

Planning and Zoning Board

Special Meeting Minutes

Dobson Ranch Library - Dobson Program Room, 2425 S Dobson Road

Date: September 23, 2025 Time: 3:00 p.m.

MEMBERS PRESENT:

Benjamin Ayers
Troy Peterson
Jeff Pitcher
Genessee Montes
Jayson Carpenter
Chase Farnsworth

MEMBERS ABSENT

Jamie Blakeman

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

STAFF PRESENT:

Mary Kopaskie-Brown
Evan Balmer
Kirstin Dvorchak
Jennifer Merrill
Mallory Ress
Chloe Durfee Daniel
Alexis Wagner

OTHERS PRESENT:

1 Call meeting to order.

Chair Ayers excused Boardmember Blakeman and declared a quorum present; the meeting was called to order at 3:00 pm.

2 Hold a public hearing and discuss the following Major General Plan Amendment:

2-a 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)

Staff Planner Jennifer Merrill presented case GPA25-00233. See attached presentation.

Ms. Merrill noted that the site is currently undergoing the annexation process in response to Vice Chair Peterson's question.

MINUTES OF THE SEPTEMBER 23, 2025 PLANNING & ZONING SPECIAL MEETING

- 2-b 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)**

Staff Planner Mallory Ress presented case GPA25-00283. See attached presentation.

Vice Chair Peterson recommended taking the residential units' proximity to the freeway into account during site plan development.

Ms. Ress clarified that the applicant is required to complete half-street improvements along Meridian, which will provide access to the future development.

- 2-c GPA25-00462 "Hawes Village 5,"** 50± acres located at the northeast corner of East Warner Road and South Hawes Road. Major General Plan Amendment to change the Placetype from Urban Center to Urban Residential. **(District 6)**

Staff Planner Chloe Durfee Daniel presented case GPA25-00462. See attached presentation.

The board expressed concern with the residential proximity to the freeway.

3 Adjournment.

The special meeting was adjourned at 3:26 pm.

Vote (6-0; Boardmember Blakeman, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

