

Planning and Zoning Board



Study Session Minutes

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

Date: May 28, 2025 Time: 3:00 p.m.

MEMBERS PRESENT:

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

MEMBERS ABSENT

Jamie Blakeman

(*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
Cassidy Welch
Joshua Grandlienard
Alexis Wagner

OTHERS PRESENT:

1 Call meeting to order.

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

2 Review items on the agenda for the May 28, 2025, regular Planning and Zoning Board Hearing.

Case ZON25-00174 was not discussed as it was presented at the May 14, 2025 Planning and Zoning Board Study Session.

Case ZON25-00082 is recommended for continuance to the June 11, 2025 Planning and Zoning Board meeting and was not discussed.

Staff Planner Joshua Grandlienard presented case ZON24-00548. See attached presentation.

Boardmember Peterson commented on the quality of the grading and drainage plan submitted.

MINUTES OF THE MAY 28, 2025 PLANNING & ZONING STUDY SESSION

Staff Planner Joshua Grandlienard presented case ZON25-00163. See attached presentation.

The Board had no questions for staff.

Staff Planner Cassidy Welch presented case ZON25-00208. See attached presentation.

The Board had no questions for staff.

Assistant Planning Director Rachel Phillips presented proposed amendments to Chapters 56, 57, 58, 59, 60, 63 and 64 of Title 11 of the Mesa City Code pertaining to Form-Based Code. See attached presentation.

The Board had no questions for staff.

Assistant Planning Director Rachel Phillips presented proposed amendments to Chapter 31 of Title 11 of the Mesa City Code pertaining to marijuana sales and facilities. See attached presentation.

The Board has no questions for staff.

Assistant Planning Director Rachel Phillips presented proposed amendments to Chapters 30, 66, and 87 of Title 11 of the Mesa City Code pertaining to Land Divisions. See attached presentation.

Staff and the Board had further discussion about private street standards, including how deviations from public street requirements are reviewed administratively and the importance of ensuring appropriate pedestrian access in higher-density developments.

3 Hear a presentation and discuss proposed amendments to City Code, Title 9 (Public Ways and Property), Chapter 6 (Subdivision Regulations)

4 Planning Director Update: There are three upcoming text amendments going to the Board on June 11th related to adaptive reuse, data centers, and Planned Area Developments. All related ordinance information is available on the Long Range Planning section of the Planning website for those interested in reviewing it in advance.

5 Adjournment.

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

The study session was adjourned at 3:56 pm.

Vote (6-0; Boardmember Blakeman, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

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 MAY 28, 2025 PLANNING & ZONING STUDY SESSION

Respectfully submitted,

A handwritten signature in blue ink, appearing to be "Benjamin Ayers", is written over a horizontal line.

Vice Chair Pitcher on behalf of

Benjamin Ayers
Planning and Zoning Board Chair

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



ZON24-00548 SAIA

Josh Grandlienard, Senior Planner

May 28, 2025



Request

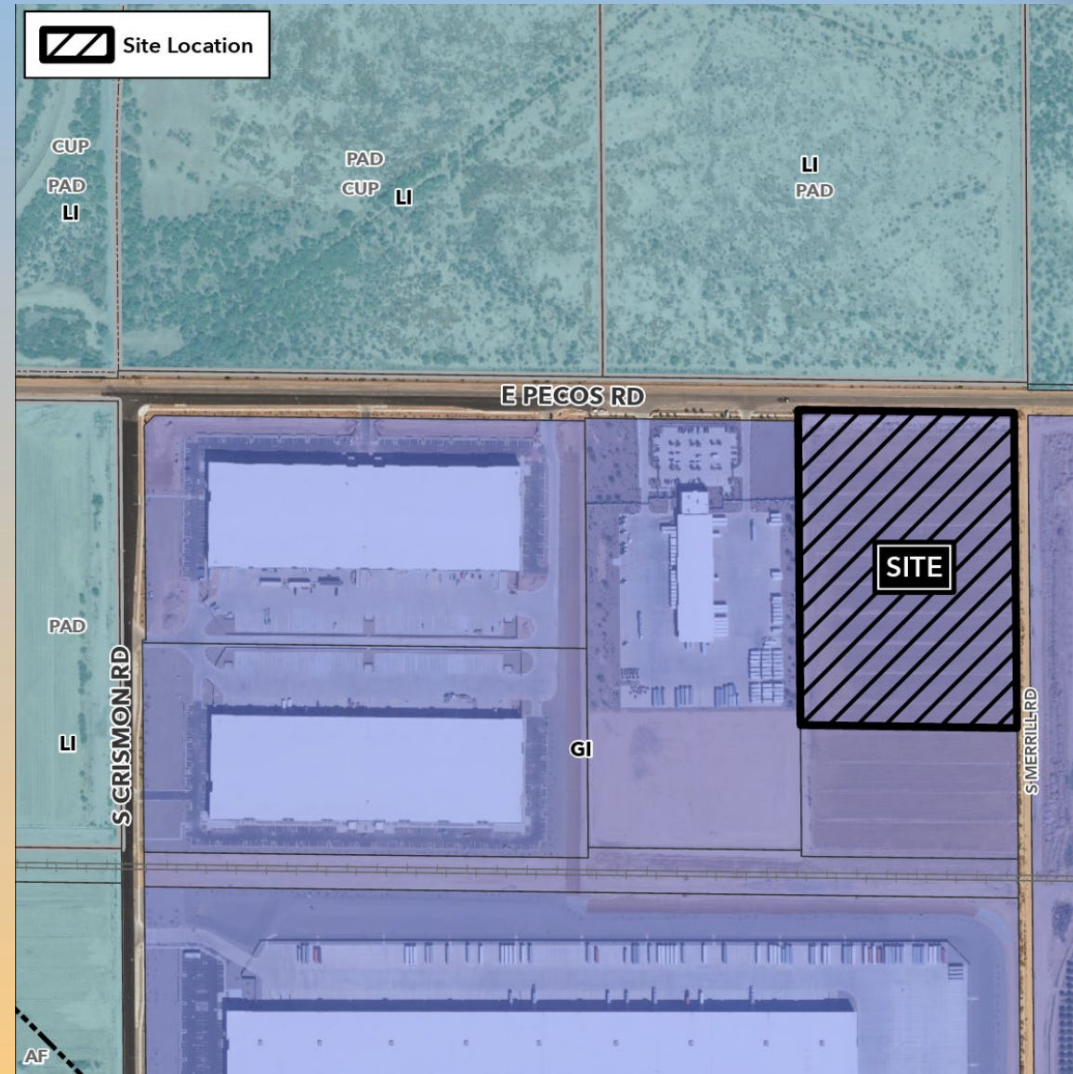
- Site Plan Review
- To allow for a Freight/Truck Terminal and Warehouse





Location

- East of Crismon Road
- South side of Pecos Road

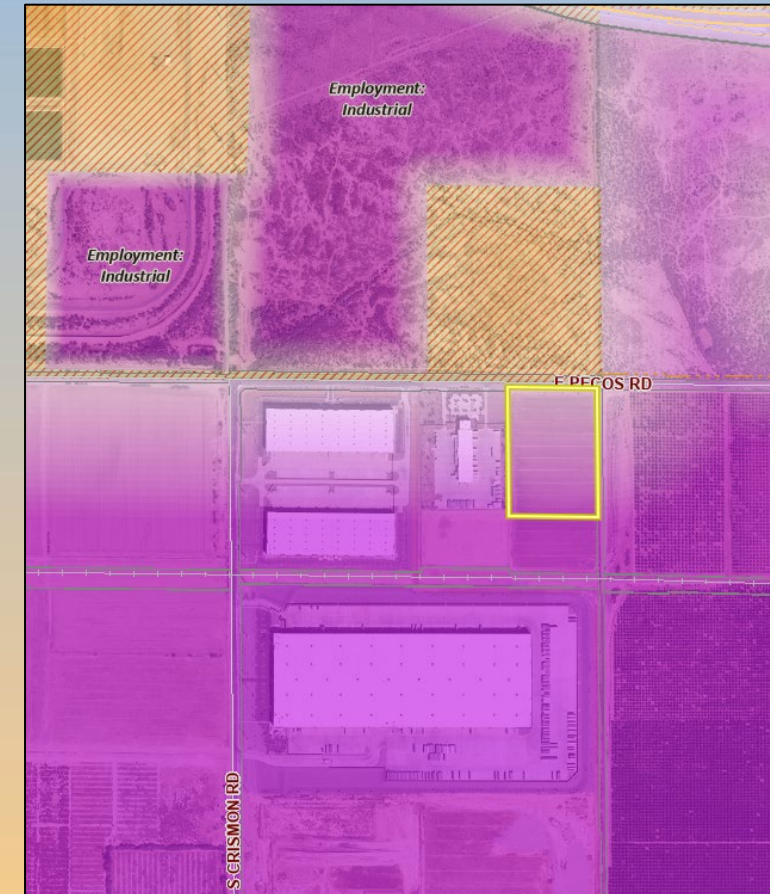




General Plan

Employment with an Industrial Sub-Type:

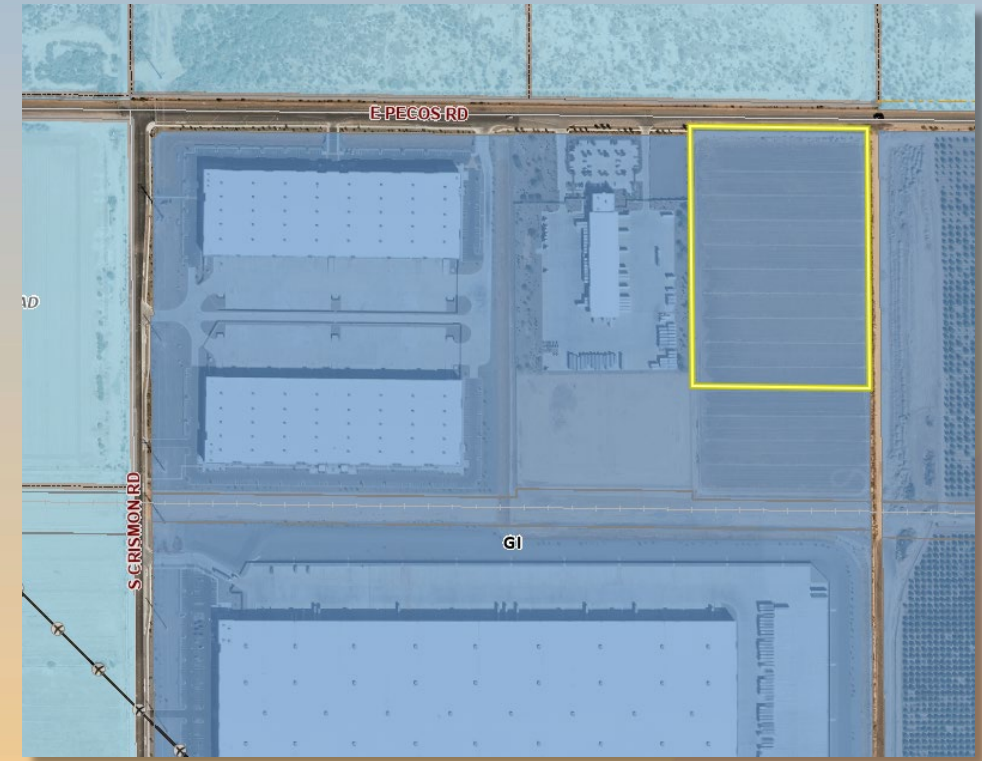
- Provide for a wide range of employment opportunities in high quality settings





