

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, September 11, 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 19099](#) Minutes from the August 28, 2019 study session and regular public hearing.**

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

- *3-a** **PZ 19100** **ZON19-00365 District 6.** Within the 9600 through 9700 blocks of East Hampton Avenue (north side). Located south of Southern Avenue on the west side of Crismon Road. (3.8± acres). Rezone from RS-43 to RM-2-PAD; and Site Plan Review. This request will allow for a multiple-residence development. Brennan Ray, Burch & Cracchiolo, applicant; Off Crismon Properties, LLC, owner.

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

- *3-b** **PZ 19101** **ZON19-00440 District 2.** 1728 South Greenfield Road. Located south of the US 60 Superstition Freeway and west of Greenfield Road. (7.2± acres). Rezone from Light Industrial (LI) with a Council Use Permit (CUP) to Limited Commercial (LC) with a Council Use Permit for a pawn shop; and Site Plan Review. This request will allow a pawn shop within an existing group commercial center. RKAA Architects, applicant; HH-Greenfield Gateway LLC, owner.

Planner: Lisa Davis

Staff Recommendation: Approval with conditions

- *3-c** **PZ 19102** **ZON19-00444 District 5.** Within the 7100 through 7200 blocks of East University Drive and within the 100 through 400 blocks of North Sunvalley Boulevard. Located West of Sossaman Road on the south side of University Drive. (11± acres) Modification of an approved PAD and associated conditions of approval; and Site Plan Modification. This request will allow amendment to remove a condition of approval limiting the square footage allowed for medical offices. Dorothy Shupe, Sketch Architecture Company, applicant; Baywood Square Owners Association, Arbor 5800, LLC, Balance Capital, LLC, Bodo Park Holdings, LLC, Shepherd Enterprises, LLC, Blackstone Charitable Trust, Pinion Properties, LLC, B&B Office Condo, LLC, Advanced Equity International, LLC, Kelley Shepherd Holding, LLC, Lodoc Investments, LLC, Branberger Investments, LLC, Bogle Building, LLC, JAI LAXMI, LLC, Faith Edward, LLC, G to G, LLC, owners. **(Companion case to preliminary plat "Baywood Square", associated with item *4-a).**

Planner: Ryan McCann

Staff Recommendation: Approval with conditions

4 Discuss and take action on the following preliminary plats:

- *4-a** **PZ 19104** **“Baywood Square” District 5.** Within the 7100 through 7200 blocks of East University Drive and within the 100 through 400 blocks of North Sunvalley Boulevard. Located West of Sossaman Road on the south side of University Drive. (11± acres) Preliminary Plat. Dorothy Shupe, Sketch Architecture Company, applicant; Baywood Square Owners Association, Arbor 5800, LLC, Balance Capital, LLC, Bodo Park Holdings, LLC, Shepherd Enterprises, LLC, Blackstone Charitable Trust, Pinion Properties, LLC, B&B Office Condo, LLC, Advanced Equity International, LLC, Kelley Shepherd Holding, LLC, Lodoc Investments, LLC, Branberger Investments, LLC, Bogle Building, LLC, JAI LAXMI, LLC, Faith Edward, LLC, G to G, LLC, owners. **(Companion case to ZON19-0044, associated with item *3-c).**

Planner: Ryan McCann

Staff Recommendation: Approval with conditions

- *4-b** **PZ 19103** **“Eastmark DU-7 Parcel 53” District 6.** Within the 9800 through 9900 blocks of East Point Twenty-Two Boulevard (south side) and within the 4700 block of South Eastmark Parkway (west side). Located north of Ray Road and East of Ellsworth Road. (13.4± acres). Preliminary Plat. Clayton Neilsen, Bowman Consulting, applicant; DMB Mesa Proving Grounds, LLC, owner. **(ZON19-00475)**

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

Items not on the Consent Agenda

5 Other Business.

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.