

Planning and Zoning Board - Public Hearing**Meeting Agenda - Final**

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

Wednesday, January 11, 2023

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 23011](#) Minutes from the December 14, 2022 study session and regular meeting.

3 Take action on the following zoning cases:

***3-a** [PZ 23007](#) **ZON22-01012. “Hawes Crossing Mixed Use Phase 1”.** District 6. Within the 7900 to 8400 blocks of East Elliot Road (south side) and within the 3600 through 3700 blocks of South 79th Street (east side) and within the 3600 through 3700 blocks of South Hawes Road (west side). Located west of Hawes Road and east of Sossaman Road on the south side of Elliot Road (62± acres). Site Plan Review and Special Use Permit. This request will allow for a multiple residence development. Teresa Forsberg, ESG Architecture, applicant; Trammell Crow Company, owner.

Planner: Sean Pesek

Staff Recommendation: Approval with conditions

***3-b** [PZ 23009](#) **ZON22-01020. “Costco MDO Building”.** District 6. Within the 9400 to 9600 blocks of East Peterson Avenue (south side), within the 3400 block of South 94th Place (east side), and within the 3400 block of South 96th Street (west side). Located north of Elliot Road and east of Ellsworth Road. (12± acres). Site Plan Review. This request will allow for an industrial development. Mary McNear, Beus Gilbert McGroder, PLLC., applicant; SUNBELT HOLDINGS, owner.

Planner: Sean Pesek

Staff Recommendation: Approval with conditions

***3-c** [PZ 23008](#) **ZON22-01061. “Gravity Energy Drinks”.** District 1. Within the 100 block of West McKellips Road (north side) and within the 2000 block of North Center Street (west side). Located north of McKellips Road and west of Center Street. (1± acre). Site Plan Review. This request will allow for a restaurant with drive-thru. Tim Rasnake, Archicon Architecture & Interiors, applicant; Ibnnoor Management LLC, owner.

Planner: Samantha Brannagan

Staff Recommendation: Approval with conditions

***3-d** [PZ 23010](#) **ZON22-01064. “Gravity Energy Drinks”.** District 1. Within the 2900 block of East McKellips Road (south side). Located east of Lindsay Road on the south side of McKellips Road. (1± acre). Site Plan Review and a Special Use Permit. This request will allow for a restaurant with a drive-thru. Tim Rasnake, Archicon, Architecture and Interiors, LC applicant; Travis Carter, McKellips Lindsay Equities LLC 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 23003](#) **ZON22-00916. "Boomerang Headquarters"**. District 2. Within the 2500 to 2600 blocks of East Southern Avenue (north side). Located west of Lindsay Road on the north side of Southern Avenue. (1± acre). Rezone from Single Residence-43 (RS-43) to Office Commercial with a Bonus Intensity Zone Overlay (OC-BIZ) and Site Plan Review. This request will allow for an office development. Dane Astle, EDIFICE Architecture, applicant; Boomerang Southern, LLC, Boomerang Capital Partners owner.

Planner: Chloe Durfee Daniel

Staff Recommendation: Approval with conditions

- *4-b** [PZ 23004](#) **ZON22-00921. "The Block"**. District 6. Within the 7100 to 7600 blocks of East Elliot Road (south side) and within the 3600 to 4200 blocks of South Sossaman Road (west side). Located west of Sossaman Road on the south side of Elliot Road. (273± acres). Rezone from Agriculture (AG) to Light Industrial with a Planned Area Development Overlay (LI-PAD) and Site Plan Review. This request will allow for the development of an industrial business park. Pew & Lake, applicant; B&K Land & Inv Co owner. (Companion case to Preliminary Plat "The Block on Elliott", associated with item *5-a)

Planner: Joshua Grandlienard

Staff Recommendation: Continue to the February 8, 2023 Planning and Zoning Board meeting

- *4-c** [PZ 23005](#) **ZON22-00977. "Mountain Bridge Parcel 16"**. District 5. Within the 9000 to 9200 blocks of East McKellips Road (south side) and within the 1800 to 2000 blocks of North Ellsworth Road (west side). Located south of McKellips Road and west of Ellsworth Road. (4± acres). Rezone from Neighborhood Commercial with a Planned Area Development Overlay (NC-PAD) to Single Residence-9 with a Bonus Intensity Overlay (RS-9-BIZ). This request will allow for the development of a single residence subdivision. Pew and Lake PLC, applicant; Phoenix Land Division LLC owner.

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

- *4-d** [PZ 23006](#) **ZON22-01010. "Legacy Gateway Hotels"**. District 6. Within the 9600 to 9900 blocks of East Williams Field Road (north side). Located north of Williams Field Road and west of the State Route 24 Gateway Freeway. (11± acres). Council Use Permit, Site Plan Review; and Special Use Permit. This request will allow for the development of multiple hotels and a retail pad. Gammage and Burnham, applicant; Mesa BA Land, LLC, owner. (Companion case to Preliminary Plat "Legacy Gateway Hotels", associated with item *5-b)

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

5 Discuss and take action on the following preliminary plats:

- *5-a** [PZ 23012](#) **The Block on Elliot**. District 6. Within the 7100 to 7600 blocks of East Elliot Road (south side) and within the 3600 to 4200 blocks of South Sossaman Road (west side). Located west of Sossaman Road on the south side of Elliot Road. (273± acres). Preliminary Plat. This request will allow for the development of an industrial business park. Pew & Lake, applicant; B&K Land & Inv Co owner. (Companion case to ZON22-00921, associated with item * 4-b).

Planner: Josh Grandlienard

Staff Recommendation: Continue to the February 8, 2023 Planning and Zoning Board Meeting

- *5-b** [PZ 23013](#) **Legacy Gateway Hotels**. District 6. Within the 9600 to 9900 blocks of East Williams Field Road (north side). Located north of Williams Field Road and west of the State Route 24 Gateway Freeway. (11± acres). Preliminary Plat. This request will allow for the development of multiple hotels and a retail pad. Gammage and Burnham, applicant; Mesa BA Land, LLC, owner (Companion case to ZON22-01010, associated with item * 4-d)

Planner: Joshua Grandlienard

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.