Respectfully submitted,



Benjamin Ayers
Planning and Zoning Board Chair

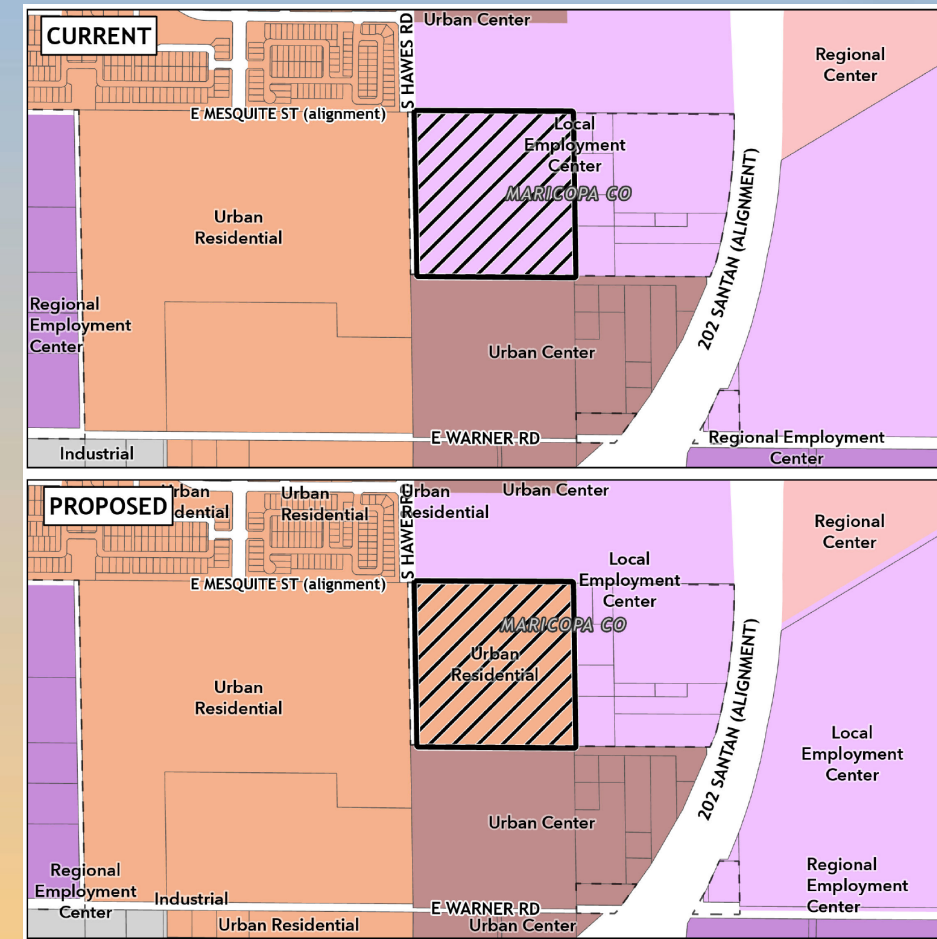


GPA25-00233



Request

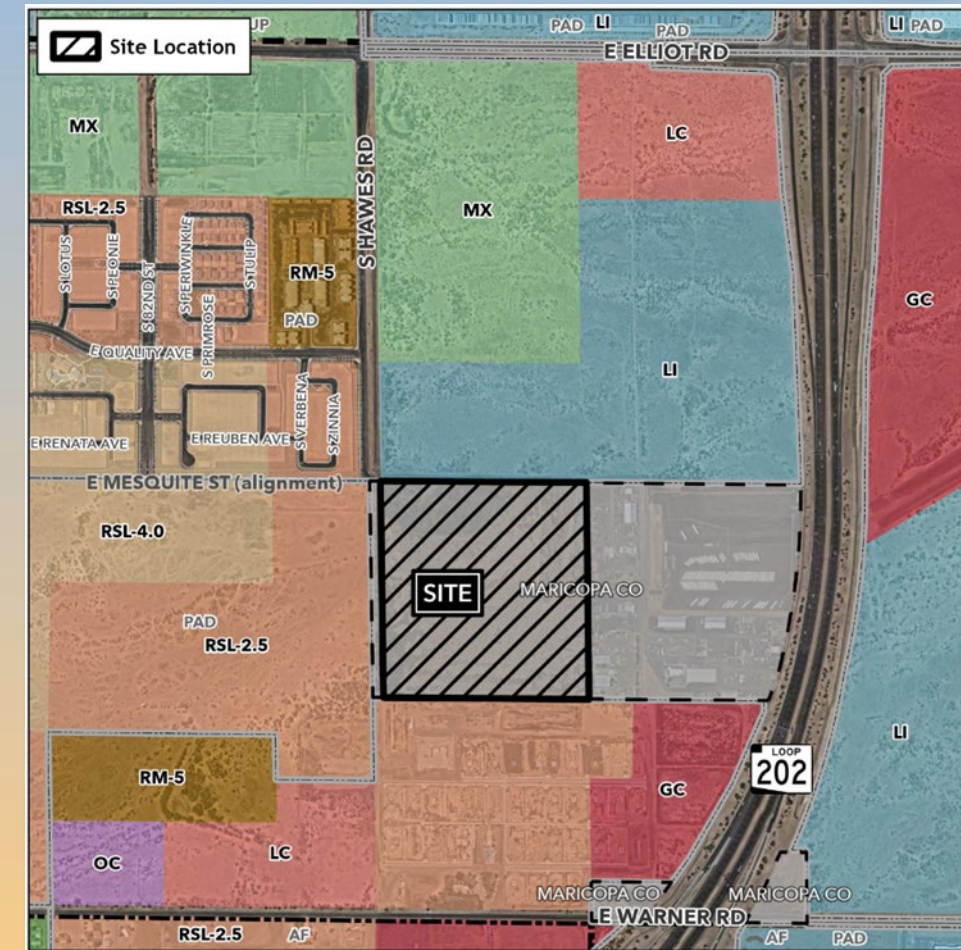
- Major General Plan Amendment
- Local Employment Center Placetype to Urban Residential Placetype





Zoning

- Existing: Maricopa County, Light Industrial (IND-2)
- Proposed: Small Lot Single Residence 2.5 with a Planned Area Development Overlay (RSL-2.5-PAD)





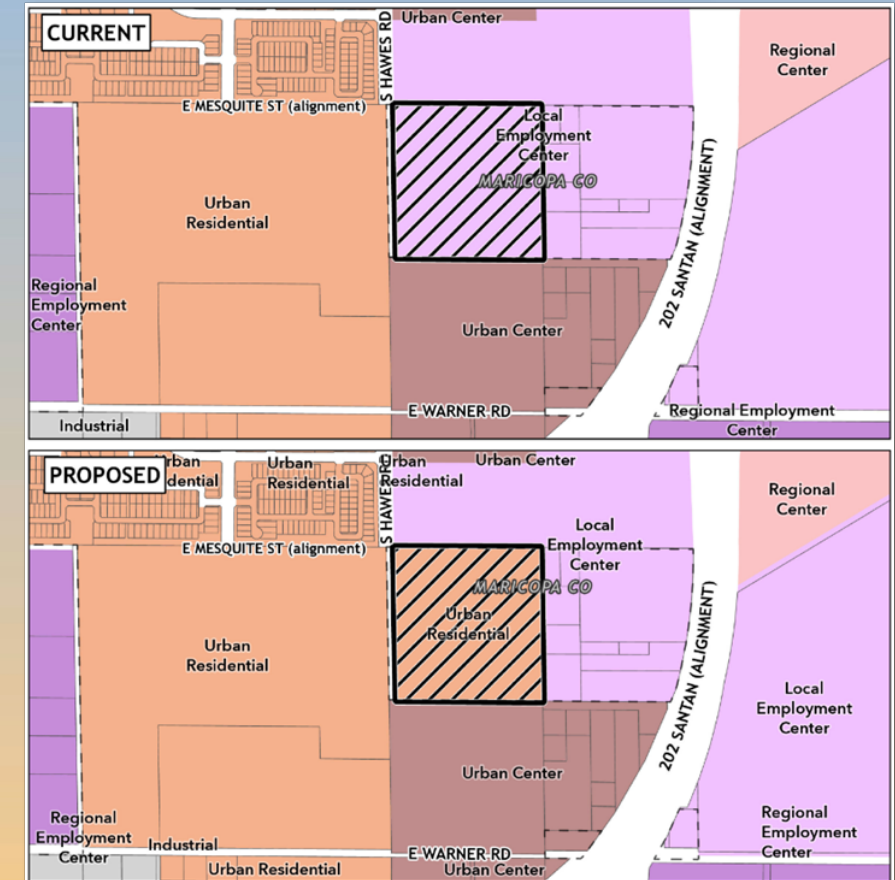
Mesa 2050 General Plan

Existing General Plan Placetype:

- Local Employment Center
 - RSL-2.5 not listed as a zoning district
 - Single residence not listed as a land use

Proposed General Plan Placetype:

- Urban Residential
 - RSL-2.5 is listed as an allowed zoning district
 - Single residence is listed as a primary land use





General Plan Amendment Approval Criteria

1. The Proposed Project will not result in a shortage of land for other planned uses
2. Whether events after the adoption of the General Plan have changed the character or condition of the area
3. The degree to which the proposed amendment will impact the whole community or a portion of the community by:
 - a. Altering existing land use patterns in a significant way that is contrary to the Vision, Guiding Principals, or Strategies identified in the General Plan
 - b. Requiring larger or more extensive improvements to roads, sewer or water systems that may negatively impact development of other lands
 - c. Adversely impacting existing uses due to increased traffic congestion that is not accommodated by planned roadway improvements or other planned transportation improvements such as nonmotorized transportation alternatives or transit



General Plan Amendment Approval Criteria

4. Whether the proposed amendment is consistent with the Vision, Guiding Principles, or Strategies of the General Plan
5. Whether the proposed amendment constitutes an overall improvement to the General Plan and the City of Mesa
6. The extent to which the benefits of the proposed amendment outweigh any of the impacts identified by these criteria



Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods and invited them to a virtual neighborhood meeting
- Neighborhood meeting was held on July 28, 2025 – No residents attended the meeting
- No correspondence received by staff

CITY OF MESA
PUBLIC NOTICE

ZONING HEARING

PLANNING & ZONING BOARD
2425 SOUTH DOBSON ROAD
MESA, ARIZONA

TIME: 3:00 PM DATE: September 23, 2025
CASE: GPA25-00233

Request: Major General Plan Amendment to change the Placetype from Local Employment Center to Urban Residential.

