

Planning and Zoning Board



Study Session Minutes

Mesa City Council Chambers – Lower Level, 20 E. Main St.

Date: October 22, 2025 Time: 3:00 p.m.

MEMBERS PRESENT:

Benjamin Ayers
Troy Peterson*
Jamie Blakeman
Jayson Carpenter

MEMBERS ABSENT

Genessee Montes
Chase Farnsworth
Jeff Pitcher

(*Boardmembers and staff participated in the meeting through the use of telephonic and video conference equipment)

STAFF PRESENT:

Mary Kopaskie-Brown
Rachel Phillips
Evan Balmer
Kirstin Dvorchak
Kellie Rorex
Charlotte Bridges
Alexis Wagner
Danika Heying

OTHERS PRESENT:

1 Call meeting to order.

Chair Ayers excused Boardmember Pitcher, Boardmember Montes and Boardmember Farnsworth and declared a quorum present; the meeting was called to order at 3:00 pm.

2 Review items on the agenda for October 22, 2025, regular Planning and Zoning Board Hearing.

Staff Planner Kellie Rorex presented case ZON25-00426. See attached presentation.

The Board had no questions for staff.

Case ZON24-00998 was continued to the November 12, 2025 Planning and Zoning Board meeting.

Staff Planner Charlotte Bridges presented case ZON25-00256. See attached presentation.

The Board had no questions for staff.

MINUTES OF THE OCTOBER 22, 2025, PLANNING & ZONING STUDY SESSION

Staff Planner Rachel Phillips presented the proposed amendments to Chapters 5, 8, 31, 32, 86, and 87 of Title 11 of the Mesa City Code pertaining to Middle Housing.

In response to Boardmember Carpenter, Ms. Phillips added that the HOA covenants take precedence over city or state regulations. So, if an HOA limits housing types to single-family residences, that restriction would still apply. In addition, it was explained that developments must still comply with the underlying zoning district standards, including the 30-foot height limit and applicable density requirements. In response to Vice Chair Peterson, Ms. Phillips clarified that ADUs can only be added to lots with single-family residences, so lots with middle housing types cannot include ADUs, though multiple dwelling units are allowed if development standards are met. Middle housing units are developed on a single lot, with larger lots potentially accommodating more units. Lot splitting is possible but must comply with minimum lot dimensions, access requirements, and other underlying zoning standards.

In response to Boardmember Carpenter, Ms. Phillips explains that for redevelopment, developers would go through the standard building permit process; for example, demolishing an existing home and constructing a duplex would be handled through permitting rather than requiring a separate presentation.

Staff Planner Rachel Phillips presented the proposed amendments to Chapters 4, 5, 6, 7, 8, 10, 31, 86, and 87 of Title 11 of the Mesa City Code pertaining to Battery Energy Storage Systems.

Further discussion focused on exploring moving the questions to be answered upstairs and all agreed to not having the presentation upstairs and go straight into questions.

- 3 Planning Director Update:** At the November Planning and Zoning Board meeting, Rachel Phillips will present the TOD Mesa Connected Study, which is planned to go to City Council in December. The presentation will provide an opportunity for the board to ask questions about the study.

- 3-a** Balanced Housing Plan Follow-up – Year to Date Summary of Housing Entitlements.

4 Adjournment.

Vice Chair Peterson motioned to adjourn the study session. The motion was seconded by Boardmember Pitcher.

The study session was adjourned at 3:56 pm.

Vote (4-0; Boardmember Pitcher, Boardmember Montes and Boardmember Farnsworth, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Peterson, Blakeman, Carpenter

NAYS – None

Respectfully submitted,

Note: Audio recordings of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also “live broadcasted” through the City of Mesa’s website at www.mesaaz.gov

MINUTES OF THE OCTOBER 22, 2025, PLANNING & ZONING STUDY SESSION

Benjamin Ayers
Planning and Zoning Board Chair

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ZON25-00426

Parcel C - Medina Station



Request

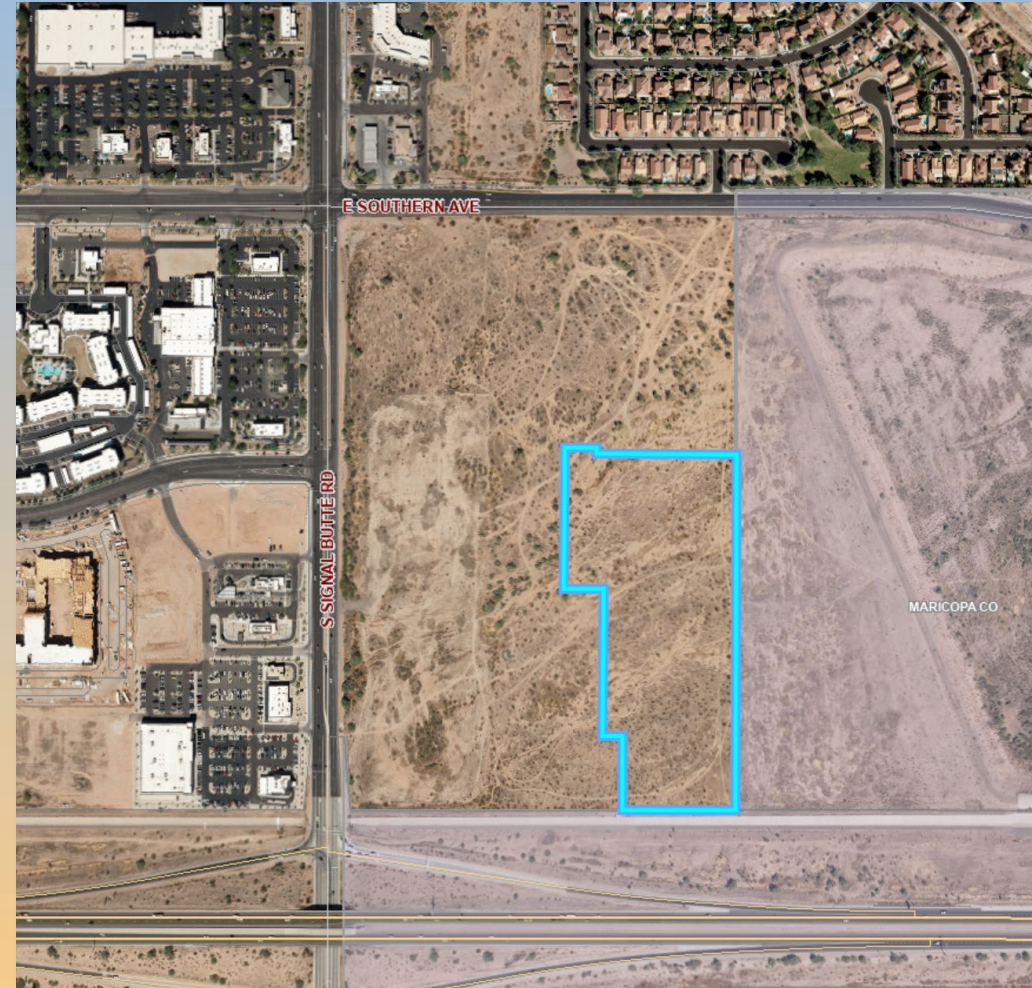
- Specific Site Plan Review for a 276-unit multiple residence development within Medina Station





Location

- Medina Station - South of Southern Avenue on the East side of Signal Butte Road
- Specific site - Southeast corner of the Medina Station development

