



# PLANNING AND ZONING BOARD STUDY SESSION MINUTES

June 10, 2026

The Planning and Zoning Board of the City of Mesa met in the Study Session room at City Hall, 20 East Main Street, on June 10, 2026, at 3:32 p.m.

## BOARD PRESENT

Benjamin Ayers, Chairperson  
Troy Peterson, Vice Chairperson  
Jamie Blakeman, Boardmember  
Jayson Carpenter, Boardmember  
Chase Farnsworth, Boardmember\*  
Genessee Montes, Boardmember  
Jeff Pitcher, Boardmember

## BOARD ABSENT

## STAFF PRESENT

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

(\*Participated in the meeting through the use of video conference equipment)

Chairperson Ayers conducted a roll call.

Chairperson Ayers excused Boardmember Farnsworth from the beginning of the meeting; he arrived at 3:42 p.m.

### 1. Staff update.

Updates were provided on the Code Amendments scheduled for introduction on June 24. Additionally, it was announced that a Special Meeting regarding a General Plan Amendment will be held off-site in July.

### 2. Review and discuss items listed on the Public Hearing agenda for June 10, 2026.

**Senior Planner, Jennifer Merrill, reviewed agenda Item 3-a, ZON26-00333 "Faith Christian School," 9.9± acres located at 3761 South Power Road. Council Use Permit and amending Conditions of Approval Nos. 1, 2, 3, 4, 5, 8, 12 and 13 of Ordinance No. 4646. This request will allow for a Private School. (District 6) on the Planning and Zoning Board Public Hearing agenda and displayed a PowerPoint presentation. (See Attachment 1)**

Ms. Merrill explained that the request is for a Council Use Permit for a private school to operate within an existing 49,000-square-foot campus that was originally constructed as a charter school, as well as a modification of conditions from a 2006 approval. She noted that a private school entity is interested in purchasing the property, which prompted the request. She stated that the General Plan place type is Regional Employment Center with an Evolve growth strategy. She further explained that the majority of the parcel is zoned Light Industrial with two Planned Area Development overlays (LI-PAD-PAD), while the western flagpole portion of the

property is zoned Limited Commercial with two Planned Area Development overlays (LC-PAD-PAD). **(See Pages 3 through 6 of Attachment 1)**

Ms. Merrill presented an existing site photograph looking east from Power Road, highlighting a vacant pad site at the front of the property that remains undeveloped, along with existing school signage and flagpoles. She reviewed the site plan, noting it was taken from building permit plans approved in 2014, and stated that no physical changes are proposed for the building or the site. She confirmed that access will remain from Power Road, and that existing parking and landscaping will be maintained as is. She also displayed the existing building elevations from the 2014 plans, reiterating that no modifications are proposed. **(See Pages 7 through 10 of Attachment 1)**

Ms. Merrill reviewed the criteria for a Council Use Permit, per Chapter 70 of the Mesa Zoning Ordinance, stating that the request meets the four required criteria as detailed in the staff report. She reported that the applicant completed a citizen participation process, including public notice mailings to surrounding property owners, HOAs, and registered neighborhoods. She stated that neither staff nor the applicant received any public feedback or correspondence as a result of the outreach. She concluded that the proposal complies with the Mesa 2050 General Plan and Section 11-76 of the Mesa Zoning Ordinance and recommended approval with conditions. **(See Pages 11 through 14 of Attachment 1)**

In response to a question from Boardmember Montes regarding potential traffic impacts due to another existing charter school across the street, Ms. Merrill explained that the applicant submitted a traffic statement. She stated that City transportation staff reviewed the document, expressed no concerns, and indicated that the proposal met all requirements and would not create any anticipated problems. Ms. Merrill and Boardmembers clarified that because the facility has already been operating as a school, any current traffic patterns are already established in the area.

Answering Boardmember Carpenter's inquiry regarding student capacity, Ms. Merrill stated that staff do not anticipate any changes to the existing enrollment numbers.

In response to Chairperson Ayers' question confirming the purpose of the application, Ms. Merrill and staff clarified that the item is before the Board because of the transition from a charter school to a private school, which requires a Council Use Permit under current city code due to the change in operational designation.

There were no further questions from the Board, Chair Ayers concluded the study session for this item.

**Principal Planner, Cassidy Welch, reviewed agenda item 4-a, GPA26-00111 "San Antonio Tire Shop" 0.4± acres located at 1609 West University Drive. Minor General Plan Amendment to change the Placetype from Urban Residential to Urban Center. (District 3), on the Planning and Zoning Board Public Hearing agenda and displayed a PowerPoint presentation. (See Attachment 2)**

Ms. Welch presented Agenda Item GPA26-00111, a request for a Minor General Plan Amendment to change the Placetype from Urban Residential to Urban Center for an approximately 4.4-acre parcel located at 1609 West University Drive, on the south side of University Drive and west of Longmore. She noted that the property is currently zoned OC – Office Commercial. As part of a tandem request, the applicant is proposing to rezone the site to LC – Limited Commercial with a Bonus Intensity Zone (BIZ) Overlay to allow a minor automobile

repair use, which is permitted in the LC district. Ms. Welch explained that the Urban Residential Placetype supports a diverse mix of uses but does not identify minor automobile repair as a principal or supporting land use. The applicant therefore seeks a change to Urban Center, where convenience services, including minor auto repair are considered principal uses. **(See Pages 3 through 5 of Attachment 2)**

Ms. Welch reviewed the request against the General Plan approval criteria and found it consistent. The applicant completed the required Citizen Participation Plan, notifying property owners within 1,000 feet and registered neighborhoods. A neighborhood meeting in June 2025 had no attendees; a second meeting in April 2026 included residents with questions regarding parking, lighting, noise, and the proposed use. Staff recommended approval with conditions. Ms. Welch offered to answer questions or proceed to the zoning request. **(See Pages 6 through 12 of Attachment 2)**

Boardmembers agreed to proceed.

**Principal Planner, Cassidy Welch, reviewed agenda item 4-b, ZON25-00110 "San Antonio Tire Shop" 0.4± acres located at 1609 West University Drive. Rezone from Office Commercial (OC) to Limited Commercial with a Bonus Intensity Zone Overlay (LC-BIZ) and Site Plan Review. This request will allow for an approximately 4,015± square foot Minor Automobile Repair facility. (District 3).** on the Planning and Zoning Board Public Hearing agenda and displayed a PowerPoint presentation. **(See Attachment 3)**

Ms. Welch explained that this case is the associated zoning request to the previously discussed Minor General Plan Amendment. She noted that the application was submitted prior to the City's recent zoning text amendments and aims to bring the existing building and business operations into full compliance with the zoning ordinance. She presented an existing photograph of the site, confirming that the business is currently operating on the property.

Ms. Welch reviewed the proposed site plan, stating that the applicant will maintain the existing building and canopy while introducing several site enhancements. The proposed improvements include closing two existing driveways closest to the intersection—the easternmost driveway on University Drive and the northernmost driveway on Longmore—and installing new landscaping and a revised traffic circulation pattern. She explained that customers will enter from University Drive, route to the west and south of the building, and exit onto Longmore. She also noted that the development provides four parking spaces. For the proposed landscape plan, Ms. Welch highlighted the addition of a variety of trees, including Desert Museum Palo Verde and Canary Island Palm, along with a selection of shrubs and desert flora such as agave, organ pipe, ocotillo, and cacti. **(See Pages 7 through 9 of Attachment 3)**

The architectural elevations and renderings were presented, outlining proposed building improvements that include paint modifications and a new mural on the east elevation facing Longmore. Ms. Welch detailed the proposed materials, including stucco in a variety of colors and a blue-painted finish for the existing metal canopy. She also noted the inclusion of a parking screen wall constructed of concrete masonry unit (CMU) breeze block. **(See Pages 10 through 14 of Attachment 3)**

Ms. Welch outlined the requested BIZ overlay standards, explaining that the overlay is necessary to accommodate deviations from specific development standards due to existing site constraints. The requested deviations include reductions in building and parking setbacks, modified standards for automotive service bays, a reduction in total required parking from eleven spaces to four spaces, and reductions in both perimeter landscaping widths and total

landscaping amounts. Ms. Welch stated that the applicant's citizen participation and neighborhood notification processes were conducted concurrently for both the general plan amendment and the zoning request. She reported that the applicant held two neighborhood meetings, which were attended by the same residents. Ms. Welch concluded that staff found the development complies with the 2050 Mesa General Plan, Chapter 69 for site plan review, and Chapter 21 for a BIZ overlay, and recommended approval with conditions. **(See Pages 15 through 23 of Attachment 3)**

In response to Vice Chair Peterson's question regarding the history and current use of the site, Ms. Welch explained that the existing business, San Antonio Tires, is seeking a rezone to bring the property into legal compliance with the zoning ordinance. She stated that the business has been operating at this location for approximately two years, though the building itself is older and has hosted a variety of past users.

