

City of Mesa

*Council Chambers
57 E. First Street*



Meeting Minutes

Wednesday, March 13, 2024

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 4:00 pm.

1 Take action on all consent agenda items.

Items on the Consent Agenda

2 Approval of minutes from previous meetings.

**2-a Minutes from the February 28, 2024 Planning and Zoning meeting.

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

3 Take action on the following zoning cases:

3-a **ZON23-00857 - "America First Credit Union" (District 2). Within the 4300 block of East Baseline Road (north side) and the 1900 block of South Greenfield Road (west side). Located north of Baseline Road on the west side of Greenfield Road. (1.2± acres). Major Site Plan Modification. This request will allow for the development of a financial institution with drive-up ATMs in the Limited Commercial (LC) zoning district. America First Federal Credit Union, Owner; Rick Magness, AICP, AWA, applicant.

Planner: Charlotte Bridges

Staff Recommendation: Approval with conditions

Approved (Vote 5-0; Boardmember Montes, absent; Vice Chair Pitcher, recused)

- **3-b ZON23-00897 - "5449 S. Power Road" (District 6).** Within the 5400 block of South Power Road (east side). Located south of Ray Road on the east side of Power Road. (2.2± acres). Site Plan Review. This request will allow for a coffee shop with a drive-thru facility and a minor automobile repair facility. 5449 S Power, LLC, Owner; Kevin Zenk, Scapegoat Design Studio, Applicant.

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

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

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

- **4-a ZON23-00378 - "Montorres" (District 4).** Within the 300 block of North Alma School Road (east side). Located south of University Drive and east of Alma School Road. (1± acre). Rezone from Office Commercial (OC) to Limited Commercial with a Bonus Intensity Zone overlay (LC-BIZ), Site Plan Review, and Council Use Permit. This request will allow for a mixed-use development. Yesica Montoya Moreno, Owner; Tim Boyle, Applicant.

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

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

- **4-b ZON23-00559 - "The Farmhouses at 1902 N Gilbert" (District 1).** Within the 1800 to 1900 blocks of North Gilbert Road (west side). Located south of McKellips Road and west of Gilbert Road. (2± acres). Rezone from Single Residence-43 (RS-43) to Multiple Residence-2 with a Bonus Intensity Zone overlay (RM-2-BIZ) and Site Plan Review. This request will allow for a multiple residence development. Mesa Assisted Living LLC, Owner; Tim Boyle, Applicant.

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

Denial (Vote 3-2; Boardmember Montes and Boardmember Peterson, absent)

5 Discuss and take action on the following preliminary plats:

- **5-a ZON23-00329 - "Office Spec Suites" (District 5).** Within the 6400 block of East McDowell Road (north side). Located west of Power Road on the north side of McDowell Road. (2.5± acres). Preliminary Plat. Evolve Property Services, LLC, Owner; Brian Fracasse, Taylor Fracasse Architecture, Applicant.

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

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

- **5-b ZON23-01037 - "West Main Station Village" (District 3).** Within the 1300 to 1400 blocks of West Main Street (north side) and within the 0 to 100 block of North Rogers (east side). Located west of Alma School Road on the north side of Main Street. (0.7± acres). Review of a Preliminary Plat. Mesa Main Street LLC, West Mesa Center LLC, Owner; Natalie Maikoski, EPS Group, Inc., Applicant.

Planner: Jennifer Merrill

Staff Recommendation: Approval with conditions

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

6 Adjournment.

Approved (Vote 5-0; Boardmember Montes and 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.