

Planning and Zoning Board



Study Session Minutes

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

Date: September 24, 2025 Time: 3:00 p.m.

MEMBERS PRESENT:

Benjamin Ayers
Troy Peterson
Jeff Pitcher
Jamie Blakeman
Jayson Carpenter

MEMBERS ABSENT

Genessee Montes
Chase Farnsworth

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

STAFF PRESENT:

Mary Kopaskie-Brown
Rachel Phillips
Evan Balmer
Kirstin Dvorchak
Joshua Grandlienard
Chloe Durfee Daniel
Alexis Wagner

OTHERS PRESENT:

1 Call meeting to order.

Chair Ayers excused Boardmember Montes and Boardmember Farnsworth and declared a quorum present; the meeting was called to order at 3:00 pm.

2 Review items on the agenda for the September 24, 2025, regular Planning and Zoning Board Hearing.

Case ZON24-00998 was continued to the October 22, 2025, Planning and Zoning Board meeting.

Staff Planner Joshua Grandlienard presented case ZON25-00673. See attached presentation.

The Board had no questions for staff.

Staff Planner Joshua Grandlienard presented case ZON24-01027. See attached presentation.

In response to Chair Ayers question, Mr. Grandlienard clarified the landscaping plan.

MINUTES OF THE SEPTEMBER 24, 2025 PLANNING & ZONING STUDY SESSION

Staff Planner Chloe Durfee Daniel presented case GPA25-00462. See attached presentation.

In response to Vice Chair Peterson's question, Planning Director Mary Kopakie-Brown added that the site is currently zoned LC and GC, both of which allow some residential use. The proposed rezoning aims to shift the GC area toward the Warner corridor to align with nearby commercial uses and reduce potential land use conflicts as the area becomes more residential. Economic Development and Council are aware of the proposal, and there have been no major concerns noted at this time.

In addition, Principal Planner Evan Balmer added the site is located within Airfield Overflight Area 3, where residential use is allowed but subject to certain disclosures, unlike nearby Overflight Area 2, which has stricter use restrictions.

Staff Planner Chloe Durfee Daniel presented case ZON24-00892. See attached presentation.

Concerns were raised that the proposed residential development backs up to the elevated 202 freeway without adequate noise or visual buffering, making it unsuitable for housing given its visibility and proximity to industrial uses.

Applicant Sean Lake stated that Lennar Homes is committed to delivering a high-quality product and acknowledged the freeway noise concerns. He noted that because the freeway is elevated, standard walls may not be effective, and any mitigation may need to involve ADOT right-of-way. The applicant proposed a condition of approval requiring an acoustic study and implementation of any mitigating measures recommended by an acoustic consultant. Additionally, Mr. Lake explained that relocating the 18 acres of commercial to the intersection of Hawes and Warner improves access, visibility, and synergy with existing commercial uses, compared to its current location directly against the freeway.

Further discussion focused on exploring potential solutions to address the identified issues.

3 Planning Director Update: Updated Balanced Housing Plan Follow-up – Year to Date Summary of Housing Entitlements.

4 Adjournment.

Vice Chair Peterson motioned to adjourn the study session. The motion was seconded by Boardmember Pitcher.

The study session was adjourned at 3:56 pm.

Vote (5-0; Boardmember Montes and Boardmember Farnsworth, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Peterson, Pitcher, Blakeman, Carpenter

NAYS – None

Respectfully submitted,

Note: Audio recordings of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also “live broadcasted” through the City of Mesa’s website at www.mesaaz.gov

MINUTES OF THE SEPTEMBER 24, 2025 PLANNING & ZONING STUDY SESSION

Benjamin Ayers
Planning and Zoning Board Chair

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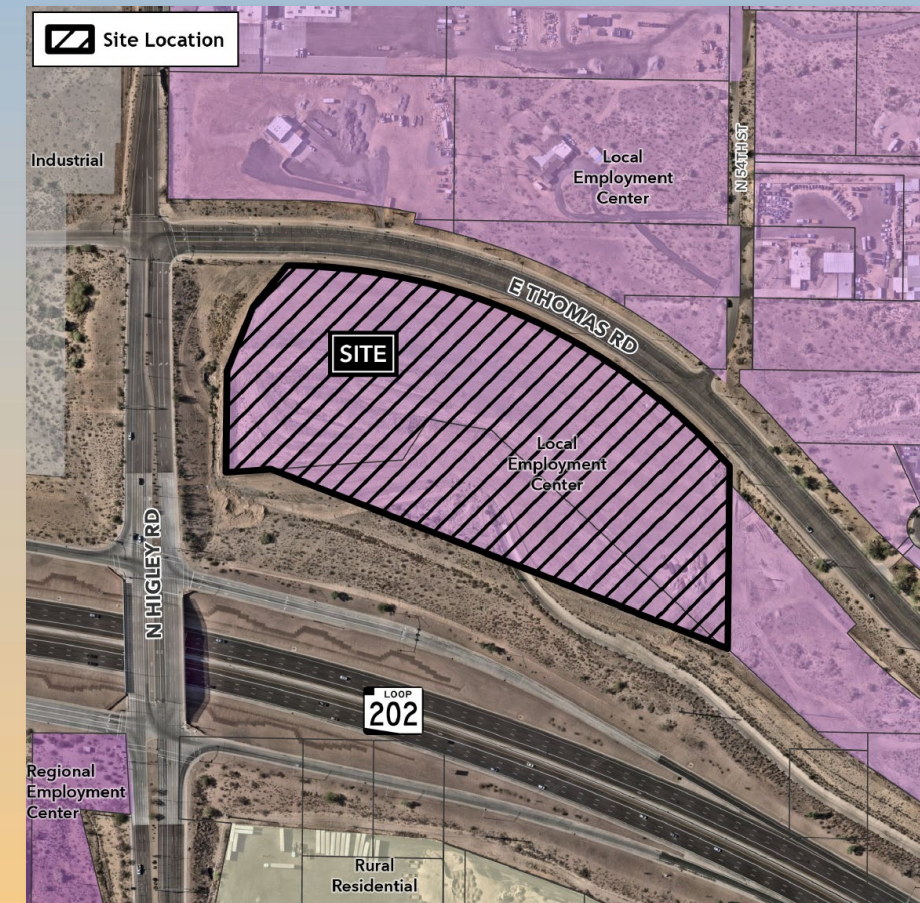


ZON25-00673



Request

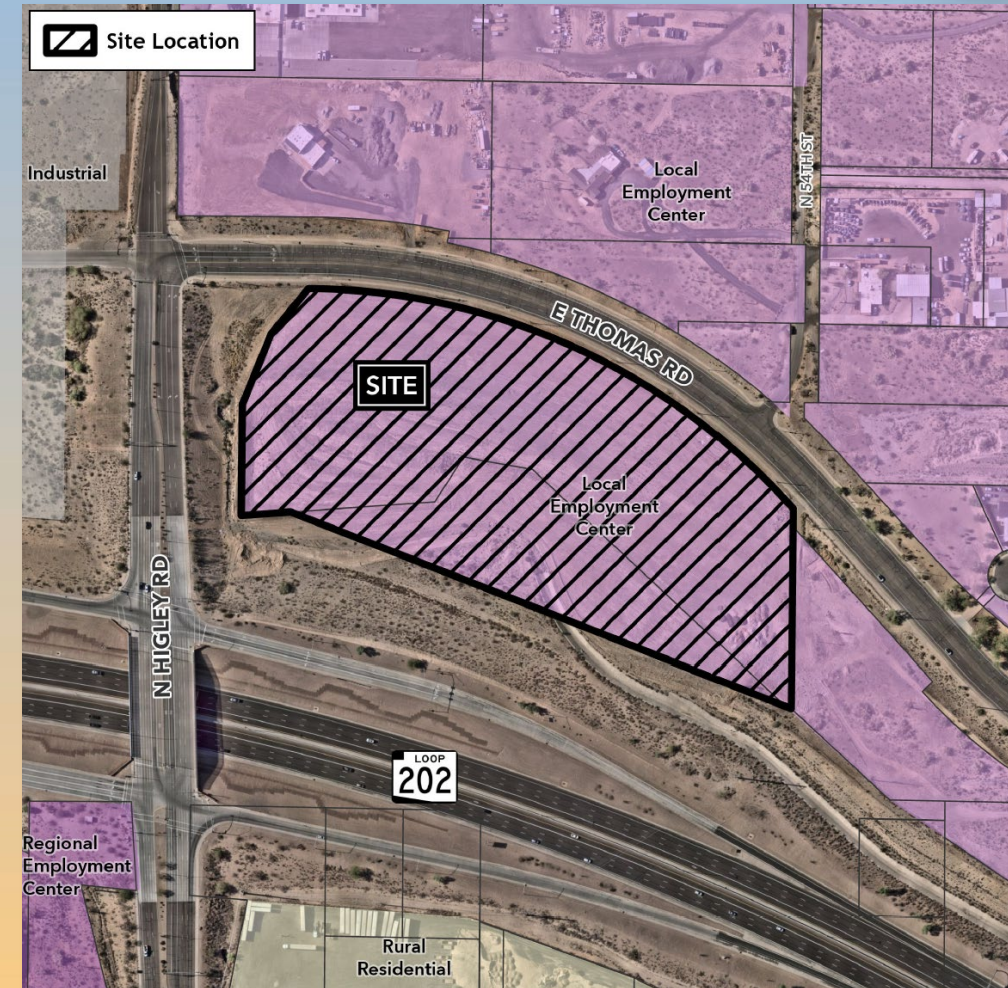
- Minor General Plan Amendment
- Local Employment Center Placetype to Industrial Placetype





