

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, October 23, 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 19116](#) Minutes from the October 9, 2019 study session and regular public hearing.**

3 Take action on the following zoning case:

- *3-a** [PZ 19117](#) **ZON19-00538 District 6.** Within the 7200 through 7400 blocks of East Ray Road (south side). Located east of Power Road on the south side of Ray Road. (9.8± acres). Site Plan Review. This request will allow for an industrial development. Wes Balmer, Balmer Architectural Group, applicant; PHX-Mesa Gateway Airport 193 LLC, owner.

Planner: Ryan McCann

Staff Recommendation: Approval with conditions

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

- *4-a** [PZ 19118](#) **ZON19-00514 District 1.** Within the 2500 block of North Harris Drive (east side). Located west of Gilbert Road and north of McKellips Road. (9.3± acres) Rezone from RS-43 to RS-15-PAD and Site Plan Review. This request will allow for the development of a single-residence subdivision. Rob Stephan, Excolo Development, applicant; PBL, LLC and ALO Investments, LLC, owner. **(Companion case to preliminary plat “Overlook at Forest Knoll”, associated with item *5-a).**

Planner: Lesley Davis

Staff Recommendation: Continued to November 13, 2019

5 Discuss and take action on the following preliminary plats:

- *5-a** [PZ 19119](#) **“Overlook at Forest Knoll” District 1.** Within the 2500 block of North Harris Drive (east side). Located west of Gilbert Road and north of McKellips Road. (9.3± acres). Preliminary Plat. Rob Stephan, Excolo Development, applicant; PBL, LLC and ALO Investments, LLC, owner. **(Companion case to ZON19-00514, associated with item *4-a).**

Planner: Lesley Davis

Staff Recommendation: Continued to November 13, 2019

- *5-b** **PZ 19120** **“Mesa and Main-Phase 2- East and West Blocks” District 4.** Within the 0 to 100 block of South Mesa Drive (east side), the 0 to 100 block of South Udall (east and west sides), and the 0 to 100 block of South Lesueur (west side). Located east of Mesa Drive and south of Main Street. (2.25± acres). Preliminary Plat. Casey Whiteman, Hilgartwilson, LLC, applicant; Suburban Land Reserve Inc., owner.

Planner: Jennifer Gniffke

Staff Recommendation: Approval with conditions

6 Review, discuss and make a recommendation to the City Council regarding the following proposed amendment to the Mesa City Code:

- *6-a** **PZ 19121** Conduct a public hearing and make a recommendation to the City Council on the proposed Quality Development Design Guidelines for Residential, Commercial and Industrial developments.

Planner: Veronica Gonzalez

Staff Recommendation: Adoption

7 Review, discuss and make a recommendation to the City Council regarding the following proposed amendments to the Mesa Zoning Ordinance:

- *7-a** **PZ 19122** Review, discuss, and make a recommendation to the City Council regarding proposed text amendments to the Mesa City Code Title 11, Chapters 3, 4, 5, 6, 7, 8, 15, 22, 30, 31, 33, 69, 86 and 87, relating to the adoption of the Quality Development Design Guidelines Standards. **(Citywide).**

Planner: Rachel Prelog

Staff Recommendation: Approval

- *7-b** **PZ 19123** Amendments to the Mesa City Code, Title 11, Mesa Zoning Ordinance, Chapter 59 of Article 6: Form-Based Code relating to the requirement for structured garage parking for the development of Mid-Rise and High-Rise Building types. The proposed amendment will allow the flexibility to construct structured garage parking as optional. **(Citywide).**

Planner: Jennifer Gniffke

Staff Recommendation: Continued to November 13, 2019

Items not on the Consent Agenda

**8 Discuss and make a recommendation to the City Council on the following
General Plan amendments and related zoning cases:**