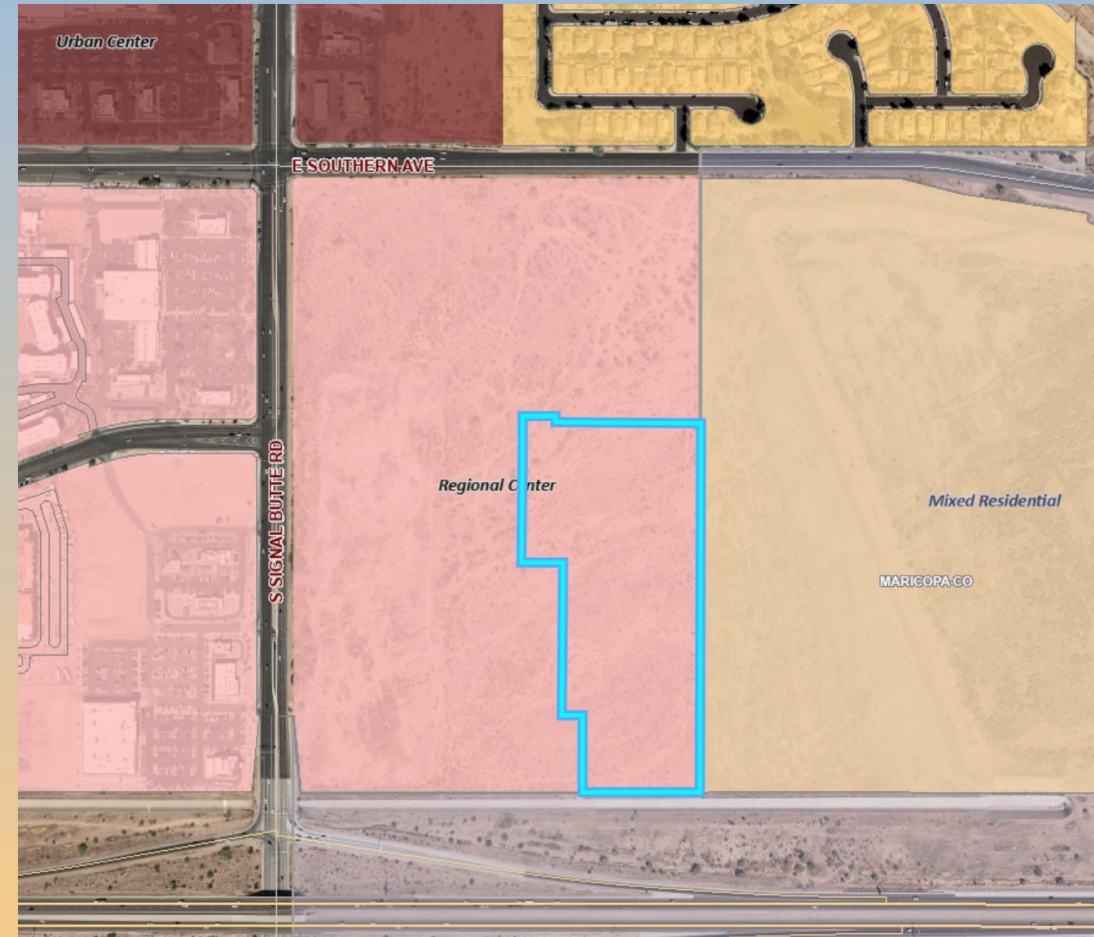




General Plan

Regional Center

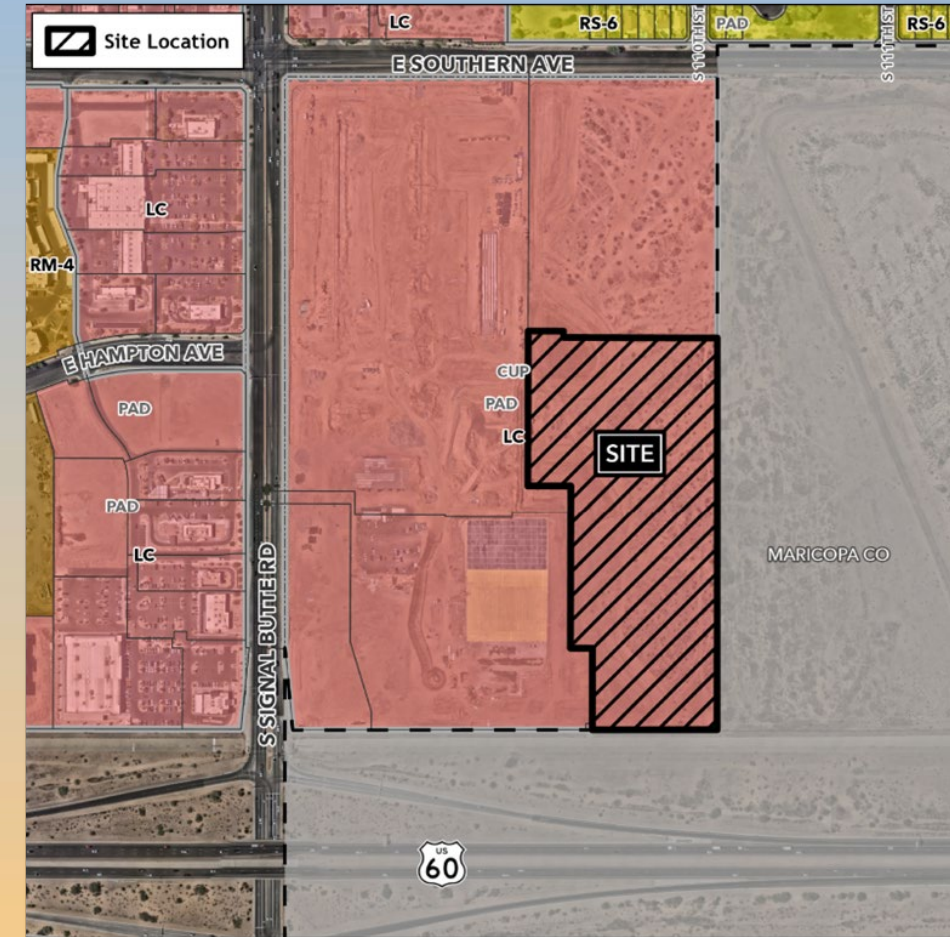
- Commercial Activity such as retail, entertainment, and eating and drinking establishments
- Multi-family is a compatible secondary use when part of mixed-use development





Zoning

- Limited Commercial with a Planned Area Development (LC-PAD)
- Council Use Permit – Residential within a Commercial Zoning District





