

# Planning and Zoning Board



## *Study Session Minutes*

Mesa City Council Chambers – Lower Level, 57 East 1<sup>st</sup> Street

Date: April 23, 2025 Time: 3:30 p.m.

### **MEMBERS PRESENT:**

Jeff Pitcher  
Troy Peterson  
Genessee Montes  
Jamie Blakeman

### **MEMBERS ABSENT**

Benjamin Ayers  
Jayson Carpenter  
Chase Farnsworth

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

### **STAFF PRESENT:**

Mary Kopaskie-Brown  
Rachel Nettles  
Evan Balmer  
Cassidy Welch  
Jennifer Merrill  
Kwasi Abebrese  
Alexis Wagner

### **OTHERS PRESENT:**

#### **1 Call meeting to order.**

Vice Chair Pitcher excused Chair Ayers, Boardmember Carpenter and Boardmember Farnsworth and declared a quorum present; the meeting was called to order at 3:30 pm.

#### **2 Review items on the agenda for the April 23, 2025, regular Planning and Zoning Board Hearing.**

**Staff Planner Jennifer Merrill presented case ZON24-00568. See attached presentation.**

The Board has no questions for staff.

**Staff Planner Kwasi Abebrese presented case ZON25-00054. See attached presentation.**

Staff explained that Covenants Conditions and Restrictions are reviewed during the Final Plat application.

**Staff Planner Cassidy Welch presented proposed text amendment to the Mesa Zoning Ordinance pertaining to Manufacture Home Parks and Subdivision and Recreational Vehicle Parks and Subdivisions.**

Staff clarified that conventional construction may still be prohibited by the HOA.

## MINUTES OF THE APRIL 23, 2025 PLANNING & ZONING STUDY SESSION

- 3 Planning Director Update:** We're pleased to announce that Evan has been appointed to a special assignment as Assistant Planning Director. In this role, he will work closely with our applicants and current planning team, allowing Rachel to focus on our long-range planning efforts. Evan will serve as your liaison to the Planning and Zoning Board on matters related to current planning. For long-range planning — including text amendments, policy documents, and similar initiatives — Rachel will be your point of contact.

**4 Adjournment.**

Boardmember Montes motioned to adjourn the study session. The motion was seconded by Boardmember Blakeman.

The study session was adjourned at 3:57 pm.

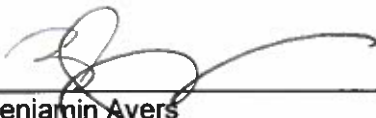
**Vote (4-0; Chair Ayers, Boardmember Carpenter and Boardmember Farnsworth, absent)**

Upon tabulation of vote, it showed:

AYES –Pitcher, Peterson, Montes, Blakeman

NAYS – None

Respectfully submitted,

  
\_\_\_\_\_  
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](http://www.mesaaz.gov)



