



Planning and Zoning Board

Meeting Minutes

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

Date: August 13, 2025 Time: 4:00 p.m.

MEMBERS PRESENT:

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

MEMBERS ABSENT

Chase Farnsworth

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

STAFF PRESENT:

Mary Kopaskie-Brown
Rachel Phillips
Evan Balmer
Kirstin Dvorchak
Emily Johnson
Joshua Grandlienard
Jennifer Merrill
Alexis Wagner

OTHERS PRESENT:

Call Meeting to Order.

Chair Ayers excused Boardmember Farnsworth and declared a quorum present; the meeting was called to order at 4:15 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 Farnsworth, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

Items on the Consent Agenda

2 Approval of minutes from previous meetings.

***2-a** Minutes from the July 23, 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 ZON25-00301 "Mesa Padel Club,"** 0.4± acres located approximately 660± feet east of the southeast corner of West Main Street and South Country Club Drive. Site Plan Review for a 15,497± square foot small-scale commercial recreation facility. **(District 4)**

Planner: Emily Johnson

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON25-00301 conditioned upon:

1. Compliance with the final site plan as submitted.
2. Compliance with all applicable City development codes and regulations.
3. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.
4. All signage shall be reviewed under a separate permit.

Vote (6-0; Boardmember Farnsworth, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

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

- 4-c ZON25-00529 "CV-Germann Industrial Park,"** 38.8± acres located approximately 1,300± feet east of the northeast corner of South Ellsworth Road and East Germann Road. Site Plan Review for an approximately 663,992± square foot industrial park. **(District 6)**

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON25-00529 conditioned upon:

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Design Review (Case No. DRB25-00530).
3. Compliance with all City development codes and regulations.
4. Prior to the issuance of any building permit, record a lot combination with Maricopa County.
5. All off-site improvements and street frontage landscaping must be installed in the first phase of construction.
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 Phoenix 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 the Phoenix 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 1 mile of Phoenix-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 Phoenix 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 Farnsworth, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

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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 14 and 86 of Title 11 of the Mesa City Code.**
The amendments include but are not limited to: repealing in its entirety Chapter 14: Employment Opportunity District and adopting a new “Chapter 14: Employment Opportunity District” and modifying Section 11-86-1: Purpose and Applicability pertaining to the purpose and applicability of use types. **(Citywide)**

Planner: Rachel Phillips

Staff Recommendation: Adoption

The Board recommends to adopt the proposed amendment to Chapters 14 and 86 of Title 11 of the Mesa City code.

Vote (6-0; Boardmember Farnsworth, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

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Items not on the Consent Agenda

- 4-a ZON22-00890 "Gateway Park,"** 33.3± acres located at the northwest and southwest corners of East Ray Road and South Hawes Road. Rezone 15.6± acres from Limited Commercial with a Planned Area Development Overlay (LC-PAD) to Limited Commercial (LC), Rezone 17.7± acres from LC-PAD to Light Industrial with a Planned Area Development overlay (LI-PAD) and Site Plan Review for an approximately 235,600± square foot industrial development and future commercial development. **(District 6)**

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

Summary:

Boardmember Blakeman recused herself from the case.

Vice Chair Peterson made a motion to approve ZON22-00890. The motion was seconded by Boardmember Pitcher.

The Board recommends to approve case ZON22-00890 conditioned upon:

1. Compliance with the final site plan as submitted.
2. Compliance with all requirements of Design Review Case No. DRB24-01101.
3. Compliance with all applicable City development codes and regulations.
4. Execute and comply with all requirements of DA23-00014 and any future amendments thereto.
5. Installation of all off-site improvements and street frontage landscaping in conformance with DA23-00014.
6. Site Plan Review in accordance with Section 11-69 of the Mesa Zoning Ordinance is required for all future phases of development on the property.
7. Design Review in accordance with Section 11-71 of the Mesa Zoning Ordinance is required for all future phases of development on the property.
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. Prior to the issuance of any building permit, record a cross-access easement between APNs 304-30-022F and 304-30-022H and between APNs 304-30-022G and 304-30-022J.
10. 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

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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 1 mile 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."
11. 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>Maximum Building Height</u> – <i>MZO Section 11-7-3</i>	50 feet
<u>Minimum Setback</u> – <i>MZO Table 11-7-3</i> - Interior Side, Adjacent to Commercial Districts	0 feet
<u>Foundation Base</u> – <i>MZO Section 11-33-5(A)(1)</i> - Exterior Walls with Public Entrance	A minimum 12-foot-wide foundation base
<u>Screening</u> – <i>MZO Section 11-30-9(A)(2)</i> - Ground-Mounted Equipment	Ground-mounted equipment facing a street or not otherwise separated from the street by intervening building(s) shall be screened through the use of an artistic wrap or mural.

