



Planning & Zoning Public Hearing

To decrease COVID-19 exposure, the City Council Chambers is closed, but public viewing and participation are 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 <https://mesa11.zoom.us/j/5301232921> 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 **Applicant [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

- Vice Chair Jessica Sarkissian*
- Boardmember Tim Boyle*
- Boardmember Shelly Allen*
- Boardmember Jeffrey Crockett*
- Boardmember Deanna Villanueva-Saucedo*
- Boardmember Benjamin Ayers*
- Boardmember Troy Peterson*

Wednesday, July 28, 2021

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 21082](#) Minutes from the June 23, 2021 study session and regular meeting.

3 Take action on the following zoning cases:

- *3-a** **PZ 21083** **ZON21-00353 District 2.** Within the 4400 block of East Baseline Road (north side). Located east of Greenfield Road on the north side of Baseline Road. (1.04± acres). Site Plan Review. This request will allow for the development of a dental office. Jammon Studios, applicant; Blue Glacier LLC, owner.

Planner: Chloe Durfee-Sherman

Staff Recommendation: Continue to August 25, 2021

- *3-b** **PZ 21084** **ZON21-00357 District 6.** Within the 7800 to 8000 block of East Ray Road (north side). Located west of Hawes Road on the north side of Ray Road. (9.9± acres). Site Plan Review; and Special Use Permit. This request will allow for an industrial development. Eric Zitny, Ware Malcomb, applicant; DM Landing 3 Sub LLC, owner.

Planner: Kellie Rorex

Staff Recommendation: Approval with conditions

- *3-c** **PZ 21085** **ZON21-00388 District 4.** Within the 300 block of North Stapley Drive (west side) and within the 1100 block of East University Drive (south side). Located on the southwest corner of Stapley Drive and University Drive. (0.7± acres). Site Plan Review. This request will allow for a drive-thru coffee shop. Tim Rasnake, Archion Architecture and Interiors, LC, applicant; Jaswinder Singh - Surinder K. Singh, owner.

Planner: Sean Pesek

Staff Recommendation: Approval with conditions

- *3-d** **PZ 21086** **ZON21-00437 District 5.** Within the 4500 block of East Ivy Street (north side) and within the 1700 block of North Parkcrest (east side). Located south of McKellips Road and east of Greenfield Road (2.3± acres). Site Plan Review. This request will allow for an industrial development. Eric Leibsohn, applicant; OPUS BUSINESS PLAZA LLC, owner. **(Companion case to Preliminary Plat, “North Parkcrest Condominiums”, associated with item *5-a).**

Planner: Chloe Durfee-Sherman

Staff Recommendation: Approval with conditions

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

- *4-a** [PZ 21087](#) **ZON20-00585 District 5.** Within the 7300 block of East Southern Avenue (north side) and within the 1100 block of South Rowen (east side). Located west of Sossaman Road on the north side of Southern Avenue. (1.77± acres). Rezone from Limited Commercial with a Planned Area Development overlay (LC-PAD) to Multiple Residence 2 with a Planned Area Development overlay (RM-2-PAD-PAD). This request will allow for the development of attached single residences. Jared Malone, Associated Architects, applicant; Cardon Hiatt Investments, LLC & CB Equity, LLC, owner. **(Companion case to Preliminary Plat, “Lofts at Superstition Vistas”, associated with item *5-b).**

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

- *4-b** [PZ 21088](#) **ZON20-00700 District 5.** Within the 8100 block of East Brown Road (south side). Located west of the 202 Red Mountain Freeway on the south side of Brown Road. (3.21± acres). Rezoning from RS-9 to RM-2-PAD; and Site Plan Review. This request will allow for the development of attached single residences. Zach Collins, applicant; Thrive Development, LLC, owner. **(Companion case to Preliminary Plat “Brown & 202 Townhomes”, associated with item *5-c).**

Planner: Jennifer Gniffke

Staff Recommendation: Approval with conditions

- *4-c** [PZ 21089](#) **ZON20-00792 District 6.** Within the 6600 block of South Mountain Road (east side). Located west of Meridian Road and north of Pecos Road. (5.17± acres). Rezone from Agricultural (AG) to General Industrial (GI). This request will allow industrial uses on the property. Shaine Alleman, Tiffany & Bosco, P.A., applicant; Sonoran Desert Property Holdings, LLC, owner.

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

- *4-d** [PZ 21090](#) **ZON21-00394 District 6.** Within the 7600 to 7800 block of east Warner Road (south side) and within the 4400 to 4700 block of the South Sossaman Road alignment (east side). Located east of the Sossaman Road alignment on the south side of Warner Road. (101.7± acres). Rezone from Light Industrial (LI) and Agricultural (AG) to Light Industrial with a Planned Area Development (LI-PAD) overlay; and Site Plan Review. This request will allow for the development of an industrial business park. Wendy Riddell, Berry Riddell LLC, applicant; Gateway Business Park LLC/Tonto Corp., owner). **(Companion case to Preliminary Plat “AirPark 202”, item *5-d).**

Planner: Kellie Rorex

Staff Recommendation: Approval with conditions

5 Discuss and take action on the following preliminary plats:

- *5-a** [PZ 21091](#) **“North Parkcrest Condominiums” District 5.** Within the 4500 block of East Ivy Street (north side) and within the 1700 block of North Parkcrest (east side). Located south of McKellips Road and east of Greenfield Road (2.3± acres). Preliminary Plat. Eric Leibsohn, applicant; OPUS BUSINESS PLAZA LLC, owner. **(Companion case to ZON21-00437, associated with item *3-d).**

Planner: Chloe Durfee-Sherman

Staff Recommendation: Approval with conditions

- *5-b** [PZ 21092](#) **“Lofts at Superstition Vistas” District 5.** Within the 7300 block of East Southern Avenue (north side) and within the 1100 block of South Rowen (east side). Located west of Sossaman Road on the north side of Southern Avenue. (1.77± acres). Preliminary Plat. Jared Malone, Associated Architects, applicant; Cardon Hiatt Investments, LLC & CB Equity, LLC, owner. **(Companion case to ZON20-00585, associated with item *4-a).**

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

- *5-c** [PZ 21093](#) **“Brown & 202 Townhomes” District 5.** Within the 8100 block of East Brown Road (south side). Located west of the 202 Red Mountain Freeway on the south side of Brown Road. (3.21± acres). Preliminary Plat. Zach Collins, applicant; Thrive Development, LLC, owner. **(Companion case to ZON20-00700, associated with item *4-b).**

Planner: Jennifer Gniffke

Staff Recommendation: Approval with conditions

- *5-d** **PZ 21095** **“AirPark 202” District 6.** Within the 7600 to 7800 block of east Warner Road (south side) and within the 4400 to 4700 block of the South Sossaman Road alignment (east side). Located east of the Sossaman Road alignment on the south side of Warner Road. (101.7± acres). Preliminary Plat. Wendy Riddell, Berry Riddell LLC, applicant; Gateway Business Park LLC/Tonto Corp., owner). **(Companion case to case ZON21-00394, associated with item *5-e).**

Planner: Kellie Rorex

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.**