Location

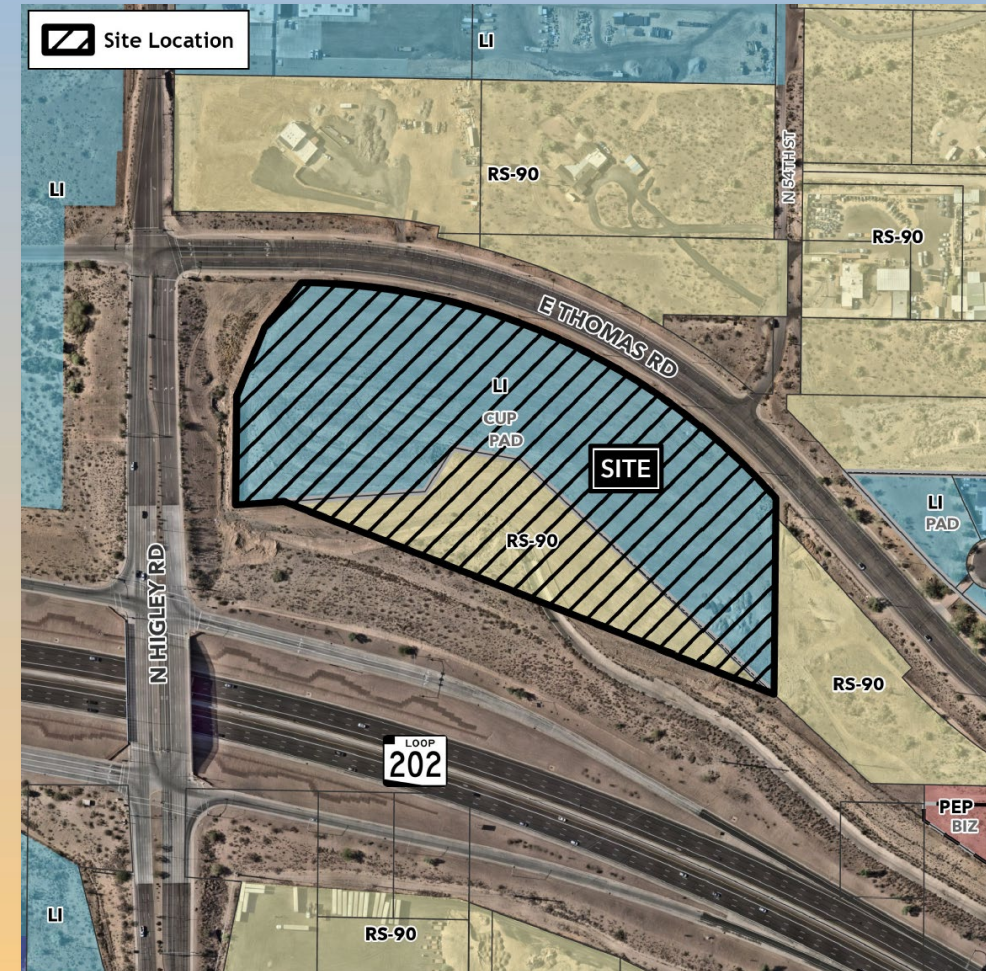
- East side of Higley Road
- South side of Thomas Road





Zoning

- Current: LI-PAD and RS-90
- Proposed: LI-PAD

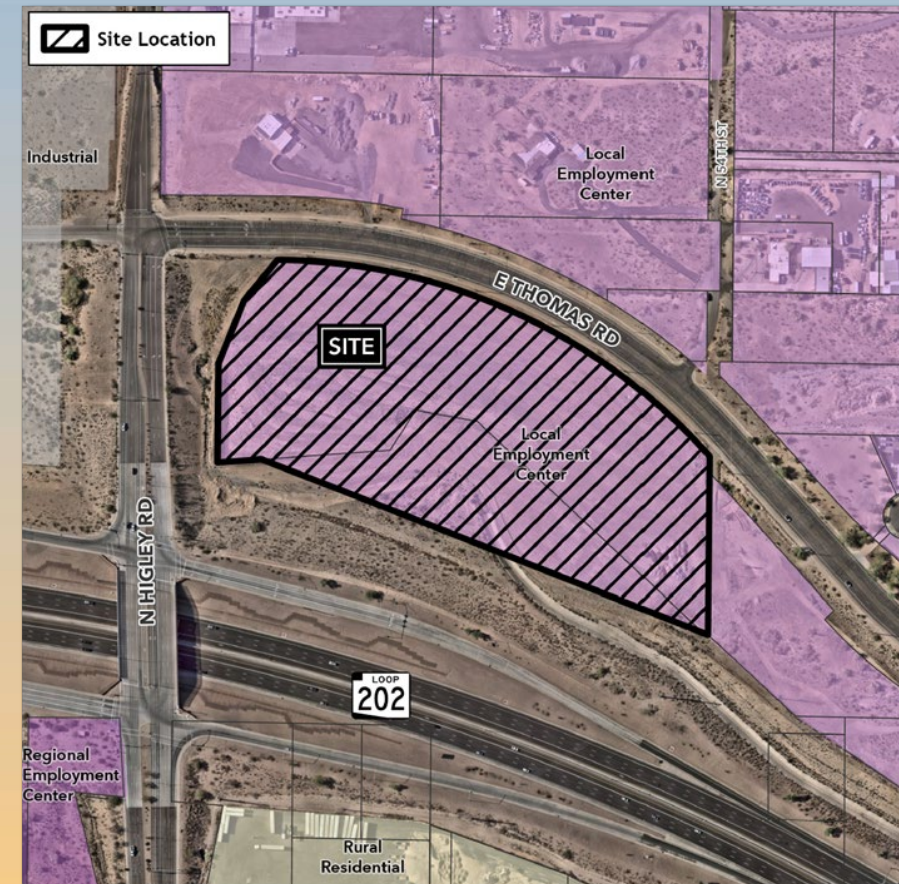




General Plan

Current – Local Employment Center

- Support a variety of low-intensity business operations that are compatible with residential uses
- Does not support warehousing and storage land uses
- Zoning districts: OC, NC, LC, GC, PEP, LI, EO, PS

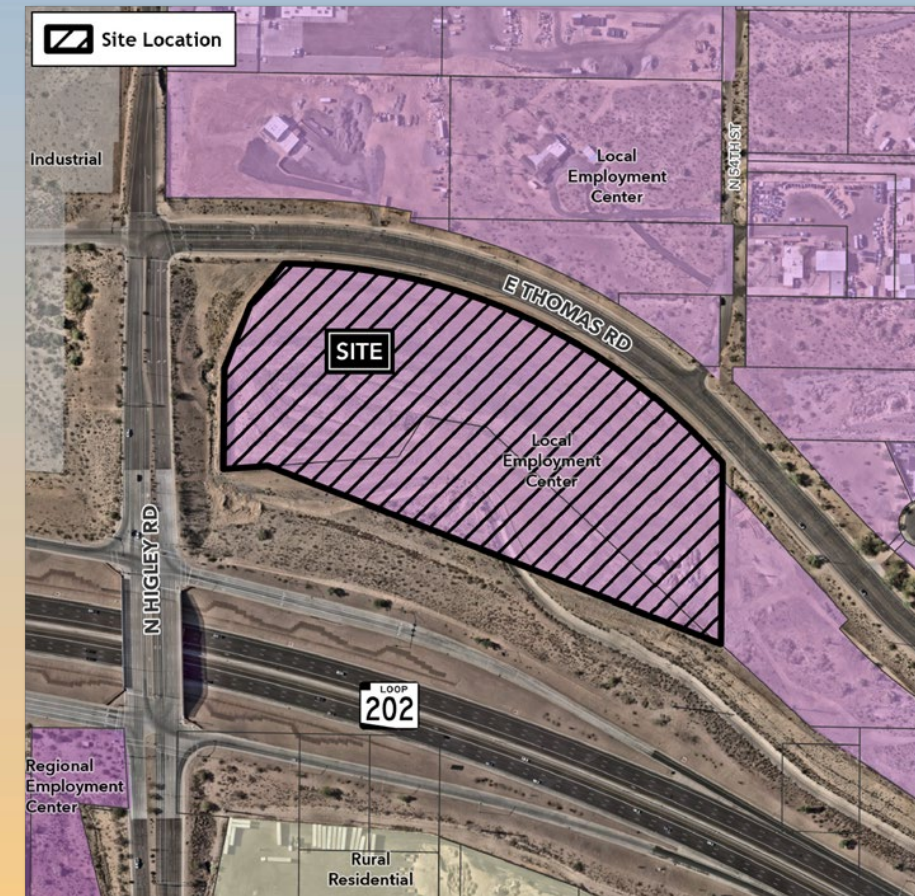




General Plan

Proposed - Industrial

- Industrial Areas intended for uses such as manufacturing, warehousing and storage, data storage, freight and distribution
- Warehousing and Storage is a principal land use
- Zoning districts: LI, GI, HI, EO





General Plan Amendment Approval Criteria

1. The Proposed Project will not result in a shortage of land for other planned uses
2. Whether events after the adoption of the General Plan have changed the character or condition of the area
3. The degree to which the proposed amendment will impact the whole community or a portion of the community by:
 - a. Altering existing land use patterns in a significant way that is contrary to the Vision, Guiding Principals, or Strategies identified in the General Plan
 - b. Requiring larger or more extensive improvements to roads, sewer or water systems that may negatively impact development of other lands
 - c. Adversely impacting existing uses due to increased traffic congestion that is not accommodated by planned roadway improvements or other planned transportation improvements such as nonmotorized transportation alternatives or transit