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Development Standards	PAD Approved
<u>Setback of Cross Drive Aisles –</u> <i>MZO Section 11-32-4(A)</i>	<p>Parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisles shall be set back at least 40 ft from the property line abutting the street.</p>
<u>Size of Parking Spaces –</u> <i>MZO Section 11-32-2(H)(1)</i> - Standard Parking Spaces	<p>The minimum basic dimension of a parking stall is 9-feet by 18-feet. Where noted on the site plan, the 18- foot dimension is inclusive of a 2-foot overhang over the adjacent sidewalk or landscape area.</p>

Vote (5-0; Boardmember Farnsworth, absent, Boardmember Blakeman, recused)

Upon tabulation of vote, it showed:

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

NAYS – None

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- 4-b ZON25-00304 "Price Manor II,"** 6.5± acres located approximately 1,620± feet north of the northeast corner of East McKellips Road and North Center Street. Rezone from Single Residence-9 with a Planned Area Development overlay (RS-9-PAD) to Small Lot Single Residence 4.5 with a new PAD overlay (RSL-4.5-PAD) for a 41-lot single residence development. **(District 1)**

Planner: Jennifer Merrill

Staff Recommendation: Approval with conditions

Summary:

Staff Planner Jennifer Merrill presented case ZON25-00304. See attached presentation.

Applicant Sean Lake presented case ZON25-00304.

The following citizens offered a series of comments in support of ZON25-00304.

- Alison Hixson, a Mesa resident

The following citizens offered a series of comments in opposition of ZON25-00304

- Marilyn Crosby, a Mesa resident
- Kim Warden, a Mesa resident
- Michelle McCroskey, a Mesa resident
- Kim Van Riper, a Mesa resident

Mr. Lake responded to public comments by confirming the commitment to install and maintain a 10-foot decomposed granite path along Center Street for horse use. He acknowledged the area's equestrian character and agreed to disclose this in reports, CC&Rs, and to buyers. Mr. Lake also clarified that public notices were managed by the City in compliance with all requirements. He concluded by emphasizing efforts to balance neighborhood concerns and stated the project will provide attainable single-family homes in a desirable location.

Chair Ayers made a motion to approve ZON25-00304. The motion was seconded by Boardmember Pitcher.

The Board recommends to approve case ZON25-00304 conditioned upon:

1. Compliance with the landscape plan, and proposed product as submitted.
2. Compliance with all requirements of the Preliminary Plat (Case No. ZON25-00590).
3. Compliance with all applicable City development codes and regulations.
4. Compliance with the Subdivision Regulations.
5. 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 Final Plat, or at the time of the City's request for dedication, whichever comes first.
6. Prior to the issuance of any building permit, obtain approval of and record a Final Plat.
7. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.

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8. 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 Proposed
<u>Fencing and Freestanding Walls; AG, RS, RSL, RM and DR Districts</u> – <i>MZO Section 11-30-4(A)(1)(b)</i> - Maximum Height, Side and Rear Yards	No fence or freestanding wall within or along the exterior boundary of the required side or rear yards shall exceed a height of 6 feet, except where adjacent to the well site, where no fence or freestanding wall shall exceed a height of 8 feet.
<u>Lots and Subdivisions</u> – <i>MZO Section 11-30-6(H)</i>	Every lot shall have frontage on a private street

Vote (6-0; Boardmember Farnsworth, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

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

- 5-a ZON25-00366 "4062 E Main,"** 3.7± acres located approximately 1,600± feet west of the northwest corner of East Main Street and North Greenfield Road. Minor General Plan Amendment to change the Placetype from Urban Center with an Evolve Growth Strategy to Urban Residential with an Evolve Growth Strategy. **(District 2)**

Planner: Jennifer Merrill

Staff Recommendation: Adoption

Vice Chair Peterson made a motion to adopt ZON25-00366. The motion was seconded by Boardmember Carpenter.

Vote (6-0; Boardmember Farnsworth, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

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- 5-b ZON25-00025 "4062 E Main,"** 7± acres located approximately 1,600± feet west of the northwest corner of East Main Street and North Greenfield Road. Rezone 3.3± acres from Multiple Residence-4 (RM-4) to Multiple Residence-4 with a Planned Area Development Overlay (RM-4-PAD) and rezone 3.7± acres from RM-4-PAD to RM-4 with a new PAD overlay (RM-4-PAD) and Site Plan Review for a 137-unit attached single-residence development. **(District 2)**

Planner: Jennifer Merrill

Staff Recommendation: Approval with conditions

Vice Chair Peterson made a motion to approve ZON25-00025. The motion was seconded by Boardmember Carpenter.