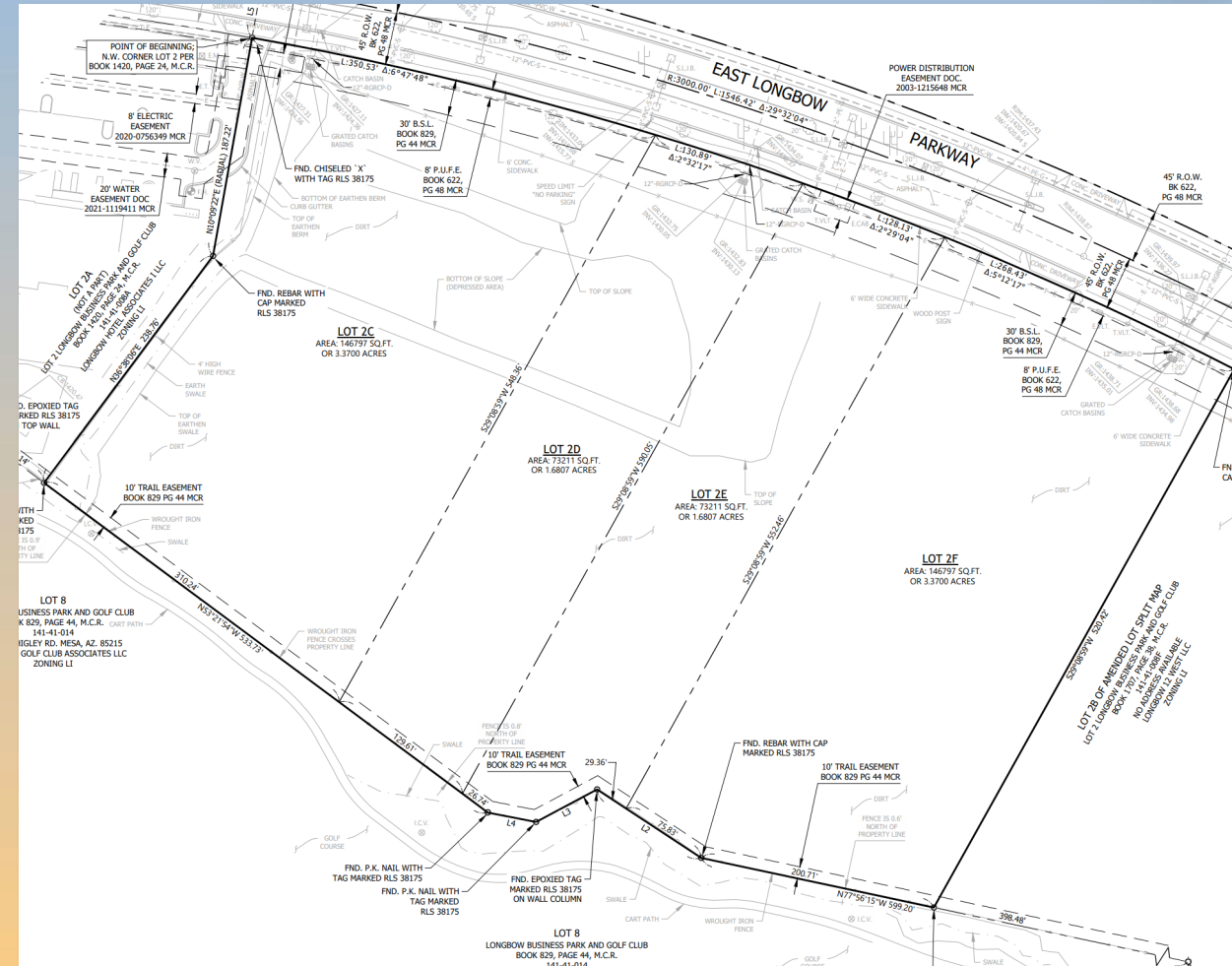
# ZON24-00568

## Longbow Business Park & Golf Club Lot 2 Replat – Preliminary Plat



# Request

- Preliminary Plat
- For a four-lot industrial subdivision

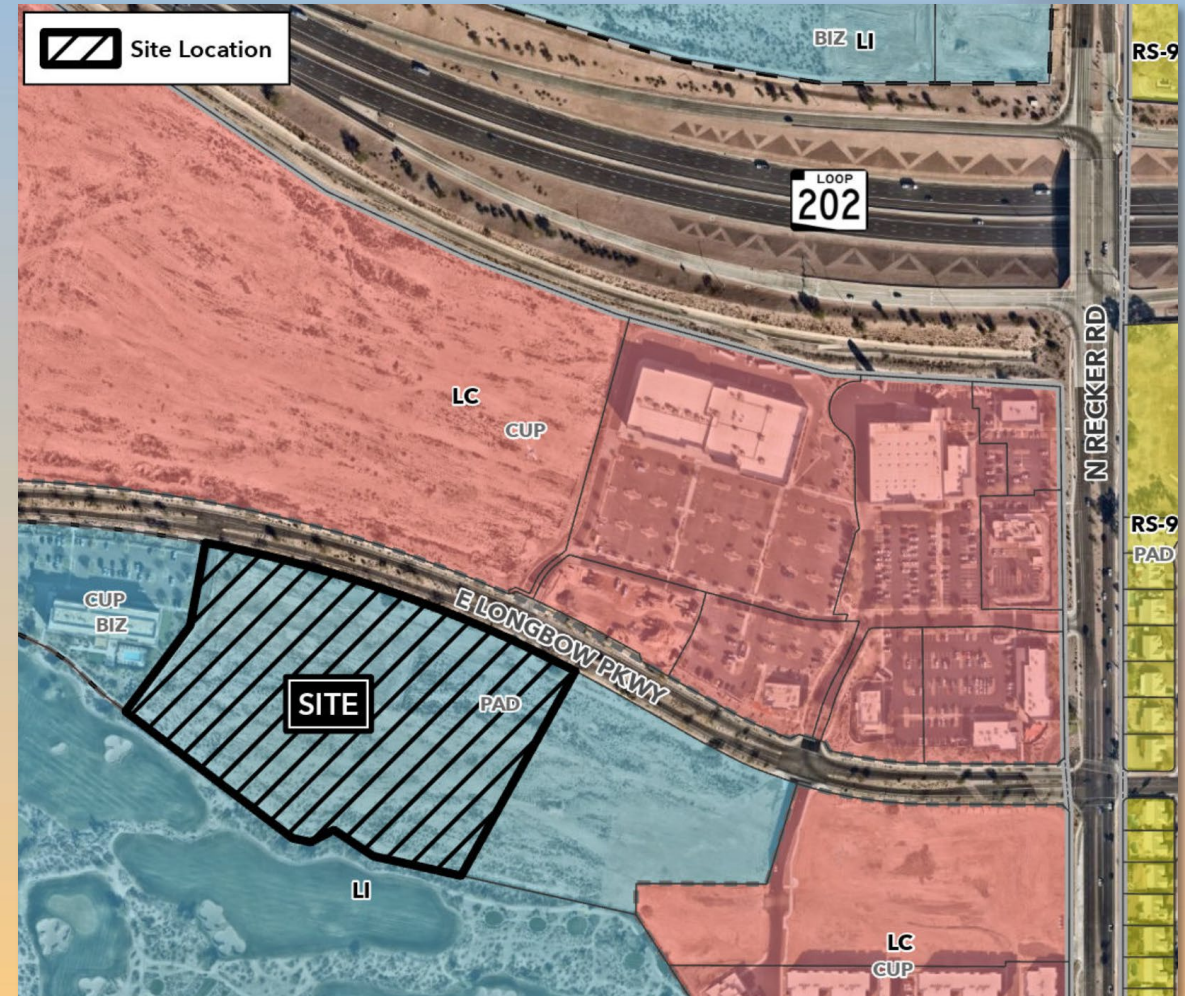






# Location

- Approximately 1,180 feet west of Recker Road
- South side of Longbow Parkway







