

## Planning and Zoning Board - Public Hearing

### Meeting Agenda

*Chair Jeffrey Crockett*  
*Vice Chair Benjamin Ayers*  
*Boardmember Jessica Sarkissian*  
*Boardmember Shelly Allen*  
*Boardmember Troy Peterson*  
*Boardmember Jeff Pitcher*  
*Boardmember Genessee Montes*

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Wednesday, December 14, 2022

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 23001](#)** Minutes from the November 16, 2022 study session and regular meeting.

**\*2-b [PZ 23002](#)** Minutes from the November 22, 2022 Special Meeting study session and regular meeting.

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

- \*3-a**     [PZ 22177](#)     **ZON21-01305 “The Wall Company” District 6.** Within the 6400 block of South Mountain Road (east side). Located south of the Gateway 24 Freeway on the east side of Mountain Road. (5± acres). Site Plan Review. This request will allow for an industrial development. Tim Rasnake, Archicon, applicant; TWC Properties LLC, owner.

**Planner:** Jennifer Merrill

**Staff Recommendation:** Approval with conditions

- \*3-b**     [PZ 22186](#)     **ZON22-00680 “Denny’s Restaurant” (District 6).** Within the 4200 block of South Signal Butte Road (west side). Located north of East Point Twenty-Two Boulevard on the west side of South Signal Butte Road. (.90± acres). Site Plan Modification. This request will allow for the development of a restaurant. Akram Rosheidat, MRT Design, LLC, applicant; Evergreen - Point 22 & Signal Butte, L.L.C., owner.

**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 22184](#)     **ZON22-00429 “Merwin Rezoning” (District 2).** Within the 1400 block of North Val Vista Road (east side) and within the 3600 block of East Huber Street (north side). Located east of Val Vista Drive and north of Huber Street. (5± acres). Rezone from Agricultural (AG) to Single Residence-35 (RS-35). This request will allow for a single residence development. Meredith Thomson, Architect, Candelaria Design Associates, LLC., applicant; Merwin Family Trust, owner.

**Planner:** Charlotte Bridges

**Staff Recommendation:** Approval with conditions

- \*4-b**     [PZ 22185](#)     **ZON22-00546 “Recker and 202 Retail” (District 5).** Within the 3300 block of North Recker Road (west side) and the 5900 block of East Virginia Street (south side). Located south of Virginia Street on the west side of Recker Road. (25± acres). Site Plan Modification and amending the conditions of approval on zoning case Z07-118. This request will allow for a commercial development. Neil Feaser, RKAA, applicant; SUN CITY 115, LLC, owner.

**Planner:** Charlotte Bridges

**Staff Recommendation:** Approval with conditions

- \*4-c    [PZ 22168](#)    ZON22-00779 "Gallery Park Freeway Landmark Monument" District 6.**  
Within the 4900 to 5000 blocks of South Power Road (east side). Located north of Ray Road and on the east side of Power Road. (35± acres). Council Use Permit (CUP). This request will allow for freeway landmark signage. Ralph Pew, Pew & Lake, PLC., applicant; POWER 202 MIXED-USE LLC, owner.

**Planner: Sean Pesek**

**Staff Recommendation: Continue to a future Planning and Zoning Board meeting**

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

- \*5-a    [PZ 22165](#)    ZON22-00495 "Estates at Encanto" District 1** Within the 3000 block of East Encanto Street (south side). Located east of Lindsay Road and south of Brown Road. (11± acres). Preliminary Plat. This request will create a 28-lot plat for a single residence development. Linda Heaps, Bowman Consulting Group, applicant; Central Christian Church of Mesa, owner.

**Planner: Evan Balmer**

**Staff Recommendation: Approval with conditions**

**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.