

Planning and Zoning Board



Study Session Minutes

Mesa City Council Chambers – Lower Level, 20 E. Main St.

Date: January 28, 2026 Time: 3:30 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
Cassidy Welch
Kirstin Dvorchak
Chloe Durfee Daniel
Danika Heying

OTHERS PRESENT:

1 Call meeting to order.

Chair Ayers excused Boardmember Montes and declared a quorum present the meeting was called to order at 3:30 pm.

2 Review items on the agenda for January 28, 2026, regular Planning and Zoning Board Hearing.

Staff Planner Chloe Durfee Daniel presented ZON25-00378. See attached presentation.

The Board had no questions for staff.

3 Planning Director Update:

The February 11th Planning and Zoning Meeting has been cancelled.

4 Adjournment.

Chair Ayers motioned to adjourn the study session. The motion was seconded by Boardmember Carpenter.

MINUTES OF THE JANUARY 28, 2026, PLANNING & ZONING STUDY SESSION

The study session was adjourned at 3:35 pm.

Vote (6-0; Boardmember Montes, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

Respectfully submitted,



Benjamin Ayers
Planning and Zoning Board Chair

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



Planning and Zoning Board



ZON25-00378

Angie's Prime Grill

Chloe Durfee Daniel, Planner II

January 28, 2026



Request

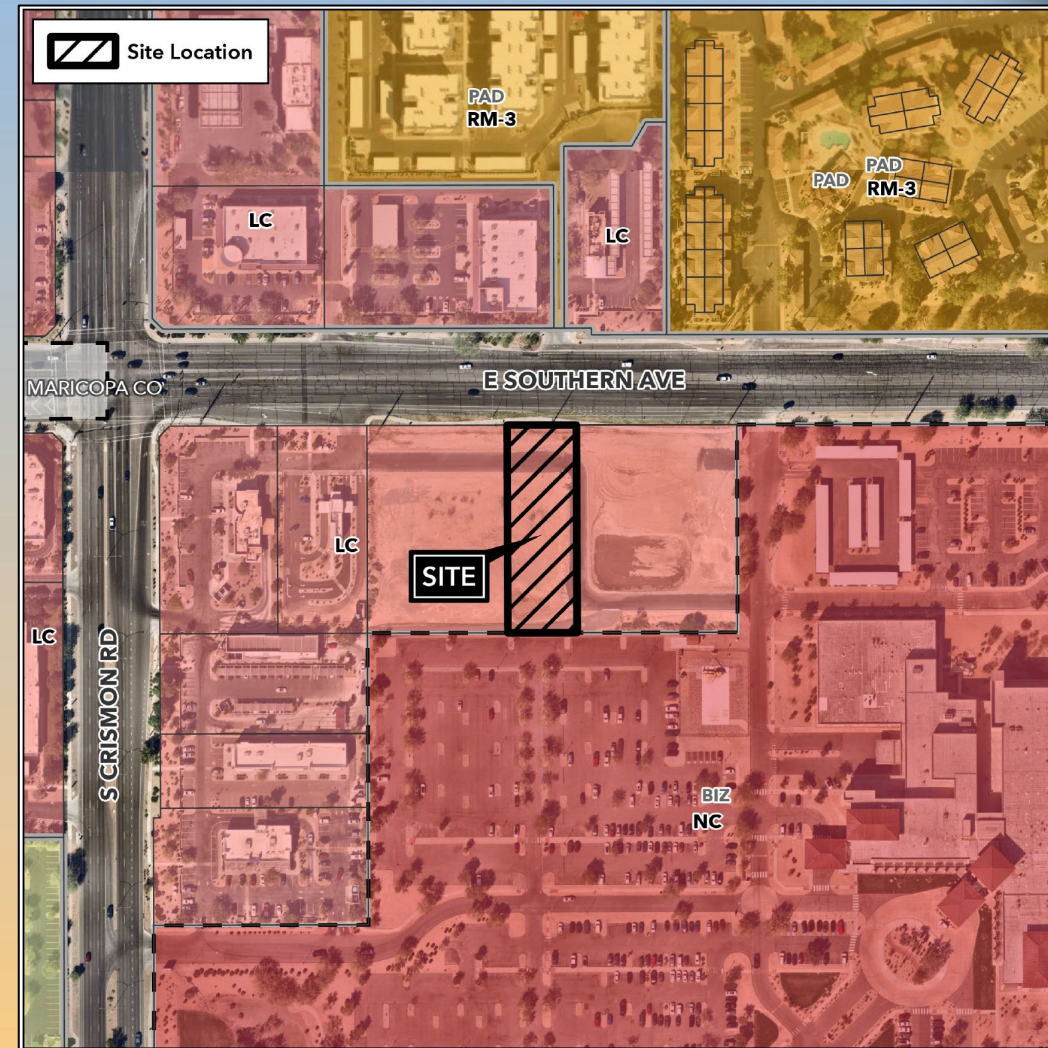
- Major Site Plan Review
- To allow for a Restaurant with Drive-thru Facilities