Zoning

- Existing: General Industrial
- Freight/Truck Terminal and Warehousing is a permitted use in the GI district





Site Photo



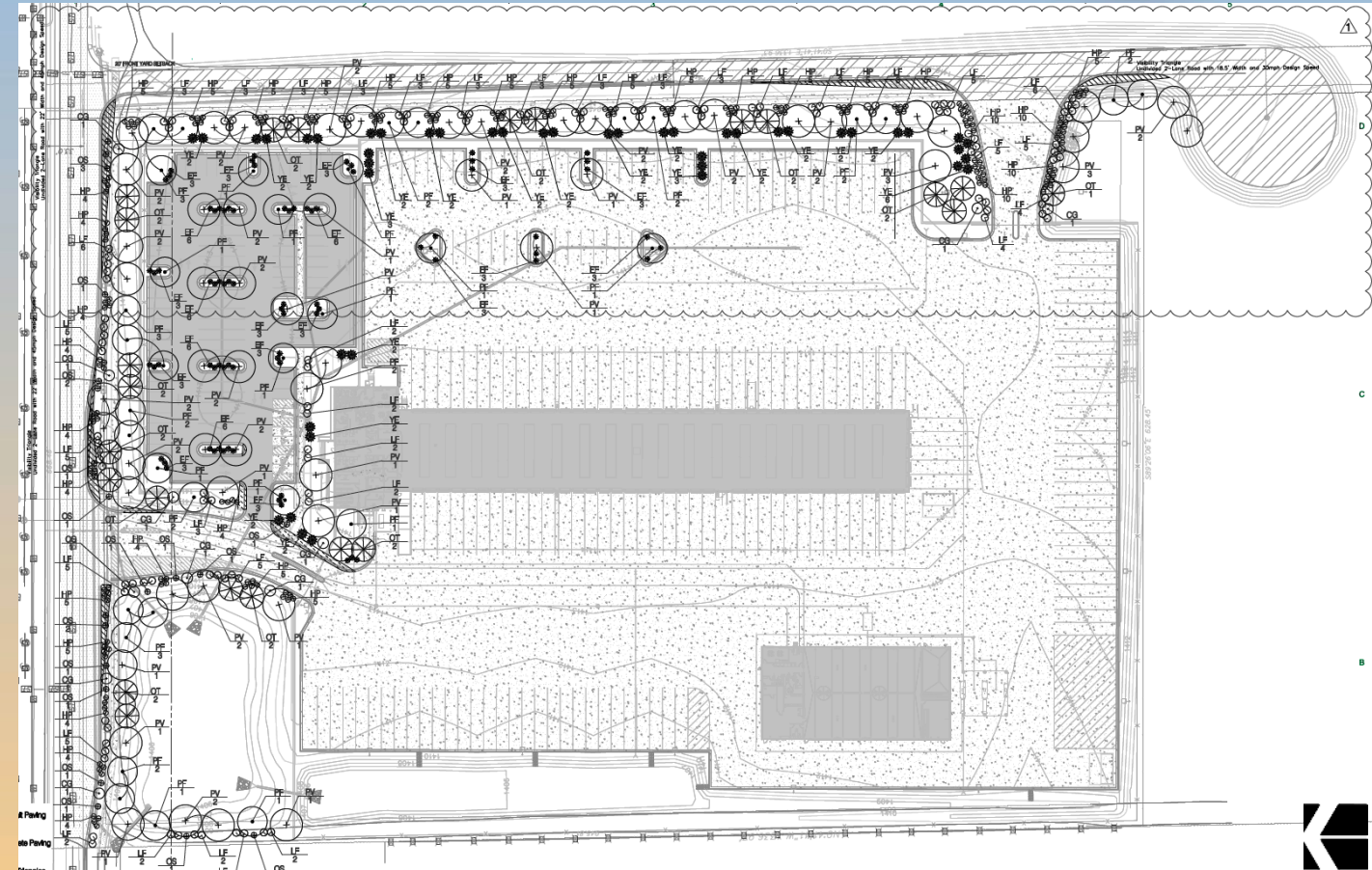
Looking south from Pecos Road

[illegible]



Landscape Plan

CODE	SCIENTIFIC NAME	COMMON NAME	SIZE	QUANTITY	SPACING
TREES & SHRUBS					
PF	<i>Parkinsonia florida</i>	Blue Palo Verde	36-Inch Box	35	As shown
PV	<i>Prosopis velutina</i>	Velvet Mesquite	24-Inch Box	55	As shown
OT	<i>Olneya tesota</i>	Desert Ironwood	24-Inch Box	23	As shown
EF	<i>Encelia farinosa</i>	Brittlebush	5 GAL	78	As shown
LF	<i>Leucophyllum frutescens</i>	Texas Sage	5 GAL	119	As shown
CACTI & SUCCULENTS					
CG	<i>Carnegiea gigantea</i>	Saguaro	15 GAL	11	As shown
HP	<i>Hesperaloe parviflora</i>	Red Yucca	5 GAL / TOS	179	As shown
OS	<i>Opuntia santa-rita</i>	Santa Rita Prickly Pear	5 GAL / TOS	20	As shown
YE	<i>Yucca elata</i>	Soaptree yucca	5 GAL / TOS	46	As shown





Site Rendering





Citizen Participation

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





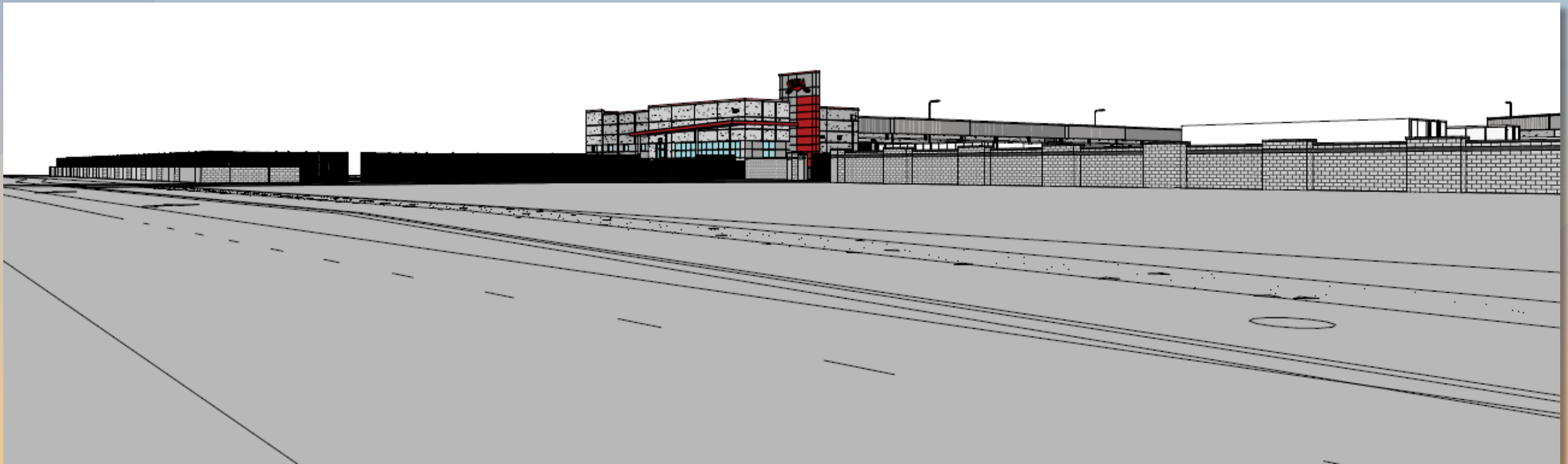
Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review

Staff recommends Approval with Conditions



Site Rendering





ZON25-00163

UTV – Quality Car Audio



Request

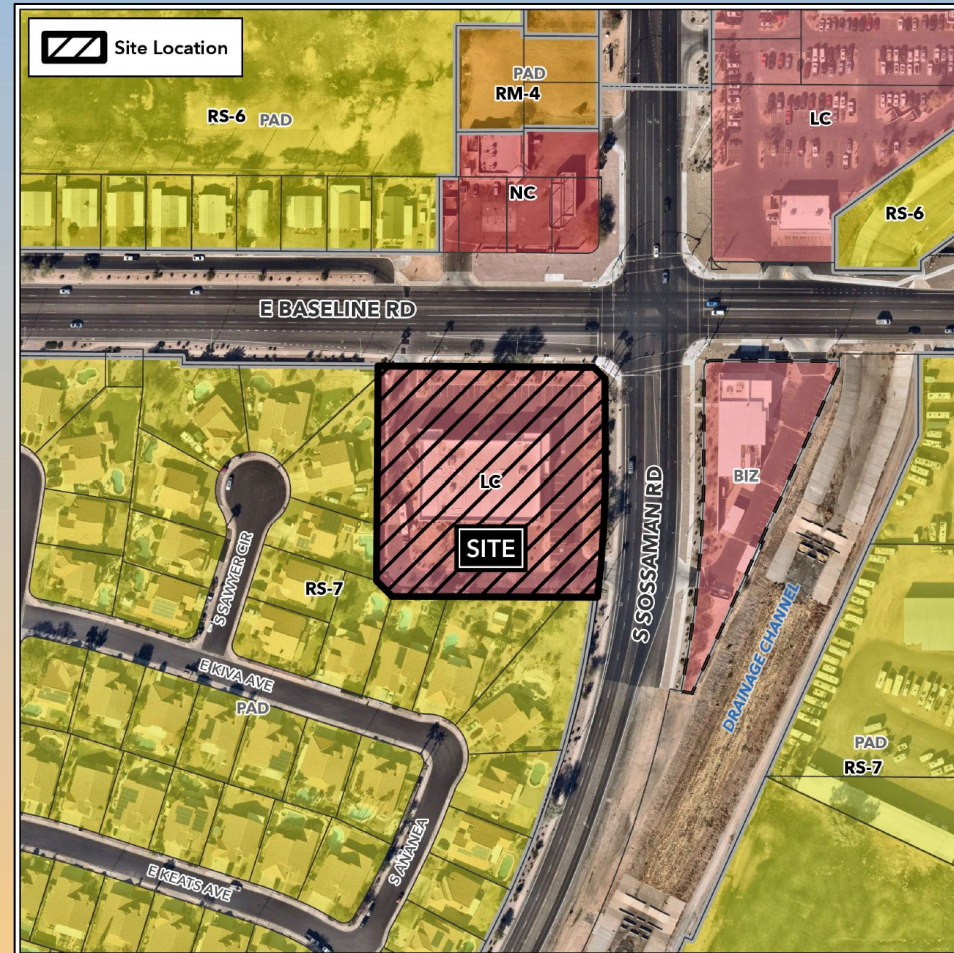
- Major Site Plan Modification for a 26,636± square foot minor vehicle service and repair use.
- Amending condition of approval No. 1 for Case No. Z97-048 (Ordinance no. 3347)





