

Planning and Zoning Board - Public Hearing

Meeting Agenda - Final

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

Wednesday, September 24, 2025

4:00 PM

Council Chambers

Consent Agenda - All items listed with an asterisk (*) will be considered as a group by the Board and will be enacted with one motion. There will be no separate discussion of these items unless a Boardmember or citizen requests, in which the item will be removed from the consent agenda, prior to the vote, and considered as a separate item.

Items on this agenda that must be adopted by ordinance and/or resolution will be on a future City Council agenda. Anyone interested in attending the City Council public hearing should call the Planning Division at (480) 644-2385 or review the City Council agendas on the City's website at www.mesaaz.gov to find the agenda on which the item(s) will be placed.

Call meeting to order.

1 Take action on all consent agenda items.

Items on the Consent Agenda

2 Approval of minutes from previous meetings.

***2-a [PZ 25085](#) Minutes from the August 27, 2025 Planning and Zoning Board.**

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

- *3-a [PZ 25083](#) 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

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

- *4-a [PZ 25088](#) 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: Joshua Grandlienard

Staff Recommendation: Approval with conditions

- *4-b [PZ 25084](#) 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: Joshua Grandlienard

Staff Recommendation: Approval with conditions

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

- *5-a** [PZ 25087](#) **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: Approval with conditions

- *5-b** [PZ 25082](#) **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

6 Adjournment.

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 servicio de interpretación en Español, comuníquese con la Ciudad al menos 48 horas antes de la reunion al 480-644-2767.