



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, March 8, 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 23030](#) Minutes from the February 22, 2023 study session and regular meeting.

3 Take action on the following zoning cases:

- *3-a** [PZ 23027](#) **ZON22-00717. “Rio Salado 4-plex” (District 3).** Within the 500 block of West Rio Salado Parkway (north side). Located north of Rio Salado Parkway and west of Country Club Drive. (0.5± acres). Site Plan Review. This request will allow for a multiple residence development. 312 Architect and Design, applicant; National Consulting Group LLC, owner.

Planner: Joshua Grandlienard

Staff Recommendation: Continue to the April 12, 2023 Planning and Zoning Board meeting.

- *3-b** [PZ 23028](#) **ZON22-00746. "Mesa Grandview" (District 1).** Within the 3400 to 3500 blocks of North Greenfield Road (west side) and within the 4000 to 4400 blocks of East Virginia Street. Located north of McDowell Road on the west side of Greenfield Road. (54± acres). Site Plan Review and Special Use Permit. This request will allow for an industrial development. Balmer Architectural Group, applicant; Sunbelt Land Holdings LP, owner.

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

- *3-c** [PZ 23029](#) **ZON22-01230. “Longbow Business Park Lot 7” (District 5).** Within the 5400 block of East McDowell (north side). Located east of Higley Road on the north side of McDowell Road. (6± acres). Site Plan Review. This request will allow for the development of an office warehouse building. Chase Woosley, Cotton Architecture + Design, LLC, applicant; Dover Associates, LLC, owner.

Planner: Charlotte Bridges

Staff Recommendation: Approval with conditions

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

- *4-a** [PZ 23026](#) **ZON22-00714. “Evergreen @ Hawes” (District 6).** Within the 2200 block of South Hawes Road (east side). Located south of Baseline Road on the east side of Hawes Road. (5± acres). Rezone from Office Commercial (OC) and Multiple Residence-2 (RM-2) to Multiple Residence-2 with a Planned Area Development overlay (RM-2-PAD) and Site Plan Review. This request will allow for a multiple residence development. Sean Lake, Pew and Lake, PLC, applicant; Price Revocable Trust, owner.

Planner: Charlotte Bridges

Staff Recommendation: Approval with conditions

5 Discuss and take action on the following preliminary plats:

- *5-a [PZ 23031](#) ZON22-01207 “Falcon Field Executive Hangars-Leasehold Condominiums” (District 5).** Within the 4800 block of East Falcon Drive (south side). Located north of McKellips Road and west of Higley Road. (.75+ acres). Preliminary Plat for a leasehold condominium plat.

Planner: Jennifer Merrill

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.