



PLANNING AND ZONING STUDY SESSION MINUTES

April 22, 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 April 22, 2021, at 3:30 p.m.

BOARD PRESENT

Benjamin Ayers, Chair
Troy Peterson, Vice Chair
Jamie Blakeman*
Jayson Carpenter
Genessee Montes*
Jeff Pitcher

BOARD ABSENT

Chase Farnsworth

STAFF PRESENT

Mary Kopaskie-Brown
Evan Balmer
Kirstin Dvorchak
Danika Heying

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

1. Meeting called to order and roll call.

Chairperson Ayers conducted a roll call.

Chairperson Ayers excused Boardmember Farnsworth from the entire meeting.

2. Review and discuss items listed on the Study Session agenda for April 22, 2026.

Planner II Emily Johnson reviewed agenda Item 3-a, **(ZON25-00870. "Ascension," 40± acres located at the northeast corner of East Brown Road and North 32nd Street. Rezone from Agricultural (AG) to Single Residence-15 with a Planned Area Development Overlay (RS-15-PAD). This request will allow for a 47-lot single residence development. (District 1).**, on the Planning and Zoning Board Study Session agenda and displayed a PowerPoint presentation. **(See Attachment 1)**

Ms. Johnson explained that staff evaluated the request for consistency with both the 2050 Mesa General Plan and the Citrus Sub-Area Plan. She stated that the General Plan place type is Rural Residential with a Sustained Growth Strategy, which is characterized by large-lot single-family residential development. While the proposed RS-15 zoning district is not specifically contemplated within the Rural Residential place type, she noted that the General Plan allows for a consistency review and minor deviations when the proposed zoning district falls within the same base district category.

Ms. Johnson further explained that the site is located within the Citrus Sub-Area Plan, which envisions the area developing as a low-density, large-lot housing area zoned RS-35. She stated that the proposed density of 1.27 dwelling units per acre is not consistent with the Citrus Sub-Area Plan and that staff included a condition requiring the project to conform to the maximum density permitted by the RS-35 district, which is 1.24 dwelling units per acre. She noted that compliance would require the removal of one lot from the proposal.

Ms. Johnson presented the existing zoning and site conditions, noting that the property is currently zoned Agricultural and showed an existing photograph of the site looking northeast from the corner of Brown Road and 32nd Street. She explained that the proposal includes 47 residential lots with typical lot sizes of approximately 22,500 square feet and larger northern lots at approximately 25,000 square feet. She also reviewed the proposed access points from Brown Road and 32nd Street.

Ms. Johnson reviewed the landscape and amenity plans, noting that the project meets and exceeds the Citrus Sub-Area Plan landscaping requirements. She highlighted the inclusion of a central amenity area, pocket park, open space connections, pedestrian trails, and enhanced landscaping throughout the development. She also stated that a future product review process would evaluate the architectural elevations, landscaping, and compliance with current City design standards.

Ms. Johnson outlined the PAD overlay standards requested for the project, explaining that the overlay allows flexibility in zoning standards when equivalent or superior standards are demonstrated. She stated that the proposal exceeds multiple RS-15 development standards, including lot area, width, and depth requirements, and incorporates enhanced community entry features, perimeter wall articulation, trellises, and additional landscaping elements intended to contribute to the overall quality of the development.

Ms. Johnson stated that the applicant conducted neighborhood outreach, including notification to property owners within 1,000 feet, HOAs, and registered neighborhood groups, and held an in-person neighborhood meeting on October 16, 2025, attended by six residents. She reported that one blue card in support of the project had been submitted and that staff had not received additional public comment. Ms. Johnson concluded that staff found the proposal consistent with the 2050 Mesa General Plan and compliant with Chapter 22 requirements for a PAD overlay and recommended approval with conditions.

Brennan Ray, applicant representing Tri Pointe Homes, reviewed agenda Item ZON25-00635, "Ascension," and addressed the Board while displaying a presentation. **(See Attachment 2)**

Mr. Ray stated that the project is consistent with surrounding development, noting large-lot custom subdivisions to the north and east and more traditional residential neighborhoods to the west and south. He explained that the proposal aligns with the intent of the Citrus Sub-Area Plan and emphasized the quality of the proposed development.

Mr. Ray focused his comments on staff Condition No. 1, which would require the project to reduce density to comply with the RS-35 standard of 1.24 dwelling units per acre. He stated that the proposed density of 1.27 dwelling units per acre exceeds the standard by approximately 0.03 dwelling units per acre, or one lot, and requested removal of the condition. He further explained that the site's edge location within the Citrus Sub-Area Plan creates a transitional condition between surrounding development intensities.

Mr. Ray reviewed surrounding zoning and development patterns and stated that the proposal provides an appropriate transition between adjacent neighborhoods and would not establish a precedent for future development within the sub-area. He also described neighborhood outreach efforts, including a pre-meeting with nearby Legacy community residents, who primarily raised concerns regarding buffering along the northern property line. In response, trees and cant committed to maintaining a setback along the irrigation ditch, providing a landscape

buffer with trees, and limiting the northern row of lots to one-story homes. Mr. Ray concluded by requesting approval consistent with staff's recommendation, excluding Condition No. 1.

In response to Vice Chair Peterson's question regarding the Citrus Sub-Area Plan, Planning Director Mary Kopaskie-Brown explained that the sub-area plans remain active City policy adopted by City Council and continue to guide development unless formally amended or repealed. She noted that while updates were considered during the General Plan process, they were not completed, and the Citrus Sub-Area Plan remains in effect. She added that staff has generally applied the plan by referencing the RS-35 density of 1.24 dwelling units per acre, and the recommended condition was included to align the project with that standard by removing one lot.

Vice Chair Peterson asked whether staff had concerns beyond the minor density difference. Ms. Johnson responded that staff found the project consistent with the General Plan and sub-area policies overall, noting the site design, landscaping, and open space were well addressed. Assistant Planning Director Evan Balmer added that staff is generally supportive of the project, with the primary remaining issue being consistency with the sub-area density.

Board Member Pitcher asked whether recommending 1.27 dwelling units per acre would conflict with City policy. Ms. Kopaskie-Brown clarified that it would not violate code but would represent a departure from established City policy and practice. She reiterated that staff has generally applied the 1.24 standard in prior cases.

Board Member Pitcher also asked about remaining parcels within the sub-area. Mr. Balmer responded that only a limited number remain, with this site being the largest remaining undeveloped parcel, along with a few smaller infill-type sites in the area.

Planner II Chloe Durfee Daniel reviewed agenda Item 3-b, **(ZON25-00578. "New Life Fellowship Hall Building," 0.6± acres located approximately 1,770± feet east of the northeast corner of West Broadway Road and South Dobson Road. Site Plan Review. This request will allow for an approximately 6,421± square foot Place of Worship. (District 3)., on the Planning and Zoning Board Study Session agenda and displayed a PowerPoint presentation. (See Attachment 3)**

Ms. Durfee Daniel explained that the site is located within the Local Employment Center – Evolve place type in the 2050 Mesa General Plan, which supports public and semi-public uses as supporting land uses alongside low-intensity business operations and commercial uses. She further stated that the proposal is consistent with the West Main Street Sub-Area Plan by supporting infill and redevelopment within the area.

Ms. Durfee Daniel confirmed that the property is zoned Light Industrial with a Planned Area Development overlay (LI-PAD) and noted that a place of worship is an allowed use within the zoning district. She presented an existing site photograph looking north from Broadway Road at the currently vacant pad site.

Ms. Durfee Daniel reviewed the proposed site plan, explaining that the project includes a 6,421-square-foot support building associated with the existing place of worship located immediately east of the site. She noted that parking for the building would be provided both on-site and through shared parking within the larger industrial center, with access provided from Broadway Road through a shared drive aisle. She also reviewed the proposed landscape plan and architectural renderings.

Ms. Durfee Daniel stated that the project was reviewed by the Design Review Board and that updated renderings were submitted incorporating the Board's recommendations, including modifications to the building canopy and other minor design enhancements.

Ms. Durfee Daniel stated that the applicant conducted neighborhood outreach, including notification to property owners within 1,000 feet, HOAs, and registered neighborhood groups, and held an in-person neighborhood meeting in February attended by one neighbor. She reported that staff had not received any additional correspondence regarding the request. Ms. Durfee Daniel concluded that the proposal complies with the 2050 Mesa General Plan and Chapter 69 requirements for site plan review and that staff recommends approval with conditions.

Ms. Kopaskie-Brown stated that agenda item 3-c, **(ZON25-00626. "NTT Mesa PH10" 173± acres located at the northeast corner of East Pecos Road and the future South Crismon Road alignment. Council Use Permit, Major Site Plan Modification and amending Conditions of Approval Nos. 1 and 2 of Ordinance 5869. This request will allow for an approximately 2,257,581± square foot Data Center development. (District 6),** would be continued to the May 13, 2026, Planning and Zoning Board meeting.

3. Adjourn.

Without objection, the Planning and Zoning Board Study Session adjourned at 3:58 p.m.

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Board of Adjustment Study Session meeting of the City of Mesa, Arizona, held on 22nd day of April 2026. I further certify that the meeting was duly called and held and that a quorum was present.