The Board recommends to approve case ZON25-00025 conditioned upon:

1. Compliance with the final site plan as submitted.
2. Compliance with all requirements of Zoning Case Nos. ZON25-00366 & ZON25-00589.
3. Compliance with all requirements of Design Review Case No. DRB25-00023.
4. Compliance with all applicable City development codes and regulations.
5. All off-site improvements and street frontage landscaping must be installed in the first phase of construction.
6. Compliance with the Subdivision Regulations.
7. Prior to the issuance of any building permit, obtain approval of and record a Final Plat.
8. Compliance with all City development codes and regulations, except the modification to the development standards as approved with this PAD/BIZ Overlay as shown in the following table:

Development Standards	Approved
<u>Minimum Lot Area (sq. ft.)</u> – MZO Table 11-5-5	800 sq. ft.
<u>Minimum Lot Width (ft.)</u> – MZO Table 11-5-5 - Single-Residence Attached	20.75 ft.
<u>Minimum Lot Depth (ft.)</u> – MZO Table 11-5-5 Single-Residence Attached	38.5 ft.
<u>Minimum Lot Area per Dwelling Unit (sq. ft.)</u> – MZO Table 11-5-5	800 sq. ft.
<u>Maximum Lot Coverage (% of lot)</u> – MZO Table 11-5-5	86%

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Development Standards	Approved
<u>Minimum Yards (ft.) – MZO Table 11-5-5</u> Front and Street-Facing Side Rear: 1 or 2 units on lot	<p style="text-align: center;">Local Street: 0 ft.</p> <p style="text-align: center;">4.25 ft.</p>
<u>Yards for Attached single-residence structures – MZO Section 11-5-5(A)(1)(c)</u>	<p style="text-align: center;">Minimum interior side yard shall be 0 feet on the end units</p>
<u>Paving of Street-Facing Yards – MZO Section 11-5-5(A)(1)(d)</u>	<p style="text-align: center;">No more than 70 percent (70%) of any required front or street-facing side yard may be covered with a paved surface.</p>
<u>Standards for Private Open Space – MZO Section 11-5-5(A)(3)(e)(i)(1)</u>	<p style="text-align: center;">Private open space located at the ground level (e.g., yards, decks, patios) shall have no dimension less than 7 feet 11 inches.</p>
<u>Building Entrances; Projection or Recess – MZO Section 11-5-5(B)(3)(c)</u>	<p style="text-align: center;">Building entrances and individual exterior unit entrances must have a roofed projection (such as a porch) or recess with a minimum depth of at least five (5) feet and minimum horizontal area of 20 square feet.</p>
<u>Access, Circulation and Parking; Attached Garages – MZO Section 11-5-5(B)(4)(f)</u>	<p style="text-align: center;">When multiple garage doors are located within one (1) building, the maximum number of garage doors adjacent to one another shall be limited to five (5), unless there is a break in the building façade between garage doors.</p>
<u>Landscaping for Non-Single Residence Uses Adjacent to Other Non-Single Residence uses or districts; Number of Plants – MZO Section 11-33-3(B)(2)(c)</u>	<p style="text-align: center;">A minimum of zero (0) non-deciduous trees and 0 shrubs per 100 linear feet of adjacent property line shall be provided.</p>
<u>Interior Parking Lot Landscaping; Landscape Islands- MZO Section 11-33-4(B)(2)</u>	<p style="text-align: center;">Landscape islands shall be a minimum of 5.5 feet wide and 15 feet in length for single-row and 30 feet in length for double-row parking.</p>

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Development Standards	Approved
<u>Interior Parking Lot Landscaping:</u> <u>Plant Materials</u> – MZO Section 11-33-4(D)(1)	Zero shade trees and four shrubs shall be provided for every 15-foot parking island.
<u>Lots and Subdivisions</u> – MZO Section 11-30-6(H)	Every lot shall have frontage on a private street

Vote (6-0; Boardmember Farnsworth, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

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7 Adjournment.

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

Vote (6-0; Boardmember Farnsworth, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