Site Photos

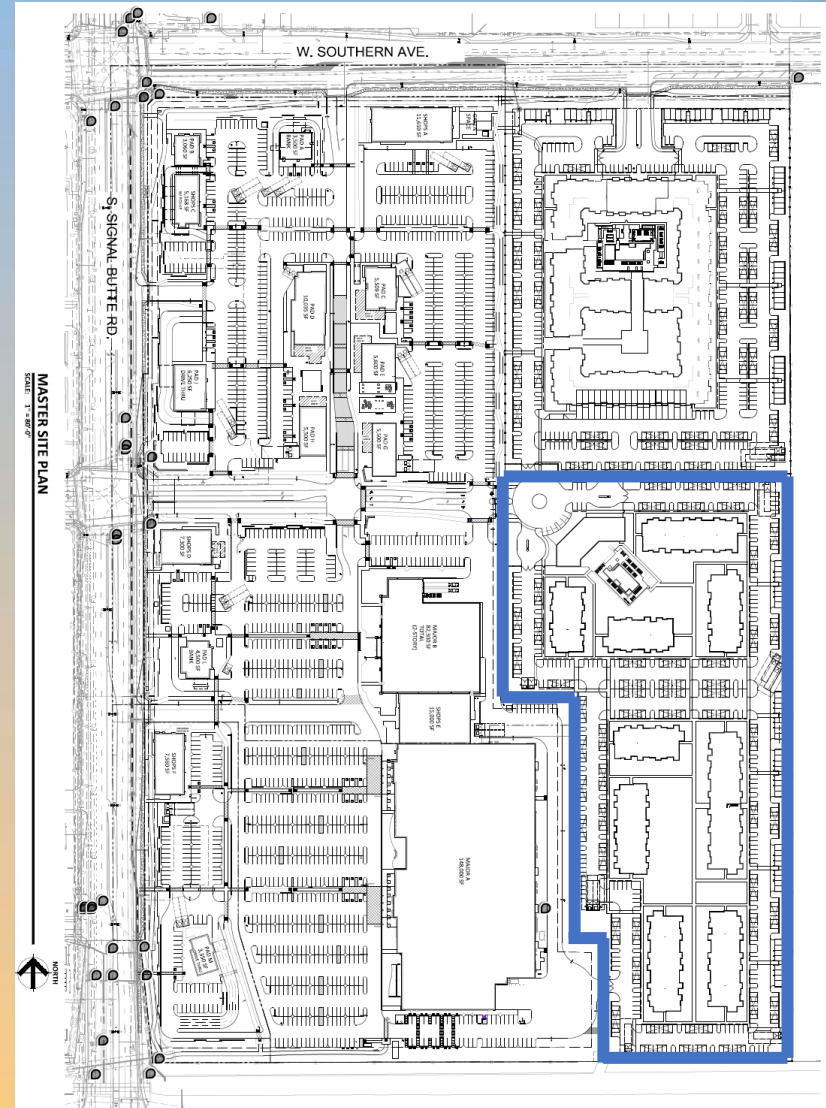


Looking East towards the site



Site Plan

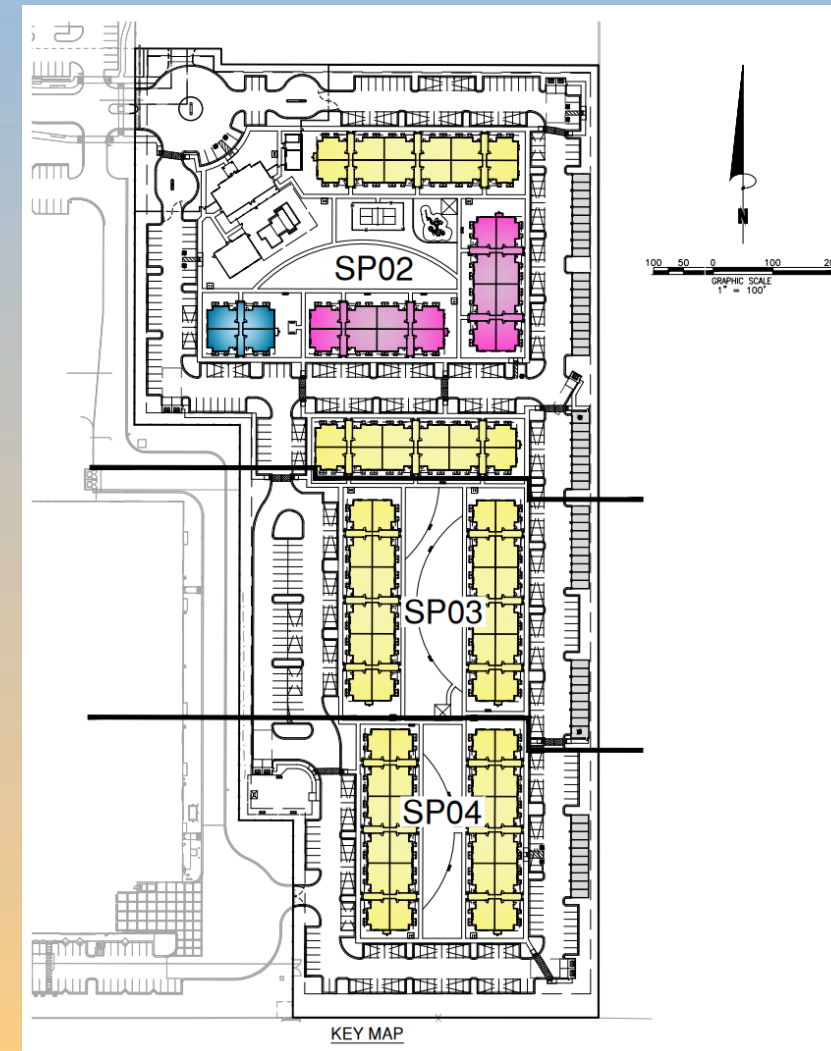
- Master Site Plan – Medina Station





Site Plan

- 9 Residential buildings, 276 units total
- Clubhouse, gym, detached garages
- Primary Access at northwest corner, emergency access at southwest corner
- 1.7 parking spaces per unit (470 spaces), 517 provided
- Dog park, sports court and pool, interior courtyards





10 PLANT SCHEDULE E									
SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY		SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY	
TREES					SHRUBS				
	ACACIA ANEURA	24" BOX	55	●		ACACIA REDOLENS	5 GAL	37	○
	ACACIA WILKARDIANA	24" BOX	69	●		CAESALPINIA MEXICANA	15 GAL	39	○
	PALO BLANCO	24" BOX	69	●		MEDICAN BIRD OF PARADISE	15 GAL	39	○
	CAESALPINIA CALACAO 'SMOOTHIE'™	15 GAL	74	●		CAESALPINIA PULCHERRIMA	5 GAL	88	○
	SMOOTHIE THORLESS CASCADE	15 GAL	74	●		RED BIRD OF PARADISE	5 GAL	88	○
	CHILOPSIS LINEARS 'ARTS SEEDLESS'	24" BOX	14	●		CALLIPALM X MAGNOLIA	5 GAL	10	○
	ARTS SEEDLESS™ DESERT WILLOW	24" BOX	14	●		MARICOPA RED FARTY DUSTER	5 GAL	10	○
	FRAXINUS VELUTINA 'ARIZONA'	24" BOX	45	●		DODONAEA VISCIDIA 'PURPUREA'	5 GAL	14	○
	ARIZONA VELVET ASH	24" BOX	45	●		PURPLE HOPBOLDED BUSH	5 GAL	14	○
	FRAXINUS VELUTINA 'FAN-TEX'	24" BOX	23	●		EREMOPHILA HYGROPHILICA 'BLUE BELLS'	5 GAL	40	○
	FAN-TEX VELVET ASH	24" BOX	23	●		EREMOPHILA MACULATA 'VALENTINE'	5 GAL	84	○
	PHOENIX DACTYLIFERA	24" BOX	19	●		VALENTINE SPOTTED EMMU BUSH	5 GAL	9	○
	DATE PALM	24" BOX	19	●		JUSTICIA CALIFORNICA	5 GAL	9	○
	PISTACHIA X 'RED PISH'™	24" BOX	25	●		JUSTICIA SPICIGERA	5 GAL	42	○
	PISTACHIA	24" BOX	25	●		MONSIEUR HENRI	5 GAL	42	○
	PROSOPIS GLANDULOSA	24" BOX	68	●		LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	5 GAL	52	○
	HONEY MESQUITE	24" BOX	68	●		LYNN'S LEGACY LANGMAN'S SAGE	5 GAL	52	○
	PROSOPIS X 'PHOENIX'™	24" BOX	45	●		LEUCOPHYLLUM X 'HEAVEN & CLOUD'	5 GAL	26	○
	HYBRID MESQUITE	24" BOX	45	●		HEAVENLY CLOUD TEXAS RANGER	5 GAL	26	○
	QUERCUS VIRGINIANA	24" BOX	38	●		RUELLIA BRITANNICA 'COMPACT KATIE'	5 GAL	33	○
	SOUTHERN LIVE OAK	24" BOX	38	●		PARVIFLORA	5 GAL	113	○
	QUERCUS VIRGINIANA	38" BOX	8	●		SALVIA CLEVELANDII	5 GAL	54	○
	QUERCUS VIRGINIANA	38" BOX	8	●		CHAMPAGNE SAGE	5 GAL	54	○
	QUERCUS VIRGINIANA	38" BOX	8	●		SALVIA X 'TRIDENT'™	5 GAL	54	○
	QUERCUS VIRGINIANA	38" BOX	8	●		PROBABLY SAGE	5 GAL	107	○
	QUERCUS VIRGINIANA	38" BOX	8	●		TOLONA X 'ORANGE JUBILEE'	5 GAL	107	○
	QUERCUS VIRGINIANA	38" BOX	8	●		ORANGE JUBILEE YELLOW BELLS	5 GAL	15	○
	QUERCUS VIRGINIANA	38" BOX	8	●		TOLONA X 'SPARKY'	5 GAL	15	○
	QUERCUS VIRGINIANA	38" BOX	8	●					





