



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, February 26, 2025

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 25016](#) Minutes from the February 12, 2025 Planning and Zoning Board meeting.**

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

- *3-a** [PZ 25013](#) **ZON24-00548 "SAIA Motor Freight Lines,"** 13± acres located approximately 1,900 feet east of the southeast corner of East Pecos Road and South Crismon Road. Site Plan Review for a Freight/Truck Terminal and Warehouse. SAIA Motor Freight Line LLC, Owner, Cris Burgam, Applicant. **(District 6)**

Planner: Joshua Grandlienard

Staff Recommendation: Continued to the March 12, 2025 Planning and Zoning Board Meeting

- *3-b** [PZ 25014](#) **ZON24-00756 "Dixon Property,"** 2.5± acres located approximately 1,100 feet south of the southeast corner of East McKellips Road and North Val Vista Drive. Rezone from Single Residence-35 (RS-35) to Single Residence-35 with a Bonus Intensity Zone Overlay (RS-35-BIZ) for the development of one single residence. Eric and Jentry Dixon, Owners; Sean Lake / Sarah Prince, Pew & Lake PLC., Applicant. **(District 2)**

Planner: Jennifer Merrill

Staff Recommendation: Approval with conditions

- *3-c** [PZ 25015](#) **ZON24-00708 "Park North Multi-Family,"** 5± acres located approximately 275 feet east of the northeast corner of South Power Road and East Guadalupe Road. Rezone from Limited Commercial with Planned Area Development Overlay (LC-PAD) to Limited Commercial with a new Planned Area Development Overlay (LC-PAD), Council Use Permit, and Site Plan Review for a 120-unit multiple residence development. P & G Land Development LLC, Owner; Chris Webb, Rose Law Group, Applicant. **(District 6)**

Planner: Charlotte Bridges

Staff Recommendation: Approval with conditions

4 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.