

Planning and Zoning Board - Public Hearing

Meeting Agenda - Final

Chair Benjamin Ayers
Vice Chair Troy Peterson
Boardmember Jeff Pitcher
Boardmember Genessee Montes
Boardmember Jamie Blakeman
Boardmember Jayson Carpenter
Boardmember Chase Farnsworth

Wednesday, November 12, 2025

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 25097](#) Minutes from the October 22, 2025 Planning and Zoning Board Meeting.**

3 Take action on the following zoning cases:

- *3-a** [PZ 25098](#) **ZON25-00599. "AWS PHX 062,"** 43± acres located approximately 1,840 feet west of the southwest corner of East Elliot Road and South Signal Butte Road. Major Site Plan Modification to allow for an Electric Substation. **(District 6)**

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

- *3-b** [PZ 25106](#) **ZON25-00827. "Cadence DU3 Multi-Residence"** 17± acres located at the southwest corner of Crismon Road and Williams Field Road. Site Plan Review for a 302-unit multiple residence development **(District 6)**

Planner: Kellie Rorex

Staff Recommendation: Continued to the December 10, 2025 Planning and Zoning Board meeting.

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

- *4-a** [PZ 25099](#) **ZON24-00998. "623 S Mesa Dr,"** 0.6± acres located approximately 1,420 feet south of the southeast corner of East Broadway Road and South Mesa Drive. Rezone from Multiple Residence-2 (RM-2) to Multiple Residence-4 with a Bonus Intensity Zone overlay (RM-4-BIZ) and Site Plan Review for a 15-unit multiple residence development. **(District 4)**

Planner: Jennifer Merrill

Staff Recommendation: Approval with conditions

- *4-b** [PZ 25100](#) **ZON21-00066. "Greenfield Multifamily,"** 1.9± acres located approximately 2,050 feet north of the northwest corner of East Brown Road and North Greenfield Road. Rezone from Single Residence-35 (RS-35) to Multiple Residence-3 with a Planned Area Development overlay (RM-3-PAD), and Site Plan Review to allow for a 30-unit multiple residence development. **(District 2)**

Planner: Jennifer Merrill

Staff Recommendation: Approval with conditions

- *4-c** [PZ 25104](#) **ZON23-00365. "Fujifilm PAD Expansion,"** 61.6± acres located approximately 1,000 feet north of the northwest corner of East Pecos Road and South Mountain Road. Rezone from Heavy Industrial with a Planned Area Development overlay (HI-PAD) and Agricultural (AG) to Heavy Industrial with a new Planned Area Development overlay and Site Plan Modification to allow for the expansion of an existing industrial facility. **(District 6)**

Planner: Jennifer Merrill

Staff Recommendation: Approval with conditions

- *4-d** [PZ 25101](#) **ZON25-00309. "Dutch Bros AZ1618,"** 0.8± acres located approximately 560 feet south of the southeast corner of East Elliot Road and South Power Road. Major Site Plan Modification and modification of Condition No. 1 of Ordinance 5781 to allow for a Coffee Shop with Drive-Thru Facilities. **(District 6)**

Planner: Noah Bulson

Staff Recommendation: Approval with conditions

- *4-e** [PZ 25105](#) **ZON25-00598. "AWS PHX 065,"** 71± acres located approximately 1,300 feet west of the southwest corner of East Pecos Road and South Signal Butte Road. Council Use Permit to allow for a Major Utility. **(District 6)**

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

- 5** **Review, discuss, and make a recommendation to the City Council regarding the following:**

- *5-a** [PZ 25107](#) Discuss and make a recommendation to City Council on the adoption of the MesaCONNECTED Transit-Oriented Development Plan.

Planner: Rachel Phillips

Staff Recommendation: Adoption

Items not on the Consent Agenda

- 6** **Discuss and make a recommendation to the City Council on the following General Plan amendment and related zoning case:**

- 6-a** [PZ 25102](#) **ZON25-00210. "The Lincoln,"** 9.1± acres located approximately 340 feet west of the southwest corner of Hampton Avenue and Crismon Road. Rezone from Planned Employment Park with a Planned Area Development Overlay (PEP-PAD) to Multiple Residence 2 with a Planned Area Development Overlay (RM-2-PAD), Special Use Permit and Site Plan Review to allow for a 113-lot attached single residence development. **(District 5)**

Planner: Cassidy Welch

Staff Recommendation: Continued to the December 10, 2025 Planning and Zoning Board meeting.

- 6-b** [PZ 25103](#) **ZON25-00313. "The Lincoln,"** 9.1± acres located 340 feet west of the southwest corner of Hampton Avenue and Crismon Road. Minor General Plan Amendment to change the Placetype from Urban Center to Urban Residential. **(District 5)**

Planner: Cassidy Welch

Staff Recommendation: Continued to the December 10, 2025 Planning and Zoning Board meeting.

7 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.