Location

- South side of Southern Ave
- East of Crismon Road

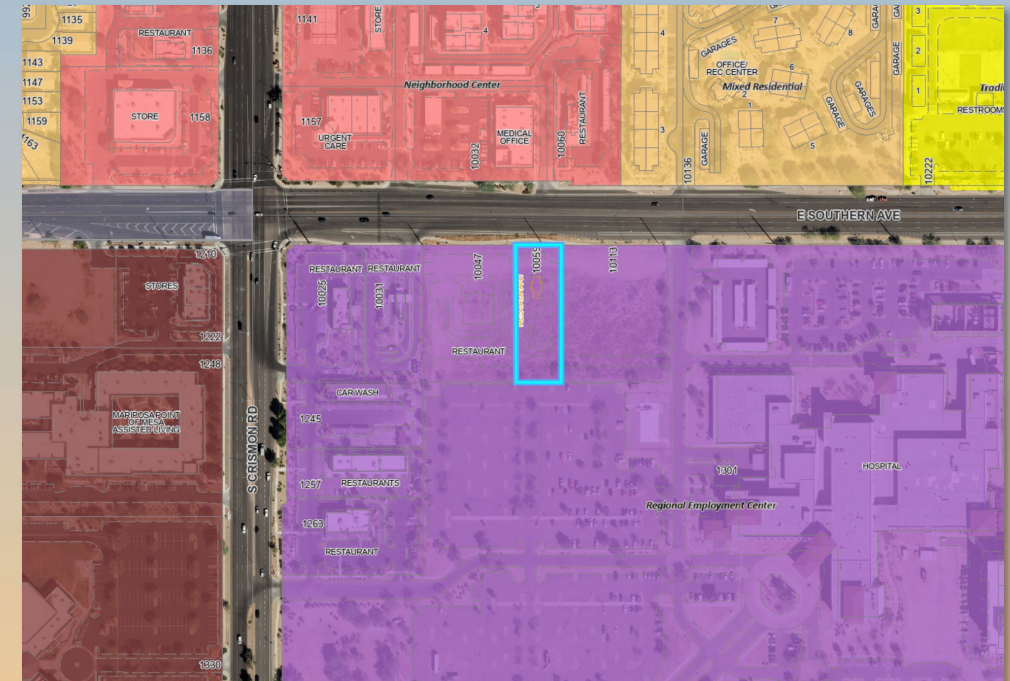




General Plan

Regional Employment Center

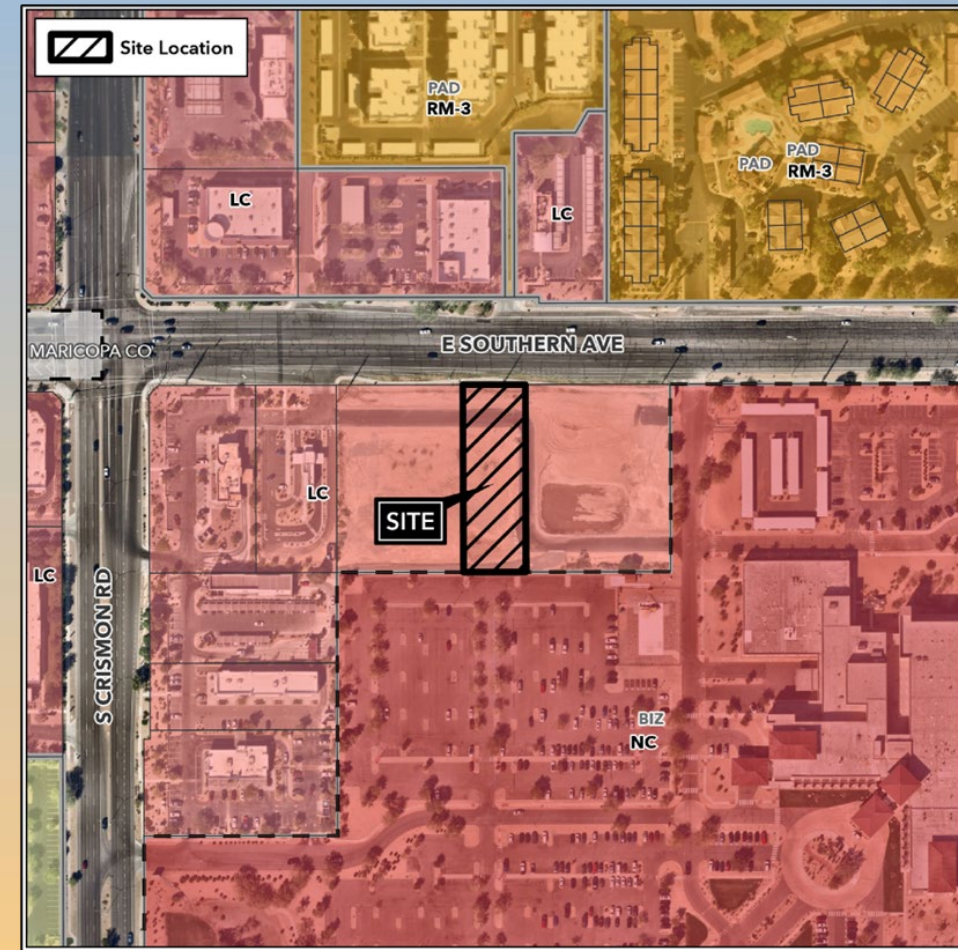
- Convenience Services is a supporting land use
- Accommodates large employers and allows for smaller business and medical offices, light industrial uses, and other activities that are part of a master planned, cohesive development.





Zoning

- Limited Commercial (LC)
 - Restaurant with drive-thru is a permitted use within the LC zoning district





