



Meeting Minutes
Planning and Zoning Board - Public Hearing

Chair Dane Astle
Vice Chair Jessica Sarkissian
Boardmember Tim Boyle
Boardmember Shelly Allen
Boardmember Jeffrey Crockett
Boardmember Deanna Villanueva-Saucedo
Boardmember Benjamin Ayers

Wednesday, April 14, 2021

4:00 PM

Virtual Platform

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 Astle 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 [PZ 21042](#) Minutes from the March 24, 2021 study session and regular meeting**

Approved (Vote: 4-0; Vice Chair Sarkissian and Boardmember Allen and Ayers, absent)

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

- 3-a** [PZ 21044](#) **ZON19-00832 District 3.** Within the 1800 block of West Main Street (north side) and within the 100 block of North Dobson Road (east side) and within the 0 to 200 blocks of North Sycamore (west side). Located east of Dobson Road and north of Main Street. (21± acres). Modification of the Sycamore Station Smart Growth Community Plan. This request will allow for a mixed-use transit-oriented development. Neil Calfee, Miravista Holdings, LLC, applicant; Dobson Station, LLC; City of Mesa; Pride Ventures, LLC, owners. **(Continued from March 24, 2021)**

Planner: Cassidy Welch

Staff Recommendation: Continue to April 28, 2021

Continue to April 28, 2021 (Vote: 4-0; Vice Chair Sarkissian and Boardmember Allen and Ayers, absent)

- 3-b** [PZ 21043](#) **ZON20-00210 District 5.** Within the 6800 to 7000 blocks of East University Drive (south side). Located east of Power Road on the south side of University Drive. (1.6± acres). Rezone from LC to LC-BIZ; and Site Plan Review. This request will allow for the development of a commercial center. John Reddell, Reddell Architects, applicant; ETR Enterprises LLC and United States Department of Interior Bureau of Land Management, owner. **(Continued from March 24, 2021)**

Planner: Charlotte Bridges

Staff Recommendation: Table

Table (Vote: 4-0; Vice Chair Sarkissian and Boardmember Allen and Ayers, absent)

- 3-c** **PZ 21045** **ZON20-00786 District 6.** Within the 9700 block of East Southern Avenue (south side). Located west of Crismon Road on the south side of Southern Avenue. (8.1± acres). Rezone from PEP to RM-4-PAD; and Site Plan Review. This request will allow for a multiple residence development. Sean Lake, Pew and Lake, PLC, applicant; Sunny Acres/Montgomery 320 LLC, owner.

Planner: Cassidy Welch

Staff Recommendation: Continue to April 28, 2021

Continue to April 28, 2021 (Vote: 4-0; Vice Chair Sarkissian and Boardmember Allen and Ayers, absent)

4 Discuss and take action on the following preliminary plats:

- 4-a** [PZ 21046](#) **“Val Vista Condo” District 2. (ZON21-00087)** Within the 1000 block of South Val Vista Drive (west side). Located north of Southern Avenue on the west side of Val Vista Drive. (1.4 ± acres). Preliminary Plat. Natalie Griffin, EPS Group, applicant; LeSueur Family Investment Group, owner.

Planner: Kellie Rorex

Staff Recommendation: Approval with conditions

Approval with conditions (Vote: 4-0; Vice Chair Sarkissian and Boardmember Allen and Ayers, absent)

- 4-b** [PZ 21047](#) **“Mercado Fiesta Amended Condominium” District 3. (ZON21-00148)** Within the 1300 and 1400 blocks of West Southern Avenue (south side) and within the 1200 block of South Longmore (east side). Located west of Alma School Road on the south side of Southern Avenue. (6.3 acres). Preliminary Plat. Heather Roberts, Kimley Horn, applicant; BPC Larkspur Mercado, LLC, owner.

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

Approval with conditions (Vote: 4-0; Vice Chair Sarkissian and Boardmember Allen and Ayers, absent)

Items not on the Consent Agenda

5 Adjournment.

Approved (Vote: 4-0; Vice Chair Sarkissian and Boardmember Allen and Ayers, 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 traducción en español, favor de llamar al menos 48 horas antes de la reunión al (480) 644-2767.