

Planning and Zoning Board - Public Hearing

Meeting Agenda - Final

Chair Benjamin Ayers
Vice Chair Jeff Pitcher
Boardmember Jeffery Crockett
Boardmember Troy Peterson
Boardmember Genessee Montes
Boardmember Jamie Blakeman
Boardmember Jayson Carpenter

Wednesday, January 10, 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 24001](#) Minutes from the December 13, 2023 Planning and Zoning meeting.**

- 3 Take action on the following zoning cases:**

- 3-a** [PZ 23149](#) **ZON22-01159. "Kids Incorporated" (District 6).** Within the 9300 block of East Cadence Parkway (south side). Located east of Ellsworth Road and south of Ray Road. (1± acres). Major Site Plan Modification. This request will allow for a day care facility. Ellsworth and Cadence LLC., Owner; John Reddell, John Reddell Architects, Inc., Applicant.

Planner: Kwasi Abebrese

Staff Recommendation: Approval with conditions

- 3-b** [PZ 24002](#) **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: Tabled

- 3-c** [PZ 24003](#) **ZON23-00832. "Gateway Commerce Center II" (District 6).** Within the 7300 to 7500 blocks of South Sossaman Road (west side). Located north of Germann Road and west of Sossaman Road. (28± acres). Major Site Plan Modification. This request will allow for an industrial development. GCC II GP LLC, owner; Duston Chisum, Deutsch Architecture Group, applicant.

Planner: Jennifer Merrill

Staff Recommendation: Approval with conditions

- 3-d** [PZ 24004](#) **ZON23-00688. "EDI Mesa 2" (District 6).** Within the 9800 to 10000 blocks of East Elliot Road (south side), within the 3600 to 3900 blocks of South Everton Terrace (west side) and within the 3600 to 3900 blocks of South Eastmark Parkway (east side). Located east of Ellsworth Road and south of Elliot Road. (44± acres). Major Site Plan Modification. This request will allow for an industrial use. DMB Mesa Proving Grounds LLC, Owner; Alex Hayes, Withey Morris Baugh PLC, Applicant

Planner: Jennifer Merrill

Staff Recommendation: Continued to January 24, 2024 Planning and Zoning Board meeting

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

- 4-a [PZ 24005](#) ZON23-00455. "Extra Space Storage" (District 5).** Within the 9300 block of East Southern Avenue (south side). Located south of Southern Avenue and east of Ellsworth Road. (5.4± acres). Major Site Plan Modification and Council Use Permit. This request will allow for the expansion of a mini-storage facility. Extra Space Properties Two LLC, Owner; Omar Abdallah, Applicant.

Planner: Kwasi Abebrese

Staff Recommendation: Approval with conditions

- 4-b [PZ 24006](#) ZON23-00609. "810 S Country Club Dr." (District 4).** Within the 400 to 500 blocks of West 8th Avenue (south side) and within the 800 block of South Country Club Drive (west side). Located north of Southern Avenue and west of Country Club Drive (2± acres). Rezone from General Commercial (GC) to General Commercial with a Bonus Intensity Zone overlay, Council Use Permit, and Site Plan Review. This request will allow for a mini-storage facility. Public Storage Properties XII INC, Owner; Cherry Miao, Public Storage, Applicant.

Planner: Emily Johnson

Staff Recommendation: Continued to January 24, 2024 Planning and Zoning Board meeting

5 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.