Vice Chair Peterson inquired about the application of the General Plan and why an amendment was required if the automotive use existed prior to the plan's adoption. Ms. Welch clarified that the current tire shop is not considered a legal non-conforming use because the activity was never permitted under the property's original Office Commercial (OC) zoning district. She explained that while legal non-conforming use could typically continue under the General Plan, the necessity of a rezoning application triggers a mandatory consistency review, thereby requiring the associated General Plan amendment.

Planning Director Mary Kopaskie-Brown added that General Plan place types designate the overarching character of an area rather than individual lots, and because the applicant requires a rezone, the city must evaluate the proposal against the designated Urban Residential place type.

Vice Chair Peterson asked for clarification on how long the site had been non-compliant. Ms. Welch explained that when a property remains vacant for longer than one year, it loses its legal non-conforming status and must be brought into compliance with current code upon re-occupancy. She noted that because this site experienced a period of vacancy prior to San Antonio Tires taking over, it could no longer be grandfathered in. Vice Chair Peterson requested the exact dates of the vacancy period and asked how staff verifies such timelines. Ms. Welch stated she did not have the specific dates on hand but would provide them prior to the public hearing. She explained that staff verifies vacancy periods utilizing historical Google Street View imagery, utility and tax records, and direct confirmation from the property owner.

Vice Chair Peterson and Boardmembers raised concerns regarding the requested parking reduction, noting that the site provides only four parking spaces where eleven are required by code. Boardmembers expressed concern over the lack of a detailed parking strategy in the applicant's Good Neighbor Policy, specifically regarding employee parking and where customer vehicles would wait to be picked up. Ms. Welch responded that staff would provide additional operational details prior to the public hearing. She noted that vehicles undergoing minor tire or brake repairs would be stationed inside the service bays rather than in the parking lot. She added that the applicant anticipates a customer vehicle rotation of approximately every 30 minutes, and based on this operational model, the applicant has stated that the four designated spaces are adequate to meet daily business and customer needs.

There were no further questions from Boardmembers.

3. Adjourn.

Without objection, the Planning and Zoning Board Study Session adjourned at 3:58 p.m.

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Planning and Zoning Board Study Session meeting of the City of Mesa, Arizona, held on the 10<sup>th</sup> day of June 2026. I further certify that the meeting was duly called and held and that a quorum was present.

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BENJAMIN AYERS, CHAIRPERSON

DH  
(Attachments - 3)

City of Mesa

# Planning and Zoning Board

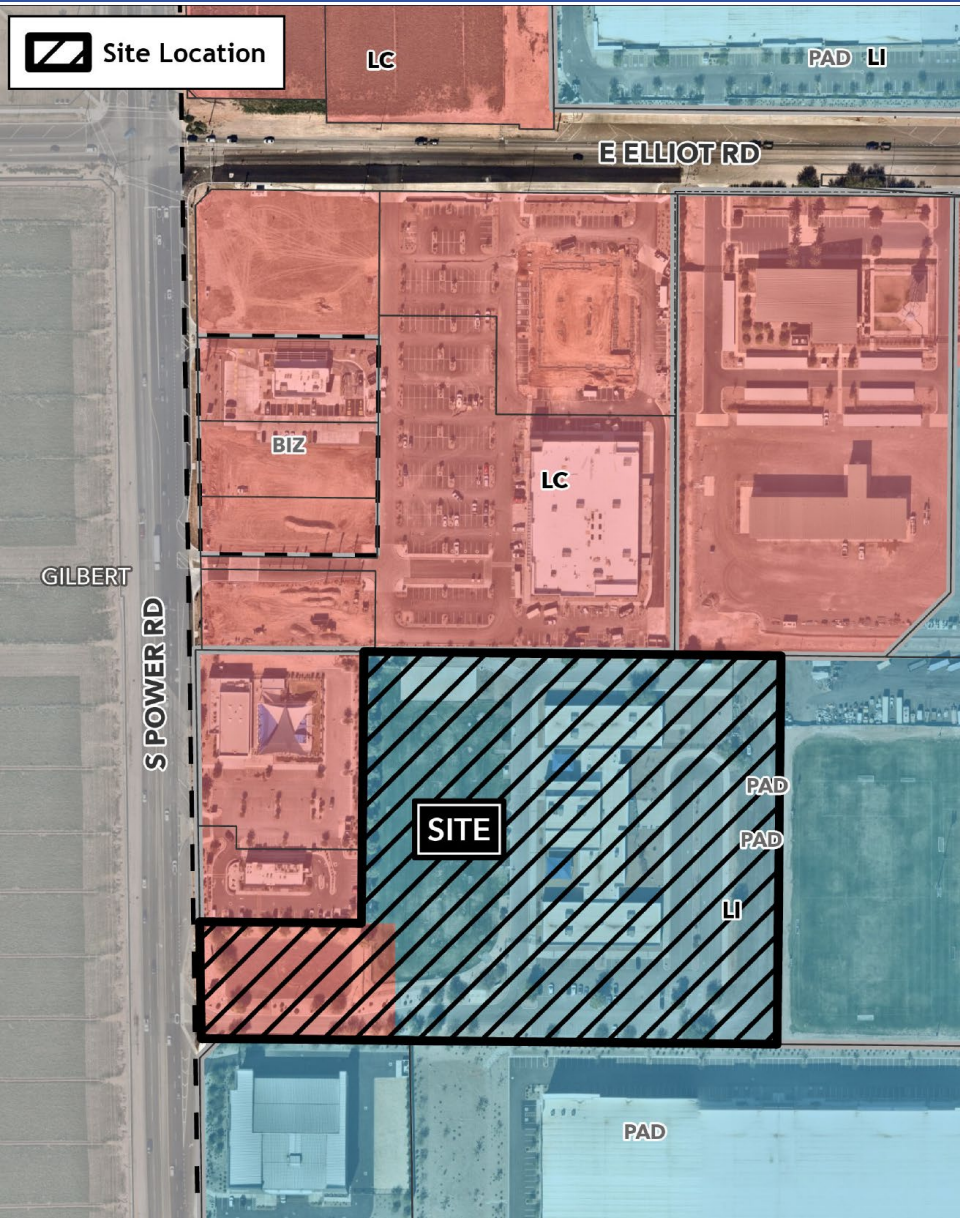
ZON26-00333  
Faith Christian School

Jennifer Merrill, Senior Planner



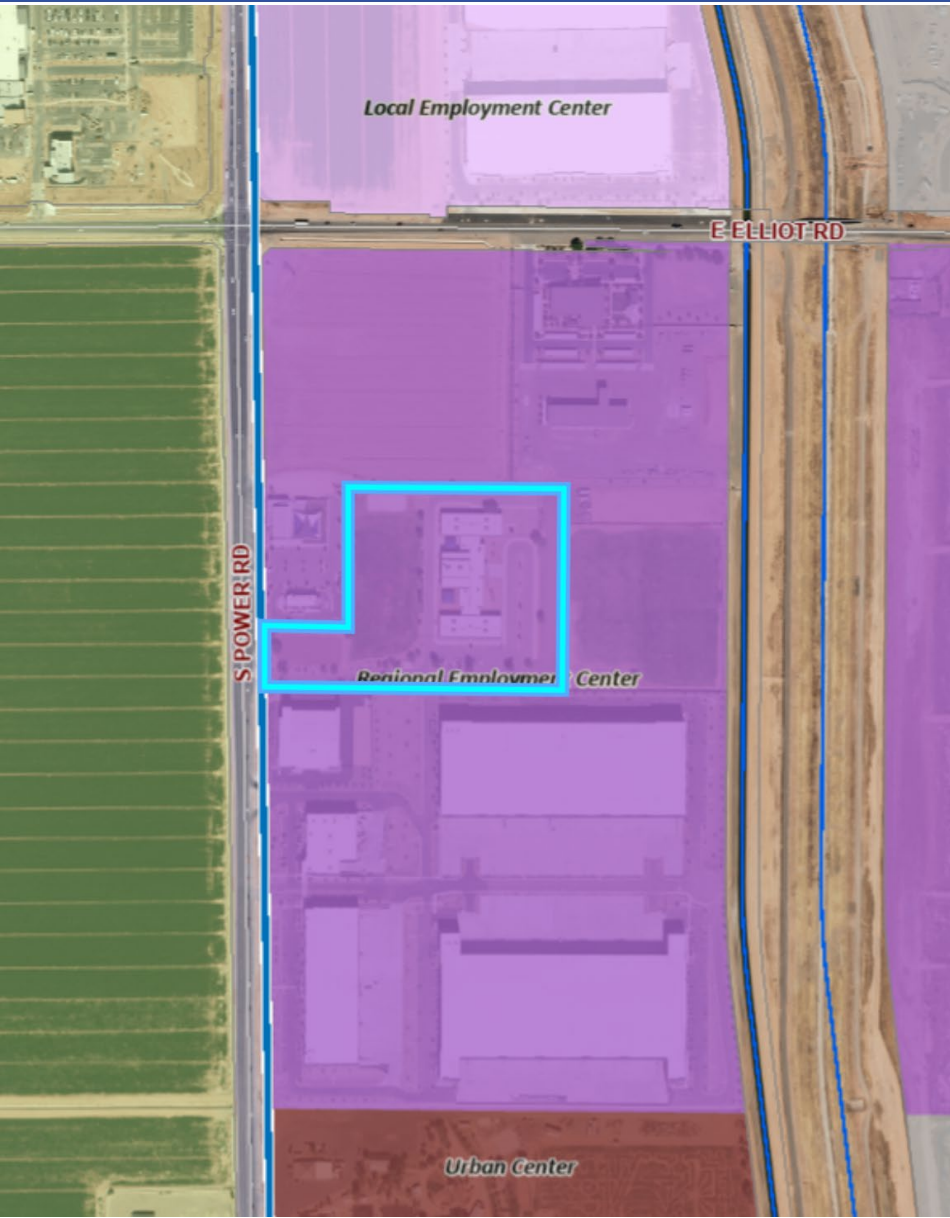
# Request

- CUP for a Private School
- Modification of Conditions of Approval from Case No. Z06-088, Ordinance No. 4646