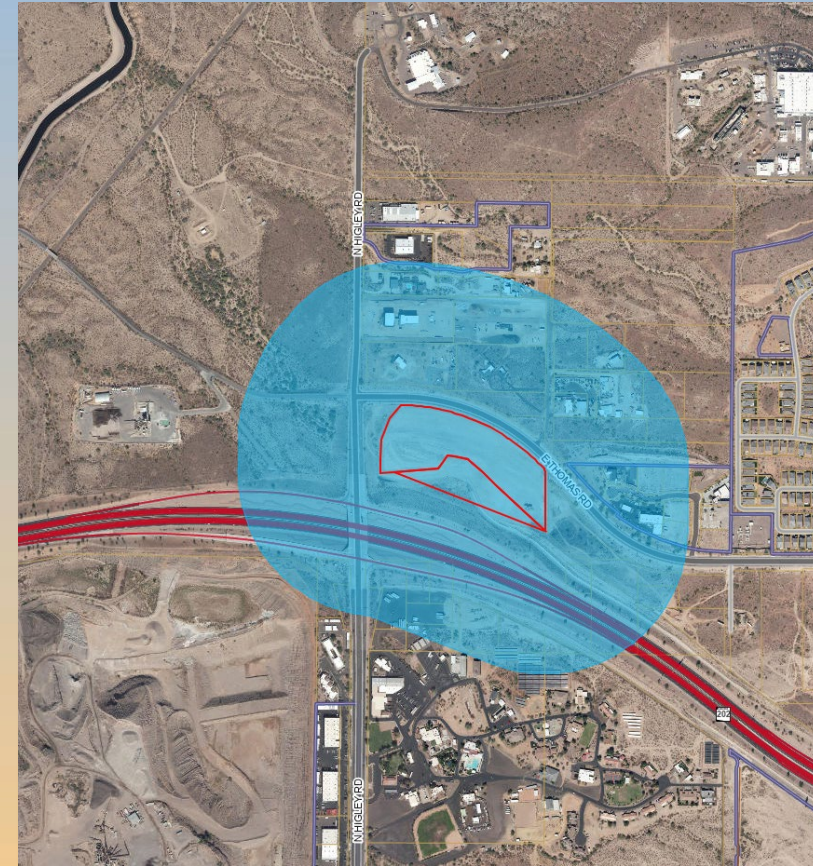
General Plan Amendment Approval Criteria

4. Whether the proposed amendment is consistent with the Vision, Guiding Principles, or Strategies of the General Plan
5. Whether the proposed amendment constitutes an overall improvement to the General Plan and the City of Mesa
6. The extent to which the benefits of the proposed amendment outweigh any of the impacts identified by these criteria



Citizen Participation

- Notified property owners within 1,000' of the larger development
- Posted the Site
- No responses received





Findings

- ✓ Complies with the amendment criteria in Chapter 5 of the 2050 Mesa General Plan

Staff Recommends Approval with Conditions



ZON24-01027

Mesa Premier RV and Boat Storage



Request

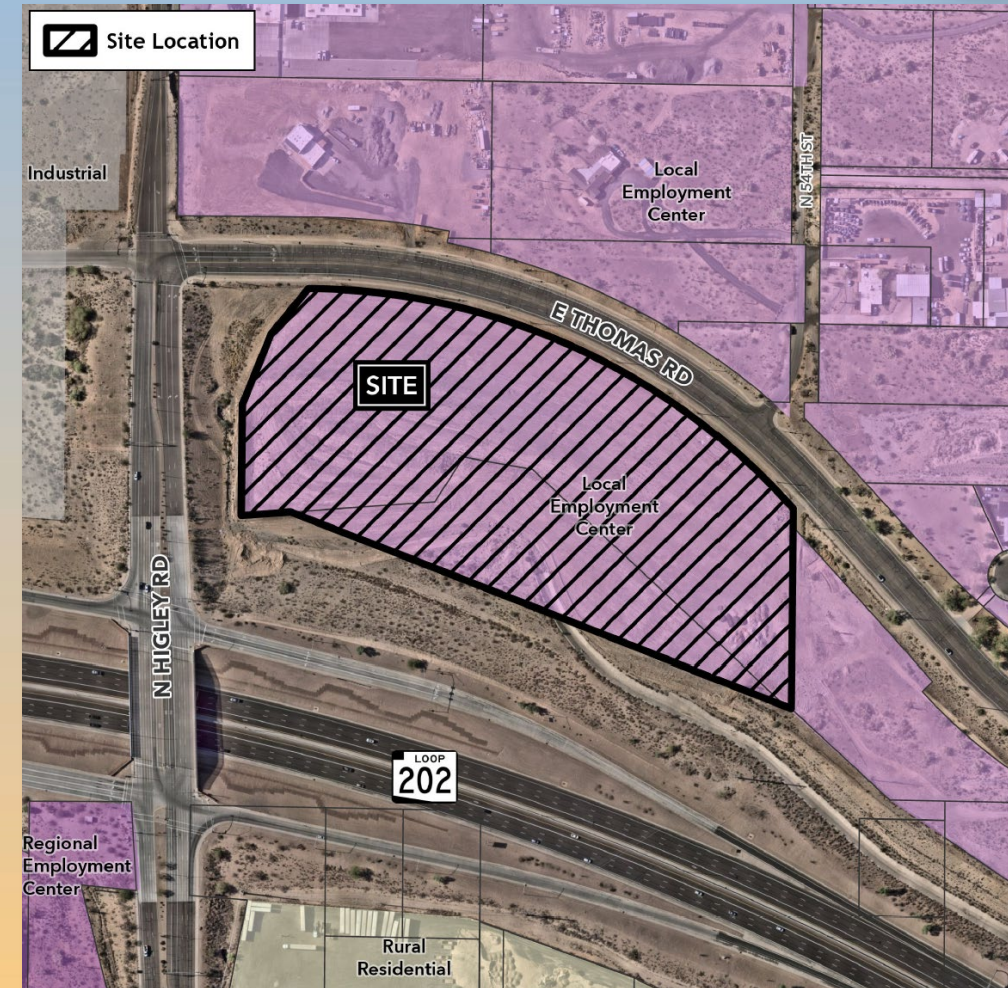
- Modification of a Council Use Permit (CUP)
- Major Site Plan Modification
- Rezoning 3.5 acres from RS-90 and 10.2 acres from LI-PAD to LI-PAD





Location

- East side of Higley Road
- South side of Thomas Road

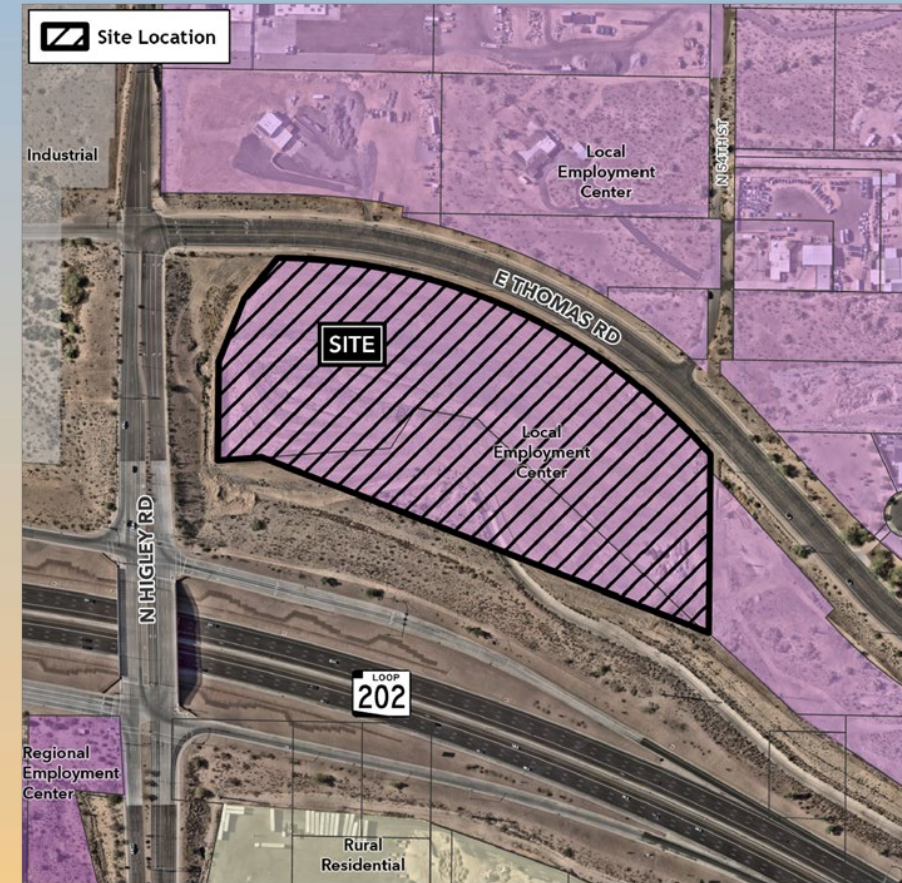




General Plan

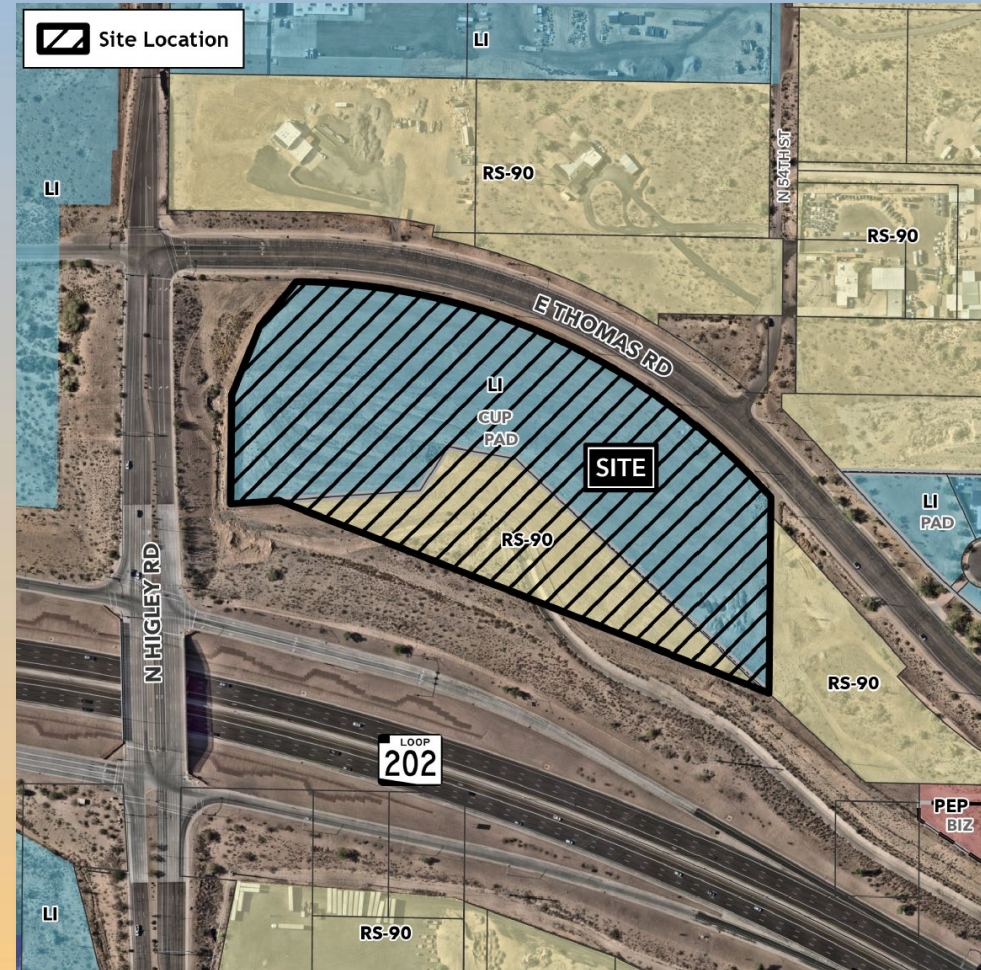
Current – Local Employment Center

- Support a variety of low-intensity business operations that are compatible with residential uses
- Does not support warehousing and storage land uses
- Concurrent request to Industrial Placetype