BENJAMIN AYERS, CHAIRPERSON

DH
(Attachments - 3)



Planning & Zoning Board



ZON25-00635

Ascension



Request

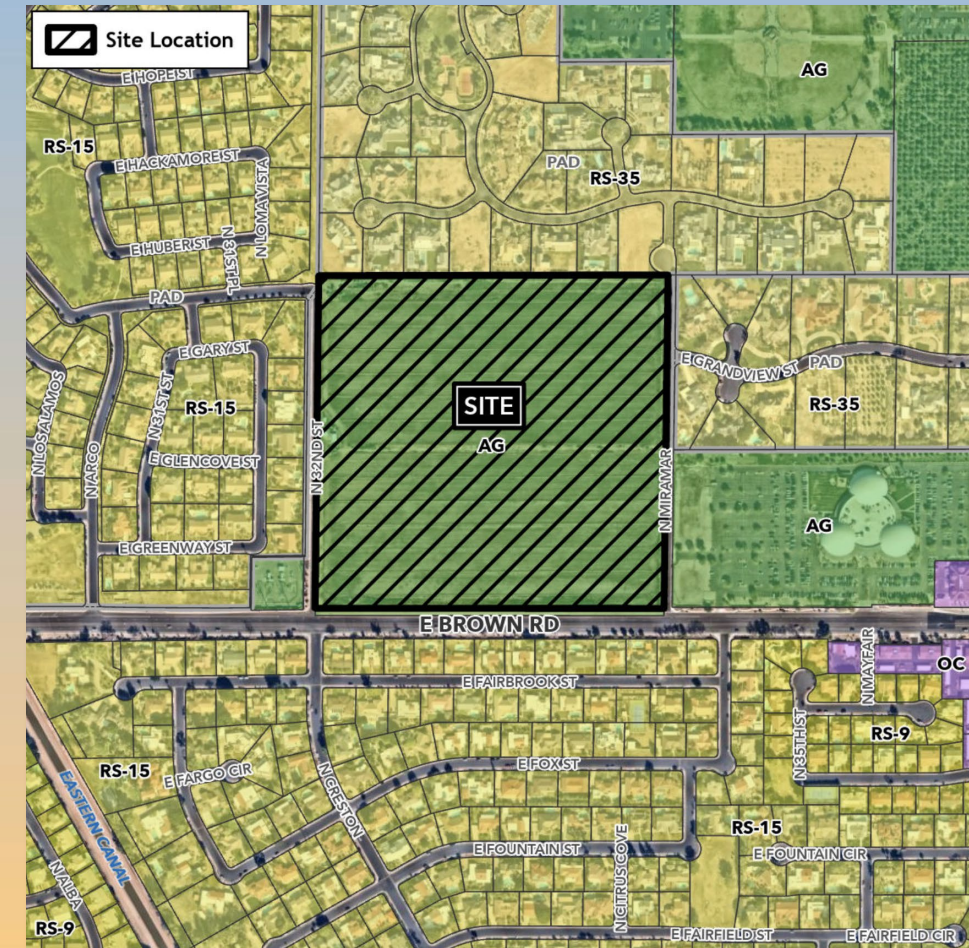
- Rezone from AG to RS-15-PAD
- To allow for a 47-lot single-family residential subdivision





Zoning

- Agricultural (AG)
- Proposed: Single Residence-15 with a Planned Area Development Overlay (RS-15-PAD)





Site Photos



Looking northeast from the corner of Brown Rd and 32nd St



Preliminary Plat

- 47 lots proposed
- Typical lots – 22,500 sq. ft.
- Northern lots – 25,000 sq. ft. (✳)
- Proposed Density – 1.27 du/ac
- Full access off Brown Rd and secondary egress-only on 32nd St





Landscaping & Amenities

- Two rows of Red Pistache and two rows of citrus trees are provided along Brown Rd and at least one row along 32nd and Miramar
- 1.42 ac amenity space, 0.61 ac pocket park, and 6.46 ac open space provided
- Each individual lot will have additional landscaping per the Citrus Sub-Area Plan





Planned Area Development

Development Standard	MZO Required	PAD Proposed
<u>Maximum Building Coverage –</u>	40%	50%
<u>Fences and Freestanding Walls</u> – Within or along the required side or rear yards	6'	7'
<u>Fences and Freestanding Walls</u> – Maximum length of continuous, unbroken and uninterrupted fence or wall	Articulation shall be provided every 40' through the use of columns, landscaping pockets, and/or change to different materials	Articulation shall be provided every 40' through a variation in wall type, wall, height, and wall projections including trellises



Planned Area Development

Development Standard	MZO Required	PAD Proposed
<u>Detached Accessory Buildings or Structures</u> – Structures over 15’ shall not be located within any rear setback	Rear Setback – 30’	Lots not adjacent to Brown Rd – 15’ rear setback Lots adjacent to Brown Rd – 30’ rear setback
<u>Minimum Dimension for Residential Enclosed Garages</u> – Double-car garage	At least 20’ wide and 22’ long	At least 20’ wide and 21’ long

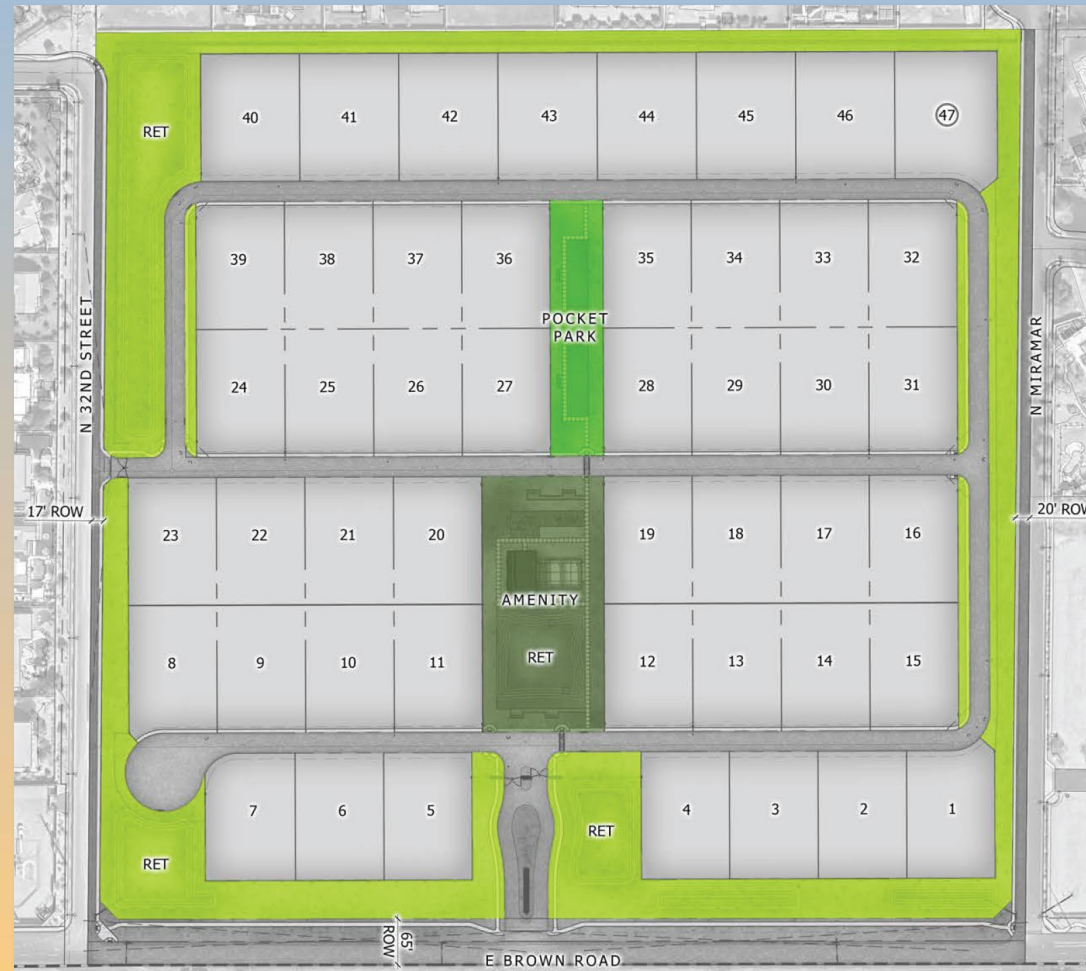


Planned Area Development

- Exceeding RS-15 standards in minimum lot area, lot width, lot depth, lot depth abutting an arterial street, interior side yard setbacks, and street side yard setbacks
- Greater amounts of landscaping than specified by the Citrus Sub-Area
- A pedestrian trail connecting the entry to the amenity space and pocket park with enhance stamped crosswalks
- Enhanced entry with water feature monument and landscaping
- Providing trellises along street frontages in combination with enhanced perimeter walls