Site Photo

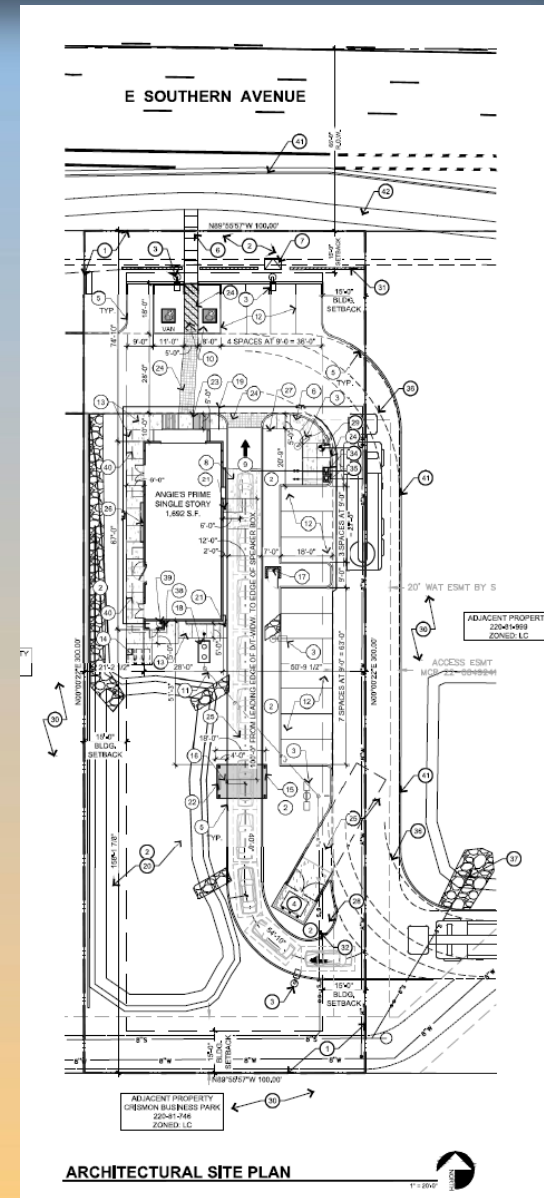


Looking south from Southern Ave



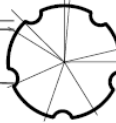









Site Plan

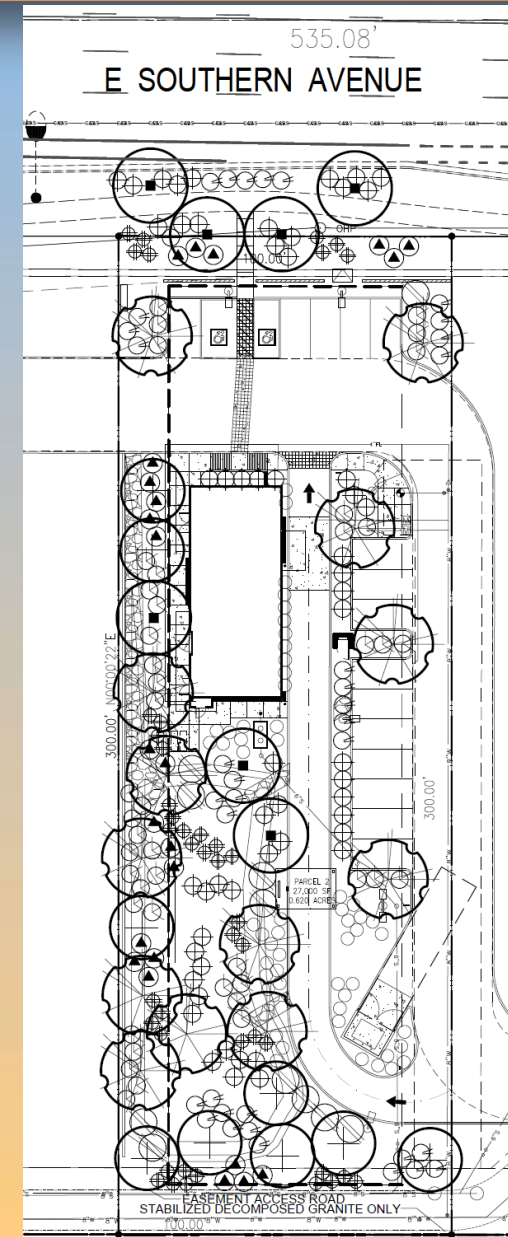
- Cross access provided from properties to the east and west
- 1,692 sq.ft. drive-thru restaurant
- Parking spaces
Provided: 17
Required: 17





