

# City of Mesa

City Hall  
20 East Main Street



## Meeting Minutes - Draft

Wednesday, March 25, 2026

4:00 PM

Council Chambers

### Planning and Zoning Board - Public Hearing

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

**Consent Agenda - All items listed with an asterisk (\*) will be considered as a group by the Board and will be enacted with one motion. There will be no separate discussion of these items unless a Boardmember or citizen requests, in which the item will be removed from the consent agenda, prior to the vote, and considered as a separate item.**

**Items on this agenda that must be adopted by ordinance and/or resolution will be on a future City Council agenda. Anyone interested in attending the City Council public hearing should call the Planning Division at (480) 644-2385 or review the City Council agendas on the City's website at [www.mesaaz.gov](http://www.mesaaz.gov) to find the agenda on which the item(s) will be placed.**

**Call meeting to order.**

Chair Ayers called the March 25, 2026, Planning and Zoning Study Session to order at 4:01 pm.

1 Take action on all consent agenda items.

**Items on the Consent Agenda**

2 Approval of minutes from previous meetings.

\*2-a Planning and Zoning minutes from March 11, 2026 Planning and Zoning Board meeting.

It was moved by Boardmember Farnsworth, seconded by Boardmember Carpenter, that the March 25, 2026 Meeting Minutes be approved.

Upon tabulation of votes, it showed:

AYES -Ayers-Peterson-Pitcher-Carpenter-Blakeman-Farnsworth

NAYS - None

Carried unanimously.

Approved (6-0; Boardmember Montes, Unexcused)

3     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**

It was moved by Boardmember Farnsworth, seconded by Boardmember Carpenter, that case ZON25-00966 be approved.

Upon tabulation of votes, it showed:

AYES - Ayers-Peterson-Pitcher-Carpenter-Blakeman-Farnsworth

NAYS - None

Carried unanimously.

Approved (6-0; Boardmember Montes, Unexcused)

**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**

It was moved by Boardmember Blakeman, seconded by Boardmember Carpenter, that case GPA25-00283 be approved.

Upon tabulation of votes, it showed:

AYES - Ayers-Peterson-Pitcher-Carpenter-Blakeman-Farnsworth

NAYS - None

Carried unanimously.

Approved (6-0; Boardmember Montes, Unexcused)

- \*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**

It was moved by Boardmember Blakeman, seconded by Boardmember Carpenter, that case ZON25-00288 be approved.

Upon tabulation of votes, it showed:

AYES - Ayers-Peterson-Pitcher-Carpenter-Blakeman-Farnsworth

NAYS - None

Carried unanimously.

Approved (6-0; Boardmember Montes, Unexcused)

- 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**

It was moved by Boardmember Blakeman, seconded by Boardmember Carpenter, that case GPA25-00233 be approved.

Upon tabulation of votes, it showed:

AYES - Ayers-Peterson-Pitcher-Carpenter-Blakeman-Farnsworth

NAYS - None

Carried unanimously.

Approved (6-0; Boardmember Montes, Unexcused)

- \*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**

It was moved by Boardmember Blakeman, seconded by Boardmember Carpenter, that case ZON25-00234 be approved.

Upon tabulation of votes, it showed:

AYES - Ayers-Peterson-Pitcher-Carpenter-Blakeman-Farnsworth

NAYS - None

Carried unanimously.

Approved (6-0; Boardmember Montes, Unexcused)

## **5 Adjournment.**

It was moved by Boardmember Farnsworth, seconded by Boardmember Pitcher, that the March, 25 2026, Planning and Zoning Study Session be adjourned at 4:06.

Upon tabulation of votes, it showed:

AYES - Ayers-Peterson-Pitcher-Carpenter-Blakeman-Farnsworth

NAYS - None

Carried unanimously.

**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 servicio de interpretación en Español, comuníquese con la Ciudad al menos 48 horas antes de la reunion al 480-644-2767.**