



Planning & Zoning Public Hearing

The Planning and Zoning Board meetings operate on a hybrid system. Public participation is available using either blue comment cards found in the City Council chambers or by submitting an [online comment card](#) and participating through Zoom.

We believe that providing access for citizens to communicate with the board is vital for a strong representative local government. All Planning and Zoning Board meetings are open to the public to

Public Hearing

The meetings may also be watched on local cable Mesa channel 11, online at [Mesa11.com/live](https://mesa11.com/live) or <https://mesa11.zoom.us/j/5301232921> or listened to by calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts.

Members of the public can address the Planning and Zoning Board in the following ways:

- Attend a meeting in person. Participants may complete a blue comment upon arrival at the meeting, or download a copy of [comment card](#) [PDF] and hand in at the meeting.
- Submit an [online comment card](#) at least 1 hour prior to the start of the meeting. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call 888-788-0099 or 877-853-5247 (toll free) using meeting ID 5301232921 and following the prompts, prior to the start of the meeting. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the board, your line will be taken off mute and you will be given an opportunity to speak.

For any difficulty accessing this meeting, please call 480-644-2099.

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, January 12, 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 22012](#)** Minutes from the December 15, 2021 study session and regular meeting and revised minutes from the October 27, 2021 meeting.

3 Take action on the following zoning case:

***3-a [PZ 22001](#)** ZON21-00987 District 3. Within the 1100 block of East Baseline Road (north side). Located west of Stapley Drive on the north side of Baseline Road. (1.76± acres). Site Plan Review. This request will allow for the development of a restaurant with a drive thru. Kevin

Zenk with Sustainability Engineering Group, LLC, applicant; Stapley and Baseline, LLC, owner.

Planner: Chloe Durfee-Sherman

Staff Recommendation: Approval with conditions

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

- *4-a** [PZ 22002](#) ZON20-00139 District 6. Within the 7200 to 7400 blocks of South Ellsworth Road (east side). Located south of Pecos Road on the east side of Ellsworth Road. (6± acres). Site Plan Review. This request will allow for commercial retail development and self-storage facility. Jesse Macias, M3 Design, LLC, applicant; NEC E&G, LLC and ELLSWORTH 92, LLC, owner.

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

- *4-b** [PZ 22003](#) ZON20-00141 District 6. Within the 7200 to 7400 blocks of South Ellsworth Road (east side), Located south of Pecos Road on the east side of Ellsworth Road. (4.5± acres). Site Plan Review; Special Use Permit. This request will allow for the development of a large commercial center. Jesse Macias, M3 Design, LLC, applicant; NEC E&G, LLC and ELLSWORTH 92, LLC, owner.

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

- *4-c** [PZ 22004](#) ZON21-00393 District 6. Within the 3200 blocks of South Hawes Road (west side), within the 3200 to 3500 blocks of the South 82nd Street alignment (both sides), and within the 3200 to 3500 blocks of South 80th Street (east side). Located north of Elliot Road on the west side of Hawes Road. (81.17± acres). Rezone from Multiple Residence 5 with a Planned Area Development Overlay (RM-5-PAD) to RM-5-PAD-PAD, Single Residence 6 with a Planned Area Development Overlay (RS-6-PAD) to RS-6-PAD-PAD, and Small Lot Single Residence 2.5 with a Planned Area Development Overlay (RSL-2.5-PAD) to RSL-2.5-PAD-PAD. This request will accommodate the development of a single residence subdivision.

Christina Shaw, Hilgartwilson, LLC, applicant; John and Brenda Van Otterloo Family Trust, owner. (Companion case to Preliminary Plat, "Hawes Crossing" associated with item *5-a).