Landscape Plan

LANDSCAPE LEGEND	
TREES	GROUND COVER
 <p><i>Ulmus parvifolia</i> Chinese elm 36" Box (13) Shade canopy 500sq.ft.</p>	 <p><i>Lantana montevidensis</i> Gold Mound' 1 Gallon (55)</p>
 <p><i>Acacia Aneura</i> Mulga 36" Box (7) Shade canopy 425sq.ft.</p>	<p>D.G. 1/2" Screened Express Painted Desert 2" min thickness in all landscape areas</p>
 <p><i>Caesalpinia Mexicana</i> mexican bird of paradise 24" Box (9) Shade canopy 400sq.ft.</p>	
SHRUBS	
 <p><i>Dasylerion wheelerii</i> Desert spoon 5 Gallon (43)</p>	 <p><i>Tecoma stans</i> Yellow Bells 5 Gallon (11)</p>
 <p><i>Hesperaloe Funifera</i> Giant Hesperaloe 5 Gallon (24)</p>	 <p><i>Hesperaloe perpa</i> Break Light Red Yucca 5 Gallon (57)</p>
 <p><i>Nerium Oleander</i> Petite pink 5 Gallon (44)</p>	 <p><i>Eremophila Glabra</i> Mingenew Gold 5 Gallon (35)</p>





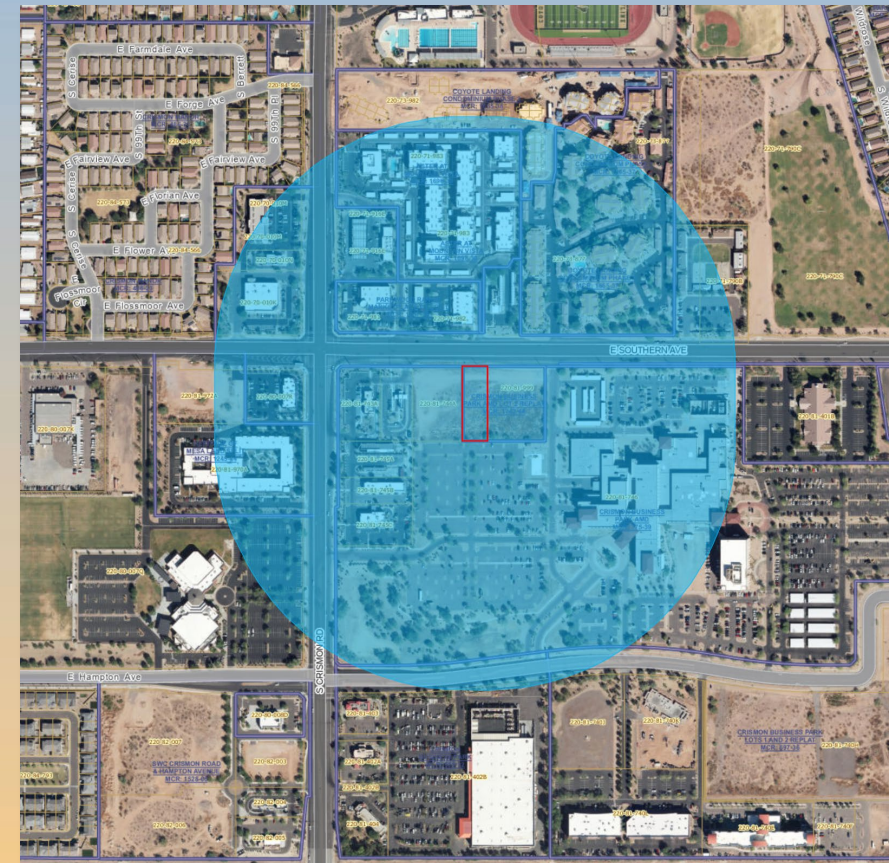
Renderings





Citizen Participation

- Notified property owners within 1,000 feet, HOAs and registered neighborhoods
- No correspondence received by staff





Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review

Staff recommends Approval with Conditions



Planning and Zoning Board