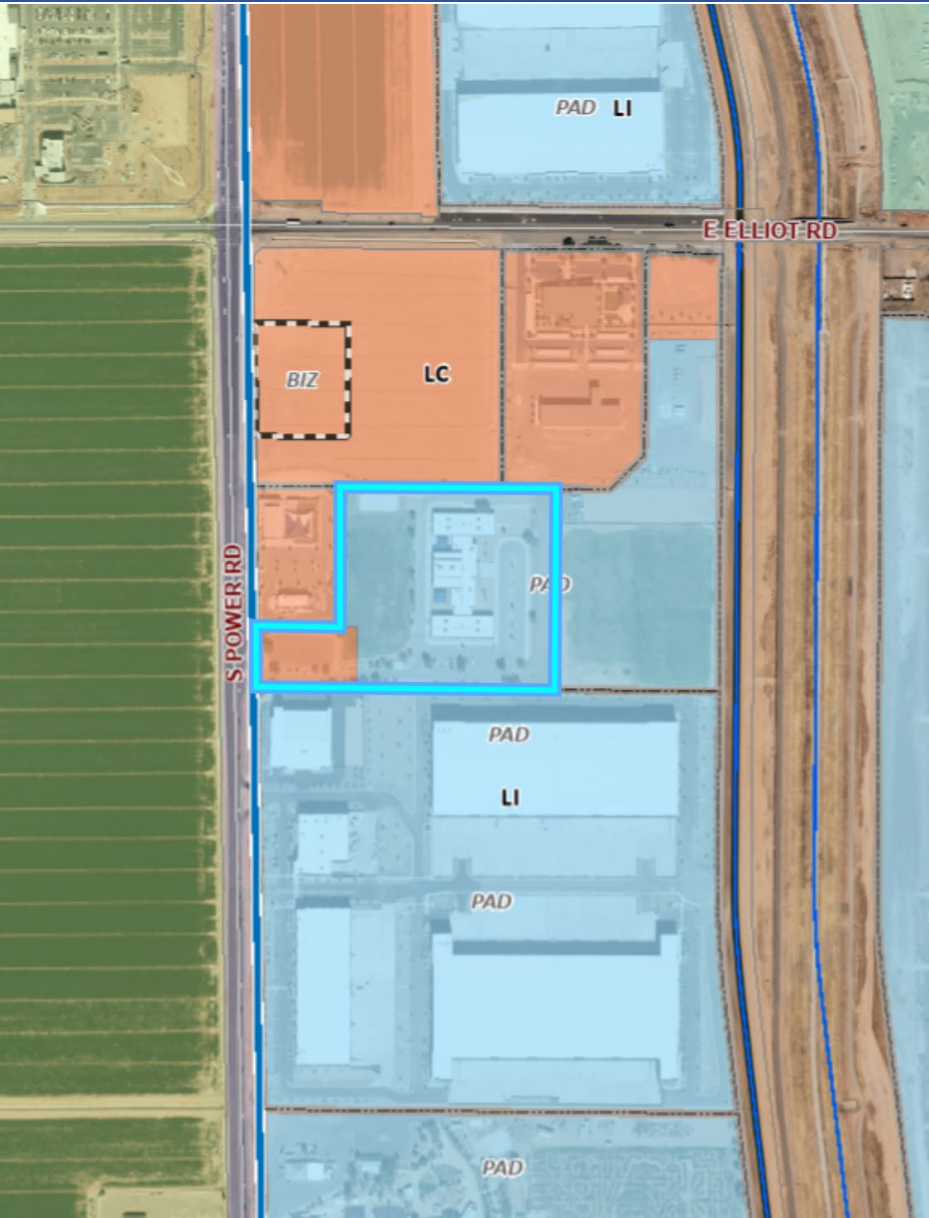
# Location

- 3761 South Power Road
- 9.9± parcel
- South of Elliot Road
- East side of Power Road



# General Plan

- Regional Employment Center Placetype
- Evolve Growth Strategy



# Zoning

- LI-PAD-PAD & LC-PAD-PAD



# Site Photos



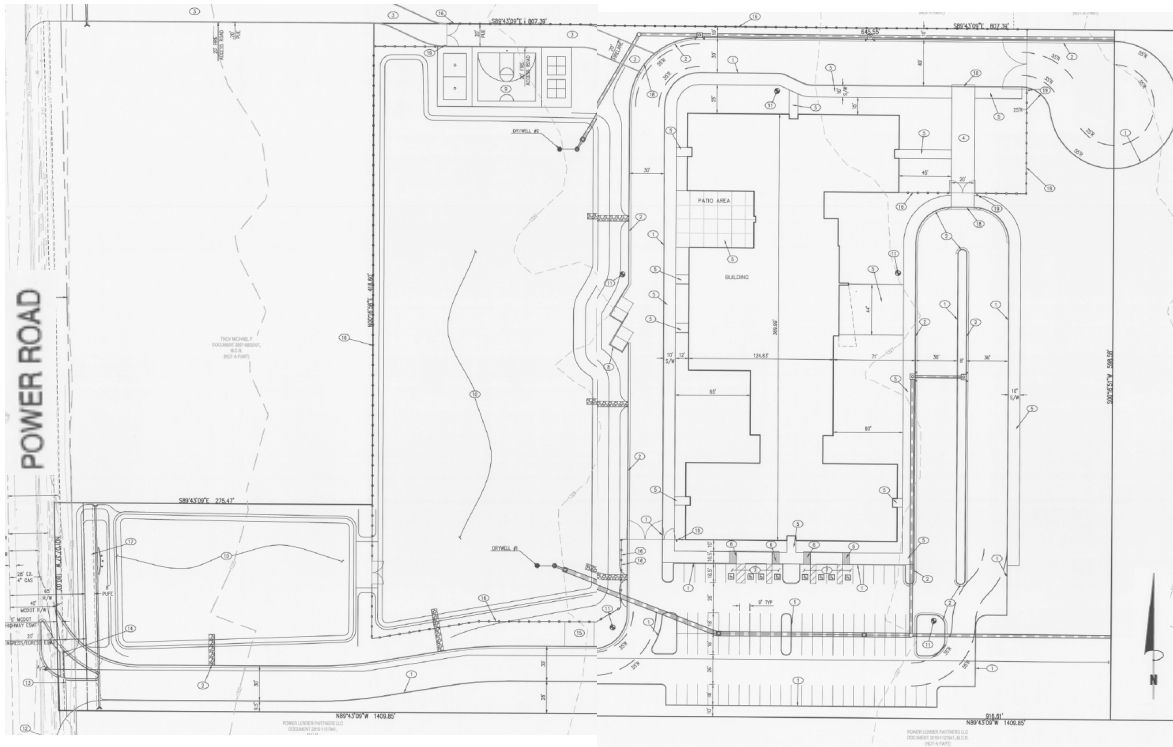
Looking East from Power Road



# Site Plan

(no proposed changes)

- Existing 49,036 sq. ft. school building
- Accessed from Power Road
- Existing parking and landscaping to remain
- No physical changes to the building and site



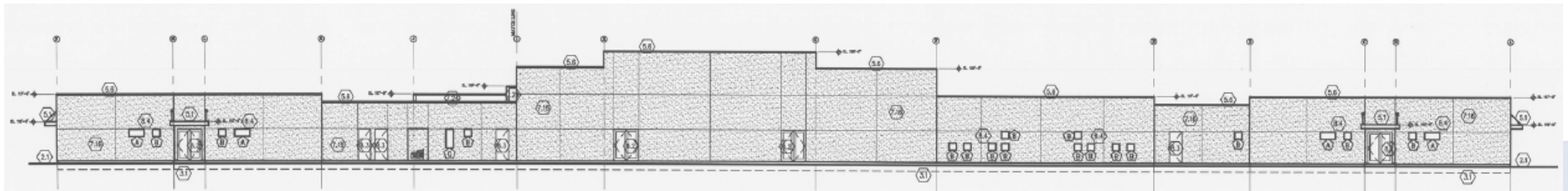


# Elevations

(no proposed changes)



