



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 25, 2020

4:00 PM

Council Chambers

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 20035](#) Minutes from the February 26, 2020 study sessions and regular hearing.**

3 Take action on the following zoning cases:

- *3-a** **PZ 20036** **ZON19-00909 District 6.** Within the 9200 to 9400 blocks of East Ray Road (south side); the 5200 to 5400 blocks of South Ellsworth Road (east side); and within the 9200 to 9400 blocks of East Cadence Parkway (both sides). Located south of Ray Road and East of Ellsworth Road. (26 ± acres). Site Plan Review. This request will allow for the development of a commercial shopping center within the Cadence Community. Susan E. Demmit, Gammage & Burnham, applicant; PPGN-Ellsworth, LLLP, owner. **(Companion case to preliminary plat “Cadence at Gateway”, associated with item *5-a).**

Planner: Lesley Davis

Staff Recommendation: Approval with conditions

- *3-b** **PZ 20037** **ZON20-00035 District 6.** Within the 7800 to 8100 blocks of East Ray Road (south side). Located west of Hawes Road on the south side of Ray Road. (40 ± acres). Site Plan Review; and Special Use Permit. This request will allow for an industrial development. Eric Zitny, Ware Malcomb, applicant; Marwest Enterprises LLC/Santan 74 LLLP, owners. **(Companion case to preliminary plat “The Landing Phase 3”, associated with item *5-b).**

Planner: Ryan McCann

Staff Recommendation: Approval with conditions

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

- *4-a** **PZ 20038** **ZON19-00687 District 5.** Within the 1800 block of North Val Vista Drive (east side). Located south of McKellips Road on the east side of Val Vista Drive. (3.47 ± acres). Rezoning from RS-35 to RS-35 BIZ. This request will allow for the development of a single-residence subdivision. Welker Development Resources, applicant; Sikora Holdings LLC, owner. **(Companion case to preliminary plat “KV Estates”, associated with item *5-c).**

Planner: Ryan McCann

Staff Recommendation: Approval with conditions

- *4-b** [PZ 20039](#) **ZON19-00706 District 5.** Within the 2400 to 2500 blocks of North Val Vista Drive (east side). Located south of McDowell Road on the east side of Val Vista Drive. (5 ± acres). Rezoning from RS-35 to RS-35 PAD. This request will allow for the development of a single-residence subdivision. Eric DeRoche, applicant; NuSash Investments, owner. **(Companion case to preliminary plat “Deroche Estates”, associated with item *5-d).**

Planner: Kellie Rorex

Staff Recommendation: Approval with conditions

- *4-c** [PZ 20040](#) **ZON19-00935 District 3.** 20.68 ± acres of the property is located within the 1800 to 2000 blocks of South Hobson (east side); the 600 to 800 blocks of East Baseline Road (north side); and the 1900 to 2000 blocks of South Horne (west side) and 4.5 ± acres of the property is located within the 500 block of East Auto Center Drive (south side); and within the 1700 to 1900 blocks of South Hobson (west side). Rezoning from LI and LI-PAD to LI-PAD; and Site Plan Review (overall 25.18± acres). This request will establish the Metro East Valley PAD and allow for an industrial development. Jeff McCall, McCall & Associates, applicant; Puppyfeathers, LLLP, owner. **(Companion case to preliminary plat “Metro East Valley Commerce Center III” associated with item *5-e).**

Planner: Ryan McCann

Staff Recommendation: Approval with conditions

- *4-d** [PZ 20041](#) **ZON19-00960 District 6.** Within the 7100 to 7300 blocks of East Baseline Road (south side). Located east of Power Road on the south side of Baseline Road. (1.7 ± acres). Modification of an approved PAD; and Site Plan Modification. This request will allow for the development of a medical office building and a future pad site. Woods Associates Architects LLC, applicant; Sarsar Khamis George, owner.

Planner: Kellie Rorex

Staff Recommendation: Approval with conditions

5 Discuss and take action on the following preliminary plats:

***5-a** **PZ 20042** **“Cadence at Gateway” District 6.** Within the 9200 to 9400 blocks of East Ray Road (south side); the 5200 to 5400 blocks of South Ellsworth Road (east side); and within the 9200 to 9400 blocks of East Cadence Parkway (both sides). Located south of Ray Road and East of Ellsworth Road. (26 ± acres). Preliminary Plat. Susan E. Demmit, Gammage & Burnham, applicant; PPGN-Ellsworth, LLLP, owner. **(Companion case to ZON19-00909, associated with item *3-a).**

Planner: Lesley Davis

Staff Recommendation: Approval with conditions

***5-b** **PZ 20043** **“The Landing Phase 3” District 6.** Within the 7800 to 8100 blocks of East Ray Road (south side). Located west of Hawes Road on the south side of Ray Road. (40 ± acres). Preliminary Plat. Eric Zitny, Ware Malcomb, applicant; Marwest Enterprises LLC/Santan 74 LLLP, owners. **(Companion case to ZON20-00035, associated with item *3-b).**

Planner: Ryan McCann

Staff Recommendation: Approval with conditions

***5-c** **PZ 20044** **“KV Estates” District 5.** Within the 1800 block of North Val Vista Drive (east side). Located south of McKellips Road on the east side of Val Vista Drive. (3.47 ± acres). Preliminary Plat. Welker Development Resources, applicant; Sikora Holdings LLC, owner. **(Companion case to ZON19-00687, associated with item *4-a).**

Planner: Ryan McCann

Staff Recommendation: Approval with conditions

***5-d** **PZ 20045** **“Deroche Estates” District 5.** Within the 2400 to 2500 blocks of North Val Vista Drive (east side). Located south of McDowell Road on the east side of Val Vista Drive. (5 ± acres). Preliminary Plat. Eric DeRoche, applicant; NuSash Investments, owner. **(Companion case to ZON19-00706, associated with item *4-b).**

Planner: Kellie Rorex

Staff Recommendation: Approval with conditions

- *5-e** **PZ 20046** **“Metro East Valley Commerce Center III” District 3.** 20.68 ± acres of the property is located within the 1800 to 2000 blocks of South Hobson (east side); the 600 to 800 blocks of East Baseline Road (north side); and the 1900 to 2000 blocks of South Horne (west side) and 4.5 ± acres of the property is located within the 500 block of East Auto Center Drive (south side); and within the 1700 to 1900 blocks of South Hobson (west side). (overall 25.18± acres). Preliminary Plat. Jeff McCall, McCall & Associates, applicant; Puppyfeathers, LLLP, owner. **(Companion case ZON19-00935, associated with item *4-c).**

Planner: Ryan McCann

Staff Recommendation: Approval with conditions

Items not on the Consent Agenda

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.