



PLANNING AND ZONING PUBLIC HEARING MEETING MINUTES

July 29, 2026

The Planning and Zoning Board of the City of Mesa met in the Dobson Ranch Library, Dobson Program Room, 2425 South Dobson Road, on July 29, 2026, at 3:30 p.m.

BOARD PRESENT

Troy Peterson, Chairperson
Jeff Pitcher, Vice Chairperson
Jayson Carpenter, Boardmember
Genessee Montes, Boardmember
Scott Thomas, Boardmember
Justin Trexler, Boardmember
Alexis Kay Wagner, Boardmember

BOARD ABSENT

Chase Hales, Boardmember
Misty Klann, Boardmember

STAFF PRESENT

Evan Balmer
Kirstin Dvorchak
Danika Heying

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

Chairperson Peterson conducted a roll call.

1. Hold a public hearing and discuss the following Major General Plan amendment:

- 1-a **GPA26-00161 "Hawes Crossing Village 7"**, 103± acres located at the southeast corner of South Hawes Road and East Elliot Road. Major General Plan Amendment to change the Placetype from Urban Center to Urban Residential on 29.7± acres and Local Employment Center to Urban Residential on 73.2± acres. **(District 6)**

Planner: Joshua Grandlienard

Staff Recommendation: Approval with Conditions

Senior Planner, Joshua Grandlienard, explained that the request is for a major General Plan amendment converting the subject site from the Urban Center and Local Employment Center Placetypes to the Urban Residential Placetype. He detailed the site location on the east side of South Hawes Road, west of State Route 202, and on the south side of Elliot Road. Mr. Grandlienard provided an overview of the current context, noting that the northwest corner is designated Urban Center, which is intended for compact, pedestrian-oriented, mixed-use development, while the remaining three-quarters of the site is designated Local Employment Center, intended for low-intensity business, office, and light industrial uses. Mr. Grandlienard explained that the proposed Urban Residential Placetype allows a mix of single-family residential, multifamily residential, commercial, personal services, and public/semi-public uses. **(See Pages 3 through 7 of Attachment 1)**

Mr. Grandlienard reviewed the required approval criteria for general plan amendments and noted that staff found the request consistent with the General Plan and is recommending adoption with conditions. He added that a virtual neighborhood meeting was held on April 28th with two

residents in attendance who expressed general support for the project. **(See Pages 8 through 11 of Attachment 1)**

Boardmember Trexler questioned staff regarding the proposed density change, asking why the site is shifting from the higher-density General Plan designation of 40 dwelling units per acre to 12 dwelling units per acre for single-family residential. Mr. Grandlienard explained that since Hawes Crossing was originally established, the eastern side of Hawes Road has progressively transformed from industrial uses toward single-family residential, making the proposed amendment consistent with surrounding area trends. Mr. Grandlienard emphasized that the proposal retains the required mixed-use commercial component within the first 200 feet along Elliot Road, per the Hawes Crossing development agreement. He added that ample land remains available along Elliot Road for higher-density mixed-use development and noted that staff is currently reviewing several separate applications for mixed-use multifamily developments along the Elliot corridor. Boardmember Trexler inquired about the applicant for the General Plan amendment. Mr. Grandlienard confirmed that the formal applicant is Pew and Lake, representing the State Land Department.

Chairperson Peterson questioned the potential land use conflicts with the property south of the subject property, which is currently an industrial use, and asked that appropriate buffers be included at the time of site planning. Mr. Grandlienard responded that if the county parcel redevelops in the future, it would likely need to annex into the City of Mesa to obtain municipal services and would likely transition to a compatible use at that time. He noted that the current storage use is not overly impactful to residential development and confirmed that lot configurations, and landscape buffering will be formally addressed during future subdivision and site plan review stages.

2. Adjourn.

It was moved by Chairperson Peterson, seconded by Boardmember Carpenter, that the Public Hearing be adjourned.

Upon tabulation of votes, it showed:

AYES – Peterson, Pitcher, Carpenter, Montes, Thomas, Trexler, Wagner

NAYS – None

ABSENT– Hales, Klann

Without objection, the Planning and Zoning Board Public Hearing adjourned at 3:43 p.m.

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Planning and Zoning Board meeting of the City of Mesa, Arizona, held on 29th day of July 2026. I further certify that the meeting was duly called and held and that a quorum was present.

TROY PETERSON, CHAIRPERSON