



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, May 12, 2021

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.

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 21061](#) Minutes from the April 28, 2021 study session and regular meeting.**

Approved (Vote: 7-0)

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

- 3-a** [PZ 21052](#) **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 to 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 April 28, 2021)**

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

Approval with conditions (Vote: 6-1)

4 Discuss and take action on the following preliminary plat:

- 4-a** [PZ 21062](#) **“Woodspring Suites” District 3. (ZON21-00109)** Within the 300 to 400 blocks of East Baseline Road (north side) and within the 1800 to 2000 blocks of South Mesa Drive (east side). Located east of Mesa Drive on the north side of Baseline Road. (5.5± acres). Preliminary Plat. Jack Gilmore, Gilmore Planning & Landscape Architecture, applicant; Sundown Equipment, LLC, owner.

Planner: Lesley Davis

Staff Recommendation: Approval with conditions

Approval with conditions (Vote: 7-0)

5 Review, discuss and make a recommendation to the City Council regarding the following proposed amendments to the Mesa Zoning Ordinance:

- 5-a [PZ 21065](#) Amending Chapters 4, 5, 6, 8, 31, 32, 58, 64, 86, and 87 of Title 11, the Zoning Ordinance of the Mesa City Code pertaining to community residences and other group residential uses. The amendments include, but are not limited to, repealing in its entirety Section 11-31-14: Group Home for the Handicapped and replacing it with Section 11-31-14: Community Residences; removing, modifying and adding definitions to Chapter 86: Use Types and Chapter 87: Definitions; and modifying various land use charts. **(Citywide)**

Planner: Rachel Prelog

Staff Recommendation: Adoption

Adoption (Vote: 7-0)

- 5-b [PZ 21063](#) Amending Chapters 31 and 70 of Title 11, the Zoning Ordinance of the Mesa City Code modifying correctional transitional housing facility development standards and modifying Administrative Use Permit standards. **(Citywide)**

Planner: Rachel Prelog

Staff Recommendation: Adoption

Adoption (Vote: 7-0)

- 5-c [PZ 21064](#) Amending Chapters 7, 31, 86, and 87 of Title 11, the Zoning Ordinance of the Mesa City Code pertaining to marijuana. The amendments include, but are not limited to, repealing in its entirety Section 11-31-34: Medical Marijuana Facilities and replacing it with Section 11-31-34: Marijuana Facilities; removing, modifying, and adding definitions to Chapter 86: Use Types and Chapter 87: Definitions; and modifying various land use charts. **(Citywide)**

Planner: Rachel Prelog

Staff Recommendation: Adoption

Adoption (Vote: 7-0)

Items not on the Consent Agenda

- 6 Adjournment.

Approved (Vote: 7-0)

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.