



Planning & Zoning Public Hearing

To decrease COVID-19 exposure, the City Council Chambers is closed, but public viewing and participation are available electronically.

Members of the Planning and Zoning Board will appear electronically for this meeting, via a video conferencing platform, and the live meeting will be accessible via broadcast and telephonically.

Because of the current public health emergency, the City Council Chambers is closed for Planning and Zoning Meetings. However, the live meeting may be watched on local cable **Mesa channel 11**, online at Mesa11.com/live or www.youtube.com/user/cityofmesa11/live, or <https://mesa11.zoom.us/j/5301232921> or listened to by **calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts.**

Public participation will be available electronically. If you want to provide a written comment or speak telephonically at the meeting, please submit an [online comment card](#) at **least 1 hour prior to the start of the meeting**. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts, prior to the start of the meeting**. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

Applicants and their representatives who have items on the Board agenda and who want to be able to comment on their item or be able to answer questions should fill out this **Applicant [online comment card](#)** at **least 1 hour prior to the start of the meeting** and call **888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts, prior to the start of the meeting**. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.



Planning and Zoning Board - Public Hearing

Meeting Agenda - Final

Chair Dane Astle
Vice Chair Jessica Sarkissian
Boardmember Tim Boyle
Boardmember Shelly Allen
Boardmember Jeffrey Crockett
Boardmember Deanna Villanueva-Saucedo
Boardmember Benjamin Ayers

Wednesday, October 28, 2020

4:00 PM

Virtual Platform

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 20129](#) Minutes from the October 14, 2020 study session and regular hearing.**

3 Take action on the following zoning cases:

- *3-a** **PZ 20130** **ZON20-00473 District 6.** Within the 6400 to 6600 blocks of East Southern Avenue (south side). Located west of Power Road on the south side of Southern Avenue. (1.5 acres). Site Plan Review. This request will allow for the development of a retail and medical building. Marwan Tamimi, Tamimi Architects, applicant; Kadeeja, LLC, owner.

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

- *3-b** **PZ 20131** **ZON20-00486 District 6.** Within the 4200 block of South Signal Butte Road (west side). Located north of Point Twenty-Two Boulevard on the west side of Signal Butte Road. (1.07± acres). Site Plan Review. This request will allow for the development of a retail store. Trish Flower, RA with Vertical Design Studios, applicant; Evergreen-Point 22 & Signal Butte LLC, owner.

Planner: Wahid Alam

Staff Recommendation: Approval with conditions

- *3-c** **PZ 20132** **ZON20-00503 District 1.** Within the 1900 block of East McKellips Road (north side). Located west of Gilbert Road on the north side of McKellips Road. (0.95± acres). Site Plan Review. This request will allow for the development of a restaurant with a drive-thru. Rod Jarvis, Earl & Curley, P.C., applicant; Ron B Wynn Living Trust/ETAL, owner.

Planner: Wahid Alam

Staff Recommendation: Approval with conditions

- *3-d** **PZ 20133** **ZON20-00576 District 3.** Within the 1300 block of South Gilbert Road (east side). Located south of Southern Avenue on the east side of Gilbert Road. (1.23± acres). Site Plan Review. This request will allow for the development of a restaurant with a drive-thru. Edin Coralic, Coralic Architecture, applicant; Global New Millennium Partners Ltd, owner.

Planner: Wahid Alam

Staff Recommendation: Approval with conditions

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

- *4-a [PZ 20134](#)** **ZON20-00398 District 1.** Within the 3400 block of East University Drive (north side). Located west of Val Vista Drive on the north side of University Drive. (2.3 acres). Rezone from RM-3 to RM-3-BIZ; and Site Plan Review. This request will allow the development of a multiple residence on the site. Tim Boyle, Tim Boyle Design, applicant; AM Properties & Investments, LLC, owner.

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

5 Discuss and take action on the following preliminary plat:

- *5-a [PZ 20135](#)** **“Bella Encanta” (ZON18-00067) District 6.** Within the 9500 through 9800 blocks of East Hampton Avenue (south side). Located north of the US-60 Superstition Freeway and west of Crismon Road. (33± acres). Preliminary Plat. Reese Anderson, Pew & Lake, PLC, applicant; Crismon BFC, LLC, owner.

Planner: Evan Balmer

Staff Recommendation: Approval with conditions

Items not on the Consent Agenda

6 Review, discuss and make a recommendation to the City Council regarding the following proposed amendments to the Mesa Zoning Ordinance:

- 6-a [PZ 20136](#)** Proposed Amendments to Chapters 67, 76, and 87 of Title 11, Zoning Ordinance, of the Mesa City Code, relating to site plan reviews, approved plans and amendments to zoning maps. The amendments include, but are not limited to, adding public notice for administrative site plan reviews, clarifying major and minor modifications to approved plans, and adding definitions. **(Citywide)**

Planner: Rachel Prelog

Staff Recommendation: Adoption

- 6-b [PZ 20139](#)** Repeal and replace in its entirety, Chapter 69: Site Plan Review of Title 11, Zoning Ordinance, of the Mesa City Code. **(Citywide)**

Planner: Rachel Prelog

Staff Recommendation: Adoption

- 6-c** **PZ 20137** Proposed amendments to Chapters 2, 5, 6, 8, 31 and 86 of Title 11, the Zoning Ordinance of the Mesa City Code to assisted living and nursing and convalescent homes. The amendments include, but are not limited to, amending land use requirements and development standards, adding measuring distance from an intersection, modifying the definition of assisted living facility and adding definitions including assisted living home and assisted living center. **(Citywide)**

Planner: Rachel Prelog

Staff Recommendation: Adoption

- 6-d** **PZ 20138** Amendments to Chapters 2, 5, 6, 7, 31, 33, 50, and 86 of Title 11, Zoning Ordinance, of the Mesa City Code. Amendments include but are not limited to modifying residential, commercial and employment land use tables, modifying residential and commercial development standards, modifying residential uses in commercial districts requirements, adding portable storage container and boat and RV storage provisions, adding and modifying definitions, removing provisions that no longer apply such as vehicular access to side yards, minor clarification to existing provisions, and minor revisions to wording and formatting. **(Citywide)**

Planner: Rachel Prelog

Staff Recommendation: Adoption

7 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 traducción en español, favor de llamar al menos 48 horas antes de la reunión al
(480) 644-2767.**