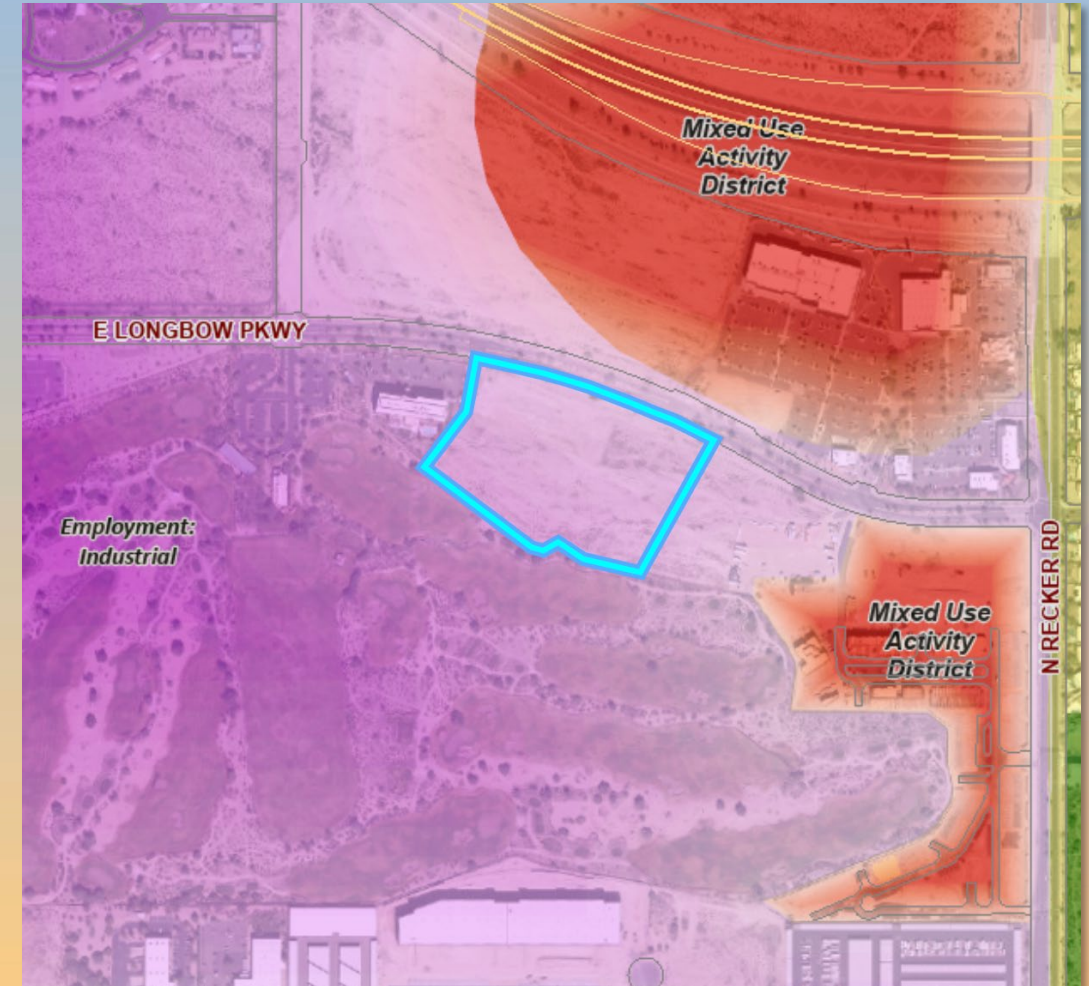
# General Plan

## Employment Character Area

- Industrial sub-type
- Primary land uses include industrial and manufacturing operations, warehousing, and outdoor storage

## Falcon Field Sub-Area

- Vision includes abundant, high-quality employment for professionals, technical experts, and highly skilled labor

