



Planning and Zoning Board

Meeting Minutes

Mesa City Council Chambers – Upper Level, 57 East 1st Street

Date: July 9, 2025 Time: 4:00 p.m.

MEMBERS PRESENT:

Benjamin Ayers
Jeff Pitcher*
Troy Peterson
Jamie Blakeman*
Jayson Carpenter
Chase Farnsworth

MEMBERS ABSENT

Genessee Montes

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

STAFF PRESENT:

Mary Kopaskie-Brown
Rachel Nettles
Evan Balmer
Joshua Grandlienard
Vanessa Felix

OTHERS PRESENT:

Call Meeting to Order.

Chair Ayers called the meeting to order and excused Boardmember Montes and declared a quorum present; the meeting was called to order at 4:00 pm.

1 Take action on all consent agenda items.

It was moved by Boardmember Carpenter, seconded by Boardmember Peterson, that the consent agenda items be approved.

Vote (6-0; Boardmember Montes, absent)

Upon tabulation of vote, it showed:

AYES –Ayers, Pitcher, Peterson, Blakeman, Carpenter, Farnsworth

NAYS – None

Items on the Consent Agenda

2 Approval of minutes from previous meetings.

***2-a** Minutes from the June 25, 2025, Planning and Zoning Board meeting.

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Items not on the Consent Agenda

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

- 3-a** ZON22-00890 "Gateway Park," 33.3± acres located at the northwest and southwest corners of East Ray Road and South Hawes Road. Rezone 15.6± acres from Limited Commercial with a Planned Area Development Overlay (LC-PAD) to Limited Commercial (LC), Rezone 17.7± acres from LC-PAD to Light Industrial with a Planned Area Development overlay (LI-PAD) and Site Plan Review for the development of an approximately 235,600± industrial development and future commercial development. (District 6)

Planner: Cassidy Welch

Staff Recommendation: Continue to August 13, 2025

Summary:

It was moved by Boardmember Peterson, seconded by Boardmember Carpenter that case ZON22-00890 be continued to the August 13, 2025 Planning and Zoning Board meeting.

Vote (5-0; Boardmember Blakeman, recused)

Upon tabulation of vote, it showed:

AYES –Ayers, Pitcher, Peterson, Montes, Carpenter, Farnsworth

NAYS – None

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MINUTES OF THE JULY 9, 2025, PLANNING & ZONING BOARD MEETING

- 3-b** ZON25-00265 "Sienna Ridge PAD Amendment," 4± acres located approximately 1,240± feet north of the northwest corner of East Broadway Road and South 90th Street. Rezone to modify an existing Planned Area Development Overlay (PAD) for a 29-unit multiple residence development. (District 5)

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

Summary:

Staff Planner Joshua Grandlienard clarified the parking reduction request.

Chair Ayers recommended modifying Condition 3 in the staff report to clarify the parking garage minimum dimensions for Floor Plan 1 and Floor Plan 2 to be 19 feet 2 inches wide by 20 feet long and the minimum garage dimensions for Floor Plan 3 and Floor Plan 4 to be 25 feet wide by 20 feet long.

It was moved by Boardmember Peterson, seconded by Boardmember Farnsworth, that case ZON25-00265 be approved with the recommended modification to condition three.

That: The Board recommends to approve case ZON25-00265 conditioned upon:

1. Compliance with the final site plan, landscape plan, and elevations submitted.
2. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, or at the time of the City's request for dedication, whichever comes first.
3. Compliance with all City development codes and regulations, except the modification to the development standards as approved with this PAD Overlay as shown in the following table:

Development Standards	MZO Required	PAD Proposed
<u>Minimum Yards – MZO Table 11-5-5</u> - Interior Side and Rear: 3 or more units on a lot (western property line adjacent to AZ loop 202)	15 feet per story (30 feet total)	0 feet
<u>Minimum Separation Between Buildings on Same Lot – MZO Table 11-5-5</u> -Two story buildings	30 Feet	10 Feet
<u>Minimum Dimensions for Residential Enclosed Garages – MZO Section 11-32-4(F)(2)</u> -Double Car Garage	20 Feet wide and 22 Feet Long	Floor Plans 1 and 2: 19 feet 2 inches wide by 20 feet long Floor Plans 3 and 4: 25 feet wide by 20 feet long

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4 Adjournment.

Boardmember Farnsworth motioned to adjourn the meeting. The motion was seconded by Boardmember Peterson.

Vote (6-0; Boardmember Montes, absent)

Upon tabulation of vote, it showed:

AYES –Ayers, Pitcher, Peterson, Blakeman, Carpenter, Farnsworth

NAYS – None

The public hearing was adjourned at 4:14 pm.

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Si necesita asistencia o traducción en español, favor de llamar al menos 48 horas antes de la reunión al (480) 644-2767.

Respectfully submitted,

Benjamin Ayers
Planning and Zoning Board Chair

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