

Items not on the consent agenda

- 3-a ZON25-00635. "Ascension," 40± acres located at the northeast corner of East Brown Road and North 32nd Street. Rezone from Agricultural (AG) to Single Residence-15 with a Planned Area Development Overlay (RS-15-PAD). This request will allow for a 47-lot single residence development. (District 1).

Planner: Emily Johnson

Staff Recommendation: Approval with Conditions

Planner Emily Johnson presented the proposed case number ZON25-00635 and displayed a PowerPoint presentation. (See Attachment 1)

Ms. Johnson explained that the proposal is to rezone the site from AG to RS-15-PAD for a 47-lot single-family residential subdivision. She noted the General Plan designation of Rural Residential with a Sustained Growth Strategy, which supports large-lot residential development, and stated the site is also within the Citrus Sub-Area Plan, which envisions low-density development consistent with RS-35 zoning. While generally consistent with the General Plan, the proposed density of 1.27 dwelling units per acre slightly exceeds the Sub-Area Plan target of 1.24 dwelling units per acre; staff has included a condition requiring the reduction of one lot to meet this standard.

Ms. Johnson described the project layout, access from Brown Road with an exit-only connection to 32nd Street, and compliance with landscaping and open space requirements. She noted the inclusion of a pocket park, perimeter open space, enhanced entry features, and that the PAD standards allow flexibility while exceeding several base zoning requirements. Public outreach was completed, including a neighborhood meeting in October 2025 with six attendees and no additional correspondence received.

Ms. Johnson concluded that the request is consistent with the Mesa 2050 General Plan and meets the criteria for a Planned Area Development. Staff recommends approval with conditions.

Brennan Ray, the applicant, displayed a PowerPoint presentation. (See Attachment 2)

Mr. Ray reiterated the applicant's request to remove Condition No. 1, which would limit the project's density to 1.24 dwelling units per acre and require the elimination of one lot. He expressed appreciation for staff's support on the remainder of the request and indicated he was available to answer any questions.

The following citizens addressed the Board in opposition to case number ZON25-00635:

- Michael Stokes, a Mesa resident
- Joyce Stokes, a Mesa resident
- Ryan Smith, a Mesa resident
- Lita Smith, a Mesa resident

The above speakers offered a series of comments in opposition to the case number ZON25-00635 including, but not limited to the following:

- Concern about locating the development exit on 32nd Street instead of Miramar due to potential traffic, safety, and neighborhood impacts, including its limited capacity as a non-through street, potential cut-through traffic into residential neighborhoods, and overall roadway functionality. Request for a traffic study to evaluate these impacts.

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MINUTES OF THE APRIL 22, 2026, PLANNING & ZONING BOARD MEETING

- Concern about preserving roadway safety and operations on Brown Road, including maintaining existing right-hand deceleration and turn lanes for nearby entrances.
- Request to designate 32nd Street as a no-parking zone to ensure safe traffic flow and adequate roadway width.
- General support for the development, particularly the single-story design, with emphasis on minimizing impacts to existing residents.

Mr. Ray explained that City traffic and engineering staff did not require a right-turn lane on Brown Road, explained maintaining the exit-only access on 32nd Street (rather than Miramar) based on the local street network and required half-street improvements, and noted that any on-street parking controls on 32nd Street would be determined by the City, not the applicant.

Assistant Planning Director, Evan Balmer, clarified that the 47-lot project does not meet traffic thresholds for a right-turn lane on Brown Road, indicated that 32nd Street is the preferred secondary egress due to its continuity in the street network (though staff will re-discuss this and related parking concerns with Transportation before Council).

Boardmember Peterson confirmed with staff that the 47-lot project does not warrant right-turn lanes, questioned the rationale for locating the exit-only access on 32nd Street, and requested a condition be added to limit the height for the primary attached structures. Boardmember Peterson requested an opinion from Boardmember Blakeman regarding traffic concerns.

Boardmember Blakeman stated that a 47-lot subdivision is well below typical traffic thresholds (noting Mesa generally looks for around 300 peak-hour trips before major mitigation is considered), concluded the project's traffic impact is minimal and does not warrant additional improvements such as turn lanes, and indicated she would trust the City's review process and is comfortable with the exit-only access remaining on 32nd Street.

Mr. Balmer clarified that the Board may modify the conditions of approval before taking action to approve the PAD.

It was moved by Vice Chairperson Peterson, seconded by Boardmember Pitcher, that case number ZON25-00635, "Ascension" be approved with modifications to condition one being deleted and modify the PAD to restrict lots 40-47 to be single story for the primary unit.

Upon tabulation of votes, it showed:

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

NAYS – None

ABSENT– Farnswort

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