

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 22, 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 23043](#) Minutes from the March 8, 2023 study session and regular meeting.

3 Take action on the following zoning cases:

- *3-a** [PZ 23038](#) **ZON22-01174. “Elliot and Ellsworth Site Plan Modification” (District 6).**
Within the 3400 to 3600 blocks of South Ellsworth Road (east side), within the 9200 to 9400 blocks of East Elliot Road (north side), and within the 9200 to 9400 blocks of East Peterson Avenue (south side). Located east of Ellsworth Road and north of Elliot Road. (17± acres). Site Plan Review; and Special Use Permit. This request will allow for a commercial development. Sean Lake, Pew & Lake, applicant; El Coyote LLC, owner. (Companion case to Preliminary Plat “Elliot and Ellsworth Commercial Center”, associated with item *5-a)

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

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

- *4-a** [PZ 23032](#) **ZON21-01072. “Villas on Baseline” (District 4).** Within the 1800 block of East Baseline Road (north side). Located north of Baseline Road and west of Gilbert Road. (2± acres) Rezone from Agricultural (AG) to Multiple Residence-4 with a Planned Area Development overlay (RM-4-PAD) and Site Plan Review. This request will allow for a townhouse development. David Bohn, BFH Group, LLC, applicant; DGI Utah LLC, owner.

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

- *4-b** [PZ 23033](#) **ZON22-01008. “Gateway East” (District 6).** Within the 5300 to 6200 blocks of South Ellsworth Road (west side) and within the 8200 to 8800 blocks of East Ray Road . Located south of Ray Road and west of Ellsworth Road. (263± acres). Rezone from Light Industrial with a Planned Area Development Overlay (LI-PAD) to Light Industrial with a Planned Area Development Overlay (LI-PAD), Council Use Permit; and Special Use Permit. This request will allow for a commercial and industrial development. Wendy Riddell, Berry Riddell, LLC, applicant; Phoenix-Mesa Gateway Airport Authority, owner.

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

- *4-c** [PZ 23034](#) **ZON22-01015. “Cannon Beach PAD Amendment” (District 6).** Within the 4400 to 4600 blocks of South Power Road (east side) and within the 6800 to 7100 blocks of East Warner Road (south side). Located east of Power Road and south of Warner Road. (44± total acres). Rezone 1.6± acres from Agricultural (AG) to General Commercial with a Planned Area Development overlay (GC-PAD); modification of an existing Planned Area Development on the entire 44± acres and Site Plan Modification. This request will allow for a commercial development. Sean Lake, Pew & Lake, PLC, applicant; Power 40, LLC, owner. (Companion case to Preliminary Plat “Cannon Beach”, associated with item *5-b)

Planner: Sean Pesek

Staff Recommendation: Approval with conditions

- *4-d** [PZ 23037](#) **ZON22-01157. “Higley 202 Industrial Commerce” (District 5).** Within the 3800 block of North Higley Road (east side) and within the 3800 block of North 54th Street (west side). Located east of Higley Road and north of Thomas Road. (10± acres). Rezone from Light Industrial (LI) to Light Industrial with a Planned Area Development overlay (LI-PAD) and Site Plan Review. This request will allow for an industrial development. Rauf Moosavi, Moosavi Design, Applicant; Boyle Family LP, Owner. (Companion case to Preliminary Plat “Higley 202 Industrial Commerce”, associated with item *5c)

Planner: Joshua Grandlienard

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

- *4-e** [PZ 23035](#) **ZON22-01214. “Chick-Fil-A” (District 3).** Within the 1200 to 1300 blocks of West Southern Avenue (north side); within the 1100 block of South Stewart (east side), and within the 1000 to 1100 blocks of South Alma School Road (west side). Located west of Alma School Road on the north side of Southern Avenue. (16± acre). Site Plan Review. This request will allow for a restaurant with a drive-thru. Brandi Loper, 4G Development & Consulting, Inc., applicant; Fiesta Commercial, LLC, owner

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

- *4-f** [PZ 23036](#) **ZON22-01271. "Power & Elliot Commercial" (District 6).** Within the 6800 to 6900 blocks of East Elliot Road (south side) and within the 3600 to 3700 blocks of South Power Road (east side). Located south of Elliot Road and east of Power Road. (12± acres). Rezone from Limited Commercial with a Planned Area Development overlay and Bonus Intensity Zone overlay (LC-PAD-BIZ) to Limited Commercial (LC), Site Plan Review; and Special Use Permit. This request will allow for a commercial development. Benjamin Tate, Withey Morris, PLC, applicant; Lesueur Invest VI, LLC, owner.

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

- *4-g** [PZ 23039](#) **ZON22-01278. "The Brickyards on Ellsworth". (District 6).** Within the 9200 to 9600 blocks of East Willis Road (south side). Located north of Germann Road and east of Ellsworth Road. (63± acres). Site Plan Review. This request will allow for an industrial park. Dale Couture, Ware Malcomb, applicant; E&G, LLC and ELLWORTH 92, LLC, owner. (Companion case to Preliminary Plat "The Brickyards on Ellsworth", associated with item *5-d)

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

5 Discuss and take action on the following preliminary plats:

- *5-a** [PZ 23042](#) **Elliot and Ellsworth Commercial Center.** District 6. Within the 3400 to 3600 blocks of South Ellsworth Road (east side), within the 9200 to 9400 blocks of East Elliot Road (north side), and within the 9200 to 9400 blocks of East Peterson Avenue (south side). Located east of Ellsworth Road and north of Elliot Road. (17± acres). Preliminary Plat. This request will allow for a commercial development. Sean Lake, Pew & Lake, applicant; El Coyote LLC, owner. (Companion case to ZON22-01174, associated with item *3-a)

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

- *5-b** [PZ 23044](#) **Cannon Beach (District 6).** Within the 4400 to 4600 blocks of South Power Road (east side) and within the 6800 to 7100 blocks of East Warner Road (south side). Located east of Power Road and south of Warner Road. (44± total acres). Preliminary Plat. This request will allow for a commercial development. Sean Lake, Pew & Lake, PLC, applicant; Power 40, LLC, owner. (Companion case to ZON22-01015, associated with item *4-c)

Planner: Sean Pesek

Staff Recommendation: Approval with conditions

- *5-c** [PZ 23041](#) **Higley 202 Industrial Commerce.** District 5. Within the 3800 block of North Higley Road (east side) and within the 3800 block of North 54th Street (west side). Located east of Higley Road and north of Thomas Road. (10± acres). Preliminary Plat. This request will allow for an industrial development. Rauf Moosavi, Moosavi Design, Applicant; Boyle Family LP, Owner. (Companion case to ZON22-01157, associated with item *4-d)

Planner: Joshua Grandlienard

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

- *5-d** [PZ 23040](#) **The Brickyards on Ellsworth.** District 6. Within the 9200 to 9600 blocks of East Willis Road (south side). Located north of Germann Road and east of Ellsworth Road. (63± acres). Preliminary Plat. This request will allow for an industrial park. Dale Couture, Ware Malcomb, applicant; E&G, LLC and ELLWORTH 92, LLC, owner. (Companion case to ZON22-01278, associated with item *4-g)

Planner: Cassidy Welch

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.