

City of Mesa

*Council Chambers
57 E. First Street*



Meeting Minutes

Wednesday, September 13, 2023

4:00 PM

Council Chambers

Planning and Zoning Board - Public Hearing

Chair Benjamin Ayers

Vice Chair Jeff Pitcher

Boardmember Jeffery Crockett

Boardmember Troy Peterson

Boardmember Genessee Montes

Boardmember Jamie Blakeman

Boardmember Jayson Carpenter

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.

Chair Ayers called the meeting to order at 4:37 pm.

1 Take action on all consent agenda items.

Items on the Consent Agenda

2 Approval of minutes from previous meetings.

*2-a Minutes from the August 23, 2023 Planning and Zoning Meeting.

Approved (6-0; Vice Chair Pitcher, absent)

3 Take action on the following zoning cases:

*3-a **ZON22-01133 "Fore Green Development" (District 6).** Within the 8100 block of East Elliot Road (north side) and within the 3500 block of South 82nd Street alignment (west side). Located west of Hawes Road and north of Elliot Road. (11.6± acres). Site Plan Review and Special Use Permit. This request will allow for a mixed-use development. Chris Webb, Rose Law Group, Applicant; FEENSTRA CHARLES L/BARBARA M TR, Owner.

Planner: Sean Pesek

Staff Recommendation: Approval with conditions

Vote (5-0; Vice Chair Pitcher, absent; Boardmember Blakeman, recuse)

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

- *4-a **ZON23-00139 "4312 E. University" (District 2).** Within the 4300 block of East University Drive (north side). Located west of Greenfield Road on the north side of University Drive. (4± acres). Site Plan Review and Council Use Permit (CUP). This request will allow for a Mini-Storage Facility, restaurant with drive-thru facility, and a multi-tenant building with a drive-thru facility. Sean Lake, Pew & Lake, PLC, Applicant; Mark Hanneken, Owner.

Planner: Sean Pesek

Staff Recommendation: Approval with conditions

Approved (6-0; Vice Chair Pitcher, absent)

- *4-b **ZON23-00140 "Sienna Ridge" (District 5).** Within the 100 block of South 90th Street (west side). Located south of Main Street and west of Ellsworth Road (4± acres) Rezone from Single Residence-43 (RS-43) to Multiple Residence-2 with a Planned Area Development overlay (RM-2-PAD) and Site Plan Review. This request will allow for a multiple residence development. Jason Sanks, Iplan Consulting, Applicant; 5228 S Blackstone LLC, Owner.

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

Approved (6-0; Vice Chair Pitcher, absent)

Items not on the Consent Agenda

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

- 5-a **ZON23-00469 "Off The Streets" (District 2).** Within the 6700 block of East Main Street (south side), the 0 block of South Sunaire (west side) and the 6700 block of East Alder Avenue (north side). Located west of Power Road on the south side of Main Street. (1.3± acres). Rezone from Limited Commercial (LC) to Limited Commercial with a Bonus Intensity Zone overlay (LC-BIZ), Council Use Permit (CUP), and Site Plan Review. This request will allow for a social service facility. Lindsey Balinkie, City of Mesa Community Services, Applicant; Sunstay Bridge LLC, Owner.

Planner: Charlotte Bridges

Staff Recommendation: Approval with conditions

Approved (5-1; Vice Chair Pitcher, absent; Boardmember Crockett, nay)

6 Adjournment.

Approved (6-0; Vice Chair Pitcher, 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.