



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

Wednesday, May 25, 2022

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 22089](#) Minutes from the May 11, 2022 study session and regular meeting.

3 Take action on the following zoning cases:

- *3-a** [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: Approval with conditions

- *3-b** [PZ 22084](#) **ZON22-00040 District 6.** Within the 7300 to 7500 blocks of South Sossaman Road (west side). Located north of Germann Road on the west side of Sossaman Road and on the north side of the railroad. (28± acres). Site Plan Review and Special Use Permit. This request will allow for an industrial development. Michael Van Omen, Deutsch Architecture Group, applicant; GCC II GP LLC, owner.

Planner: Jennifer Merrill

Staff Recommendation: Approval with conditions

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

- *4-a** [PZ 22085](#) **ZON22-00085 District 6.** Within the 10000 to 10400 blocks of East Pecos Road (north side). Located east of Ellsworth Road and west of Signal Butte Road, on the north side of Pecos Road. (38+ 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. Gammage and Burnham, PLC, applicant; Pacific Proving LLC, owner. **(Companion case to Preliminary Plat “CapRock Legacy Logistics,” associated with item *5-a)**

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

- *4-b** [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-c** [PZ 22086](#) **ZON22-00162 District 5.** Within the 9900 to 10000 blocks of East Brown Road (south side) and within the 1100 to 1200 blocks of North Crismon Road (west side). Located on the southwest corner of Brown Road and Crismon Road. (8+ acres) Rezone from Agricultural (AG) to Single Residence 15 with a Planned Area Development overlay (RS-15-PAD). This request will allow for a single residence development. Jon Gillespie, Pew and Lake, applicant; Brighton Homes, owner.

Planner: Joshua Grandlienard

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

- *4-d** [PZ 22087](#) **ZON22-00293 District 6.** Within the 10100 to 10600 blocks of East Williams Field Road (south side) and within the 6100 to 6400 blocks of South 222nd Street (west side). (1.5± acres) Located east of Crismon Road, south of Williams Field Road, and on the north side of the East 24 Gateway Freeway alignment. Major Modification to Development Unit Plan 2 of Avalon Crossing Planned Community District. This request will allow for a single residence development. Susan Demmitt, Gammage and Burnham, PLC, applicant; Pacific Proving LLC, owner.

Planner: Joshua Grandlienard

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

5 Discuss and take action on the following preliminary plats:

- *5-a** **PZ 22088** **“CapRock Legacy Logistics”** (District 6) Within the 10000 to 10400 blocks of East Pecos Road (north side). Located east of Ellsworth Road and west of Signal Butte Road, on the north side of Pecos Road. (38+ acres) Preliminary Plat. Gammage and Burnham, PLC, applicant; Pacific Proving LLC, owner. (Companion case to ZON22-00085 associated with item *4-a)

Planner: Joshua Grandlienard

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.