



Planning and Zoning Board

Meeting Minutes

Mesa City Council Chambers – Upper Level, 57 East 1st Street

Date: May 28, 2025 Time: 4:00 p.m.

MEMBERS PRESENT:

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

MEMBERS ABSENT

Jamie Blakeman

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

STAFF PRESENT:

Mary Kopaskie-Brown
Rachel Nettles
Evan Balmer
Cassidy Welch
Joshua Grandlienard
Alexis Wagner

OTHERS PRESENT:

Call Meeting to Order.

Chair Ayers excused Boardmember Blakeman and declared a quorum present; the meeting was called to order at 4:06 pm.

1 Take action on all consent agenda items.

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

Vote (6-0; Boardmember Blakeman, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

Items on the Consent Agenda

2 Approval of minutes from previous meetings.

***2-a** Minutes from the May 14, 2025, Planning and Zoning Board meeting.

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Note: Audio recordings of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also “live broadcasted” through the City of Mesa’s website at

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3 Take action on the following zoning cases:

- *3-a ZON25-00174 "Eastmarket Phase 1,"** 6.6± acres located at the northeast corner of South Ellsworth Road and East Ray Road. Site Plan Review for a commercial development. **(District 6).**

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON25-00174 conditioned upon:

1. Compliance with the final site plan as submitted, except for the proposed locations of the solid waste enclosure, which will require final approval of their locations by time of Building Permit Issuance.
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 any development agreement recorded on the property, and any future amendments.
5. Compliance with the design guidelines in Section 8 of the Eastmark Community Plan.
6. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.
7. Coordinate with the City of Mesa Transportation Department on the design and installation of an enhanced pedestrian connection across South Bradley Way.
8. 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.
9. 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 demonstrating compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.

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- 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."

10. Compliance with all City development codes and regulations.

Vote (6-0; Boardmember Blakeman, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

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- *3-b ZON25-00082 "Culver's,"** 1.5± acres located approximately 850 feet west of the northwest corner of East McKellips Road and North Gilbert Road. Major Site Plan Modification for the development of an approximately 4,106± square foot limited-service restaurant with drive-thru. **(District 1)**

Planner: Tulili Tuiteleleapaga

Staff Recommendation: Continued to the June 11, 2025 Planning and Zoning Board meeting.

The Board recommends to continue case ZON25-00082 to the June 11, 2025 Planning and Zoning Board meeting.

Vote (6-0; Boardmember Blakeman, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

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

- *4-a ZON24-00548 "SAIA Motor Freight Lines,"** 13± acres located approximately 2,600 feet west of the southwest corner of East Pecos Road and South Signal Butte Road. Site Plan Review for the development of an approximately 49,747± square foot freight/truck terminal and warehouse. **(District 6)**

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON24-00548 conditioned upon:

1. Compliance with the final site plan as submitted.
2. Compliance with all requirements of Design Review Case No. DRB24-00548.
3. Compliance with all requirements and stipulations of Ord. No. 3245.
4. Compliance with all applicable City development codes and regulations.
5. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.
6. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit or at the time of the City's request for dedication whichever comes first.
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 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 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."

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Vote (6-0; Boardmember Blakeman, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

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- *4-b ZON25-00163 "UTV Stereo - Quality Car Audio,"** 2.1± acres located at 7561 East Baseline Road. Major Site Plan Modification and amending Condition of Approval No. 1 for case Z97-048 to allow for the expansion of an approximately 26,636± square foot minor vehicle service and repair use. **(District 6).**

Planner: Chloe Durfee Daniel

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON25-00163 conditioned upon:

1. Compliance with Ordinance No. 3347, except for condition of approval no. 1.
2. Compliance with the final site plan as submitted.
3. Compliance with all requirements of Board of Adjustment Case No. BOA25-00160.
4. Compliance with the Good Neighbor Policy as submitted.
5. Compliance with all applicable City development codes and regulations.
6. 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 4.5 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 Blakeman, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

