



## Planning and Zoning Board - Public Hearing

### Meeting Agenda - Final

*Chair Jessica Sarkissian*  
*Vice Chair Deanna Villanueva-Saucedo*  
*Boardmember Tim Boyle*  
*Boardmember Shelly Allen*  
*Boardmember Jeffrey Crockett*  
*Boardmember Benjamin Ayers*  
*Boardmember Troy Peterson*

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Wednesday, September 22, 2021

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 21107](#) Minutes from the September 8, 2021 study session and regular meeting.**

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

- \*3-a**     **PZ 21108**     **ZON21-00589 District 6.** Within the 9300 to 9400 blocks of East Ray Road (north side), the 5000 to 5200 blocks of South Bradley Way (east side) and within the 9300 block of East Serenity Avenue (south side). Located east of Ellsworth Road and north of Ray Road. (9.12± acres). Site Plan Review. This request will allow for a multi-residential development within the Eastmark Community. Drew Olson, PCS Development, applicant; Premiere Multi-Family at Eastmark II LLC., owner. **(Continued from September 22, 2021)**

**Planner: Kellie Rorex**

**Staff Recommendation: Approval with conditions**

- \*3-b**     **PZ 21109**     **ZON21-00657 District 6.** Within the 4900 to 5100 blocks of South Momentum (east side). Located east of Ellsworth Road and north of Ray Road. (10.49± acres). Site Plan Review. This request will allow for a multi-residential development within the Eastmark Community. Drew Olson, PCS Development, applicant; Premiere Multi-Family at Eastmark II LLC., owner.

**Planner: Kellie Rorex**

**Staff Recommendation: Approval with conditions**

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

- \*4-a**     **PZ 21110**     **ZON20-00840 District 1.** Within the 1000 block of East McKellips Road (south side). Located west of Stapley Drive on the south side of McKellips Road. (4.5± acres). Rezone from Single Residence 9 (RS-9) and Multiple Residence 4 (RM-4) to Multiple Residence 2 (RM-2) with a Planned Area Development Overlay (PAD); and Site Plan Review. This request will allow for a multiple residence development. Victoria Snively, United Realty MTA, applicant; Thomas Adhoot, owner. **(Continued from September 8, 2021)**

**Planner: Cassidy Welch**

**Staff Recommendation: Approval with conditions**

- \*4-b**     [PZ 21111](#)     **ZON21-00449 District 6.** Within the 5400 block of South Power Road (east side). Located south of Ray Road on the east side of Power Road. (2.4± acres). Site Plan Review. This request will allow for the development of a restaurant with a drive-thru. Kevin Zenk, Sustainability Engineering Group, LLC, applicant; GS TRUST/5427 S POWER LLC, owner.

**Planner: Jennifer Gniffke**

**Staff Recommendation: Approval with conditions**

- \*4-c**     [PZ 21112](#)     **ZON21-00543 District 6.** Within the 7300 to 7600 blocks of the East Warner Road alignment (south side) and within the 4400 to 4800 blocks of the South Sossaman Road alignment (west side). Located west of the Sossaman Road alignment and south of the Warner Road alignment. (112± acres). Rezone from Light Industrial (LI) and Agricultural (AG) to Light Industrial with a Planned Area Development (LI-PAD) overlay and Site Plan Review. This request will allow for the development of an industrial business park (including nine (9) industrial buildings). Reese Anderson, Pew & Lake, PLC, applicant; Structures Investment LLC, owner.

**Planner: Cassidy Welch**

**Staff Recommendation: Approval with conditions**

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

- \*5-a**     [PZ 21113](#)     **“Project Tailwinds” District 6. (ZON21-00408)** Within the 8000 to 8100 blocks of East Pecos Road (south side) and within the 7200 to 7300 blocks of South 80th Street (east side). Located east of Sossaman Road on the south side of Pecos Road. (15.9± acres). Preliminary Plat. Larry Talbott, Hunter Engineering, Inc., applicant; Germann Road Investments, LP, owner.

**Planner: Cassidy Welch**

**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 traducción en español, favor de llamar al menos 48 horas antes de la reunión al  
(480) 644-2767.**