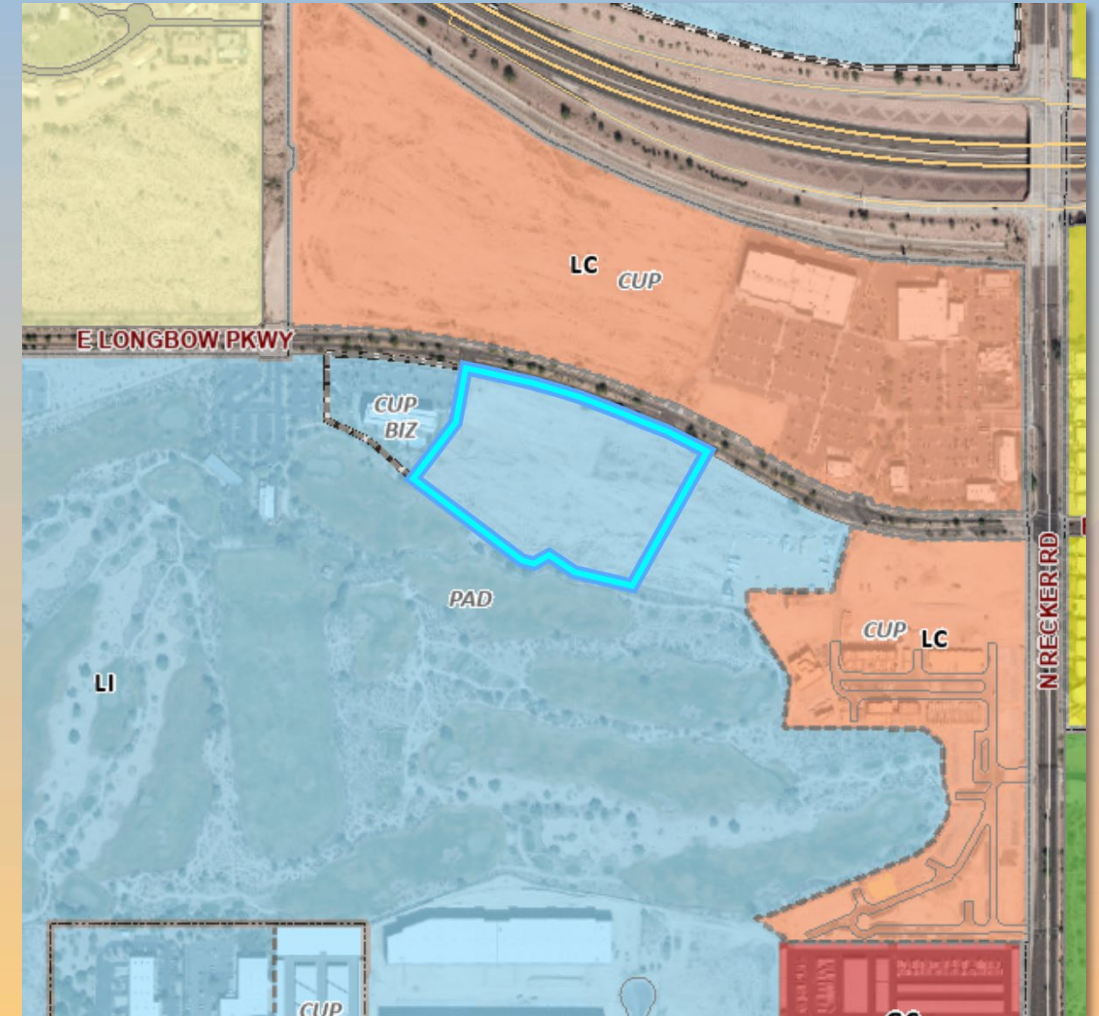






# Zoning

- Light Industrial with a Planned Area Development overlay (LI-PAD)
- Industrial uses are