The public hearing was adjourned at 5:14 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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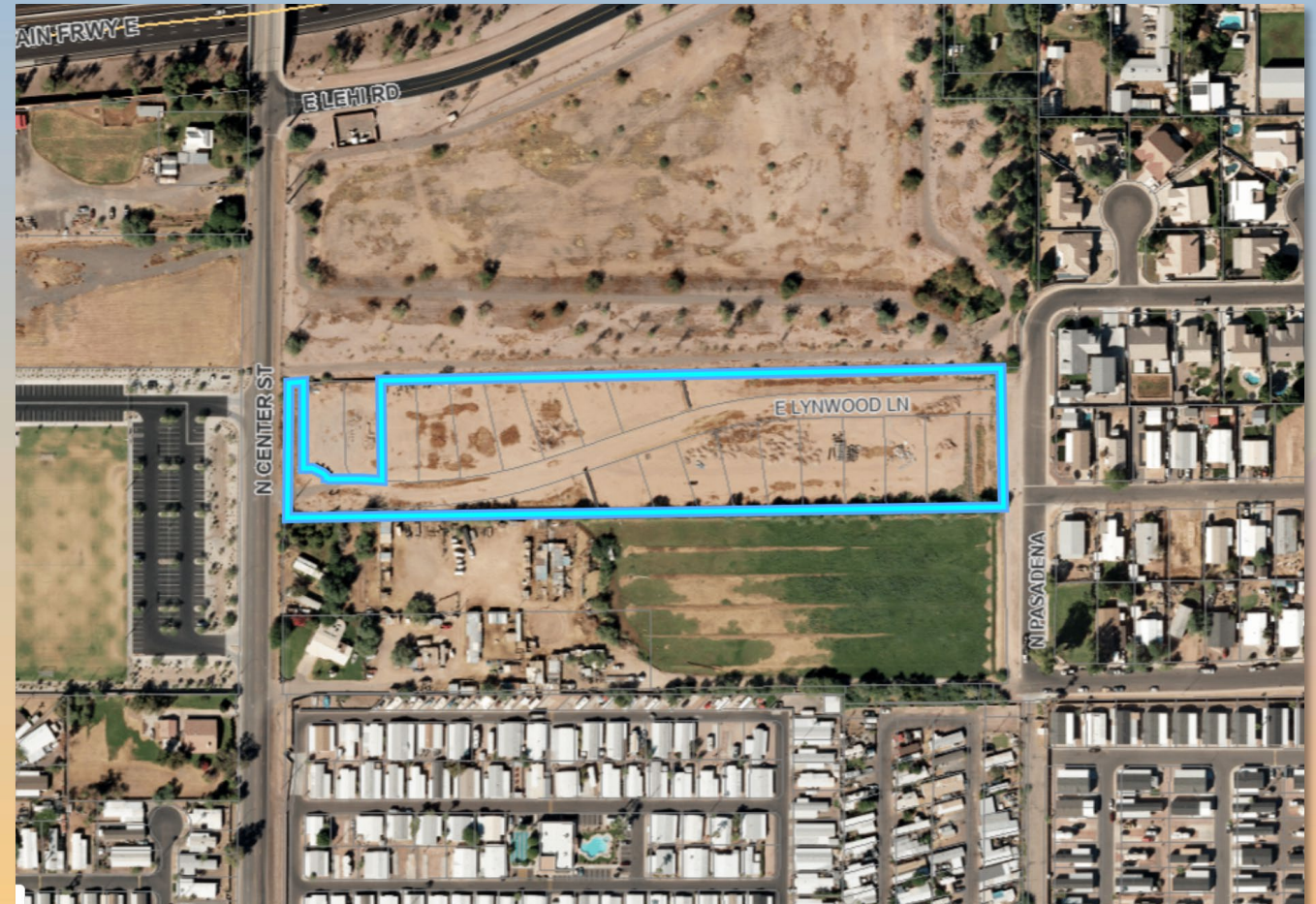
ZON25-00304

Price Manor II



Request

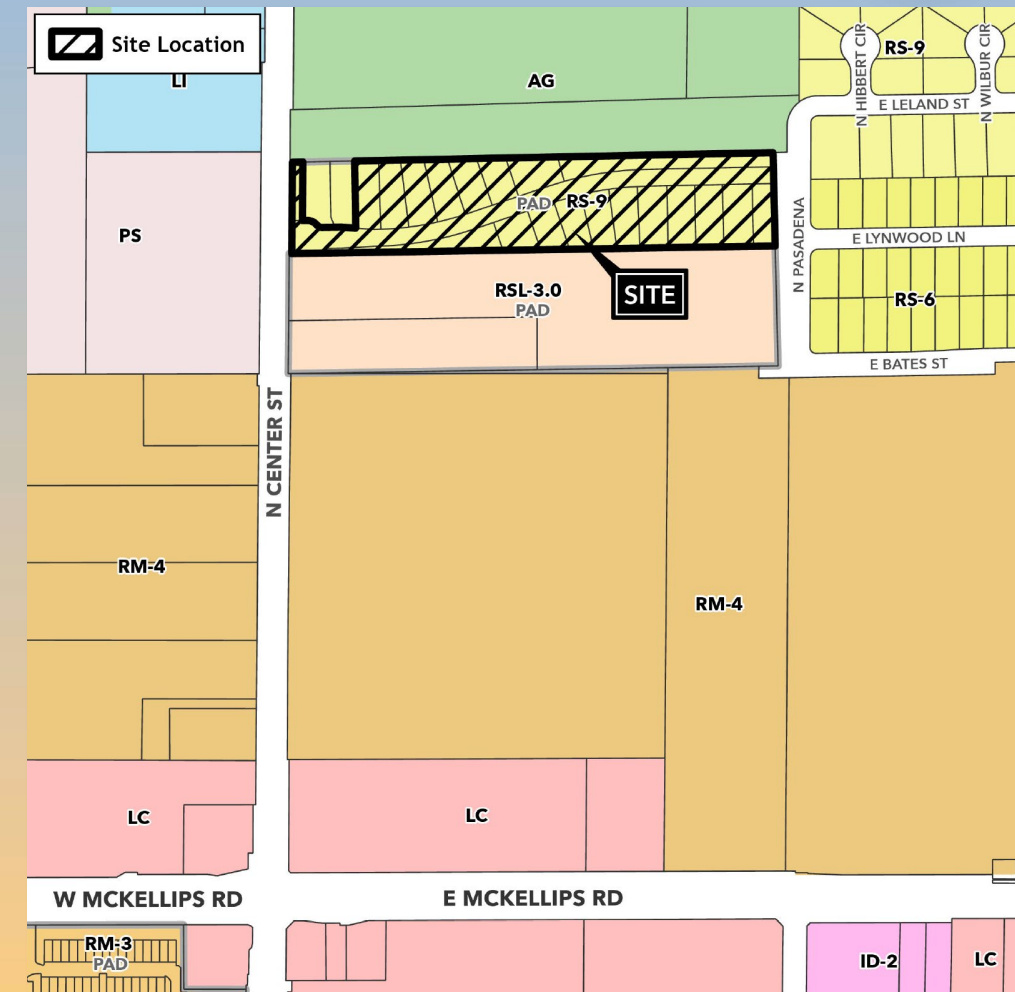
- Rezone from RS-9-PAD to RSL-4.5 with a new PAD Overlay
- 41-lot single residence development





