

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, June 26, 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 24085](#) Minutes from the June 12, 2024 Planning and Zoning Board meeting.**

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

- *3-a** **PZ 24070** Proposed amendments to Chapters 2, 5, 6, 7, 8, 10, 30, 31, 32, 34, 86, and 87 of Title 11 of the Mesa City Code, also known as the Mesa Zoning Ordinance pertaining, but not limited, to Accessory Dwelling Units, Detached Accessory Buildings, and Manufactured Home Park Accessory Structures. **(Citywide)**

Planner: Sean Pesek

Staff Recommendation: Continued to a date uncertain

- *3-b** **PZ 24083** **ZON23-01007. "Hawes Crossing Village 6 - S.F. Residential Portion" (District 6).** Within the 8000 through 8200 blocks of East Warner Road (north side), within the 4000 through 4400 blocks of South 80th Street (east side), within the 4000 through 4200 blocks of 82nd Street alignment (both sides), and within the 4000 through the 4200 blocks of South Hawes Road (west side). Located west of Hawes Road and north of Warner Road. (115± acres). Rezone 2.3± acres of the project site from Small Lot Single Residence 2.5 with a Planned Area Development overlay (RSL-2.5-PAD) to Small Lot Single Residence 4.0 with a PAD overlay (RSL-4.0-PAD), rezone 2.3± acres of the project site from RSL-4.0-PAD to RSL-2.5-PAD, rezone to establish a second PAD overlay on the entire 115± acres, and Specific Plan approval. This request will accommodate a single residence development. Applicant: Keith Nichter, Kimley Horn; Owner: Reserve 100, LLC. **(Companion case to "Hawes Crossing Village 6 - S.F. Residential Portion", associated with item *4-a).**

Planner: Jennifer Merrill

Staff Recommendation: Approval with conditions

4 Discuss and take action on the following preliminary plats:

- *4-a [PZ 24084](#) "Hawes Crossing Village 6 - S.F. Residential Portion Pre-Plat"**
(District 6). Within the 8000 through 8200 blocks of East Warner Road (north side), within the 4000 to 4400 blocks of South 80th Street (east side), within the 4000 through 4200 blocks of 82nd Street alignment (both sides), and within the 4000 through the 4200 blocks of South Hawes Road (west side). Located west of Hawes Road and north of Warner Road. Preliminary Plat. Applicant: Keith Nichter, Kimley Horn; Owner: Reserve 100, LLC. **(Companion case to ZON23-01007, associated with item *3-b).**

Planner: Jennifer Merrill

Staff Recommendation: Approval with conditions

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.