permitted within the LI District







# Site Photo



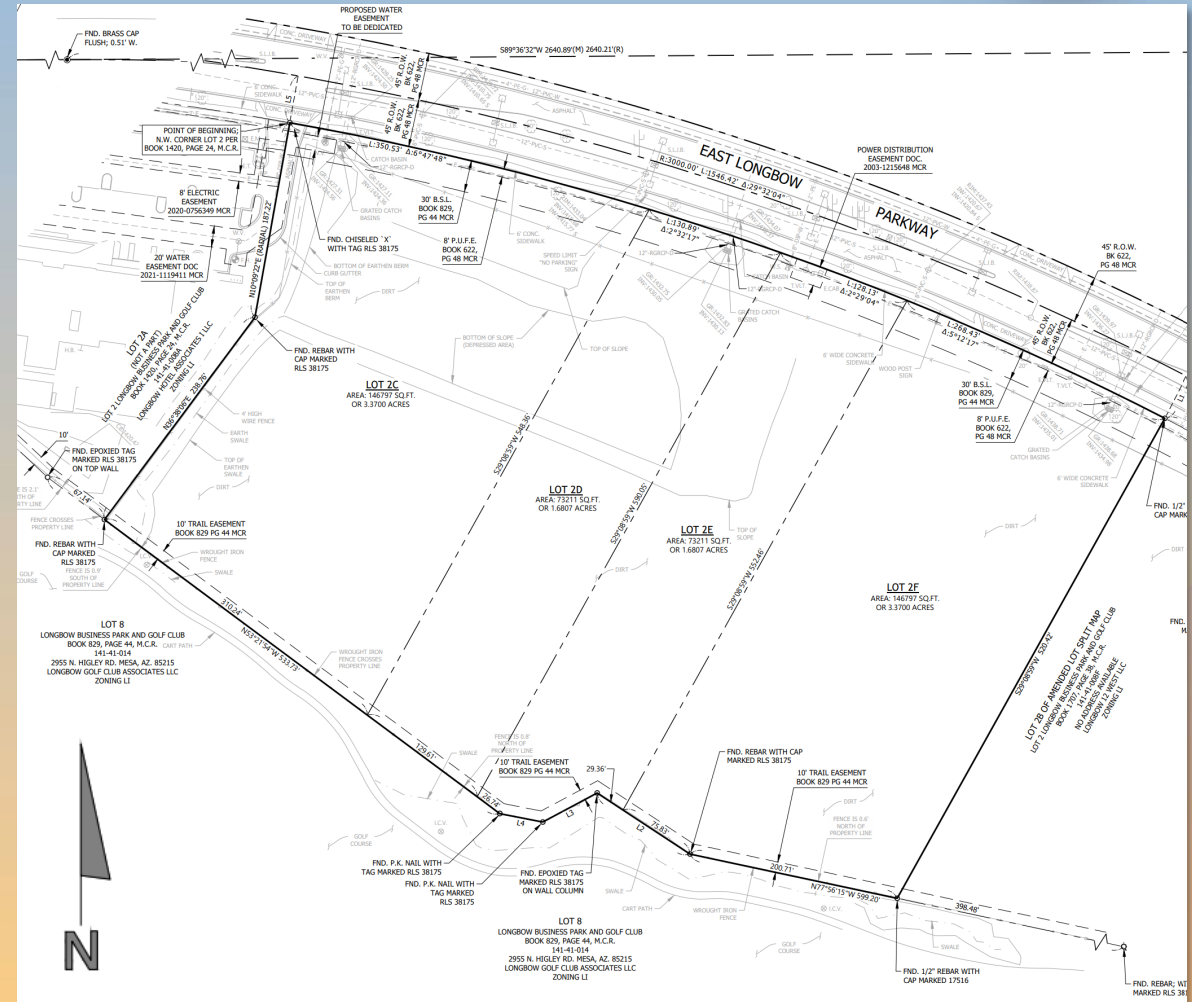
Looking south towards the site from Longbow Parkway





