

# City of Mesa

*Council Chambers  
57 E. First Street*



## Meeting Minutes

**Wednesday, April 24, 2024**

**4:15 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](http://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 5:20 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 April 10, 2024 Planning and Zoning meeting.

Approved (Vote: 7-0)

3 Take action on the following zoning cases:

\*\*3-a **ZON23-00990 - "Greenfield Hotel Development" (District 2).** Within the 4400 to 4600 blocks of East Banner Gateway Drive (north side) and within the 1600 block of South Greenfield Road (east side). (5± acres). Located south of US Highway 60 and east of Greenfield Road. Site Plan Review and a Special Use Permit. This request will allow for two hotels. Kelly Bell, Applicant, SREG Greenfield LLC, Owner. **(Companion case to Greenfield Hotel Development Preliminary Plat, associated with item \*5-a)**

**Planner: Joshua Grandlienard**

**Staff Recommendation: Approval with conditions**

Approved (Vote: 7-0)

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

- \*\*4-a ZON23-00796 - "Pecos & Mountain" (District 6).** Within the 11200 block of East Pecos Road (north side). Located west of Meridian Road and north of Pecos Road. (2± acres). Major Site Plan Modification, amending the conditions of approval for Case No. Z14-057; and Special Use Permit. This request will allow for an industrial development. Ian Mulich, Pinnacle Design Inc., Applicant; High Voltage Holdings, LLC., Owner.

**Planner: Kwasi Abebrese**

**Staff Recommendation: Approval with conditions**

**Approved (Vote: 7-0)**

**5 Discuss and take action on the following preliminary plats:**

- \*\*5-a Concord Hotels Preliminary Plat (District 2).** Within the 4400 to 4600 blocks of East Banner Gateway Drive (north side) and within the 1600 block of South Greenfield Road (east side). Located south of US Highway 60 and east of Greenfield Road. (5± acres). Preliminary Plat. Kelly Bell, Applicant, SREG Greenfield LLC, Owner. **(Companion case to ZON23-00990 associated with item \*3-a)**

**Planner: Joshua Grandlienard**

**Staff Recommendation: Approval with conditions**

**Approved (Vote: 7-0)**

- \*\*5-b ZON23-00564 - "Sunvalley" (District 2).** Within the 7100 block of East Main Street (north side) and the 0 to 100 block of North Sunvalley Boulevard (west side). Located east of Power Road on the north side of Main Street. (7.2± acres). Preliminary Plat. Mahmoud Mohammed, Star Construction Group, Applicant; VERMA AVTAR C/SATYA P, Owner.

**Planner: Jennifer Merrill**

**Staff Recommendation: Approval with conditions**

**Approved (Vote: 7-0)**

- \*\*5-c ZON23-01012 - "23-B090 Shepherd Re-Plat" (District 6).** Within the 8800 block of East Pecos Road (south side) and within the 7300 block of South Atwood (west side). Located south of Pecos Road on the west side of Ellsworth Road. (4.7± acres). Preliminary Plat. Jeremy Dalmacio, D2 Surveying, Applicant; Killer Bulls LLC, Owner.

**Planner: Kwasi Abebrese**

**Staff Recommendation: Approval with conditions**

Approved (Vote: 7-0)

- \*\*5-d ZON24-00331 - "SWC Ellsworth Rd and Peterson Ave" (District 6).** Within the 3400 to 3600 blocks of South Ellsworth Road (west side) and within the 9000 to 9200 blocks of East Peterson Avenue (south side). Located north of Elliot Road on the west side of Ellsworth Road (7.5± acres). Preliminary Plat. Michelle Santoro, Gammage & Burnham PLC, Applicant; ELLSWORTH LAND LP, Owner.

**Planner: Jennifer Merrill**

**Staff Recommendation: Approval with conditions**

Approved (Vote: 7-0)

- \*\*5-e ZON24-00082 - "Avalon Ranch" (District 6).** Within the 6800 to 6900 blocks of East Elliot Road (south side) and within the 3600 to 3700 blocks of South Power Road (east side). Located south of Elliot Road and east of Power Road. (12± acres). Preliminary Plat. David Lack, Avalon Development, Applicant; Avalon Ranch, LLC, Owner.

**Planner: Cassidy Welch**

**Staff Recommendation: Approval with conditions**

Approved (Vote: 7-0)

**6 Adjournment.**

Approved (Vote: 7-0)

**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.**