FRONT ELEVATION

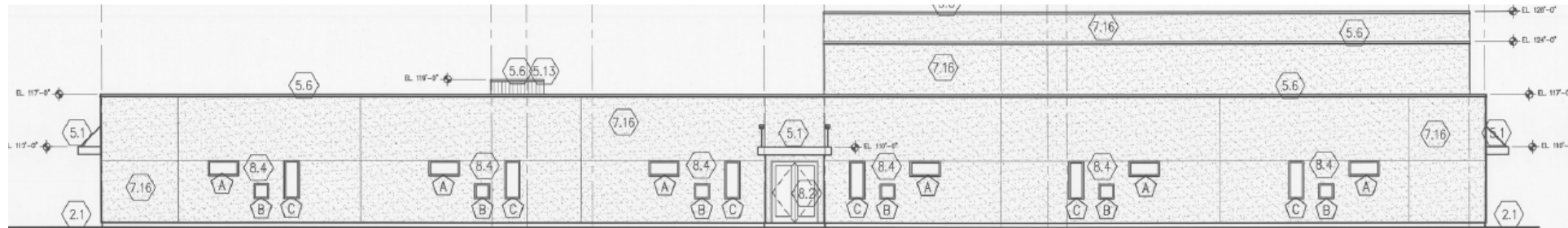


REAR ELEVATION

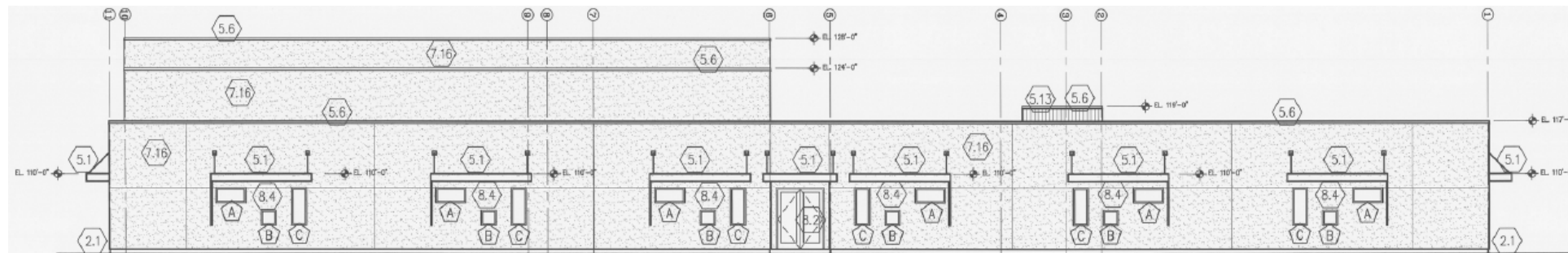


# Elevations

(no proposed changes)



RIGHT SIDE ELEVATION - NORTH



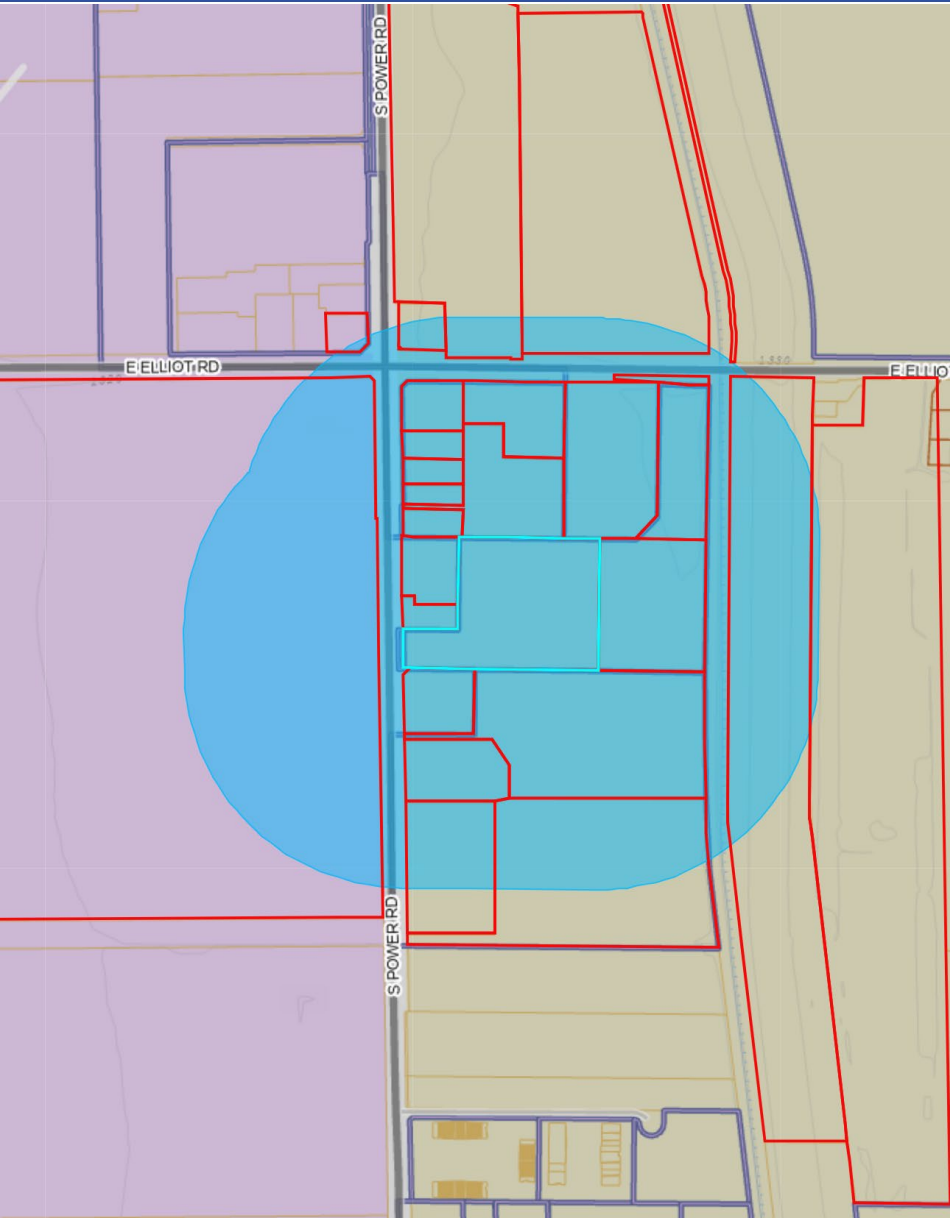
LEFT SIDE ELEVATION - SOUTH



## Council Use Permit (CUP)

Per MZO Section 11-70-6, a CUP shall only be granted if the approving body determines that the project as submitted or modified conforms to all of the following criteria:

1. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies;
2. The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies;
3. The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area of the proposed project or improvements in the neighborhood or to the general welfare of the City; and
4. Adequate public services, public facilities and public infrastructure are available to serve the proposed project.



# Notification

- Notified property owners within 1,000', HOAs, and registered neighborhood
- Staff and the applicant have not received any feedback from the neighbors



# Findings

- Complies with the 2050 Mesa General Plan
- Complies with Section 11-70-6 of the MZO for Council Use Permit



