



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, October 23, 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 24195](#) Minutes from the October 9, 2024 Planning and Zoning Board meeting.

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

***3-a** [PZ 24138](#) **ZON23-00771 - "The Five Six" (District 2).** Within 100 block of North 56th Street (east side) and the 100 block of North 57th Street (west side). Located west of Recker Road and north of Main Street. (1± acres). Rezone from Limited Commercial (LC) to Multiple Residence-4 with a Planned Area Development Overlay (RM-4-PAD) and Site Plan Review. This request will allow for a multiple residence development. Johnstar LLC, Property owner; Tim Boyle, Atmosphere Architects, applicant.

Planner: Charlotte Bridges

Staff Recommendation: Approval with conditions

***3-b** [PZ 24139](#) **ZON23-00859 - "Fiesta Redefined" (District 3)** Within the 1300 to 1600 blocks of South Longmore (east side), within the 1300 block of West Southern Avenue (south side), and within the 1200 to 1600 blocks of South Alma School Road (west side). Located south of Southern Avenue and west of Alma School Road. (80± acres). Rezone from Limited Commercial (LC) to Infill Development District-2 (ID-2). This request will allow for a mixed-use development. Verde Fiesta I, LLC and MMCP, LLC, owner; Wendy Riddell, Berry Riddell, LLC, applicant.

Planner: Evan Balmer

Staff Recommendation: Approval with conditions

***3-c** [PZ 24153](#) **ZON23-00935 - "Mesa Shopping Center - Final Phase" (District 4).** Within the 300 block of East Southern Avenue (south side) and the 1200 block of South Mesa Drive (west side). Located west of Mesa Drive and south of Southern Avenue. (7.5± acres). Major site plan modification. This request will allow for a limited service restaurant with a drive-thru facility. Red Mountain Asset Fund II LLC, Red Mountain Asset Fund I LLC and MacFrugals's Plaza LLC, owners; John Clay, Red Mountain Group, applicant.

Planner: Charlotte Bridges

Staff Recommendation: Approval with conditions

- *3-d** [PZ 24167](#) **ZON23-00994 - "ESS - Bldg E" (District 2).** Within the 4400 to 4600 blocks of East Southern Avenue (north side) and within the 4500 block of East Flower Circle (west side). Located north of Southern Avenue and east of Greenfield Road. (7.2± acres). Rezone from Single Residence-6 with a Planned Area Development overlay (RS-6-PAD) and Limited Commercial (LC) to Limited Commercial with a Planned Area Development overlay (LC-PAD), Council Use Permit, and Major Site Plan Modification. This request will allow for the expansion of a mini-storage facility. Bebes Nirvana LP, owner; Tim Nielsen, Farnsworth Construction Co., applicant.

Planner: Emily Johnson

Staff Recommendation: Approval with conditions

- *3-e** [PZ 24180](#) **ZON24-00602 - "Mesa Royale" (District 4).** Within the 600 block of West Main Street (north side). Located west of Country Club on the north side of Main Street. (3.3± acres) Rezone from General Commercial (GC) to GC with a Planned Area Development overlay (GC-PAD), Council Use Permit (CUP), and Site Plan Review. This request will allow for a multiple residential development. Mesa Royale East Motel LLC, Nuevas Vistas on Main, LLC, and Mesa Royale West LLC, owners; Benjamin W. Graff, Esq., Quarles & Brady LLP, applicant.

Planner: Jennifer Merrill

Staff Recommendation: Approval with conditions

- *3-f** [PZ 24194](#) **ZON24-00649 - "Avalon Ranch Lots 4, 5 & 6" (District 6).** Within the 3600 block of South Power Road (east side). Located south of Elliot Road on the east side of Power Road. (2.2± acres). Rezone from Limited Commercial to Limited Commercial with a Bonus Intensity Zone overlay (LC-BIZ) and Major Site Plan Modification. This request will allow for a modification to a group commercial center. Avalon Ranch, LLC, owner; David Lack, Avalon Development, applicant.

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

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

- *4-a** [PZ 24136](#) Proposed amendments to Chapters 6, 7, 8, 81, and 87 of Title 11 of the Mesa City Code pertaining to adaptive reuse. The text amendments include but are not limited to adding Chapter 81: Adaptive Reuse Permit; modifying land use tables to permit multiple residential use in Commercial, Industrial, and Downtown Districts if they qualify for an Adaptive Reuse Permit; adding definitions for Adaptive Reuse, Adaptive Reuse Permit, Existing Commercial, Office, and Mixed-use Building, Low-income Housing, Moderate-income Housing, and Multiple Residence Reuse. **(Citywide)**

Planner: Rachel Nettles

Staff Recommendation: Adoption

- *4-b** [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: Continue to the November 13, 2024 Planning and Zoning Board meeting.

5 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.