Elevations





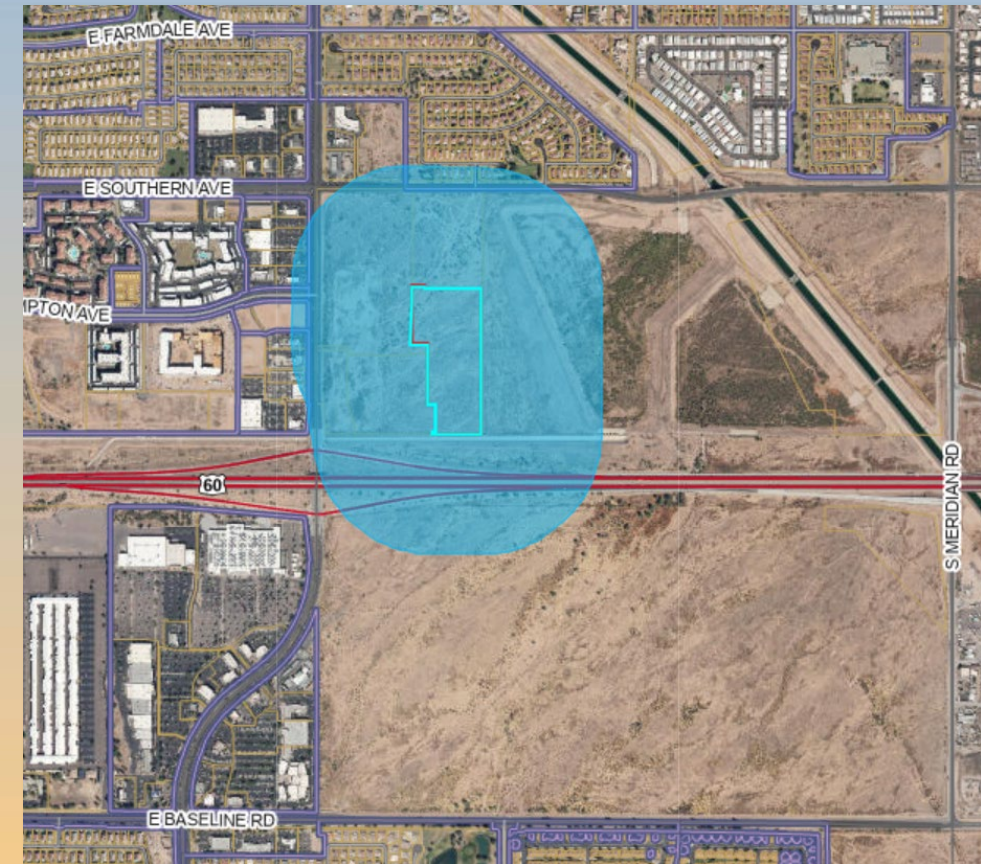
Elevations





Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- No responses received





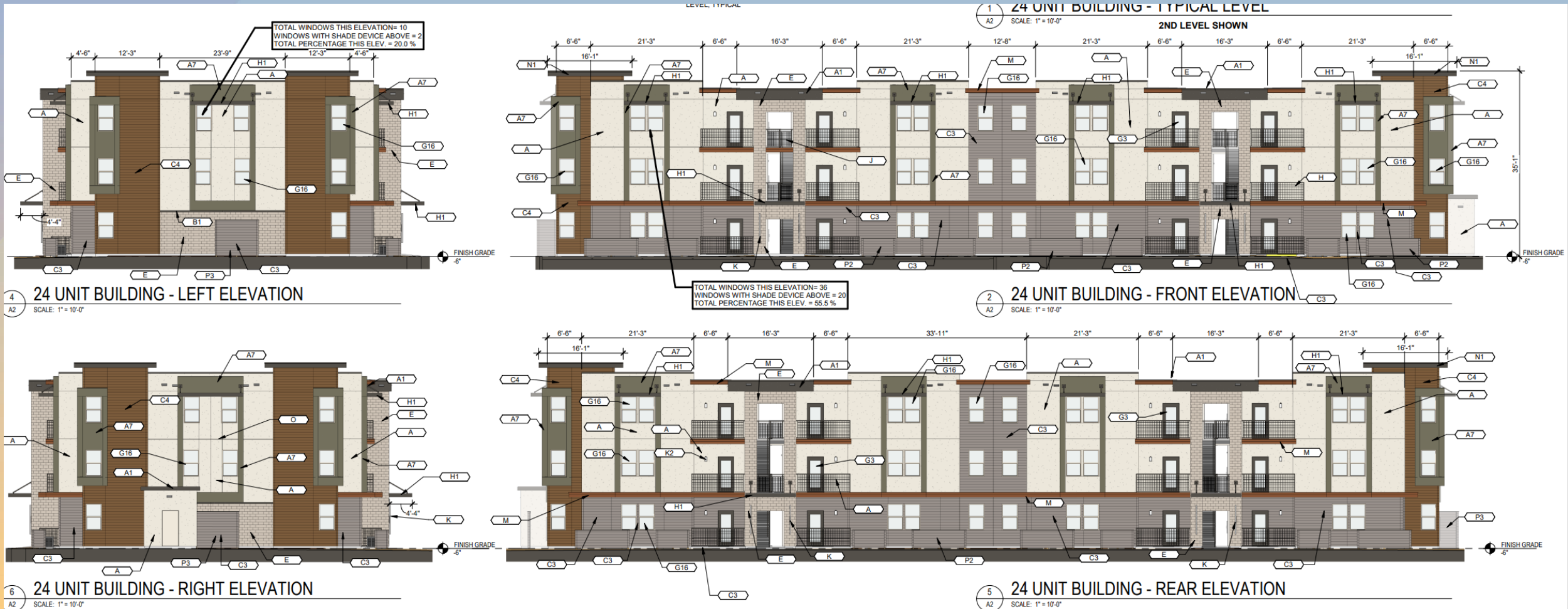
Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Complies with the Conceptual Plan for Medina Station
- ✓ Criteria in Chapter 69 for Site Plan Review

Staff recommend Approval with Conditions

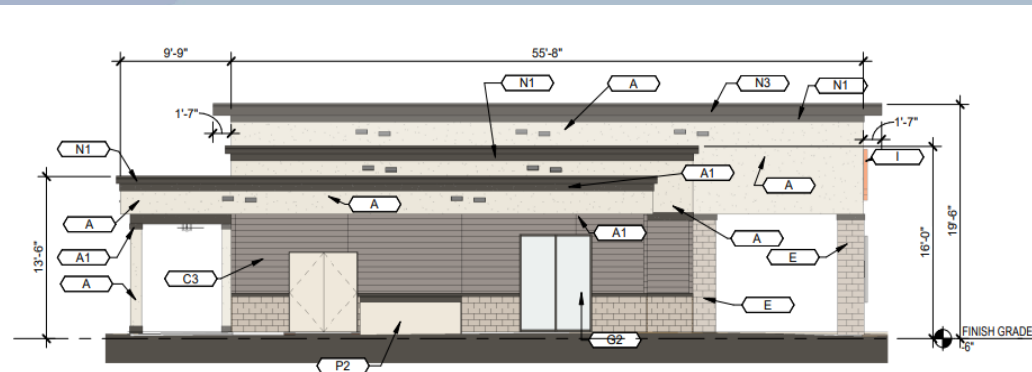


Elevations

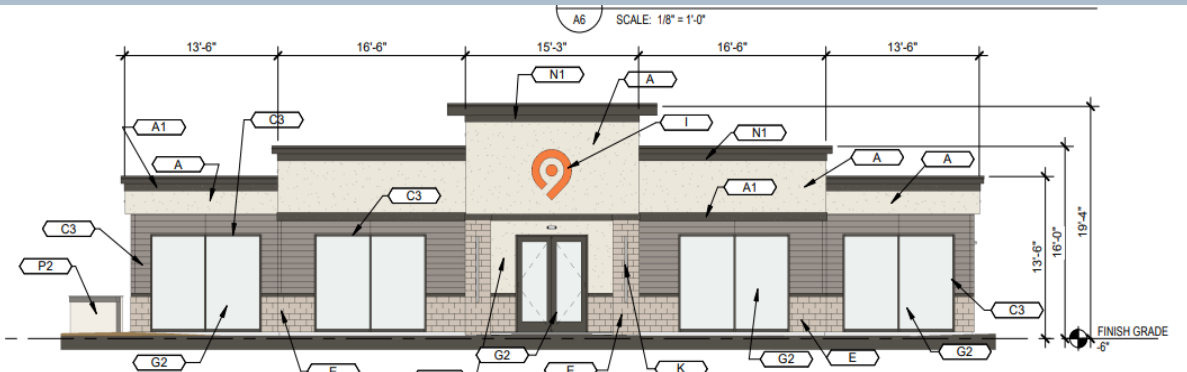




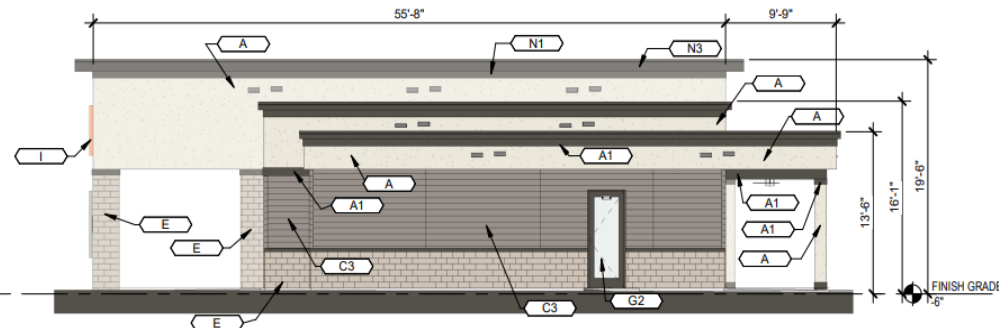
Elevations



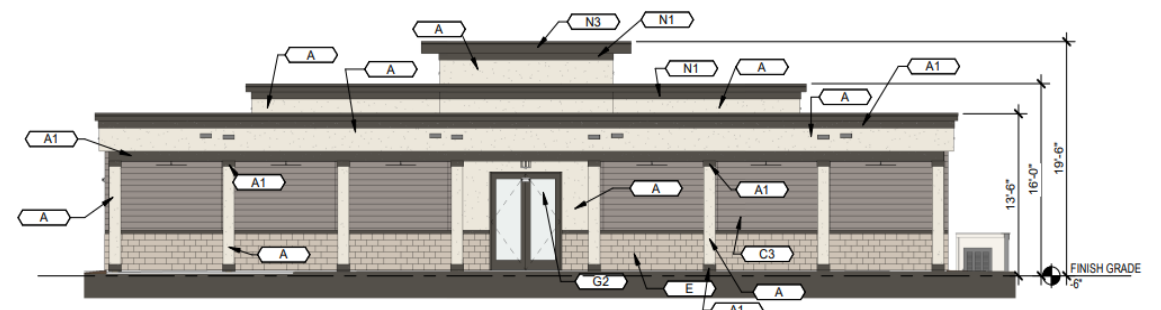
4 CLUBHOUSE - LEFT ELEVATION
SCALE: 1/8" = 1'-0"



