



To decrease COVID-19 exposure, the City Council Chambers is closed, but public participation will be available electronically and telephonically and listening to the meeting will be available telephonically.

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://www.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 who 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, June 24, 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 20087](#) Minutes from the May 27, 2020 study session and regular hearing.**

3 Take action on the following zoning case:

- *3-a** **PZ 20088** **ZON20-00214 District 6.** Within the 10000 block of East Southern Avenue (north side). Located east of Crismon Road on the north side of Southern Avenue. (1.57± acres). Site Plan Review. This request will allow for a medical office building. Carrie Fennelly, Cawley Architects, applicant; Pros Investments, LLC, owner.

Planner: Kellie Rorex

Staff Recommendation: Approval with conditions

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

- *4-a** **PZ 20089** **ZON19-00872 District 6.** Within the 1400 to 1600 blocks of South Signal Butte Road (west side); within the 10500 to 10800 blocks of East Southern Avenue (south side); within the 10500 to 10800 blocks of East Hampton Avenue (north side); and within the 10300 to 10800 blocks of East Hampton Avenue (south side). Located west of Signal Butte Road and south of Southern Avenue. (81.4± acres). Rezone from LC-PAD and LC-PAD-BIZ to LC-PAD, RM-4-PAD and RM-5-PAD; and Site Plan Review. This request will allow for a mixed-use development. Reese Anderson, Pew & Lake, PLC, applicant; Signal Butte BFC, LLC, owner. **(Companion case to preliminary plat "Mountain Vista Master Plan", associated with item *5-a).**

Planner: Evan Balmer

Staff Recommendation: Approval with conditions

- *4-b** **PZ 20090** **ZON20-00204 District 3.** 860 and 864 West Southern Avenue. Located east of Alma School Road on the north side of Southern Avenue. (2± acres). Rezone from NC and LC to LC-BIZ; and Site Plan Review. This request will allow for an office building and self-storage facility. Neil Feaser, RKAA Architects, Inc., applicant; Creation Funding, LLC, owner.

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

- *4-c [PZ 20091](#) ZON20-00207 District 6.** Within the 11200 block of East Ray Road (south side) and within the 5200 block of South Mountain Road (east side). Located west of Meridian Road on the south side of Ray Road. (3.9± acres). Rezone from RS-43 to NC. This request will establish commercial zoning for future development. Rod Jarbo, applicant; SRF Holding, LLC, owner.

Planner: Evan Balmer

Staff Recommendation: Continuance to the July 15, 2020 meeting

5 Discuss and take action on the following preliminary plat:

- *5-a [PZ 20092](#) “Mountain Vista Master Plan” District 6.** Within the 1400 to 1600 blocks of South Signal Butte Road (west side); within the 10500 to 10800 blocks of East Southern Avenue (south side); within the 10500 to 10800 blocks of East Hampton Avenue (north side); and within the 10300 to 10800 blocks of East Hampton Avenue (south side). Located west of Signal Butte Road and south of Southern Avenue. (81.4± acres). Preliminary Plat. Reese Anderson, Pew & Lake, PLC, applicant; Signal Butte BFC, LLC, owner. **(Companion case to ZON19-00872, associated with item *4-a).**

Planner: Evan Balmer

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.