

Planning and Zoning Board

Meeting Minutes

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

Date: September 24, 2025 Time: 4:00 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:

Call Meeting to Order.

Chair Ayers excused Boardmember Montes and Boardmember Farnsworth and declared a quorum present; the meeting was called to order at 4:27 pm.

1 Take action on all consent agenda items.

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

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

Upon tabulation of vote, it showed:

AYES – Ayers, Peterson, Pitcher, Blakeman, Carpenter

NAYS – None

Items on the Consent Agenda

2 Approval of minutes from previous meetings.

***2-a** Minutes from the August 27, 2025, Planning and Zoning Board meeting.

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

- 3-a ZON24-00998 "623 S Mesa Dr,"** 0.6± acres located approximately 1,420 feet south of the southeast corner of East Broadway Road and South Mesa Drive. Rezone from Multiple Residence-2 (RM-2) to Multiple Residence-4 with a Bonus Intensity Zone overlay (RM-4-BIZ) and Site Plan Review for a 15-unit multiple residence development. **(District 4)**

Planner: Jennifer Merrill

Staff Recommendation: Denial

The Board recommends to continue case ZON24-00998 to October 22, 2025 Planning and Zoning Board meeting.

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

Upon tabulation of vote, it showed:

AYES – Ayers, Peterson, Pitcher, Blakeman, Carpenter

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

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

- 4-a ZON25-00673 "Mesa Premier RV & Boat Storage Phase II GPA",** 13.7± acres located approximately 265 feet east of the southeast corner of North Higley Road and East Thomas Road. Minor General Plan Amendment to change the Placetype from Local Employment to Industrial. **(District 5)**

Planner: Joshual Grandlienard

Staff Recommendation: Adoption

The Board recommends to adopt case ZON25-00673.

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

Upon tabulation of vote, it showed:

AYES – Ayers, Peterson, Pitcher, Blakeman, Carpenter

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

- 4-b ZON24-01027 "Mesa Premier RV & Boat Storage Phase II",** 13.7± acres located approximately 265 feet east of the southeast corner of North Higley Road and East Thomas Road. Rezone 3.5± acres from Single Residence-90 (RS-90) to Light Industrial with a Planned Area Development Overlay (LI-PAD), Rezone 10.2± acres from LI-PAD to LI with a new PAD, modification of a Council Use Permit, and Major Site Plan Modification for a Boat and Recreational Vehicle Storage facility. **(District 5)**

Planner: Joshual Grandlienard

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON24-01027 conditioned upon:

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Design Review (Case No. DRB21-01173).
3. Compliance with all requirements of First Amendment to Development Agreement DA25-00021, Development Agreement DA22-00058 as amended, and any future amendments.
4. Prior to the issuance of any building permit, record a lot combination with Maricopa County.
5. Prior to the submittal of a building permit, provide the planning department with an updated landscape plan that demonstrates the five foot landscape setback meets the landscape planting requirements of Table 11-33-3.A.4 of the Mesa Zoning Ordinance.
6. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.
7. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Owner must execute the City's standard Avigation Easement and Release for Falcon Field Airport prior to or concurrently with the recordation of the Final Plat or the issuance of a building permit, whichever occurs first.
 - b. Due to the proximity to Falcon Field Airport, any proposed permanent or temporary structure, as required by the FAA, is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
 - c. Prior to the issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect demonstrating compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.
 - d. Provide written notice to future property owners that the project is within 2 miles of Falcon Field Airport
 - e. All Final Plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which must state in part: "This property, due to its proximity to Falcon Field Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."

* * * * *

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 BOARD MEETING

7. 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	PAD Proposed
<u>Fences and Freestanding Walls</u> – MZO Section 11-30-4(B) Maximum Height -Front yards and required street side yards (north, south, and west property lines)	8-foot-tall
<u>Outdoor Storage –</u> MZO Section 11-30-7(C)(3) - Setback	No setback from lot lines is required for boats and RVs stored outdoors.
<u>Landscape Yards –</u> MZO Table 11-7-3 - Front and Street-Facing Side - Freeways (west and south property lines)	5 Feet (west side) 0 feet (south side)

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

Upon tabulation of vote, it showed:

AYES – Ayers, Peterson, Pitcher, Blakeman, Carpenter

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 SEPTEMBER 24, 2025, PLANNING & ZONING BOARD MEETING

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

- 5-a GPA25-00462 "Hawes Village 5,"** 50± acres located at the northeast corner of East Warner Road and South Hawes Road. Major General Plan Amendment to change the Placetype from Urban Center to Urban Residential. **(District 6)**

Planner: Chloe Durfee Daniel

Staff Recommendation: Adoption

The Board recommends to adopt case GPA25-00462.

