



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, March 12, 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 25018](#) Minutes from the February 26, 2025 Planning and Zoning Board Meeting.**

3 Take action on the following zoning cases:

- *3-a** [PZ 25019](#) **ZON24-00962 "Longbow 202 Shell Building,"** 7± acres located approximately 840± feet west of the northwest corner of North Recker Road and East McDowell Road. Site Plan Review and Special Use Permit for a 98,296± square foot industrial development. J & R Repair Service of Arizona LLC, Owner; Karen Ohmann, Deutsch Architecture Group, Applicant. **(District 5)**

Planner: Kwasi Abebrese

Staff Recommendation: Approval with conditions

- *3-b** [PZ 25020](#) **ZON24-01061 "The Rosetta Room,"** 0.4± acres located at 104 E. 1st Avenue. Site Plan Review and Special Use Permit for a 6,650± square foot commercial entertainment, coffee shop, and general retail development. Glen Kelly, MGKELLY COMPANY LLC, Owner; Michelle Donovan, Applicant. **(District 4)**

Planner: Chloe Durfee Daniel

Staff Recommendation: Approval with conditions

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

- *4-a** [PZ 25021](#) **ZON24-00876 "Medina Station Freeway Landmark Monument,"** 61± acres located at the southeast corner of East Southern Avenue and South Signal Butte Road. Council Use Permit for a Freeway Landmark Monument. Bela Flor Holdings, LLC, Owner; Davis Signs and Graphics, Applicant. **(District 5)**

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

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.