# Preliminary Plat

- Four proposed lots
- To allow flexibility for potential developers
- Proposed lots meet the minimum length, width and acreage requirements for the LI District





# Findings

- ✓ Complies with the Mesa 2040 General Plan
- ✓ Conforms with the requirements in Section 9-6-2 of the Mesa City Code for Preliminary Plat approval

*Staff recommends Approval with Conditions*





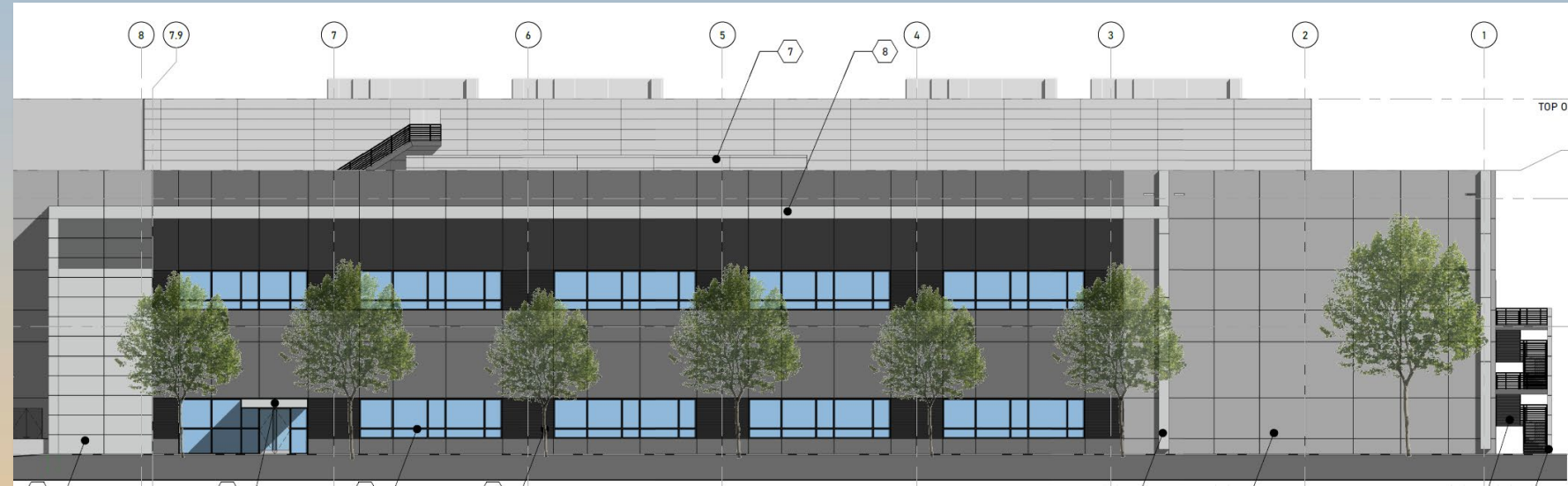
# ZON25-00054

## EdgeCore Condo Plat – Preliminary Plat



# Request

- Preliminary Plat
- For a four-unit condominium subdivision

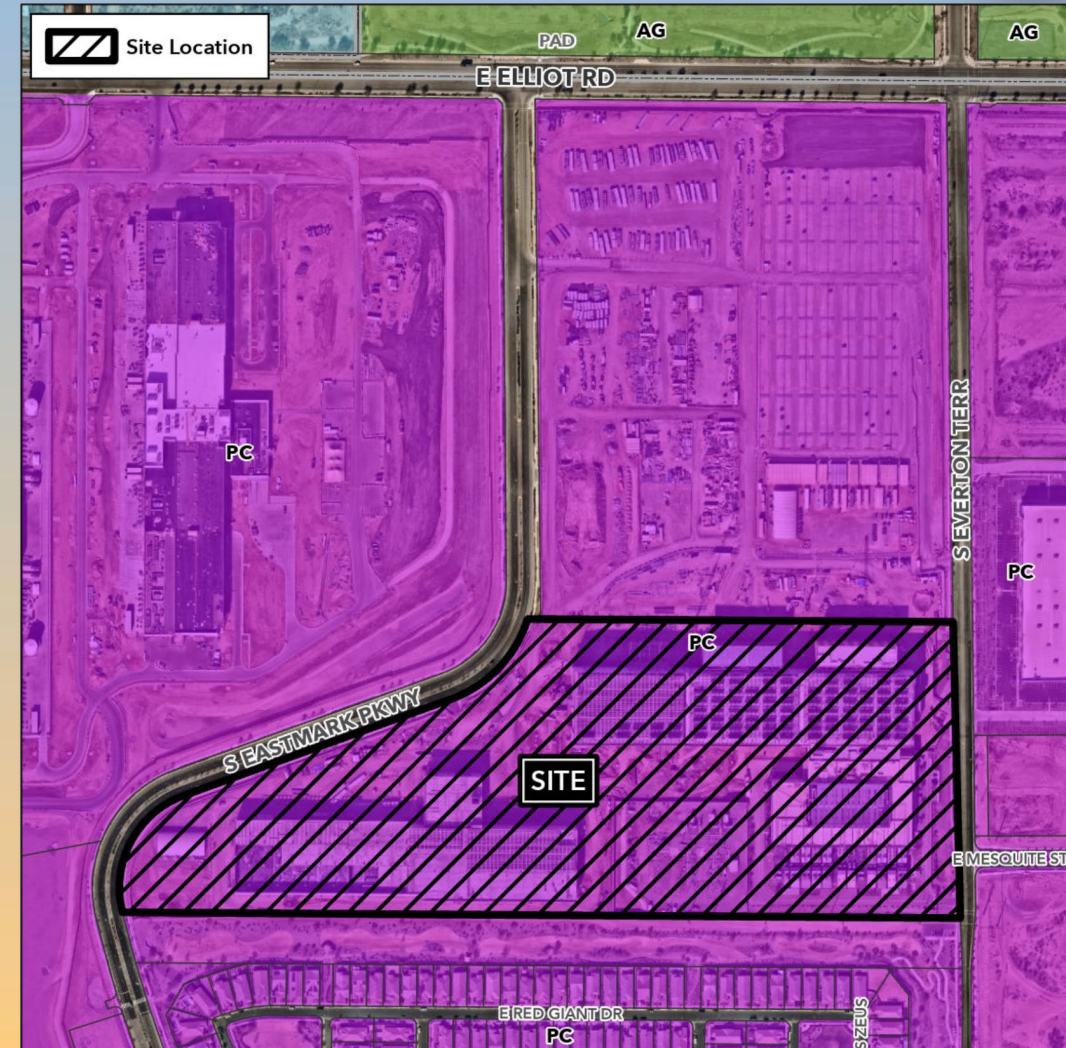






# Location

- South side of Elliot Road
- East side of Eastmark Parkway
- West side of Everton Terrace
- Within Eastmark Development Unit 5/6 South