Location

- 7561 East Baseline Road
- Southwest corner of Baseline Road and Sossaman Road

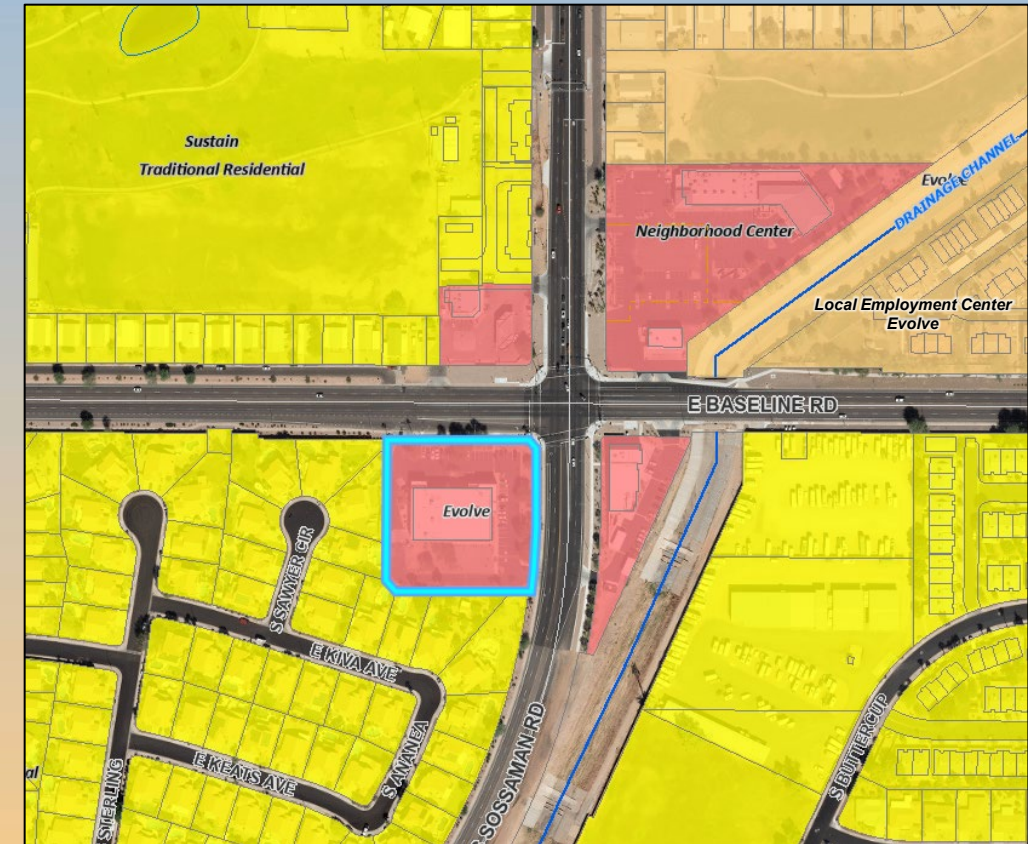




General Plan

Neighborhood Center - Evolve

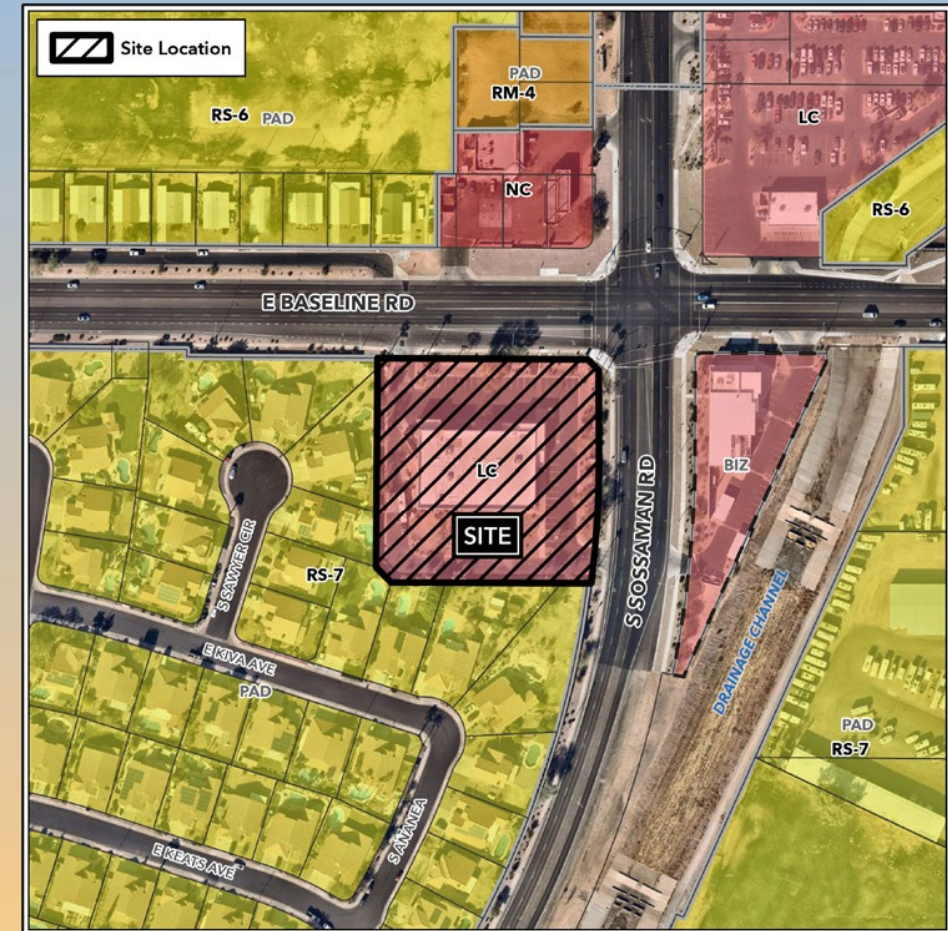
- Minor Automobile/Vehicle Service and Repair as Convenience Services, which is not identified as either principal or supporting land uses
- The subject property is zoned Limited Commercial (LC), which the General Plan recognizes as an expected zoning district for Neighborhood Center, and Minor Automobile/Vehicle Service and Repair is permitted by right in the LC.





Zoning

- Limited Commercial which allows for Minor Automobile/Vehicle Service and Repair





