



Planning & Zoning Public Hearing

The Planning and Zoning Board meetings operate on a hybrid system. Public participation is available using either blue comment cards found in the City Council chambers or by submitting an [online comment card](#) and participating through Zoom.

We believe that providing access for citizens to communicate with the board is vital for a strong representative local government. All Planning and Zoning Board meetings are open to the public to

Public Hearing

The meetings may also be watched on local cable Mesa channel 11, online at Mesa11.com/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.

Members of the public can address the Planning and Zoning Board in the following ways:

- Attend a meeting in person. Participants may complete a blue comment upon arrival at the meeting, or download a copy of [comment card](#) [PDF] and hand in at the meeting.
- 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 5301232921 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 any difficulty accessing this meeting, please call 480-644-2099.



Planning and Zoning Board - Public Hearing

Meeting Agenda - Final

Chair Jessica Sarkissian
Vice Chair Deanna Villanueva-Saucedo
Boardmember Tim Boyle
Boardmember Shelly Allen
Boardmember Jeffrey Crockett
Boardmember Benjamin Ayers
Boardmember Troy Peterson

Wednesday, October 13, 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 21114](#) Minutes from the September 22, 2021 study session and regular meeting.**

***2-b [PZ 21124](#) Corrected minutes from the June 9, 2021 regular meeting.**

3 Take action on the following zoning cases:

- *3-a** [PZ 21115](#) **ZON21-00132 District 4.** Within the 800 block of West Broadway Road (north side), and within the 300 block of South Extension Road (west side). Located east of Alma School Road on the north side of Broadway Road. (1.9± acres). Site Plan Review; and Special Use Permit. This request will allow for the development of a convenience market with an associated fuel station. Land Development Consultants, LLC, applicant; Circle K Stores Inc., owner.

Planner: Charlotte Bridges

Staff Recommendation: Approval with conditions

- *3-b** [PZ 21123](#) **ZON21-00589 District 6.** Within the 9300 to 9400 blocks of East Ray Road (north side), the 5000 to 5200 blocks of South Bradley Way (east side) and within the 9300 block of East Serenity Avenue (south side). Located east of Ellsworth Road and north of Ray Road. (9.12± acres). Site Plan Review. This request will allow for a mult-residential development within the Eastmark Community. Drew Olson, PCS Development, applicant; Premiere Multi-Family at Eastmark II LLC., owner. **(Continued from September 22, 2021)**

Planner: Kellie Rorex

Staff Recommendation: Approval with conditions

- *3-c** [PZ 21116](#) **ZON21-00640 District 6.** Within the 10700 block of east Southern Avenue (south side). Located west of Signal Butte Road on the south side of Southern Avenue. (1.06± acres). Site Plan Review. This request will allow for the development of a retail building. Trish Flower, Upward Architects, applicant; MVM Shopping Center, LLC, owner.

Planner: Kellie Rorex

Staff Recommendation: Withdrawn

- *3-d** [PZ 21117](#) **ZON21-00653 District 6.** Within the 9800 to 9900 blocks of the East Williams Field Road alignment (south side) and within the 6000 to 6300 blocks of the South Crismon Road alignment (west side). Located on the southwest corner of the Crismon and Williams Field Road alignments. (18.1± acres). This request will approve the Development Unit 3 Development Unit Plan within the Pacific Proving Grounds North Community Plan, also known as the Cadence Community Plan. Susan Demmitt, Gammage and Burnham, PLC, applicant; PPGN-Williams, LLLP, owner.

Planner: Evan Balmer

Staff Recommendation: Approval with conditions

- *3-e** [PZ 21118](#) **ZON21-00689 District 6.** Within the 9300 to 9500 blocks of East Elliot Road (north side) and within the 3400 to 3600 blocks of South 94th Place (west side). Located east of Ellsworth Road on the north side of Elliot Road (14± acres). Site Plan Review. This request will allow for an industrial development. Adam Baugh, Withey Morris, applicant; Mesa Growth Properties LLC, owner.

Planner: Charlotte Bridges

Staff Recommendation: Approval with conditions

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

- *4-a** [PZ 21122](#) **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. **(Continued from September 22, 2021)**

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

- *4-b** [PZ 21119](#) **ZON21-00278 District 5.** Within the 1300 to 1500 blocks of North Power Road (east side), within the 6800 block of East Hobart Street (south side), and within the 6800 block of East Halifax Drive (both sides). Located north of Brown Road on the east side of Power Road. (6.13± acres). Rezone from Office Commercial (OC) and Single Residence 35 (RS-35) to Neighborhood Commercial with a Planned Area Development overlay (NC-PAD); and Site Plan Review. This request will allow for the development of a Food Truck Park. Sean Lake, Pew and Lake, PLC, applicant; Power Road Park, LLC, owner.

Planner: Lesley Davis

Staff Recommendation: Continue to October 27, 2021

- *4-c** [PZ 21121](#) **ZON21-00540 District 6.** Within the 10500 to 10800 blocks of East Elliot Road (north side) and within the 3500 block of South Signal Butte Road (west side). Located on the northwest corner of Signal Butte Road and Elliot Road. (25.7± acres) Rezone from Agriculture (AG) to Light Industrial (LI) with a Planned Area Development (PAD) Overlay, Site Plan Review, and Special Use Permit. This request will allow for a commercial and industrial development. Adam Baugh, Withey Morris, PLC, applicant; Whane of Mesa, LP, owner.

Planner: Evan Balmer

Staff Recommendation: Approval with conditions

- *4-d** [PZ 21120](#) **ZON21-00620 District 6.** Within the 7800 to 8100 blocks of East Pecos Road (north side), and within the 6800 to 7000 blocks of South Sossaman Road (east side). Located north of Pecos Road and east of Sossaman Road. (155± acres). Rezone from Agriculture (AG) to General Industrial with a Planned Area Development Overlay (GI-PAD), and Site Plan Review. This request will allow for an industrial development. George Pasquel III, Withey Morris PLC, applicant; ARMSTRONG DENNIS L & INGBORG E; TCA DEVELOPMENT LLC; GERMANN INVESTMENTS NO 1; GI 20 LLC; GI 30 LLC; and PR20 LLC, owners.

Planner: Jennifer Gniffke

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.