



**Planning and Zoning Board - Public Hearing**

**Meeting Agenda - Final**

*Chair Benjamin Ayers  
Vice Chair Jeff Pitcher  
Boardmember Jeffery Crockett  
Boardmember Troy Peterson  
Boardmember Genessee Montes  
Boardmember Jamie Blakeman  
Boardmember Jayson Carpenter*

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Wednesday, September 20, 2023

4:00 PM

Council Chambers

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**SPECIAL MEETING**

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

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

- \*3-a**     [PZ 23110](#)     Amendments to Chapters 23, 44, 66, 74, and 87 of Title 11, Zoning Ordinance, of the Mesa City Code, pertaining to Historic Preservation Overlays, Historic Signs, the Historic Preservation Board, and Historic District and Historic Landmark procedures. The amendments include, but are not limited to: repealing in its entirety Chapter 23 (Historic and Landmark Overlay Districts) and replacing it with a new Chapter 23 (Historic Preservation Overlay); repealing in its entirety Chapter 44 (Historic Signs) and replacing it with a new Chapter 44 (Historic Signs); modifying Section 11-66-4 pertaining to the Historic Preservation Board; repealing in its entirety Chapter 74 (Historic District and Historic Landmark Procedures) and replacing it with a new Chapter 74 (Historic Preservation Procedures); and adding new definitions for Historic District, Historic Landmark, Historic Preservation Overlay, Historic Preservation Officer, and Historic Sign. **(Citywide)**

Planner: Mary Kopaskie-Brown  
Staff Recommendation: Adoption

- \*3-b**     [PZ 23109](#)     Proposed Amendments to Chapters 5, 6, 7, 8, 31, 58, 86, and 87 of Title 11, Zoning Ordinance, of the Mesa City Code, pertaining to Drive-thru Facilities, Pick-up Window Facilities, and Drive-up ATM/teller Windows. The amendments include, but are not limited to: repealing in its entirety Section 11-31-18 (Drive-thru Facilities) and replacing it with a new Section 11-31-18 (Drive-thru and Pick-up Window Facilities); modifying land use tables pertaining to Drive-thru Facilities, Pick-up Window Facilities, and Drive-up ATM/teller Windows; removing definitions of Drive-thru Facilities and adding new definitions for Drive-thru Facilities, Pick-up Window Facilities, and Drive-up ATM/Teller Windows. **(Citywide)**

Planner: Rachel Nettles  
Staff Recommendation: Adoption

- \*3-c**     [PZ 23111](#)     Proposed amendments to Chapters 4, 5, 6, 7, 8, 10, 30, 31, 33, 86, and 87 of Title 11, Zoning Ordinance, of the Mesa City Code. The amendments include, but are not limited to: modifying land use tables to remove outdated information and correct references; modifying landscape standards to be consistent across various chapters of the Zoning Ordinance; clarifying outdoor storage requirements; modifying how accessory structures are measured; clarifying development standards for group commercial, industrial and office developments; correcting previous codification errors in the land use definitions and adding a new definition for cross access. **(Citywide)**

Planner: Rachel Nettles  
Staff Recommendation: Adoption

- \*3-d [PZ 23112](#) Proposed amendments to Chapters 69 of Title 11, Zoning Ordinance, of the Mesa City Code, pertaining to Site Plan Review. The amendments include but are not limited to amending the Site Plan Modification process set forth in Section 11-69-7 of the Mesa Zoning Ordinance. **(Citywide)**

Planner: Rachel Nettles

Staff Recommendation: Adoption

#### 4 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.