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

Upon tabulation of vote, it showed:

AYES – Ayers, Peterson, Pitcher, Blakeman, Carpenter

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

- 5-b ZON24-00892 "Hawes Village 5,"** 60.8± acres located at the northeast corner of East Warner Road and South Hawes Road. Rezone 18± acres from Small Lot Residence-2.5 with a Planned Area Development Overlay (RSL-2.5-PAD) to General Commercial with a Planned Area Development Overlay (GC-PAD), Rezone 18± acres from GC-PAD to RSL-2.5-PAD, Rezone to establish a second PAD Overlay on the entire 60.8± acres, Council Use Permit and Specific Plan approval for a 343-lot single residence development and future commercial development. **(District 6)**

Planner: Chloe Durfee Daniel

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON24-0892 subject to the following changes being made prior to the case going before City Council:

1. Relocate Merit to the east such that no lots are adjacent to the private wall.
2. Move lots 128-139 and 174-178 to the west side of Merit.
3. Provide five feet of landscaping adjacent to the east perimeter wall.
4. Provide an 8-foot-tall theme wall along the eastern property line.

If the above changes are made prior to the case going before City Council, the Board recommends to approve case ZON24-00892 conditioned upon:

1. Compliance with the final specific plan as submitted.
2. Compliance with CUP criteria and approval of minimum commercial floor area required for any residential use in the GC.
3. Compliance with all conditions of approval for Case No. ZON17-00606 (Ordinance No. 5566).
4. Compliance with the Hawes Crossing Development Agreement No. 3144 (Recorders No. 2020-0381318).
5. Compliance with the Preliminary Plat submitted.
6. Compliance with all requirements of the Subdivision Regulations.
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. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.
9. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Owner must execute the City's standard Avigation Easement and Release for Mesa Gateway Airport prior to or concurrently with the recordation of the final subdivision map or the issuance of a building permit, whichever occurs first.
 - b. Due to the proximity to Mesa Gateway Airport, any proposed permanent or temporary structure, as required by the FAA, is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to

* * * * *

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 BOARD MEETING

navigable airspace and air navigation facilities. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.

- c. Prior to the issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect demonstrating compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.
 - d. Provide written notice to future property owners that the project is within one mile of Mesa Gateway Airport.
 - e. All final subdivision plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which states in part: "This property, due to its proximity to Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."
10. Compliance with all City development codes and regulations, except for the alternative compliance for front porches, windows, and building materials approved as part of this case and except for the modification to the development standards as approved with Case No. ZON17-00606 (Ordinance No. 5566) and this PAD as shown in the following table:

Development Standard	Approved
<u>Minimum Dimensions for Residential Double Car Enclosed Garages – MZO Section 11-32-4.F.2</u>	Alley Loaded: 19'4" wide by 19'6" long Townhomes: 21'0" wide by 19'6" long
Townhomes	
<u>Minimum Lot Area – MZO Section 11-6-3.A</u>	1,496 square feet
<u>Minimum Lot Width – MZO Section 11-6-3.A</u>	22 feet
<u>Minimum Lot Depth – MZO Section 11-6-3.A</u>	68 feet
<u>Maximum Lot Coverage – MZO Section 11-6-3.A</u>	88%
<u>Minimum Building Setback – MZO Section 11-6-3.A</u> <u>-Front and Street-Facing Side</u>	10 feet

* * * * *

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 BOARD MEETING

<u>-Interior Side and Rear</u> <u>-Adjacent to RS Districts:</u> <u>Adjacent to Non-Residential Districts:</u>	Interior Side: 0 feet Exterior side: 5 feet Rear: 5 feet Interior Side: 0 feet Exterior side: 5 feet Rear: 5 feet
--	--

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

Upon tabulation of vote, it showed:

AYES – Ayers, Peterson, Pitcher, Blakeman, Carpenter

NAYS – None

* * * * *

MINUTES OF THE SEPTEMBER 24, 2025, PLANNING & ZONING BOARD MEETING

5 Adjournment.

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

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

Upon tabulation of vote, it showed:

AYES – Ayers, Peterson, Pitcher, Blakeman, Carpenter

NAYS – None

The public hearing was adjourned at 4:05 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

* * * * *

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

5 Adjournment.

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

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

Upon tabulation of vote, it showed:

AYES – Ayers, Peterson, Pitcher, Blakeman, Carpenter

NAYS – None

The public hearing was adjourned at 4:05 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

* * * * *

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