- Current: LI-PAD and RS-90
- Proposed: LI-PAD





Site Photo

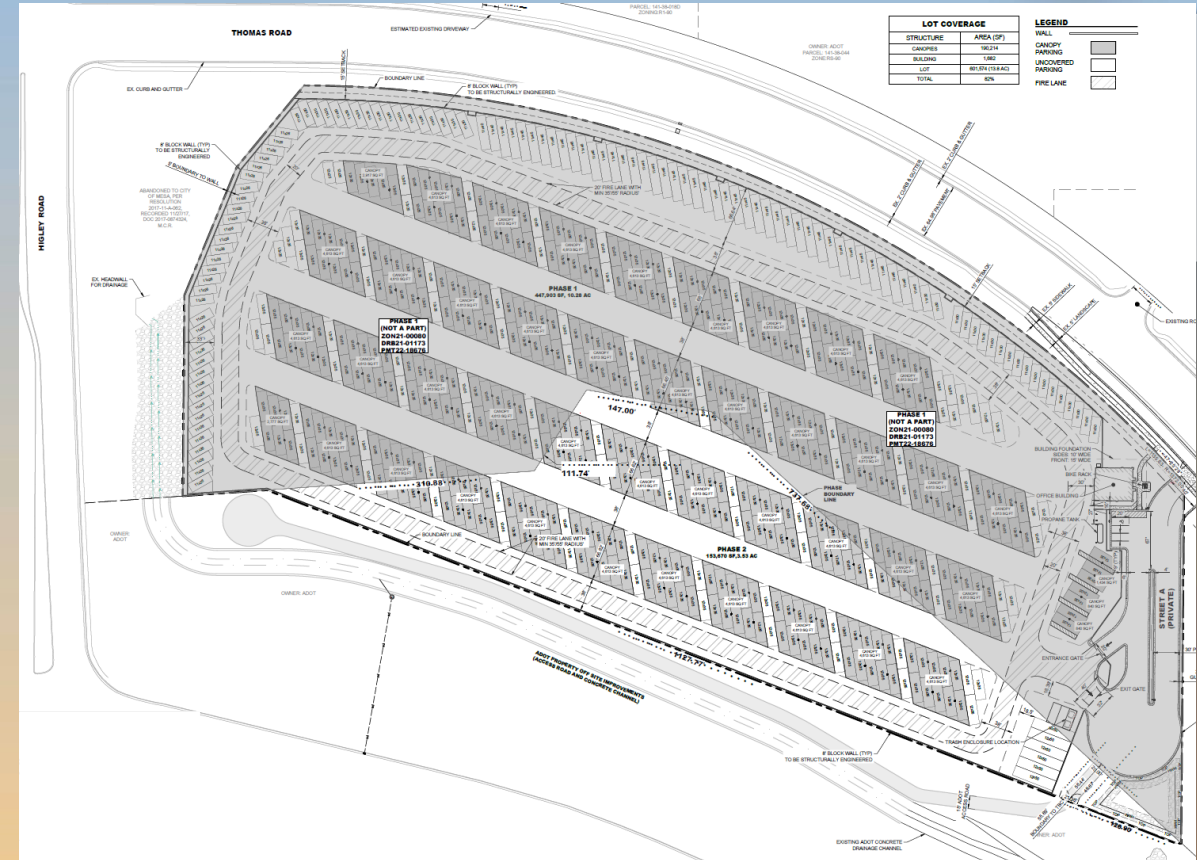


Looking southeast from the intersection of Thomas and Higley Roads



Site Plan

- Expansion of Phase 1
- Total of 640 storage spaces
- Office Building approved with Phase 1
- Phase 2 is only adding additional RV and Boat Storage parking spaces





Landscape Plan

STREET FACING SETBACK LANDSCAPE YARDS	MEASUREMENT	REQUIREMENT	PROVIDED
ADJACENT TO THOMAS ROAD (NORTH PL) (65' PAVEMENT WIDTH, COLLECTOR / INDUSTRIAL / COMMERCIAL STREETS)	~1150 LF OF FRONTAGE	4 TREES AND 24 SHRUBS PER 100 LF 48 TREES AND 288 SHRUBS	52 TREES AND 841 SHRUBS/CACTI/ GRASSES/PERENNIALS
ADJACENT TO NEW ACCESS ROAD (EAST PL) (PUBLIC OR PRIVATE STREETS)	~430 LF	4 TREES AND 24 SHRUBS PER 100 LF 20 TREES AND 120 SHRUBS	20 TREES AND 154 SHRUBS/CACTI/ GRASSES/PERENNIALS
SOUTH AND WEST PL - ADOT PARCEL ABUTS THESE PROPERTY LINES. NO STREET FACING YARD REQUIRED.	~1,938 LF	33 SHRUBS ALONG WEST HIGLEY RD 56 SHRUBS ON ADOT PROPERTY	153 CACTI/SHRUBS TOTAL 90,152 SF OF HYDROSEEDING AREA ON OVERALL SITE PLAN

TREES

COMMON / BOTANICAL NAME	SIZE	QTY
 Blue Palo Verde <i>Parkinsonia florida</i>	36" Box	13
 Olive Tree, Fruitless <i>Olea europaea 'Svan Hill'</i>	24" Box	19
 Velvet Mesquite <i>Prosopis velutina</i>	36" Box	15
 Chitalpa, Pink Dawn <i>Chitalpa tashkentensis 'Pink Dawn'</i>	24" Box	26

SHRUB

 Brittle Brush <i>Encelia farinosa</i>	5 Gal	165
 Creosote <i>Larrea tridentata</i>	5 Gal	104
 Sage, Texas Ranger <i>Leucophyllum frutescens</i>	5 Gal	40

GRASSES

 Bull Grass <i>Muhlenbergia emersleyi</i>	1 Gal	29
 Slender Veldt Grass <i>Pennisetum spathiolatum</i>	1 Gal	6

GROUND COVER

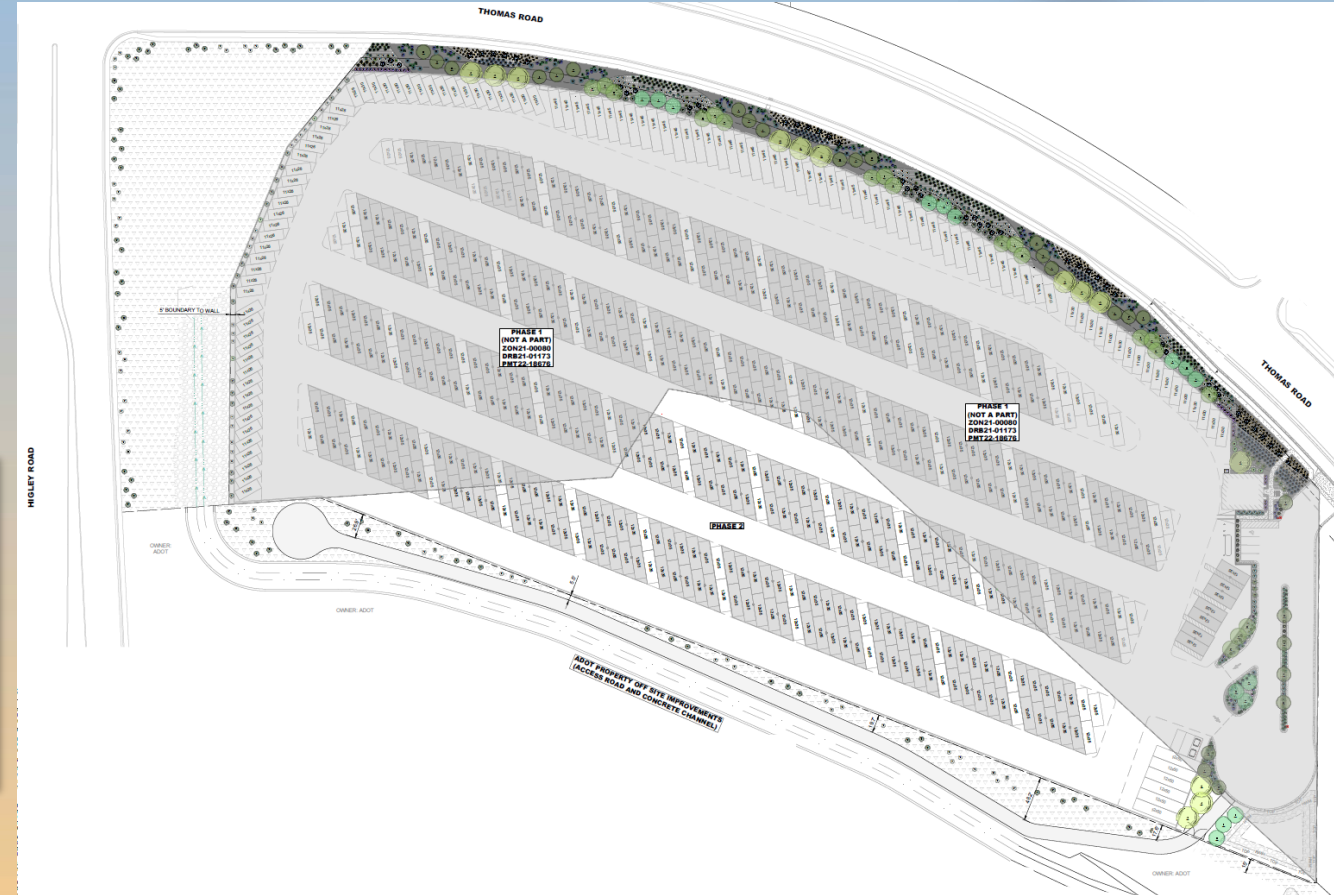
 Ice Plant, Rocky Point <i>Delosperma 'Rocky Point'</i>	1 Gal	141
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CACTI / SUCCULENTS

COMMON / BOTANICAL NAME	SIZE	QTY
 Agave, Century Plant <i>Agave americana</i>	10 Gal	143
 Argentine Saguaro <i>Echinopsis terscheckii</i>	24" Box	7
 Aloe Vera 'True Aloe' <i>Aloe barbadensis miller</i>	1 Gal	116
 Golden Barrel Cactus <i>Echinocactus grusonii</i>	1 Gal	308
 Gray Desert Spoon <i>Dasylirion wheeleri</i>	5 Gal	52
 Hesperaloe, Giant <i>Hesperaloe funifera</i>	5 Gal	30

CACTI / SUCCULENTS (CONT.)

