

# City of Mesa

*Council Chambers  
57 E. First Street*



## Meeting Minutes

Wednesday, November 16, 2022

4:00 PM

Council Chambers

### Planning and Zoning Board - Public Hearing

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

**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](http://www.mesaaz.gov) to find the agenda on which the item(s) will be placed.**

**Call meeting to order.**

**Chair Crockett called the meeting to order at 4:00 pm.**

- 1 Take action on all consent agenda items.**

**Items on the Consent Agenda**

- 2 Approval of minutes from previous meetings.**

**\*2-a** Minutes form the October 26, 2022 study session and regular meeting.

**Approved (Vote 6-0; Boardmember Peterson, absent)**

- 3 Take action on the following zoning cases:**

**\*3-a** **ZON21-01305 “The Wall Company” District 6.** Within the 6400 block of South Mountain Road (east side). Located south of the Gateway 24 Freeway on the east side of Mountain Road. (5±acres). Site Plan Review. This request will allow for an industrial development.

**Planner: Jennifer Merrill**

**Staff Recommendation: Continue to the December 14, 2022 Planning and Zoning Board meeting**

**Continued to the December 14, 2022 Planning and Zoning Board meeting.**

**\*3-b** **ZON22-00582 “Ace Hardware” District 6.** Within the 9300 block of East Cadence Parkway (north side). Located north of Cadence Parkway and east of Ellsworth Road. (4.3± acres). Site Plan Review. This request will allow for a commercial development. Ellie Brundige, Gammage &

Burnham; PPGN-Ellsworth.

**Planner: Samantha Brannagan**

**Staff Recommendation: Approval with conditions**

Approved with additional stipulation as discussed in the Study Session  
(Vote 6-0; Boardmember Peterson, absent)

**\*3-c**

**ZON22-00832 “Rally’s” District 6.** Within the 6900 block of East Southern Avenue (south side). Located south of Southern Avenue and east of Power Road. (.81± acres). Site Plan Review. This request will allow for a restaurant with a drive-thru. Greg Hitchens, applicant; Winco Foods, LLC, owner.

**Planner: Kwasi Abebrese**

**Staff Recommendation: Approval with conditions**

Approved (Vote 6-0; Boardmember Peterson, absent)

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

**\*4-a**

**ZON22-00731 “Greenfield Industrial” District 1.** Within the 4300 block of East McDowell Road (south side) and the 2500 to 2800 blocks of North Greenfield Road (west side). Located on the south side of McDowell Road and the west side of Greenfield Road. (17.72± acres). Rezone to revise the conditions of approval on the property imposed by Zoning Case Number Z80-047, Site Plan Review; and Special Use Permit. This request will allow for the development of three industrial buildings. Tim Thielke, DLR Group, applicant; AZ Greenfield Industrial LP, owner.

**Planner: Chloe Durfee Daniel**

**Staff Recommendation: Approval with conditions**

Approved (Vote 6-0; Boardmember Peterson, absent)

**\*4-b**

**ZON22-00779 District 6.** Within the 4900 to 5000 blocks of South Power Road (east side). Located north of Ray Road and on the east side of Power Road. (35± acres). Council Use Permit (CUP). This request will allow for freeway landmark signage. Ralph Pew, Pew & Lake, PLC., applicant; POWER 202 MIXED-USE LLC, owner.

**Planner: Sean Pesek**

**Staff Recommendation: Continue to the December 14, 2022**

**Planning and Zoning Board meeting**

Continued to the December 14, 2022 Planning and Zoning Board meeting. (Vote 6-0; Boardmember Peterson, absent)

**5 Discuss and make a recommendation to the City Council regarding the following proposed amendment to the Mesa 2040 General Plan:**

- \*5-a** Minor General Plan Amendment amending the existing Chapter 7: Community Character of the This is My Mesa: Mesa 2040 General Plan as shown in Exhibit 1: 2022 General Plan Amendments. These amendments include but are not limited to revising permitted secondary zoning districts in the Specialty District Educational Campus Sub-type and revising the timing of when secondary zoning districts and secondary land uses are permitted in the Specialty District Educational Campus Sub-type and the Specialty District Medical Campus Sub-type.

**Planner: Rachel Nettles**

**Staff Recommendation: Adoption**

Continued to the November 22, 2022 Planning and Zoning Board Special Meeting. (Vote 6-0; Boardmember Peterson, absent)

**6 Discuss and make a recommendation to the City Council on the following Minor General Plan amendment:**

- \*6-a** **ZON22-01129 “Millennium Superstition Springs Minor General Plan Amendment” 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). Minor General Plan Amendment from Specialty - Medical Campus to Specialty - Educational Campus. 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**

Continued to the November 22, 2022 Planning and Zoning Board Special Meeting. (Vote 6-0; Boardmember Peterson, absent)

**7 Adjournment.**

Approved (Vote 6-0; Boardmember Peterson, absent)

**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.**