- 8-a** **PZ 19124** **ZON19-00754 District 6.** The 7700 through 8400 blocks of East Elliot Road (south side), the 3700 through 4000 blocks of the South 80th Street alignment (both sides), the 3700 through 4000 blocks of South Hawes Road (west side), the 8400 through 8600 blocks of East Warner Road (north side), the 4200 through 4400 blocks of the South Hawes Road alignment (east side), and the 8100 through 8400 blocks of East Warner Road (south side). (280± acres). Minor General Plan Amendment. This request will change the General Plan character designation for the area from Mixed Use Activity/Employment to Neighborhood. Jordan Rose, Rose Law Group, applicant; Circle G Investments 402 LLC, Van Rijn Jody/Pieter, AG Land Investors LP/ETAL, Feenstra Charles L/Barbara M. TR, John & Brenda Van Otterloo Family Trust/ETAL, Maynard Billy W/Nora D, Maynard Dianne, Mesa-Casa Grande Land Co LLC, Rijlaarsdam Jacob/Mary TR, Stechnij H/Glenda TR/ETAL, Tuffly Frederick M., Owners. **(Companion case to ZON17-00606, associated with item 8-b).**

Planner: Tom Ellsworth

Staff Recommendation: Adoption

- 8-b** **PZ 19125** **ZON17-00606 District 6.** Within the 3200 through 4000 blocks of South Hawes Road (west side), the 3200 through 3600 blocks of South 80th Street (east side), the 3600 through 4000 blocks of the South 80th Street alignment (east and west sides), the 7700 through 8400 blocks East Elliot Road (south side), the 8100 through 8400 blocks of East Elliot Road (north side), the 8400 through 8800 blocks of East Warner Road (north side), and the 8100 through 8600 blocks of East Warner Road (south side). (540± acres) Rezone from AG and LI to RS-6, RSL-4.0, RSL-2.5, RM-5, LC, GC, MX and LI with a PAD Overlay. This request will establish the 'Hawes Crossing' PAD to guide the future review of specific plans of development. Jordan Rose, Rose Law Group, applicant; Circle G Investments 402 LLC, Van Rijn Jody/Pieter, AG Land Investors LP/ETAL, Feenstra Charles L/Barbara M. TR, John & Brenda Van Otterloo Family Trust/ETAL, Maynard Billy W/Nora D, Maynard Dianne, Mesa-Casa Grande Land Co LLC, Rijlaarsdam Jacob/Mary TR, Stechnij H/Glenda TR/ETAL, Tuffly Frederick M., Owners. **(Companion case to ZON19-00754, associated with item 8-a).**

Planner: Tom Ellsworth

Staff Recommendation: Approval with conditions

- 8-c** **PZ 19126** **ZON19-00755 District 6.** The 4000 through 4400 blocks of South Hawes Road (west side) and the 8000 through 8400 blocks of East Warner Road (north side). (115± acres). Minor General Plan Amendment. This request will change the General Plan character designation for the area from Mixed Use Activity/Employment to Neighborhood. Jordan Rose, Rose Law Group, applicant; Arizona State Land Department, owner. **(Companion case to ZON17-00607, associated with item 8-d).**

Planner: Tom Ellsworth

Staff Recommendation: Adoption

- 8-d** **PZ 19127** **ZON17-00607 District 6.** Within the 8000 through 8400 blocks of East Warner Road (north side), the 4000 through 4400 blocks of the South Hawes Road alignment (west side), the 8400 through 8800 blocks of East Elliot Road (south side), the 3600 through 4000 blocks of the South Hawes Road alignment (east side), the 8800 through 9200 blocks of East Elliot Road (south side), the 8800 through 9200 blocks of East Warner Road (north side), and the 3600 through 4400 blocks of South Ellsworth Road (west side). (595± acres). Rezone from AG to RSL-4.0, RSL-2.5, RM-5, LR, OC, LC, GC, LI, and MX with a PAD Overlay. This request will establish the 'Hawes Crossing' PAD to guide the future review of specific plans of development. Jordan Rose, Rose Law Group, applicant; Arizona State Land Department, owner. **(Companion case to ZON19-00755, associated with item 8-c).**

Planner: Tom Ellsworth

Staff Recommendation: Approval with conditions

9 Adjournment.