



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 22, 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 22110](#) Minutes from the June 8, 2022 study session and regular meeting

- 3 Take action on the following zoning cases:

- *3-a** [PZ 22107](#) **ZON22-00338 District 6.** Within the 10120 to 10200 blocks of East Williams Field Road (south side). Located east of Crismon Road on the south side of Williams Field Road. (20± acres). Special Use Permit and Site Plan Review. This request will allow for the development of a multiple residence project. Gammage & Burnham for Toll Brothers Apartment Living, applicant; Pacific Proving LLC, owner.

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

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

- *4-a** [PZ 22102](#) **ZON21-00792 District 6.** Within the 7300 to 7600 blocks of South Hawes Road (east side), the 8400 block of East Germann Road (north side) and the 7300 to 7500 blocks of South 85th Place (west side). Located north of Germann Road and east of Hawes Road. (34± acres). Rezone from Light Industrial with a Bonus Intensity Zone overlay (LI-BIZ) and Office Commercial with a Bonus Intensity Zone overlay (OC-BIZ) to Light Industrial with a Planned Area Development overlay (LI-PAD) and Office Commercial with a Planned Area Development overlay (OC-PAD) and Site Plan Review. This request will allow for an industrial development. This request will allow for an industrial development. Dennis Newcombe, Gammage & Burnham P.L.C., applicant; HAWES OZ FUND LLC, owner. **(Companion case to preliminary plat "Hawes Commerce Center", associated with item *5-b)**

Planner: Jennifer Merrill

Staff Recommendation: Approval with conditions

- *4-b** [PZ 22103](#) **ZON21-00966 District 2.** Within the 6100 block of East Main Street (south side). Located east of Recker Road on the south side of Main Street. (4.5± acres). Rezone from Limited Commercial (LC) to Multiple Residence 3 with a 'U' designation and a Planned Area Development overlay (RM-3U-PAD) and Site Plan Review. This request will allow for a multiple residence development. Benjamin Tate, Withey Morris, applicant; Valencia Heights LLC, owner.

Planner: Charlotte Bridges

Staff Recommendation: Approval with conditions

- *4-c** [PZ 22104](#) **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; Rezone from Agriculture (AG) to Planned Community (PC). This request will allow for a single residence development. CVL Consultants, applicant; Pacific Proving LLC, owner.

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

- *4-d** [PZ 22106](#) **ZON22-00260 District 5.** Within the 9100 block of East University Drive (south side) and the 300 block of North Ellsworth Road (west side). Located south of University Drive and west of Ellsworth Road. (4± acres). Rezone from Multiple Residence 4 (RM-4) to Limited Commercial (LC) and Site Plan Review. This request will allow for the development of a restaurant with drive-thru. Benjamin Tate, Withey Morris, applicant; Valencia Heights LLC, owner.

Planner: Robert Mansolillo

Staff Recommendation: Approval with conditions

- *4-e** [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. **(Companion case to Preliminary Plat ZON22-00292, associated with item *5-a)**

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

5 Discuss and take action on the following preliminary plats:

- *5-a** [PZ 22108](#) **ZON22-00292 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. Preliminary Plat. Susan Demmitt, Gammage and Burnham, PLC, applicant; Pacific Proving LLC, owner. **(Companion case to ZON22-00293, associated with item *4-e)**

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

- *5-b** [PZ 22109](#) **“Hawes Commerce Center” District 6.** Within the 7300 to 7600 blocks of South Hawes Road (east side), the 8400 block of East Germann Road (north side) and the 7300 to 7500 blocks of South 85th Place (west side). Located north of Germann Road and east of Hawes Road. (34± acres). Preliminary Plat. Dennis Newcombe, Gammage & Burnham P.L.C., applicant; HAWES OZ FUND LLC, owner. **(Companion case to ZON21-00792, associated with item *4-a)**

Planner:Jennifer Merrill

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.