

City of Mesa

*Council Chambers
57 E. First Street*



Meeting Minutes

Wednesday, November 15, 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 3:30 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 October 25, 2023 Planning and Zoning meeting.

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

3 Take action on the following zoning cases:

3-a **ZON22-01233. "Outlaw Trucking" (District 2). Within the 5300 block of East Main Street (south side). Located south of Main Street and east of Higley Road (0.8± acres). Major Site Plan Modification. This request will allow for a commercial development. Jason Dial, Outlaw Trucking, Owner; Dan Christensen, C.E.W. Associates, Applicant.

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

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

- **3-b 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, Council Use Permit (CUP); and Special Use Permit (SUP). This request will allow for a Mini-Storage Facility, restaurant with a 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 (Vote 6-0; Vice Chair Pitcher, absent)

- **3-c ZON23-00549. "Edged Data Center" (District 6).** Within the 8700 to 9000 blocks of East Warner Road (south side). Located south of Warner Road and west of Ellsworth Road. (14± acres). Site Plan Review and Special Use Permit. This request will allow for the development of a data center. Sean Lake, Pew and Lake PLC, Applicant; Scannell Properties No 507 LLC, Owner.

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

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

- **3-d ZON23-00210. "East Market Major Land Use Budget Transfer" (District 6).** Within the 9200 to 9400 blocks of East Ray Road (north side), within the 9200 to 9300 blocks of Point Twenty-Two Boulevard (both sides), within 9300 to 10000 blocks of East Point Twenty-Two Boulevard (north side), within the 4200 to 4700 blocks of South Eastmark Parkway (west side), within the 9200 to 9800 blocks of east Warner Road (south side), and within the 4400 to 5200 blocks of South Ellsworth Road (east side). Located north of Ray Road and East of Ellsworth Road. (428± acres). Major Budget Transfer. This request will allow for the transfer of dwelling units approved for Development Unit 1 to Development Unit 3 / 4 North. DMB MESA PROVING GROUNDS LLC, Owner; Christina Christian, Applicant.

Planner: Joshua Grandlienard

Staff Recommendation: Continued to the January 10, 2024 Planning and Zoning Board meeting.

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

- **4-a ZON23-00416. "Private School for Autism" (District 6).** Within the 1400 block of South Clearview Avenue (west side) and the 7100 block of east Hampton Avenue (south side). Located south of Southern Avenue and east of Power Road. (1.1± acres). Council Use Permit. This request will allow for the development of a private school. Nathan Palmer, Applicant; POLARIS RE HOLDINGS LLC, Owner.

Planner: Sergio Solis

Staff Recommendation: Approval with conditions

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

5 Discuss and take action on the following preliminary plats:

- **5-a ZON23-00656. "DHI Longbow Lots 2-6". (District 5).** Within the 3000 block 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. (6.6± acres). Preliminary Plat for five lot subdivision.

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

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

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.