COMMON / BOTANICAL NAME	SIZE	QTY
 Lady Slipper <i>Euphorbia macrocarpus</i>	1 Gal	21
 Mexican Grass Tree <i>Dasylirion longissimum</i>	10 Gal	17
 Ocotillo <i>Fouquieria splendens</i>	6" Ht	50
 Yucca, Pale <i>Yucca pallida</i>	1 Gal	59
 Prickly Pear Cactus, Purple <i>Opuntia santa-rita</i>	5 Gal	49
 Yucca, Red <i>Hesperaloe parviflora</i>	1 Gal	22





Planned Area Development Overlay

Development Standard	MZO Required	PAD Proposed
<u>Fences and Freestanding Walls –</u> <i>MZO Section 11-30-4(B)</i> <i>Maximum Height</i> -Front yards and required street side yards (north, south, and west property lines)	3.5-foot-tall	8-foot-tall
<u>Outdoor Storage –</u> <i>MZO Section 11-30-7(C)(3) - Setback</i>	A setback shall be provided for material stored outdoors at a ratio of 1:1 from all lot lines equal to the total height of the material above the required 8-foot screen wall	No setback from lot lines is required for boats and RVs stored outdoors.



Planned Area Development Overlay

Development Standard

MZO Required

PAD Proposed

Landscape Yards –

MZO Table 11-7-3

-Front and Street-Facing Side -
Freeways (west and south
property lines)

30 Feet

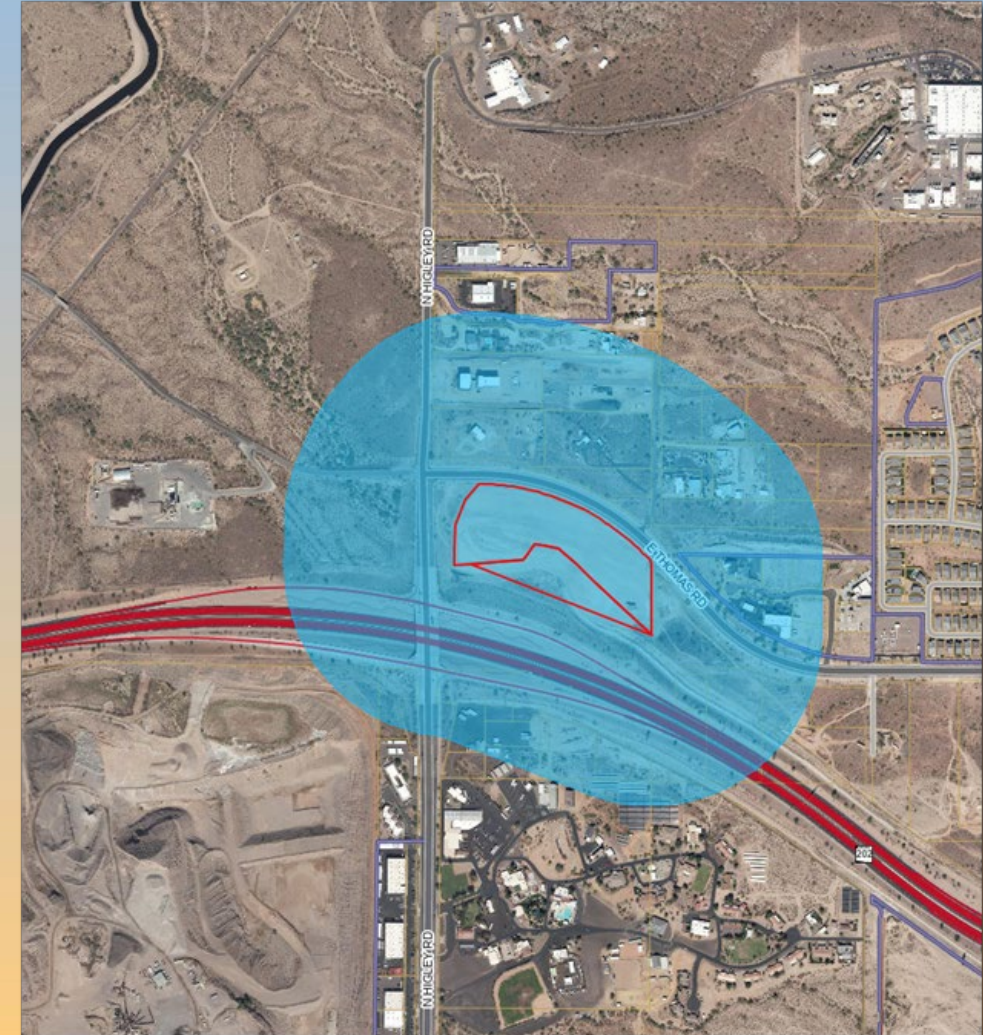
5 Feet (west side)

0 Feet (south side)



Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- No correspondence received by staff





Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Complies with Chapter 70 of the MZO for a CUP
- ✓ Complies with Chapter 22 of the MZO for a Planned Area Development Overlay
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review