2 CLUBHOUSE - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



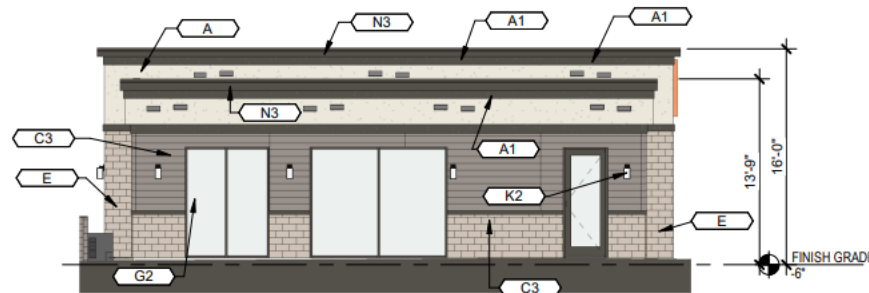
5 CLUBHOUSE - RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



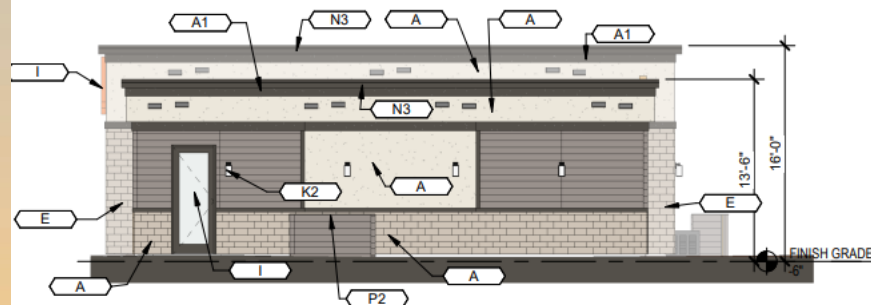
3 CLUBHOUSE - REAR ELEVATION
SCALE: 1/8" = 1'-0"



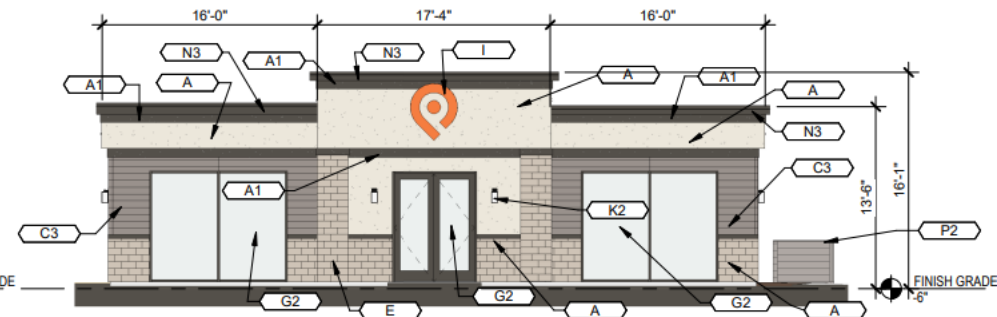
Elevations



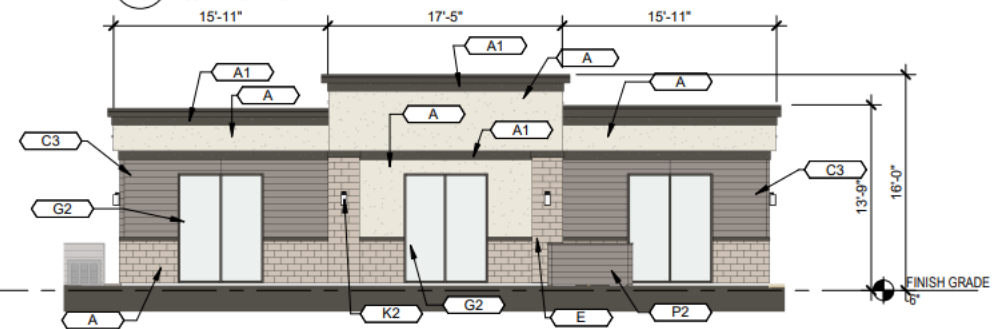
3
A8
FITNESS - LEFT ELEVATION
SCALE: 1/8" = 1'-0"



4
A8
FITNESS - RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



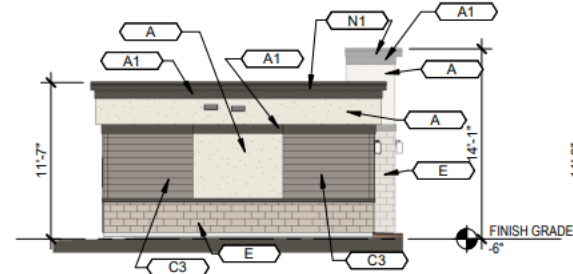
1
A8
FITNESS CENTER - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



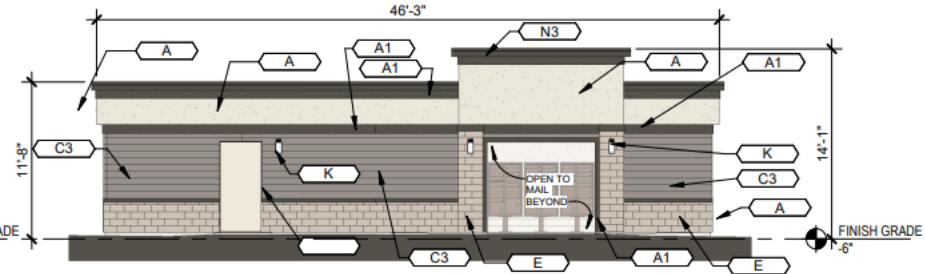
2
A8
FITNESS CENTER - REAR ELEVATION
SCALE: 1/8" = 1'-0"



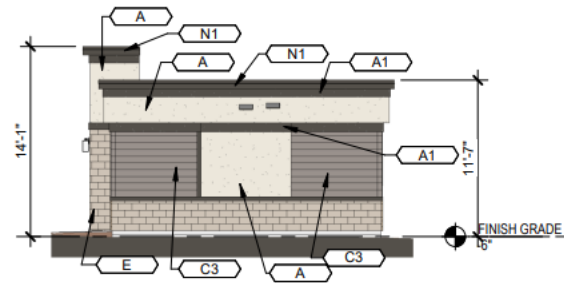
Elevations



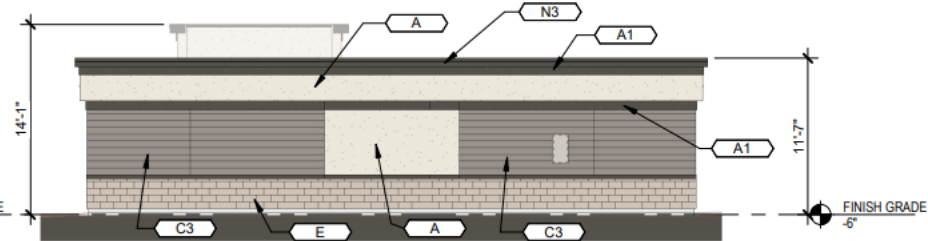
4 MAIL - LEFT SIDE ELEV.
A9 SCALE: 1/8" = 1'-0"



2 MAIL BUILDING - FRONT ELEVATION
A9 SCALE: 1/8" = 1'-0"



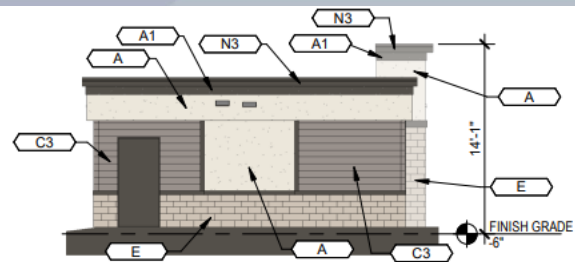
5 MAIL - RIGHT SIDE ELEV.
A9 SCALE: 1/8" = 1'-0"



3 MAIL BUILDING - REAR ELEVATION
A9 SCALE: 1/8" = 1'-0"



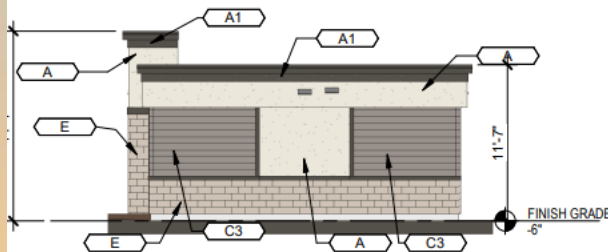
Elevations



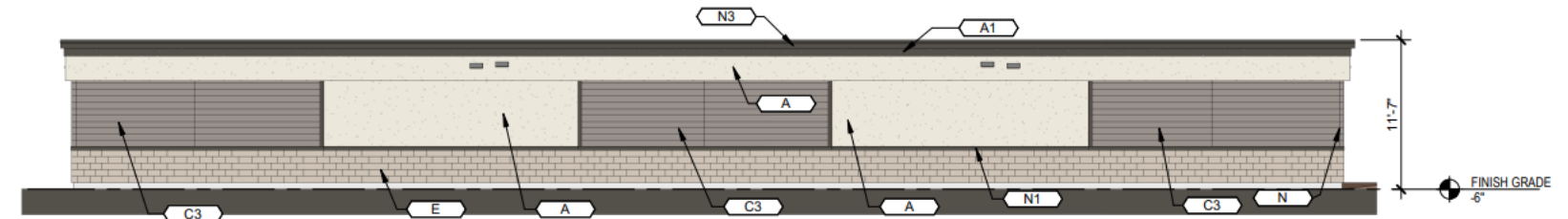
4 GARAGE G9HC - LEFT SIDE ELEV
A10 SCALE: 1/8" = 1'-0"



