



Planning and Zoning Board - Public Hearing

Meeting Agenda - Final

Chair Benjamin Ayers
Vice Chair Jeff Pitcher
Boardmember Troy Peterson
Boardmember Genessee Montes
Boardmember Jamie Blakeman
Boardmember Jayson Carpenter
Boardmember Chase Farnsworth

Wednesday, November 13, 2024

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 24210](#) Minutes from the October 23, 2024 Planning and Zoning Board meeting.

3 Take action on the following zoning cases:

- *3-a** [PZ 24196](#) **ZON23-00208 - "EastMarket"** 32.3± acres located at the northeast corner of South Ellsworth Road and East Ray Road and the southeast corner of South Ellsworth Road and East Point Twenty-Two Boulevard. Site Plan Development Potential Review to allow for a mixed-use development. DMB MESA PROVING GROUNDS LLC, owner Christina Christian, applicant. **(District 6)**

Planner: Joshua Grandlienard

Staff Recommendation: Continued to a date uncertain

- *3-b** [PZ 24197](#) **ZON23-00210 - "EastMarket Major Budget Transfer"** 32.3± acres located at the northeast corner of South Ellsworth Road and East Ray Road and the southeast corner of South Ellsworth Road and East Point Twenty-Two Boulevard. Major Land Use Budget transfer from Development Unit 1 to Development Unit 4 of the Eastmark Community Plan to allow for a mixed-use development. DMB MESA PROVING GROUNDS LLC, owner Christina Christian, applicant. **(District 6)**

Planner: Joshua Grandlienard

Staff Recommendation: Continued to a date uncertain

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

- *4-a** [PZ 24133](#) **ZON24-00426 - "Walmart Fuel Mesa 1646" (District 6).** Within the 6000 to 6200 blocks of East Southern Avenue (south side). Located west of Superstition Springs Boulevard on the south side of Southern Avenue (18.9± acres). Major Site Plan Modification and amending condition of approval Number One for Case No. Z99-043; and a Special Use Permit. This request will allow for a Service Station. Trent Rachel, Retail Trust III (IMPS ONLY), owner; Ryan Alvarez, Kimley-Horn, applicant.

Planner: Chloe Durfee Daniel

Staff Recommendation: Approval with conditions

- *4-b** [PZ 24199](#) **ZON23-00970 - "Legacy Square"** 2.2± acres located at the northwest corner of South Pomeroy and East 2nd Avenue approximately 250 feet west of South Mesa Drive. Rezone from Downtown Residence-2 (DR-2) and Downtown Residence-3 (DR-3) to Downtown Core (DC), Site Plan Review, and a Special Use Permit to allow for a multiple residence development. Legacy Square Opzone LLC, owner; Travis Taylor, Westates Companies, applicant (**District 4**)

Planner: Jennifer Merrill

Staff Recommendation: Approval with conditions

- *4-c** [PZ 24200](#) **ZON23-01003 - "Carmello by Blandford Homes"** 30± acres located at the southeast corner of North Hawes Road and East McDowell Road. Rezone from Agriculture to Single Residence-15 with a Planned Area Development Overlay (RS-15-PAD) to allow for a Single Residence Subdivision. Colleen Horcher Trust, owner; Pew and Lake PLC; applicant. (**District 5**) (Companion case to "Carmello by Blandford Homes Preliminary Plat", associated with item *6-a)

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

- *4-d** [PZ 24201](#) **ZON24-00015 - "5308 E. Main Modern"** 2.3± acres located approximately 600 feet east of the northeast corner of North Higley Road and East Main Street. Rezone from Limited Commercial (LC) to Multiple Residence-4 with a Bonus Intensity Zone Overly (RM-4-BIZ) and Site Plan Review to allow for a multiple residence development. John Saliba, Saliba Hogan Investments LLC, owner; John Fox, applicant. (**District 2**)

Planner: Chloe Durfee Daniel

Staff Recommendation: Approval with conditions

- *4-e** [PZ 24202](#) **ZON24-00636 - "Red Mountain Storage Expansion"** 4.2± acres located at 5612 East McDowell Road. Major Site Plan Modification and a Council Use Permit to allow for an expansion of an existing mini-storage facility. Casa de Amigos Mobile Home Estates, LP, owner; Philip A Gollon, ARC Services Inc., applicant. (**District 5**)