Site Photo

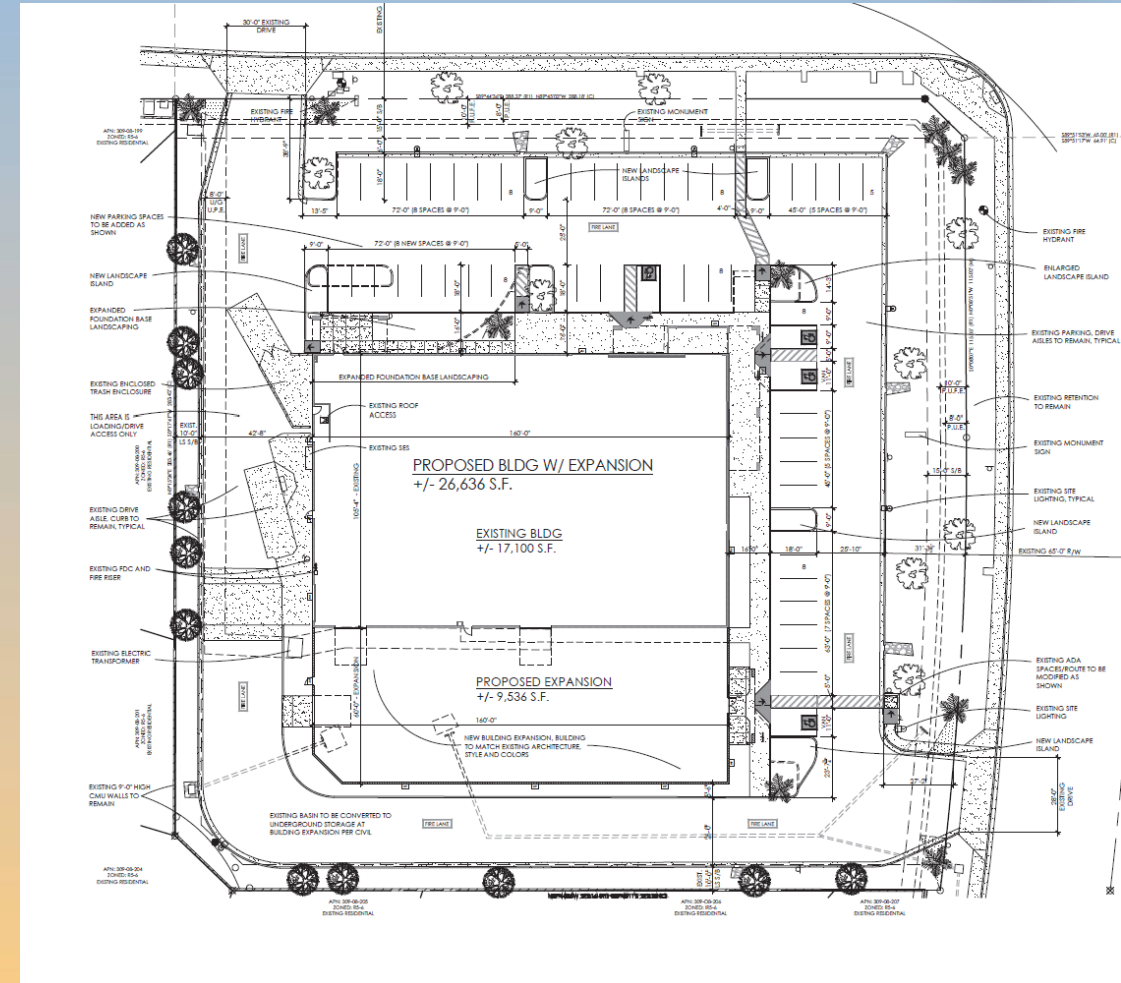


Looking south from Baseline Road



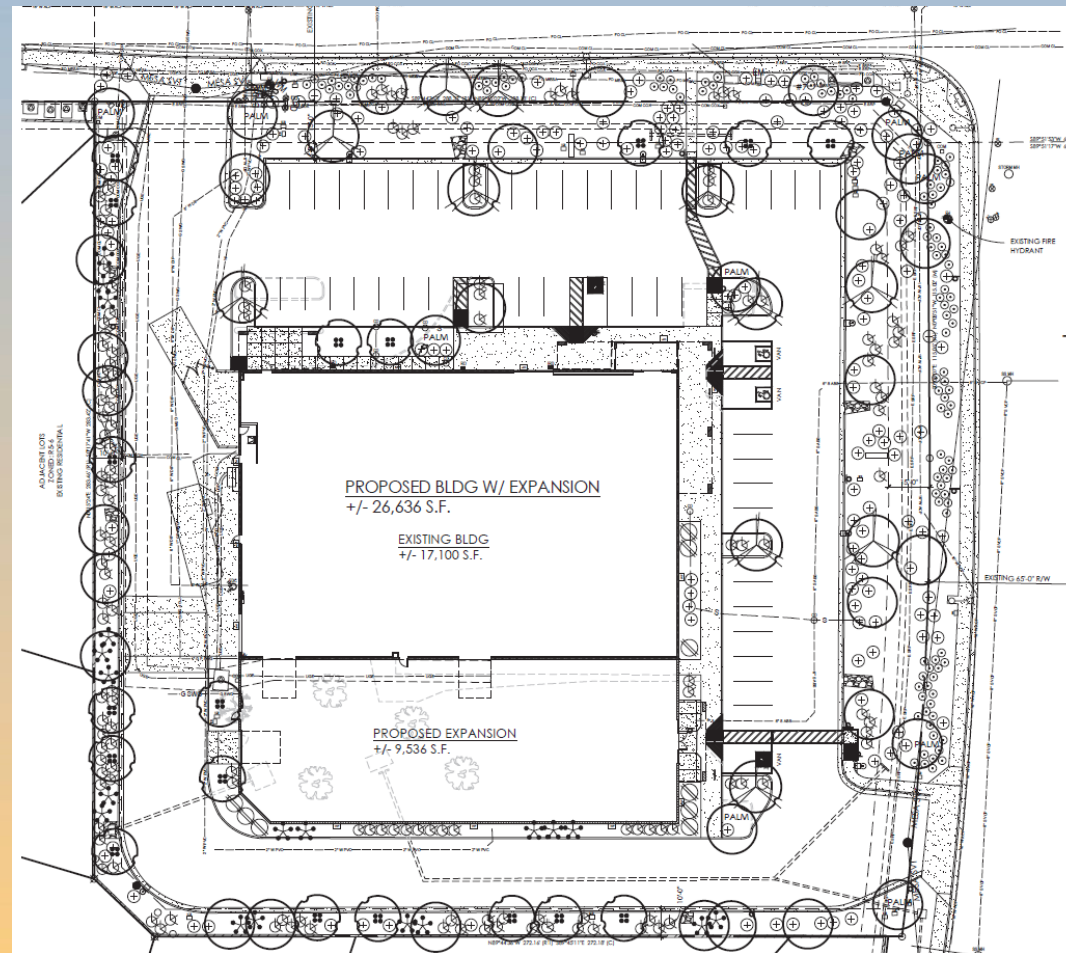
Site Plan

- 17,100 Square feet existing space
- 9,536 square foot addition proposed
- Existing ingress and egress points from Baseline and Sossaman Road
- 53 parking spaces on site, where 71 spaces are required





Landscape Plan



EXISTING LANDSCAPE LEGEND

	EXISTING TREE PROTECT FROM CONSTRUCTION (223) SHADE: 300 x 23 TREES = 6,900 SQ.FT OF SHADE
	EXISTING FAN PALM PROTECT FROM CONSTRUCTION (88) SHADE: 131 x 8 TREES = 1,179 SQ.FT OF SHADE
	EXISTING SHRUB PROTECT FROM CONSTRUCTION (166)

PROPOSED LANDSCAPE LEGEND

	PISTACHE X 'RED-PUSH' RED PUSH PISTACHE 36" BOX (11) SHADE: 306 x 11 TREES = 3,366 SQ.FT OF SHADE
	QUERCUS VIRGINIANA LIVE OAK 36" BOX (18) SHADE: 276 x 11 TREES = 3,036 SQ.FT OF SHADE
	TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON (9)
	LEUCOPHYLLUM FRUTESCENS GREEN CLOUD SAGE 5 GALLON (145)
	CASALPINA MEXICANA MEXICAN BIRD OF PARADISE 5 GALLON (19)
	LANTANA MONTEVIDENSIS 'GOLD MOUND' 5 GALLON (115)

1/2" MINUS MADISON GOLD
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

SHADE PROVIDED:
14,481 SQ.FT. OF SHADE
(16% OF TOTAL SITE)