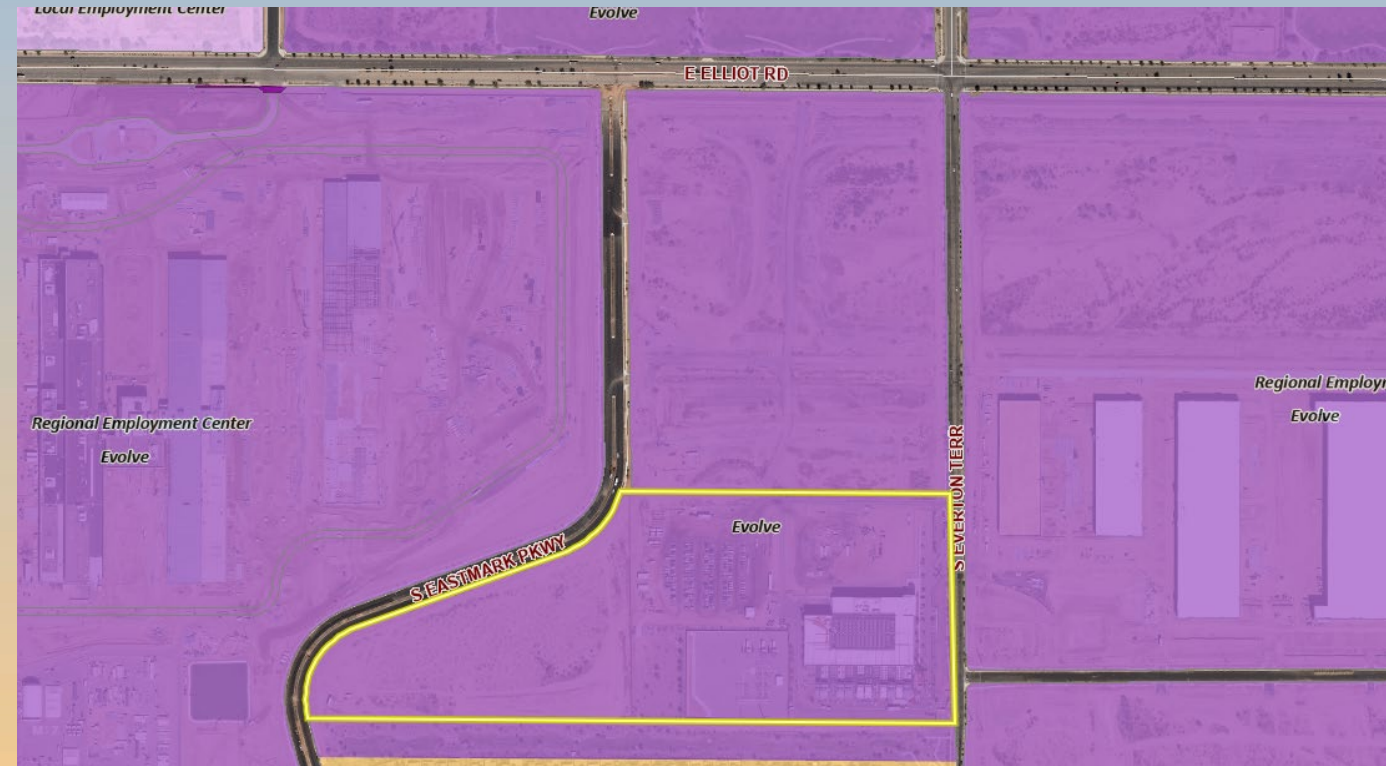
# General Plan

## Regional Employment Center – Evolve

- Wide range of employment opportunities

## Mesa Gateway Strategic Development Plan

- Located within the Mixed-Use Community District

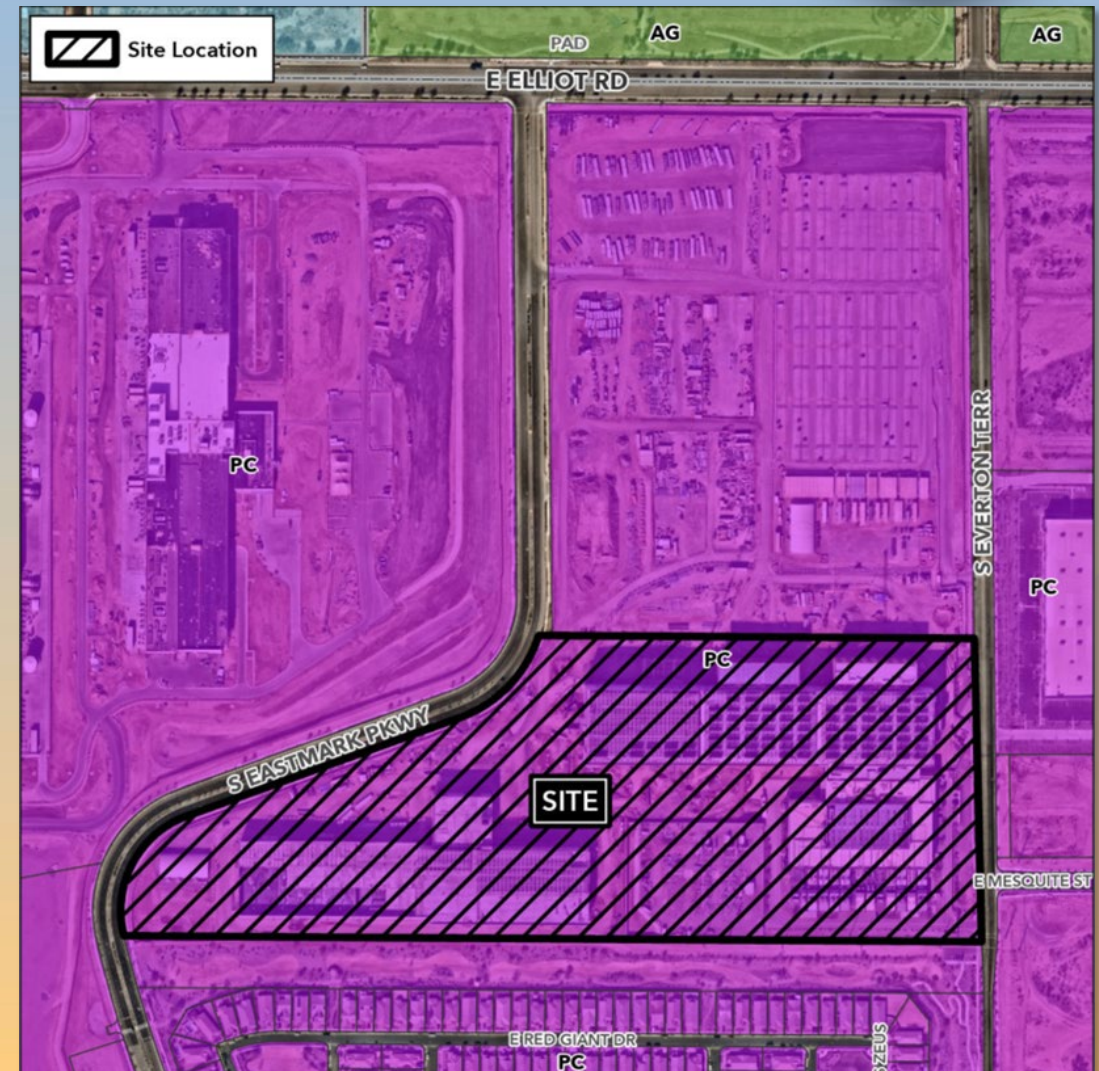






# Zoning

- Planned Community (PC)
- Within the Regional Center/Campus Land Use Group (LUG-C)
- Existing industrial use is allowed by right within LUG-C







