



## Planning and Zoning Board - Public Hearing

### Meeting Agenda

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

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Wednesday, May 11, 2022

4:00 PM

Council Chambers

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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 22083](#) Minutes from the April 27, 2022 study session and regular meeting.

3 Take action on the following zoning cases:

- \*3-a**     [PZ 22073](#)     **ZON21-01301 District 1.** Within the 3500 to 3600 blocks of North Val Vista Drive (west side) and within the 3500 block of East Thomas Road (south side). Located south of Thomas Road on the west side of Val Vista Drive. (9± acres). Site Plan Review. This request will allow for an attached single residence development. Josh Hannon, EPS Group, applicant; Burden West Limited Partnership, LLP; Todd R/Lisa K Burden, owner.

**Planner: Cassidy Welch**

**Staff Recommendation: Approval with conditions**

- \*3-b**     [PZ 22074](#)     **ZON21-01311 District 1.** Within the 2900 to 3100 block of North Oakland (west side), within the 4200 to 4400 block of East Palm Street (south side), and within the 2900 to 3100 block of North Omaha (east side). Located west of Greenfield Road on the north side of McDowell Road. (3± acres). Site Plan Modification. This request will allow for a building expansion to an existing industrial development. Robert Brown, Robert Brown Architects, applicant; KGN, LLC, owner.

**Planner: Kellie Rorex**

**Staff Recommendation: Continue to the May 25, 2022 Planning and Zoning Board meeting**

- \*3-c**     [PZ 22075](#)     **ZON22-00047 District 6.** Within the 7700 to 7800 blocks of East Velocity Way (south side). Located east of Sossaman Road and north of Pecos Road (28± acres). Site Plan Review. This request will allow for an industrial development. Glenn Klipfel, ADM Group Inc., applicant; PHOENIX-MESA GATEWAY AIRPORT AUTHORITY, owner.

**Planner: Sean Pesek**

**Staff Recommendation: Approval with conditions**

- \*3-d**     [PZ 22078](#)     **ZON22-00155 District 6.** Within the 3300 block of South Power Road (east side). Located on the east side of Power Road and north of Elliot Road. (9+ acres). Site Plan Review. This request will allow for the development of an industrial warehouse. Alex Hayes, Withey Morris, applicant; Garage Town USA LLC, owner.

**Planner: Robert Mansolillo**

**Staff Recommendation: Approval with conditions**

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

- \*4-a**     [PZ 22069](#)     **ZON21-01285 District 6.** Within the 4900 to 5200 blocks of South Power Road (east side) and within 6800 to 7000 blocks of East Ray Road (north side). Located north of Ray Road on the east side of Power Road (41± acres). Site Plan Modification. This request will allow for the development of a hotel. Jose Pombo, Vivo Development Partners, applicant; Power 202 Mixed Use, LLC., owner.

**Planner:** Kellie Rorex

**Staff Recommendation:** Approval with conditions

- \*4-b**     [PZ 22076](#)     **ZON22-00093 District 6.** Within the 7900 block of East Warner Road (south side). Located east of Sossaman Road and west of Hawes Road (50± acres). Rezone from Agricultural (AG) to Light Industrial with a Planned Area Development overlay (LI-PAD) and Site Plan Review. This request will allow for an industrial development. Shane Cassidy, Komunale Properties, applicant; Victor Riches, owner. **(Companion case to Preliminary Plat “Mesa Connection”, associated with item \*5-a)**

**Planner:** Sean Pesek

**Staff Recommendation:** Approval with conditions

- \*4-c**     [PZ 22077](#)     **ZON22-00154 District 6.** Within the 7300 to 7500 blocks of the South Crismon Road alignment (east side) and within the 10000 to 10300 blocks of East Germann Road (north side). Located north of Germann Road on the east side of the Crismon Road alignment. (64± acres). Site Plan Review; and Special Use Permit. This request will allow for an industrial development. Adam Baugh, Withey Morris, PLC, applicant; The Cubes at Mesa Gateway, LLC, owner.

**Planner:** Cassidy Welch

**Staff Recommendation:** Approval with conditions

- \*4-d**     [PZ 22080](#)     **ZON22-00157 District 5.** Within the 4400 to 5200 blocks of East McKellips Road (north side); within the 2000 to 2800 blocks of North Greenfield Road (east side); within the 4400 to 5200 blocks of East McDowell Road (south side); and within the 2000 to 2800 blocks of North Higley Road (west side). Located north of McKellips Road and east of Greenfield Road. (575.5± acres). Falcon Field Design Guidelines Update. This request will modify the existing Design Guidelines to guide future development at Falcon Field Airport. City of Mesa, applicant; City of Mesa, owner.

**Planner:** Joshua Grandlienard

**Staff Recommendation:** Continue to the June 8, 2022 Planning and Zoning Board meeting

- \*4-e**     [PZ 22081](#)     **ZON22-00160 District 3.** Within the 800 block of North Country Club Drive (west side), within the 400 block of West Rio Salado Parkway (north side) and within the 400 block of West 9th Street (south side). Located south of Brown Road on the west side of Country Club Drive. (2.3± acres). Rezone from Multiple Residence (RM-4) and Limited Commercial (LC) to Limited Commercial with a Bonus Intensity Zone overlay (LC-BIZ), Site Plan Review; and a Special Use Permit. This request will allow the development of a new Child Crisis Arizona headquarters. Chris Woosley, Architectural Resource Team, applicant; SAFE KIDS STRONG FAMILIES LLC, owner.

**Planner: Jennifer Merrill**

**Staff Recommendation: Approval with conditions**

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

- \*5-a**     [PZ 22082](#)     **“Mesa Connection”** Within the 7900 block of East Warner Road (south side). Located east of Sossaman Road and west of Hawes Road (50± acres). Preliminary Plat. Shane Cassidy, Komunale Properties, applicant; Victor Riches, owner. **(Companion case to ZON22-00093, associated with item \*4-b)**

**Planner: Sean Pesek**

**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.**