Site Rendering





Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review

Staff recommends Approval with Conditions



ZON25-00208

Medina Station

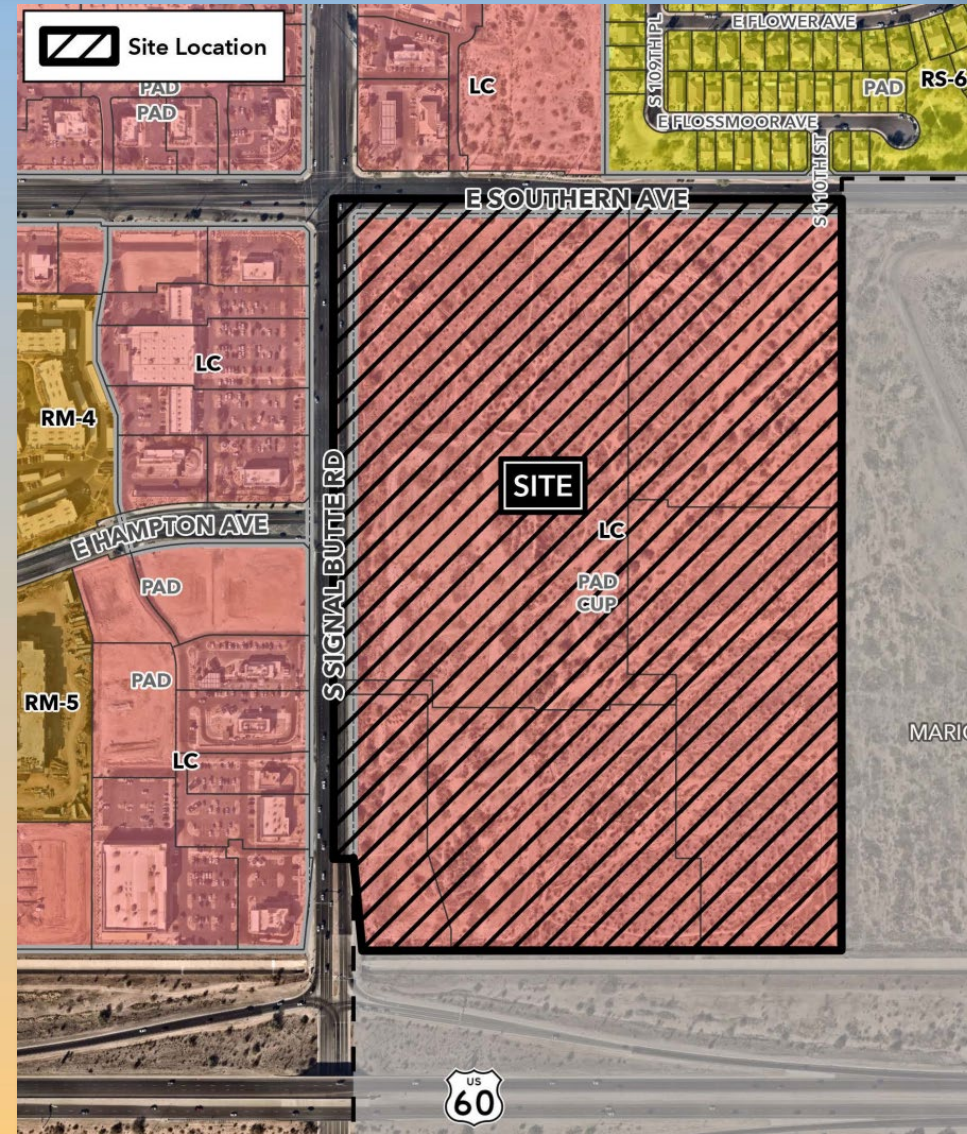
Cassidy Welch, Principal Planner

May 22, 2025



Request

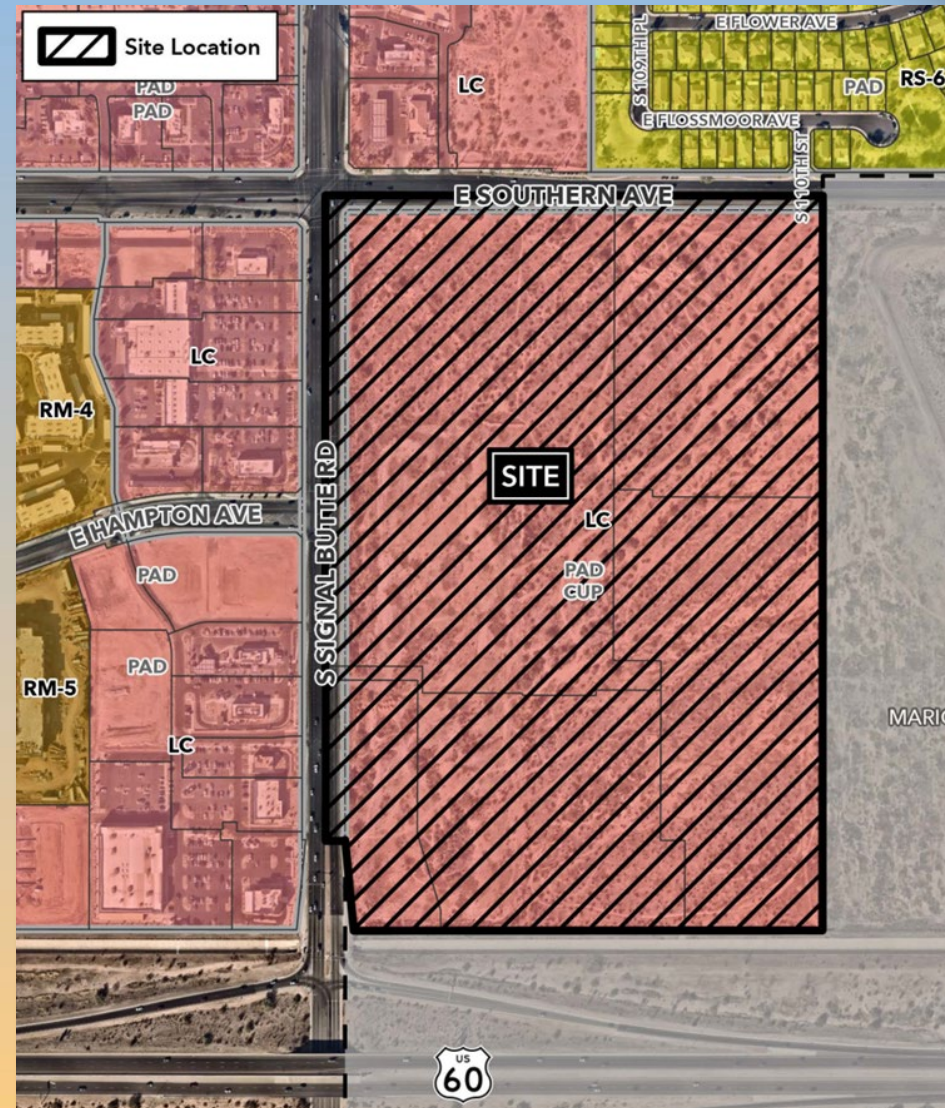
- Major Site Plan Modification
- Amending Condition #1 for ZON23-00691
- To allow for a mixed-use development





Location

- South of Southern Avenue
- East of Signal Butte Road
- North of US-60 Freeway

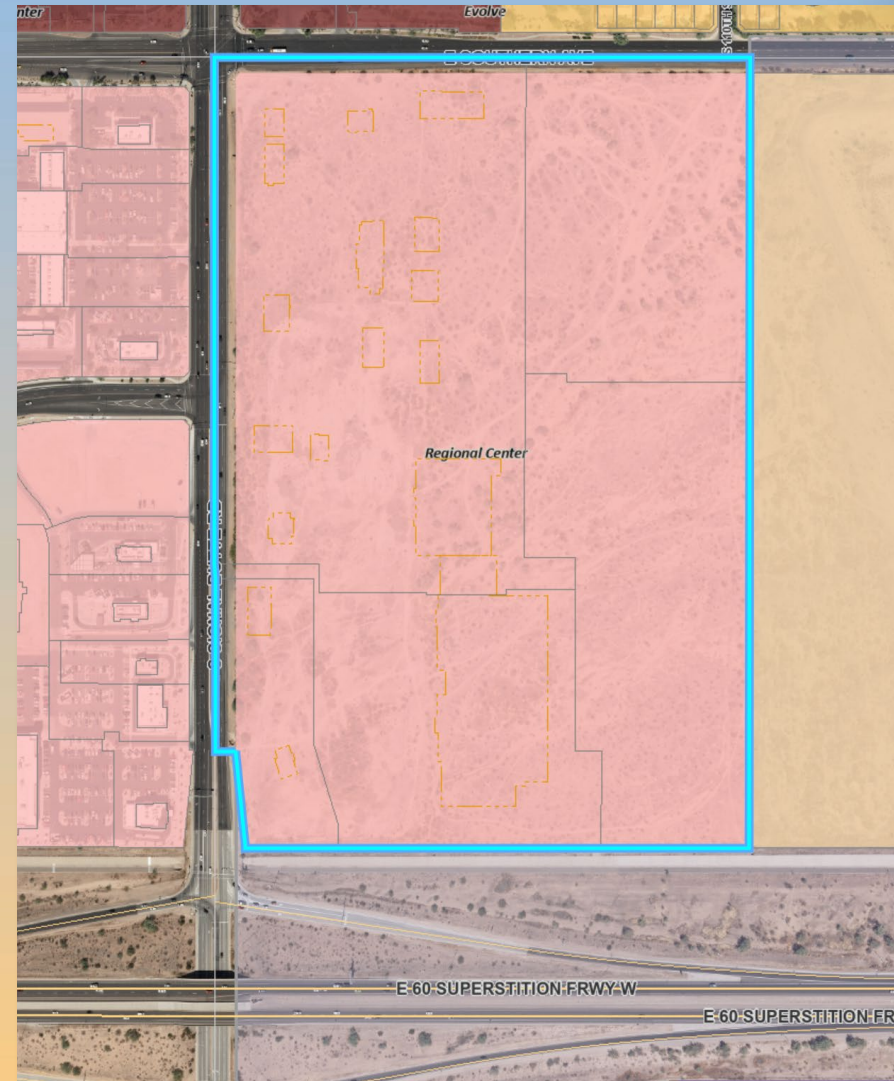




General Plan

Regional Center Placetype – Evolve Growth Strategy

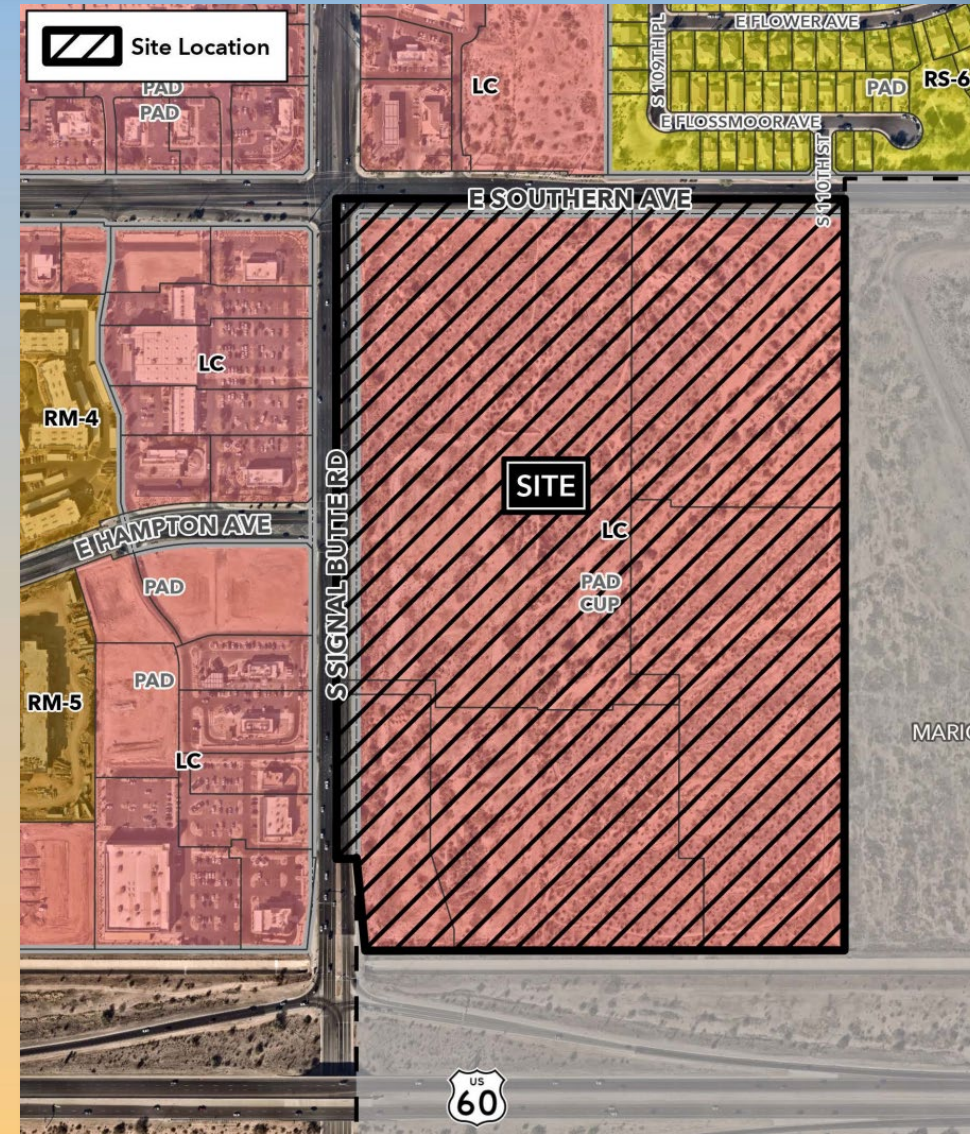
- Retail, Drink and Eating Establishments, Convenience Services & Entertainment and Recreation are principal land uses





Zoning

- Limited Commercial with a Planned Area Development (LC-PAD)
- Large commercial development, retail, restaurants and drive-thru facilities are permitted uses





