



Planning and Zoning Board - Public Hearing

Meeting Agenda

Chair Jeffrey Crockett
Vice Chair Benjamin Ayers
Boardmember Jessica Sarkissian
Boardmember Shelly Allen
Boardmember Troy Peterson
Boardmember Jeff Pitcher
Vacant

Wednesday, September 14, 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 22159](#) Minutes from the August 24, 2022 study session and regular meeting.

3 Take action on the following zoning cases:

- *3-a** [PZ 22149](#) **ZON22-00247 District 6.** Within the 8100 to 8200 blocks of East Germann Road (north side). Located west of Hawes Road on the north side of Germann Road. (10± acres). Site Plan Review. This request will allow for an industrial development. Robert Winton, Winton Architects, Inc., applicant; Republic Equity Funds LLC, owner.

Planner: Jennifer Merrill

Staff recommendation: Approval with conditions

- *3-b** [PZ 22151](#) **ZON22-00603 District 6.** Within the 9800 to 10000 blocks of East Elliot Road (south side), within the 3600 to 3900 blocks of South Everton Terrace (west side), and within the 3600 to 3900 blocks of South Eastmark Parkway (east side). Located east of Ellsworth Road on the south side of Elliot Road. (44± acres). Site Plan Review. This request will allow for an industrial development. Wendy Riddell, Berry Riddell, LLC, applicant; DMB Mesa Proving Grounds, 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 22147](#) **ZON21-00080 District 5.** Within the 3600 to 3800 blocks of North Higley Road (east side) and the 5200 to 5500 blocks of East Thomas Road (south side). Located east of Higley Road on the south side of Thomas Road. (11± acres). Rezone from Single Residence 90 (RS-90) to Light Industrial with a Planned Area Development Overlay (LI-PAD), Council Use Permit (CUP), and Site Plan Review. This request will allow for a boat and recreational vehicle storage facility. Russell Skuse, Horrocks Engineers, applicant; R&S Development Group LLC, owner.

Planner: Joshua Grandlienard

Staff recommendation: Approval with conditions

- *4-b** [PZ 22136](#) **ZON21-00995 District 6.** Within the 8900 block of East Pecos Road (south side), within the 7200 block of South 89th Place (west side), and within the 8900 block of East Waltham Avenue (north side). Located west of Ellsworth Road on the south side of Pecos Road (2± acres). Rezone from Light Industrial with a Planned Area Development Overlay (LI-PAD) to Light Industrial with a Planned Area Development Overlay and Bonus Intensity Zone Overlay (LI-PAD-BIZ), and Site Plan Review. This request will allow for an industrial development. Ian Mulich, Pinnacle Design, Inc., applicant; OLYMPUS DEVELOPMENT & INVESTMENTS LLC, owner.

Planner: Jennifer Merrill

Staff Recommendation: Approval with conditions

- *4-c** [PZ 22138](#) **ZON21-01271 District 4.** Within the 600 block of West University Drive (south side), within the 300 block of North Hosick (east side), and within the 300 block of North Date (west side). Located west of Country Club Drive on the south side of University Drive (1.5± acres). Rezone from Limited Commercial (LC) and Single Residence 6 (RS-6) 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. Tim Boyle, Tim Boyle Design, applicant; QCC Promotion and Marketing, LLC , owner.

Planner: Cassidy Welch

Staff Recommendation: Continue to the September 28, 2022 Planning and Zoning Board meeting

- *4-d** [PZ 22122](#) **ZON22-00263 District 2.** Within the 5600 to 5800 blocks of East Inverness Avenue (north and west side) and within the 5600 to 5800 blocks of South Sunview (north and south sides). Located east of Higley Road and north of Baseline Road (50± acres). Rezone from Planned Employment Park with a Planned Area Development Overlay and Council Use Permit (PEP-PAD CUP) to Planned Employment Park with a Planned Area Development Overlay (PEP-PAD), Light Industrial with a Planned Area Development Overlay (LI-PAD), and Site Plan Review. This request will allow for an industrial development. Sean Lake, Pew & Lake, PLC, applicant; VHS ACQUISITION SUBSIDIARY NUMBER 11 INC, owner. **(Companion case to Preliminary Plat "Baseline Logistics Park," associated with item *5-b)**

Planner: Cassidy Welch

Staff Recommendation: Continue to the September 28, 2022 Planning and Zoning Board meeting

- *4-e** [PZ 22150](#) **ZON22-00431 District 2.** Within the 5700 to 5900 blocks of East Baseline Road (north side), within the 1800 to 1900 blocks of South Sunview (west side), and within the 5700 to 5900 blocks of East Inverness Avenue (south side). Located west of Recker Road on the north side of Baseline Road. (10± acres). Rezone from Planned Employment Park with Planned Area Development overlay and Council Use Permit (PEP-PAD-CUP) to Multiple Residence 5 with a Planned Area Development overlay (RM-5-PAD) and Site Plan Review. This request will allow for a multiple residence development. Charles Huellmantel, Huellmantel & Affiliates, applicant; VHS Acquisition Subsidiary Number 11, INC., owner.