# Site Photo



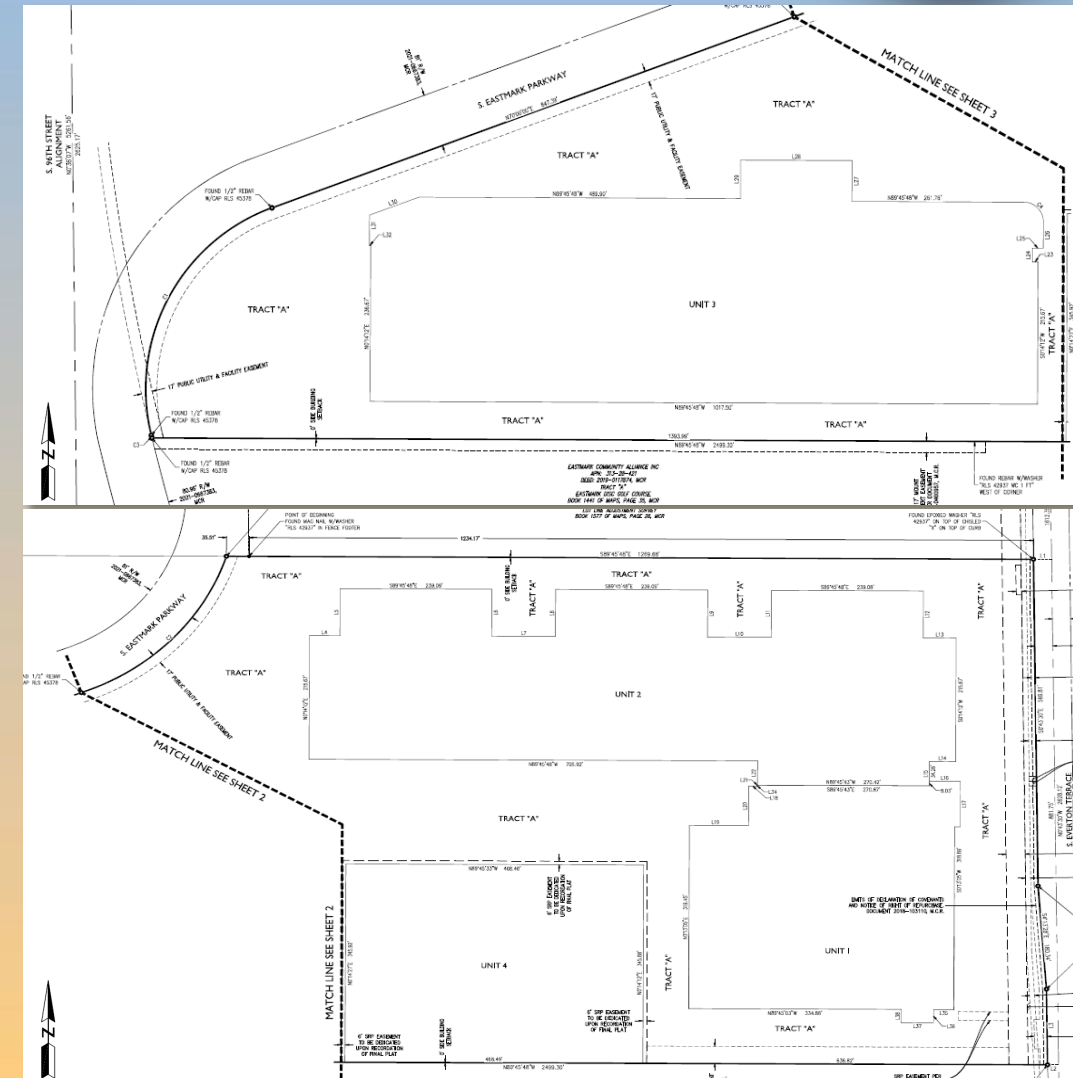
Looking west towards the site from Everton Terrace





# Preliminary Plat

- 4 units proposed
- 1 dedicated tract for common elements, limited common elements, open space, parking, landscaping, public utilities easements, drainage and retention






# Findings

- ✓ Complies with the Mesa 2050 General Plan
- ✓ Conforms with the requirements in Section 9-6-2 of the Mesa City Code for Preliminary Plat approval

*Staff recommends Approval with Conditions*





# MANUFACTURED HOME / RECREATIONAL VEHICLE TEXT AMENDMENTS

April 23, 2025

Mary Kopaskie-Brown, Planning Director

Rachel Phillips, Assistant Planning Director

Cassidy Welch, Principal Planner

# BACKGROUND

2

## **Planning & Zoning Board**

- November 13, 2024
- Recommendation: Adoption (7-0)

## **Community and Cultural Development Committee**

- February 6, 2025
  - Asked to conduct public outreach
  - Evident that staff should modify certain definitions for clarity
- March 24, 2025
  - Recommendation: Return to P&Z and then to City Council (3-0)



# PUBLIC OUTREACH

3

- **In-Person Public Meeting**

- March 10<sup>th</sup>
- 26 attendees

- **Virtual Public Meeting**

- March 13<sup>th</sup>
- 8 attendees

- **Comments/Questions**

- Setbacks/Heights/Land Use Regulations
- Property Tax Impacts
- Construction/Housing Types
- HOA Prohibitions
- Utility Requirements
- Timeline

- **Questionnaire:** Should conventional construction be allowed in MH/RV subdivisions?

| Questionnaire Response    |    |      |
|---------------------------|----|------|
| Strongly Agree            | 23 | 77%  |
| Agree                     | 0  | 0%   |
| Neither Agree or Disagree | 1  | 3%   |
| Disagree                  | 0  | 0%   |
| Strongly Disagree         | 6  | 20%  |
| Total                     | 30 | 100% |

# PROPOSED TEXT AMENDMENTS







# BACKGROUND

- Dwelling units of conventional construction prohibited in MH/RV parks and subdivisions
- Aging and limited floor plans of existing MH/RV units - increased demand for conventional construction
- Led to creative solutions to get around conventional construction prohibitions
- Prohibition of conventional construction restricts Accessory Dwelling Units (ADUs)

# PROPOSED AMENDMENTS

Allow dwelling units of conventional construction in RV/MH Subdivisions only, subject to the following:

- Compliance with Building Regulations
- Compliance with Subdivision Regulations
- Connections to utilities
- Compliance with all applicable development standards
- Limit height to 1 story





# PROPOSED AMENDMENTS

7

Modify RV Accessory Structure development standards to match Manufactured Home Accessory Structure

- Limit to 1 story
- Directly accessible through RV
- Max. 100% of RV floor area
- Removed 60 days after RV removal
- Compliance with Building Regulations
- Conforms to development standards





# PROPOSED AMENDMENTS

- Modify definitions for:
  - Manufactured Home
  - Accessory Structure, Recreational Vehicle
  - Recreational Vehicle
- Add a definition for:
  - Recreational Vehicle, Park Model





# QUESTIONS



mesa·az