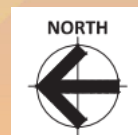
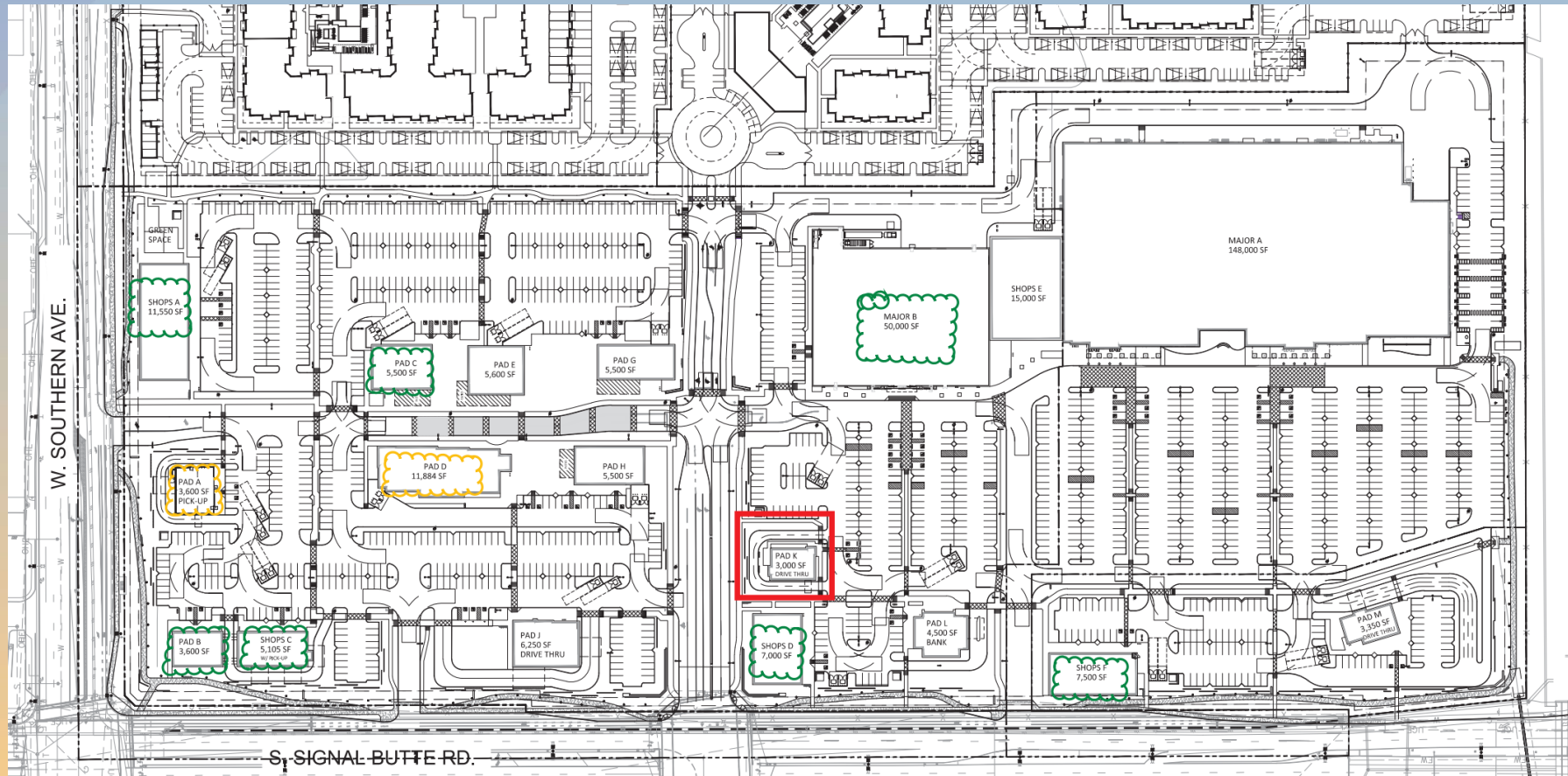
Site Photos



Looking east towards the site



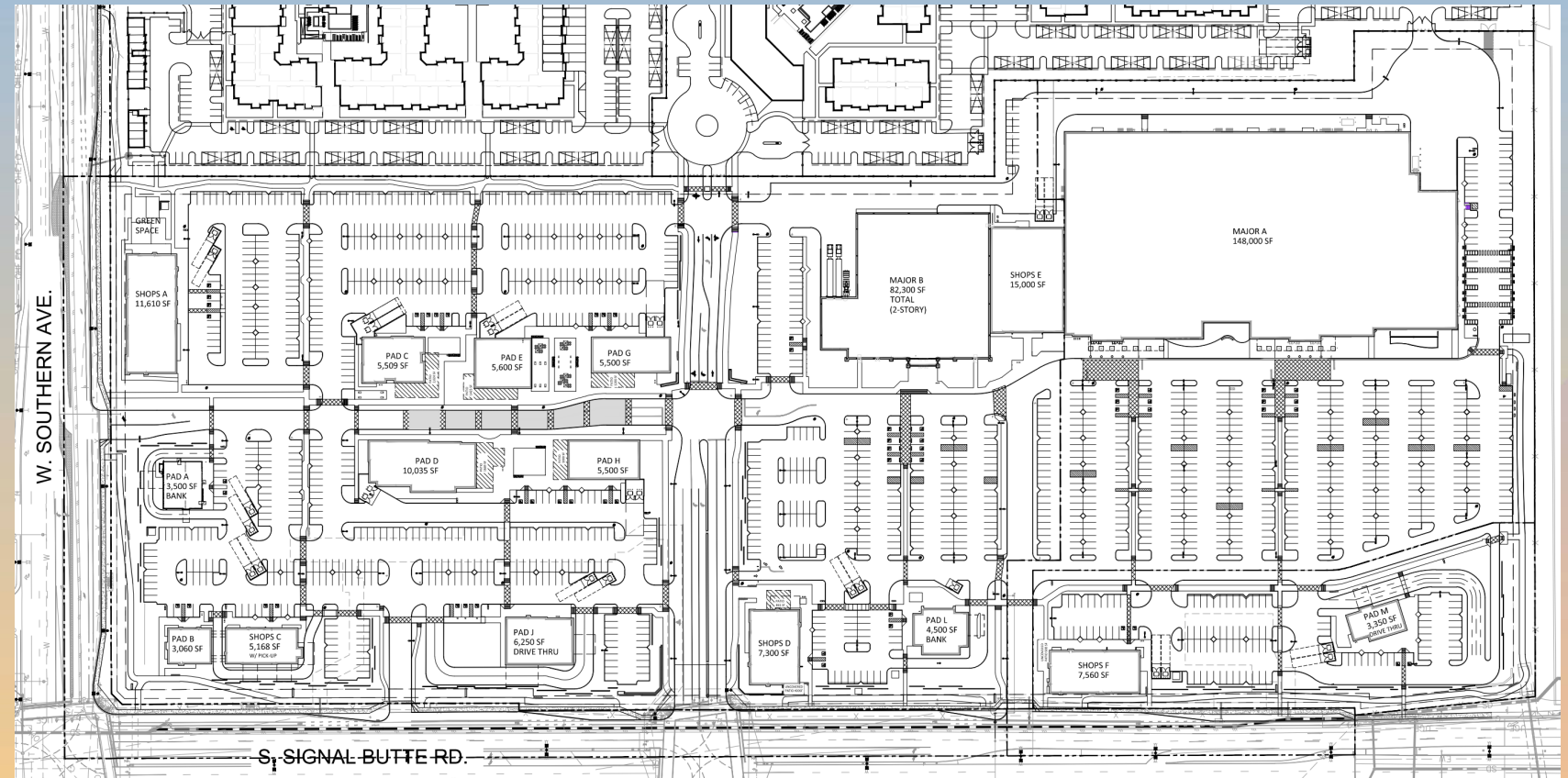
Approved Site Plan





Site Plan

- Approved total:
301,455 sq. ft.
- Proposed total:
329,742 sq. ft.
- 1,355 parking
spaces required;
1,524 parking
spaces provided