Staff recommends Approval with Conditions

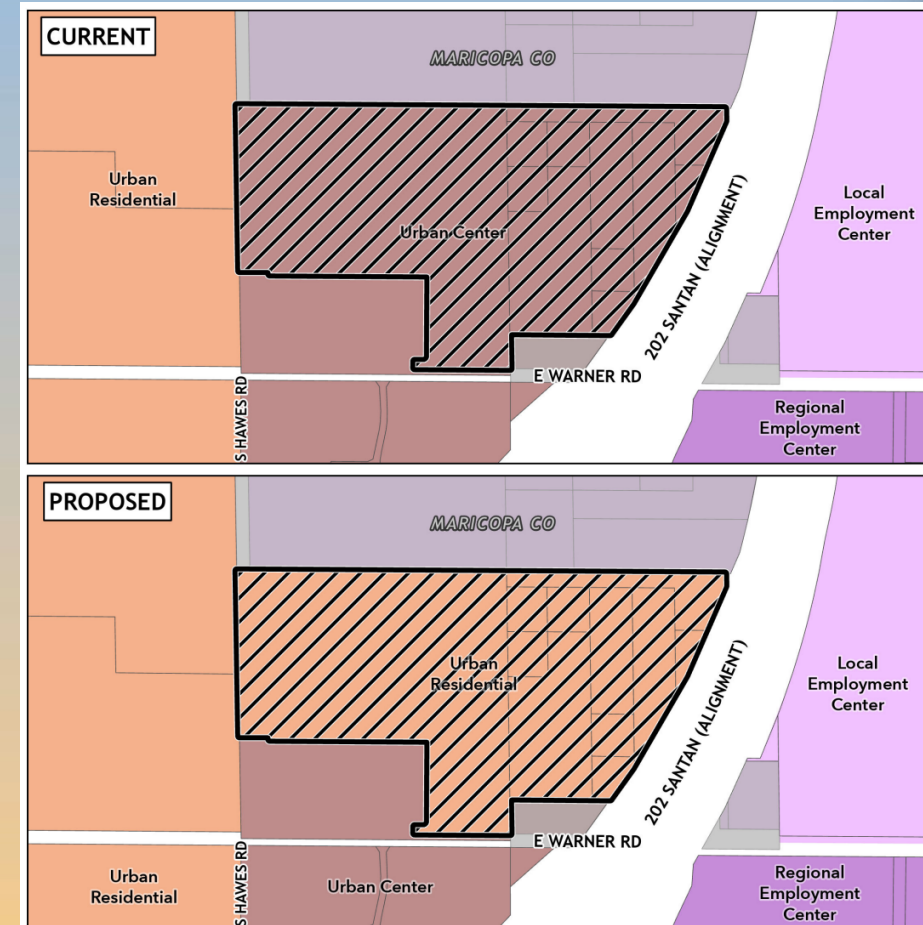


GPA25-00462



Request

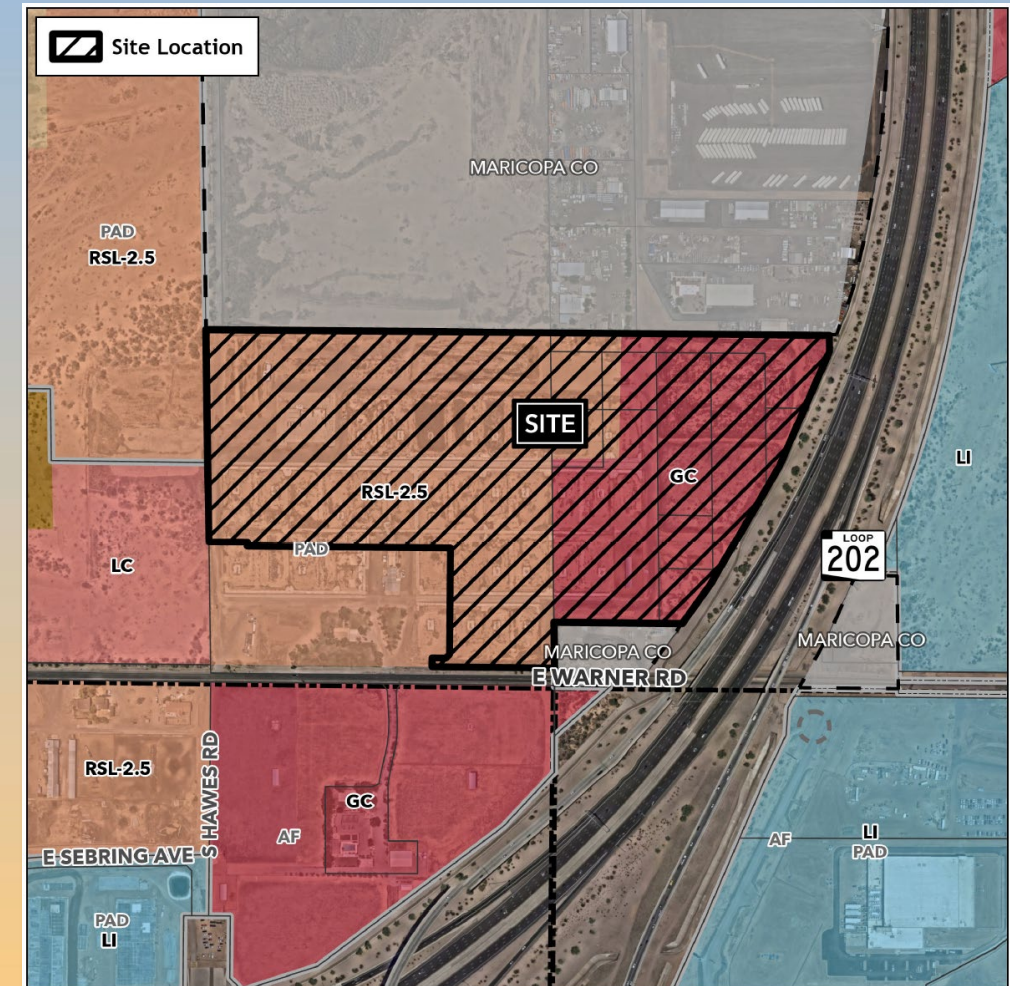
- Major General Plan Amendment
- Urban Center Placetype to Urban Residential Placetype





Location

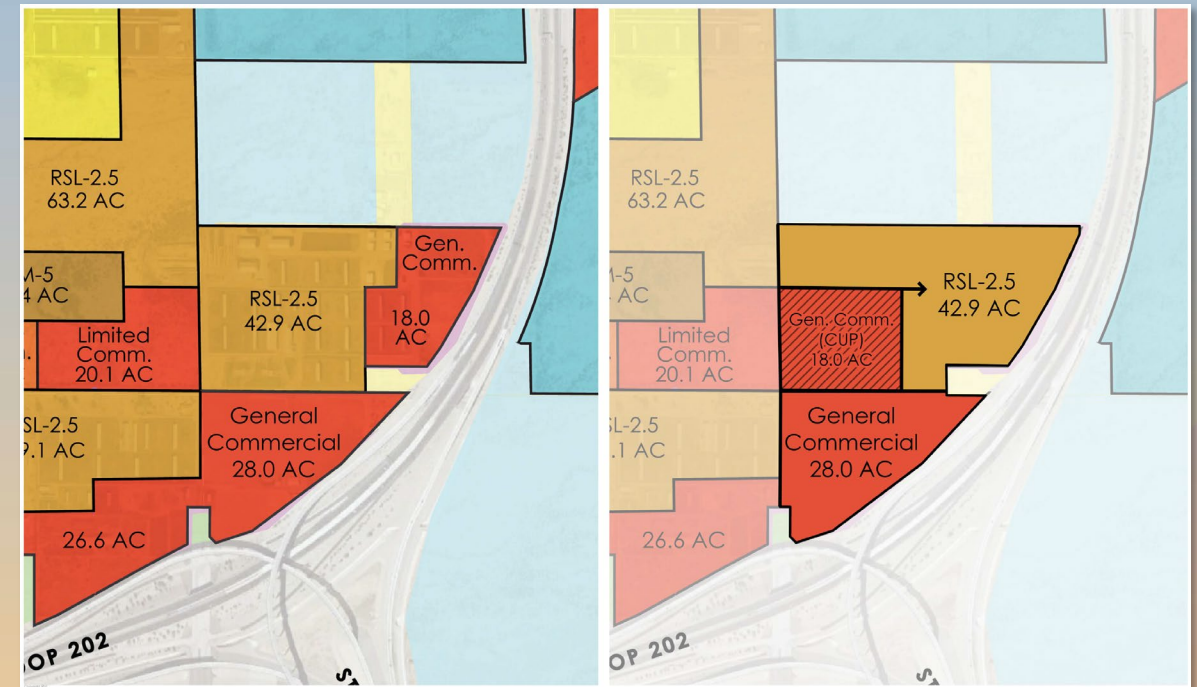
- NEC of Warner Road and Hawes Road
- Hawes Crossing Village 5
- Hawes Crossing Village 5 commercial crosses over to the SEC of Warner Road and Hawes Road





Zoning

- Existing: Small Lot Single Residence 2.5 & GC with a Planned Area Development overlay (RSL-2.5-PAD & GC-PAD)
- Proposed: RSL-2.5-PAD-PAD & GC-PAD-PAD





Mesa 2050 General Plan

Existing General Plan Placetype:

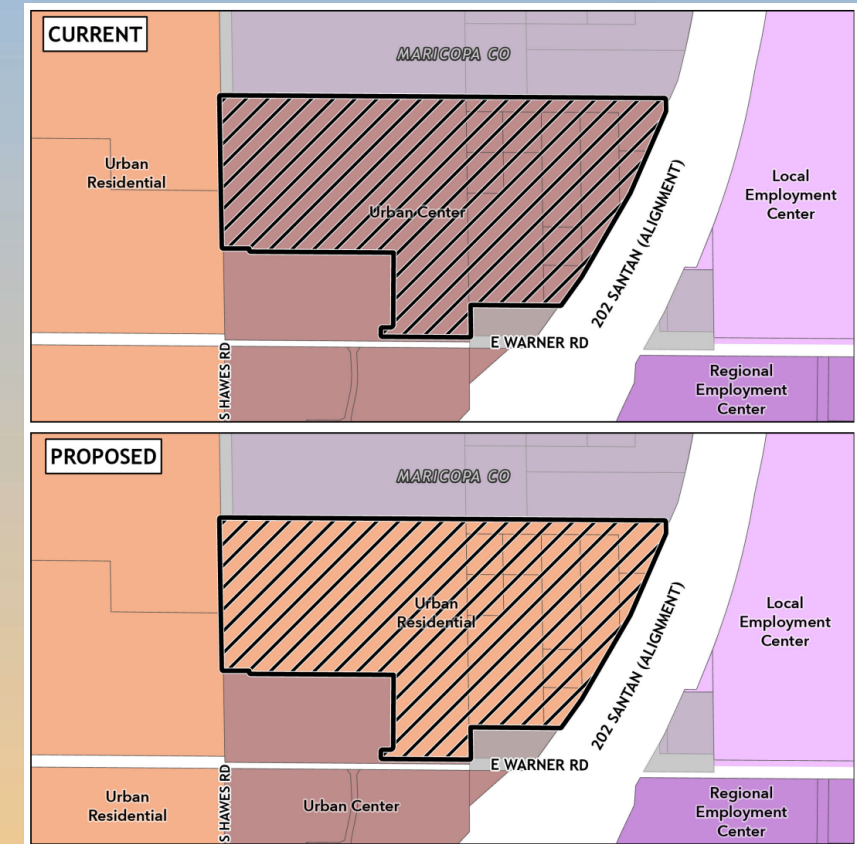
- Urban Center

- RSL-2.5 not listed as a zoning district
- Single residence not listed as a land use

Proposed General Plan Placetype:

- Urban Residential

- RSL-2.5 and GC are listed as allowed zoning districts
- Single residence is listed as a primary land use
- Multiple commercial uses are listed as primary land uses





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General Plan Amendment Approval Criteria

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5. Whether the proposed amendment constitutes an overall improvement to the General Plan and the City of Mesa
6. The extent to which the benefits of the proposed amendment outweigh any of the impacts identified by these criteria



Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods on June 23, 2025
- Neighborhood meeting was held on October 29, 2024 – No residents attended the meeting
- No correspondence received by staff





Findings

- ✓ Complies with the amendment criteria in Chapter 5 of the 2050 Mesa General Plan and Chapter 75 of the Mesa Zoning Ordinance

