



Planning and Zoning Board

Meeting Minutes

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

Date: June 11, 2025 Time: 4:00 p.m.

MEMBERS PRESENT:

Jeff Pitcher
Troy Peterson
Jamie Blakeman
Jayson Carpenter

MEMBERS ABSENT

Benjamin Ayers
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 Nettles
Evan Balmer
Tulili Tuiteleleapaga
Alexis Wagner

OTHERS PRESENT:

Call Meeting to Order.

Vice Chair Pitcher excused Chair Ayers, Boardmember Montes and Boardmember Farnsworth and declared a quorum present; the meeting was called to order at 4:38 pm.

1 Take action on all consent agenda items.

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

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

Upon tabulation of vote, it showed:

AYES –Pitcher, Peterson, Blakeman, Carpenter

NAYS – None

Items on the Consent Agenda

2 Approval of minutes from previous meetings.

***2-a** Minutes from the May 28, 2025, Planning and Zoning Board meeting.

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3 Take action on the following zoning cases:

- *3-a ZON25-00082 "Culver's,"** 1.5± acres located approximately 850 feet west of the northwest corner of East McKellips Road and North Gilbert Road. Major Site Plan Modification for the development of an approximately 4,106± square foot limited-service restaurant with drive-thru. **(District 1)**

Planner: Tulili Tuiteleleapaga

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON25-00082 conditioned upon:

1. Compliance with the final site plan as submitted.
2. Compliance with all requirements of Design Review Case No. DRB25-00083.
3. Compliance with the Wayfinding Signage Plan as submitted.
4. Compliance with all applicable City development codes and regulations.
5. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.
6. All signage shall be reviewed under a separate permit.

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

Upon tabulation of vote, it showed:

AYES –Pitcher, Peterson, Blakeman, Carpenter

NAYS – None

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6 Discuss and take action on the following preliminary plats:

- *6-a ZON24-01090 "Mountain Vista,"** 24.7± acres located approximately 1,900 feet west of the southwest corner of the intersection of East Hampton Ave and South Signal Butte Road. Preliminary Plat to create seven commercial lots. **(District 5)**

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON24-01090 conditioned upon:

1. Compliance with Ord. No. 5580.
2. Compliance with the adopted Mountain Vista Design Guidelines.
3. Compliance with all conditions of approval of Case No. ZON19-00872.
4. Compliance with the Preliminary Plat submitted.
5. Compliance with the Subdivision Regulations.
6. Prior to the issuance of any building permit, obtain approval of and record a final subdivision plat.
7. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication, whichever comes first.
8. Compliance with all applicable City development codes and regulations.

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

Upon tabulation of vote, it showed:

AYES –Pitcher, Peterson, Blakeman, Carpenter

NAYS – None

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7 Review, discuss and make a recommendation to the City Council regarding the following proposed amendment to the Mesa Zoning Ordinance:

- *7-b** Proposed amendments to Chapters 81 and 87 of Title 11 of the Mesa City Code pertaining to Adaptive Reuse Permits. The amendments include, but are not limited to: modifying terms within Chapter 81 (Adaptive Reuse Permit) to reflect eligibility of existing commercial, office, and mixed use parcels rather than buildings; modifying the Adaptive Reuse Permit application cap; changing the zoning districts in which Adaptive Reuse Permits are allowed; clarifying the applicable development standards; modifying the definitions for Adaptive Reuse, Adaptive Reuse Permit, Low-Income Housing, Moderate Income Housing, and Multiple Residence Reuse; removing the definition of Existing Commercial, Office, and Mixed-Use Building; and adding a definition of Existing Commercial, Office, and Mixed-Use Parcel. **(Citywide)**

Planner: Rachel Phillips

Staff Recommendation: Adoption

The Board recommends adoption of the proposed amendments to Chapters 81 and 87 of Title 11 of the Mesa City Code pertaining to Adaptive Reuse Permits.

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

Upon tabulation of vote, it showed:

AYES –Pitcher, Peterson, Blakeman, Carpenter

NAYS – None

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- *7-c** Proposed amendments to Chapters 30, 31, and 87 of Title 11 of the Mesa City Code pertaining to Accessory Dwelling Units, Detached Accessory Buildings or Structures, and Home Occupations. The amendments include, but are not limited to: modifying the gross floor area requirements for Detached Accessory Buildings or Structures; modifying the setback requirements for Accessory Dwelling Units; modifying the specific use and activities standards for Home Occupations; adding the definition of “Building Addition”; modifying the definition of Home Occupations. **(Citywide)**

Planner: Rachel Phillips

Staff Recommendation: Adoption

The Board recommends adoption of the proposed amendments to Chapters 30, 31, and 87 of Title 11 of the Mesa City Code pertaining to Accessory Dwelling Units, Detached Accessory Buildings or Structures, and Home Occupations.