# Recommendation

Approval with conditions

City of Mesa

# Planning and Zoning Board

City of Mesa

# Planning and Zoning Board

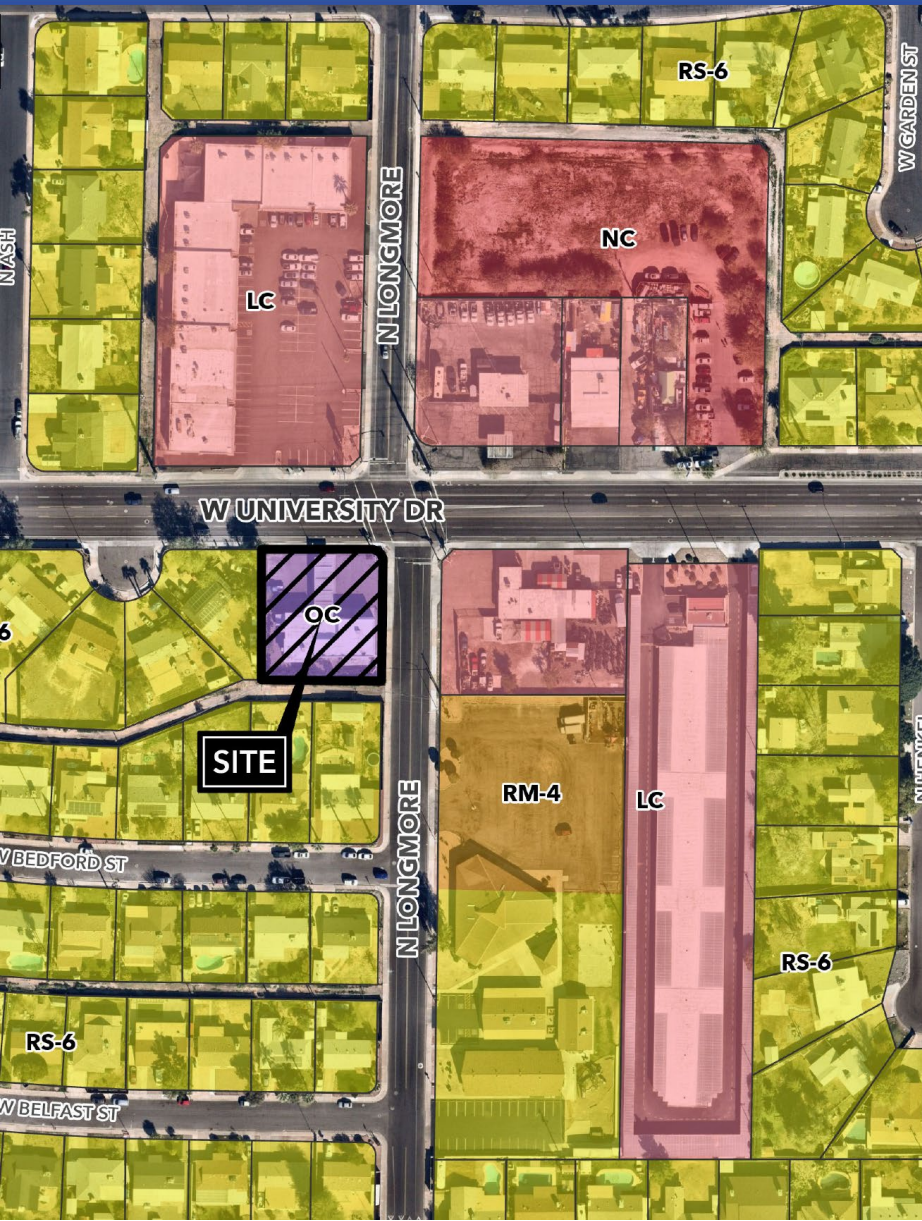
GPA26-00111  
San Antonio Tire

Emily Johnson, Planner II



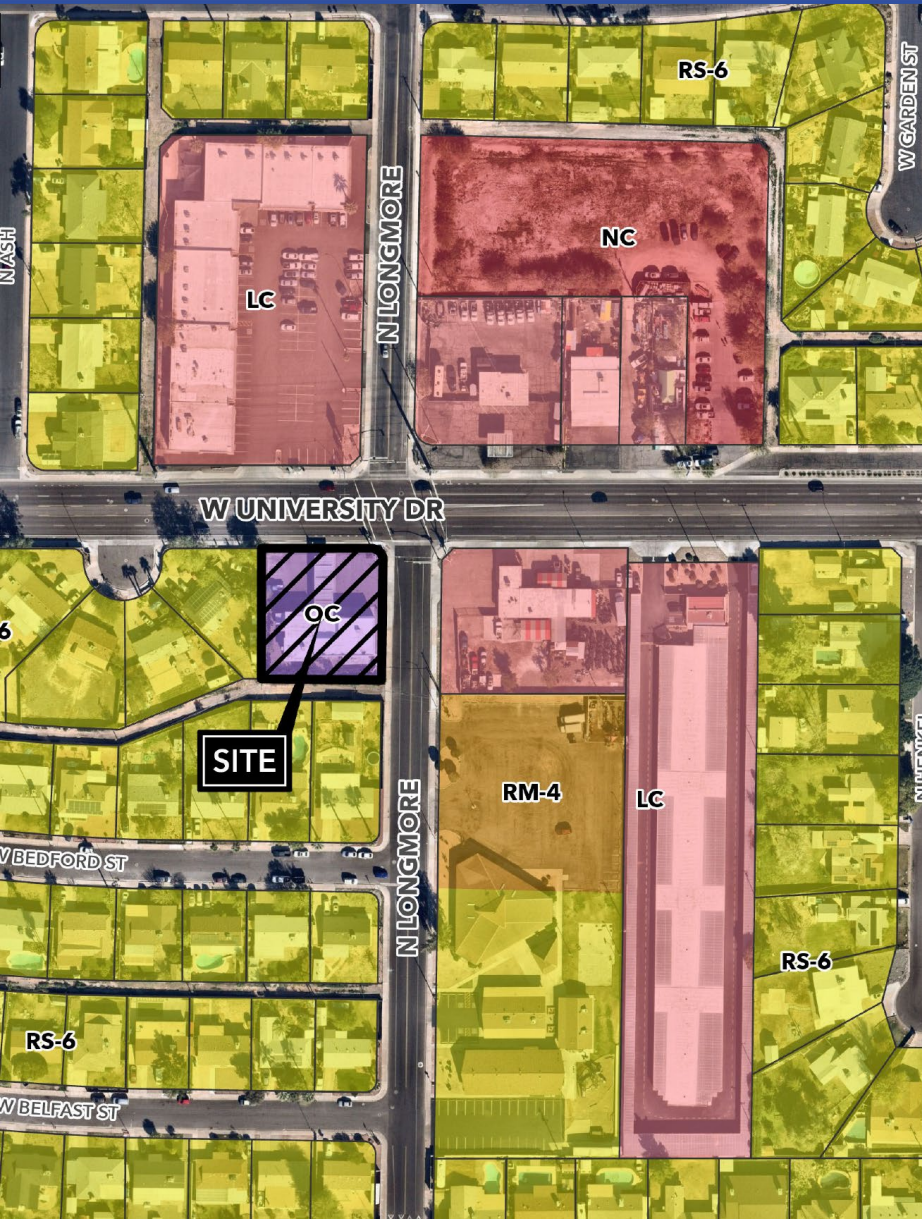
# Request

- Minor General Plan Amendment
- From Urban Residential Placetype to Urban Center Placetype



# Location

- 1609 W University Dr
- 0.4± parcel
- South of University Dr
- West of Alma School Rd



# Zoning

- Existing – OC
- Proposed – LC-BIZ
- Minor Automobile Repair is permitted in LC district



# General Plan

- Current Placetype – Urban Residential
- Provide for areas that contain a diverse mix of uses where commercial, residential, and public/semi public coexist
- Convenience Service not a principal or supporting land use



# General Plan

- Proposed Placetype – Urban Center
- Contains retail, personal services, public/semi-public uses, entertainment and recreation facilities, and convenience services
- Convenience Service is a principal land use

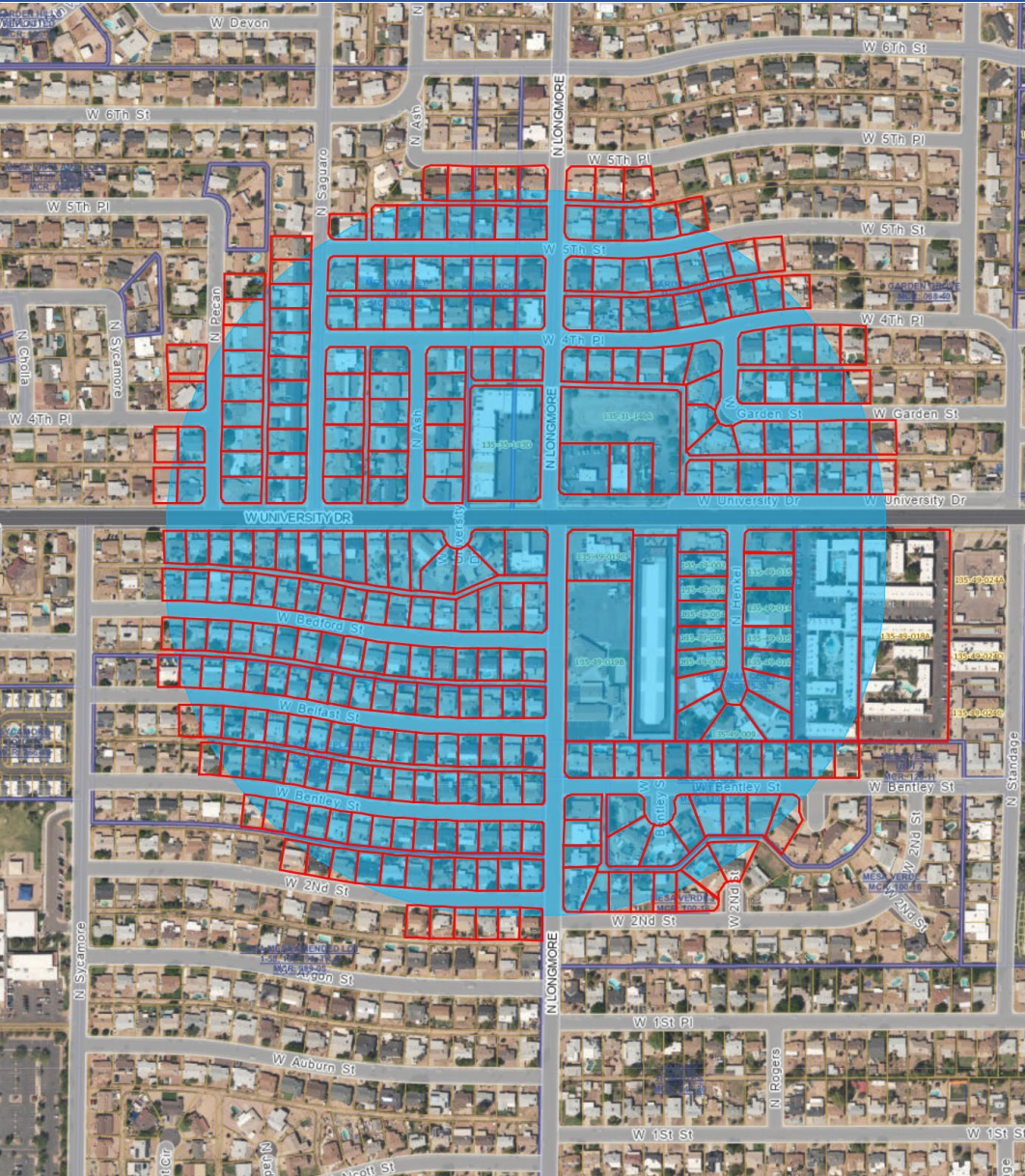
# GPA Approval Criteria

1. Whether the amendment will 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, making the amendment appropriate
3. The degree to which the proposed amendment will impact the community by:
  - a. Altering existing land use patterns in a significant way that is contrary to the Vision, Guiding Principals, or Strategies of 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