Location

- North of McKellips Road
- East Side of Center Street





General Plan

Traditional Residential

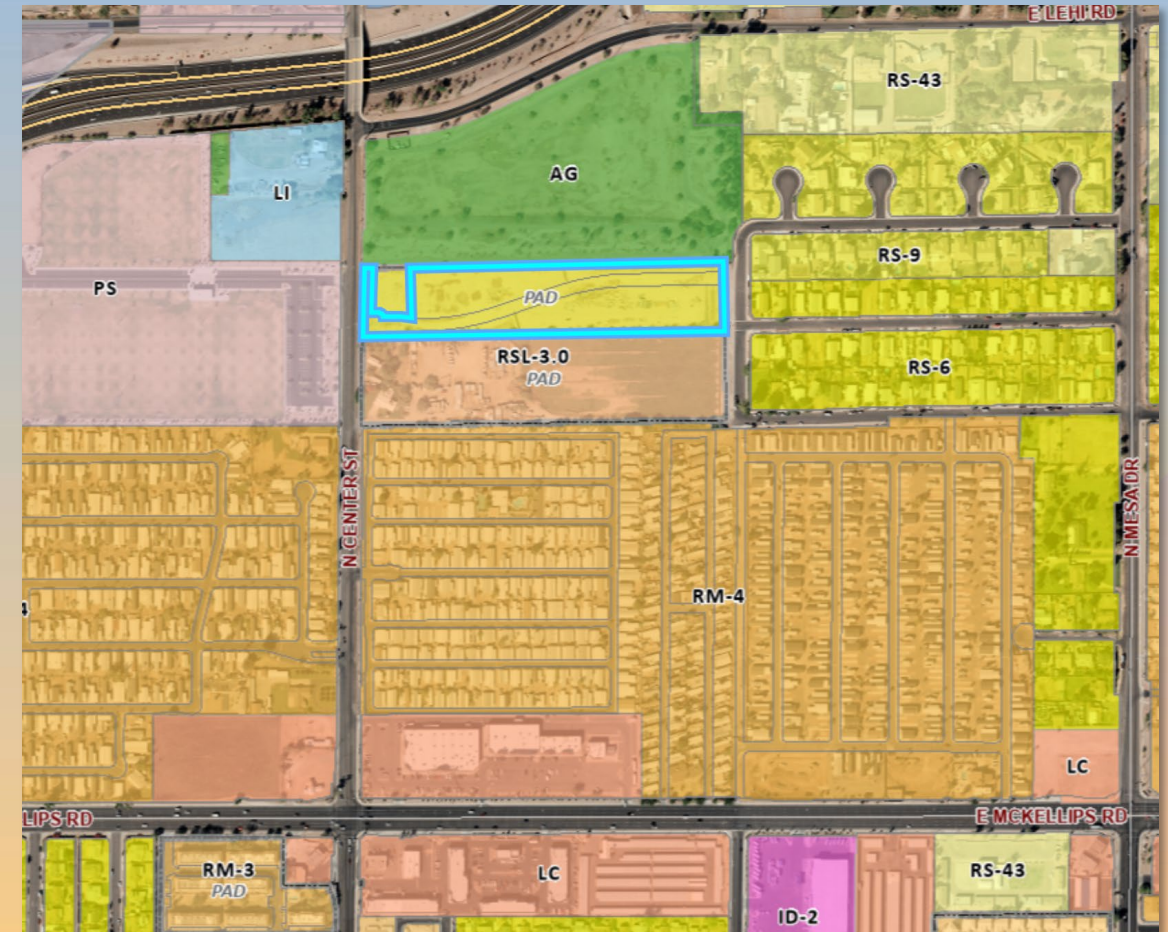
- Primarily detached single-family homes on medium or large lots with densities up to 7.26 du/ac
- The proposed project has a density of 6.7 du/ac
- Single-family residential is a principal land use





