



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, April 28, 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 21048](#) Minutes from the April 14, 2021 study session and regular meeting.**

3 Take action on the following zoning cases:

- *3-a** **PZ 21049** **ZON20-00782 District 4.** Within the 1000 block of East University Drive (south side) and within the 300 block of North Miller Street (east side). Located west of Stapley Drive on the south side of University Drive. (2.4± acres). Site Plan Review. The request will allow a multiple residence development. Kaelee Wilson, Berry Riddell LLC, applicant; Stalwart Acquisitions, LLC, owner.

Planner: Kellie Rorex

Staff Recommendation: Approval with conditions

- *3-b** **PZ 21050** **ZON20-00820 District 4.** Within the 1500 block of East Main Street (north side) and within the 0 to 100 block of North Hunt Drive (west side). Located east of Stapley Drive on the north side of Main Street. (.8± acres). Site Plan Review. This request will allow for the redevelopment of a restaurant. Justin Pasternak, applicant; Casa Ramos, Inc., owner.

Planner: Charlotte Bridges

Staff Recommendation: Approval with conditions

- *3-c** **PZ 21051** **ZON21-00133 District 6.** Within the 8100 block of East Ray Road (south side). Located west of Hawes Road on the south side of Ray Road. (18.1± acres). Site Plan Review; and Special Use Permit. This request will allow for the development of an industrial building. Eric Zitny, Ware Malcomb, applicant; Marwest Enterprises, LLC, owner.

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

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

- *4-a** [PZ 21052](#) **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 to 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. **(Continued from April 14, 2021)**

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

- *4-b** [PZ 21053](#) **ZON20-00786 District 6.** Within the 9700 block of East Southern Avenue (south side). Located west of Crismon Road on the south side of Southern Avenue. (8.1± acres). Rezone from Planned Employment Park (PEP) to Multiple Residence 5 (RM-5) with a Planned Area development Overlay (PAD); and Site Plan Review.. This request will allow for a multiple residence development. Sean Lake, Pew and Lake, PLC, applicant; Sunny Acres/Montgomery 320 LLC, owner. **(Continued from April 14, 2021)**

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

- *4-c** [PZ 21054](#) **ZON20-00872 District 6.** Within the 3800 to 4000 blocks of South Power Road (east side). Located south of Elliot Road on the east side of Power Road. (overall 41.85± acres). Modification to an approved Planned Area Development Overlay (PAD) on a 41.85± acre property; rezone 10.8± acres of the 41.85± acre property from General Industrial (GI) PAD to Light Industrial (LI) PAD; and Site Plan Review on 39.5± acres of the 41.85± acre property. Jack Gilmore, Gilmore Planning and Landscape Architecture, applicant; Power Lender Partners LLC & Rockall Power LLC, owner. **(Companion case to Preliminary Plat "Power 42", associated with item *5-a).**

Planner: Wahid Alam

Staff Recommendation: Approval with conditions

- *4-d** **PZ 21055** **ZON21-00050 District 6.** Within the 1800 to 2000 blocks of South Sossaman Road (west side). Located north of Baseline Road on the west side of Sossaman Road. (1.2± acres) Rezone from Single Residence 6 with a Planned Area Development overlay (RS-6-PAD), Office Commercial (OC), and Neighborhood Commercial (NC) to Multiple Residence 4 with a Planned Area Development (RM-4-PAD); and Site Plan Review. This request will allow for the development of a multiple residence development. Brian Sandstrom, ARCHISTRUCT, applicant; Superstition & Sossaman Road and Sossaman & Baseline Rd LTD Partnership, owners. (**Companion case to Preliminary Plat “Sossaman Heights”, associated with item *5-b).**

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

- *4-e** **PZ 21056** **ZON21-00089 District 1.** Within the 2600 to 2800 blocks of East Lehi Road (west side). Located north of McDowell Road and east of the 202 Red Mountain Freeway. (41.8± acres). Rezone from Single Residence 43 (RS-43) to Single Residence 15 (RS-15) with a Planned Area Development Overlay (PAD). This request will allow the development of a single-residence subdivision. Sean Lake, Pew and Lake, PLC, applicant; Cemex USA Construction Materials, Inc., owner. (**Companion case to Preliminary Plat “The Grove at Lehi”, associated with item *5-c).**

Planner: Evan Balmer

Staff Recommendation: Approval with conditions

- *4-f** **PZ 21057** **ZON21-00191 District 1.** Within the 2200 block of North Center Street (west side). Located north of McKellips Road and east of Country Club Drive. (24.42± acres) Rezone from Agricultural (AG) and Light Industrial (LI) to Public/Semi Public (PS). This request will allow for development of a public facility. Valerie Ah Yong - Engineering Department, City of Mesa, applicant; City of Mesa, owner.

Planner: Chloe Durfee-Sherman

Staff Recommendation: Approval with conditions

5 Discuss and take action on the following preliminary plats:

- *5-a** **PZ 21058** **“Power 42” District 6.** Within the 3800 to 4000 blocks of South Power Road (east side). Located south of Elliot Road on the east side of Power Road. (overall 41.85± acres). Preliminary Plat. Jack Gilmore, Gilmore Planning and Landscape Architecture, applicant; Power Lender Partners LLC & Rockall Power LLC, owner. **(Companion case to ZON20-00872 associated with item *4-c)**

Planner: Wahid Alam

Staff Recommendation: Approval with conditions

- *5-b** **PZ 21059** **“Sossaman Heights” District 6.** Within the 1800 to 2000 blocks of South Sossaman Road (west side). Located north of Baseline Road on the west side of Sossaman Road. (1.2± acres) Preliminary Plat. Brian Sandstrom, ARCHISTRUCT, applicant; Superstition & Sossaman Road and Sossaman & Baseline Rd LTD Partnership, owners. **(Companion case to ZON21-00050, associated with item *4-d).**

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

- *5-c** **PZ 21060** **“The Grove at Lehi”, District 1.** Within the 2600 to 2800 blocks of East Lehi Road (west side). Located north of McDowell Road and east of the 202 Red Mountain Freeway. (41.8± acres) Preliminary Plat. Sean Lake, Pew and Lake, PLC, applicant; Cemex USA Construction Materials, Inc., owner. **(Companion case to ZON21-00089, associated with item *4-e).**

Planner: Evan Balmer

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.**