Applicant: Pew & Lake, PLC
Phone: (480) 461-4670
Planning Division (480) 644-2385

Posting date: 9/8/25

September 8, 2025
+33.343097
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Mesa
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Findings

- ✓ Complies with the amendment criteria in Chapter 5 of the 2050 Mesa General Plan and Chapter 75 of the Mesa Zoning Ordinance

Staff Recommends Approval with Conditions

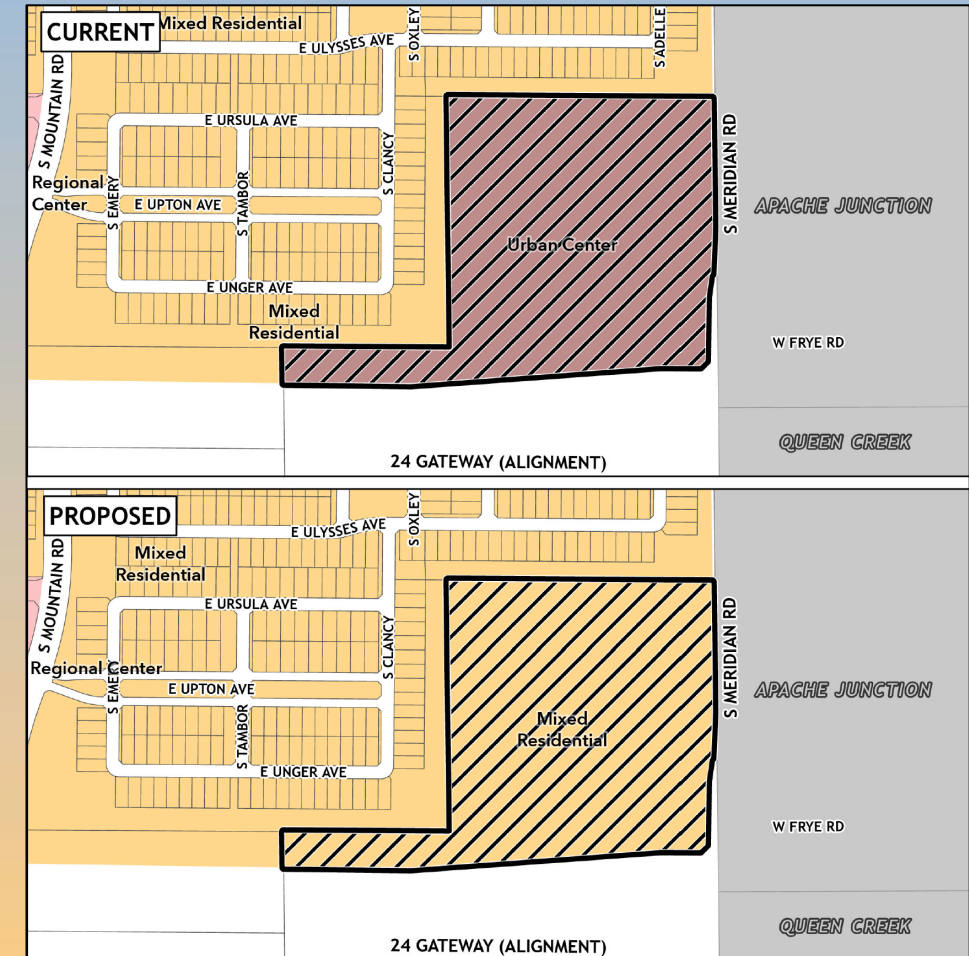


GPA25-00283



Request

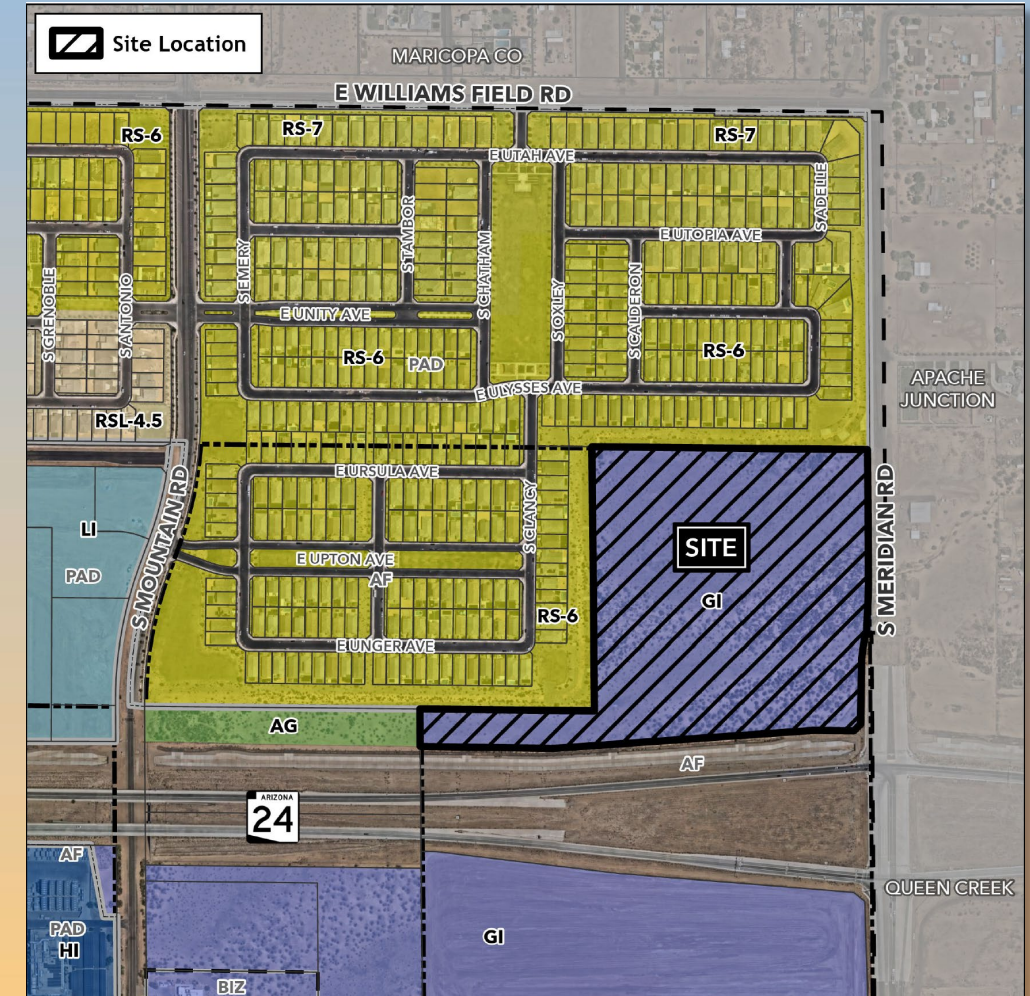
- Major General Plan Amendment
- Urban Center Placetype to Mixed Residential Placetype





