

City of Mesa

*Council Chambers
57 E. First Street*



Meeting Minutes

Wednesday, July 12, 2023

4:00 PM

Council Chambers

Planning and Zoning Board - Public Hearing

Chair Benjamin Ayers

Vice Chair Jeff Pitcher

Boardmember Jeffery Crockett

Boardmember Troy Peterson

Boardmember Genessee Montes

Boardmember Jamie Blakeman

Boardmember Jayson Carpenter

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 June 28, 2023 study session and regular meeting.

Approved (Vote 7-0)

3 Take action on the following zoning cases:

3-a **ZON23-00276. "Higley 202 Industrial Commerce" (District 5). Within the 3800 block of North Higley Road (east side). Located east of Higley Road and north of Thomas Road. (5± acres). Site Plan Review. This request will allow for an industrial development. Rauf Moosavi, Moosavi Design and Architecture, Applicant; Boyle Family LP, Owner.

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

Continued to the August 9, 2023 Planning and Zoning Board meeting (Vote 7-0)

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

****4-a ZON22-01298. "Red Oak Autism Academy" (District 2).** Within the 5000 to 5100 block of East University Drive (north side). Located west of Higley Road on the north side of University Drive (2.5± acres). Council Use Permit. This request will allow for a private school (grades K-12) to be located within the Limited Commercial (LC) zoning district. AnneMarie Butler, Applicant; MYSLONY DEVELOPMENT LLC, Owner.

Planner: Sergio Solis

Staff Recommendation: Continued to the July 26, 2023 Planning and Zoning Board meeting.

Approved (Vote 7-0)

****4-b ZON23-00222. "Brightpath Child Care" (District 1).** Within the 1200 block of North Val Vista Drive (west side) and within the 3500 block of East Brown Road (north side). Located west of Val Vista Drive and north of Brown Road. (1.2± acres). Rezone from Office Commercial with a Bonus Intensity Zone overlay (OC-BIZ) to Office Commercial (OC) and Major Site Plan Modification. This request will allow for the development of a day care center. Sean Lake, Pew and Lake, PLC, Applicant; Mark Reeb, Makana LP, Owner.

Planner: Emily Johnson

Staff Recommendation: Continued to the July 26, 2023 Planning and Zoning Board meeting.

Approved (Vote 7-0)

****4-c ZON23-00282. "Mountain America Credit Union Mesa Branch" (District 6).** Within the 4900 block of South Power Road (east side). Located north of Ray Road on the east side of Power. (1± acres). Major Site Plan Modification and amending the conditions of approval for Case No. ZON21-00069. This request will allow for a bank with a drive-thru. Michael Sanders, Sanders Associates Architects, Applicant; POWER 202 MIXED-USE LLC, Owner.

Planner: Sean Pesek

Staff Recommendation: Continued to the July 26, 2023 Planning and Zoning Board meeting.

Approved (Vote 7-0)

- **5-a ZON23-00276. "Preliminary Plat Higley 202 Industrial Commerce" (District 5).** Within the 3800 block of North Higley Road (east side). Located east of Higley Road and north of Thomas Road. (5± acres). Preliminary Plat for an industrial development. Rauf Moosavi, Moosavi Design and Architecture, Applicant; Boyle Family LP, Owner. **(Companion case to ZON23-00276 associated with item *3-a)**

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

Continued to the August 9, 2023 Planning and Zoning Board meeting (Vote 7-0)

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.