2 GARAGE G9HC - FRONT ELEVATION
A10 SCALE: 1/8" = 1'-0"



5 GARAGE G9HC - RIGHT SIDE ELEV
A10 SCALE: 1/8" = 1'-0"



3 GARAGE G9HC - REAR ELEVATION
A10 SCALE: 1/8" = 1'-0"



ZON25-00256

Sun Devil Auto



Request

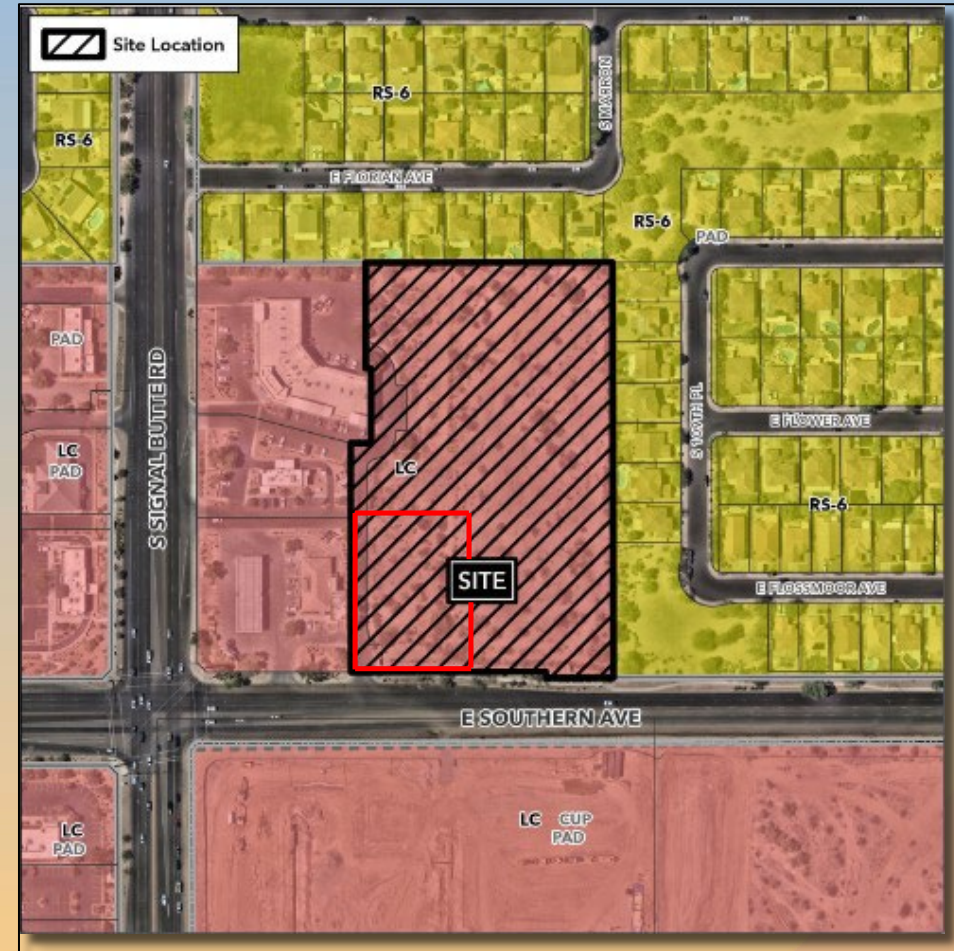
- Site Plan Review
- Amending conditions of approval of Ordinance No. 3884





Location

- 280± ft east of Signal Butte Road
- North side of Southern Avenue

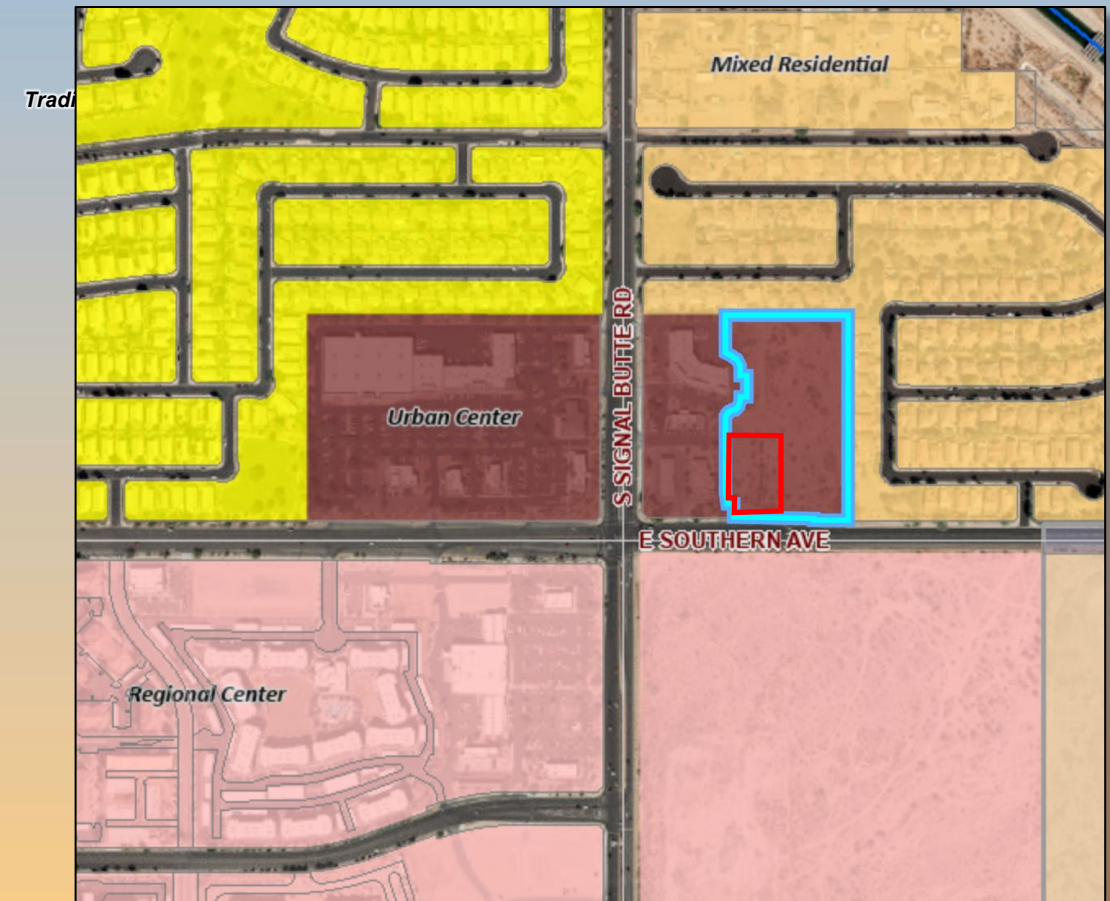




General Plan

Urban Center - Evolve

- Principal Land Use
- N1. Promote complete communities
- LU3. Encourage infill to meet the community's strategic needs
- ED3. Fosters entrepreneurs and small businesses.





