

# Planning and Zoning Board

## Meeting Minutes

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

Date: March 11, 2026 Time: 4:00 p.m.

### MEMBERS PRESENT:

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

### MEMBERS ABSENT

Jayson Carpenter

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

### STAFF PRESENT:

Mary Kopaskie-Brown  
Kirstin Dvorchak  
Evan Balmer  
Chloe Durfee Daniel  
Cassidy Welch  
Joshua Grandlienard  
Danika Heying

### OTHERS PRESENT:

### **Call Meeting to Order.**

Chair Ayers excused Boardmember Carpenter and declared a quorum present, the meeting was called to order at 4:00 pm.

### **1 Take action on all consent agenda items.**

It was moved by Chair Ayers, seconded by Boardmember Pitcher, that the consent agenda items be approved.

### **Vote (6-0; Boardmember Carpenter, excused)**

Upon tabulation of vote, it showed:

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

NAYS – None

Items on the Consent Agenda

**Approval of minutes from previous meetings.**

\*2-a Minutes from January 28, 2026, Planning and Zoning Board Meeting.

**3 Take action on the following zoning cases:**

\*3-a **ZON25-00535. "Edgecore Mesa North Campus,"** 43.8± acres located at the southwest corner of East Elliot Road and South Everton Terrace. Major Site Plan Modification to allow for an approximately 1,236,960± square foot Data Center development. **(District 6).**

**Planner: Chloe Durfee Daniel**

**Staff Recommendation: Approval with Conditions**

**The Board recommends to approve case ZON25-00535 conditioned upon:**

1. Compliance with the final site plan as submitted, except for the proposed locations of the solid waste enclosures, which will require final approval of their locations by time of Building Permit Issuance.
2. Following the completion of construction, but prior to the issuance of a certificate of occupancy, conduct a noise analysis to ensure that noise levels do not exceed those shown on the Noise Contour Exhibit. The study shall be provided to the City of Mesa Planning Department for review.
3. To minimize any disturbance to neighboring areas, generator testing shall only be conducted between 9:00 a.m. and 9:00 p.m.
4. Prior to the issuance of a certificate of occupancy, identify and provide contact information to the Development Services Department for a community liaison to address any noise concerns raised by residents, and provide signage listing contact information for the community liaison on all perimeter gates to the development.
5. Compliance with Ordinance No. 4893 and the adopted Eastmark (Mesa Proving Grounds) Community Plan.
6. Compliance with Eastmark Development Unit 5/6 South Development Unit Plan dated September 2017.
7. Compliance with any development agreement recorded on the property, and any future amendments.
8. Compliance with the design guidelines in Section 8 of the Eastmark Community Plan.
9. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.
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

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MINUTES OF THE MARCH 11, 2026, PLANNING & ZONING BOARD MEETING

- 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 2.5 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.
  12. Prior to the issuance of a certificate of occupancy, the applicant shall install all screening elements oriented to prevent visibility from the ground of any ground mounted or roof mounted equipment.
  13. Prior to the issuance of a certificate of occupancy, the applicant shall install a total of four (4) murals on each of the buildings with two (2) on the front and one (1) on each side per the locations shown on the elevation plans submitted to the City and included as Exhibit 6.

**Vote (6-0; Boardmember Carpenter, excused)**

Upon tabulation of vote, it showed:

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

NAYS – None

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

**\*4-a ZON25-00942. “Rio Salado 25”** 3.1± acres located at the northwest corner of West Rio Salado Parkway and North Cubs Way. Rezone from General Commercial (GC) to General Commercial with a Bonus Intensity Zone Overlay (GC-BIZ), Council Use Permit (CUP), and Site Plan Review. This request will allow for the development of an approximately 54,725± square foot hotel and 36-unit multiple residence building. **(District 3)**

**Planner: Josh Grandlienard**

**Staff Recommendation: Approval with Conditions**

**The Board recommends to approve case ZON25-00942 conditioned upon:**

1. Compliance with the final site plan as submitted.
2. Compliance with all applicable City development codes and regulations.
3. Compliance with all conditions of DRB25-00936.
4. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.
5. Compliance with the Plan of Operation and Good Neighbor Policy submitted.
6. Prior to the submittal of any building permit, record a lot combination or a lot line adjustment to combine APNs 135-38-001N and 135-38-001M.
7. Compliance with all City development codes and regulations, except the modification to the development standards as approved with this BIZ Overlay as shown in the following table:

Development Standards	BIZ Approved
<u>Maximum Building Height</u> – MZO Table 11-6-3.A	<b>65 feet</b>
<u>Minimum Setbacks to Building and Parking Areas</u> – MZO Table 11-6-3.A	
Front and Street Facing Side (adjacent to Rio Salado Parkway)	<b>11 feet</b>
Side and Rear adjacent to non-residential district, per story	<b>7 feet (north side) 2.5 feet (east side) 2.5 feet (west side)</b>