Zoning

- Existing: RS-9-PAD
- Proposed: RSL-4.5-PAD





Site Photo



Looking east towards the site



Site Photo

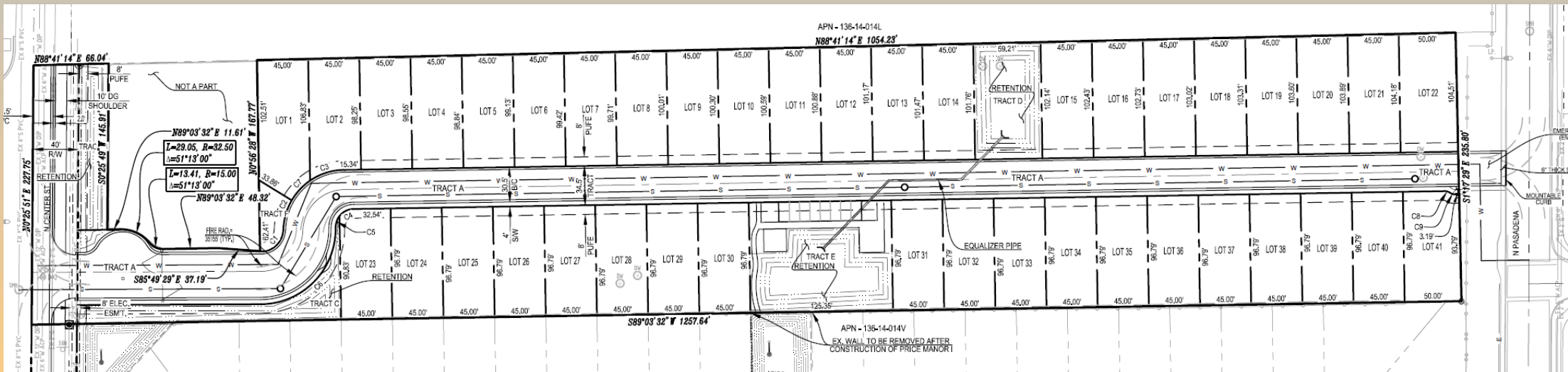


Looking southeast towards the site



Site Plan

- Gated 41-lot subdivision accessed from Center Street
- Exit-only gate at east end, to Pasadena
- Price Manor I is adjacent to the south:
 - Centrally-located pedestrian connection & shared amenities
- SRP well site at west end





Planned Area Development

Development Standard	MZO Required	PAD Proposed
<u>Fencing and Freestanding Walls;</u> AG, RS, RSL, RM and DR Districts - Maximum Height, Side and Rear Yards	<p>No fence or freestanding wall within or along the exterior boundary of the required side or rear yards shall exceed a height of 6 feet.</p>	<p>No fence or freestanding wall within or along the exterior boundary of the required side or rear yards shall exceed a height of 6 feet, except where adjacent to the well site, where no fence or freestanding wall shall exceed a height of 8 feet.</p>
<u>Lots and Subdivisions</u>	<p>Every lot shall have frontage on a dedicated public street unless the lot is part of an approved Planned Area Development (PAD), Bonus Intensity Zone (BIZ), Infill Development District (ID-1 or ID-2), Planned Employment Park District (PEP), a unit in a condominium subdivision or an alternative is specified in an approved Community Plan for a Planned Community District (PC).</p>	<p>Every lot shall have frontage on a private street</p>






Planned Area Development

- High-Quality: Residential lots that exceed the minimum lot width, depth and area required in the RSL-4.5 District
- Livable and Well-Connected Communities: Shared amenities with Price Manor I, which includes a pickleball court, play structure and additional green spaces
- Superior Design: Quality residential product including a variety of materials and detailing
- Creative land planning: Coordination with SRP regarding the future well site, landscaping, screen walls

