



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, March 24, 2021

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 21037](#) Minutes from the March 10, 2021 study session and regular meeting.**

3 Take action on the following zoning cases:

- *3-a** **PZ 21034** **ZON20-00884 District 6.** Within the 4000 to 4400 blocks of South Ellsworth Road (east side) and within the 4000 to 4400 blocks of South Eastmark Parkway (west side) and within the 9200 to 9800 blocks of East Warner Road (north side) and within the 9200 to 9600 blocks of the East Mesquite Street alignment (south side). Located north of Warner Road and East of Ellsworth Road. (181± acres) A modification to the Development Unit Plan (DUP) for Development Unit 2 (DUP 2) within the Eastmark Community Plan (CP), also known as the Mesa Proving Grounds Community Plan, to allow a large-scale campus type as one of the allowed uses in the DUP 2. Eric Tune, Brookfield Development, applicant; DMB Mesa Proving Grounds, LLC, owner.

Planner: Tom Ellsworth

Staff Recommendation: Approval with conditions

- *3-b** **PZ 21035** **ZON20-00888 District 6** Within the 9200 to 9600 blocks of East Elliot Road (south side) and within the 9200 to 9600 blocks of the East Mesquite Street alignment (north side) and within the 3600 to 4000 blocks of South Ellsworth Road (east side) and within the 3600 to 4000 blocks of the South Eastmark Parkway alignment (west side). Located south of Elliot Road and east of Ellsworth Road. (145± acres) This request is for the approval of the Development Unit Plan for Development Unit 1 within the Eastmark Community Plan, also known as the Mesa Proving Grounds Community Plan. Eric Tune, Brookfield Development, applicant; DMB Mesa Proving Grounds, LLC, owner.

Planner: Tom Ellsworth

Staff Recommendation: Approval with conditions

- *3-c** **PZ 21033** **ZON21-00057 District 6.** Within the 8800 to 9100 blocks of East Ray Road (north side) and within the 4900 block of South Ellsworth Road (west side). Located north of Ray Road and west of Ellsworth Road. (35.2± acres). Site Plan Review; and Special Use Permit to allow for an industrial development. Ryan Companies US, Inc., applicant; Prairie Dog Investments III LLC, owner.

Planner: Jennifer Gniffke

Staff Recommendation: Approval with conditions

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

- *4-a** [PZ 21036](#) **ZON19-00832 District 3.** Within the 1800 block of West Main Street (north side) and within the 100 block of North Dobson Road (east side) and within the 0 to 200 blocks of North Sycamore (west side). Located east of Dobson Road and north of Main Street. (21± acres). Modification of the Sycamore Station Smart Growth Community Plan. This request will allow for a mixed-use transit-oriented development. Neil Calfee, Miravista Holdings, LLC, applicant; Dobson Station, LLC; City of Mesa; Pride Ventures, LLC, owners.

Planner: Cassidy Welch

Staff Recommendation: Continue to April 14, 2021

- *4-b** [PZ 21024](#) **ZON20-00210 District 5.** Within the 6800 to 7000 blocks of East University Drive (south side). Located east of Power Road on the south side of University Drive. (1.6± acres). Rezone from LC to LC-BIZ Overlay; and Site Plan Review. This request will allow for the development of a commercial center. John Reddell, Reddell Architects, applicant; ETR Enterprises LLC and United States Department of Interior Bureau of Land Management, owner. **(Continued from March 10, 2021)**

Planner: Charlotte Bridges

Staff Recommendation: Continue to April 14, 2021

- *4-c** [PZ 21031](#) **ZON20-00877 District 1.** Within the 2400 block of North Old Gilbert Road (east side) and within the 2000 block of East Hermosa Vista Drive (north side). Located south of the 202 Red Mountain Freeway and east of Gilbert Road. (4.55± acres). Rezoning from RS-35 to RS-15-BIZ. This request will allow for the development of a single residence subdivision. Jared Cox, Vist Design Group, LLC, applicant; Brent /Deborah Berge, owner. **(Companion case to Preliminary Plat “Los Nietos Residential Subdivision”, associated with item *5-a) (Continued from March 10, 2021)**

Planner: Jennifer Gniffke

Staff Recommendation: Approval with conditions

5 Discuss and take action on the following preliminary plat:

- *5-a PZ 21030** “Los Nietos Residential Subdivision” **District 1.** Within the 2400 block of North Old Gilbert Road (east side) and within the 2000 block of East Hermosa Vista Drive (north side). Located south of the 202 Red Mountain Freeway and east of Gilbert Road. (4.55± acres). Preliminary Plat. Jared Cox, Vist Design Group, LLC, applicant; Brent /Deborah Berge, owner. **(Companion case to ZON20-00877, associated with item *4-c) (Continued from March 10, 2021)**

Planner: Jennifer Gniffke

Staff Recommendation: Approval with conditions

Items not on the Consent Agenda

6 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.**