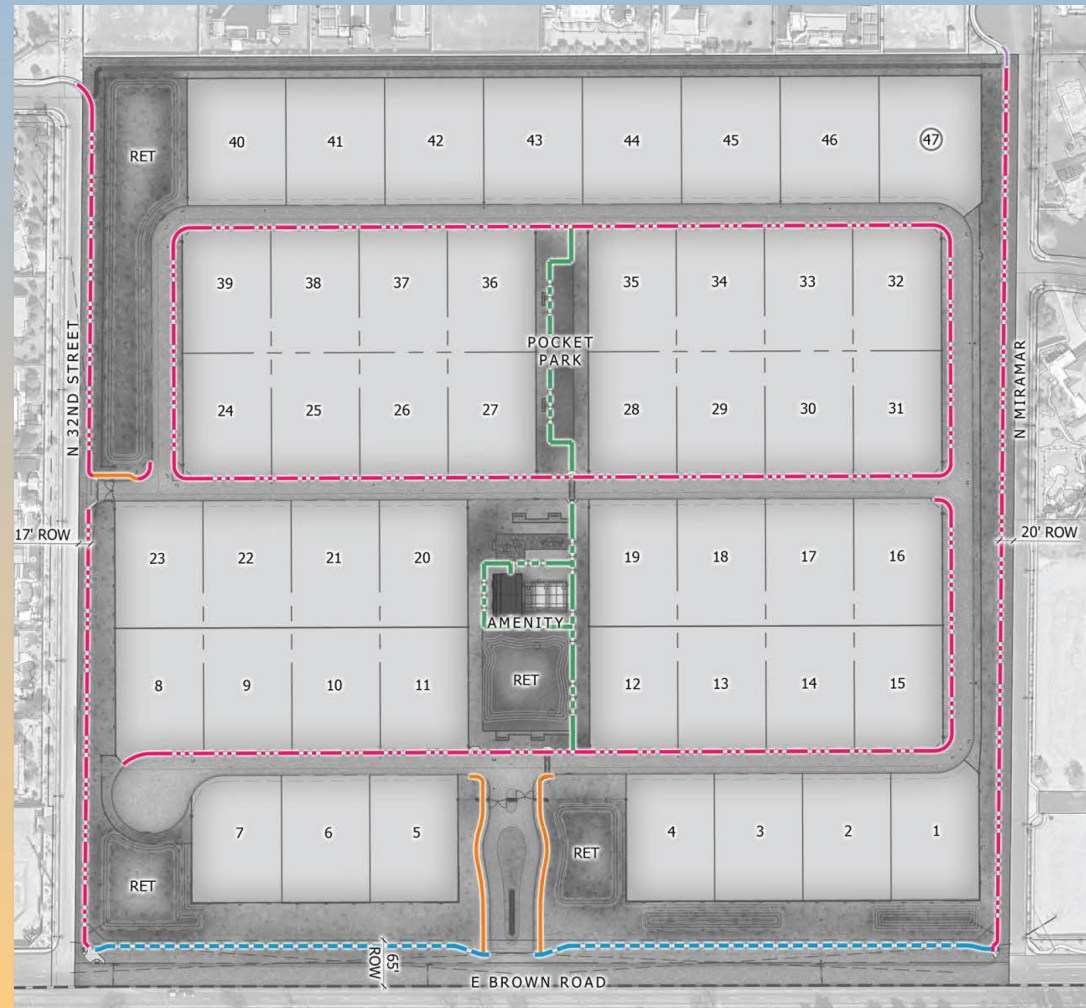
Open Space Plan



OPEN SPACE DATA		
GROSS AREA	40.01 AC	
NET AREA	37.26 AC	
AMENITY	1.42 AC	3.8%
POCKET PARK	0.61 AC	1.6%
OPEN SPACE	6.46 AC	17.3%
TOTAL OPEN SPACE	8.49 AC	22.8%



Circulation Plan

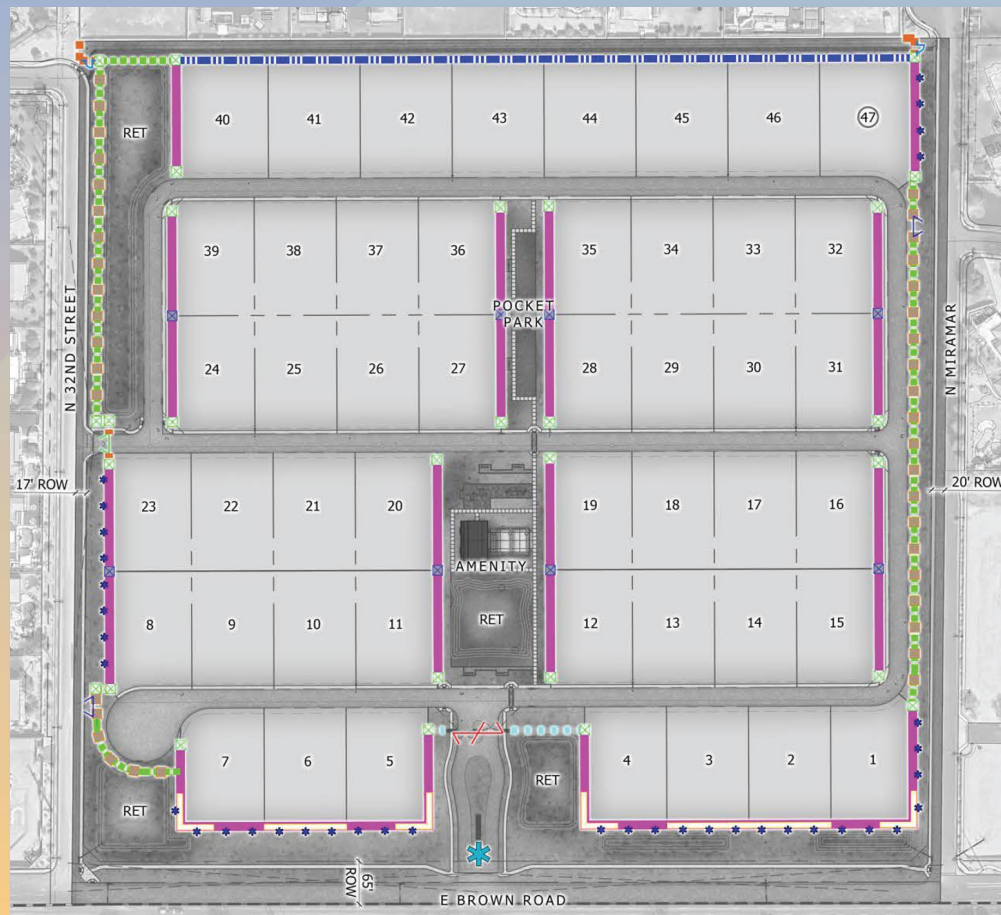


LEGEND

- 6'-0" DETACHED SIDEWALK
- 6'-0" CONCRETE TRAIL
- 5'-0" ATTACHED SIDEWALK
- 5'-0" DETACHED SIDEWALK
- 4'-0" ATTACHED SIDEWALK



Wall Plan

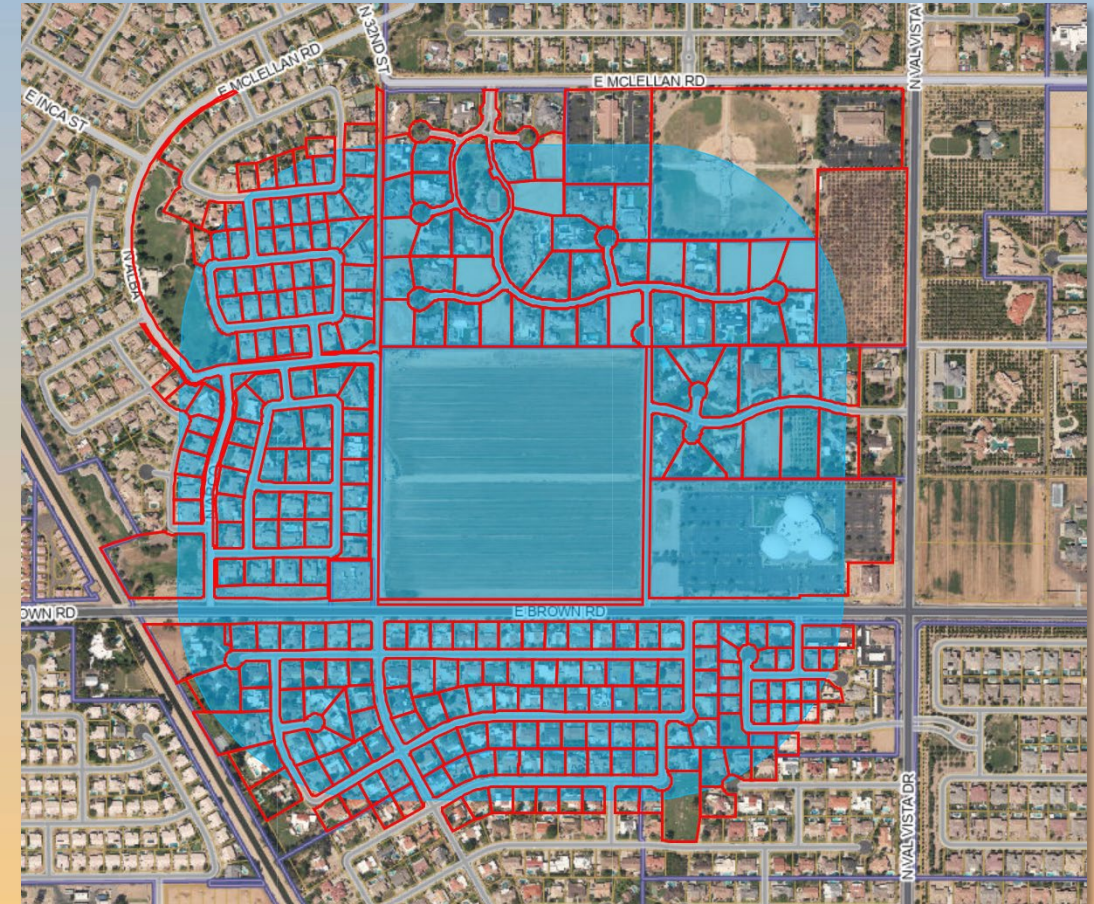


GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DETERMINED AT TIME OF SUBDIVISION PLAN OR SITE PLAN SUBMITTAL.



Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- In-Person Neighborhood Meeting: October 16, 2025 – 6 residents attended
- No correspondence received by staff





Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Criteria in Chapters 22 & 69 for PAD & Site Plan Review

Staff recommends Approval with Conditions



Planning & Zoning Board

ASCENSION

Northeast Corner of 32nd Street and Brown Road





MCLELLAN ROAD

LINDSAY ROAD

EASTERN CANAL TRAIL

32ND STREET

SITE

N MIRAMAR

VAL VISTA DRIVE

40TH STREET

BROWN ROAD

BROWN ROAD

ADOBE STREET

SITE DATA		
GROSS ACREAGE	40.01 AC	1.17 DU/AC
NET ACREAGE	37.26 AC	1.27 DU/AC
AMENITY	1.42 AC	3.8%
POCKET PARK	0.61 AC	1.6%
OPEN SPACE	6.46 AC	17.3%
TOTAL OPEN SPACE	8.49 AC	22.8%
UNIT	QTY	
125' x 180'	47 DU	
TOTAL	47 DU	

NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.





NOTE: THE ARCHITECTURAL CHARACTER IMAGERY PROVIDED HERE SERVES AS EXAMPLES TO ILLUSTRATE THE STYLE, LEVEL OF QUALITY, AND FINISH FOR ARCHITECTURAL DESIGN. THESE IMAGES ARE NOT EXACT REPRESENTATIONS OF COLOR, EMBELLISHMENTS, MATERIALS, FIXTURES, MASSING, ARTICULATION, AND FLOOR PLAN CONFIGURATIONS. FINAL ARCHITECTURAL DESIGN MAY VARY FROM WHAT IS SHOWN.

CONDITION NO. 1

- Citrus Sub-Area - Adopted on 2003
 - Encourages RS-35 Density = 1.24
- No. 1 - *Submit revised plans, including the Preliminary Plat, to be in conformance with the 1.24 dwelling unit per acre density of the RS-35 zoning district prior to City Council approval.*
- Request condition be deleted.
- Current Density 1.27 du/ac. A difference of 0.03. 1 lot.



EXISTING ZONING

AG AGRICULTURAL



PROPOSED ZONING

RS-15 PAD

CITRUS SUB-AREA

Mesa 2025 General Plan

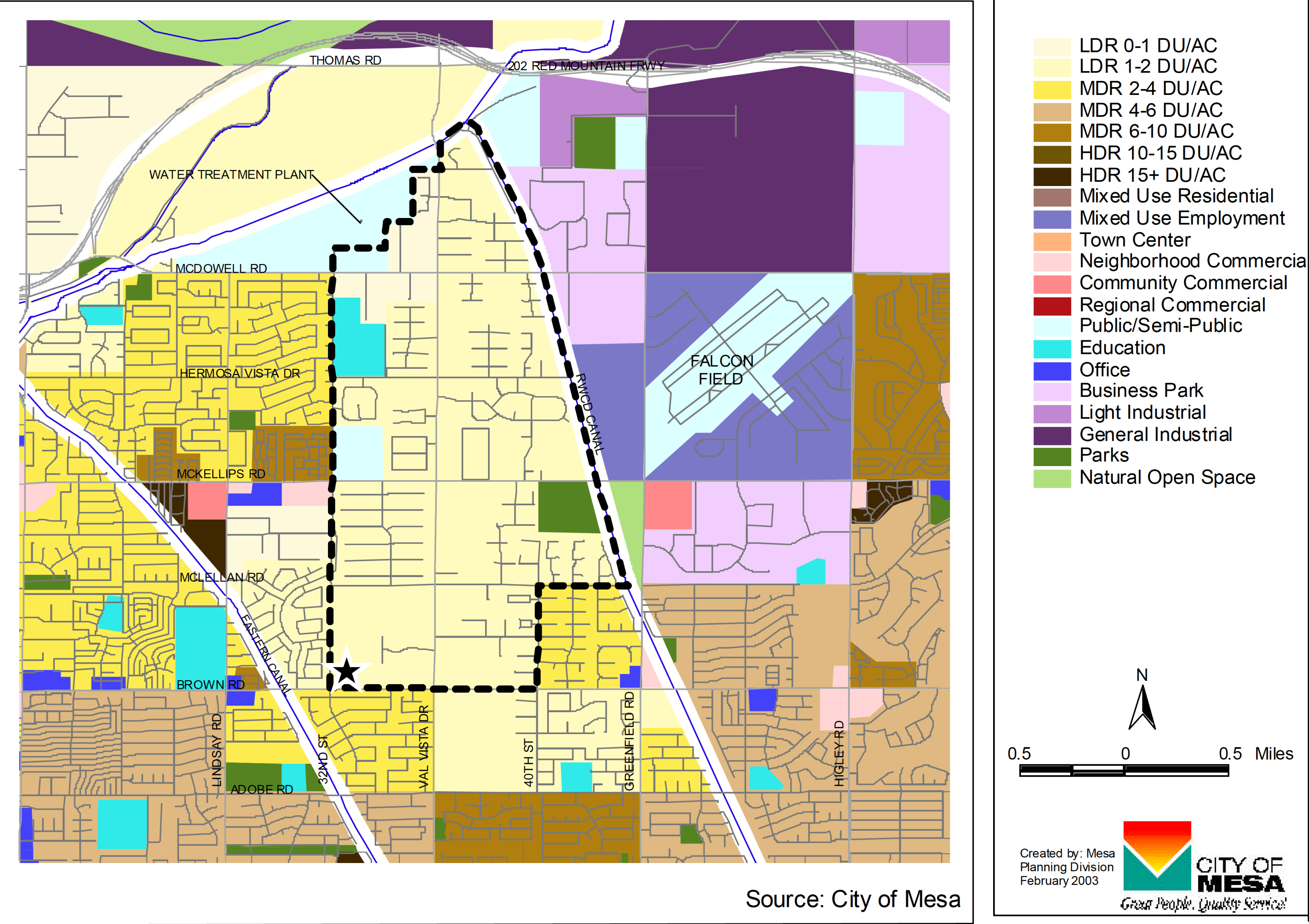
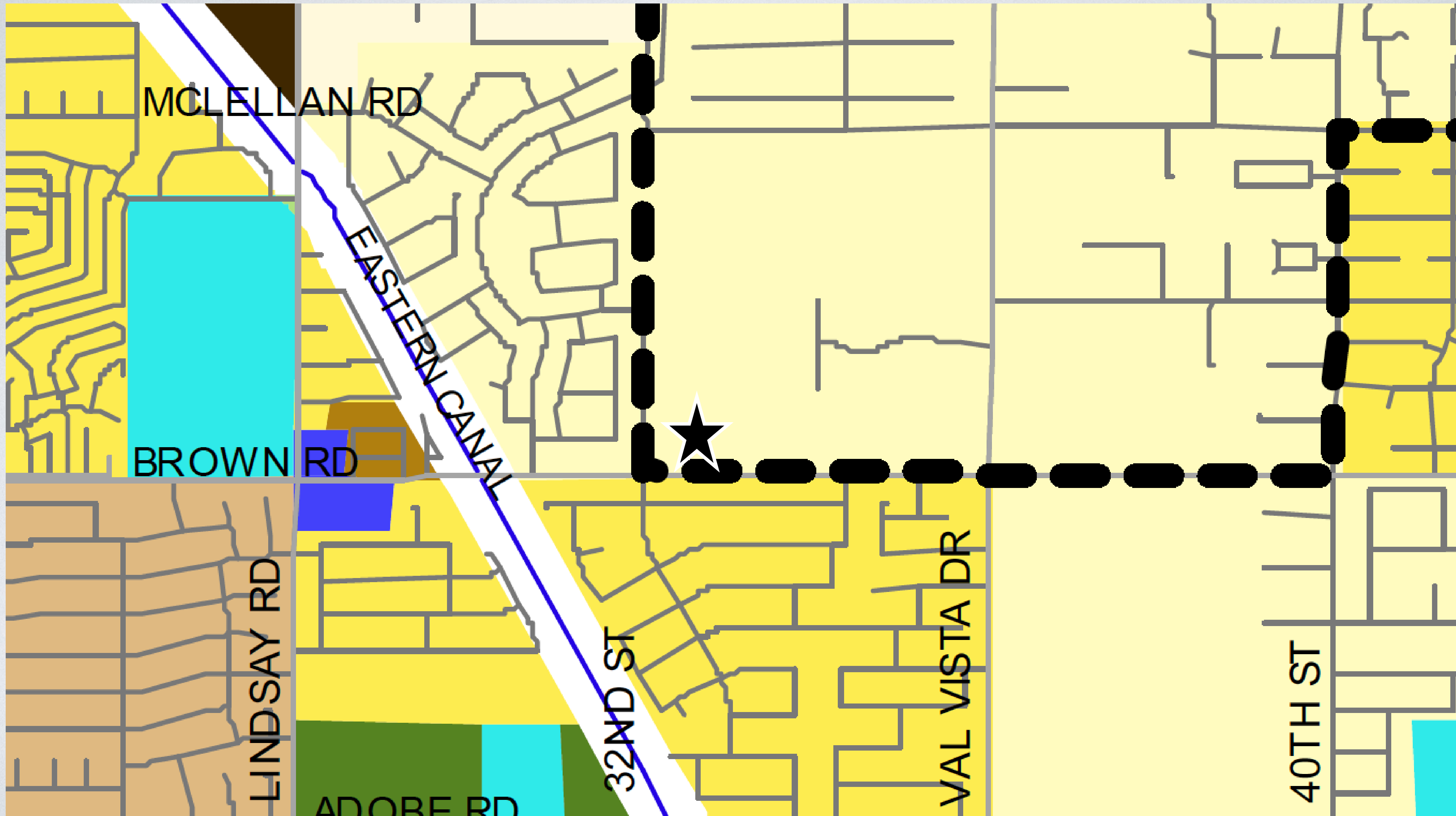
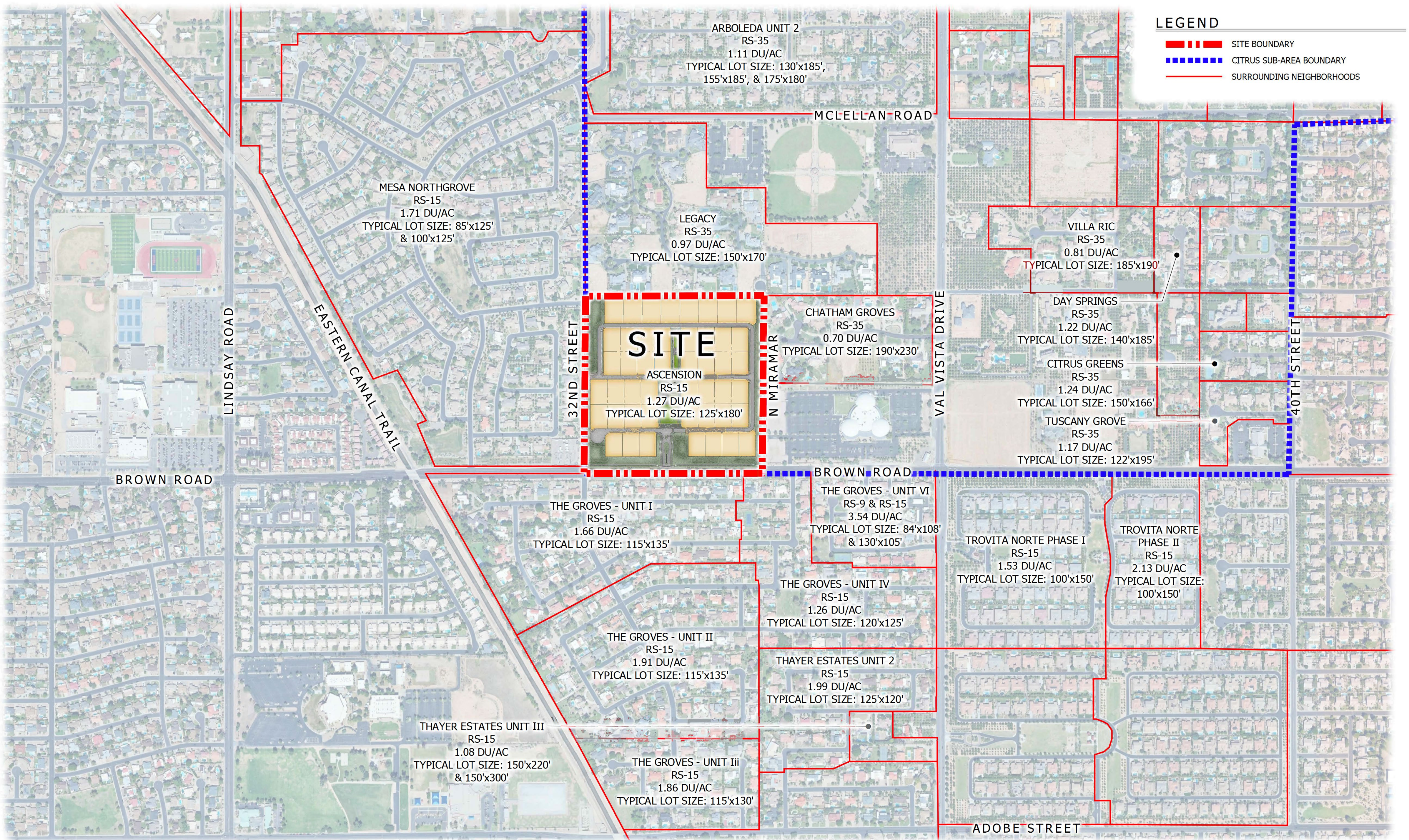


