

City of Mesa

City Hall
20 East Main Street



Meeting Minutes - Draft

Wednesday, March 11, 2026

4:00 PM

Council Chambers

Planning and Zoning Board - Public Hearing

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

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.

Chair Ayers called the March 11, 2026 Planning and Zoning Public Hearing to order at 4:00pm.

1 Take action on all consent agenda items.

Items on the Consent Agenda

2 Approval of minutes from previous meetings.

2a Planning and Zoning minutes from February 25, 2026 Planning and Zoning Board meeting.

It was moved by Chair Ayers, seconded by Boardmember Pitcher, that the February 25, 2026 Meeting Minutes be approved.

Upon tabulation of votes, it showed:

AYES - Ayers-Peterson-Pitcher-Montes-Blakeman-Farnsworth

NAYS - None

Carried unanimously.

Approved (6-0; Boardmember Carpenter, excused)

3 Take action on the following zoning cases:

3a **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

It was moved by Chair Ayers, seconded by Boardmember Pitcher, that case ZON25-00535 be approved.

Upon tabulation of votes, it showed:

AYES - Ayers-Peterson-Pitcher-Montes-Blakeman-Farnsworth

NAYS - None

Carried unanimously.

Approved (6-0; Boardmember Carpenter, excused)

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

4a **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

It was moved by Chair Ayers, seconded by Boardmember Pitcher, that case ZON25-00942 be approved.

Upon tabulation of votes, it showed:

AYES - Ayers-Peterson-Pitcher-Montes-Blakeman-Farnsworth

NAYS - None

Carried unanimously.

Approved (6-0; Boardmember Carpenter, excused)

- *4b* **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

It was moved by Chair Ayers, seconded by Boardmember Pitcher, that case ZON25-00917 be approved.

Upon tabulation of votes, it showed:

AYES - Ayers-Peterson-Pitcher-Montes-Blakeman-Farnsworth

NAYS - None

Carried unanimously.

Approved (6-0; Boardmember Carpenter, excused)

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

- *5a* **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

It was moved by Boardmember Pitcher, seconded by Boardmember Montes, that case GPA26-00147 be approved.

Upon tabulation of votes, it showed:

AYES - Ayers-Peterson-Pitcher-Montes-Blakeman-Farnsworth

NAYS - None

Carried unanimously.

Approved (6-0; Boardmember Carpenter, excused)

6 Adjournment.

It was motioned by Chair Ayers and second by Boardmember Farnsworth that the March 11,

2026 Planning and Zoning Public Hearing be adjourned at 4:06pm.

Upon tabulation of votes, it showed:

AYES - Ayers-Peterson-Pitcher-Montes-Blakeman-Farnsworth

NAYS - None

Carried unanimously.

Approved (6-0; Boardmember Carpenter, excused)

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.