



***To decrease COVID-19 exposure, the City Council Chambers is closed, but public participation and viewing will be available electronically.***

**Members of the Planning and Zoning Board will appear electronically for this meeting, via a video conferencing platform, and the live meeting will be accessible via broadcast and telephonically.**

Because of the current public health emergency, the City Council Chambers is closed for Planning and Zoning Meetings. However, the live meeting may be watched on local cable **Mesa channel 11**, online at [Mesa11.com/live](https://Mesa11.com/live) or [www.youtube.com/user/cityofmesa11/live](https://www.youtube.com/user/cityofmesa11/live), or listened to by calling **888-788-0099** or **877-853-5247 (toll free)** using meeting ID **530 123 2921** and following the prompts.

**Public participation** will be available electronically. If you want to provide a written comment or speak telephonically at the meeting, please submit an [online comment card](#) at **least 1 hour prior to the start of the meeting**. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099** or **877-853-5247 (toll free)** using meeting ID **530 123 2921** and following the prompts, prior to the start of the meeting. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

**Applicants and their representatives** that have items on the Board agenda and who want to be able to comment on their item or be able to answer questions should fill out this [online comment card](#) at **least 1 hour prior to the start of the meeting** and call **888-788-0099** or **877-853-5247 (toll free)** using meeting ID **530 123 2921** and following the prompts, prior to the start of the meeting. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

## 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*

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Wednesday, May 13, 2020

4:00 PM

Virtual Platform

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**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](http://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 20070](#) Minutes from the April 22, 2020 study sessions and regular hearing.**

**3 Take action on the following zoning cases:**

- \*3-a**     **PZ 20071**     **ZON20-00037 District 4.** Within the 500 block of East Broadway Road (south side) and within the 400 block of South Pioneer (west side). Located east of Mesa Drive on the south side of Broadway Road. (1± acres). Site Plan Review. This request will allow for a commercial and multi-residence development. Ralph Pew, Pew & Lake, applicant; Foster Arizona, owner. **(Continued from April 8, 2020).**

**Planner:** Charlotte Bridges

**Staff Recommendation:** Approval with conditions

- \*3-b**     **PZ 20072**     **ZON20-00086 District 2.** Within the 4400 block of East Broadway Road (south side) and within the 400 block of South Greenfield Road (east side). Located on the southeast corner of Greenfield and Broadway Roads. (1± acres). Site Plan Review. This request will allow for the development of a restaurant with a drive-thru. Randolph Carter, Sketch Architecture Company, applicant; Pine Haven Investments LLC, owner.

**Planner:** Kellie Rorex

**Staff Recommendation:** Approval with conditions

- \*3-c**     **PZ 20073**     **ZON20-00102 District 2.** Within the 5200 block of East Southern Avenue (south side). Located east of Higley Road on the south side of Southern Avenue. (1± acres). Site Plan Review. This request will allow for the development of a medical office building. Finn Architects LLC, applicant; DCT Properties Mesa LLC, owner.

**Planner:** Kellie Rorex

**Staff Recommendation:** Approval with conditions

- \*3-d**     **PZ 20074**     **ZON20-00106 District 2.** Within the 0 to 200 blocks of North Val Vista Drive (west side). Located north of Main Street on the west side of Val Vista Drive. (4± acres). Site Plan Review. This request will allow for the development of a self-storage facility with associated boat and RV storage. Nathan Palmer, applicant; Intelliguard Group, LLC, owner.

**Planner:** Evan Balmer

**Staff Recommendation:** Approval with conditions

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

- \*4-a**     [PZ 20075](#)     **ZON20-00129 District 6.** Within the 10600 to 11000 blocks of East Williams Field Road (south side); within the 6000 to 6200 blocks of South Signal Butte Road (west side); and within the 6000 to 6400 blocks of South Signal Butte Road (east side). Located south of Williams Field Road on the east and west sides of Signal Butte Road. (89± acres). Minor General Plan Amendment to change the Character Type from Neighborhoods to Mixed Use Activity District. This request will allow for a mixed-use development. Sean Lake, Pew & Lake, PLC, applicant; Signal Butte 24, LLC, owner. **(Companion case to General Plan amendment ZON19-00805, associated with item \*4-b).**

**Planner:** Cassidy Welch

**Staff Recommendation:** Continue to May 27, 2020

- \*4-b**     [PZ 20076](#)     **ZON19-00805 District 6.** Within the 10600 to 11000 blocks of East Williams Field Road (south side); within the 6000 to 6200 blocks of South Signal Butte Road (west side); and within the 6000 to 6400 blocks of South Signal Butte Road (east side). Located south of Williams Field Road on the east and west sides of Signal Butte Road. (89± acres). Rezone from RS-9-PAD, RS-6-PAD, RSL-2.5-PAD, RM-2-PAD and LC-PAD to GC; with a Council Use Permit to allow 100% residential uses on the first floor of within a General Commercial zoning district; and modification of the Destination at Gateway PAD by removing 89± acres. This request will allow a mixed-use development. Sean Lake, Pew & Lake, PLC, applicant; Signal Butte 24, LLC, owner. **(Companion case to General Plan amendment ZON20-00129, associated with item \*4-a).**

**Planner:** Cassidy Welch

**Staff Recommendation:** Continue to May 27, 2020

**Items not on the Consent Agenda**

**5 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.