Planner: Cassidy Welch
Staff recommendation: Denial

- *4-f** [PZ 22152](#) **ZON22-00607 District 6.** Within the 7600 to 8000 blocks of East Elliot Road (north side) and within the 3300 to 3600 blocks of South 80th Street (west side). Located east of Sossaman Road and north of Elliot Road. (58+ acres). Rezone from Agriculture (AG), Limited Commercial (LC) and Single Residence 43 (RS-43) to Light Industrial with a Planned Area Development Overlay (LI-PAD) and Site Plan Review. This request will allow for an industrial development. Pew & Lake, applicant; TLC Foundation LP, owner. **(Companion case to Preliminary Plat “Wentworth Mesa,” associated with item *5-c)**

Planner: Joshua Grandlienard
Staff recommendation: Approval with conditions

- *4-g** [PZ 22153](#) **ZON22-00669 District 5.** Within the 1200 to 1300 blocks of North Power Road (east side). Located north of Brown Road on the east side of Power Road. (8± acres). Rezone from Single Residence 35 (RS-35) to Public and Semi-Public District with a Planned Area Development overlay (PS-PAD) and Site Plan Review. This request will allow for a Public Safety Facility. Michaela Chelini, City of Mesa, applicant; City of Mesa, owner.

Planner: Cassidy Welch
Staff recommendation: Approval with conditions

- *4-h** [PZ 22154](#) **ZON22-00677 District 1.** Within the 3900 block of East Oasis Circle (south side) and within the 2800 to 2900 blocks of North Norwalk (west side). Located north of McDowell Road and west of Greenfield Road. (0.34± acres). Site Plan Review. This request will allow for an industrial development. Greg Hitchens, applicant; ViewPoint Resort, LLC, owner.

Planner: Sean Pesek
Staff recommendation: Approval with conditions

- *4-i** [PZ 22155](#) **ZON22-00682 District 6.** Within the 3700 to 3900 blocks of South Sossaman Road (east side). Located south of Elliot Road on the east side of Sossaman Road. (20± acres). Rezone from Light Industrial (LI) to Light Industrial with a Planned Area Development overlay (LI-PAD), Council Use Permit (CUP), and Site Plan Review. This request will allow for the expansion of an existing mini-storage facility with boat and recreational vehicle storage. Timothy Quigley, applicant; Redpoint Contracting, LLC and Happy Wife Storage, LLC, owner.

Planner: Sean Pesek

Staff recommendation: Approval with conditions

- *4-j** [PZ 22156](#) **ZON22-00924 District 6.** Within the 3700 to 3900 blocks of South Hawes Road (west side) and within the 7800 block of East Elliot Road (south side). Located east of Sossaman Road and north of Warner Road. (26± acres). Rezone from Small Lot Single Residence-4.0 with a Planned Area Development overlay (RSL-4.0-PAD) to Small Lot Single Residence-4.0 with a Planned Area Development overlay (RSL-4.0-PAD-PAD). This request will allow for the development of a single residence subdivision. Keith Nitcher, Kimley-Horn and Associates, Inc., applicant; Robo Land, LLC, owner.

Planner: Sean Pesek

Staff recommendation: Approval with conditions

5 Discuss and take action on the following preliminary plats:

- *5-a** [PZ 22158](#) **“Grove on Main” District 4.** Within the 0 to 100 block of South Mesa Drive (east side), the 0 to 100 block of South Udall (east and west sides), and the 0 to 100 block of South LeSueur (west side). Located east of Mesa Drive and south of Main Street. (4.6+ acres). Preliminary Plat. Noel Griemsmann, Snell & Wilmer L.L.P., applicant; Suburban Land Reserve Inc., owner.

Planner: Jennifer Merrill

Staff Recommendation: Approval with Conditions

- *5-b** [PZ 22132](#) **"Baseline Logistics Park" District 2.** Within the 5600 to 5800 blocks of East Inverness Avenue (north and west side) and within the 5600 to 5800 blocks of South Sunview (north and south sides). Located east of Higley Road and north of Baseline Road (50± acres). Preliminary Plat. Sean Lake, Pew & Lake, PLC, applicant; VHS ACQUISITION SUBSIDIARY NUMBER 11 INC, owner. **(Companion case to ZON22-00263, associated with item *4-d)**

Planner: Cassidy Welch

Staff Recommendation: Continue to the September 28, 2022 Planning and Zoning Board meeting

- *5-c** [PZ 22157](#) **"Wentworth Mesa" District 6.** Within the 7600 to 8000 blocks of East Elliot Road (north side) and within the 3300 to 3600 blocks of South 80th Street (west side). Located east of Sossaman Road and north of Elliot Road. (58+ acres). Preliminary Plat. This request will allow for an industrial development. Pew & Lake, applicant; TLC Foundation LP, owner. **(Companion case to ZON22-00607," associated with item *4-f)**

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 servicio de interpretación en Español, comuníquese con la Ciudad al menos 48 horas antes de la reunion al 480-644-2767.