

Planning and Zoning Board

Meeting Minutes

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

Date: December 10, 2025 Time: 4:00 p.m.

MEMBERS PRESENT:

Benjamin Ayers
Troy Peterson
Jeff Pitcher*
Jamie Blakeman
Jayson Carpenter
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
Evan Balmer
Rachel Phillips
Cassidy Welch
Kirstin Dvorchak
Kellie Rorex
Chloe Durfee Daniel
Kwasi Abebrese
Alexis Wagner
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 4:58 pm.

1 Take action on all consent agenda items.

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

Vote (6-0; Boardmember Montes, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

Items on the Consent Agenda

2 Approval of minutes from previous meetings.

***2-a** 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

The Board recommends to approve case ZON25-00827 conditioned upon:

1. Compliance with the final site plan as submitted with this request.
2. Compliance with all requirements of Design Review.
3. Compliance with all applicable City development codes and regulations.
4. Compliance with Ordinance numbers 5115 and 5603 and the adopted Pacific Proving Grounds North Community Plan (Cadence Community Plan).
5. Compliance with Cadence at Gateway Development Unit 3 Development Unit Plan.
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 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. Provide written notice to future property owners that the project is within one mile of Phoenix-Mesa Gateway Airport.
 - d. Prior to 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.
 - 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 the Phoenix-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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7. Provide a 4-foot x 4-foot sign at the entrance to the sales office for this development, with notice to all prospective buyers that the project is within an Overflight Area for Phoenix Mesa Gateway Airport as specified in Section 11-19-5 of the Zoning Ordinance.

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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- *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

The Board recommends to approve case ZON25-00827 conditioned upon:

1. Compliance with the final site plan as submitted.
2. Compliance with all requirements of Design Review Case No. DRB25-00325.
3. Compliance with all applicable City development codes and regulations.
4. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.
5. Compliance with the Operational Plan submitted with this request.

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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4 Discuss and make recommendations to the City Council on the following 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

The Board recommends to approve case ZON24-00525 conditioned upon:

1. Compliance with the final site plan as submitted.
2. Compliance with all requirements of Design Review (Case No. DRB24-00524).
3. Execute and comply with the development agreement, DA25-00036, and all future amendments to it.
4. 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>Setback of Cross Drive Aisles</u> – MZO Section 11-32-4	15 feet
<u>Maximum Lot Coverage</u> – MZO Table 11-6-3.A	94%
<u>Building Form and Location:</u> <u>-Front and Street-Facing Side:</u> <u>Setback :Freeways</u> – MZO Table 11-6-3.A	0 feet
<u>Building Form and Location:</u> <u>Interior Side and Rear Setback adjacent to RS District (1-story building)</u> – MZO Section 11-6-3.A - Interior Side	45 feet

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Development Standards	PAD Proposed
<u>Building Form and Location:</u> <u>-Interior Side and Rear Setback</u> <u>adjacent to Non-Residential</u> <u>District – MZO Section 11-6-3.A</u> - Interior Side	 0 feet
<u>Landscaping for Non-Single</u> <u>Residence Uses Adjacent to</u> <u>Single Residence Uses –</u> <u>MZO Section 11-33-3(B)(1)(a)</u> <u>and (c)</u> - Width - Number of Plants	 0 feet Zero trees and shrubs
<u>Landscaping for Non-Single</u> <u>Residence Uses Adjacent to</u> <u>Other Non-Single Residence</u> <u>Uses –</u> <u>MZO Section 11-33-3(B)(2)(a)(ii)</u> <u>and (c)</u> - Width - Number of Plants	 0 feet Zero trees and shrubs

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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- *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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5 Review, discuss, and make a recommendation to the City Council regarding the following:

- 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.

The Board recommends to continue case ZON25-00210 to the January 14, 2026 Planning and Zoning Board meeting.

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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- 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.

The Board recommends to continue case ZON25-00313 to the January 14, 2026 Planning and Zoning Board meeting.

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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Items not on the Consent Agenda

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

- 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

Boardmember Carpenter made a motion to approve the 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 Board recommends to adopt proposed amendments.

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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- 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

Summary:

The following citizen offered a series of comments in opposition to the proposed text amendment.

- Adam Baugh, Withey Morris Baugh

The proposed code amendments prompted a discussion regarding the timing of public notice and the interpretation of “change of use” within the proposed code amendments. Adam Baugh shared concerns regarding these points, staff explained that the development review process has not changed; projects only return to City Council when a change of use is tied to a site plan that was previously approved and stipulated by ordinance. The recent code revisions are intended to clarify, not expand, when a change of use constitutes a major site plan amendment—specifically when the change requires modification of an approved site plan, not when a simple tenant change occurs without site impacts. Board members expressed ongoing confusion about how “change of use” is defined, concerns about redevelopment impacts, litigation risk, and whether sufficient public review time was provided. Staff noted that similar issues have been litigated and upheld in the past, confirmed that most tenant changes remain administrative, and emphasized that public input will continue through upcoming Council study sessions and hearings. There was consensus that additional clarification language around “change of use” should be developed and included as part of the Board’s recommendation to City Council.

Vice Chair Peterson made a motion to approve the 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 motion was seconded by Boardmember Pitcher.

The Board recommends to adopt proposed amendments with conditions.

1. Staff must clarify the meaning of “change of use” in Section 11-69-5 (and related sections) before the amended text advances to City Council.

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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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7 Adjournment.

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

Vote (5-0; Chair Ayers and Boardmember Montes, absent)

Upon tabulation of vote, it showed:

AYES – Peterson, Pitcher, Blakeman, Carpenter, Farnsworth

NAYS – None

The public hearing was adjourned at 6:18 pm.

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Respectfully submitted,



Benjamin Ayers
Planning and Zoning Board Chair

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