Staff Recommends Approval with Conditions



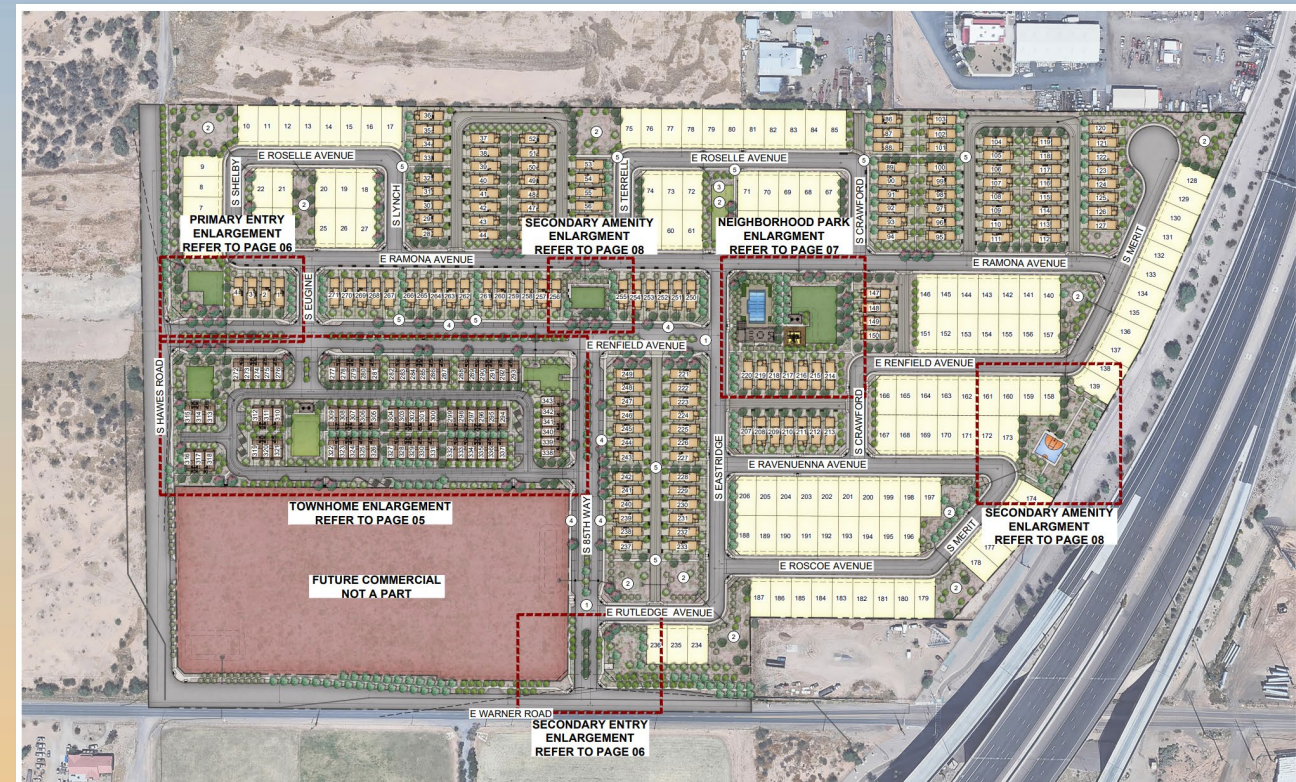
ZON24-00892

Hawes Village 5



Request

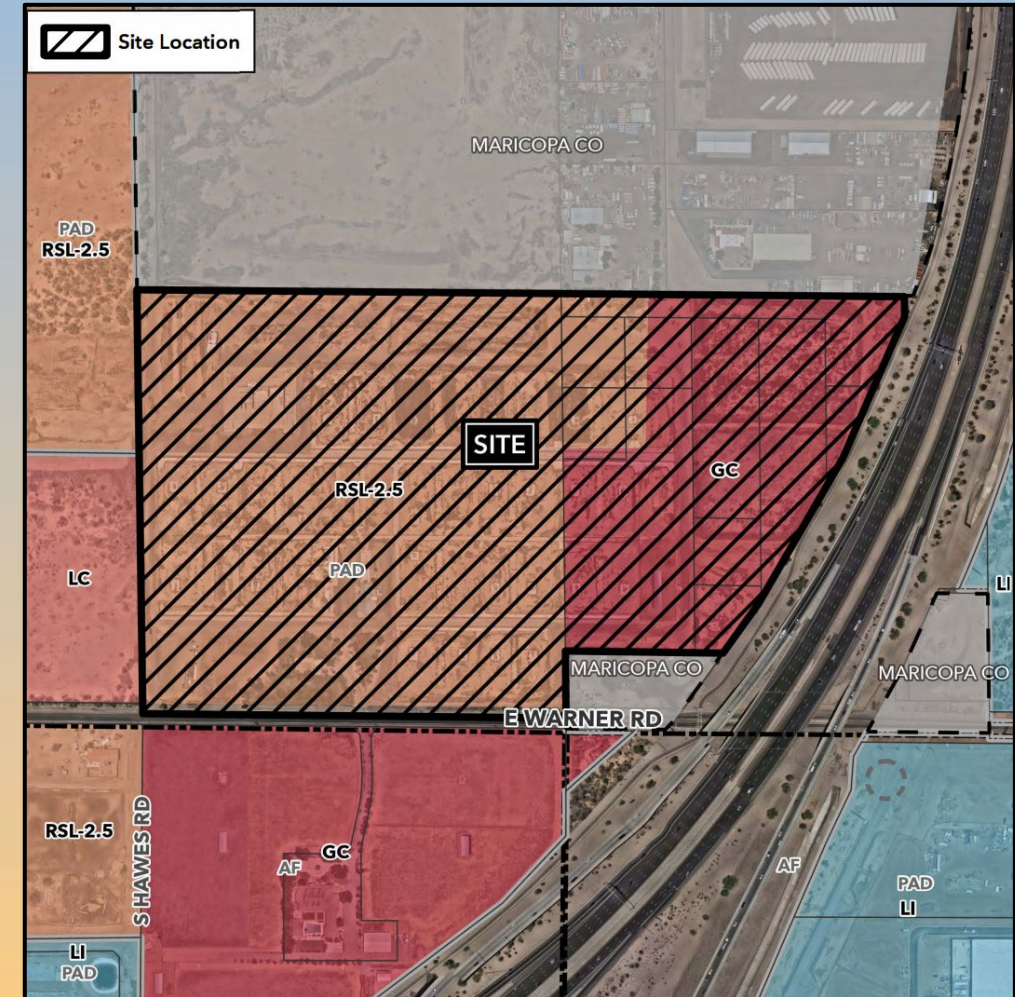
- Rezone 18± acres from RSL-2.5-PAD to GC-PAD
- Rezone 18± acres from GC-PAD to RSL-2.5-PAD
- Establish a second PAD overlay on the entire 60.8± acres
- Council Use Permit
- Specific Plan approval
- To allow for a new 343-unit single residence development





Location

- NEC of Warner Road and Hawes Road
- Hawes Crossing Village 5
- Hawes Crossing Village 5 commercial crosses over to the SEC of Warner Road and Hawes Road





Mesa 2050 General Plan

Existing General Plan Placetype:

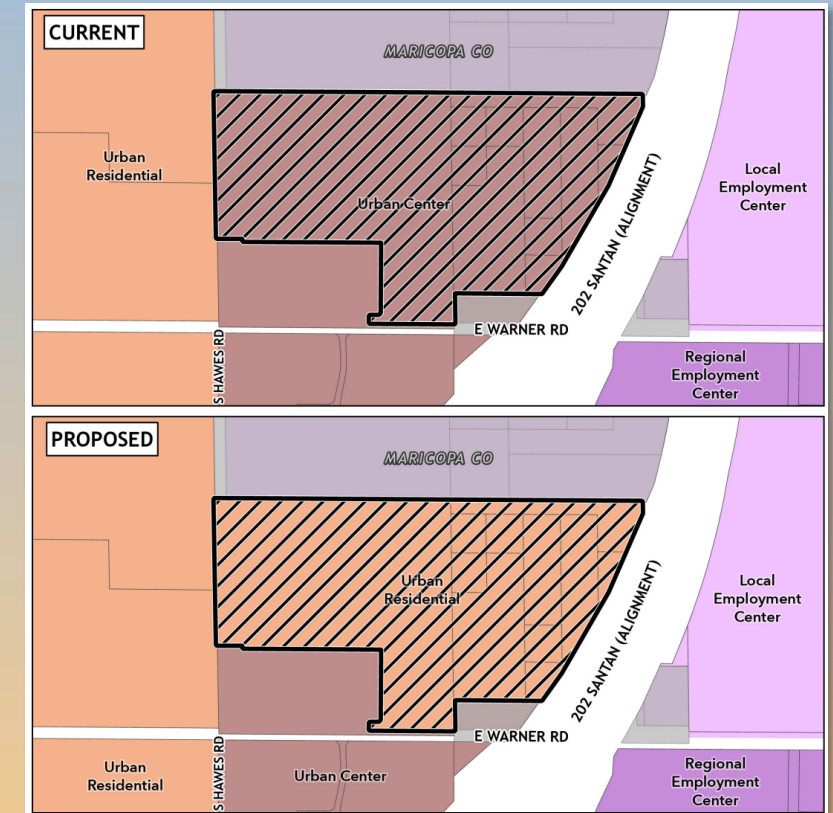
- Urban Center

- RSL-2.5 not a supported zoning district
- Single residence not a supported land use

Proposed General Plan Placetype:

- Urban Residential

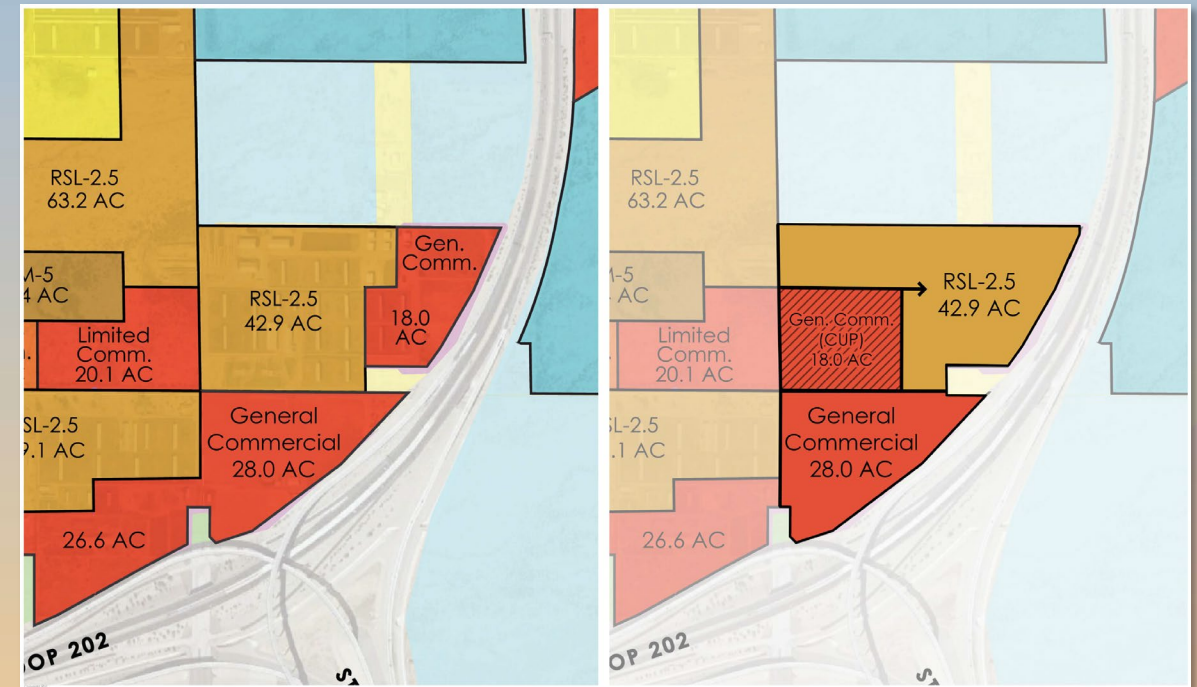
- RSL-2.5 and GC are listed as allowed zoning districts
- Single residence is listed as a primary land use
- Multiple commercial uses are listed as primary land uses





Zoning

- Existing: RSL-2.5-PAD and GC-PAD
- Proposed: RSL-2.5-PAD-PAD & GC-PAD-PAD





Site Photo



Looking north from Warner Road



Specific Plan

343 single family lots

- (72) 22' x 68' 
- (143) 30' x 97' 
- (128) 45' x 86' 

Variety of lot widths, floor plan offerings, and elevations - compliant with Ord. No. 5567.