Location

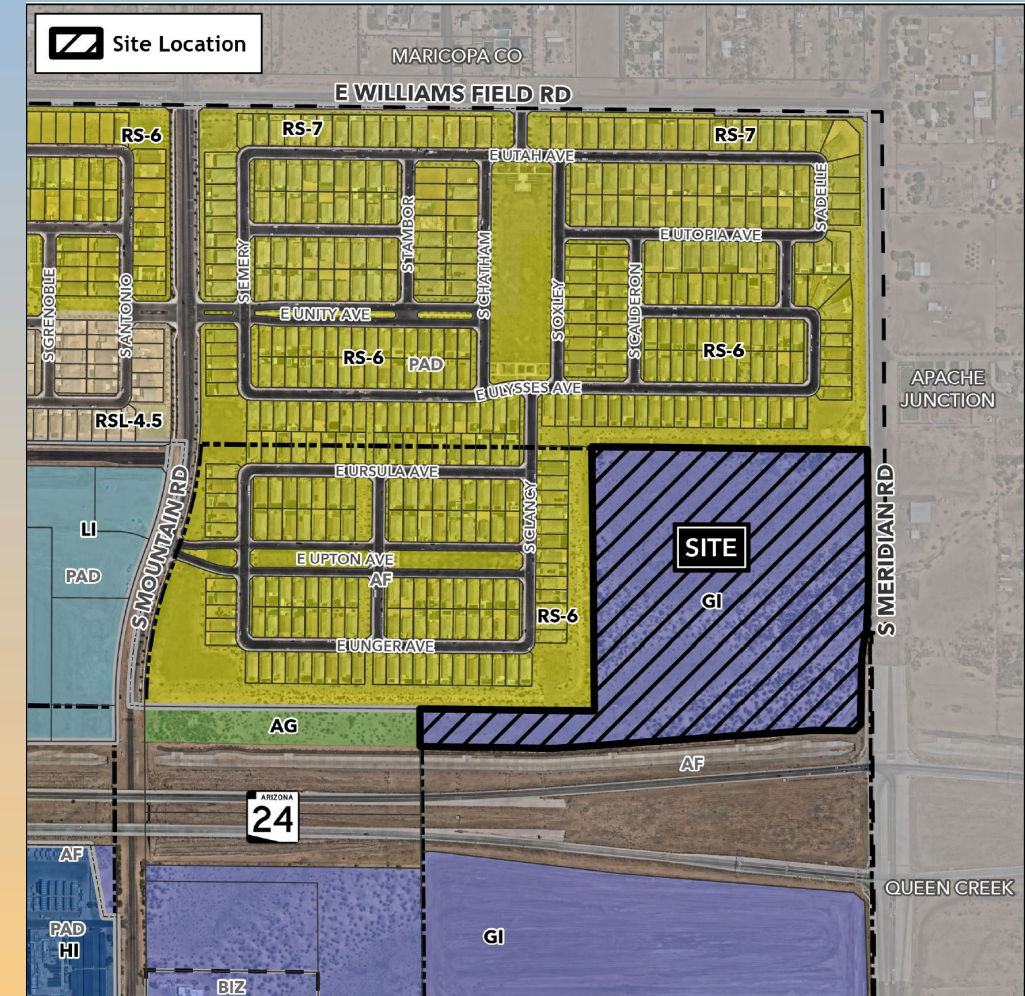
- West side of Meridian Road
- North side of State Route 24





Zoning

- Current: GI
- Proposed: RSL 2.5 PAD
- Detached SFR with a proposed density of 5.88 du/ac
- 168 lots

