

MINUTES OF THE DECEMBER 10, 2025, PLANNING & ZONING BOARD MEETING

***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

The Board recommends to approve case ZON25-00397 conditioned upon:

1. Compliance with the final site plan as submitted.
2. Compliance with all requirements of Design Review Case No. DRB25-00398.
3. Prior to the submittal of any building permit, apply for and receive approval for an Administrative Use Permit to allow the number of parking spaces to exceed 125% of the minimum required parking spaces.
4. Prior to the issuance of any building permit, record a lot combination (for parcel no(s): 218-08-100A and 218-08-100B) with Maricopa County.
5. Compliance with all applicable City development codes and regulations.
Installation of all off-site improvements and street frontage landscaping during the first phase of construction.

Vote (6-0; Boardmember Montes, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

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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

www.mesaaz.gov