



## 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*

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Wednesday, October 9, 2024

4:00 PM

Council Chambers

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**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.

1 Take action on all consent agenda items.

#### Items on the Consent Agenda

2 Approval of minutes from previous meetings.

\*2-a [PZ 24131](#) Minutes from the September 25, 2024 Planning and Zoning Board meeting.

3 Take action on the following zoning cases:

- \*3-a [PZ 24130](#) **ZON24-00157 - "View at 55th Pl" (District 5).** Within the 5500 block of East Redmont Circle (north side) and within the 3600 block of North 55th Place (east side). Located north of Thomas Road and east of Higley Road. (2.4± acres). Site Plan Review and Special Use Permit. This request will allow for a Banquet and Conference Center. Larry Potthoff, owner; Larry Potthoff, applicant.

**Planner: Joshua Grandlienard**

**Staff Recommendation: Approval with conditions**

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

- \*4-a [PZ 24133](#) **ZON24-00426 - "Walmart Fuel Mesa 1646" (District 6).** Within the 6000 to 6200 blocks of East Southern Avenue (south side). Located west of Superstition Springs Boulevard on the south side of Southern Avenue (18.9± acres). Major Site Plan Modification and amending condition of approval Number One for Case No. Z99-043; and a Special Use Permit. This request will allow for a Service Station. Trent Rachel, Retail Trust III (IMPS ONLY), owner; Ryan Alvarez, Kimley-Horn, applicant.

**Planner: Chloe Durfee Daniel**

**Staff Recommendation: Approval with conditions**

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

- \*5-a [PZ 24132](#) **ZON24-00461 - "Eden Village of Mesa" (District 4).** Within the 0 to 200 blocks of North Alma School Road (east side). Located north of Main Street on the east side of Alma School Road (1.56± acres). Preliminary Plat. This request will allow for a multiple residence development. Harriet Munguia, owner; Sean B. Lake, Sarah Prince, P & Lake, PLC, applicant.

**Planner: Chloe Durfee Daniel**

**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 24134](#) Proposed amendments to Section 11-25-4 of Title 11 of the Mesa City Code pertaining to Billboards. The text amendments include but are not limited to modifying the spacing requirements between Billboards; modifying the spacing requirements between Billboards and Residential Zoning Districts or residential uses; and modifying Billboard height requirements. **(Citywide)**

**Planner: Rachel Nettles**

**Staff Recommendation: Adoption**

- \*6-b** [PZ 24135](#) Proposed amendments to Section 11-43-7 of Title 11 of the Mesa City Code pertaining to Freeway Landmark Monuments. The proposed text amendments codify development standards currently contained within the Freeway Landmark Monument Design Guidelines and repeal the guidelines. The amendments also include but are not limited to modifying the eligible location standards; modifying the number, sign area, and height requirements; adding spacing requirement; modifying height measurements; modifying design standards; adding electronic message display standards; adding provisions setting forth the required approvals and review process and a process to allow for the modification of development standards; adding sign permit and maintenance standards; and the repeal of the design guidelines. **(Citywide)**

**Planner: Rachel Nettles**

**Staff Recommendation: Adoption**

**7 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.**