

# Planning and Zoning Board

## Meeting Minutes

Mesa City Council Chambers – Upper Level, 20 East Main Street

Date: March 25, 2026 Time: 4:00 p.m.

### **MEMBERS PRESENT:**

Benjamin Ayers  
Troy Peterson\*  
Jeff Pitcher  
Jayson Carpenter  
Jamie Blakeman  
Chase Farnsworth

### **MEMBERS ABSENT**

Genessee Montes

(\*Boardmembers and staff participated in the meeting through the use of telephonic and video conference equipment)

### **STAFF PRESENT:**

Mary Kopaskie-Brown  
Kirstin Dvorchak  
Evan Balmer  
Cassidy Welch  
Joshua Grandlienard  
Jennifer Merrill  
Danika Heying

### **OTHERS PRESENT:**

### **Call Meeting to Order.**

Chair Ayers declared a quorum present, Boardmember Montes was absent; the meeting was called to order at 4:02 pm.

### **1. Take action on all consent agenda items.**

It was moved by Boardmember Farnsworth, seconded by Boardmember Carpenter, that the consent agenda items be approved.

### **Vote (6-0; Boardmember Montes, absent)**

Upon tabulation of vote, it showed:

AYES – Ayers, Peterson, Pitcher, Carpenter, Blakeman, Farnsworth

NAYS – None

Items on the Consent Agenda

**Approval of minutes from previous meetings.**

\*2-a Minutes from March 11, 2026, Planning and Zoning Board Meeting.

**2. Take action on the following zoning cases:**

\*3-a ZON25-00966. "Liv at Eastmark," 8.5± acres located approximately 725± feet east of the northeast corner of South Ellsworth Road and East Ray Road. Site Plan Review. This request will allow for a 208-unit Multiple Residence development. (District 6)

**Planner: Josh Grandlienard**

**Staff Recommendation: Approval with Conditions**

**The Board recommends to approve case ZON25-00966 conditioned upon:**

1. Compliance with the final site plan as submitted.
2. Compliance with Ordinance No. 4893 and the adopted Eastmark (Mesa Proving Grounds) Community Plan.
3. Compliance with Eastmark Development Unit 3/4 North Development Unit Plan dated October 17, 2018.
4. Compliance with the design guidelines in Section 8 of the Eastmark Community Plan.
5. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.
6. Coordinate with the City of Mesa Transportation Department on the design and installation of an enhanced pedestrian connection across South Bradley Way.
7. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first.
8. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
  - a. Owner must execute the City's standard Avigation Easement and Release for Mesa Gateway Airport prior to or concurrently with the recordation of the final subdivision map or the issuance of a building permit, whichever occurs first.
  - b. Due to the proximity to Mesa Gateway Airport, any proposed permanent or temporary structure, as required by the FAA, is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
  - c. Prior to the issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect

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demonstrating compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.

- d. Provide written notice to future property owners that the project is within 2 miles of Mesa Gateway Airport.
- e. All final subdivision plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which must state in part: "This property, due to its proximity to Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."

- 9. Compliance with all City development codes and regulations.

**Vote (6-0; Boardmember Montes, absent)**

Upon tabulation of vote, it showed:

AYES – Ayers, Peterson, Pitcher, Carpenter, Blakeman, Farnsworth

NAYS – None

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Items not on the Consent Agenda

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

- 4-a GPA25-00283. "Haven at Destination," 28± acres located at the northwest corner of South Meridian Road and Arizona Route 24. Major General Plan Amendment to change the Placetype from Urban Center to Mixed Residential. (District 6)

**Planner: Mallory Ress**

**Staff Recommendation: Adoption**

**The Board recommends to adopt case GPA25-00283**

**Vote (6-0; Boardmember Montes, absent)**

Upon tabulation of vote, it showed:

AYES – Ayers, Peterson, Pitcher, Carpenter, Blakeman, Farnsworth

NAYS – None

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- \*4-b ZON25-00288. "Haven at Destination," 28± acres located at the northwest corner of South Meridian Road and Arizona Route 24. Rezone from General Industrial (GI) to Small-Lot Single Residence 2.5 with a Planned Area Development Overlay (RSL-2.5-PAD) and approval of residential product. This request will allow for a 155-lot single residence development. (District 6)

**Planner: Mallory Ress**

**Staff Recommendation: Approval with Conditions**

**The Board recommends to approve case ZON25-00288 conditioned upon:**

1. Compliance with the final site plan, landscape plan, product details and plot plans as submitted.
2. Compliance with all requirements of Case Numbers GPA25-00283 and SUB26-00137.
3. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.
4. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication, whichever comes first.
5. Prior to the issuance of any building permit, obtain approval of a Preliminary Plat and obtain approval of and record a Final Plat.
6. Compliance with all City development codes and regulations, except the modification to the development standards as approved with this PAD Overlay as shown in the following table:

Development Standards	PAD Approved
<u>Minimum Yards</u> – <i>MZO Table 11-5-3.A.2</i> - Front – Garage - Rear	<b>18 feet</b> <b>8 feet</b>
<u>Encroachments</u> - <i>MZO Section 11-5-3(B)(2)(a)(iii)(5)</i> - Rear Patio	<b>Attached open porches, open patios, open carports or open balconies may encroach into a required rear yard, but shall be no closer than 5 feet to a rear property line. Such open structures may include window screens, knee walls, and other partial enclosures as specified in the Mesa Building Code for patio covers.</b>
<u>RSL Open Space Requirements</u> - <i>MZO Section 11-5-3(A)(5)(a)(ii)</i> - Min. depth	<b>To count toward the required open space, the open space must have a minimum depth of at least six (6) feet as an upper story balcony, and eight (8) feet as a porch, patio, courtyard or lawn area</b>