# GPA 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



# Notification

- Notified property owners within 1,000', HOAs, and registered neighborhood
- Neighborhood meeting held June 12, 2025, no attendees
- Neighborhood meeting held April 29, 2026, questions/concerns with parking, light, noise, use



# Findings

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



# Recommendation

Approval with conditions

City of Mesa

# Planning and Zoning Board

City of Mesa

# Planning and Zoning Board

ZON25-00110

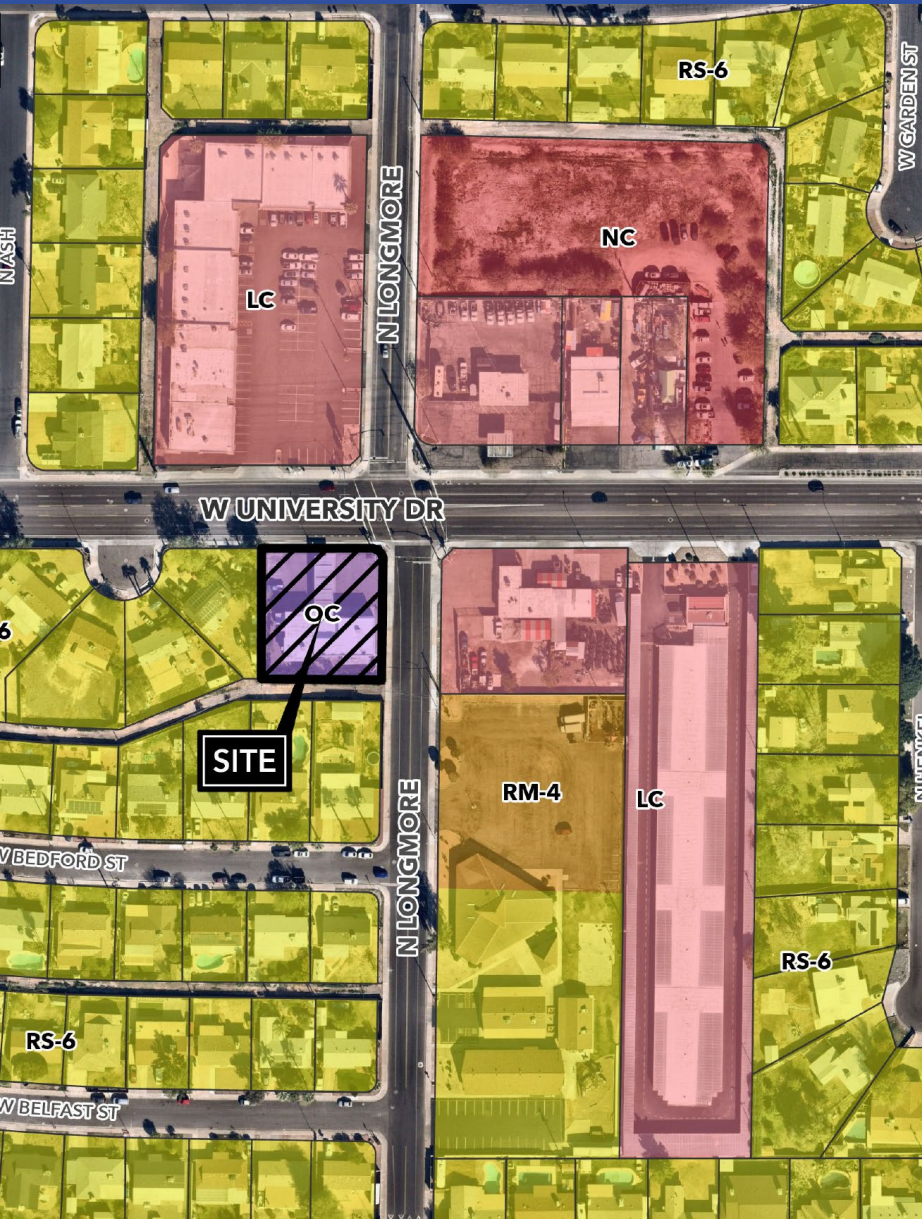
# San Antonio Tire Shop Rezone

Emily Johnson



# Request

- Rezone from OC to LC-BIZ
- Site Plan Review
- Minor General Plan Amendment (GPA26-00111)



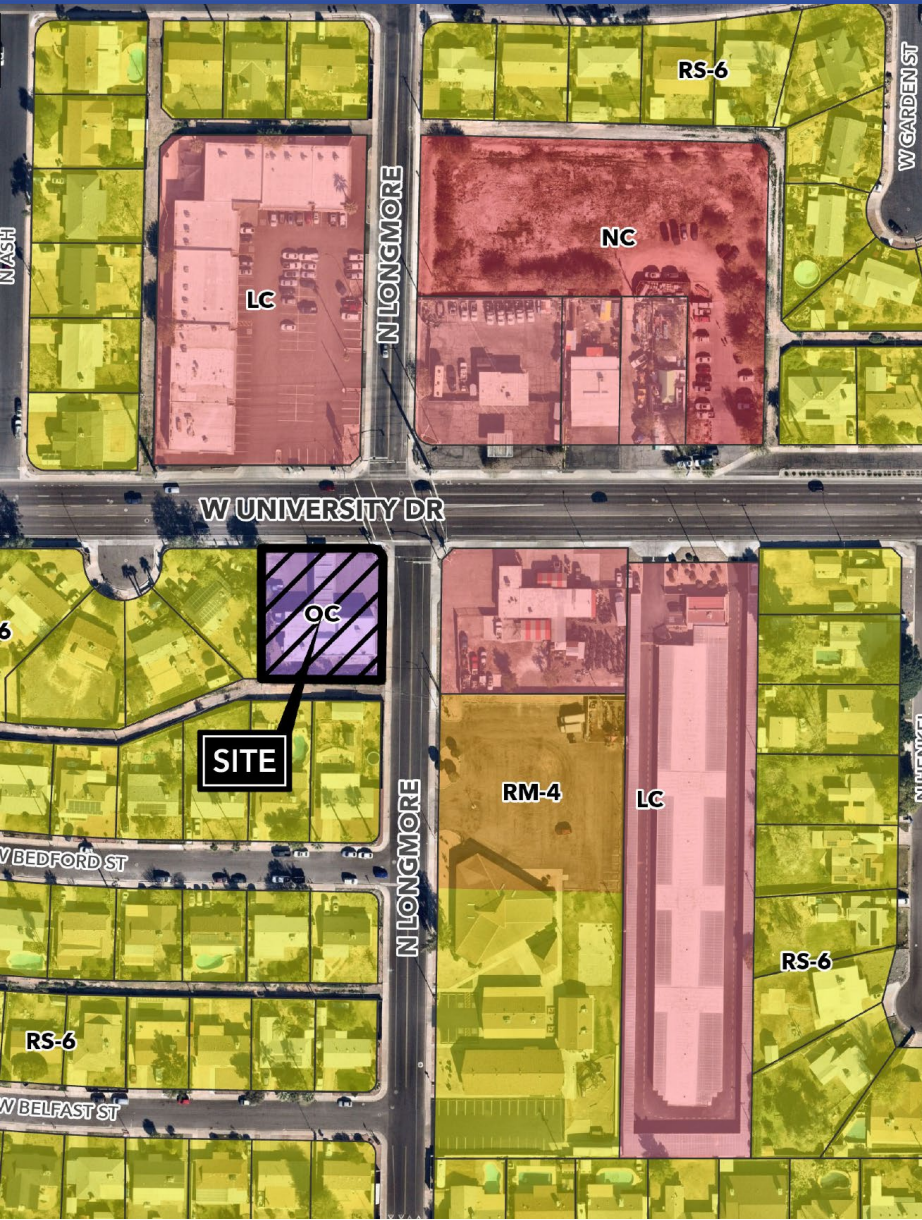
# Location

- 1609 West University Drive
- 0.4± parcel
- South of University Dr
- West of Alma School Rd



# General Plan

- Current Placetype – Urban Residential, Evolve Growth Strategy
- Proposed Placetype – Urban Residential, Evolve Growth Strategy
- Convenience Services



