



## Planning & Zoning Public Hearing

*To decrease COVID-19 exposure, the City Council Chambers is closed, but public viewing and participation are available electronically.*

**Members of the Planning and Zoning Board will appear electronically for this meeting, via a video conferencing platform, and the live meeting will be accessible via broadcast and telephonically.**

Because of the current public health emergency, the City Council Chambers is closed for Planning and Zoning Meetings. However, the live meeting may be watched on local cable **Mesa channel 11**, online at [Mesa11.com/live](https://Mesa11.com/live) or [www.youtube.com/user/cityofmesa11/live](https://www.youtube.com/user/cityofmesa11/live), or <https://mesa11.zoom.us/j/5301232921> or listened to by **calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts.**

Public participation will be available electronically. If you want to provide a written comment or speak telephonically at the meeting, please submit an [online comment card](#) **at least 1 hour prior to the start of the meeting.** If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts, prior to the start of the meeting.** You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

**Applicants and their representatives** who have items on the Board agenda and who want to be able to comment on their item or be able to answer questions should fill out this **Applicant [online comment card](#) at least 1 hour prior to the start of the meeting** and call **888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts, prior to the start of the meeting.** You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.



## Planning and Zoning Board - Public Hearing

### Meeting Agenda - Final

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

---

Wednesday, February 24, 2021

4:00 PM

Virtual Platform

---

**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 21014](#) Minutes from the February 10, 2021 study session and regular meeting.

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

- \*3-a**     [PZ 21024](#)     **ZON20-00210 District 5.** Within the 6800 to 7000 blocks of East University Drive (south side). Located east of Power Road on the south side of University Drive. (1.6± acres). Rezone from LC to LC-BIZ Overlay; and Site Plan Review. This request will allow for the development of a commercial center. John Reddell, Reddell Architects, applicant; ETR Enterprises LLC and United States Department of Interior Bureau of Land Management, owner. **(Continued from February 10, 2021)**

**Planner: Charlotte Bridges**

**Staff Recommendation: Approval with conditions**

- \*3-b**     [PZ 21016](#)     **ZON20-00538 District 1.** Within the 1200 to 1400 blocks of West Bass Pro Drive (south side) and the 1100 block of North Alma School Road (west side). Located south of the 202 Red Mountain Freeway on the west side of Alma School Road. (30.9± acres). Modification to the Planned Area Development (PAD) Overlay on the property; and Site Plan Review. This request will allow for a new office building and parking garage within an existing office development. Michael Edwards, The Davis Experience, applicant; Salt River Point. LL LLC, owner. **(Continued from February 10, 2021)**

**Planner: Ryan McCann**

**Staff Recommendation: Approval with conditions**

- \*3-c**     [PZ 21017](#)     **ZON20-00628 District 5.** Within the 3600 to 3800 blocks of East McLellan Road (south side). Located north of Brown Road and east of Val Vista Drive. (9.4± acres). Rezoning from Agriculture (AG) to RS-35-PAD. This request will allow for the development of two single-residence subdivisions. Jared Cox, Vista Design Group, LLC, applicant; Heritage Group LP, owner. **(Companion case to Preliminary Plat “Heritage Grove” and “Mariposa Estates Unit 2”, associated with item \*4-a)**

**Planner: Ryan McCann**

**Staff Recommendation: Approval with conditions**

- \*3-d**     [PZ 21018](#)     **ZON20-00841 District 1.** Within the 2100 block of East Menlo Circle (both sides) and within the 2100 block of East Hermosa Vista Drive (north side). Located south of the 202 Red Mountain Freeway and east of Gilbert Road. (2.08± acres). Rezoning from RS-35 to RS-15. This request will allow for the development of a single residence subdivision. Michael Stephan, applicant; Brent/Deborah Berge, owner. **(Companion case to Preliminary Plat “Menlo Circle”, associated with item \*4-b)**

**Planner:** Jennifer Gniffke

**Staff Recommendation:** Approval with conditions

- \*3-e**     [PZ 21019](#)     **ZON20-00842 District 6.** Within the 11100 to 11600 blocks of East Pecos Road (south side), within the 11100 to 11600 blocks of East Germann Road (north side), and within the 6800 to 7600 blocks of the South Meridian Road alignment (west side). Located west of the Meridian Road alignment, south of Pecos Road and north of Germann Road. (229± acres). Modification to the existing Bonus Intensity Zone (BIZ) Overlay; and Site Plan Review. This request will allow development of new industrial buildings within the existing industrial development on the site. Andy Sarat, CMC, applicant; Commercial Metal Company, owner.

**Planner:** Ryan McCann

**Staff Recommendation:** Approval with conditions

- \*3-f**     [PZ 21020](#)     **ZON20-00877 District 1.** Within the 2400 block of North Old Gilbert Road (east side) and within the 2000 block of East Hermosa Vista Drive (north side). Located south of the 202 Red Mountain Freeway and east of Gilbert Road. (4.55± acres). Rezoning from RS-35 to RS-15-BIZ Overlay. This request will allow for the development of a single residence subdivision. Jared Cox, Vist Design Group, LLC, applicant; Brent /Deborah Berge, owner. **(Companion case to Preliminary Plat “Los Nietos Residential Subdivision”, associated with item \*4-c)**

**Planner:** Jennifer Gniffke

**Staff Recommendation:** Continue to March 10, 2021

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

- \*4-a**     [PZ 21021](#)     **“Heritage Grove” and “Mariposa Estates Unit 2” District 5.** Within the 3600 to 3800 blocks of East McLellan Road (south side). Located north of Brown Road and east of Val Vista Drive. (9.4± acres). Preliminary Plat. Jared Cox, Vista Design Group, LLC, applicant; Heritage Group LP, owner. **(Companion case to ZON20-00628, associated with item \*3-c)**

**Planner: Ryan McCann**

**Staff Recommendation: Approval with conditions**

- \*4-b**     [PZ 21022](#)     **“Menlo Circle” District 1.** Within the 2100 block of East Menlo Circle (both sides) and within the 2100 block of East Hermosa Vista Drive (north side). Located south of the 202 Red Mountain Freeway and east of Gilbert Road. (2.08± acres). Preliminary Plat. Michael Stephan, applicant; Brent/Deborah Berge, owner. **(Companion case to ZON20-00841, associated with item \*3-d)**

**Planner: Jennifer Gniffke**

**Staff Recommendation: Approval with conditions**

- \*4-c**     [PZ 21023](#)     **“Los Nietos Residential Subdivision” District 1.** Within the 2400 block of North Old Gilbert Road (east side) and within the 2000 block of East Hermosa Vista Drive (north side). Located south of the 202 Red Mountain Freeway and east of Gilbert Road. (4.55± acres). Preliminary Plat. Jared Cox, Vista Design Group, LLC, applicant; Brent /Deborah Berge, owner. **(Companion case to ZON20-00877, associated with item \*3-f)**

**Planner: Jennifer Gniffke**

**Staff Recommendation: Continue to March 10, 2021**

**Items not on the Consent Agenda**

**5 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.**