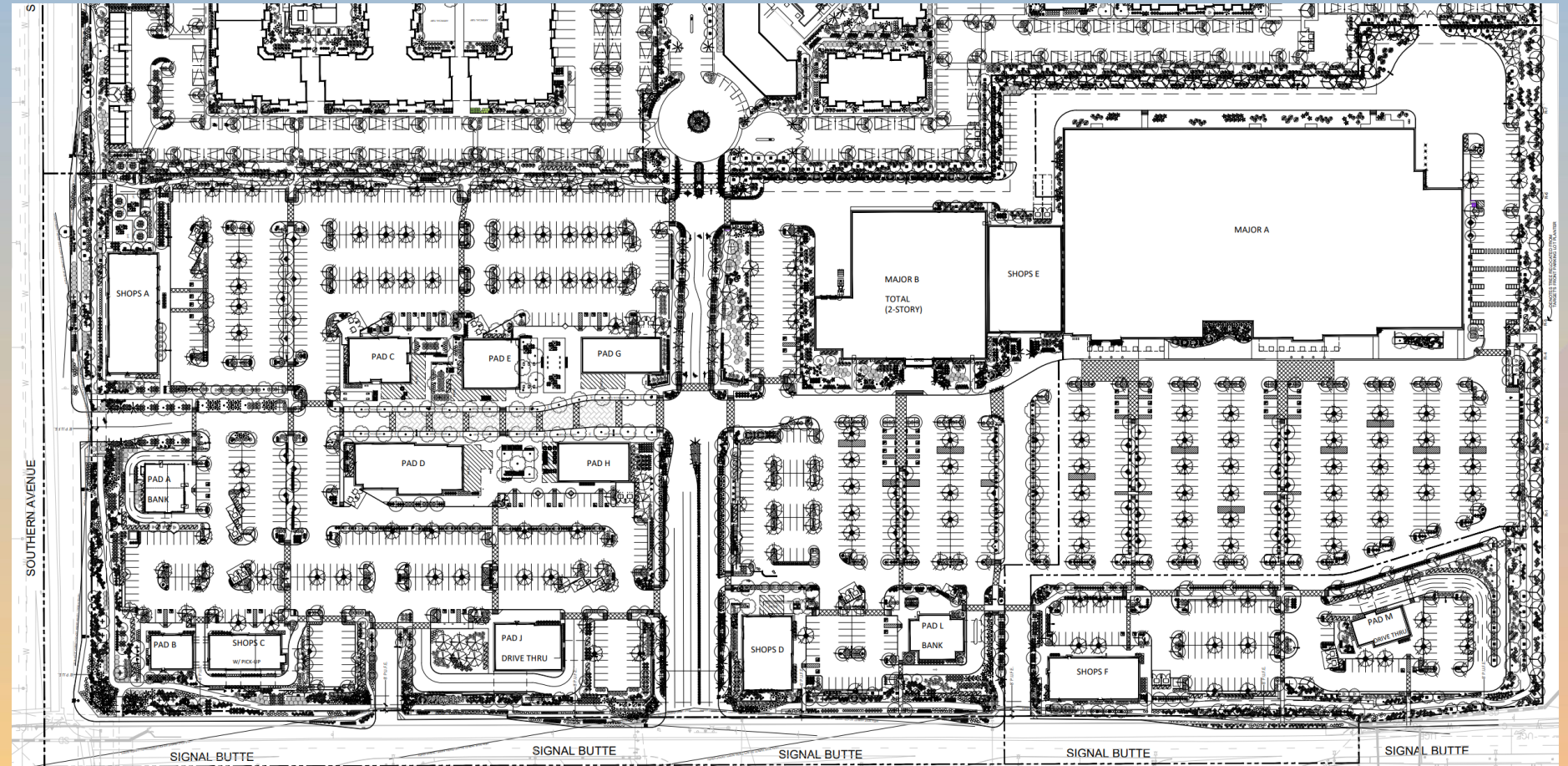




Landscape Plan

LANDSCAPE LEGEND

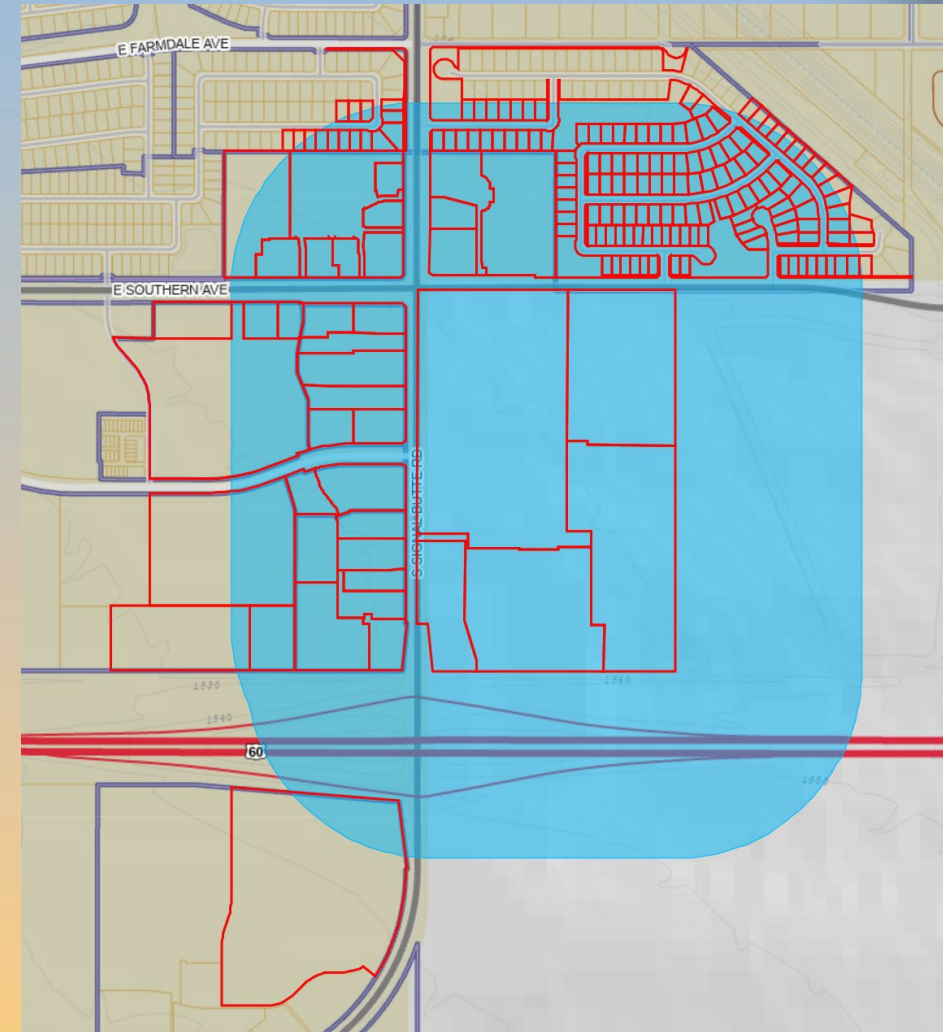
TREES	ACCENTS
PROSOPIS HYBRID 'PHOENIX' PHOENIX THORNLESS MESQUITE 24" BOX	RUSELLIA EQUITIFORMIS CORAL FOUNTAIN 5 GALLON
PISTACIA X RED PUSP PISTACHE 36" BOX	HESPERALOE PARVIFLORA RED YUCCA 5 GALLON
PROSOPIS 'PHOENIX' PHOENIX THORNLESS MESQUITE 36" BOX	HESPERALOE PERPA BRAKE LIGHT RED YUCCA 5 GALLON
QUERCUS VIRGINIANA LIVE OAK 36" BOX (MATCHING HI-CANOPY)	MUEHLBERGIA CAPILLARIS PINK MUHLYDEER GRASS 5 GALLON (QTY. XXX)
QUERCUS VIRGINIANA LIVE OAK 24" BOX (MATCHING HI-CANOPY)	YUCCA RECURVIFOLIA SOFT LEAF YUCCA 5 GALLON
PHOENIX DACTYLIFERA DATE PALM (MATCHING) 20' T.F. DIAMOND CUT, STRAIGHT, NO AERIAL ROOTS SHOWING.	ECHINOCACTUS GRISONII GOLDEN BARREL CACTUS 10" ROUND (MATCHING)
ACACIA ANEURA MULGA (SRP/APS APPROVED) 24" BOX (MATCHING)	AGAVE DESMETIANA SMOOTH AGAVE 5 GALLON
CAESALPINIA CACALACO SMOOTH CASCALOTE 24" BOX (MATCHING)	DASTYLIRION LONGISSIMA TOOTHLESS DESERT SPOON 5 GALLON
FRAXINUS VELUTINA 'FAN-TEX' FAN-TEX ASH 24" BOX (MATCHING)	HESPERALOE PERPA 'STOPLIGHTS' STOP LIGHTS RED YUCCA 1 GALLON
LARGE SHRUBS	PACHYCREUS MARGINATUS MEXICAN FENCE POST 3-STALK GROUPING (2.5', 2', 1' TALL)
TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON	GROUND COVER
HESPERALOE FUNIFERA LITTLE GIANT (CIVANO) 15 GALLON	LANTANA X 'NEW GOLD' 'NEW GOLD' 1 GALLON
CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE 5 GALLON	LANTANA MONTEVIDENSIS TRAILING PURPLE 1 GALLON
MEDIUM SHRUBS	EREMOPHILA GLABRA 'MINGENOW GOLD' 5 GALLON
EREMOPHILA MACULATA VALENTINE EMU BUSH 5 GALLON	ROSEMARINUS PROSTRATA TRAILING ROSMARY 5 GALLON
LEUCOPHYLLUM LANGMANIAE LYNN'S LEGACY 5 GALLON	INERT MATERIALS
VINES	1/2" SCREENED ROCK PROS CARMEL DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS
TECOMA STANS YELLOW BELLS 5 GALLON	3"-8" COBBLE (ROCK PROS CARMEL) DECOMPOSED GRANITE 8" DEPTH IN ALL LANDSCAPE AREAS
	3"x3"x3" SURFACE SELECT GRANITE BOULDER (BURY 1/3) MINIMUM 2000lbs EACH
	ARTIFICIAL TURF OWNER'S SELECTION INSTALL PER MANUFACTURER





Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- Staff received 1 response





Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Complies with Medina Station PAD
- ✓ Criteria in Chapter 69 for Site Plan Modification

Staff recommend Approval with Conditions



FORM-BASED CODE (FBC) TEXT AMENDMENTS

May 28, 2025

Mary Kopaskie-Brown, Planning Director

Rachel Phillips, Assistant Planning Director

Sean Pesek, Senior Planner

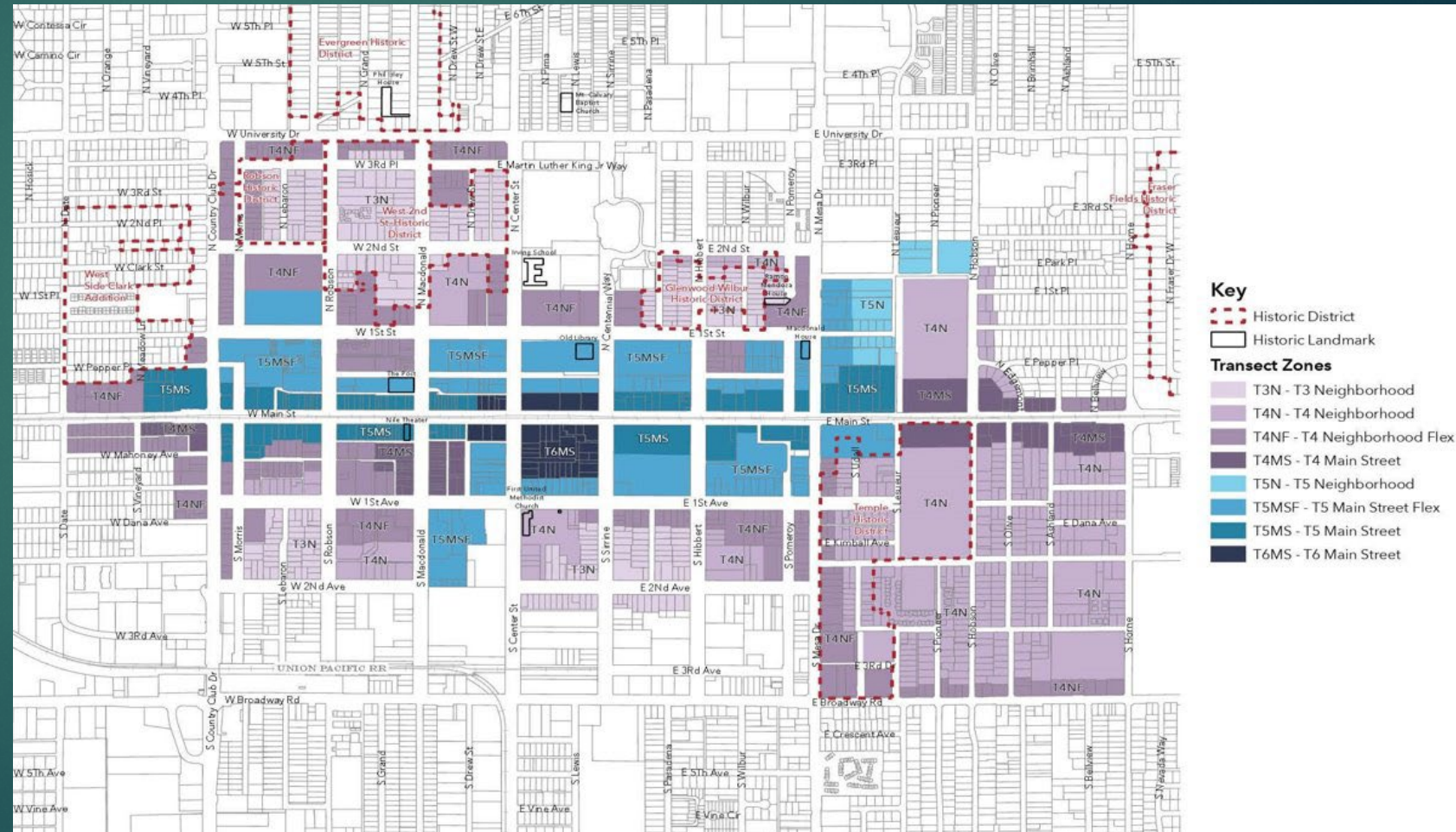
Background

- Adopted in 2012 as a tool to achieve high-quality building form and predictable outcomes by focusing on design rather than land uses
- Overlays the Downtown and Temple/Pioneer Neighborhoods
- Removes the requirement for public hearing for properties that opt-in to the FBC and adhere to FBC standards
- Properties outside the Downtown and Temple/Pioneer neighborhoods can use the FBC if rezoned and a Smart Growth Community Plan is approved by City Council

FBC Mapped Area

3

- 8 Transect Zones within the FBC
- Approximately 1,600 parcels in the FBC overlay area
- Approximately 51 parcels have opted-in to the FBC



Amendment Goals - Why Update the FBC?

