

City of Mesa

*Council Chambers
57 E. First Street*



Meeting Minutes

Wednesday, January 8, 2025

4:00 PM

Council Chambers

Planning and Zoning Board - Public Hearing

Chair Benjamin Ayers

Vice Chair Jeff Pitcher

Boardmember Troy Peterson

Boardmember Genessee Montes

Boardmember Jamie Blakeman

Boardmember Jayson Carpenter

Boardmember Chase Farnsworth

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.

Chair Ayers called the meeting to order at 4:00 pm.

1 Take action on all consent agenda items.

Items on the Consent Agenda

2 Approval of minutes from previous meetings.

**2-a Minutes from the December 11, 2024 Planning and Zoning Board meeting.

Approved (Vote 6-0; Boardmember Montes, absent)

3 Take action on the following zoning cases:

3-a **ZON24-00784 "SA Recycling," 1± acre located approximately 215 feet north of the northwest corner of West Southern Avenue and South Center Street. Site Plan Review and Special Use Permit for a Large Collection Facility. SA Recycling LLC, Owner; Alex Hayes, Withey Morris Baugh PLC, Applicant. **(District 4)**

Planner: Jennifer Merrill

Staff Recommendation: Approval with conditions

Approved (Vote 6-0; Boardmember Montes, absent)

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

4-a **ZON24-00818 "Palm Gateway," 36± acres located approximately 3,300 feet east of the northeast corner of South Sossaman Road and East Pecos Road. Rezone from Employment Opportunity (EO) to General Industrial (GI). LPC Mesa Gateway LP, Owner; Brad Cushard, Logistics Properties Company, Applicant. **(District 6)**

Planner: Kwasi Abebrese

Staff Recommendation: Approval with conditions

Approved (Vote 6-0; Boardmember Montes, absent)

4-b **ZON24-00469 "Recker Gardens," 4.5± acres located approximately 630 feet east of the southeast corner of South Recker Road and East Main Street. Rezone from Multiple Residence-3 with a 'U' designation and a Planned Area Development Overlay (RM-3U-PAD) to Multiple Residence-4 with Planned Area Development Overlay (RM-4-PAD) and Site Plan Review for a multiple residence development. BFH Holdings LLC, Owner / David Bohn, BFH Group, Applicant. **(District 2)**

Planner: Charlotte Bridges

Staff Recommendation: Approval with conditions

Approved (Vote 6-0; Boardmember Montes, absent)

****4-c ZON24-00891 "Encanto by Blandford Homes,"** 11.25± acres located approximately 1,550 feet east of the southeast corner of North Lindsay Road and East Encanto Street. Rezone from Single Residence-9 (RS-9) to Single Residence-7 with a Planned Area Development Overlay (RS-7-PAD) for a single residence subdivision. Central Christian Church Of Mesa, Owner; Sean Lake, Pew & Lake, PLC, Applicant. **(District 1)** (Companion case to "Encanto by Blandford Homes Preliminary Plat", associated with item *5-b).

Planner: Chloe Durfee Daniel

Staff Recommendation: Approval with conditions

Approved (Vote 6-0; Boardmember Montes, absent)

5 Discuss and take action on the following preliminary plats:

****5-a ZON24-00855 "The Craftsman on Elliot,"** 21± acres located at the northwest corner of South Hawes Road and East Elliot Road. Preliminary Plat. Stechnij H/Glenda Tr/Etal, Owner; Randy Litwin, Hunter Engineering Inc., Applicant. **(District 6).**

Planner: Kwasi Abebrese

Staff Recommendation: Approval with conditions

Approved (Vote 6-0; Boardmember Montes, absent)

****5-b "Encanto by Blandford Homes Preliminary Plat,"** 11.25± acres located approximately 1,550 feet east of the southeast corner of North Lindsay Road and East Encanto Street. Preliminary Plat. Central Christian Church Of Mesa, Owner; Sean Lake, Pew & Lake, PLC, Applicant. **(District 1)** (Companion case to ZON24-00891, associated with item *4-c).

Planner: Chloe Durfee Daniel

Staff Recommendation: Approval with conditions

Approved (Vote 6-0; Boardmember Montes, absent)

6 Adjournment.

Approved (Vote 6-0; Boardmember Montes, absent)

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.