Zoning

- Limited Commercial
- Minor Automobile/Vehicle Service and Repair is a permitted use

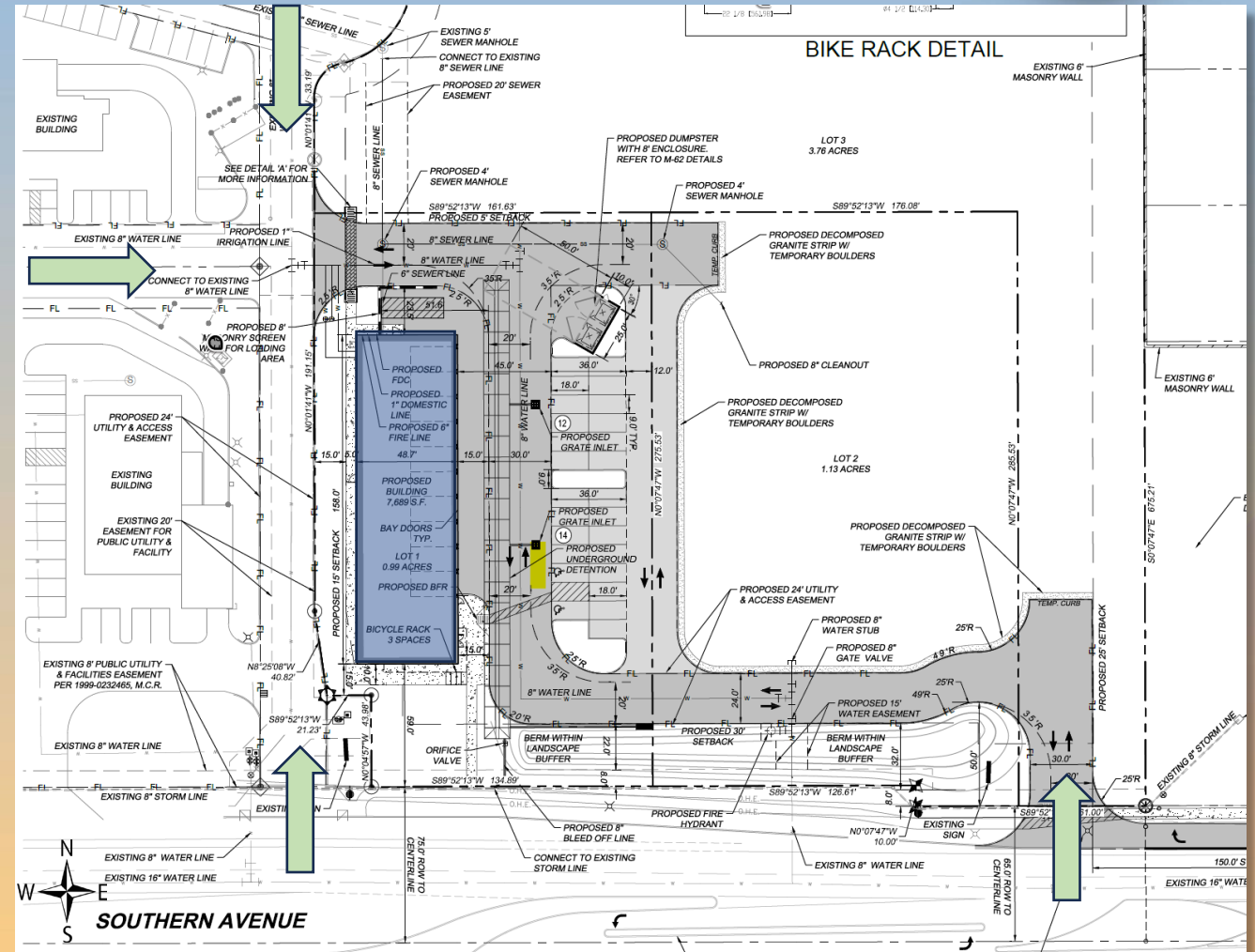




Site Photo

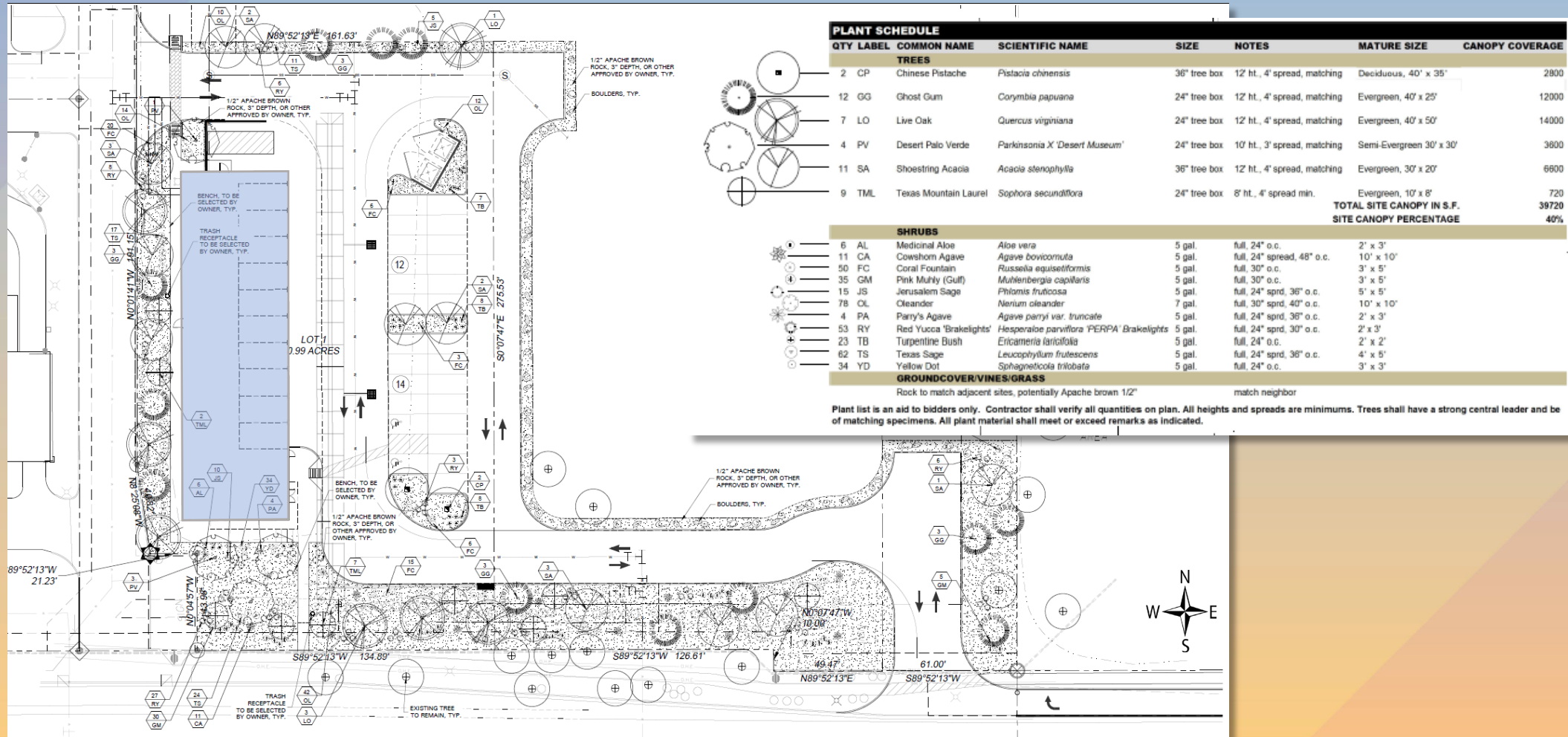


Looking north from Southern Avenue





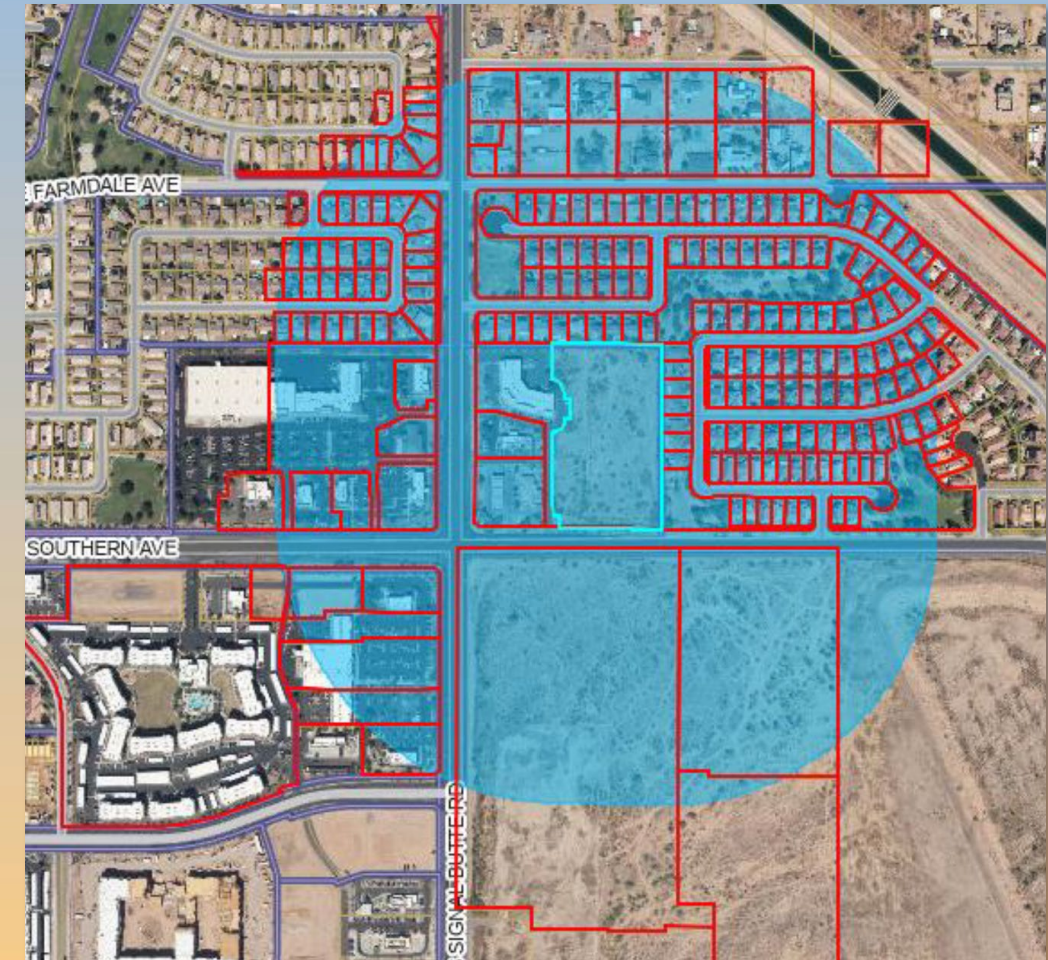
Landscape Plan





Citizen Participation

- Notified property owners within 1,000 feet, HOAs and registered neighborhoods
- Neighborhood outreach mailing on June 2, 2025
- Public hearing notification letters mailed on October 6, 2025
- 1 phone call





Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review
- ✓ Complies with Chapter 31 of the MZO for an Automobile/Vehicle Repair, Major and Minor

Staff recommends Approval with Conditions

Middle Housing Text Amendments

Rachel Phillips, Assistant Planning Director

Sean Pesek, Senior Planner

Noah Bulson, Planner I





Middle Housing - Background

- HB 2721 signed by the governor on May 21, 2024
- Municipalities with 75,000 residents or more are required to amend their zoning regulations on or before January 1, 2026, to allow:
 - “Middle Housing” aka duplexes, triplexes, fourplexes, and townhomes on:
 - Single-family zoned lots within one-mile of the municipality’s Central Business District or Downtown
 - At least 20% of any new single-family development that is greater than 10 contiguous acres in size



HB 2721 - Limitations

HB 2721 prohibits municipalities from:

- Limiting middle housing buildings to less than two floors (stories)
- Setting middle housing Floor Area Ratios (F.A.R.) below 50%
- Requiring commercial building codes or fire sprinkler systems for middle housing types
- Making permitting or review processes more restrictive than those from single-family homes
- Requiring owner occupancy for middle housing types
- Requiring more than one off-street parking space per middle housing unit



Proposed MZO Amendments

Definitions

- Add Definitions for:
 - Middle Housing
 - Duplex
 - Triplex
 - Fourplex
 - Townhouse
 - Attached Structure
 - Detached Structure
 - Semi-detached Structure
- Definitions for Duplex, Triplex, Fourplex, and Townhouse specify that these building types can only be detached and semi-attached when used for Middle Housing



Proposed MZO Amendments

Land Use Regulations

- Allow on any lot zoned for single residence (RS, RSL, DR-1, DR-2, and DR-3) within 1-mile of Mesa's downtown area; or
- New single residential developments over 10 acres – up to 20% of the development's net area or 20% of the proposed lots

Development Standards

- Same as underlying zoning district, except:
 - Only 1 parking space required per Middle Housing unit
 - Building coverage (up to a maximum of 50%) allowed for Middle Housing projects



Proposed MZO Amendments

Application Requirements

- When located within the 1-mile of downtown, submit:
 - Middle Housing application confirming eligibility
 - Plot plan demonstrating compliance with development standards
 - With a building permit
- When part of a New Single Residence Development, submit:
 - Middle Housing application confirming eligibility
 - Site plan demonstrating compliance with development standards
 - With a rezone or land division application



Questions?

Battery Energy Storage Systems (BESS) Public Meeting

Mary Kopaskie-Brown, Planning Director

Rachel Phillips, Assistant Planning Director





Background

- Battery Energy Storage System (BESS) and BESS Facilities are not defined uses within the Mesa Zoning Ordinance (MZO)
- BESS are electrochemical devices that:
 - Charge or collect energy from the grid or generation facility
 - Store that energy so that it can be discharged later
 - Provide electricity or other grid services
- BESS includes battery cells; thermal, battery, and energy management systems; inverters; and related control and safety components
- BESS Facilities are the physical sites that store BESS and all associated equipment and infrastructure

Background

- BESS and BESS Facilities are an emerging and increasingly prominent land use
 - Provide grid stability by storing excess power for use during peak demand periods, outages, or emergencies
- They have unique public health and safety considerations, including but not limited to:
 - Fire and explosion risk
 - Electric shock hazard
 - Environmental impacts if improperly managed or disposed of
 - Emergency response challenges





