



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](https://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, November 18, 2020

4:00 PM

Virtual Platform

Special Board 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 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.

PZ 20143 Minutes from the October 28, 2020 study session and regular meeting and November 9, 2020 Special Meeting.

3 Take action on the following zoning case:

- *3-a** [PZ 20141](#) **ZON20-00281 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± acres). Site Plan Review. This request will allow for the development of a car wash. Paul Devers, Cawley Architects, Inc., applicant; Evergreen-Point 22 & Signal Butte LLC, owner.

Planner: Wahid Alam

Staff Recommendation: Continuance to the December 16, 2020 meeting

Items not on the Consent Agenda

4 Discuss, receive public comment, and take action on the following resolution:

- 4-a** [PZ 20142](#) Minor General Plan amendment repealing and replacing the existing Chapter 7: Community Character and the existing Chapter 16: Plan Implementation and Amendment in their entirety and replacing them with the exhibits attached to case no: ZON20-00735. These amendments include but are not limited to, clarifying permitted zoning districts and land uses for each character type, adding minimum primary land use and zoning districts within the community character areas, revising the definition for major and minor character area map amendments, and adding approval criteria for character area map amendments. **(Citywide)**

Planner: Rachel Prelog

Staff Recommendation: Adoption

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