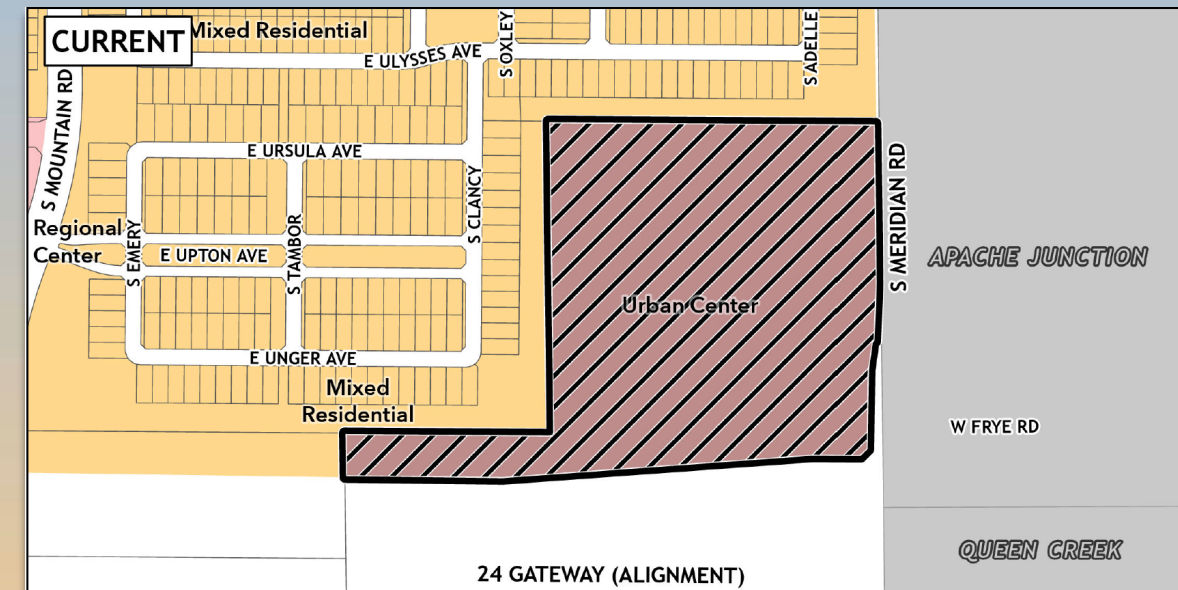




General Plan

Current – Urban Center

- Compact mixed-use areas with pedestrian-oriented development
- Contain retail, personal services, entertainment and recreation facilities, eating and drinking establishments, limited multi-family residential
- Residential zoning districts: RM-2, RM-3, RM-4, RM-5

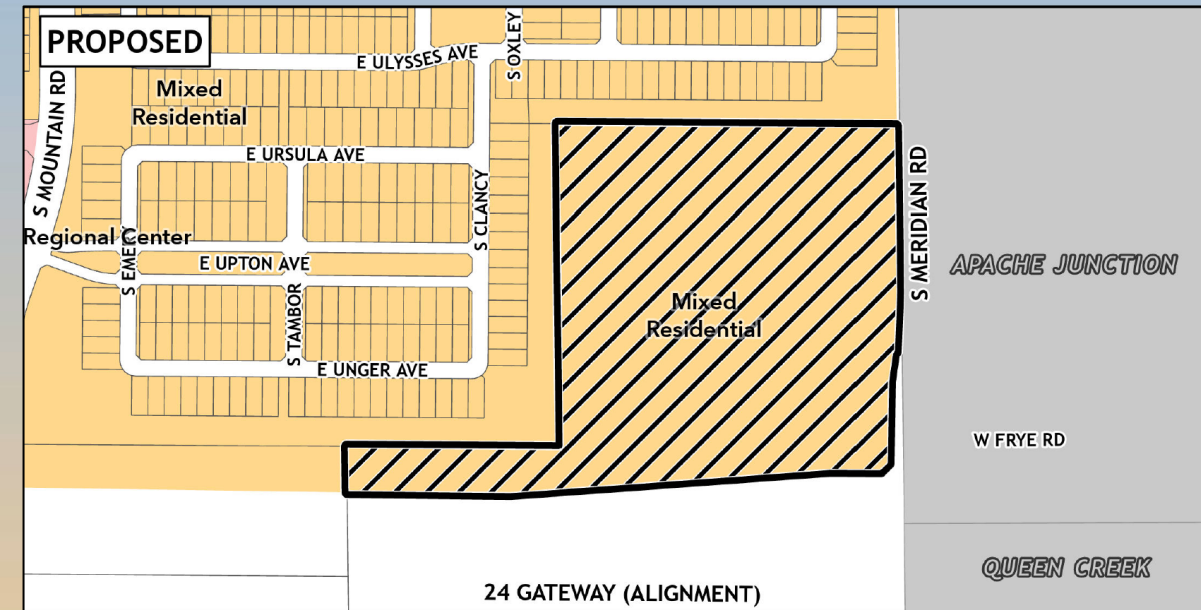




General Plan

Proposed - Mixed Residential

- Primarily residential area with a variety of housing types
- Lot sizes vary and support innovative development patterns
- Provides connectivity and includes multimodal paths
- Zoning districts: RS-35, RS-15, RS-9, RS-7, RS-6, RSL-4.5, RSL-4.0, RSL-3.0, RSL-2.5, RM-2, RM-3, and RM-4





GPA Approval Criteria

1. Whether the amendment will result in a shortage of land for other planned uses
2. Whether events after the adoption of the General Plan have changed the character or condition of the area, making the amendment appropriate
3. The degree to which the proposed amendment will impact the community by:
 - a. Altering existing land use patterns in a significant way that is contrary to the Vision, Guiding Principals, or Strategies of the General Plan
 - b. Requiring larger or more extensive improvements to roads, sewer or water systems that may negatively impact development of other lands
 - c. Adversely impacting existing uses due to increased traffic congestion that is not accommodated by planned roadway improvements or other planned transportation improvements such as nonmotorized transportation alternatives or transit