# Zoning

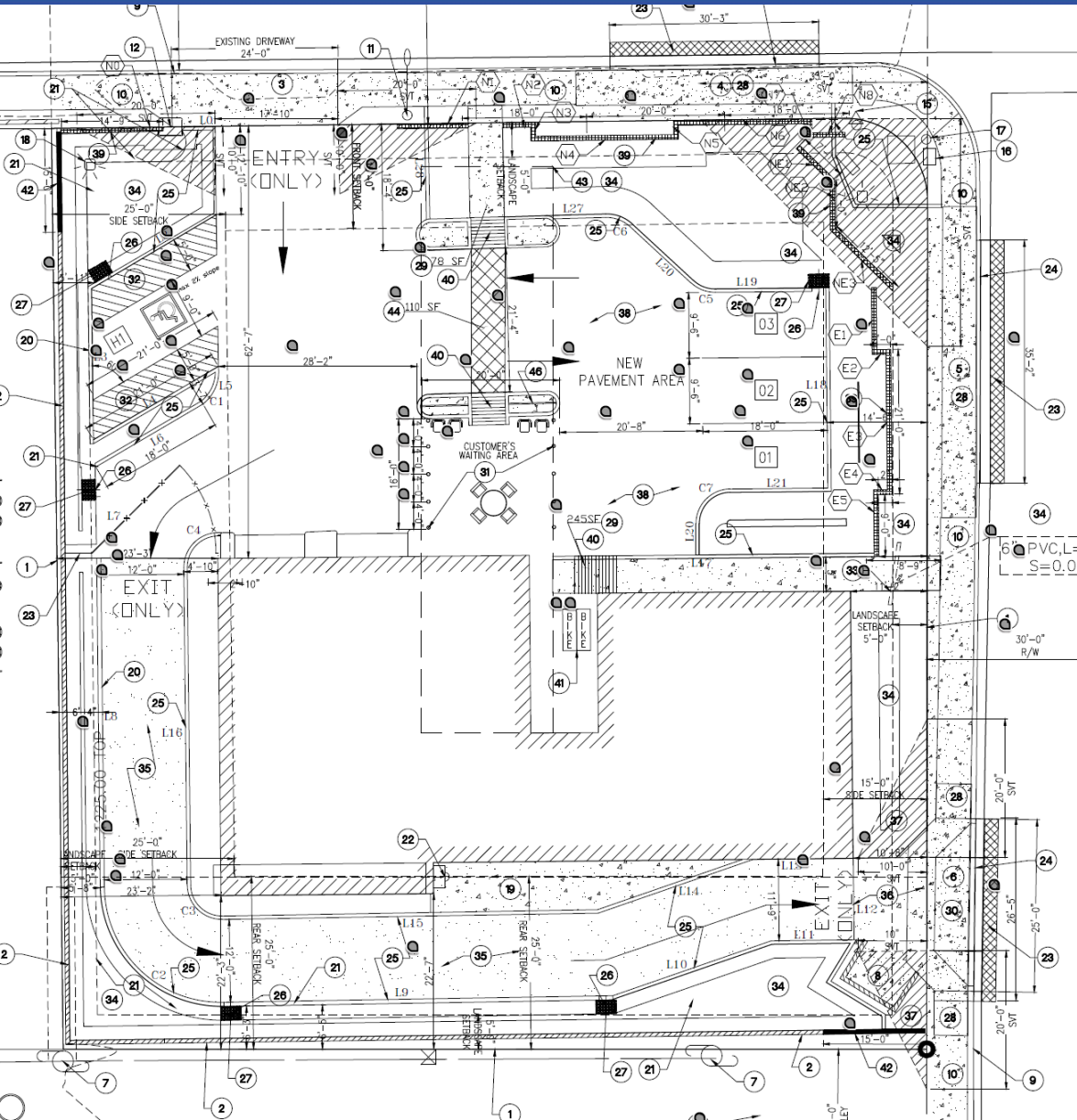
- Existing – OC
- Proposed – LC-BIZ
- Minor Automobile Repair is permitted in LC district



# Site Photos



Looking southwest from University and Longmore



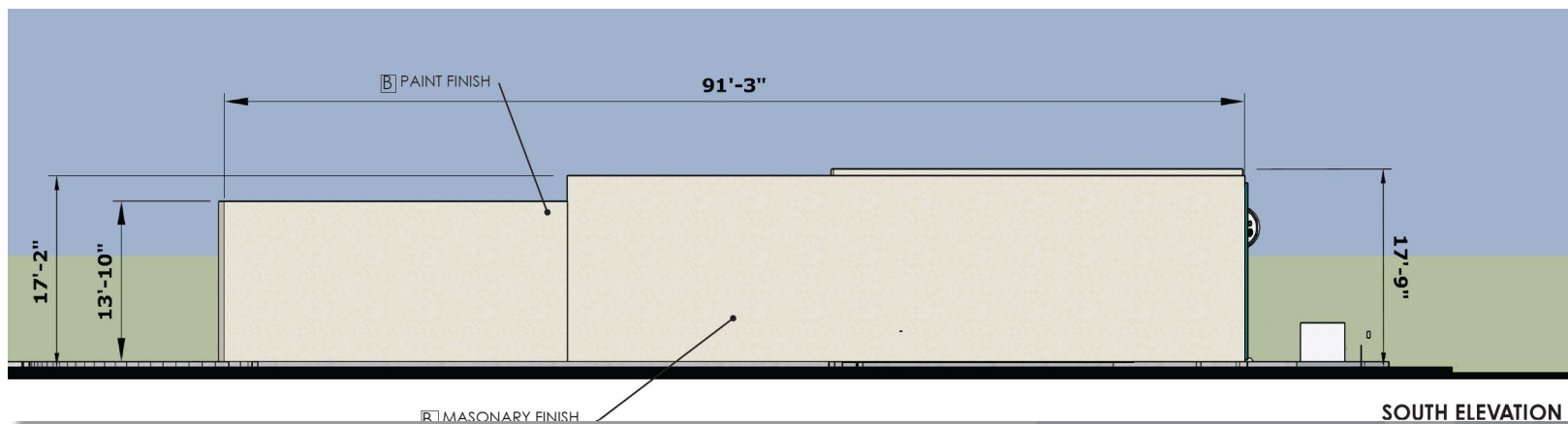
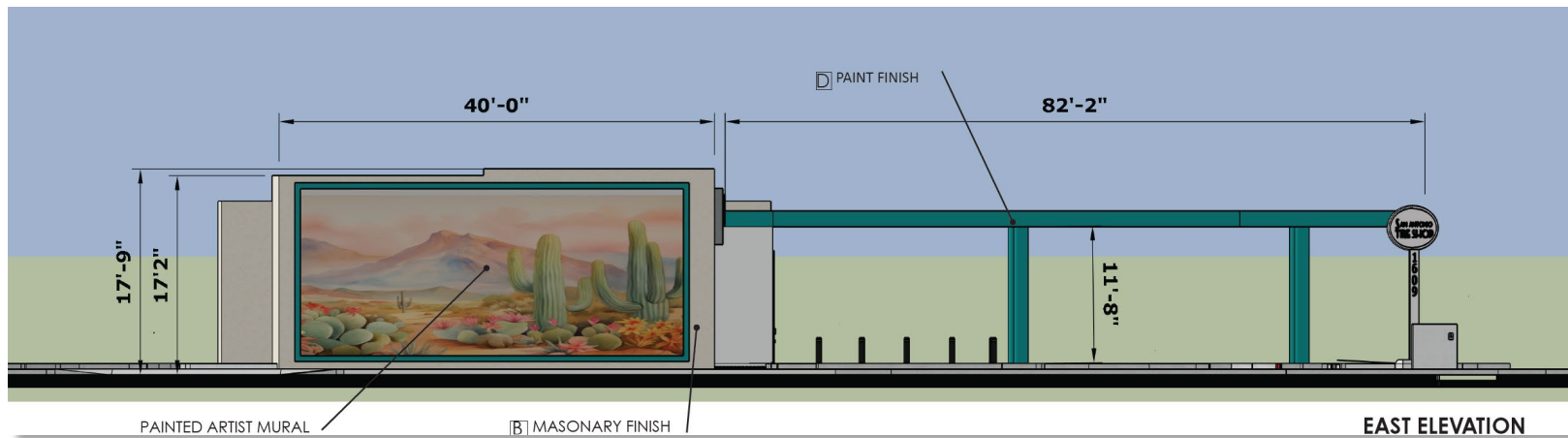
# Site Plan

- Existing 4,015 SF Minor Auto Repair Facility and canopy
- 4 parking spaces
- Enter from University and exit to Longmore



