



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, March 11, 2026

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.

2a* [PZ 26025](#) Planning and Zoning minutes from February 25, 2026 Planning and Zoning Board meeting.

3 Take action on the following zoning cases:

- 3a*** [PZ 26012](#) **ZON25-00535. "Edgecore Mesa North Campus,"** 43.8± acres located at the southwest corner of East Elliot Road and South Everton Terrace. Major Site Plan Modification to allow for an approximately 1,236,960± square foot Data Center development. **(District 6).**

Planner: Chloe Durfee Daniel

Staff Recommendation: Approval with Conditions

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

- 4a*** [PZ 26010](#) **ZON25-00942. "Rio Salado 25"** 3.1± acres located at the northwest corner of West Rio Salado Parkway and North Cubs Way. Rezone from General Commercial (GC) to General Commercial with a Bonus Intensity Zone Overlay (GC-BIZ), Council Use Permit (CUP), and Site Plan Review. This request will allow for the development of an approximately 54,725± square foot hotel and 36-unit multiple residence building. **(District 3)**

Planner: Josh Grandlienard

Staff Recommendation: Approval with Conditions

- 4b*** [PZ 26011](#) **ZON25-00917. "Longbow Mixed-Use,"** 3.4± acres located approximately 1,665± feet west of the southwest corner of North Recker Road and East Longbow Parkway. Rezone from Light Industrial with a Planned Area Development Overlay (LI-PAD) to Light Industrial with a Planned Area Development Overlay and Bonus Intensity Zone Overlay (LI-PAD-BIZ), Council Use Permit (CUP) and Site Plan Review. This request will allow for the development of an approximately 56,360± square foot hotel and future commercial development. **(District 5)**

Planner: Mallory Ress

Staff Recommendation: Approval with Conditions

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

- 5a* [PZ 26014](#) **GPA26-00147. "Rio Salado 25 Minor GPA"** 3.1± acres located at the northwest corner of West Rio Salado Parkway and North Cubs Way. Minor General Plan Amendment to change the Placetype from Local Employment Center to Urban Center. **(District 3)**

Planner: Josh Grandlienard

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.