



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, August 14, 2024

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 24099](#) Minutes from the July 24, 2024 Planning and Zoning Board Meeting.

3 Take action on the following zoning cases:

- *3-a** [PZ 24100](#) **ZON24-00145 - "Walmart Fuel 5349" (District 6).** Within the 8200 to 8400 blocks of East Guadalupe Road (south side). Located west of Hawes Road and south of Guadalupe Road. (7± acres). Major Site Plan Modification. This request will allow for a Service Station. Trent Rachel, Walmart Stores Inc., Owner; Ryan Alvarez, Kimley-Horn, Applicant.

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 24102](#) **ZON24-00274 - "WM Fuel Mesa 3799" (District 4).** Within the 100 to 400 blocks of West Baseline Road (north side). Located east of Country Club Drive on the north side of Baseline Road. (23± acres). Major Site Plan Modification. This request will allow for a Service Station. Trent Rachel, Walmart Stores Inc., Owner; Ryan Alvarez, Kimley-Horn, Applicant.

Planner: Chloe Durfee Daniel

Staff Recommendation: Approval with conditions

- *4-b** [PZ 24101](#) **ZON24-00571 "City of Mesa Fire and Medical Station 223" (District 1).** Within the 3200 to 3400 blocks of East McDowell Road (north side). Located north of McDowell Road and west of Val Vista Drive. (14± acres). Rezone from Single Residence 35 (RS-35) to Public and Semi-Public (PS) and Site Plan Review. This request will allow for a Fire and Medical Public Safety Facility. City of Mesa, Owner, Bill Johns, City of Mesa, Applicant.

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

- *4-c** [PZ 24103](#) **ZON24-00030 - "Southgate Commerce Park Phasing Plan" (District 6).**
Within the 8800 block of East Germann Road (north side) and the 7300 to 7600 blocks of South 88th Street (east side). Located north of Germann Road and west of Ellsworth Road. (16± acres). Rezone from Office Commercial with a Planned Area Development Overlay (OC-PAD), Neighborhood Commercial with a Planned Area Development Overlay (NC-PAD) and Light Industrial with a Planned Area Development Overlay (LI-PAD) to OC-PAD, NC-PAD and LI-PAD to modify the existing PAD to allow for phasing of the proposed business park. Southgate North LLC, Owner; Robert Burgheimer, Sketch Architecture, Applicant.

Planner: Charlotte Bridges

Staff Recommendation: Approval with conditions

- *4-d** [PZ 24097](#) **ZON22-01052 - "RWC Building Supplies" (District 6).** Within the 10600 block of East Pecos Road (north side) and within the 6600 to 6700 blocks of South 222nd Street (east side). Located west of Signal Butte Road on the north side of Pecos Road (5± acres). Major Site Plan Modification and amending the conditions of approval for Case No. ZON20-00447; and Special Use Permit. This request will allow for an industrial development. NM MANAGEMENT LLC, Owner; James Elson, Applicant

Planner: Jennifer Merrill

Staff Recommendation: Continued to August 28, 2024 Planning and Zoning Board meeting.

- *4-e** [PZ 24104](#) **ZON23-00369 - "Culver Estates" (District 5).** Within the 8600 block of East Culver Street (north side) and within the 8600 to 8800 blocks of East Nance Street (south side). Located south of McDowell Road and east of Hawes Road. (5.3± acres). Rezone from Single Residence-35 (RS-35) to Single Residence-35 with a Planned Area Development Overlay (RS-35-PAD). This request will allow for a single residence subdivision. BFH Group, LLC., Owner; David Bohn, Applicant. **(Companion case to "Culver Garden Estates Preliminary Plat", associated with item *5-a)**

Planner: Sean Pesek

Staff Recommendation: Approval with conditions

5 Discuss and take action on the following preliminary plats:

- *5-a** [PZ 24105](#) **“Culver Garden Estates Preliminary Plat” (District 5).** Within the 8600 block of East Culver Street (north side) and within the 8600 to 8800 blocks of East Nance Street (south side). Located south of McDowell Road and east of Hawes Road. Preliminary Plat. BFH Group, LLC., Owner; David Bohn, Applicant. **(Companion case to ZON23-00369, associated with item *4-e)**

Planner: Sean Pesek

Staff Recommendation: Approval with conditions

Items not on the Consent Agenda

6 Discuss and make a recommendation to the City Council on the following General Plan amendment and related zoning case:

- 6-a** [PZ 24106](#) **ZON24-00617 - "Merit Partners Legacy Business Park GP Amendment” (District 6).** Within the 9700 to the 10000 blocks of East Pecos Road (north side) and within the 6600 to 6800 blocks of the future South Crismon Road alignment (west side). Located north of Pecos Road and east of Ellsworth Road. (43± acres). Minor General Plan Amendment. This request will change the General Plan Character Area Type from Mixed Use Community to Employment. PACIFIC PROVING LLC., Owner; Gammage & Burnham, PLC, Applicant.

Planner: Sean Pesek

Staff Recommendation: Approval with conditions

- 6-b** [PZ 24107](#) **ZON23-00802 - "Merit Partners Legacy Business Park" (District 6).** Within the 9700 to the 10000 blocks of East Pecos Road (north side) and within the 6600 to 6800 blocks of the future South Crismon Road alignment (west side). Located north of Pecos Road and east of Ellsworth Road. (43± acres). Rezone from Agricultural (AG) to Light Industrial with a Planned Area Development Overlay (LI-PAD), Site Plan Review, and Council Use Permit (CUP). This request will allow for a data center. PACIFIC PROVING LLC., Owner; Gammage & Burnham, PLC, Applicant.

Planner: Sean Pesek

Staff Recommendation: Approval with conditions

7 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.