

Planning and Zoning Board

Meeting Minutes

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

Date: February 25, 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
Cassidy Welch
Kwasi Abebrese
Chloe Durfee Daniel
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 4:03 pm.

1 Take action on all consent agenda items.

It was moved by Boardmember Peterson, seconded by Boardmember Blakeman, 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.

2 Take action on the following zoning cases:

*3-a ZON25-00774 "Blue Sky Pest Control", 2.4± acres located at the northwest corner of East Ray Road and South 71st Street. Major Site Plan Modification and amending Conditions of Approval No. 1 and No. 2 of Ordinance No. 5699. This request will allow for a 26,000± square foot industrial building. (District 6)

Planner: Kwasi Abebrese

Staff Recommendation: Approval with Conditions

The Board recommends to approve case ZON25-00774 conditioned upon:

1. Compliance with the final site plan as submitted.
2. Compliance with all requirements of Design Review Case No. DRB25-00765.
3. Compliance with all conditions of approval of Ordinance No. 5699 except for conditions of approval No. 1 and No. 2 (Case No. ZON21-00356).
4. Compliance with all applicable City development codes and regulations.
5. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.
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 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 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 1 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 the Mesa Gateway Airport, will experience aircraft overflights,

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which are expected to generate noise levels that may be of concern to some individuals.”

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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- *3-b** ZON25-00326 "RMDC Dance Studio," 1± acres located approximately 350± feet east of the southeast corner of East Warner Road and South Mountain Road. Rezone from Limited Commercial (LC) to Limited Commercial with a Bonus Intensity Zone Overlay (LC-BIZ) and Site Plan Review to allow for the development of a 15,344± square foot commercial building. (District 6)

Planner: Chloe Durfee Daniel

Staff Recommendation: Approval with Conditions

The Board recommends to approve case ZON25-00326 conditioned upon:

1. Compliance with the final site plan as submitted.
2. Compliance with all requirements of Design Review Case No. DRB25-00734.
3. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.
4. 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 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 3 miles 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."
5. 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:

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Development Standards	BIZ Approved
<u>Setback of Cross Drive Aisles –</u> <i>MZO Section 11-32-4(A)</i>	24 feet
<p><u>Required Landscape Yards –</u> <i>MZO Section 11-33-3(B)(1)(a)</i> <i>and (B)(2)(a)(ii)</i></p> <p>-Adjacent to Single Residence Districts (East Side)</p> <p>-Adjacent to other Non-Single Residence Districts (South Side Adjacent to the Well Site)</p>	<p style="text-align: center;">6 feet</p> <p style="text-align: center;">0 feet</p>

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 Adjournment.

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

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,

Benjamin Ayers
Planning and Zoning Board Chair

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