Figure 1







SITE DATA		
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TOTAL OPEN SPACE	8.49 AC	22.8%
UNIT	QTY	
125' x 180'	47 DU	
TOTAL	47 DU	

LEGEND

 25,000 SF LOTS

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CONDITION NO. 1

- No. 1 - *Submit revised plans, including the Preliminary Plat, to be in conformance with the 1.24 dwelling unit per acre density of the RS-35 zoning district prior to City Council approval.*
- Request condition be deleted.
- Current Density 1.27 du/ac. A difference of 0.03. 1 lot.

Request Planning & Zoning Board's
Recommendation in accordance with Staff's
Recommendation for Approval except that
Condition No. 1 be deleted.



TRADITIONAL RESIDENTIAL

TRADITIONAL RESIDENTIAL

SITE
RURAL RESIDENTIAL

NEIGHBORHOOD
CENTER

BROWN ROAD

TRADITIONAL RESIDENTIAL

TRADITIONAL RESIDENTIAL

TRADITIONAL RESIDENTIAL

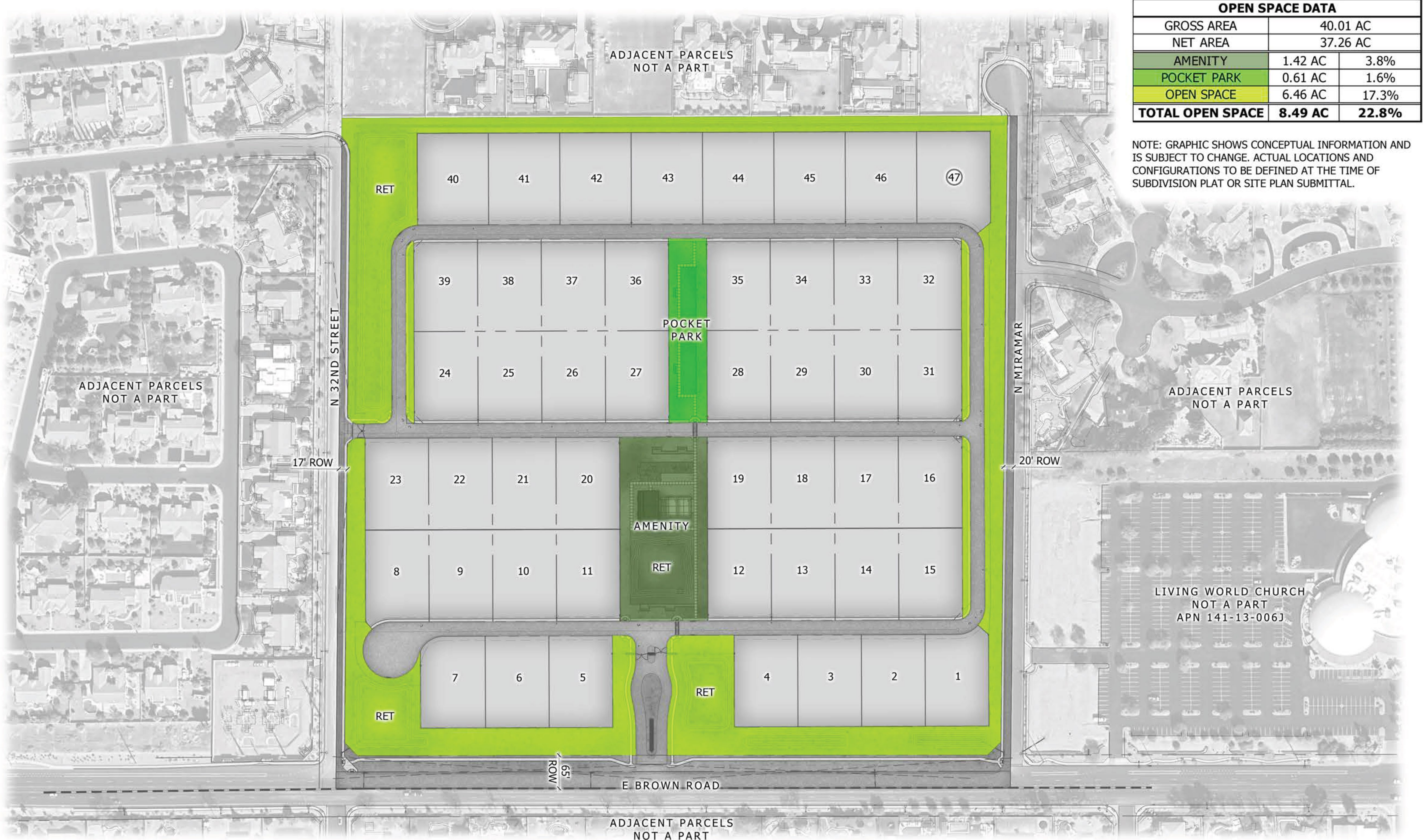
TRADITIONAL RESIDENTIAL

RURAL RESIDENTIAL

RURAL RESIDENTIAL

RURAL RESIDENTIAL

RURAL RESIDENTIAL



OPEN SPACE DATA		
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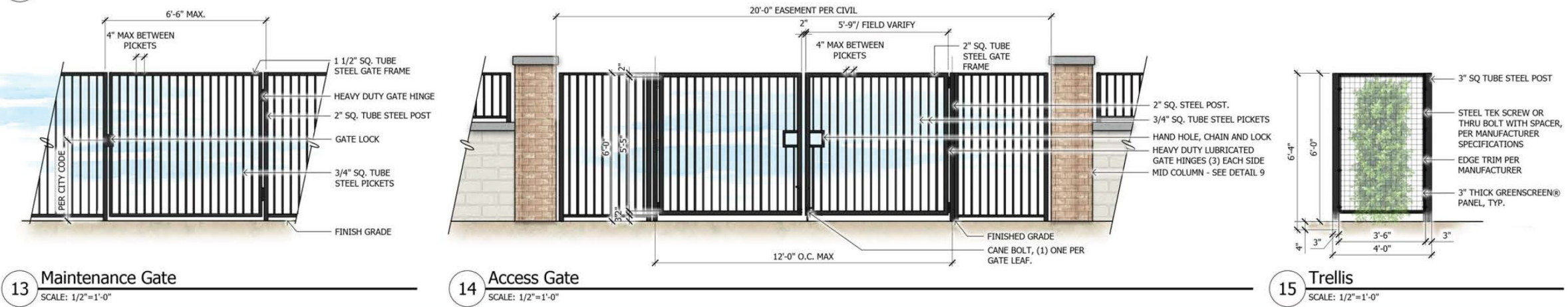
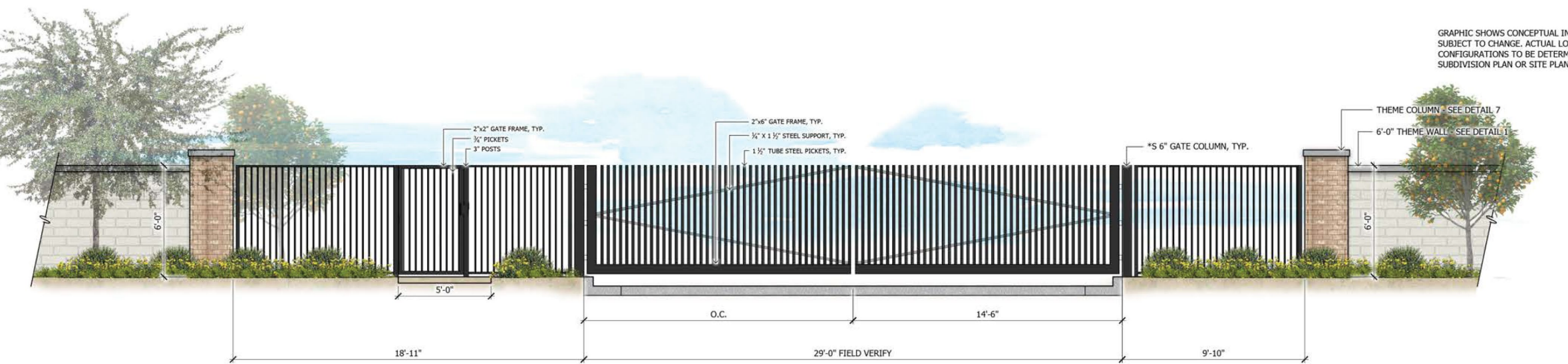


TABLE 4.1.2: RS-15 PAD DEVELOPMENT STANDARDS		
Development Standard	RS-15 Required	Proposed RS-15 PAD
Lot and Density Standards		
Minimum Lot Area (sq. ft.)	15,000	22,500
Minimum Lot Width -Interior Lot (ft.)	110	125
Minimum Lot Depth (ft.)	120	180
Minimum Lot Depth abutting Arterial Street (ft.)	150	180
Maximum Density		
Conventional Subdivisions (unit/gross acre)	Based on compliance with minimum lot size requirements, and with off-site improvement and right-of-way requirements specified in MCC Title 9.	
Planned Area Development (PAD) Overlay District (units/net acre)	2.9	1.27
Maximum Lot Coverage (% of lot)	50%	50%
Building Form and Location		
Maximum Height (ft.)	30	30 (one-story)
Garage		
Depth (ft.)	22	21
Minimum Yards (ft.)		
Front (Enclosed Livable Areas. Porches and Porte Cocheres)	22	22
Garages and Carports - front and side yards	30	30
Interior Side: Minimum each side	7	10
Interior Side: Minimum aggregate of 2 sides	20	20
Street Side	10	15
Rear	30	30
Rear Yard abutting Arterial Street	30	30
Maximum Building Coverage (% of lot)	40%	50%



Planning & Zoning Board



ZON25-00578

New Life Fellowship Hall Building

Chloe Durfee Daniel, Planner II

April 22, 2026



Request

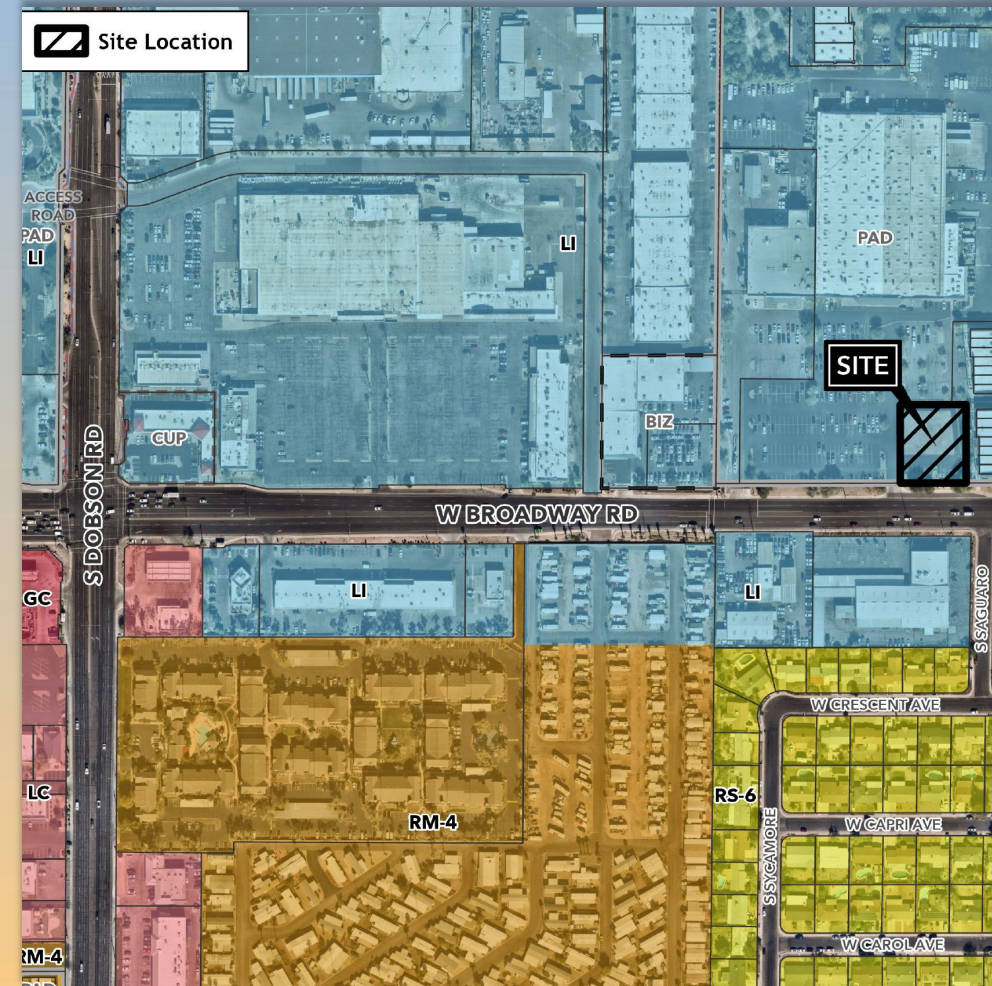
- Site Plan Review
- To allow for a
6,421 square foot
Place of Worship





