

## 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*

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Wednesday, December 11, 2024

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 24222](#) Minutes from the November 13, 2024 Planning and Zoning Board meeting.

**\*2-b** [PZ 24223](#) Minutes from the November 25, 2024 Special Planning and Zoning meeting

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

- \*3-a [PZ 24224](#) **ZON24-00782 - "Fairfield Hotel"** 2.2± acres located approximately 1,600 feet west of the northwest corner of Signal Butte Road and the US 60 Freeway on the south side of Hampton Avenue. Site Plan Review to allow for a hotel. **(District 5)**

**Planner: Mallory Rees**

**Staff Recommendation: Approval with conditions**

- \*3-b [PZ 24225](#) **ZON24-00822 - "The Nox"** 6.2± acres located approximately 3,000 feet east of the northeast corner of South Power Road and East Ray Road. Site Plan Review and Special Use Permit to allow for a Commercial Recreation and industrial development. **(District 6)**

**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 24226](#) **ZON22-01264 - "Power Retail Development"** 2± acres located approximately 1,200 feet south of the southwest corner of South Power Road and East Williams Field Road. Rezone from Limited Commercial with a Bonus Intensity Zone Overlay (LC-BIZ) to LC with a new BIZ Overlay (LC-BIZ) and Major Site Plan Modification to allow for a multi-tenant commercial building with a drive-thru facility. **(District 6)**

**Planner: Charlotte Bridges**

**Staff Recommendation: Approval with conditions**

- \*4-b [PZ 24227](#) **ZON23-00691 - "Medina Station"** 61± acres located at the southeast corner of East Southern Avenue and South Signal Butte Road. Rezone from Agricultural (AG) to Limited Commercial with a Planned Area Development Overlay (LC-PAD), Council Use Permit, and Site Plan Review to allow for a mixed-use development. **(District 5)**

**Planner: Cassidy Welch**

**Staff Recommendation: Approval with conditions**

- \*4-c**     [PZ 24228](#)     **ZON24-00405 - "Skilled Nursing Facility"** 2.1± acres located approximately 1,770 feet east of the northeast corner of North Higley Road and East Main Street. Major Site Plan Modification; Special Use Permit; and amending condition of approval No. 1, No. 7, No. 8, No. 9, No. 10, and No. 11 for Case No. Z89-009 to allow for a Skilled Nursing Facility. **(District 2)**

**Planner: Jennifer Merrill**

**Staff Recommendation: Approval with conditions**

- \*4-d**     [PZ 24229](#)     **ZON24-00731 - "88 Southern Townhomes"** 4± acres located approximately 1,900 feet west of the northwest corner of South Ellsworth Road and East Southern Avenue. Rezone from Multiple Residence-2 with a Planned Area Development Overlay (RM-2-PAD) to RM-2 with a new PAD (RM-2-PAD) and a Major Site Plan Modification to allow for a single residence development. **(District 5)** (Companion case to "88 Southern Townhomes Preliminary Plat", associated with item \*5-a).

**Planner: Jennifer Merrill**

**Staff Recommendation: Approval with conditions**

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

- \*5-a**     [PZ 24230](#)     **"88 Southern Townhomes Preliminary Plat"** 4± acres located approximately 1,900 feet west of the northwest corner of South Ellsworth Road and East Southern Avenue. Preliminary Plat. **(District 5)** (Companion case to ZON24-00731, associate with item \*4-d).

**Planner: Jennifer Merrill**

**Staff Recommendation: Approval with conditions**

**Items not on the Consent Agenda**

**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.