



## 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, May 10, 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](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 23060](#) Minutes from the April 19, 2023 study session and special meeting.**

**\*2-b [PZ 23059](#) Minutes from the April 26, 2023 study session and regular meeting.**

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

- \*3-a**     [PZ 23063](#)     **ZON22-01305. "Raising Canes" (District 5).** Within the 2100 block of North Power Road (east side). Located north of McKellips Road on the east side of Power Road. (2.5± acres). Site Plan Review. This request will allow for the development of a restaurant with a drive-thru facility. Brad Joseph, BMJ Holdings, LLC., Power Investment Holdings, LLC., Quattro Mesa, LLC., Owner; Kevin Appelbe, PM Design Group, Applicant.

**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 23061](#)     **ZON22-01003. "Western Semi Solutions" (District 1).** Within the 2800 to 2900 blocks of North Greenfield Road (west side), within the 4300 block of East McDowell Road (north side), and within the 4300 block of East Oasis Street (south side). Located west of Greenfield Road and north of McDowell Road. (5.7± 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. Stephen M. Javinett Living Trust, Owner; Glenn Klipfel, ADM Group Inc., Applicant.

**Planner: Kwasi Abebrese**

**Staff Recommendation: Continued to May 24, 2023 Planning and Zoning Board meeting.**

- \*4-b**     [PZ 23062](#)     **ZON22-01216. "Salad and Go" (District 4).** Within the 1900 block of South Country Club Drive (west side) and within the 400 block of West Baseline Road (north side). Located north of Baseline Road on the west side of Country Club Drive. (2± acres). Site Plan Review. This request will allow for a restaurant with a drive-thru facility. Avalon Base Country LLC, Owner; Travis Bousquet, Atwell, LLC, Applicant.

**Planner: Chloe Durfee Daniel**

**Staff Recommendation: Approval with conditions**

- \*4-c**     [PZ 23064](#)     **ZON22-01340. "Residences at Dobson and Cub's Way" (District 3).**  
Within the 900 block of North Dobson Road (west side) and within the 2000 block of West Riverview Auto Drive (east side). Located north of Rio Salado Parkway on the west side of Dobson Road. (6.6± acres). Rezone from General Commercial with a Planned Area Development overlay (GC-PAD) to Multiple Residence-5 with a Bonus Intensity Zone overlay (RM-5-BIZ) and Site Plan Review. This request will allow for a multiple residence development. LHM JVR MSA LLC, Owner; Sean Lake, Pew & Lake, PLC., Applicant.

**Planner: Sean Pesek**

**Staff Recommendation: Continued to the May 24, 2023 Planning and Zoning Board meeting.**

- \*4-d**     [PZ 23065](#)     **ZON22-01344. "La Mesita - Phase 4" (District 3).** Within the 2200 block of West Main Street (north side). Located north of Main Street and west of Dobson Road. (1± acre). Rezone from General Commercial (GC) and Multiple Residence-4 (RM-4) to General Commercial with a Bonus Intensity Zone (GC-BIZ), Council Use Permit, and Site Plan Review. This request will allow for a multiple residence development. A New Leaf Inc, Owner; Earl and Curley, Applicant.

**Planner: Joshua Grandlienard**

**Staff Recommendation: Approval with conditions**

- \*4-e**     [PZ 23066](#)     **ZON23-00221. "Mesa Mercado Medical Office" (District 3).** Within the 1200 block of South Longmore (east side) and within the 1400 block of West Southern Avenue (south side). Located west of Alma School Road on the south side of Southern Avenue. (1± acre). Site Plan Review. This request will allow for a medical office development. BPC Larkspur Mercado, LLC, Owner; Heather Roberts, Kimley Horn, Applicant.

**Planner: Cassidy Welch**

**Staff Recommendation: Approval with conditions**

## 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 servicio de interpretación en Español, comuníquese con la Ciudad al menos 48 horas antes de la reunion al 480-644-2767.**