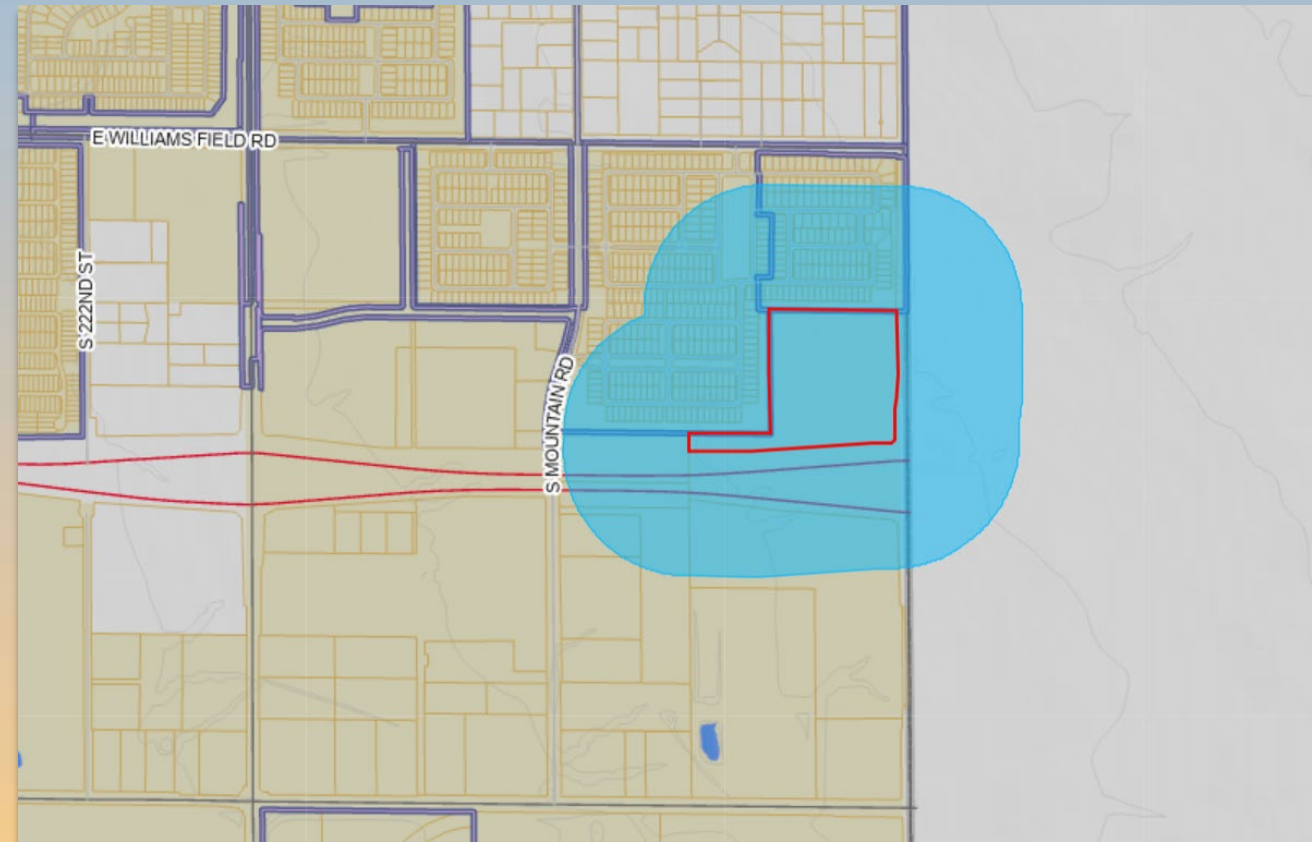
GPA Approval Criteria

4. Whether the proposed amendment is consistent with the Vision, Guiding Principles, or Strategies of the General Plan
5. Whether the proposed amendment constitutes an overall improvement to the General Plan and the City of Mesa
6. The extent to which the benefits of the proposed amendment outweigh any of the impacts identified by these criteria



Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- In-person neighborhood meeting held on July 29, 2025, approximately 5 neighbors attended
- Citizen Participation Report outlines neighbors' concerns and the applicant's responses





Findings

- ✓ Complies with the amendment criteria in Chapter 5 of the 2050 Mesa General Plan and Chapter 75 of the Mesa Zoning Ordinance

Staff Recommends Adoption



GPA Approval Criteria

- 1. The Proposed Project will not result in a shortage of land for other planned uses:**
 - Within 1 mile west of the subject site, a 115 ± acre development including multi-family, retail, automall was recently approved by Council. The amendment supports City's broader objective of increasing housing availability
- 2. Whether events after the adoption of the General Plan have changed the character or condition of the area:**
 - Since the November 2024 adoption of the GP, property west of the site was approved for multi-family residential and commercial uses as part of a 115 ± acre master planned development. Additional housing at the subject site will support this nearby commercial development.



GPA Approval Criteria

- 3. The degree to which the proposed amendment will impact the whole community or a portion of the community by:**
 - a. Altering existing land use patterns in a significant way that is contrary to the Vision, Guiding Principals, or Strategies identified in the General Plan:**
 - The Proposed Project is consistent with the Vison, Guiding Principles and Strategies identified in the 2050 Mesa General Plan.
 - b. Requiring larger or more extensive improvements to roads, sewer or water systems that may negatively impact development of other lands:**
 - Half street ROW improvements will be completed with this project



GPA Approval Criteria

- c. **Adversely impacting existing uses due to increased traffic congestion that is not accommodated by planned roadway improvements or other planned transportation improvements such as nonmotorized transportation alternatives or transit:**
 - ROW improvements will be completed as part of the proposed project and will meet City Code 9-8-3, the Mesa Transportation Plan, Off-site Improvement regulations, Engineering and Design Standards Manual, Subdivision Regulations and current COM Standard Details and Specifications. The project will not adversely affect surrounding development due to an increase in traffic congestion.



GPA Approval Criteria

4. Whether the proposed amendment is consistent with the Vision, Guiding Principles, or Strategies of the General Plan:

- N1. Promote complete communities in both existing and new neighborhoods.
- N4. Use neighborhood planning to engage local communities and define neighborhood specific character, values, and policies.
- H1. Create more opportunities for housing options.
- H2. Sustain an adequate supply of attainable housing units to meet the needs of residents vulnerable to rising housing costs.
- LU1. Promote a balance of land uses to enhance the quality of life for current and future generations.
- LU2. Create opportunities for placemaking in neighborhoods that reinforce their unique character and sense of place



GPA Approval Criteria

- 5. Whether the proposed amendment constitutes an overall improvement to the General Plan and the City of Mesa:**
 - Facilities development of a vacant property and is an optimal transition to adjacent RS-6-PAD single residence development to the north and west
- 6. The extent to which the benefits of the proposed amendment outweigh any of the impacts identified by these criteria:**
 - The proposed project represents a significant investment in the area and develops vacant property. The small-lot single residence development helps to fulfill a number of strategies identified in the General Plan by creating additional housing opportunities including attainable housing units.