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

Upon tabulation of vote, it showed:

AYES –Pitcher, Peterson, Blakeman, Carpenter

NAYS – None

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Items not on the Consent Agenda

4 Discuss and make a recommendation to the City Council on the following zoning cases:

- 4-a ZON24-01052 “Beverly Apartments,”** 1.3± acres located at 120 North Beverly, approximately 715 feet north of the northwest corner of West Main Street and North Beverly. Rezone from Multiple Residence-2 (RM-2) and Multiple Residence-3 (RM-3) to Multiple Residence-4 with a Planned Area Development Overlay (RM-4-PAD) and Site Plan Review for a multiple residence development. **(District 4)**

Planner: Charlotte Bridges

Staff Recommendation: Approval with conditions

Summary:

The following citizens offered a series of comments in opposition to ZON24-01052.

- Madison Reynolds, a Mesa resident

Applicant Taylor Earl addressed public concerns by explaining that the proposed project is a modest increase from 12 to 36 units on a site with a long history of multifamily use. He emphasized the project’s proximity to a light rail station, aligning with the city’s goals for higher-density, transit-oriented development. Earl noted that a traffic study was not required due to the project’s small scale and shared that the city’s Transportation Department found traffic volumes would remain within a normal range. He clarified that the project is a low-income housing tax credit development targeting 50% A.M.I. (Area Median Income), with an expected reduction in car ownership and dependence due to affordability and emphasis on alternative transportation. While acknowledging neighborhood concerns about traffic and cut-through issues, he stated that speed cushions are a viable mitigation measure, but gating Beverly is not supported by City policy or precedent.

City of Mesa Traffic Engineer Ryan Hudson addressed public concerns by explaining that a traffic study was conducted for the adjacent development and included existing traffic volumes on Beverly and surrounding streets. He stated that current daily traffic volumes on Beverly range between 400–500 vehicles, and the proposed 36-unit development is expected to generate approximately 200–240 additional daily trips. This would increase total volumes to an estimated 600–700 vehicles per day—still within acceptable levels for local residential streets. Hudson explained that traffic volumes below 750–800 vehicles per day are considered moderate, with 1,000+ vehicles per day representing more of a quality-of-life issue than a capacity concern. He confirmed that speed cushions could be a viable traffic calming measure, but implementation would require Council direction or adherence to the City’s existing speed hump policy, which includes a resident petition process. The study considered traffic in both directions along Beverly and the broader street network connecting to Alma School Road, Main Street, and University Drive.

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Boardmember Carpenter motioned to approve Case ZON24-01052. The motion was seconded by Boardmember Blakeman.

The Board recommends to approve case ZON24-01052 conditioned upon:

1. Compliance with the final site plan.
2. Prior to the issuance of a building permit, submit for and receive approval of a lot combination to combine APN 135-53-015B, APN 135-53-015C, and APN 135-53-017.
3. Compliance with all requirements of Design Review Case No. DRB24-01050.
4. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication, whichever comes first.
5. All off-site improvements and street frontage landscaping must be installed in the first phase of construction.
6. 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:

Development Standards	Approved
<u>Proportion of Private and Common Open Space</u> – MZO Section 11-5-5(A)(3)(a) - Two bedroom units - Three bedroom units	 88 square feet of private open space 110 square feet of private open space
<u>Additional Standards for Private Open Space – Accessibility and Location</u> – MZO Section 11-5-5(A)(3)(3(i)(1) and (2) - Ground level private open space - <u>Above ground private open space</u>	 Private open space located at the ground level (e.g., yards, decks, patios) shall have no dimension less than six feet, 10 inches. Above-ground private open space (e.g., balconies) shall be a minimum of 60 square feet and shall not be less than six feet, 10 inches wide.

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Development Standards	Approved
<u>Minimum Yards –</u> MZO Section 11-32-3(D)(2) - Multiple residences:	0 covered parking spaces
<u>Required Landscape Yard Width –</u> <i>MZO Section 11-33-3(B)(1)(a)(i) & Section 11-33-3(B)(2)(a)(ii)</i> - Non-single residences uses adjacent to single residence uses or districts: sites less than five acres <i>(North property line)</i> <i>(West property line)</i> - Non-single residence uses adjacent to other non-single residence uses or districts <i>(West property line)</i> <i>(South Property line)</i>	8 feet 8 feet 5 feet 5 feet
<u>Foundation Base, Exterior Walls with a Public Entrance – MZO Section 11-33-5(A)(1)</u> - North elevation	A 10-foot-wide foundation base shall be provided, measured from face of building to face of curb along the entire length of the exterior wall.

