

City of Mesa

*City Hall
20 East Main Street*



Meeting Minutes - Draft

Wednesday, November 12, 2025

4:00 PM

Council Chambers

Planning and Zoning Board - Public Hearing

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

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.

Vice Chair Peterson called the meeting to order at 4:38 pm.

- 1 Take action on all consent agenda items.

Items on the Consent Agenda

- 2 Approval of minutes from previous meetings.

Approved (5-0; Chair Ayers and Boardmember Montes, absent)

*2-a Minutes from the October 22, 2025 Planning and Zoning Board Meeting.

3 Take action on the following zoning cases:

- *3-a **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

Approved (5-0; Chair Ayers and Boardmember Montes, absent)

- *3-b **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.

Continued to December 10, 2025 Planning and Zoning Board meeting (5-0; Chair Ayers and Boardmember Montes, absent)

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

- *4-a **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

Approved (5-0; Chair Ayers and Boardmember Montes, absent)

- *4-b **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

Denied (5-0; Chair Ayers and Boardmember Montes, absent)

- *4-c **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

Approved (5-0; Chair Ayers and Boardmember Montes, absent)

- *4-d **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

Approved (5-0; Chair Ayers and Boardmember Montes, absent)

- *4-e **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

Approved (5-0; Chair Ayers and Boardmember Montes, absent)

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

- *5-a 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 **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.

Continued to December 10, 2025 Planning and Zoning Board meeting (5-0;
Chair Ayers and Boardmember Montes, absent)

- 6-b **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.

Continued to December 10, 2025 Planning and Zoning Board meeting (5-0;
Chair Ayers and Boardmember Montes, absent)

7 **Adjournment.**

Approved (5-0; Chair Ayers and Boardmember Montes, absent)

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.