Planner: Sean Pesek

Staff Recommendation: Approval with conditions

- *4-d** [PZ 22005](#) ZON21-00620 District 6. Within the 7800 to 8100 blocks of East Pecos Road (north side), and within the 6800 to 7000 blocks of South Sossaman Road (east side). Located north of Pecos Road and East of Sossaman Road. (155+ acres). Rezone from Agriculture (AG) to General Industrial with a Planned Area Development Overlay (GI-PAD), and Site Plan Review. This request will allow for an industrial development. George Pasquel III, Withey Morris PLC, applicant; GERMANN INVESTMENTS NO 1; GI 20 LLC; GI 30 LLC; and PR20 LLC, owners.

Planner: Jennifer Gniffke

Staff Recommendation: Continue to February 9, 2022

- *4-e** [PZ 22006](#) ZON21-00831 District 6. Within the 2800 block of South Signal Butte Road (west side). Located south of Guadalupe Road on the west side of Signal Butte Road. (1± acres). Site Plan Modification. This request will allow for the development of a restaurant with a drive thru. Tina Heinbach, Garrett Development Corporation.

Planner: Sean Pesek

Staff Recommendation: Approval with Conditions

- *4-f** [PZ 22007](#) ZON21-01025 District 5. Within the 2100 block of North Power Road (east side). Located north of McKellips Road on the east side of Power Road. (2.3± acres). Rezone from Residential 35 (RS-35) to Limited Commercial (LC). This request will establish commercial zoning for future development. Benjamin Tate, Withey Morris, applicant; Arizona Agribusiness and Equine Center Inc., owner.

Planner: Robert Monsolillo

Staff Recommendation: Approval with conditions

5 Discuss and take action on the following preliminary plats:

- *5-a** **PZ 22008** “Hawes Crossing” District 6. Within the 3200 blocks of South Hawes Road (west side), within the 3200 to 3500 blocks of the South 82nd Street alignment (both sides), and within the 3200 to 3500 blocks of South 80th Street (east side). Located north of Elliot Road on the west side of Hawes Road. (81.17± acres). Preliminary Plat. Christina Shaw, Hilgartwilson, LLC, applicant; John and Brenda Van Otterloo Family Trust, owner. (Companion case to ZON21-00393, associated with item *4-c).

Planner: Sean Pesek

Staff Recommendation: Approval with conditions

- *5-b** **PZ 22011** “The Cubes at Gateway” District 6. Within the 10100 to 10200 blocks of East Pecos Road (south side) and within the 6800 to 7500 blocks of South Crismon Road (east side) and within the 10100 to 10300 blocks of East Germann Road (north side). Located south of Pecos Road and north of Germann Road on the east side of Crismon Road. Preliminary Plat. This request will allow for an industrial subdivision. Jacob Buening, Stock & Associates, applicant; Williams Gateway Land Inv., LP, owner.

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

Items not on the Consent Agenda

6 Discuss and make a recommendation to the City Council on the following General Plan amendment and related zoning case:

- 6-a** **PZ 22009** ZON21-00878 District 5. Within the 2800 to 3100 blocks of North Recker Road (west side) and within the 5900 block of East Longbow Parkway (south side). Located north of McDowell Road on the west side of Recker Road. (20± acres). Minor General Plan Amendment from Employment to Mixed-Use Activity District. This request will allow for a mixed use development. Reese Anderson, Pew & Lake, PLC, applicant; Dover Associates, LLC, owner. (Continued from December 15, 2021)

Planner: Cassidy Welch

Staff Recommendation: Continue to January 26, 2022

- 6-b** **PZ 22010** ZON21-00731 District 5. Within the 2800 to 3100 blocks of North Recker Road (west side) and within the 5900 block of East Longbow Parkway (south side). Located north of McDowell Road on the west side of Recker Road. (20± acres). Modification of the Planned Area Development Overlay (PAD); Rezone from Light Industrial (LI) to Limited Commercial (LC), Council Use Permit (CUP) and Site Plan Review. This request will allow for a mixed use development. Reese Anderson, Pew & Lake, PLC, applicant; Dover Associates, LLC, owner.
(Continued from December 15, 2021)

Planner: Cassidy Welch

Staff Recommendation: Continue to January 26, 2022

7 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.**