



## 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](https://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*

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Wednesday, April 14, 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 21042](#) Minutes from the March 24, 2021 study session and regular meeting**

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

- \*3-a**     [PZ 21044](#)     **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. **(Continued from March 24, 2021)**

**Planner: Cassidy Welch**

**Staff Recommendation: Continue to April 28, 2021**

- \*3-b**     [PZ 21043](#)     **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; 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 24, 2021)**

**Planner: Charlotte Bridges**

**Staff Recommendation: Table**

- \*3-c**     [PZ 21045](#)     **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 PEP to RM-4-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.

**Planner: Cassidy Welch**

**Staff Recommendation: Continue to April 28, 2021**

**4 Discuss and take action on the following preliminary plats:**

- \*4-a**     **PZ 21046**     **“Val Vista Condo” District 2. (ZON21-00087)** Within the 1000 block of South Val Vista Drive (west side). Located north of Southern Avenue on the west side of Val Vista Drive. (1.4 ± acres). Preliminary Plat. Natalie Griffin, EPS Group, applicant; LeSueur Family Investment Group, owner.

**Planner: Kellie Rorex**

**Staff Recommendation: Approval with conditions**

- \*4-b**     **PZ 21047**     **“Mercado Fiesta Amended Condominium” District 3. (ZON21-00148)** Within the 1300 and 1400 blocks of West Southern Avenue (south side) and within the 1200 block of South Longmore (east side). Located west of Alma School Road on the south side of Southern Avenue. (6.3 acres). Preliminary Plat. Heather Roberts, Kimley Horn, applicant; BPC Larkspur Mercado, LLC, owner.

**Planner: Cassidy Welch**

**Staff Recommendation: Approval with conditions**

**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.**