



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, June 8, 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 22101](#) Minutes from the May 25, 2022 Planning and Zoning study session and regular meeting

3 Take action on the following zoning cases:

- *3-a** [PZ 22093](#) **ZON22-00055 District 1.** Within the 3300 to 3600 blocks of North Val Vista Drive (east side). Located south of Thomas Road on the east side of Val Vista Drive. (21± acres). Site Plan Review. This request will allow for a multiple residence development. Josh Hannon, EPS Group, applicant; Burden East Limited Partnership, LLP; Raymond T. and Deniece Burden Trust; Burden Family Trust, owner.

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

- *3-b** [PZ 22097](#) **ZON22-00257 District 6.** Within the 3900 to 4100 blocks of South Signal Butte Road (west side) and within the 3900 to 4100 blocks of the South Binary alignment (east side). Located south of Elliot Road on the west side of Signal Butte Road. (65.3± acres). Site Plan Review. This request will allow for an industrial development. Dustin Chisum, Deutsch Architecture Group, applicant; DMB Mesa Proving Grounds, LLC., owner.

Planner: Lesley Davis

Staff Recommendation: Approval with conditions

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

- *4-a** [PZ 22090](#) **ZON21-00793 District 4.** Within the 450 blocks of West Holmes Avenue (south side). Located west of Country Club Drive and north of the US 60 Superstition Freeway. (0.8± acres). Rezone from Limited Commercial (LC) to Multiple Residence 4 with a Planned Area Development overlay (RM-4-PAD) and Site Plan Review. This request will allow for a multiple residence development. Brian Fracasse, Fracasse Architecture, LLC, applicant; RWI Properties LLC, owner.

Planner: Sean Pesek

Staff Recommendation: Approval with conditions

- *4-b** [PZ 22091](#) **ZON22-00023 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 the Avalon Crossing Planned Community District Community Plan. This request will allow for a single residence development. CVL Consultants, applicant; Pacific Proving LLC, owner.

Planner: Joshua Grandlienard

Staff Recommendation: Continue to the June 22, 2022 Planning and Zoning Board Meeting

- *4-c** [PZ 22094](#) **ZON22-00049 District 6.** Within the 6800 to 7200 blocks of South Crismon Road (east side) and within the 10000 to 10400 blocks of East Pecos Road (south side). Located south of Pecos Road on the east side of Crismon Road. (38± 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: Approval with conditions

- *4-e** [PZ 22086](#) **ZON22-00162 District 5.** Within the 9900 to 10000 blocks of East Brown Road (south side) and within the 1000 to 1200 blocks of North Crismon Road (west side). Located south of Brown Road and on the west side of Crismon Road. (8± acres) Rezone from Agricultural (AG) to Single Residence 15 with a Planned Area Development overlay (RS-15-PAD) and Site Plan Review. This request will allow for a single residence development. Jon Gillespie, Pew and Lake, applicant; Brighton Homes, owner. **(Companion case to Preliminary Plat “Geneva Villas,” associated with item *5-a)**

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

- *4-f** [PZ 22096](#) **ZON22-00237 District 1.** Within the 0 to 200 blocks of North Val Vista Drive (west side). Located north of Main Street on the west side of Val Vista Drive. (4± acres) Council Use Permit (CUP) and Site Plan Review. This request will allow for the development of a mini-storage facility with RV and boat storage. Nathan Palmer, applicant; Intelliguard Group, LLC, owner.

Planner: Charlotte Bridges

Staff Recommendation: Approval with conditions

- *4-g** [PZ 22098](#) **ZON22-00268 District 6.** Within the 9200 to 9600 blocks of East Pecos Road (north side) and the 6400 to 6800 blocks of South Ellsworth Road (east side). Located north of Pecos Road and east of Ellsworth Road. (87± 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 “Merit Legacy Business Park”, associated with item *5-b)**

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

- *4-h** [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 22, 2022 Planning and Zoning Board meeting

5 Discuss and take action on the following preliminary plats:

- *5-a** [PZ 22099](#) **“Geneva Villas”** Within the 9900 to 10000 blocks of East Brown Road (south side) and within the 1000 to 1200 blocks of North Crismon Road (west side). Located south of Brown Road and on the west side of Crismon Road. (8± acres). Preliminary Plat. This request will allow for a single residence development. Jon Gillespie, Pew and Lake, applicant; Brighton Homes, owner. **(Companion case to ZON22-00162, associated with item *4-e)**

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

- *5-b** **PZ 22100** **“Merit Legacy Business Park”** Within the 9200 to 9600 blocks of East Pecos Road (north side) and the 6400 to 6800 blocks of South Ellsworth Road (east side). Located north of Pecos Road and east of Ellsworth Road. (87± acres) Preliminary Plat. This request will allow for an industrial development. Gammage and Burnham, PLC, applicant; Pacific Proving LLC, owner.
(Companion case to ZON22-00268, associated with item *4-g)

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.**