



## Planning and Zoning Board - Public Hearing

### Meeting Agenda - Final

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

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Wednesday, June 9, 2021

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 21066](#) Minutes from the May 12, 2021 study session and regular meeting.

**3 Take action on the following zoning case:**

- \*3-a**     [PZ 21068](#)     **ZON20-00699 District 6.** Within the 7200 to 7400 blocks of East Pecos Road (south side). Located west of Sossaman Road on the south side of Pecos Road. (18± acres). Site Plan Review. This request will allow for the development of a self-storage and RV storage facility. John Reddell, Reddell Architects, applicant; St. George Enterprises Real Estate, LLC/ Bam II, LLC, owner.

**Planner: Evan Balmer**

**Staff Recommendation: Approval with conditions**

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

- \*4-a**     [PZ 21067](#)     **ZON20-00447 District 6.** Within the 10600 block of East Pecos Road (north side) and within the 6700 block of south 222nd Street (east side). Located west of Signal Butte Road on the north side of Pecos Road. (4.7± acres). Site Plan Review. This request will allow for the development of an RV storage facility. Adam Baugh, Withey Morris PLC., applicant; Van Co Properties, LLC, owner.

**Planner: Evan Balmer**

**Staff Recommendation: Approval with conditions**

- \*4-b**     [PZ 21070](#)     **ZON21-00069 District 6.** Within the 4900 to 5200 blocks of South Power Road (east side) and within 6800 to 7000 blocks of East Ray Road (north side). Located north of Ray Road on the east side of Power Road (overall 41± acres). Modification to an approved Planned Area Development Overlay (PAD); rezoning 1± acre of the 41± acres from Agriculture (AG) to Limited Commercial (LC) PAD; and Site Plan Review on the 41± acre property. This request will allow the development of a mixed-use development. Jose Pombo, Vivo Development Partners, applicant; Power 202 Mixed Use, LLC, owner.  
**(Companion case to preliminary plat “Gallery Park Replat 2”, associated with item \*5-a).**

**Planner: Evan Balmer**

**Staff Recommendation: Approval with conditions**

- \*4-c**     [PZ 21069](#)     **ZON21-00177 District 6.** Within the 10700 block of East Hampton Avenue (south side) and within the 1400 to 1600 block of South Signal Butte Road (west side). Located north of the US60 Superstition Freeway on the west side of Signal Butte Road. (15± acres). Site Plan Modification. This request will allow for a mixed-use development. Andrew Call, Thompson Thrift, applicant; Signal Butte Hampton Mesa AZ, LLC and Signal Butte BFC, LLC, owners. **(Companion case to “Mountain Vista Master Plan Parcel A”, associated with item \*5-b).**

**Planner:** Evan Balmer

**Staff Recommendation:** Approval with conditions

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

- \*5-a**     [PZ 21073](#)     **“Gallery Park Replat 2” District 6.** Within the 4900 to 5200 blocks of South Power Road (east side) and within 6800 to 7000 blocks of East Ray Road (north side). Located north of Ray Road on the east side of Power Road (overall 41± acres). Preliminary Plat. Jose Pombo, Vivo Development Partners, applicant; Power 202 Mixed Use, LLC, owner. **(Companion case to ZON21-00069, associated with item \*4-b)**

**Planner:** Evan Balmer

**Staff Recommendation:** Approval with conditions

- \*5-b**     [PZ 21072](#)     **“Mountain Vista Master Plan Parcel A” District 6.** Within the 10700 block of East Hampton Avenue (south side) and within the 1400 to 1600 block of South Signal Butte Road (west side). Located north of the US60 Superstition Freeway on the west side of Signal Butte Road. (15± acres). Preliminary Plat. Andrew Call, Thompson Thrift, applicant; Signal Butte Hampton Mesa AZ, LLC and Signal Butte BFC, LLC, owners. **(Companion case to ZON21-00177, associated with item \*4-c).**

**Planner:** Evan Balmer

**Staff Recommendation:** Approval with conditions

- \*5-c**    **PZ 21071**    **“The Grove on Main Condominium” District 4. (ZON20-00364)** Within the 0 to 100 block of South Mesa Drive (east side), the 0 to 100 block of South Udall (east and west sides), and the 0 to 100 block of South LeSueur (west side). Located east of Mesa Drive and south of Main Street. (4.6+ acres). Preliminary Plat. Noel Griemsmann, Snell & Wilmer L.L.P., applicant; Suburban Land Reserve Inc., owner.

**Planner: Jennifer Gniffke**

**Staff Recommendation: Approval with conditions**

**Items not on the Consent Agenda**

**6      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 traducción en español, favor de llamar al menos 48 horas antes de la reunión al  
(480) 644-2767.**