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- *4-c ZON25-00208 “Medina Station,”** 61± acres located at the southeast corner of East Southern Avenue and South Signal Butte Road. Major Site Plan Modification and amending Condition of Approval No. 1 for case ZON23-00691 to allow for a mixed-use development. **(District 5)**

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON25-00208 conditioned upon:

1. Compliance with the final site plan as submitted.
2. Compliance with all conditions of approval for Ordinance No. 5925, except compliance with the final site plan submitted with this request and not the site plan submitted with Case No. ZON23-00691.
3. Compliance with Specific Plan approved by the Planning & Zoning Board for the multiple residence development on Parcel B and any conditions of approval in Case No. ZON24-00913.
4. Compliance with all conditions of approval for Resolution 12344.
5. Compliance with all applicable City development codes and regulations.

Vote (6-0; Boardmember Blakeman, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

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

- *5-a** Proposed amendments to Chapters 56, 57, 58, 59, 60, 63 and 64 of Title 11 of the Mesa City Code pertaining to Form-Based Code. The text amendments include but are not limited to repealing in its entirety Chapter 56: Form-Based Code Overview and adopting a new “Chapter 56: Form-Based Code Overview”; repealing in its entirety Chapter 57: Maps; repealing in its entirety Chapter 58: Building Form Standards and adopting a new “Chapter 58: Building Form Standards”; repealing in its entirety Chapter 59: Building Type Standards and adopting a new “Chapter 59: Building Type Standards”; repealing in its entirety Chapter 60: Private Frontage Standards and adopting a new “Chapter 60: Private Frontage Standards”; modifying the process for modifications to Smart Growth Regulating Plan Transect Zones; modifying the definition for “Build-to Line”; modifying the definition for “Dwelling, Dwelling Unit, or Housing Unit”; deleting the definition of “Accessory/Secondary Unit”; adding the definition of “Accessory Dwelling Unit”. **(Citywide)**

Planner: Rachel Phillips

Staff Recommendation: Adoption

The Board recommends adoption of the proposed amendments to Chapters 56, 57, 58, 59, 60, 63 and 64 of Title 11 of the Mesa City Code pertaining to Form-Based Code.

Vote (6-0; Boardmember Blakeman, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

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- *5-b** Proposed amendments to Chapter 31 of Title 11 of the Mesa City Code pertaining to marijuana sales and facilities. The text amendments include but are not limited to removal of marijuana delivery language in the development standards and increasing the permitted floor area for Medical Marijuana Dispensaries and Dual License Facilities. Although not subject to the recommendation of the Board, the discussion may also cover related, proposed amendments to the Police Regulations, Chapter 25 of Title 6 of the Mesa City Code pertaining to marijuana delivery **(Citywide)**

Planner: Rachel Phillips

Staff Recommendation: Adoption

The Board recommends adoption of the proposed amendments to Chapter 31 of Title 11 of the Mesa City Code pertaining to marijuana sales and facilities.

Vote (6-0; Boardmember Blakeman, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

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- *5-c** Proposed amendments to Chapters 30, 66, and 87 of Title 11 of the Mesa City Code pertaining to Land Divisions. The text amendments include but are not limited to repealing Section 11-30-6 (Lots and Subdivisions) in its entirety and replacing it with a new Section 11-30-6 titled "Lots and Land Divisions"; removing the duty of the Planning and Zoning Board to decide upon Preliminary Plats; and amending definitions of "Street Frontage" and "Yard". **(Citywide)**

Planner: Rachel Phillips

Staff Recommendation: Adoption

The Board recommends adoption of the proposed amendments to Chapters 30, 66, and 87 of Title 11 of the Mesa City Code pertaining to Land Divisions

Vote (6-0; Boardmember Blakeman, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

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6 Adjournment.

Boardmember Peterson motioned to adjourn the meeting. The motion was seconded by Boardmember Carpenter.

Vote (6-0; Boardmember Blakeman, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

The public hearing was adjourned at 4:11 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,

Benjamin Ayers
Planning and Zoning Board Chair

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