

Planning and Zoning Board - Public Hearing

Meeting Agenda - Final

Chair Jeffrey Crockett
Vice Chair Benjamin Ayers
Boardmember Jessica Sarkissian
Boardmember Shelly Allen
Boardmember Troy Peterson
Boardmember Jeff Pitcher
Boardmember Genessee Montes

Wednesday, June 14, 2023

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 23070](#) Minutes from the May 24, 2023 study session and regular meeting.

3 Take action on the following zoning cases:

- *3-a** [PZ 23071](#) **ZON22-00984 "Sunflower Cremation and Burial" (District 2).** Within the 5600 block of East Main Street (north side) and the 0 to 100 block of North 57th Street (west side). Located west of Recker Road and north of Main Street. (1± acres). Site Plan Review and Special Use Permit. This request will allow for a crematory. Funeral Holdings, LLC, Owner; Richard Moore, RMA Design Group, Applicant.

Planner: Charlotte Bridges

Staff Recommendation: Approval with conditions

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

- *4-a** [PZ 23075](#) **ZON22-01332 "Guadalupe & Power Retail" (District 6).** Within the 2700 block of South Power Road (east side) and within the 6800 block of East Guadalupe Road (north side). Located east of Power Road and north of Guadalupe Road. (1.7± acres). Site Plan Modification, Special Use Permit, and amending conditions of approval on case Z88-032. This request will allow for a restaurant with a drive-thru facility and an automobile/vehicle car wash. DR One, LLC, Owner; Sean Lake, Pew & Lake, PLC, Applicant.

Planner: Charlotte Bridges

Staff Recommendation: Approval with conditions

- *4-b** [PZ 23072](#) **ZON23-00092 "Gateway 202 Site Plan Amendment" (District 6).** Within the 4400 to 4800 blocks of South Ellsworth Road (west side) and within the 8700 to 9200 blocks of East Warner Road (south side). Located south of Warner Road and west of Ellsworth Road. (165± acres). Site Plan Modification and amending Conditions of approval of Case ZON21-00595. This request will allow for an accessory minor automobile repair facility. Scannell Properties No. 507, Owner; Sean Lake, Pew and Lake, Applicant. **(Companion case to Preliminary Plat "Gateway 202 Plat Amendment", associated with item *5-a).**

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

- *4-c** [PZ 23074](#) **ZON23-00235 "Gateway Interchange - Phase III" (District 6).** Within the 4500 block of South 80th Street (east side). Located south of Warner Road, on the east side of the 80th Street future alignment, and on the north side of the Sebring Avenue future alignment. (9± acres). Rezone from Agriculture (AG) to Light Industrial with a Planned Area Development overlay (LI-PAD) and Site Plan Review. This request will allow for an industrial development. JCA EQUIPMENT LLC, Owner; Toby Rogers, Butler Design Group, Inc., Applicant.

Planner: Sean Pesek

Staff Recommendation: Approval with conditions

5 Discuss and take action on the following preliminary plats:

- *5-a** [PZ 23073](#) **"Gateway 202 Plat Amendment" (District 6).** Within the 4400 to 4800 blocks of South Ellsworth Road (west side) and within the 8700 to 9200 blocks of East Warner Road (south side). Located south of Warner Road and west of Ellsworth Road. (165± acres). Preliminary Plat. This request will modify the lots for the existing Preliminary Plat. Scannell Properties No. 507, Owner; Sean Lake, Pew and Lake, Applicant. **(Companion case to ZON23-00092 associated with item *4-b)**

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

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 servicio de interpretación en Español, comuníquese con la Ciudad al menos 48 horas antes de la reunion al 480-644-2767.