



## Planning and Zoning Board - Public Hearing

### Meeting Agenda - Final

*Chair Benjamin Ayers*  
*Vice Chair Jeff Pitcher*  
*Boardmember Jeffery Crockett*  
*Boardmember Troy Peterson*  
*Boardmember Genessee Montes*  
*Boardmember Jamie Blakeman*  
*Boardmember Jayson Carpenter*

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Wednesday, August 9, 2023

4:00 PM

Council Chambers

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**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](http://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 23097](#) Minutes from the July 26, 2023 study session and regular meeting.**

**3 Take action on the following zoning cases:**

- \*3-a**     [PZ 23098](#)     **ZON23-00276. "Higley 202 Industrial Commerce" (District 5).** Within the 3800 block of North Higley Road (east side). Located east of Higley Road and north of Thomas Road. (5± acres). Site Plan Review. This request will allow for an industrial development. Rauf Moosavi, Moosavi Design and Architecture, Applicant; Boyle Family LP, Owner. **(Companion case to Preliminary Plat "Higley 202 Industrial Commerce", associated with item \*5-a).**

**Planner: Joshua Grandlienard**

**Staff Recommendation: Approval with conditions**

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

- \*4-a**     [PZ 23095](#)     **ZON22-00835. "Mason Farms" (District 1).** Within the 1200 to 1400 blocks of East Lehi Road (south side). Located south of East Lehi Road and east of North Stapley Drive (15± acres). Rezone from Single Residence-43 (RS-43) to Single-Residence-43 with a Planned Area Development overlay (RS-43-PAD). This will allow for a single residence subdivision. Mason Farms, LLC, Applicant and Owner. **(Companion case to Preliminary Plat "Mason Farms", associated with item \*5-b).**

**Planner: Samantha Brannagan**

**Staff Recommendation: Approval with conditions**

- \*4-b**     [PZ 23079](#)     **ZON23-00222. "Brightpath Child Care" (District 1).** Within the 1200 block of North Val Vista Drive (west side) and within the 3500 block of East Brown Road (north side). Located west of Val Vista Drive and north of Brown Road. (1.2± acres). Rezone from Office Commercial with a Bonus Intensity Zone overlay (OC-BIZ) to Office Commercial (OC) and Major Site Plan Modification. This request will allow for the development of a day care center. Sean Lake, Pew and Lake, PLC, Applicant; Mark Reeb, Makana LP, Owner.

**Planner: Emily Johnson**

**Staff Recommendation: Approval with conditions**

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

- \*5-a** [PZ 23099](#) **“Preliminary Plat Higley 202 Industrial Commerce” (District 5).** Within the 3800 block of North Higley Road (east side). Located east of Higley Road and north of Thomas Road. (5± acres). Preliminary Plat for an industrial development. Rauf Moosavi, Moosavi Design, Applicant; Boyle Family LP, Owner. **(Companion case to ZON23-00276 associated with item \*3-a).**

**Planner: Joshua Grandlienard**

**Staff Recommendation: Approval with conditions**

- \*5-b** [PZ 23096](#) **"Mason Farms Preliminary Plat" (District 1).** Within the 1200 to 1400 blocks of East Lehi Road (south side). Located south of East Lehi Road and east of North Stapley Drive (15± acres). Preliminary Plat for a single residence subdivision. Mason Farms, LLC, Applicant and Owner. **(Companion case to ZON22-00835 associated with item \*4-a).**

**Planner: Samantha Brannagan**

**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.**