



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 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, June 23, 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 21074](#) Minutes from the June 9, 2021 study session and regular meeting.**

3 Take action on the following zoning case:

- *3-a** **PZ 21075** **ZON20-00876 District 6.** Within the 3800 block of South Power Road (east side). Located south of Elliot Road on the east side of Power Road. (2.35± acres) Site Plan Review. This request will allow the development of a self-storage building. Brian Greathouse, Burch & Cracchiolo, P.A., applicant; Rockall Power LLC, owner.

Planner: Wahid Alam

Staff Recommendation: Approval with conditions

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

- *4-a** **PZ 21076** **ZON20-00840 District 1.** Within the 1000 block of East McKellips Road (south side). Located west of Stapley Drive on the south side of McKellips Road. (4.5± acres). Rezone from Single Residence 9 (RS-9) and Multiple Residence 4 (RM-4) to Multiple Residence 2 (RM-2) with a Planned Area Development Overlay (PAD); and Site Plan Review. This request will allow for a multiple residence development. Victoria Snively, United Realty MTA, applicant; Thomas Adhoot, owner.

Planner: Cassidy Welch

Staff Recommendation: Continue to August 25, 2021

- *4-b** **PZ 21077** **ZON21-00224 District 6.** Within the 8800 to 9100 blocks of East Elliot Road (north side) and within the 8900 to 9100 blocks of East Peterson Avenue (south side). Located west of Ellsworth Road on the north side of Elliot Road (41± acres). Rezone from Limited Commercial (LC) with a Planned Area Development Overlay (PAD) and Planned Employment Park (PEP)-PAD to Light Industrial (LI)-PAD; and Site Plan Review. This request will allow for an industrial development. Taylor Earl, Earl & Curley, PLC , applicant; EL DORADO ELLIOT 128, LLC , owner.

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

- *4-c** **PZ 21078** **ZON21-00293 District 1.** Within the 1900 block of East McKellips Road (north side). Located west of Gilbert Road on the north side of McKellips Road (0.2± acres). Rezone from Agriculture (AG) to Limited Commercial (LC). This request will allow commercial uses on the property. Sean Lake, Pew & Lake, PLC, applicant; Orange Tree Marketplace II, owner.

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

5 Discuss and take action on the following preliminary plats:

- *5-a** **PZ 21079** **“Avalon Crossing” District 6.** (ZON21-00138) Within the 10100 to 10600 blocks of East Williams Field Road (south side) and the 6000 to 6400 blocks of South 222nd Street (west side). Located south of Williams Field Road and east of Crismon Road. (144.4± acres). Preliminary Plat. Krista Zinser, Coe and Van Loo, LLC, applicant; Pacific Proving, LLC, owner.

Planner: Evan Balmer

Staff Recommendation: Approval with conditions

- *5-b** **PZ 21080** **“View 202” District 6.** (ZON21-00125) Within the 4800 to 5000 blocks of South Ellsworth Road (west side). Located on the west side of Ellsworth Road north of Ray Road. (73.6± acres). Preliminary Plat. Russell Schulte, Hunter Engineering, applicant; Sunbelt Investment Holdings, LP, owner.

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.