



Planning and Zoning Board - Public Hearing

Meeting Agenda - Final

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

Wednesday, September 28, 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 22166](#) Minutes from the September 14, 2022 study session and regular meeting

3 Take action on the following zoning cases:

- *3-b** [PZ 22160](#) **ZON22-00609 District 1.** Within the 2800 block of East McKellips Road (south side) and within the 1900 block of North Lindsay Road (east side). Located south of McKellips Road and east of Lindsay Road. (2± acres). Site Plan Review. This request will allow for the expansion of an existing car wash. Chris Doran, S.D.S Consulting, applicant; Twin Palms Invest LLC, Twin Palms Investments 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 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: Approval with conditions

- *4-b** [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-a)**

Planner: Cassidy Welch

Staff Recommendation: Continue to the October 12, 2022 Planning and Zoning Board meeting

***4-c** [PZ 22162](#) **ZON22-00267 District 6.** Within the 10600 and 11000 blocks of East Williams Field Road (south side) and within the 6200 and 6300 blocks of South Signal Butte Road (both sides). Located south of Williams Field Road on both sides of Signal Butte Road. (122± acres). Rezone from Agriculture (AG), Light Industrial with a Planned Area Development overlay (LI-PAD), General Commercial with a Planned Area Development overlay and Council Use Permit (GC-PAD-CUP), and General Industrial (GI) to General Commercial with a Planned Area Development overlay and Council Use Permit (GC-PAD-CUP), and Light Industrial with a Planned Area Development overlay and Council Use Permit (LI-PAD-CUP). (125± acres). This request will allow for the future development of an auto mall, large commercial development, and a multiple residence development. Pew & Lake, Applicant; Michael Schuerman owner.

Planner: Joshua Grandlienard

Staff Recommendation: Approval with condition

***4-d** [PZ 22161](#) **ZON22-00583 District 3.** Within the 700 block of West 8th Place (south side). Located west of Country Club Drive and north of Rio Salado Parkway. (.25± acres). Site Plan Review. This request will allow for a multiple residence development. Victoria Snively, United Realty MTA, applicant; Thomas and Sarah Ahdoot, owner.

Planner: Charlotte Bridges

Staff Recommendation: Approval with conditions

***4-e** [PZ 22164](#) **ZON22-00732 District 5.** Within the 1400 block of South Crismon Road (west side). Located west of South Crismon Road and south of East Hampton Avenue. (1.3± acres). Site Plan Review and Special Use Permit. This request will allow for carwash. M3 Design, applicant; KFH Crismon & Hampton LLC, owner.

Planner: Samantha Brannagan

Staff Recommendation: Continue to the October 12, 2022 Planning and Zoning Board Meeting

- *4-f** [PZ 22163](#) **ZON22-00942 District 2.** Within the 1200 to 1300 blocks of South 48th Street (both sides) and within the 4700 to 4800 blocks of East Hampton Avenue (north side). Located east of Greenfield Road and south of Southern Avenue. (15± acres). Rezone from Single Residence-43 (RS-43) and Single Residence-15 (RS-15) to Multiple Residence-3 with a Planned Area Development overlay (RM-3-PAD) and Site Plan Review. This request will allow for a multiple residence development. Pew & Lake, applicant; Sunny Mesa INC, owner.

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

5 Discuss and take action on the following preliminary plats:

- *5-a** [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-b)**

Planner: Cassidy Welch

Staff Recommendation: Continue to the October 12, 2022 Planning and Zoning Board meeting

Items not on the Consent Agenda

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.