



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, May 12, 2021

4:00 PM

Council Chambers

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 21061](#) Minutes from the April 28, 2021 study session and regular meeting.**

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

- *3-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 28, 2021)**

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

4 Discuss and take action on the following preliminary plat:

- *4-a** [PZ 21062](#) **“Woodspring Suites” District 3. (ZON21-00109)** Within the 300 to 400 blocks of East Baseline Road (north side) and within the 1800 to 2000 blocks of South Mesa Drive (east side). Located east of Mesa Drive on the north side of Baseline Road. (5.5± acres). Preliminary Plat. Jack Gilmore, Gilmore Planning & Landscape Architecture, applicant; Sundown Equipment, LLC, owner.

Planner: Lesley Davis

Staff Recommendation: Approval with conditions

5 Review, discuss and make a recommendation to the City Council regarding the following proposed amendments to the Mesa Zoning Ordinance:

- *5-a** [PZ 21065](#) Amending Chapters 4, 5, 6, 8, 31, 32, 58, 64, 86, and 87 of Title 11, the Zoning Ordinance of the Mesa City Code pertaining to community residences and other group residential uses. The amendments include, but are not limited to, repealing in its entirety Section 11-31-14: Group Home for the Handicapped and replacing it with Section 11-31-14: Community Residences; removing, modifying and adding definitions to Chapter 86: Use Types and Chapter 87: Definitions; and modifying various land use charts. **(Citywide)**

Planner: Rachel Prelog

Staff Recommendation: Adoption

- *5-b [PZ 21063](#) Amending Chapters 31 and 70 of Title 11, the Zoning Ordinance of the Mesa City Code modifying correctional transitional housing facility development standards and modifying Administrative Use Permit standards. **(Citywide)**

Planner: Rachel Prelog

Staff Recommendation: Adoption

- *5-c [PZ 21064](#) Amending Chapters 7, 31, 86, and 87 of Title 11, the Zoning Ordinance of the Mesa City Code pertaining to marijuana. The amendments include, but are not limited to, repealing in its entirety Section 11-31-34: Medical Marijuana Facilities and replacing it with Section 11-31-34: Marijuana Facilities; removing, modifying, and adding definitions to Chapter 86: Use Types and Chapter 87: Definitions; and modifying various land use charts. **(Citywide)**

Planner: Rachel Prelog

Staff Recommendation: Adoption

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.