



Planning and Zoning Board - Public Hearing

Meeting Agenda - Final

- Chair Benjamin Ayers*
- Vice Chair Jeff Pitcher*
- Boardmember Jeffery Crockett*
- Boardmember Troy Peterson*
- Boardmember Genessee Montes*
- Boardmember Jamie Blakeman*
- Boardmember Jayson Carpenter*

Wednesday, May 22, 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 24076](#) Minutes from the April 10, 2024 Planning and Zoning meeting.

*2-b [PZ 24077](#) Minutes from the April 22, 2024 Planning and Zoning Public Hearing.

*2-c [PZ 24066](#) Minutes from the April 24, 2024 Planning and Zoning meeting.

3 Take action on the following zoning cases:

- *3-a** [PZ 24067](#) **ZON24-00019 - "PHX062" (District 6).** Within the 10400 to 10600 blocks of East Elliot Road (south side) and within the 10400 block of East Mesquite Street (north side). Located south of Elliot Road and west of Signal Butte Road (36.9± acres). Site Plan Review and Special Use Permit. This request will allow for an indoor warehousing use. Amazon.com Services LLC, Owner; Josh Tracy, Ryan Companies, Applicant.

Planner: Joshua Grandlienard
Staff Recommendation: Approval with conditions

- *3-b** [PZ 24068](#) **ZON24-00020 - "PHX065" (District 6).** Within the 10300 to 10700 blocks of East Pecos Road (north side) and within the 6300 to 6800 blocks of South 222nd Street (west side). Located north of Pecos Road and west of Signal Butte Road (71.5± acres). Site Plan Review and two Special Use Permits. This request will allow for an indoor warehousing use. Amazon Data Services INC, Owner; Josh Tracy, Ryan Companies, Applicant.

Planner: Joshua Grandlienard
Staff Recommendation: Approval with conditions

- *3-c** [PZ 24069](#) **ZON24-00127 - "Mesa AZ Eastmark Granger 250-4SC" (District 6).** Within the 10600 block of East Williams Field Road (south side) and the 6000 block of South 222nd Street (east side). Located south of Williams Field Road and west of Signal Butte Road (5.3± acres). Site Plan Review and a Special Use Permit. This request will allow for a place of worship. Church of Jesus Christ of Latter-Day Saints, Owner; Sketch Architecture Company, Applicant.

Planner: Emily Johnson
Staff Recommendation: Approval with conditions

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

- *4-a** [PZ 24070](#) Proposed amendments to Chapters 2, 5, 6, 7, 8, 10, 30, 31, 32, 34, 86, and 87 of Title 11 of the Mesa City Code, also known as the Mesa Zoning Ordinance pertaining, but not limited, to Accessory Dwelling Units, Detached Accessory Buildings, and Manufactured Home Park Accessory Structures. **(Citywide)**

Planner: Sean Pesek
Staff Recommendation: Adoption

- *4-b** [PZ 24071](#) Proposed amendments to Chapters 5, 6, and 31, of Title 11 of the Mesa City Code, also known as the Mesa Zoning Ordinance pertaining to minor revisions and technical updates including but not limited to modifying figures, modifying land use tables to correct footnote references, and correcting section references.

Planner: Rachel Nettles

Staff Recommendation: Adoption

- *4-c** [PZ 24072](#) **ZON23-00645 - "1756 E University" (District 1).** Within the 1700 block of East University Drive (north side) and within the 400 block of North Hall (east side). Located west of Gilbert Road and north of University Drive. (1.5± acres). Rezone from Neighborhood Commercial (NC) to Multiple Residential 4 with a Planned Area Development overlay (RM-4-PAD), and Site Plan Review. This request will allow for a multiple residence development. Trevally LLC, Owner; Tim Boyle, Atmosphere Architects; Applicant.

Planner: Jennifer Merrill

Staff Recommendation: Approval with conditions

- *4-d** [PZ 24073](#) **ZON23-00982 - "Dave Downing Associates Warehouse" (District 4).** Within the 200 block of South Hibbert (west side). Located north of Broadway Road and west of Mesa Drive (2± acres). Rezone from Downtown Business 2 (DB-2) and Downtown Residence 2 (DR-2) to Downtown Business 2 with a Bonus Intensity Zone overlay (DB-2-BIZ), Council Use Permit, and Major Site Plan Modification. This request will allow for a warehouse development. JD Filter Properties LLC, Owner; Kenzi Architects, Applicant.

Planner: Emily Johnson

Staff Recommendation: Approval with conditions

5 Discuss and take action on the following preliminary plats:

- *5-a [PZ 24078](#) **"The Landing at Falcon Field Pre-Plat" (District 2).** Within the 4600 to 4800 block of East McKellips Road (south side), the 1700 to 2000 block of North 48th Street (west side), and the 1700 to 2000 block of North 46th Street (east side). Located east of Greenfield Road and south of McKellips Road. (34± acres). Rezone from Light Industrial (LI) to Light Industrial with a Planned Area Development overlay (LI-PAD), Site Plan Review, and revocation of a Council Use Permit (CUP). This request will allow for an industrial development. EVERGREEN-GREENFIELD AND MCKELLIPS LAND LLC, Owner; Jazzmine Clifton, Evergreen Development, Applicant. **(Companion case to ZON23-00653, associated with item 6-b)**

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

Items not on the Consent Agenda

- 6 Conduct a public hearing on, discuss, and make a recommendation to the City Council on the following General Plan amendment and related zoning case:**

- 6-a [PZ 24074](#) **ZON24-00346 - "GP Minor Amendment for the Landing at Falcon Field" (District 2).** Within the 4600 to 4800 block of East McKellips Road (south side), the 1700 to 2000 block of North 48th Street (west side), and the 1700 to 2000 block of North 46th Street (east side). Located east of Greenfield Road and south of McKellips Road. (34± acres). Minor General Plan Amendment changing the Character Area designation from Mixed Use Activity to Employment. EVERGREEN-GREENFIELD AND MCKELLIPS LAND LLC, Owner; Jazzmine Clifton, Evergreen Development, Applicant.

Planner: Joshua Grandlienard

Staff Recommendation: Adoption

- 6-b [PZ 24075](#) **ZON23-00653 - "The Landing at Falcon Field" (District 2).** Within the 4600 to 4800 block of East McKellips Road (south side), the 1700 to 2000 block of North 48th Street (west side), and the 1700 to 2000 block of North 46th Street (east side). Located east of Greenfield Road and south of McKellips Road. (34± acres). Rezone from Light Industrial (LI) to Light Industrial with a Planned Area Development overlay (LI-PAD), Site Plan Review, and revocation of a Council Use Permit (CUP). This request will allow for an industrial development. EVERGREEN-GREENFIELD AND MCKELLIPS LAND LLC, Owner; Jazzmine Clifton, Evergreen Development, Applicant.

Planner: Joshua Grandlienard

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.