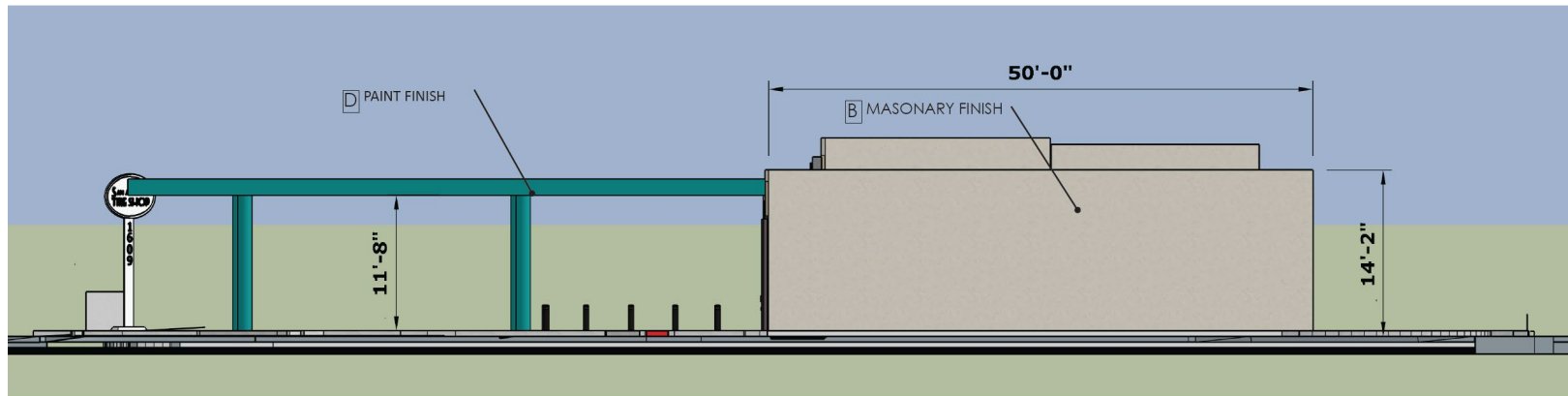


# Elevations

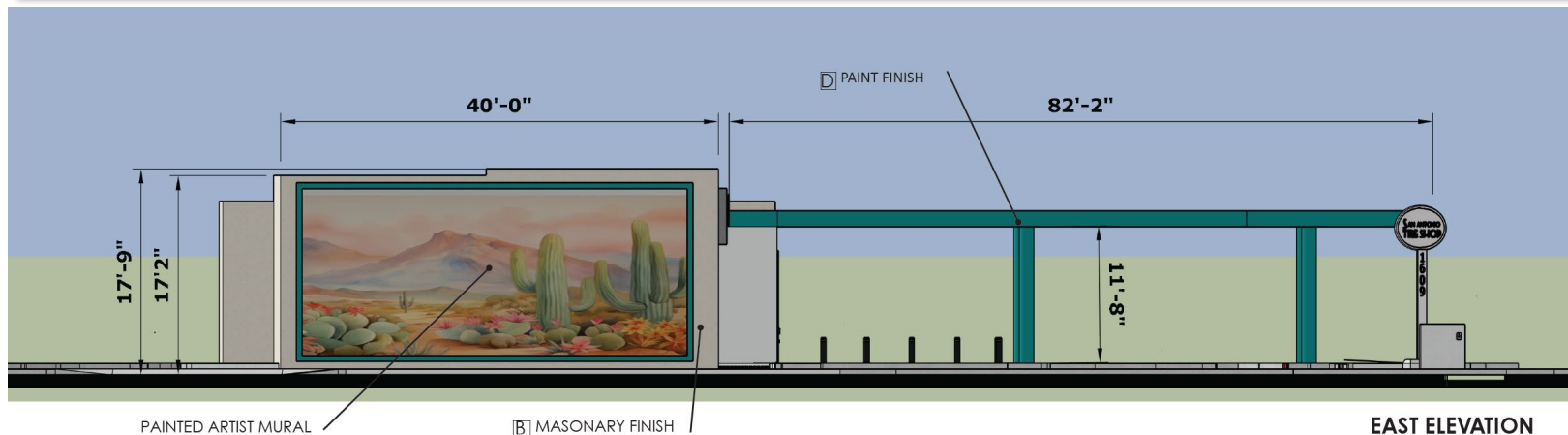




# Elevations



WEST ELEVATION



EAST ELEVATION



# Renderings



Looking southwest from University and Longmore



# Renderings



Looking south



Customer Area



**MATERIAL/ COLOR LEGEND**

- A**  FINISH: STUCCO  
PAINT COLOR: KILIM BEIGE (SW 6106)
- B**  FINISH: STUCCO/MASONARY PAINT  
PAINT COLOR: DOVER WHITE (SW 638S)
- C**  FINISH: PAINT  
PAINT COLOR: CLOAK GRAY SW 6278
- D**  FINISH: EXISTING CANOPY  
PAINT COLOR: BLUE BAUBLE (SW 6942)

# Materials & Colors

- Existing building and canopy
- Stucco



# Bonus Intensity Zone

Development Standard	MZO Required	BIZ Proposed
<p><u>Minimum Building and Parking Area Setbacks – MZO Table 11-6-3.A</u></p> <p>Front and Street-Facing Side</p> <p>Interior Side and Rear</p>	<p>15'</p> <p>25'</p>	<p><b>10' (east property line to building)</b></p> <p><b>14' (east property line to parking area)</b></p> <p><b>23' (west property line to building)</b></p> <p><b>5' (west property line to parking area)</b></p> <p><b>22' (South property line to building)</b></p>



# Bonus Intensity Zone

Development Standard	MZO Required	BIZ Proposed
<u>Auto Service Bays</u> – <i>MZO Section 11-30-9(G)(2)(d)</i>	When bay doors are less than 200 feet from an adjacent street and the bay doors are less than perpendicular to a street, screening shall be provided at least 6’ high	<b>3’ screen wall</b>
<u>Parking Areas</u> – <i>MZO Section 11-30-9(H)(7)</i>	A setback of at least 10 feet shall be provided between the screen wall and the right-of-way	<b>0’</b>
<u>Automobile/Vehicle Repair</u> – <i>MZO Section 11-31-6(A)</i>	Minimum lot size is 1 acre, unless part of a larger group commercial center	<b>0.4± acres</b>
<u>Size of Parking Spaces and Maneuvering Aisles</u> – <i>MZO Section 11-32-2(J)</i>	One-way drive aisles that do not provide access to parking or lading spaces shall be at least 12-feet wide	<b>11’</b>



# Bonus Intensity Zone

Development Standard	MZO Required	BIZ Proposed
<u>Required Parking Spaces by Use – MZO Table 11-32.3.A</u>	11 spaces	<b>4 spaces</b>
<u>Setback of Cross Drive Aisles – MZO Section 11-32-4(A)</u>	Parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisles shall be set back at least 50 feet from the property line abutting the street	<b>18'</b>
<u>Perimeter Landscaping – MZO Table 11-6-3.A</u>  Front and Street-Facing Sides shall be Landscaped According to Ch. 33	15'	<b>12' (minimum north property line)</b> <b>11' (minimum east property line)</b>



# Bonus Intensity Zone

Development Standard	MZO Required	BIZ Proposed
<p><u>Required Number of Plants by Street Type – MZO Table 11-33-3.A.4</u></p> <p>1 Tree and 6 Shrubs per 25 Linear Feet of Street Frontage</p>	<p>Two 36-inch box trees and three 24-inch box trees</p>	<p><b>Two 36-inch box trees and two 24-inch Ocotillo (east property line)</b></p>
<p><u>Required Landscape Yards – MZO Section 11-33—(B)(1)(a)(i)</u></p> <p>Landscaping for Non-Single Residence Uses Adjacent to Single Residence Uses less than 5 Acres</p>	<p>20'</p>	<p><b>5' (minimum west property line) 6' (minimum south property line)</b></p>
<p><u>Landscape Islands – MZO Section 11-33-4(B)(2)</u></p>	<p>Landscape islands shall be a minimum of 8' wide and 15' in length for single-row parking</p>	<p><b>One island 3 feet wide and 18 feet long</b></p>



# Bonus Intensity Zone

Development Standard	MZO Required	BIZ Proposed
<u>Landscape Island Plant Material – MZO Section 11-33-4(D)</u>	1 shade tree and 3 shrubs shall be provided for every 15-foot parking island	<b>0 Trees</b>
<u>Foundation Base – MZO Section 11-33-5(A)</u>  Exterior Walls with a Public Entrance  Exterior Walls without a Public Entrance, not Adjacent to Parking Stalls	  15'  5'	  <b>5' minimum (north elevation)</b>  <b>4' (west elevation)</b> <b>0' minimum (south elevation)</b>



# Bonus Intensity Zone

Development Standard	MZO Required	BIZ Proposed
<u>Landscape Area in Foundation Base – MZO Section 11-33-5(B)(1)</u>  1 Tree Per 50 Linear Feet or Less of Exterior Wall Length	6 trees	<b>0 Trees</b>
<u>Plant Material Within Foundation Base – MZO Section 11-33-5(B)(3)</u>  Exterior Walls Visible from Public Parking or ROW with Public Entrances	33% Landscaped	<b>0% (north elevation)</b>





# Findings

- Complies with the 2050 Mesa General Plan
- Complies with Chapter 69 of the MZO for Site Plan Review
  - Complies with Chapter 21 of the MZO for a BIZ Overlay



# Recommendation

Approval with conditions

City of Mesa

# Planning and Zoning Board