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Development Standards	PAD Approved
<u>Garage Frontage and Location</u> – <i>MZO Section 11-5-3(B)(4)(a)</i>	<b>Where garage doors face the front property line of the lot, the aggregate width of garage doors shall not exceed 56 percent (56%) of the aggregate width of the front building elevation</b>
<u>Materials</u> – <i>MZO Section 11-5-3(B)(7)</i>	<b>Spanish elevations may contain only one (1) primary exterior material</b>

7. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:

- a. Owner must execute the City’s standard Avigation Easement and Release for Mesa Gateway Airport prior to or concurrently with the recordation of the Final Plat or the issuance of a building permit, whichever occurs first.
- b. Due to the proximity to Mesa Gateway Airport, any proposed permanent or temporary structure, as required by the FAA, is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
- c. Prior to the issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect demonstrating compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.
- d. Provide written notice to future property owners that the project is within three miles of Mesa Gateway Airport
- e. All Final Plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which must state in part: “This property, due to its proximity to Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals.”

**Vote (6-0; Boardmember Montes, absent)**

Upon tabulation of vote, it showed:

AYES – Ayers, Peterson, Pitcher, Carpenter, Blakeman, Farnsworth

NAYS – None

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- 4-c GPA25-00233 "Haven at Hawes," 38± acres located at the southeast corner of South Hawes Road and East Mesquite Street. Major General Plan Amendment to change the Placetype from Local Employment Center to Urban Residential. (District 6)

**Planner: Jennifer Merrill**

**Staff Recommendation: Adoption**

**The Board recommends to adopt case GPA25-00233**

**Vote (6-0; Boardmember Montes, absent)**

Upon tabulation of vote, it showed:

AYES – Ayers, Peterson, Pitcher, Carpenter, Blakeman, Farnsworth

NAYS – None

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- \*4-d ZON25-00234. "Haven at Hawes," 38± acres located at the southeast corner of South Hawes Road and East Mesquite Street. Rezoning from Agricultural (AG) to Residential Small-Lot 2.5 with a Planned Area Development overlay (RSL-2.5-PAD) and approval of residential product. This request will allow for a 230-lot single residence development. (District 6)

**Planner: Jennifer Merrill**

**Staff Recommendation: Approval with Conditions**

**The Board recommends to approve case ZON25-00234 conditioned upon:**

1. Compliance with the final site plan, landscape plan, product details and plot plans as submitted.
2. Compliance with all requirements of Case Numbers ANX25-00231, GPA25-00233, and SUB26-00136.
3. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.
4. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication, whichever comes first.
5. Prior to the issuance of any building permit, obtain approval of a Preliminary Plat and obtain approval of and record a Final Plat.
6. Compliance with all City development codes and regulations, except the modification to the development standards as approved with this PAD Overlay as shown in the following table:

Development Standards	PAD Approved
Minimum Yards – MZO Table 11-5-3.A.2 - Front – Garage - Rear	18 feet  8 feet
Encroachments - MZO Section 11-5-3(B)(2)(a)(iii)(5) - Rear Patio	Attached open porches, open patios, open carports or open balconies may encroach into a required rear yard, but shall be no closer than 5 feet to a rear property line. Such open structures may include window screens, knee walls, and other partial enclosures as specified in the Mesa Building Code for patio covers.
<u>RSL Open Space Requirements</u> - MZO Section 11-5-3(A)(5)(a)(ii) - Min. depth	To count toward the required open space, the open space must have a minimum depth of at least six (6) feet as an upper story balcony, and

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Development Standards	PAD Approved
	eight (8) feet as a porch, patio, courtyard or lawn area
<u>Garage Frontage and Location</u> – MZO Section 11-5-3(B)(4)(a)	Where garage doors face the front property line of the lot, the aggregate width of garage doors shall not exceed 56 percent (56%) of the aggregate width of the front building elevation
Materials – MZO Section 11-5-3(B)(7)	Spanish elevations may contain only one (1) primary exterior material

7. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
  - a. Owner must execute the City’s standard Avigation Easement and Release for Mesa Gateway Airport prior to or concurrently with the recordation of the Final Plat or the issuance of a building permit, whichever occurs first.
  - b. Due to the proximity to Mesa Gateway Airport, any proposed permanent or temporary structure, as required by the FAA, is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
  - c. Prior to the issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect demonstrating compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance
  - d. Provide written notice to future property owners that the project is within three miles of Mesa Gateway Airport.
  - e. All Final Plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which must state in part: “This property, due to its proximity to Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals.”
8. If, at the determination of Staff, the eastern wall is in a state of disrepair, applicant will provide a wall consistent with the architecture of the project.

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**5 Adjournment.**

Boardmember Farnsworth motioned to adjourn the meeting. The motion was seconded by Boardmember Pitcher.

**Vote (6-0; Boardmember Montes, Unexcused)**

Upon tabulation of vote, it showed:

AYES – Ayers, Peterson, Pitcher, Carpenter, Blakeman, Farnsworth

NAYS – None

The public hearing was adjourned at 4:06 pm.

**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 traducción en español, favor de llamar al menos 48 horas antes de la reunión al (480) 644-2767.**

Respectfully submitted,

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Benjamin Ayers  
Planning and Zoning Board Chair

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