Purpose

- City of Mesa's Planning Division, Building Division, Fire & Medical, and Energy Resources Department are proposing Zoning and Fire Code amendments to:
 - Mitigate potential health, safety, and environmental impacts
 - Ensure land use compatibility and appropriate siting of BESS and BESS Facilities
 - Ensure high-quality design and address visual impacts
 - Support electric capacity and economic development in the city



Proposed MZO Amendments

- Create land use definitions for BESS and BESS Facility
- Establish criteria for BESS and BESS Facility as either a principal or accessory use:
 - Principal Use - Nameplate capacity $\geq 1,000$ kilowatts
 - Accessory Use - Nameplate capacity $\leq 1,000$ kilowatts and exclusively serves the subject property
- Principal use permitted in the GI and HI Districts with approval of a Planned Area Development (PAD) Overlay District
 - Must comply with all BESS and BESS Facility standards
- Accessory use permitted in Agricultural, Residential, Commercial, Employment, and Downtown Districts
 - Doesn't have to comply with BESS and BESS Facilities standards



Proposed MZO Amendments

Additional Application Requirements

- Operational Plan which includes:
 - Compliance Statement - evidence of compliance with all applicable zoning, building, fire, and federal, state and local environmental laws
 - Preliminary Emergency Response Plan - procedures for safe shutdown, de-energizing, or isolation of equipment and systems under emergency conditions
 - Preliminary Decommissioning Plan - steps required for the complete physical removal of all BESS components
- Good Neighbor Policy - compliant response procedures
- Initial Sound Study - establish baseline levels at nearest residential zoning district, residential use, church, park, school, or other sensitive use

Proposed MZO Amendments

Development Standards

- Separation Requirements
 - 1,000 ft. from residential zoning district and uses
 - 400 ft. from churches, parks, school, and other sensitive uses
 - 150 ft. from commercial or industrial buildings
- Underground Utilities – if deemed necessary by the Development Services Department or the utility provider
- Site Screening
 - 1-ft above tallest piece of equipment
 - Opaque wall or fence with high quality materials
 - Articulated every 40 ft. with an offset or landscape pocket





Proposed MZO Amendments

- Substation Screening
 - 1-ft above the tallest piece of ground-mounted equipment
 - Opaque wall that matches the site wall
 - When 10-ft. tall or less - articulated every 40 ft. with an offset or landscape pocket
 - When greater than 10-ft. tall, consist of:
 - A 10-ft. masonry wall that matches the site wall; and
 - A decorate louvre, slated, or perforated upper screen, no more than 75% opaque, mounted on the masonry wall
 - When located internal to the site
 - Combination of 10-ft. masonry wall and louvres, slats, etc.; or
 - Fully decorate louvre, slated, or perforated screen



Proposed MZO Amendments

Operational Requirements

- On-Going Sound Studies
 - Within 30-days of receiving a Certificate of Occupancy
 - Annual Sound Study for 5 years thereafter
- Ownership or Operator Changes
 - Must notify the Development Services Department within 30 days
 - Approval remains in effect – new owner/operator assume all obligations
- Augmentation permitted if it complies with the approved Site Plan and Phasing Plan
 - Site Plan Modification or modification to phasing plan follows procedures in Ch. 69: Site Plan Review
 - Increase in Nameplate Capacity requires City Council approval

Proposed Fire Code Amendments

- BESS Equipment Location
 - Minimum 100 ft. from internal property lines, buildings, public ways, and other hazards
- Fire Access
 - Battery arrays: Maximum 300 ft. in length or depth
 - Arrays over 150 ft. in length or depth: 26 ft. access road on one side
- Permit Requirements
 - Augmentation Plan
 - Decommissioning Plan



Public Participation

- 2 Open Houses
 - In-person at the Mark @Eastmark on October 1st
 - 17 attendees
 - Zoom on October 13th
 - 24 attendees
 - Comments & Questions
 - Environmental impacts - setbacks from waterway & detention of water
 - Sound study levels
 - Zoning separation and Fire Code setbacks
 - Applicability to Eastmark
- Question & Answer Summary and public comments included in packet



Questions?

