

Planning and Zoning Board - Public Hearing

Meeting Agenda - Final

Chair Benjamin Ayers
Vice Chair Jeff Pitcher
Boardmember Troy Peterson
Boardmember Genessee Montes
Boardmember Jamie Blakeman
Boardmember Jayson Carpenter
Boardmember Chase Farnsworth

Wednesday, August 28, 2024

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 24108](#) Minutes from the August 14, 2024 Planning and Zoning Board Meeting.**

3 Take action on the following zoning cases:

- *3-a** [PZ 24109](#) **ZON24-00403 - "Nuvision Credit Union" (District 5).** Within the 5800 block of East Longbow Parkway (north side). Located west of Recker Road and south of the 202 Red Mountain Freeway. (1.3± acres). Site Plan Review. This request will allow for retail and a Financial Institution with a Drive-up ATM. Nuvision Federal Credit Union; owner; HilgartWilson LLC, applicant.

Planner: Kwasi Abebrese

Staff Recommendation: Approval with conditions

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

- *4-a** [PZ 24097](#) **ZON22-01052 - "RWC Building Supplies" (District 6).** Within the 10600 block of East Pecos Road (north side) and within the 6600 to 6700 blocks of South 222nd Street (east side). Located west of Signal Butte Road on the north side of Pecos Road (5± acres). Major Site Plan Modification and amending the conditions of approval for Case No. ZON20-00447. This request will allow for an industrial development. NM MANAGEMENT LLC, owner; James Elson, applicant.

Planner: Jennifer Merrill

Staff Recommendation: Approval with conditions

- *4-b** [PZ 24113](#) **ZON24-00101 - "Stonebridge Live/Work Units" (District 1).** Within the 4000 block of East Palm (north side) and within the 2900 to 3100 blocks of North Norfolk (west side). Located west of Greenfield Road and north of McDowell Road. (2.3± acres). Rezone from Light Industrial with a Planned Area Development Overlay (LI-PAD) to Light Industrial with a Planned Area Development Overlay and a Bonus Intensity Zone Overlay (LI-PAD-BIZ), Site Plan Review; and Special Use Permit. This request will allow the development of Live/Work Units. ORC LLC and 4024 Palm Street LLC, owners Sarah Prince, Pew & Lake, PLC, applicant. **(Companion case to "Stonebridge Court Preliminary Plat", associated with item *5-a)**

Planner: Charlotte Bridges

Staff Recommendation: Approval with conditions

- *4-c** [PZ 24116](#) **ZON24-00066 - "Angie's Prime Grill Store 11002" (District 3).** Within the 1100 block of West Guadalupe Road (north side). Located east of Alma School Road and north of Guadalupe Road. (1± acres). Major Site Plan Modification and Special Use Permit. This request will allow the development of a Limited Service Restaurant with a Drive-thru Facility. Guadalupe Alma School Equities LLC, owner; Jeff Williams, R.B Williams & Associates, Applicant.

Planner: Charlotte Bridges

Staff Recommendation: Approval with conditions

- *4-d** [PZ 24117](#) **ZON24-00475 - "8817 E Pecos Road" (District 6).** Within the 8800 block of East Pecos Road (south side). Located west of Ellsworth Road and south of Pecos Road. (2± acres). Major Site Plan Modification and amending the conditions of approval for Case No. Z06-006. This request will allow for an industrial development. Killer Bulls LLC., owner; Ian Mulich, Pinnacle Designs, applicant.

Planner: Kwasi Abebrese

Staff Recommendation: Approval with conditions

5 Discuss and take action on the following preliminary plats:

- *5-a** [PZ 24110](#) **"Stonebridge Court Preliminary Plat" (District 1).** Within the 4000 block of East Palm (north side) and within the 2900 to 3100 blocks of North Norfolk (west side). Located west of Greenfield Road and north of McDowell Road. (2.3± acres). Preliminary Plat. ORC LLC and 4024 Palm Street LLC, owners Sarah Prince, Pew & Lake, PLC, applicant. **(Companion case to ZON24-00101, associated with item *4-b)**

Planner: Charlotte Bridges

Staff Recommendation: Approval with conditions

- *5-b** [PZ 24111](#) **ZON24-00386 - "Hawes Crossing Village 1 - Fore Property Preliminary Plat" (District 6).** Within the 8100 block of East Elliot Road (north side) and within the 3500 block of the future South 82nd Street alignment (west side). Located west of Hawes Road on the north side of Elliot Road. (11.6± acres). Preliminary Plat. HilgartWilson LLC, Applicant; FEENSTRA CHARLES L/BARBARA M TR, Owner.

Planner: Sean Pesek

Staff Recommendation: Approval with conditions

6 Review, discuss and make a recommendation to the City Council regarding the following proposed amendment to the Mesa City Code:

- *6-a** [PZ 24112](#) Proposed amendments to Chapters 2, 5, 6, 7, 8, 10, 30, 31, 32, 34, 86, and 87 of Title 11 of the Mesa City Code including, but not limited to: repealing and adopting by reference a new Section 11-30-17: Detached Accessory Buildings; repealing and adopting by reference a new Section 11-31-3: Accessory Dwelling Unit; modifications to requirements for Manufactured Home Park Accessory Structures; various related technical updates and minor revisions; addition of Public Safety Facilities as a permitted use in residential districts in certain circumstances; minor revisions to language related to building orientation, lighting and illumination, height of building entries, outdoor storage, and revising and adding related definitions. **(Citywide)**

Planner: Sean Pesek

Staff Recommendation: Adoption

Items not on the Consent Agenda

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

- 7-a** [PZ 24119](#) **ZON24-00428 - "Country Club Apartments GPA" (District 4).** Within 200 to 400 blocks of West Brown Road (south side) and within the 1000 to 1100 blocks of North Country Club Drive (east side). Located east of Country Club and south of Brown Road. (2.5± acres). Minor General Plan Amendment. This request will change the General Plan Character Area Type from Employment to Neighborhood with a Traditional Sub-type. Enzo and Jax LLC, owner; David Bohn, applicant.

Planner: Joshua Grandlienard

Staff Recommendation: Adoption

- 7-b** [PZ 24118](#) **ZON23-00580 - "Country Club Apartments" (District 4).** Within 200 to 400 blocks of West Brown Road (south side) and within the 1000 to 1100 blocks of North Country Club Drive (east side). Located east of Country Club Drive and south of Brown Road. (2.5± acres). Rezone from Multiple Residence 4 (RM-4) to Multiple Residence 4 with a Planned Area Development Overlay (RM-4-PAD) and Site Plan Review. This request will allow for a multiple residence development. Enzo and Jax LLC, owner; David Bohn, applicant.

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

8 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.