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

Upon tabulation of vote, it showed:

AYES –Pitcher, Peterson, Blakeman, Carpenter

NAYS – None

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MINUTES OF THE JUNE 11, 2025, PLANNING & ZONING BOARD MEETING

5 Discuss and make a recommendation to the City Council on the following General Plan amendment and related zoning case:

- 5-a ZON25-00203 “Beverly Apartments,”** 1.3± acres located at 120 North Beverly, approximately 715 feet north of the northwest corner of West Main Street and North Beverly. Minor General Plan Amendment to change the General Plan Placetype from Traditional Residential with a Sustain Growth Strategy to Mixed Residential with a Sustain Growth Strategy. **(District 4)**

Planner: Charlotte Bridges

Staff Recommendation: Approval with conditions

Boardmember Carpenter motioned to approve Case ZON25-00203. The motion was seconded by Boardmember Blakeman.

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

Upon tabulation of vote, it showed:

AYES –Pitcher, Peterson, Blakeman, Carpenter

NAYS – None

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- 7-a** Proposed amendments to Chapters 6, 7, 22, 31, 32, and 86 of Title 11 of the Mesa City Code pertaining to Data Centers and Planned Area Development Overlay Districts. The amendments include, but are not limited to: adding a definition for Data Center; modifying land use tables to add Data Center; establishing development and other standards specific to Data Centers; adding a minimum parking requirement for Data Centers; amending the purpose, land use regulations, and development standards related to the Planned Area Development (PAD) Overlay District to, among other things, allow land uses to be permitted through approval of PAD Overlay Districts; modifying the definition of Indoor Warehousing And Storage. **(Citywide)**

Planner: Rachel Phillips

Staff Recommendation: Adoption

Summary:

The following individuals offered a series of comments in opposition to the proposed amendments to Chapters 6, 7, 22, 31, 32, and 86 of Title 11 of the Mesa City Code pertaining to Data Centers and Planned Area Development Overlay Districts:

- Ben Graff, a representative for Novva
- Emily Rice, Vice President of Government Relations, B3 Strategies
- Sean LeRoy, a representative for Cyrus One
- Mark Bower, with Jones, Lang and LaSalle
- Jay Irvin, with Butler Design Group
- Tom Maples, a representative of the 7X24 Exchange
- Cepand Alizadeh, Government Relations Specialist for the Arizona Technology Council

Boardmember Peterson expressed concerns that the proposed data center ordinance may be premature and overly restrictive. He noted that the definition of a data center, combined with the 10% footprint limit for accessory use, could unintentionally hinder large employers from expanding their internal IT operations. He questioned the need for some criteria, such as prohibiting standalone structures, and emphasized that more collaboration with stakeholders appears necessary, as not all listed companies seem to be in agreement. He supported flexible screening methods and site-specific parking requirements through PADs, and suggested that if changes to PAD minimum land area are being considered, they should be made now rather than delayed.

Boardmember Blakeman expressed concern that many questions remain unanswered about the proposed data center ordinance, both on small and large details. She noted that most speakers were not opposed but requested more time to review the ordinance. Blakeman also pointed out that most feedback came from projects that are approved but not yet built, and questioned whether property owners with existing rights are aware of the potential impacts. She expressed concern that the ordinance may not yet be fully ready to move forward.

Vice Chair Pitcher noted that the City has worked hard to attract data center stakeholders and the intent of the ordinance is to provide clarity, not discourage investment. He recommended continuing the item to the June 25, 2025 Planning and Zoning Board meeting to allow more time for review and input from both stakeholders and absent board members.

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Vice Chair Pitcher motioned to continue the proposed amendments to Chapters 6, 7, 22, 31, 32, and 86 of Title 11 of the Mesa City Code pertaining to Data Centers and Planned Area Development Overlay Districts to the June 25, 2025 Planning and Zoning Board meeting. The motion was seconded by Boardmember Peterson.

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

Upon tabulation of vote, it showed:

AYES –Pitcher, Peterson, Blakeman, Carpenter

NAYS – None

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8 Adjournment.

Boardmember Carpenter motioned to adjourn the meeting. The motion was seconded by Boardmember Blakeman

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

Upon tabulation of vote, it showed:

AYES –Pitcher, Peterson, Blakeman, Carpenter

NAYS – None

The public hearing was adjourned at 5:38 pm.

The City of Mesa is committed to making its public meetings accessible to persons with disabilities. For special accommodations, please contact the City Manager's Office at (480) 644-3333 or AzRelay 7-1-1 at least 48 hours in advance of the meeting.

Si necesita asistencia o traducción en español, favor de llamar al menos 48 horas antes de la reunión al (480) 644-2767.

Respectfully submitted,

Benjamin Ayers
Planning and Zoning Board Chair

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