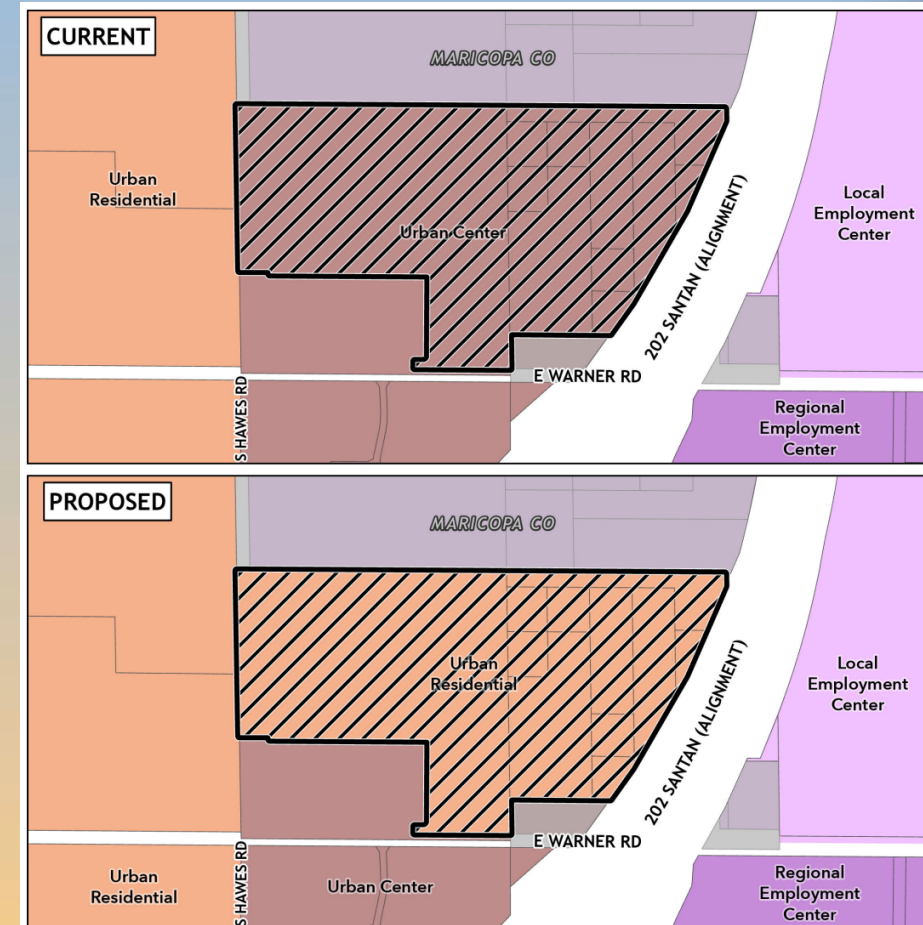


GPA25-00462



Request

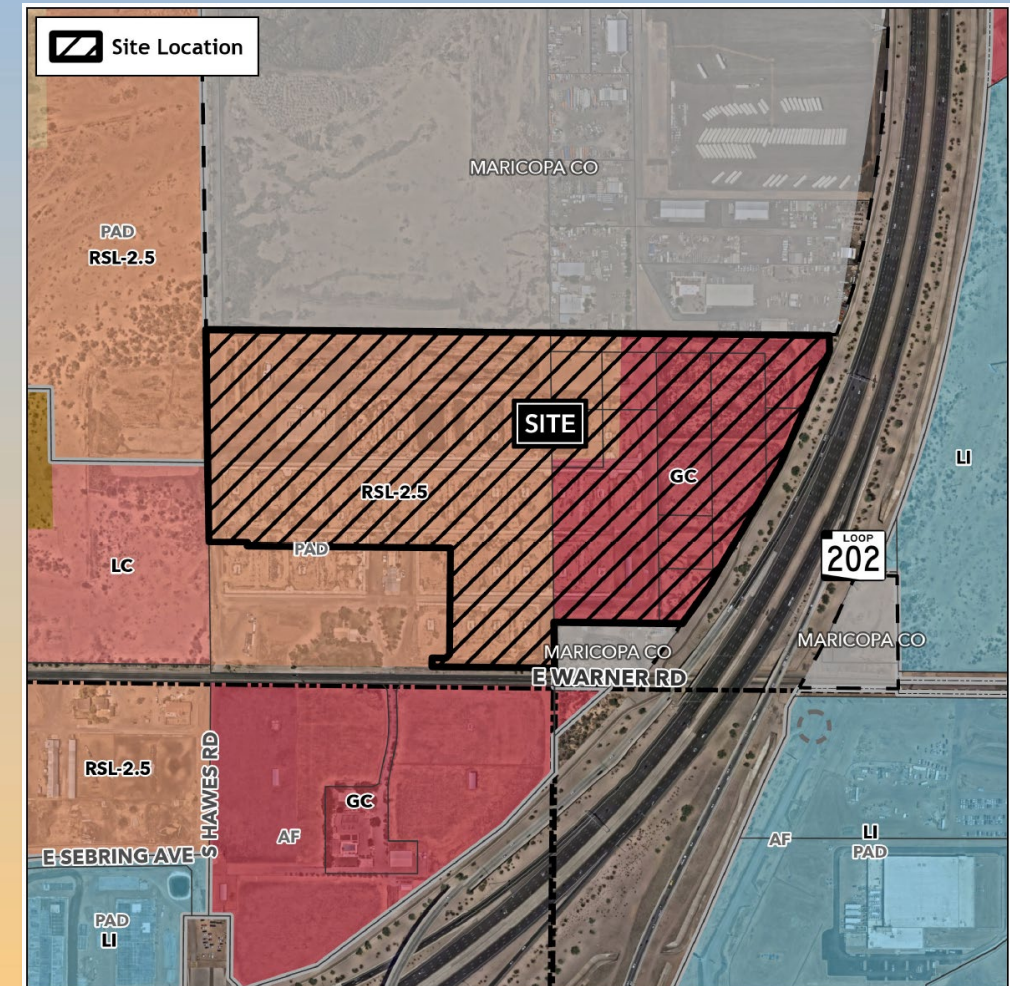
- Major General Plan Amendment
- Urban Center Placetype to Urban Residential Placetype