- Reduce common deviations by modifying certain standards
- Reduce barriers to implementation—fewer Conditional Use Permits
- Improve clarity and usability through reorganization and clearer language



PROPOSED TEXT AMENDMENTS



Amendment Overview - What's Changing?

- Structure and formatting – simplified tables and consolidated provisions
- Clarified language – clearer intent statements and consistent language
- Development standards – updated to reflect current needs
- Only affects properties that have or want to opt-in to the FBC



Land Use Modifications

7

Land Use	Transect Zone(s)	Current	Proposed
Medium, Indoor Commercial Recreation Facility	T5MS and T6MS	SUP/AUP*	AUP/P*
Health & Fitness Facilities ≤3,000sf	T4NF and T5MF	AUP	P*
Health & Fitness Facilities ≤3,000sf	T4MS, T5MS, and T6MS	AUP/P*	P*
Health & Fitness Facilities >3,000sf	T5MS and T6MS	SUP/AUP	AUP/P*
Medical/Dental Clinic	T5MSF	AUP	P*

*Allowed only on upper floor(s) or behind an allowed ground floor use.

Proposed Building Form Modifications (All Transects)

- **Access Drives:** Removed min. access drive width for side streets and alleys
- **Accessory Dwelling Units:** Permitted where single-family is allowed
- **Lot Depth & Width:** Removed
- **Private Open Space:** Removed location requirement
- **Administrative Modifications:**
 - Removed ability to modify lot depth (no longer a requirement)
 - Removed ability to modify private open space location (no longer a requirement)
 - Added max. ceiling height reduction for buildings with ≤ 12 units

Proposed Building Form Standard Modifications (Transect Specific)

9

- **Parking Setbacks:**
 - Reduced front setback (T3N, T4N, T4NF, T5MS)
 - Reduced side street setback (T3N, T4NF, T5MS)
- **Building Height:** Increased the max. height (T4N, T4NF, T4MS, T5MSF, T5MS)
- **Building Footprint:**
 - Reduced the min. ground-floor depth (T4NF, T5MSF, T5MS)
- **Allowed Building Types:** Added building types (T4N, T4NF, T5N)
- **Encroachments:** Allow side setback encroachments (T5N, T6MS)

Proposed Building Form Standard Modifications (Transect Specific)

- **Entries:**
 - Increased the max. distance between ground floor entries (T4NF)
 - Eliminated the requirement for a corner entry (T4MS, T5MSF)
 - Eliminated the max. spacing requirement for upper floor entries (T4MS, T5N, T6MS, T5MS, T6MS)
- **Access Drive:**
 - Eliminated the max. parking access drive width for parking lots with >40 spaces (T6MS)
 - Allow modifications to width if required by Fire or Solid Waste

Proposed Building Type and Frontage Type Standard Modifications

11

- **Lot Area:** Removed the minimum lot area requirement for Single-Unit House (Village) and Single-Unit House (Cottage)
- **Structured Parking:** Added a requirement for structured parking for the Mid-rise and High-rise Building Types
- **Building Separation:** Reduced the min. separation from a main building and a Carriage House
- **Frontage Types:**
 - Added Dooryard as an allowed frontage type for an Apartment House
 - Increased max. height of a gallery covering

Additional Modifications Proposed for all Transects

- **Landscaping:**
 - Limiting landscape treatments to low-water-use plants
- **Vehicle Parking:**
 - Additional provisions related to on-street parking spaces
 - Allow tandem, stacking, and valet parking configurations
- **Bicycle Parking:**
 - New design and location requirements

Public Outreach

- Two public meetings:
 - April 24th Virtual (2 attendees)
 - April 28th In-person at the Studios (5 attendees)
- Questions/Comments:
 - General inquiries for the applicability of the FBC in historic districts and outside of downtown
 - Appreciation for the proposed amendments



QUESTIONS?



mesa·az



MARIJUANA TEXT AMENDMENTS

May 28, 2025

Mary Kopaskie-Brown, Planning Director

Rachel Phillips, Assistant Planning Director

Sean Pesek, Senior Planner

BACKGROUND

2

- Medical Marijuana Dispensaries were first regulated citywide in 2011
 - Maximum size: 2,500 square feet
 - No more than 500 square feet for storage
 - Minimum 25% of floor area set aside for customer waiting areas
 - Direct/home delivery prohibited
- Recreational + medical retail (“dual license facility”) was introduced in 2020
 - No change to the maximum size/floor allocation requirements
 - Allowed direct/home delivery to qualifying patients (Medical Marijuana Dispensary only)
- Nov. 1, 2024 – rules for the delivery of recreational marijuana became effective statewide

MUNICIPAL COMPARISON

Municipality	Max. Size Allowed for Medical/Dual License Facilities
Phoenix	5,000 sf
Tempe	5,000/10,000 sf
Chandler	5,000 sf
Gilbert	5,000 sf
Scottsdale	No size limits
Queen Creek	2,500 sf

PROPOSED TEXT AMENDMENTS



PROPOSED AMENDMENTS

- Remove provision that limits delivery exclusively to Medical Marijuana Dispensaries serving qualifying patients
- Increase the maximum size of Medical Marijuana Dispensaries and Dual Licensee Facilities to 5,000 square feet
- Remove size requirements for storage and customer waiting areas

QUESTIONS?





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SUBDIVISION TEXT AMENDMENTS

May 28, 2025

Mary Kopaskie-Brown, Planning Director
Rachel Phillips, Assistant Planning Director

- Subdivision Regulations (Chapter 6) of Title 9 (Public Ways and Property) has largely remained the same since its adoption in 1989
 - Contains outdated processes, requirements, and exhibits
 - Exhibits that are duplicated in the City's Engineering Design Standards
- In 2023, SB 1103 authorized municipalities to administratively review and approve land divisions, lot line adjustments, lot ties, preliminary plats, final plats, and plat amendments
- In 2025, HB 2447 amended the statute changing the language from permissive “may” to “shall” requiring municipalities to allow administrative review

PROPOSED AMENDMENTS - CHAPTER 6: LAND DIVISION

- Create a Minor Plat process
 - As permitted by state statute
 - Allows for a 1-step platting process (no Preliminary Plat)
 - When creating 10 or less lots, tracts, or parcel
- Make all plats, lot splits, and plats amendments administrative - approved by the Planning Director

PROPOSED AMENDMENTS - CHAPTER 6: LAND DIVISION

- Update design principles and standards, and improvement requirements to align with current practices and best practices. Examples include:
 - Reducing max. block length from 1,500 ft. to 1,320 ft.
 - Removing the requirement for a PAD to develop private streets.
 - Updating language related to water and sewer line oversizing to reference the “Utility Buy-in Program, Private Line Agreement”.
 - Removing outdated exhibits or those now included in the City’s Engineering Design Standards Manual.

PROPOSED AMENDMENTS - CHAPTER 6: LAND DIVISION

- Modify Desert Uplands Development Standards to improve clarity and support fire mitigation efforts.
 - Refinement to boundaries to streetlight requirements “dark skies”
 - Updates to the Desert Uplands plant list
 - Revised language to clarify landscape maintenance requirements

PROPOSED AMENDMENTS - SECTION 11-30-6: LOTS AND LAND DIVISIONS

6

- Repeal Section 11-30-6: Lots and Subdivisions and replace with a new 11-30-6: Lots and Land Divisions
- Refine language for clarity and consistency with Chapter 6: Land Division
- Remove the requirement for a Planned Area Development, Bonus Intensity Zone, Infill District, or Planned Community District for private streets
- Modify the conflict language between plats and the MZO
 - Setbacks per the MZO required unless modified by City Council or Board of Adjustment

PROPOSED AMENDMENTS - CHAPTER 87 & SECTION 11-66-2(C)

7

- Modify the definition of “street frontage” and “yard” to be consistent with Chapter 6: Land Division

~~Street, Frontage: A local street parallel and adjacent to an arterial route which intercepts minor residential streets and controls access to an arterial route.~~ **THE LINEAR DISTANCE THAT A LOT, PARCEL, OR DEVELOPMENT SITE ABUTS A PUBLIC OR PRIVATE STREET, MEASURED ALONG THE PROPERTY LINE THAT DIRECTLY BORDERS THE STREET RIGHT-OF-WAY.**

~~Yard: An open space on the same lot or parcel of land, other than a court, unoccupied and unobstructed from the ground upward.~~ **A MINIMUM REQUIRED OPEN AREA ADJACENT TO A LOT LINE TO BE FREE FROM ANY STRUCTURE,** except as otherwise permitted by this Title 11 **OF THE MESA CITY CODE.**

- Modify Section 11-66-2(C): Authorities and Duties of the Planning & Zoning Board to remove the duty to decide upon Preliminary Plats



PLANNING & ZONING BOARD RECOMMENDATION

8

- Chapter 6: Land Division within Title 9 (Public Ways and Property)
 - Not subject to Planning & Zoning Board purview
- Seeking P&Z recommendation to City Council on amendments to:
 - Section 11-30-6: Lots and Land Division
 - Section 11-66-2(C): Authorities and Duties of the Planning & Zoning Board
 - Chapter 87: Definitions



QUESTIONS?



mesa·az