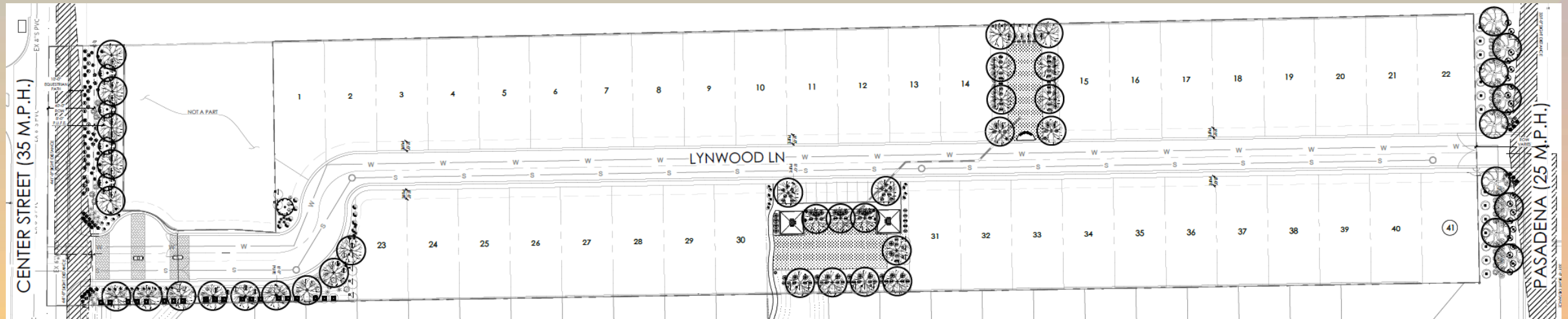


Landscape Plan

plant legend

	botanical name common name	emitters	size	qty	comments	mature tree canopy
evergreen trees						
	ACACIA ANEURA	(5 @	24" BOX	6	6.0H., 2.0W., .75 CAL.	8 TREES - 15' MATURE WIDTH
	MULGA	1.0 GPH)	36" BOX	2	7.0H., 4.0W., 1.5 CAL.	177 S.F. CANOPY
	TIPUANA TIPU	(6 @	24" BOX	25	7.0H., 3.0W., 1.0 CAL.	32 TREES - 25' MATURE WIDTH
	TIPU TREE	2.0 GPH)	36" BOX	7	9.0H., 5.0W., 1.75 CAL.	491 S.F. CANOPY
						15,708 S.F. COVERAGE
shade trees						
	PROSOPIS CHILENSIS	(5 @	24" BOX	5	5.0H., 6.0W., 1.25 CAL.	9 TREES - 25' MATURE WIDTH
	THORNLESS	1.0 GPH)	36" BOX	4	8.0H., 7.0W., 1.75 CAL.	491 S.F. CANOPY
						4,418 S.F. COVERAGE
						TOTAL CANOPY COVERAGE
						20,126 S.F.
						7.41% OF SITE

	botanical name common name	emitters	size	qty	comments
small shrubs					
*	ASCLEPIAS SUBULATA	(1 @	5 GAL.	19	
	DESERT MILKWEED	1.0 GPH)			
●	EREMOPHILA GLABRA SP.	(1 @	5 GAL.	10	
	CARNOSA 'WINTER BLAZE	1.0 GPH)			
	WINTER BLAZE EREMOPHILA				
●	HESPERALOE PARVIFLORA	(1 @	5 GAL.	12	
	RED YUCCA	1.0 GPH)			
●	MUHLENBERGIA CAPILLARIS	(1 @	5 GAL.	31	
	'PINK MUHLY'	1.0 GPH)			
	REGAL MIST				
●	RUELLIA BRITTONIANA	(1 @	5 GAL.	70	
	MEXICAN PETUNIA	1.0 GPH)			
●	YUCCA RUPICOLA	(1 @	5 GAL.	21	
	TWISTED LEAF YUCCA	1.0 GPH)			
●	YUCCA PALLIDA	(1 @	5 GAL.	14	
	PALE LEAF YUCCA	1.0 GPH)			





Elevations - Spanish





Elevations - Ranch





Elevations – Desert Prairie





Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- Neighborhood meeting on May 27, 2025
- Neighbors' concerns:
 - Increased traffic in neighborhood to east
 - Prefer lower density
- Exit-only gate proposed
- Some neighbors support the proposal



