

# City of Mesa

*City Hall  
20 East Main Street*



## Meeting Minutes - Draft

Wednesday, December 10, 2025

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](http://www.mesaaz.gov) to find the agenda on which the item(s) will be placed.

Call meeting to order.

Chair Ayers called the meeting to order at 4:58 pm.

- 1 Take action on all consent agenda items.

#### **Items on the Consent Agenda**

- 2 Approval of minutes from previous meetings.

Approved (6-0; Boardmember Montes, absent)

- \*\*2-a Planning and Zoning minutes from November 12, 2025 Planning and Zoning Board meeting.

3 Take action on the following zoning cases:

- \*\*3-a ZON25-00827. "Cadence DU3 Multi-Residence"** 17± acres located at the southwest corner of Crismon Road and Williams Field Road. Site Plan Review for a 302-unit multiple residence development and a Special Use Permit to allow for a parking reduction. **(District 6)**

**Planner: Kellie Rorex**

**Staff Recommendation: Approval with Conditions**

Approved (6-0; Boardmember Montes, absent)

- \*\*3-b ZON25-00324 "Circle K - Pecos & Sossaman,"** 6.3± acres located at the southeast corner of East Pecos Road and South Sossaman Road. Site Plan Review and Special Use Permit (SUP). This request will allow for a 5,200± square foot Service Station development. **(District 6)**

**Planner: Chloe Durfee Daniel**

**Staff Recommendation: Approval with Conditions**

Approved (6-0; Boardmember Montes, absent)

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

- \*\*4-a ZON24-00525 "202 RV Valet Storage Expansion",** 15.5± acres located at 8839 East Main Street. Rezone from General Commercial with Planned Area Development Overlay (GC-PAD) to GC with a new PAD Overlay, Site Plan Review and Council Use Permit (CUP). This request will allow for a 58,845± square foot Boat and RV Storage facility. **(District 5)**

**Planner: Kwasi Abebrese**

**Staff Recommendation: Approval with Conditions**

Approved (6-0; Boardmember Montes, absent)

- \*\*4-b ZON25-00397 "Department of Child Safety of Arizona,"** 3± acres located at the northeast corner of East University Drive and North 80th Street. Site Plan Modification and amending the Conditions of Approval No. 1 and 4 of Ordinance No. 2354. This request will allow for a 24,000± square foot Office development. **(District 5)**

**Planner: Kwasi Abebrese**

**Staff Recommendation: Approval with Conditions**

Approved (6-0; Boardmember Montes, absent)

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

- \*\*5-a ZON25-00210. "The Lincoln,"** 9.1± acres located approximately 340 feet west of the southwest corner of Hampton Avenue and Crismon Road. Rezone from Planned Employment Park with a Planned Area Development Overlay (PEP-PAD) to Multiple Residence 2 with a Planned Area Development Overlay (RM-2-PAD), Special Use Permit and Site Plan Review to allow for a 113-lot attached single residence development. **(District 5)**

**Planner: Cassidy Welch**

**Staff Recommendation: Continued to the January 14, 2026 Planning and Zoning Board meeting.**

Continued to January 14, 2025 Planning and Zoning Board meeting (6-0; Boardmember Montes, absent)

- \*\*5-b ZON25-00313. "The Lincoln,"** 9.1± acres located 340 feet west of the southwest corner of Hampton Avenue and Crismon Road. Minor General Plan Amendment to change the Placetype from Urban Center to Urban Residential. **(District 5)**

**Planner: Cassidy Welch**

**Staff Recommendation: Continued to the January 14, 2026 Planning and Zoning Board meeting.**

Continued to January 14, 2025 Planning and Zoning Board meeting (6-0; Boardmember Montes, absent)

6 Review, discuss and make a recommendation to the City Council regarding the following proposed amendment to the Mesa City Code:

- \*\*6-a** Proposed amendments to Chapters 66 and 67 of the Mesa City Code pertaining to the organization and duties of the Planning and Zoning Board and the Design Review Board. The amendments include, but are not limited to: modifying the membership and qualifications of the Planning and Zoning Board; repealing in its entirety Section 11-66-2: Planning and Zoning Board and adopting a new "Section 11-66-2: Planning and Zoning Board;" repealing in its entirety Section 11-66-6: Design Review Board and adopting a new "Section 11-66-6: Design Review Board;" and modifying appeal bodies. Although not subject to recommendation of the Board, the discussion may also cover related, proposed amendments to Chapter 1 of Title 2 of the Mesa City Code pertaining to the Planning and Zoning Board.

**Planner: Rachel Phillips**

**Staff Recommendation: Adoption**

Approved (6-0; Boardmember Montes, absent)

- \*\*6-b** Proposed amendments to Chapters 1, 2, 3, 4, 5, 6, 7, 8, 11, 12, 14, 20, 21, 22, 30, 31, 32, 33, 34, 35, 42, 46, 56, 63, 66, 67, 69, 70, 71, 72, 73, 80, 81, 86, and 87 of Title 11 of the Mesa City Code pertaining to administrative review in compliance with A.R.S. § 9-500.49. The amendments replace, amend, and update procedures for submission, review, approval, modification, expiration, and enforcement for land use applications associated with administrative approval, along with corresponding revisions needed to align related provisions for consistency. The amendments replace, amend, and update development standards citywide to incorporate technical updates and objective standards in compliance with A.R.S. § 9-500.49. The amendments also include related changes in terminology and definitions, modifications to rules of measurement, and updates to alternative compliance.

**Planner: Rachel Phillips**

**Staff Recommendation: Adoption**

Approved (6-0; Boardmember Montes, absent)

**7 Adjournment.**

Approved (6-0; Boardmember Montes, absent)

**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.**