

Planning and Zoning Board

Meeting Minutes

Mesa City Council Chambers – Upper Level, 20 East Main Street

Date: January 14, 2026 Time: 4:00 p.m.

MEMBERS PRESENT:

Benjamin Ayers
Troy Peterson
Jeff Pitcher
Genessee Montes
Jamie Blakeman
Jayson Carpenter

MEMBERS ABSENT:

Chase Farnsworth

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

STAFF PRESENT:

Mary Kopaskie-Brown
Kirstin Dvorchak
Evan Balmer
Cassidy Welch
Kellie Rorex
Danika Heying

OTHERS PRESENT:

Call Meeting to Order.

Chair Ayers excused Boardmember Farnsworth and declared a quorum present, the meeting was called to order at 4:03 pm.

1 Take action on all consent agenda items.

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

Vote (6-0; Boardmember Farnsworth, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

Items on the Consent Agenda

2 Approval of minutes from previous meetings.

*2-a Minutes from December 10, 2025, Planning and Zoning Board Meeting.

3 Take action on the following zoning cases:

*3-a **ZON25-00378. "Angie's Prime Grill,"** 0.7± acres located approximately 575 feet east of the southeast corner of South Crismon Road and East Southern Avenue. Major Site Plan Modification. This request will allow for a 1,692± square foot Restaurant with a Drive-Thru facility. **(District 5).**

Planner: Chloe Durfee Daniel

Staff Recommendation: Continued to the January 28, 2026 Planning and Zoning Board meeting.

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4 Discuss and make recommendations to the City Council on the following cases:

- *4-a ZON25-00056. "Destination at Gateway FLM",** 117± located at the Southeast and Southwest corners of East Williams Field Road and South Signal Butte Road. Council Use Permit for Freeway Landmark sign. This will allow for two freeway landmark signs. **(District 6)**

Planner: Kellie Rorex

Staff Recommendation: Approval with Conditions

The Board recommends to approve case ZON25-00056 conditioned upon:

1. Compliance with all requirements of Ordinance No. 5857.
2. Compliance with the final sign plan as submitted.
3. Compliance with all requirements of Design Review Case No. DRB25-00059.
4. Compliance with all applicable City development codes and regulations.

Vote (6-0; Boardmember Farnsworth, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

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

- 5-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 102-lot attached single residence development. **(District 5)**

Planner: Cassidy Welch

Staff Recommendation: Approval with Conditions

Boardmember Peterson motioned to approve case ZON25-00210. The motion was seconded by Boardmember Carpenter.

The Board recommends to approve case ZON25-00210 conditioned upon:

1. Compliance with the final site plan, landscape plan and elevations as submitted.
2. Compliance with all applicable City development codes and regulations.
3. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.
4. Compliance with the Plan of Operation submitted.
5. Prior to the submittal of any building permit, submit for and obtain approval of both a Preliminary Plat and a Final Plat.
6. Prior to the issuance of any building permit, submit to the Planning Department revised elevations that reflect the changes in Exhibit 9.
7. 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:

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MINUTES OF THE JANUARY 14, 2026, PLANNING & ZONING BOARD MEETING

Development Standards	Approved
<u>Minimum Lot Area</u> – MZO Table 11-5-5	Front-Loaded Lots: 1,534 sq. ft Rear-Loaded Lots: 1,333 sq. ft.
<u>Minimum Lot Width</u> – MZO Table 11-5-5 - <i>Single-Residence Attached</i>	Front-Loaded Lots: 26 feet Rear-Loaded Lots: 21 feet
<u>Minimum Lot Depth</u> – MZO Table 11-5-5 - <i>Single-Residence Attached</i>	Front-Loaded Lots: 59 feet Rear-Loaded Lots: 62 feet
<u>Maximum Density</u> – MZO Table 11-5-5	13.2 dwelling units per acre
<u>Minimum Lot Area per Dwelling Unit</u> – MZO Table 11-5-5	1,333 sq. ft.
<u>Maximum Building Coverage</u> – MZO Table 11-5-5	70%
<u>Minimum Yards</u> – MZO Table 11-5-5 - <i>Front Setback</i> - <i>Side Setback (End Units)</i> - <i>Rear Setback</i> - <i>Freeway Setback</i>	Front-Loaded Lots: 3 feet for garages, 0 feet for livable Rear-Loaded Lots: 13 feet for livable, 9 feet for patio 0 feet Front-Loaded Lots: 11 feet for livable, 6 feet for patio Rear-Loaded Lots: 3 feet for garages, 0 feet for livable 15 feet for livable, 10 feet for patio

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Development Standards	Approved
<u>Maximum Fence Height</u> – MZO Section 11-30-4 - <i>Rear Yard, adjacent to freeway</i>	8 feet

Vote (6-0; Boardmember Farnsworth, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

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- 5-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 Place type from Urban Center to Urban Residential. **(District 5)**

Planner: Cassidy Welch

Staff Recommendation: Adoption

Boardmember Peterson motioned to adopt case ZON25-00313. The motion was seconded by Boardmember Carpenter.

The Board recommends to adopt case ZON25-00313.

Vote (6-0; Boardmember Farnsworth, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

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MINUTES OF THE JANUARY 14, 2026, PLANNING & ZONING BOARD MEETING

6 Adjournment.

Boardmember Pitcher motioned to adjourn the meeting. The motion was seconded by Chair Ayers.

Vote (6-0; Boardmember Farnsworth, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

The public hearing was adjourned at 4:06 pm.

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Respectfully submitted,



Benjamin Ayers
Planning and Zoning Board Chair

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