Location

- North side of Broadway Road
- East of Dobson Road





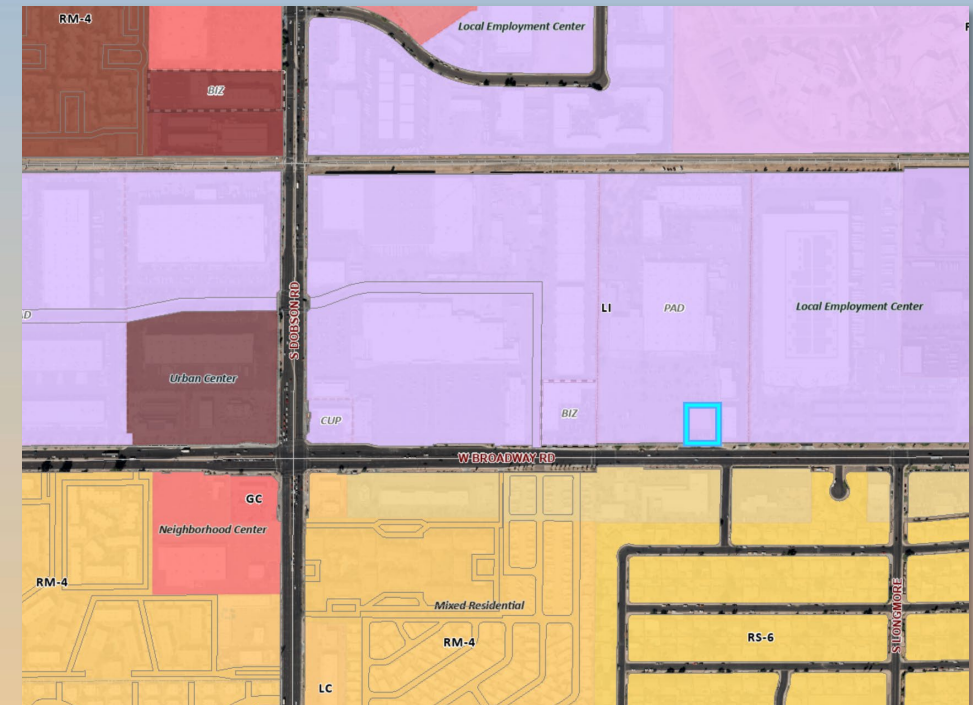
General Plan

Local Employment Center - Evolve

- Public/Semi-Public is a Supporting land use
- Characterized by a variety of low-intensity business operations and commercial uses

West Main Street Sub-Area Plan

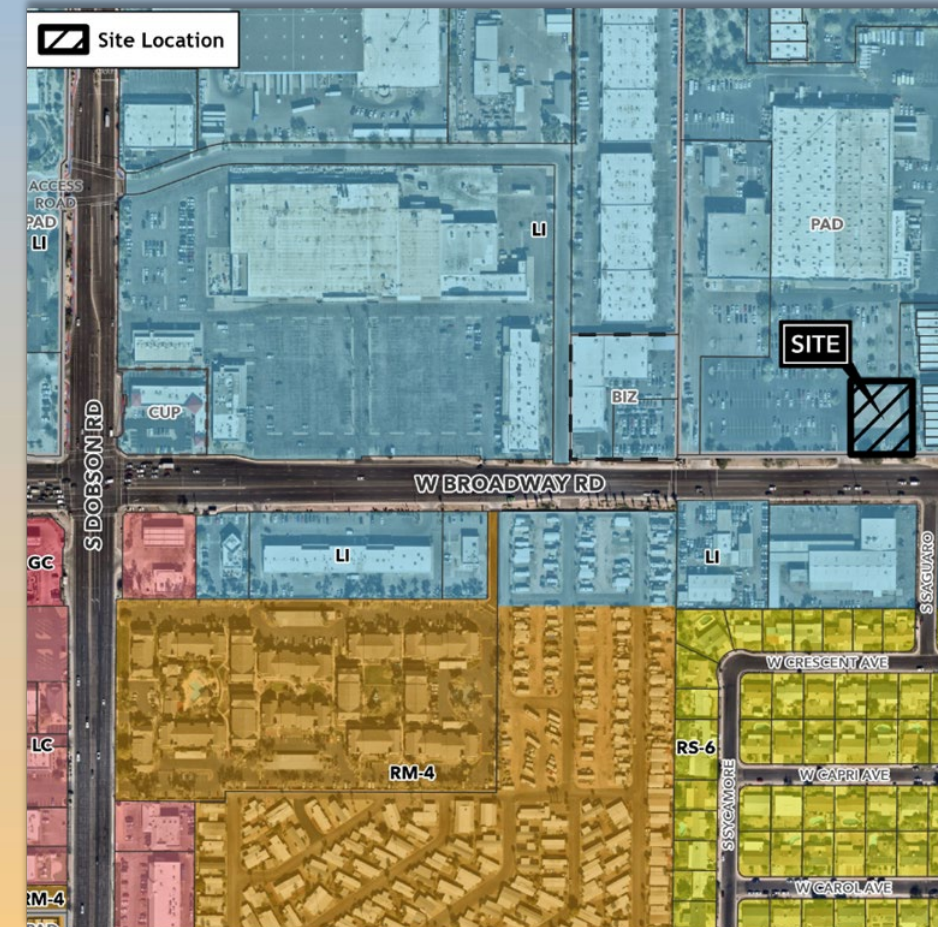
- Consistent with the Industrial Corridor of the West Main Street Area Plan by supporting infill and redevelopment of the area





Zoning

- Light Industrial with a Planned Area Development Overlay (LI-PAD)
- Place of Worship is an allowed use





Site Photo

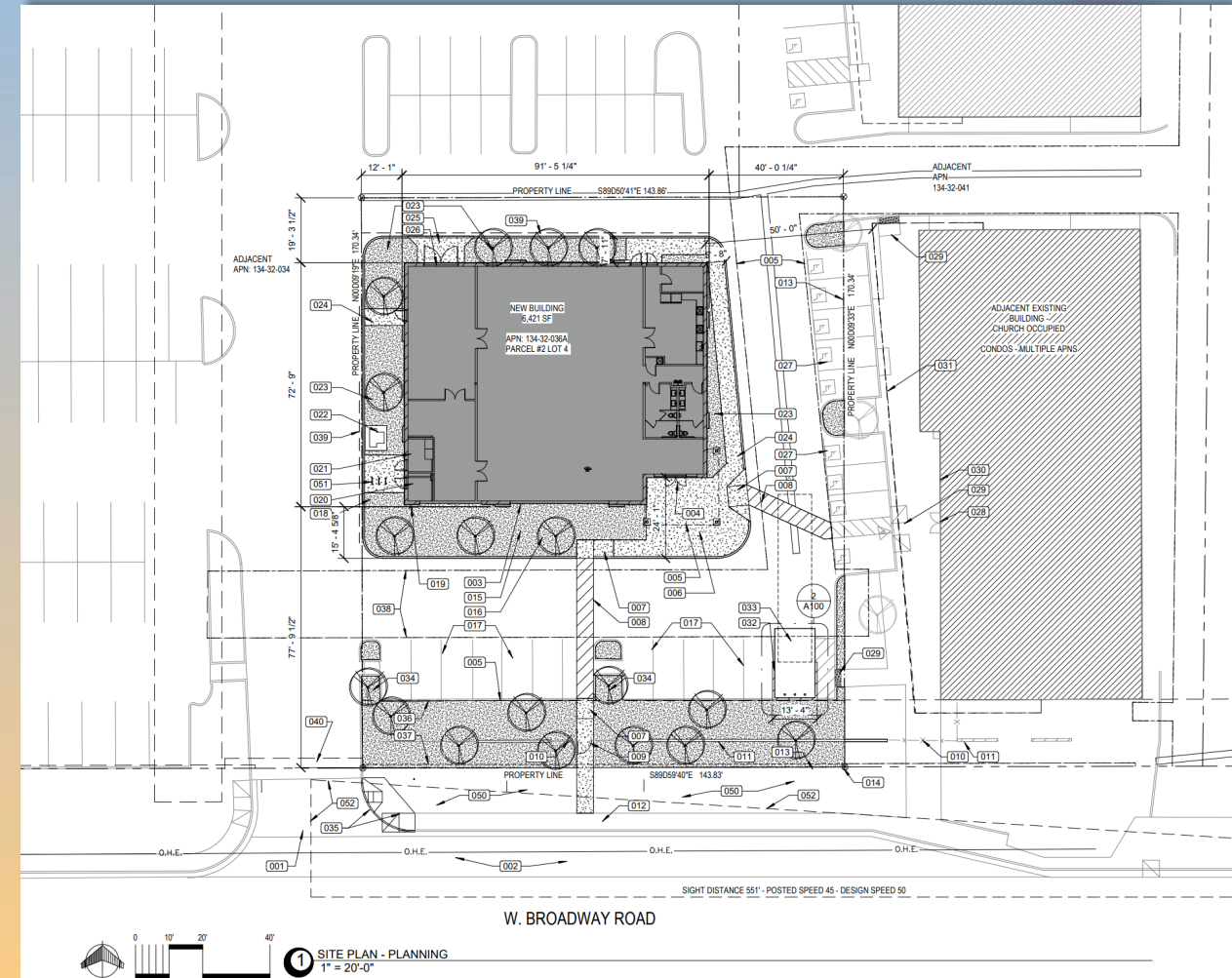


Looking north from Broadway Road



Site Plan

- 6,421 sq. ft. building
- Parking spaces shared with group industrial development
- Access from Broadway Road from the southwest through shared drive

