



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)**

3. Make a recommendation to the City Council on the following zoning cases:

- *3-a. **ZON26-00333 "Faith Christian School,"** 9.9± acres located at 3761 South Power Road. Council Use Permit and amending Conditions of Approval Nos. 1, 2, 3, 4, 5, 8, 12 and 13 of Ordinance No. 4646. This request will allow for a Private School. **(District 6)**

Planner: Jennifer Merrill

Staff Recommendation: Approval with Conditions

4. Items not on the Consent Agenda

- 4-a **GPA26-00111 "San Antonio Tire Shop"** 0.4± acres located at 1609 West University Drive. Minor General Plan Amendment to change the Placetype from Urban Residential to Urban Center. **(District 3).**

Planner: Emily Johnson

Staff Recommendation: Approval with Conditions

- 4-b **ZON25-00110 "San Antonio Tire Shop"** 0.4± acres located at 1609 West University Drive. Rezone from Office Commercial (OC) to Limited Commercial with a Bonus Intensity Zone Overlay (LC-BIZ) and Site Plan Review. This request will allow for an approximately 4,015± square foot Minor Automobile Repair facility. **(District 3).**

Planner: Emily Johnson

Staff Recommendation: Approval with Conditions

5. Adjourn.

Without objection, the Planning and Zoning Board Public Hearing adjourned at 5:37 p.m.

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Planning and Zoning Board Public Hearing meeting of the City of Mesa, Arizona, held on 10th day of June 2026. I further certify that the meeting was duly called and held and that a quorum was present.



BENJAMIN AYERS, CHAIRPERSON

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