Landscape Plan

- 8± acres of common areas and open space (19% of the total acreage)
- 1± acres of park area (15.6% of provided open space)
- Multiple amenities provided





Open Space

1-acre Neighborhood Park

- Shaded playground
- Community pool
- Two sport courts
- Butterfly garden
- Shaded ramada

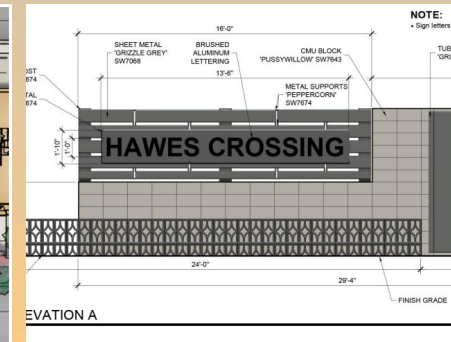
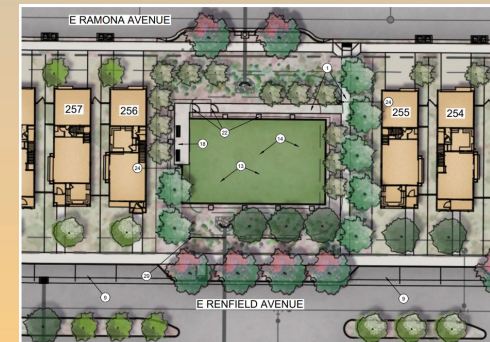
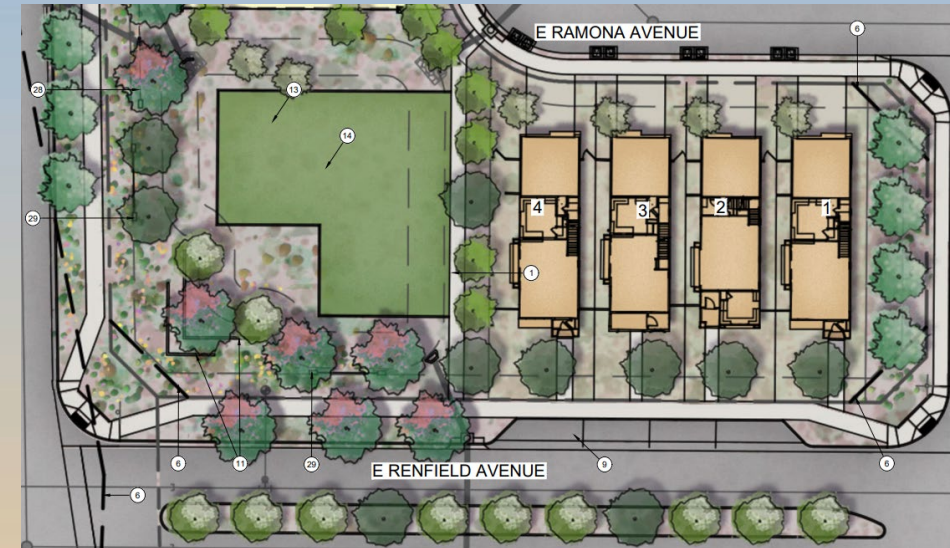
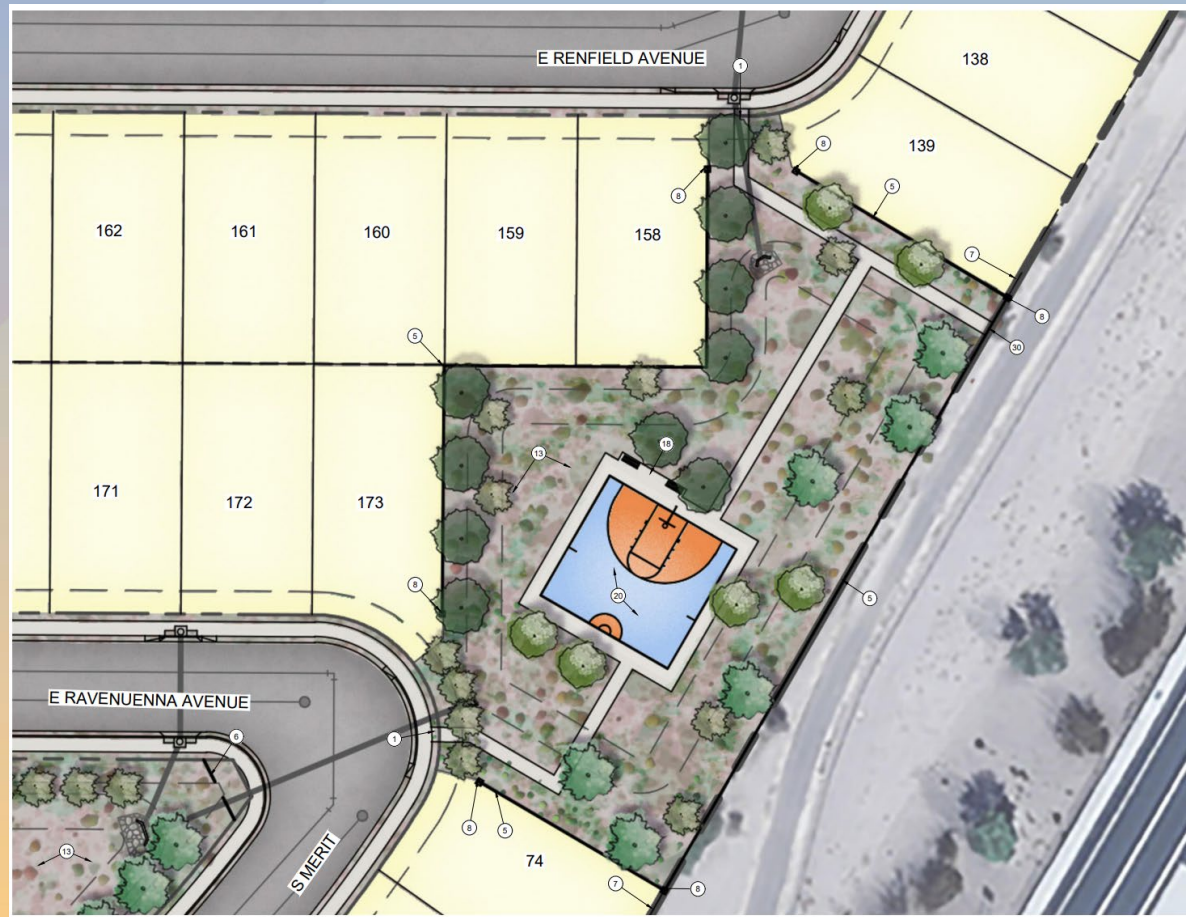
Additional Open Space

- Sport court
- Dog park
- Open turf area
- Monument signage





Open Space Areas





Master Plan Updates

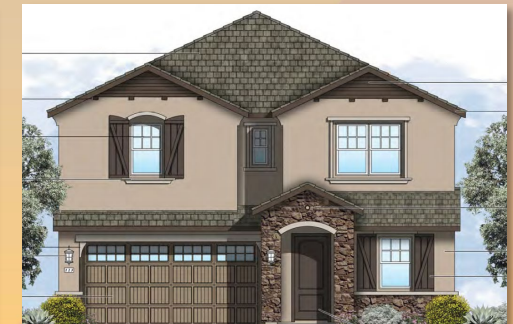
The updates below are part of the Specific Plan and are proposed changes to the Hawes Crossing Master Plan

- Exhibit D - General Plan
- Exhibit F – Proposed Zoning
- Exhibit N – Open Space Master Plan
- Exhibit O – Trails Master Plan
- Exhibit R – Master Street Plan
- Exhibit S – Street Sections



Casita Residential Product

- Two-story product
- Typical Lot Size:
3,870 SF
- Multiple floor plans
- 9 elevations





Alley-Load Residential Product

- Two-story product
- Typical lot size: 2,910 SF
- Multiple floor plans
- 9 elevations





Townhome Residential Product

- Two-story product
- Typical lot size: 1,496 SF
- Multiple floor plans
- 4 elevations





Alternative Compliance

- Section 11-5-3.B.3 requires a portico, awning, recess, or stoop measuring at least four (4) by four (4) feet
 - Requesting 2'-6" for plan 2020 Spanish Colonial
- MZO Section 11-5-3(B)(6)(b): Dwellings on corner lots shall include windows on 10% of the area of the street-facing façade
 - Requesting 6% window coverage for 17 plans
- MZO Section 11-5-3(B)(7)(a): Buildings must contain at least two primary materials – with each material covering at least 15% of the front facade
 - Requesting one primary material (stucco) for the Spanish elevations



Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods on June 23, 2025
- Neighborhood meeting was held on October 29, 2024 – No residents attended the meeting
- No correspondence received by staff





Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Complies with the Gateway Strategic Development Plan
- ✓ Complies with Chapters 22 & 69 of the MZO for PAD & Site Plan Review
- ✓ Complies with Section 11-31-31 & 11-70-6 of the MZO for CUP
- ✓ Complies with Criteria in Subdivision Regulations Section 9-6-2

Staff recommends Approval with Conditions



Preliminary Plat

- Allow for a 343 individually platted lots and 51 dedicated tracts
- Tracts will serve a variety of purposes – drainage, private streets, open space, and public utilities