Location

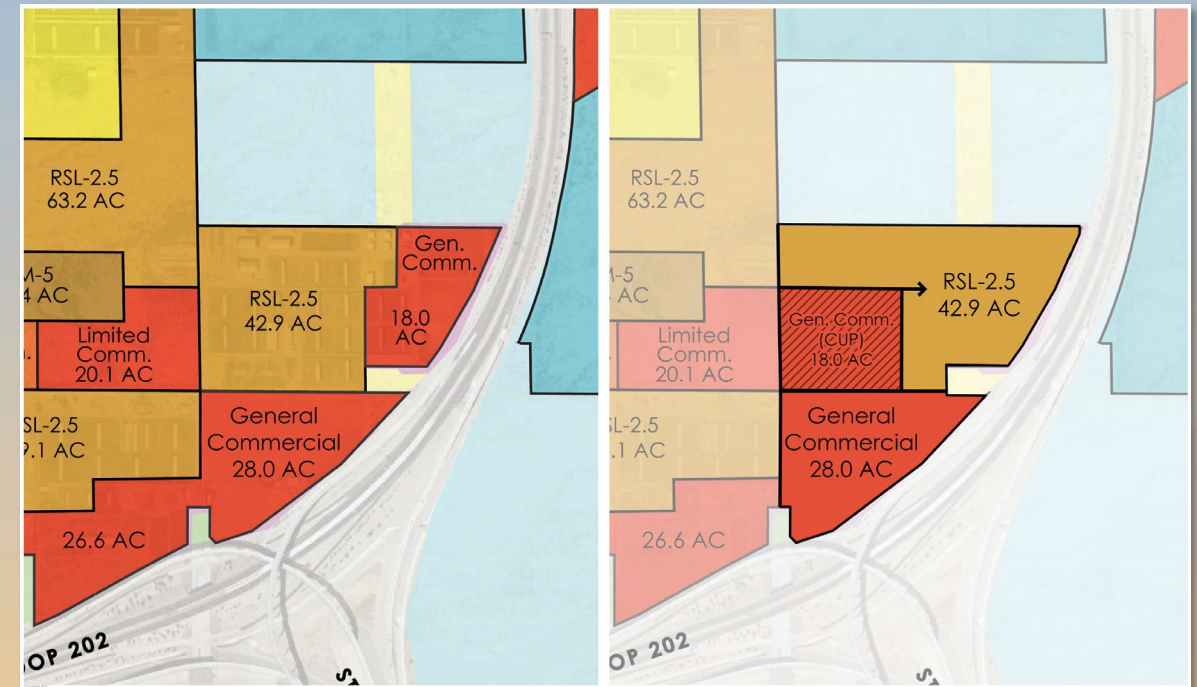
- NEC of Warner Road and Hawes Road
- Hawes Crossing Village 5
- Hawes Crossing Village 5 commercial crosses over to the SEC of Warner Road and Hawes Road





Zoning

- Existing: Small Lot Single Residence 2.5 & GC with a Planned Area Development overlay
(RSL-2.5-PAD & GC-PAD)
- Proposed: RSL-2.5-PAD-PAD & GC-PAD-PAD





Mesa 2050 General Plan

Existing General Plan Placetype:

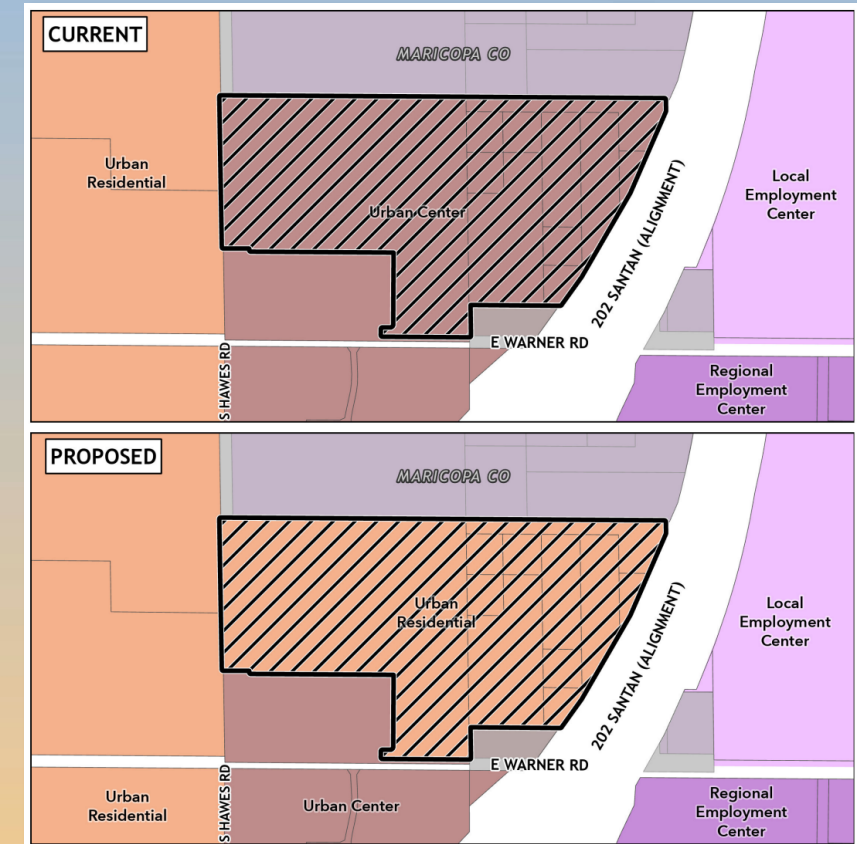
- Urban Center

- RSL-2.5 not listed as a zoning district
- Single residence not listed as a land use

Proposed General Plan Placetype:

- Urban Residential

- RSL-2.5 and GC are listed as allowed zoning districts
- Single residence is listed as a primary land use
- Multiple commercial uses are listed as primary land uses





General Plan Amendment Approval Criteria

1. The Proposed Project will not result in a shortage of land for other planned uses
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Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods on June 23, 2025
- Neighborhood meeting was held on October 29, 2024 – No residents attended the meeting
- No correspondence received by staff





Findings

- ✓ Complies with the amendment criteria in Chapter 5 of the 2050 Mesa General Plan and Chapter 75 of the Mesa Zoning Ordinance

Staff Recommends Approval with Conditions