



## 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*

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Wednesday, January 13, 2021

4:00 PM

Virtual Platform

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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 20152](#) Minutes from the December 16, 2020 study session and regular meeting.**

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

- \*3-a**     [PZ 20153](#)     **ZON20-00655 District 6.** Within the 7200 to 7500 blocks of East Ray Road (south side). Located east of Power Road on the south side of Ray Road. (11.7± acres). Site Plan Review; and a Special Use Permit. This request will allow for an industrial development. Wes Balmer, Balmer Architectural Group, applicant; PHX-Mesa Gateway Airport 193 LLC, owner.

**Planner: Ryan McCann**

**Staff Recommendation: Approval with conditions**

- \*3-b**     [PZ 20154](#)     **ZON20-00664 District 2.** Within the 5500 block of East Baseline Road (north side). Located east of Higley Road on the north side of Baseline Road. (2± acres). Site plan Review. This request will allow for the development of medical offices. Vince Di Bella, Adaptive Architects, Inc., applicant; Kelly, Kevin, Kemp, and Judith Morris, owners.

**Planner: Kellie Rorex**

**Staff Recommendation: Approval with conditions**

- \*3-c**     [PZ 20155](#)     **ZON20-00705 District 6.** Within the 4800 to 5000 blocks of South Ellsworth Road (west side). Located north of Ray Road and west of Ellsworth Road. (46.5± acres). Site Plan Review. This request will allow for an industrial development. Glenn Hurd, Butler Design Group, applicant; Sunbelt Land Holdings LP, owner.

**Planner: Evan Balmer**

**Staff Recommendation: Approval with conditions**

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

- \*4-a**     [PZ 20156](#)     **ZON20-00609 District 1.** 731 North Alma School Road. Located north of University Drive on the east side of Alma School Road. (1.2± acres) Rezone from OC to RS-6. This request will allow for a single residence use. Randal L. Courtney, applicant; Randal L. Courtney, owner.

**Planner: Charlotte Bridges**

**Staff Recommendation: Continue to January 27, 2021**

**Items not on the Consent Agenda**

**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.**