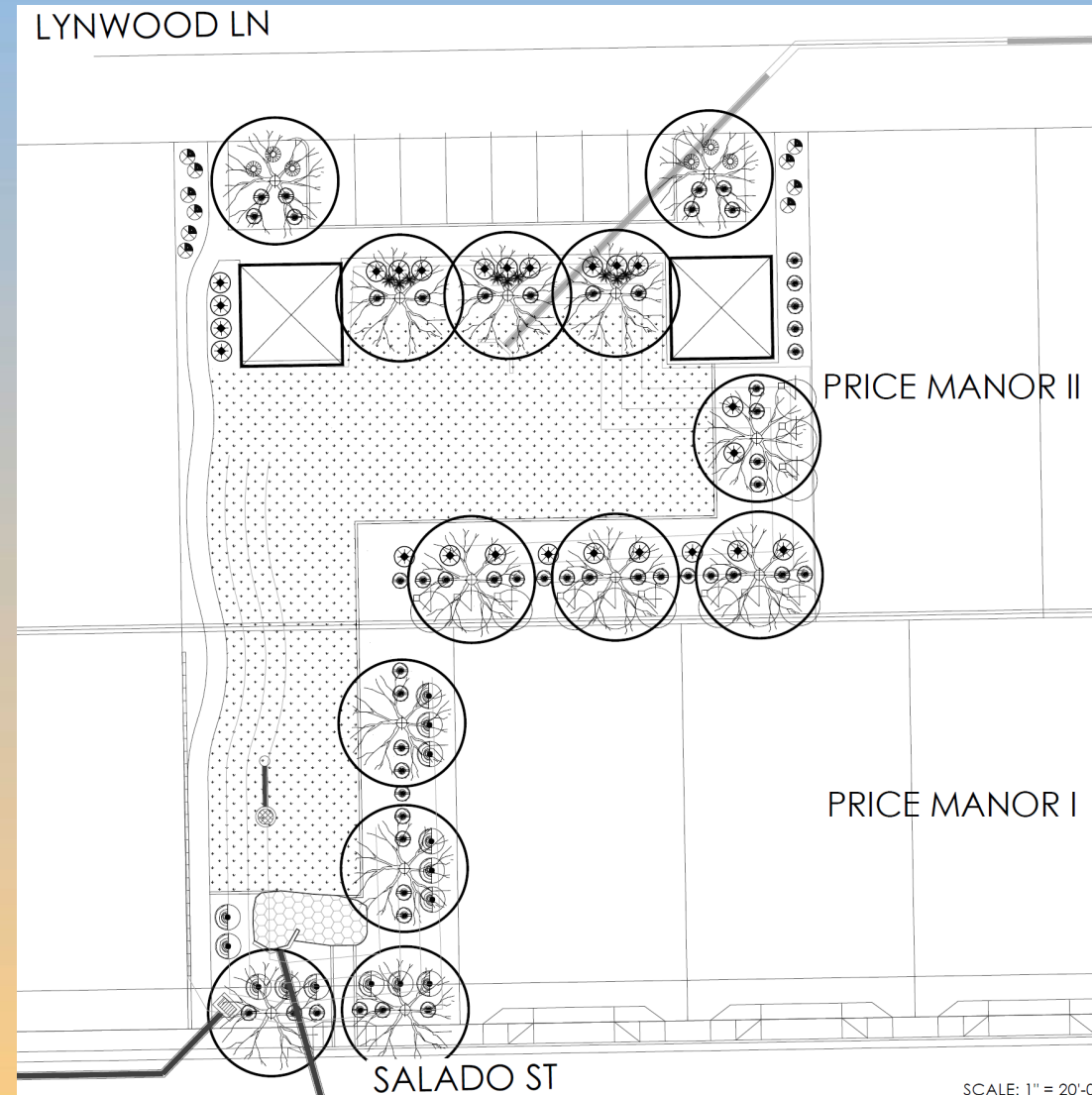
Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Criteria in Chapters 22 & 69 for PAD & Site Plan Review

Staff recommend Approval with Conditions

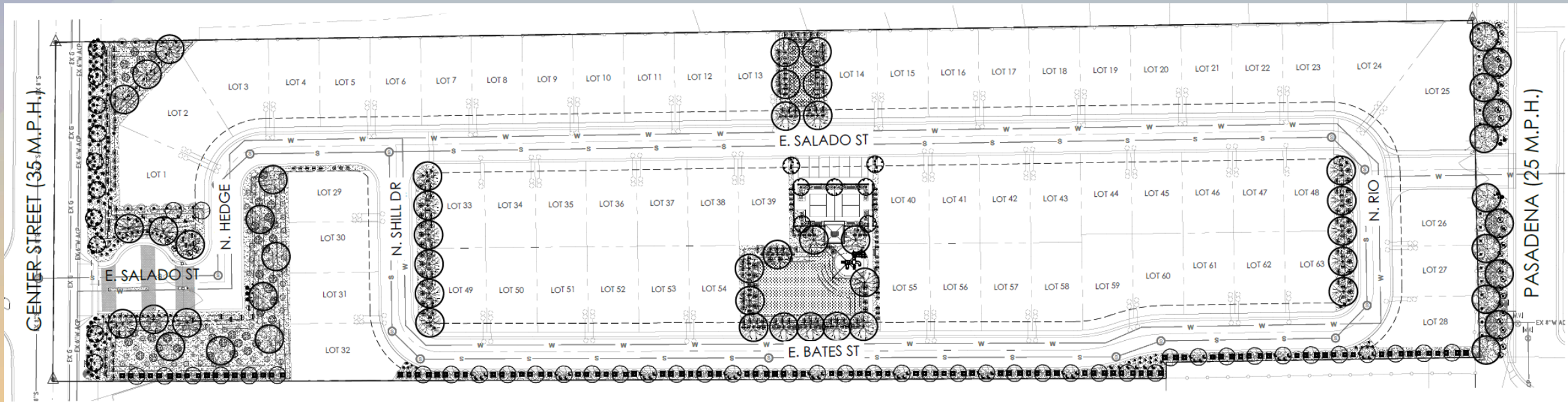


Combined Amenity Area Connection





Adjacent Development to South: Price Manor I - Landscape Plan





Context with Lehi Community