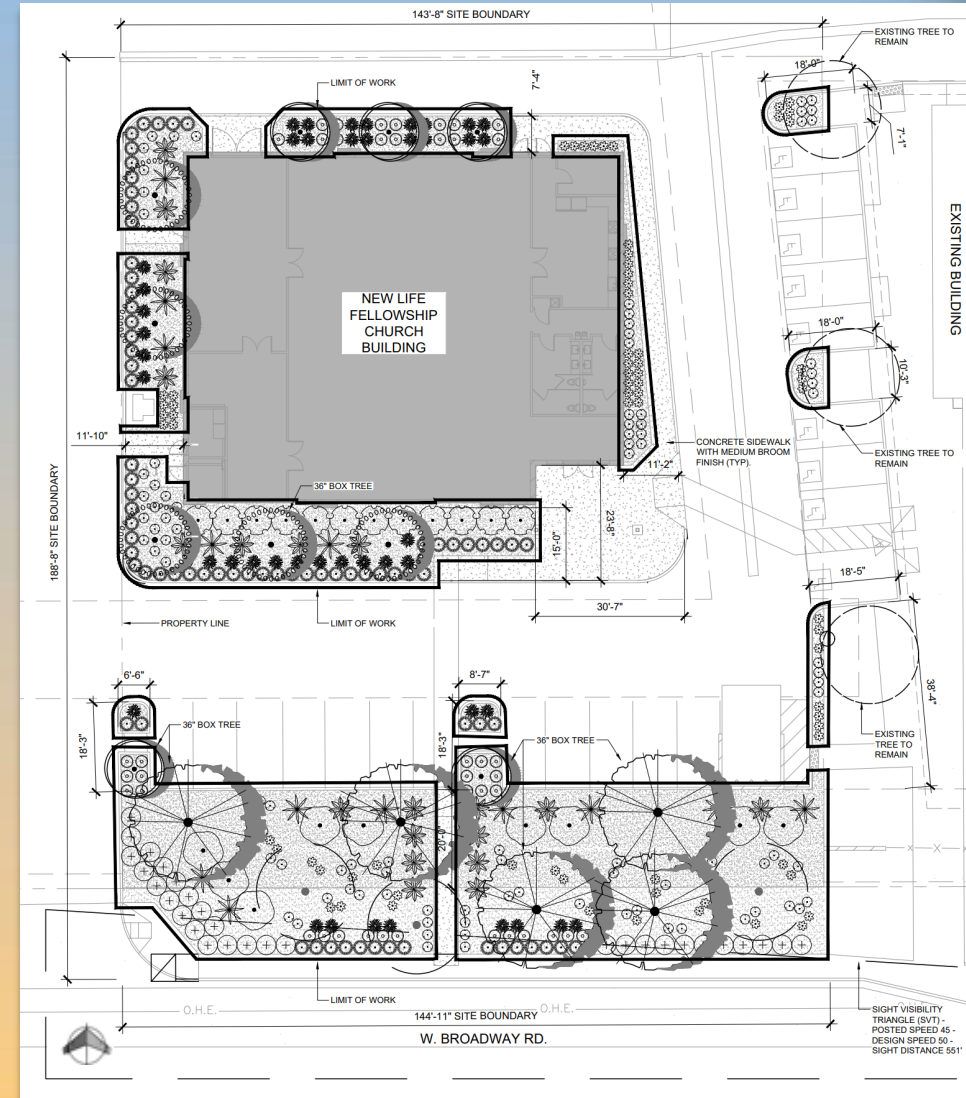




Landscape Plan

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CAL	REMARKS
TREES					
	5	Acacia aneura Mulga	(3) 24" box (2) 36" box	Cal 1.0"	25 s.f. each
	5	Chilopsis linearis Desert Willow	(4) 24" box (1) 36" box	Cal 1.0"	25 s.f. each
	3	Existing Mesquite Tree	-		50 s.f. each
	5	Prosopis glandulosa 'Thornless AZT' Thornless Honey Mesquite	36" box Multi-trunk	Cal 2.0"	50 s.f. each
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS	
SHRUBS					
	19	Bougainvillea x 'Torch Glow' Torch Glow Bush Bougainvillea	5 gal	Can Full	50 s.f. each
	9	Caesalpinia pulcherrima Red Bird Of Paradise	5 gal	Can Full	50 s.f. each
	12	Tecoma x 'Sparky' Sparky Yellow Bells	15 gal		50 s.f. each
ACCENTS					
	97	Euphorbia rigida Gopher Plant	5 gal	Can Full	10 s.f. each
	13	Hesperaloe funifera Giant Hesperaloe	5 gal	Can Full	25 s.f. each
	44	Hesperaloe parviflora Red Yucca	5 gal	Can Full	25 s.f. each
	78	Muhlenbergia capillaris 'Lenca' Regal Mist® Pink Muhly Grass	5 gal		10 s.f. each
GROUNDCOVERS AND PERENNIALS					
	41	Convolvulus cneorum Bush Morning Glory	1 gal	Can Full	5 s.f. each
	30	Lantana camara 'New Gold' New Gold Lantana	1 gal	Can Full	25 s.f. each
	72	Ruellia brittoniana 'Katie' Katie's Ruellia	1 gal	Can Full	25 s.f. each
SYMBOL	QTY	BOTANICAL / COMMON NAME	TYPE/SIZE	REMARKS	
MISCELLANEOUS					
	7,139 sf	Palo Verde Brown Granite	1/2" Screened	2" Deep	





Renderings





Renderings





Updated Renderings After DRB





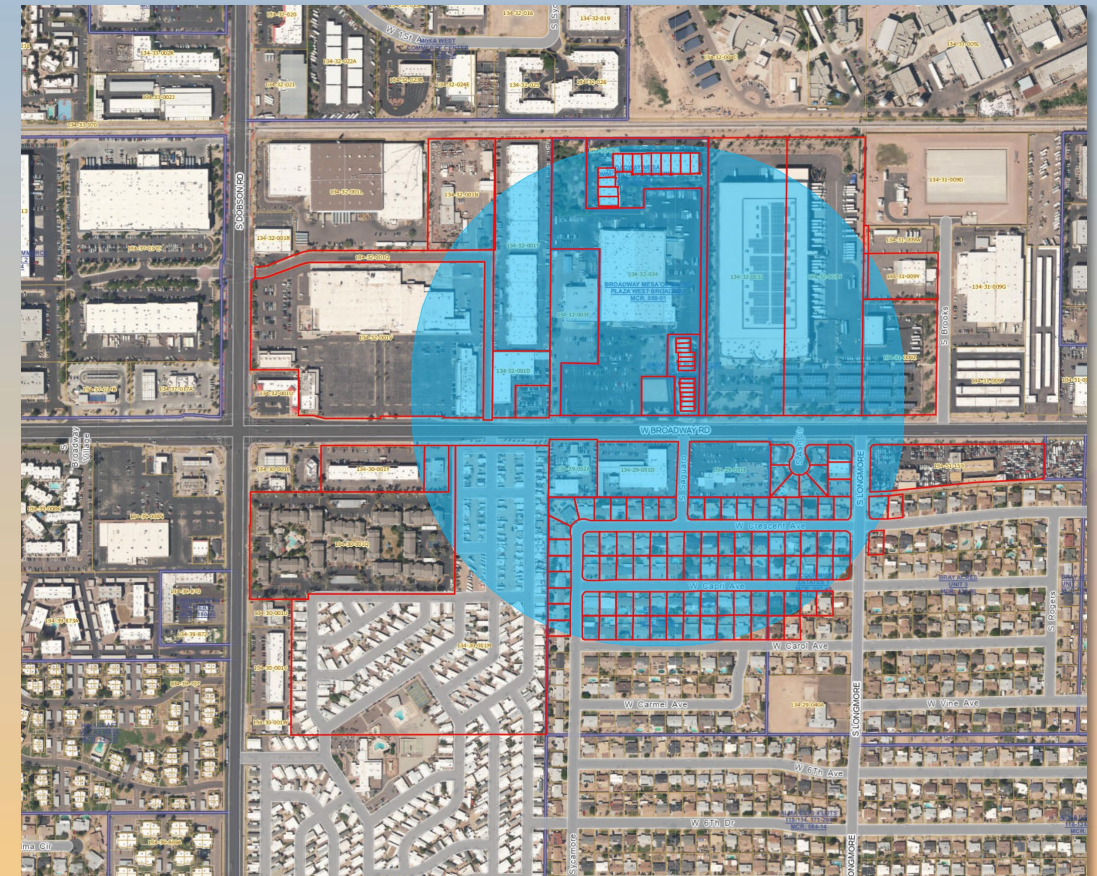
Updated Renderings After DRB





Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- In-Person Neighborhood Meeting: February 2026 – 1 neighbor attended
- No correspondence received by staff





Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Criteria in Chapters 69 for Site Plan Review

Staff recommends Approval with Conditions



Planning & Zoning Board