



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 or 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

Wednesday, May 27, 2020

4:00 PM

Virtual Platform

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 20081](#) Minutes from the May 13, 2020 study sessions and regular hearing.**

3 Take action on the following zoning cases:

- *3-a** [PZ 20079](#) **ZON19-00961 District 6.** Within the 9300 to 9500 blocks of East Cadence Parkway (west side). Located east of Ellsworth Road and south of Ray Road. (11.5± acres). Site Plan Review. This request will allow for an attached single residence development within the Cadence at Gateway Community. Josh Hannon, EPS Group, Inc., applicant; PPGN-Ellsworth, LLLP, owner. **(Companion case to preliminary plat “Cadence DU1 Phase 1 West”, associated with item *5-a).**

Planner: Ryan McCann

Staff Recommendation: Approval with conditions

- *3-b** [PZ 20080](#) **ZON20-00134 District 3.** Within the 1800 block of East Baseline Road (north side). Located west of Gilbert Road on the north side of Baseline Road. (1± acres). Site Plan Review. This request will allow for an automobile/vehicle service and repair facility. Lori Gafner, Greenberg Farrow, applicant; KEMF GB PAD LLC, owner.

Planner: Charlotte Bridges

Staff Recommendation: Approval with conditions

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

- *4-a** [PZ 20082](#) **ZON19-00871 District 6.** Within the 1700 block of South Crismon Road (west side). Located north of Baseline Road on the west side of Crismon Road. (11± acres). Rezoning from LC to LC-PAD with a Council Use Permit for residential uses within a commercial zoning district; and Site Plan Review. This request will allow for the development of apartments, a hotel, and a restaurant within a mixed-use development. Michael Holman, Overland Development, applicant; Overland Senior Housing Mesa AZ LLC, owner. **(Companion case to preliminary plat “Crismon Commons”, associated with item *5-b).**
Continued from April 22, 2020.

Planner: Wahid Alam

Staff Recommendation: Approval with conditions

5 Discuss and take action on the following preliminary plats:

- *5-a** **PZ 20083** **“Cadence DU1 Phase 1 West” District 6.** Within the 9300 to 9500 blocks of East Cadence Parkway (west side). Located east of Ellsworth Road and south of Ray Road. (11.5± acres). Preliminary Plat. Josh Hannon, EPS Group, Inc., applicant; PPGN-Ellsworth, LLLP, owner. **(Companion case to ZON19-00961, associated with item *3-a).**

Planner: Ryan McCann

Staff Recommendation: Approval with conditions

- *5-b** **PZ 20084** **“Crismon Commons” District 6.** Within the 1700 block of South Crismon Road (west side). Located north of Baseline Road on the west side of Crismon Road. (11± acres). Preliminary Plat. Michael Holman, Overland Development, applicant; Overland Senior Housing Mesa AZ LLC, owner. **(Companion case to ZON19-00871, associated with item *4-a). Continued from April 22, 2020.**

Planner: Wahid Alam

Staff Recommendation: Approval with conditions

Items not on the Consent Agenda

6 Discuss and make a recommendation to the City Council on the following General Plan amendment and related zoning case:

- 6-a** **PZ 20085** **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 zoning case ZON19-00805, associated with item 6-b). Continued from May 13, 2020.**

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

- 6-b** **PZ 20086** **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-PAD; with a Council Use Permit to allow 100% residential uses on the first floor 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 6-a). Continued from May 13, 2020.**

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

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.