Planner: Chloe Durfee Daniel

Staff Recommendation: Approval with conditions

- *4-f** [PZ 24203](#) **ZON24-00656 - "AZ4 Expansion - MPCA"** 16± acres located at the northwest corner of East Pecos Road and South Mountain Road. Major Site Plan Modification, Special Use Permit, and amending condition of approval No. 1 for Case No. Z15-024 to allow for an expansion to an existing manufacturing plant. MGC Pure Chemicals America INC, owner; Brandon Linville, Gray AE, PSC, applicant. **(District 6)**
Planner: Chloe Durfee Daniel
Staff Recommendation: Approval with conditions
- *4-g** [PZ 24204](#) **ZON24-00711 - "Lot 7 at Thomas Road"** 1+ acre located at the northeast corner of East Thomas Road and North 55th Place approximately 2,600 feet west of North Recker Road. Rezone from Light Industrial with a Planned Area Development Overlay (LI-PAD) to Light Industrial with a Planned Area Development and Bonus Intensity Zone Overlays (LI-PAD-BIZ) and Site Plan Review to allow for an industrial development. Resident Plumber, LLC; owner; Marian McKersie, RKA Architects, applicant. **(District 5)**

Planner: Tulili Tuiteleleapaga-Howard
Staff Recommendation: Approval with conditions
- *4-h** [PZ 24205](#) **ZON24-00745 - "Black Rock Coffee Bar"** 0.7+ acres located at 1050 South Country Club Drive. Major Site Plan Modification for the development of a limited-service restaurant with a drive-thru facility. Red Mountain Asset Fund I, LLC, owner; Catherine Atchley, Atwell LLC, applicant. **(District 4)**

Planner: Tulili Tuiteleleapaga-Howard
Staff Recommendation: Approval with conditions
- *4-i** [PZ 24206](#) **ZON24-00767 - "MCC Billboards"** 134.5± acres located at the southeast corner of South Dobson Road and West Southern Avenue. Rezone from Public and Semi-Public (PS) to Public and Semi-Public with a Billboard Overlay (PS-BO) to allow for two billboards. Maricopa County Community College District ("District"), owner; Reese Anderson, Pew and Lake PLC, applicant. **(District 3)**

Planner: Joshua Grandlienard
Staff Recommendation: Approval with conditions

- *4-j** [PZ 24207](#) **ZON24-00752 - "Banner Gateway Residences"** 10.5± acres located approximately 1,350 feet east of the northeast corner of East Banner Gateway Drive and South Greenfield Road. Rezone from Light Industrial (LI) to Multiple Residence-4 with a Planned Area Development Overlay (RM-4-PAD) and Site Plan Review to allow for a multiple residence development. CRISKO LLC/KAY AND JUDY TOOLSON JOINT REVOCAB, owner; Brennan Ray, Burch & Cracchiolo, P.A., applicant. **(District 2)**

Planner: Sean Pesek

Staff Recommendation: Approval with conditions

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

- *5-a** [PZ 24208](#) **ZON24-00894 - "Banner Gateway Residences - Minor General Plan Amendment"** 10.5± acres located approximately 1,350 feet east of the northeast corner of East Banner Gateway Drive and South Greenfield Road. Minor General Plan Amendment to change the General Plan Character Area Type from Employment to Mixed Use Activity District with a Regional-Scale District Sub-type. CRISKO LLC/KAY AND JUDY TOOLSON JOINT REVOCAB; owner; Brennan Ray, Burch & Cracchiolo, P.A., applicant. **(District 2)**

Planner: Sean Pesek

Staff Recommendation: Approval with conditions

6 **Discuss and take action on the following preliminary plats:**

- *6-a** [PZ 24209](#) **"Carmello by Blandford Homes Preliminary Plat"** 30± acres located at the southeast corner of North Hawes Road and East McDowell Road. Preliminary Plat. Colleen Horcher Trust, owner; Pew and Lake PLC; applicant. **(District 5)** (Companion case to ZON23-01003, associated with item *4-c)

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

7 **Review, discuss and make a recommendation to the City Council regarding the following proposed amendment to the Mesa City Code:**

- *7-a** [PZ 24137](#) Proposed amendments to Chapter 67 and 87 of Title 11 of the Mesa City Code pertaining to residential zoning application review timeframes. The text amendments include but are not limited to adding a timeframe for administrative completeness review for residential zoning applications; adding a process for residential zoning applications that are deemed incomplete; adding a timeframe for approving or denying residential zoning applications; providing exceptions from the residential zoning application timeframes; and adding a definition of residential zoning application. **(Citywide)**

Planner: Sean Pesek

Staff Recommendation: Adoption

- *7-b** [PZ 24198](#) Proposed amendments to Chapters 34 and 87 of Title 11 of the Mesa City Code pertaining to Manufactured Home Parks and Subdivisions and Recreational Vehicle Parks and Subdivisions. The text amendments include but are not limited to permitting dwelling units of conventional construction in Manufactured Home Subdivisions and Recreational Vehicle Subdivisions; modifying the definition of Recreational Vehicle Accessory Structure; modifying the development standards for Recreational Vehicle Accessory Structures; adding a maximum height for dwelling units of conventional construction; modifying measurements for required yard setbacks, and minor revisions. **(Citywide)**

Planner: Cassidy Welch

Staff Recommendation: Adoption

8 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.