

## 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, April 10, 2024

4:00 PM

Council Chambers

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**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 24052](#) Minutes from the March 27, 2024 Planning and Zoning meeting.

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

- \*3-a**    [PZ 24047](#)    **ZON23-01002 - "Whataburger - Power & Broadway" (District 2).**  
Within the 300 block of South Power Road (east side) and within the 6800 block of East Broadway Road (north side). Located north of Broadway Road on the east side of Power Road. (1± acres). Major Site Plan Modification and amending the conditions of approval for Case No. Z91-038. This request will allow for a restaurant with a drive-thru facility. WNDG LLC, Owner; David Cox, Applicant.

**Planner: Kwasi Abebrese**

**Staff Recommendation: Approval with conditions**

- \*3-b**    [PZ 24048](#)    **ZON23-00743 - "Central Mesa Reuse Pipeline" (District 1).** Within the 3600 block of East Thomas Road (north side) and within the 3600 block of North Val Vista Drive (east side). Located on the east of Val Vista Drive on the north side of Thomas Road (0.8± acres). Rezone from General Industrial (GI) to Public and Semi-Public with a Bonus Intensity Zone overlay (PS-BIZ), Council Use Permit (CUP), and Site Plan Review. This request will allow for the development of a major utility. City of Mesa, Owner; Brian Border, City of Mesa, Applicant.

**Planner: Chloe Durfee Daniel**

**Staff Recommendation: Approval with conditions**

- \*3-c**    [PZ 24049](#)    **ZON23-00174 - "SWC Ellsworth Rd and Peterson Ave" (District 6).**  
Within the 3400 to 3600 blocks of South Ellsworth Road (west side) and within the 9000 to 9200 blocks of East Peterson Avenue (south side). Located north of Elliot Road on the west side of Ellsworth Road (7.5± acres). Rezone from Planned Employment Park with two Planned Area Development overlays (PEP-PAD-PAD) and Limited Commercial with two Planned Area Development overlays (LC-PAD-PAD) to Limited Commercial (LC) and Site Plan Review. This request will allow for a large commercial development. ELLSWORTH LAND LP, Owner; Michelle Santoro, Gammage & Burnham PLC, Applicant.

**Planner: Jennifer Merrill**

**Staff Recommendation: Approval with conditions**

- \*3-d [PZ 24050](#) **ZON22-00779 - "Gallery Park Freeway Landmark Monument" (District 6).** Within the 4900 to 5200 blocks of South Power Road (east side) and within the 6800 to 7000 blocks of East Ray Road (north side). Located south of the Loop 202 SanTan freeway on the east side of Power Road. (42± acres). Council Use Permit. This request will allow for a Freeway Landmark Monument. Devan Wastchak, Owner; Ralph Pew, Pew & Lake, Applicant.

**Planner: Sean Pesek**

**Staff Recommendation: Approval with conditions**

- \*3-e [PZ 24051](#) **ZON21-00874 - "Cottages on Sossaman" (District 2).** Within the 100 block of North Sossaman Road (west side). Located north of Main Street and west of Sossaman Road. (2.8± acres). Rezone from Limited Commercial (LC) 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. CBJ LAND LLC, Owner; Alex Hayes, Whitney Morris Baugh, PLC, Applicant.

**Planner: Sean Pesek**

**Staff Recommendation: Approval with conditions**

**4 Discuss and take action on the following preliminary plats:**

- \*4-a [PZ 24046](#) **ZON23-00923 - "1868 N Power Road" (District 5).** Within the 1800 and 1900 blocks of North Power Road (west side). Located south of McKellips Road on the west side of Power Road. (3.8± acres). Review of a Preliminary Plat. Corral Phoenix Mesa, LLC., Owner; Holly Tanaka, Bowman Consulting Group Ltd., LLC. Applicant.

**Planner: Charlotte Bridges**

**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.