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MINUTES OF THE MARCH 11, 2026, PLANNING & ZONING BOARD MEETING

Development Standards	BIZ Approved
<u>Required Landscape Yards –</u> <i>MZO Section 11-33-3 (B)(2)(a)(ii)</i>  Non-Single Residence Adjacent to other Non-Single Residence Districts	<b>0 Feet</b>
<u>Perimeter Landscaping –</u> <i>MZO Table 11-33-3.A.4</i>  <i>Arterial Streets</i>  <i>Local Streets</i>	<b>0 Trees and Shrubs required within                      the proposed landscape yards</b>
<u>Required Parking Spaces by Use –</u> <i>MZO Table 11-32-3.A</i> - Multiple Residence	<b>1.29 spaces per unit (56 spaces)</b>
<u>Required Parking Spaces by Use –</u> <i>MZO Section 11-32-3(D)</i>  - Covered Parking	<b>11 covered parking spaces on site</b>
<u>Minimum Private Open Space –</u> <i>MZO Section 11-5-5(A)(3)(a) – Sizing -</i> Two and Three Bedroom Units	<b>60 square feet of private open                      space per unit</b>
<u>Minimum Private Open Space Above                      Ground Level –</u> <i>MZO Section 11-5-5(A)(3)(e)(i)(2) –</i> Minimum Width	<b>5 feet wide</b>

**Vote (6-0; Boardmember Carpenter, excused)**

Upon tabulation of vote, it showed:

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

NAYS – None

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- \*4b ZON25-00917. "Longbow Mixed-Use,"** 3.4± acres located approximately 1,665± feet west of the southwest corner of North Recker Road and East Longbow Parkway. Rezone from Light Industrial with a Planned Area Development Overlay (LI-PAD) to Light Industrial with a Planned Area Development Overlay and Bonus Intensity Zone Overlay (LI-PAD-BIZ), Council Use Permit (CUP) and Site Plan Review. This request will allow for the development of an approximately 56,360± square foot hotel and future commercial development. **(District 5)**

**Planner: Mallory Ress**

**Staff Recommendation: Approval with Conditions**

**The Board recommends to approve case ZON25-00942 conditioned upon:**

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Design Review case DRB25-00916.
3. Compliance with all conditions of approval of Ordinance No. 4897, except as modified by this request.
4. Prior to the submittal of any building permit, obtain approval of an AUP for the shared parking arrangement.
5. Prior to the issuance of a building permit, record a cross-access agreement with the adjacent property to the east.
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 Falcon Field 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 Falcon Field 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 3 miles of Falcon Field 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 Falcon Field Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals.”
7. Compliance with all City development codes and regulations, except the modification to the development standards as approved in Ord. No. 3972 and Ord. No. 4897 and with this BIZ Overlay as shown in the following table:

Development Standards	BIZ Approved
Maximum Building Height MZO Section 11-7-3	<b>53 feet</b>

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MINUTES OF THE MARCH 11, 2026, PLANNING & ZONING BOARD MEETING

8. Prior to the City Council hearing, provide updated site and landscape plans that show the location of a shade structure(s) covering the turf area shown on the east side of the pool on the final site plan. The shade structure(s) must cover a minimum of 75% of the proposed 1,800 square foot turf area in area, no less than 1,350 square feet, and provide seating options. The final design shall be approved administratively by the Planning Director prior to the submittal of any building permit.

**Vote (6-0; Boardmember Carpenter, excused)**

Upon tabulation of vote, it showed:

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

NAYS – None

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MINUTES OF THE MARCH 11, 2026, PLANNING & ZONING BOARD MEETING

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

**\*5a GPA26-00147. "Rio Salado 25 Minor GPA"** 3.1± acres located at the northwest corner of West Rio Salado Parkway and North Cubs Way. Minor General Plan Amendment to change the Placetype from Local Employment Center to Urban Center. **(District 3)**

**Planner: Josh Grandlienard**

**Staff Recommendation: Adoption**

**The Board recommends to adopt case ZON25-00942.**

**Vote (6-0; Boardmember Carpenter, excused)**

Upon tabulation of vote, it showed:

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

NAYS – None

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**6 Adjournment.**

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

**Vote (6-0; Boardmember Carpenter, excused)**

Upon tabulation of vote, it showed:

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

NAYS – None

The public hearing was adjourned at 4:05 pm.

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Respectfully submitted,

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Benjamin Ayers  
Planning and Zoning Board Chair

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