



PLANNING AND ZONING BOARD STUDY SESSION MINUTES

May 27, 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 May 27, 2026, at 3:32 p.m.

BOARD PRESENT

Benjamin Ayers, Chairperson
Troy Peterson, Vice Chairperson*
Jamie Blakeman, Boardmember
Genessee Montes, Boardmember
Jeff Pitcher, Boardmember*

BOARD ABSENT

Jayson Carpenter, Boardmember
Chase Farnsworth, Boardmember

STAFF PRESENT

Evan Balmer
Charlotte McDermott
Cassidy Welch
Danika Heying

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

Chairperson Ayers conducted a roll call.

Chairperson Ayers excused Boardmember Carpenter from the entire meeting.

1. Staff update.

Review of Major General Plan Amendments and Current Board Member Appointments.

2. Review and discuss items listed on the Public Hearing agenda for May 27, 2026.

Assistant Planning Director, Evan Balmer, reviewed agenda Item 3-a, ZON26-00051 “Cannon Beach Hotel,” 1.3± acres located at the southeast corner of South Power Road and East Warner Road. Special Use Permit. This request will allow for an approximately 110,000± square foot Hotel development. (District 6) on the Planning and Zoning Board Public Hearing agenda and displayed a PowerPoint presentation. (See Attachment 1)

Mr. Balmer presented the case for a Special Use Permit (SUP) to allow an increase in height for an approximately 110,000 square foot, five-story hotel. The subject property spans approximately 1.3 acres located at the southeast corner of Power Road and Warner Road. The project site sits on the west side of the wave pool within the larger 39-acre Cannon Beach mixed-use development, which is currently about 70% to 80% completed. He noted the General Plan place type is a regional employment center with an evolved growth strategy. **(See Pages 3 through 5 of Attachment 1)**

Mr. Balmer displayed the specific site plan and landscape plan for the hotel, noting that the amenity area faces east toward the wave pool. He reported that the project went before the Design Review Board at their May agenda and received positive feedback, with only minor comments regarding swapping out certain plant species for more regionally appropriate options. **(See Pages 6 through 9 of Attachment 1)**

Mr. Balmer highlighted the building elevations, explaining that the hotel was previously approved for up to 65 feet under a Planned Area Development (PAD) overlay, and the current roof deck design sits at 61 feet. However, because the property is located within Airfield Overflight Area 2 (AOA 2), Section 11-33 of the Mesa City Code requires a Special Use Permit for mechanical penthouses to encroach above the allowed height limit. The penthouse is currently designed at 71 feet, but the applicant is requesting approval for up to 75 feet to maintain flexibility during final design. Staff reviewed the required findings, confirming the request is consistent with the General Plan and zoning ordinance, and recommended approval with conditions. **(See Pages 10 through 21 of Attachment 1)**

In response to questions from Chair Ayers regarding whether Cannon Beach operates under specific design guidelines, Mr. Balmer clarified that a PAD was established for Cannon Beach in 2020. He noted that while it contains general design themes carried through to this project, the guidelines represent an earlier, less prescriptive iteration than what the Board typically sees today.

In response to questions from Board Member Montes regarding standard height allowances, Mr. Balmer explained that outside of an airfield overflight area, the zoning ordinance allows mechanical penthouses to encroach 10 feet above the roofline by right through standard permitting. A Special Use Permit is required solely due to the property's location within the airport's designated overflight zones.

Chair Ayers and staff noted that airspace regulations require certain height and permitting processes around the airport. Staff confirmed that the proposed penthouse remains lower than the maximum height of other buildings previously approved at Cannon Beach and noted that the applicant must file Form 7460 with the Federal Aviation Administration (FAA). Mr. Balmer added that the airport has expressed no concerns regarding the project.

Board Member Pitcher expressed support for the project, noting satisfaction with the continued positive momentum of the development. No further questions by the Board.

3. Adjourn.

Without objection, the Planning and Zoning Board Study Session adjourned at 3:41 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 27th day of May 2026. I further certify that the meeting was duly called and held and that a quorum was present.

BENJAMIN AYERS, CHAIRPERSON