



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](https://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 27, 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 21125](#) Minutes from the October 13, 2021 study session and regular meeting.**

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

- *3-a** [PZ 21126](#) **ZON21-00129 District 1.** Within the 2200 to 2400 blocks of East McDowell Road (south side). Located east of Gilbert Road on the south side of McDowell Road. (9.0± acres). Rezone from Single Residence 43 (RS-43) and Single Residence 43 with Historic Landmark Overlay (RS-43-HL) to Multiple Residence 5 with a Planned Area Development Overlay (RM-5-PAD) and Site Plan Review; and Special Use Permit. This request will allow for a multiple residence development with associated commercial use. Ryan Nelson, Sweetwater Companies, applicant; Gunning Mark S/Ron Bailly Trust, owner.

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

- *3-b** [PZ 21127](#) **ZON21-00566 District 5.** Within the 6400 block of East McDowell Road (north side) and within the 2800 block of North Ramada (west side). Located west of Power Road on the north side of McDowell Road. (4.1± acres). Rezone from Office Commercial (OC) to Single Residence 9 with a Planned Area Development Overlay (RS-9-PAD). This request will allow for the development of a single residence subdivision. Grant Taylor, applicant; DeMichele Family, LLC, owner. **(Companion case to Preliminary Plat, “Villas at McDowell”, associated with item *4-a).**

Planner: Sean Pesek

Staff Recommendation: Approval with conditions

- *3-c** [PZ 21128](#) **ZON21-00730 District 6.** Within the 10300 to 10600 blocks of East Pecos Road (north side) and within the 6400 to 6800 blocks of South 222nd Street (west side). Located west of Signal Butte Road on the north side of Pecos Road. (71.3± acres). Rezone from Agriculture (AG) to Light Industrial (LI); Site Plan Review and Special Use Permits. This request will allow for industrial development. Josh Tracy, Ryan Companies, applicant; Tucker Properties, LTD., owner.

Planner: Josh Grandlienard

Staff Recommendation: Approval with conditions

- *3-d** [PZ 21129](#) **ZON21-00892 District 6.** Within the 4400 to 4700 blocks of South Power Road (east side) and within the 6800 to 7000 blocks of East Warner Road (south side). Located at the southeast corner of Power Road and Warner Road. (40± acres). Modification of the Planned Area Development Overlay (PAD) and Site Plan Modification. This request will allow for commercial development. Sean Lake, Pew & Lake, PLC, applicant; Power 40, LLC, owner. **(Companion case to Preliminary Plat, “Cannon Beach”, associated with item *4-b).**

Planner: Sean Pesek

Staff Recommendation: Approval with conditions

- *3-e** [PZ 21132](#) **ZON21-00878 District 5.** Within the 2800 to 3100 blocks of North Recker Road (west side) and within the 5900 block of East Longbow Parkway (south side). Located north of McDowell Road on the west side of Recker Road. (20± acres). Minor General Plan Amendment from Employment to Mixed-Use Activity District. This request will allow for a mixed use development. Reese Anderson, Pew & Lake, PLC, applicant; Dover Associates, LLC, owner.

Planner: Cassidy Welch

Staff Recommendation: Continue to December 15, 2021

- *3-f** [PZ 21133](#) **ZON21-00731 District 5.** Within the 2800 to 3100 blocks of North Recker Road (west side) and within the 5900 block of East Longbow Parkway (south side). Located north of McDowell Road on the west side of Recker Road. (20± acres). Modification of the Planned Area Development Overlay (PAD); Rezone from Light Industrial (LI) to Limited Commercial (LC), Council Use Permit (CUP) and Site Plan Review. This request will allow for a mixed use development. Reese Anderson, Pew & Lake, PLC, applicant; Dover Associates, LLC, owner.

Planner: Cassidy Welch

Staff Recommendation: Continue to December 15, 2021

4 Discuss and take action on the following preliminary plats:

- *4-a** [PZ 21130](#) **“Villas at McDowell” District 5.** Within the 6400 block of East McDowell Road (north side) and within the 2800 block of North Ramada (west side). Located west of Power Road on the north side of McDowell Road. (4.1± acres). Preliminary Plat. Grant Taylor, applicant; DeMichele Family, LLC, owner. **(Companion case to ZON21-00566, associated with item *3-b).**

Planner: Sean Pesek

Staff Recommendation: Approval with conditions

- *4-b PZ 21131 “Cannon Beach” District 6.** Within the 4400 to 4700 blocks of South Power Road (east side) and within the 6800 to 7000 blocks of East Warner Road (south side). Located at the southeast corner of Power Road and Warner Road. (40± acres). Preliminary Plat. Sean Lake, Pew & Lake, PLC, applicant; Power 40, LLC, owner. **(Companion case to ZON21-00892, associated with item *3-d)**

Planner: Sean Pesek

Staff Recommendation: Approval with conditions

Items not on the Consent Agenda

- 5 Discuss and make a recommendation to the City Council on the following zoning case:**

- 5-a PZ 21134 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 a development that includes food trucks. Sean Lake, Pew and Lake, PLC, applicant; Power Road Park, LLC, owner. **(Continued from October 13, 2021)**

Planner: Lesley Davis

Staff Recommendation: Approval with conditions

- 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.**