Review. This request will allow for a single-residence subdivision. Reese Anderson, Pew & Lake, LLC, applicant; Crismon BFC, LLC owner. **(Companion case to Preliminary Plat “Bella Encanta”, associated with item *5-a).**

Planner: Evan Balmer

Staff Recommendation: Approval with conditions

- *4-b** [PZ 19068](#) **ZON18-00951 District 6.** The 6000 through 6400 blocks of the south Crismon Road alignment (east side), the 10000 to 10600 blocks of East Williams Field Road (south side) and the 6000 through 6400 blocks of South 222nd Street (west side). Located south of Williams Field Road and west of Signal Butte Road (170± acres). Rezone from AG and PC to PC. This request will amend the Pacific Proving Grounds North Community Plan, also known as the Cadence Community Plan and establish the Avalon Crossing Community Plan. Paul Gilbert, Beus Gilbert PLLC, applicant; Pacific Proving, LLC, owner.

Planner: Tom Ellsworth

Staff Recommendation: Continuance to June 26, 2019

- *4-c** **PZ 19075** **ZON19-00193 District 4.** Within the 400 block of North Matlock Street (east side). Located north of University Drive and west of Stapley Drive. (0.38 ± acres). Rezone from RM-4 to RS-6. This request will allow for the development of single residences. Andrea Forman, Forman Architects, applicant; Jesus Ludwig/Reina Salustia Roman, owners.

Planner: Ryan McCann

Staff Recommendation: Approval with conditions

- *4-d** **PZ 19069** **ZON19-00201 District 6.** Within the 9800 through 10000 blocks of East Hampton Avenue (south side) and within the 1400 through 1500 block of South Crismon Road (west side). Located at the northwest corner of the US-60 Superstition Freeway and Crismon Road. (15 ± acres). Rezoning from PEP-PAD to PEP-PAD; and Site Plan Review. This request will allow for the development of a group commercial center with office and commercial uses. Gilmore Planning & Landscape Architecture, applicant; Virtua Mesa Crismon Owner LLC; and SWC Crismon & Hampton LLC, owners. **(Companion case to Preliminary Plat “SWC Crismon Road & Hampton Avenue”, associated with item *5-b).**

Planner: Lisa Davis

Staff Recommendation: Approval with conditions

- *4-e** **PZ 19070** **ZON19-00231 District 1.** 445 W 5th Place Building, #102. Located west of Country Club Drive and north of University Drive. (.04± acres). Council Use Permit. This request will establish a Council Use Permit to allow a school in the LC zoning district. Sherri Samson, applicant; Southwest Institute of Montessori Studies, Inc., owner.

Planner: Charlotte Bridges

Staff Recommendation: Withdrawn by applicant

5 Discuss and take action on the following preliminary plats:

- *5-a** **PZ 19076** **“Bella Encanta” District 6.** Within the 9500 through 9800 blocks of East Hampton Avenue (south side). Located north of the US-60 Superstition Freeway and west of Crismon Road. (33± acres). Preliminary Plat. Reese Anderson, Pew & Lake, LLC, applicant; Crismon BFC, LLC owner. **(Companion case to ZON18-00067, associated with item *4-a).**

Planner: Evan Balmer

Staff Recommendation: Approval with conditions

- *5-b** **PZ 19077** **“SWC Crismon Road & Hampton Avenue” District 6.** Within the 9800 through 10000 blocks of East Hampton Avenue (south side) and within the 1400 through 1500 block of South Crismon Road (west side). Located at the northwest corner of the US-60 Superstition Freeway and Crismon Road. (15 ± acres). Preliminary Plat. Gilmore Planning & Landscape Architecture, applicant; Virtua Mesa Crismon Owner LLC; and SWC Crismon & Hampton LLC, owners. **(Companion case to ZON19-00201, associated with item *4-d).**

Planner: Lisa Davis

Staff Recommendation: Approval with conditions

- *5-c** **PZ 19072** **“Eastmark Row Towns” District 6.** Within the 9800 through 9900 blocks of East Point Twenty-Two Boulevard (north side) and the 4600 through 4700 blocks of South Eastmark Parkway (west side). Located north of Ray Road and East of Ellsworth Road. Preliminary Plat. (8.6± acres). Heather Chadwick, Lennar Arizona, applicant; DMB Mesa Proving Grounds, LLC, owner. **(ZON19-00199)**

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

- *5-d** **PZ 19073** **“SEC First & Macdonald Phase 2” District 4.** Within the 0 through 100 blocks of West 1st Avenue (south side) and the 100 block of South Macdonald (east side). Located south of Main Street and west of Center Street. (1.6± acres). Preliminary Plat. Charles Huellmantel, Huellmantel & Affiliates, applicant; City of Mesa, owner. **(ZON19-00267)**

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

Items not on the Consent Agenda

6 Other Business.

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 traducción en español, favor de llamar al menos 48 horas antes de la reunión al 480-644-2767.