

Planning and Zoning Board - Public Hearing

Meeting Agenda - Final

Chairperson Troy Peterson
Vice Chairperson Jeff Pitcher
Boardmember Genessee Montes
Boardmember Jayson Carpenter
Boardmember Alexis Kay Wagner
Boardmember Chase Hales
Boardmember Misty Klann

Wednesday, August 26, 2026

4:00 PM

Council Chambers

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 to find the agenda on which the item(s) will be placed.

Call meeting to order.

1 Take action on all consent agenda items.

Items on the Consent Agenda

2 Approval of minutes from previous meetings.

***2-a [PZ 26071](#)** Planning and Zoning minutes from August 12, 2026 Planning and Zoning Board

3 Take action on the following zoning cases:

- *3-a** [PZ 26070](#) **ZON26-00411 "ER2"**, 8.7± acres located approximately 630± feet south of the southwest corner of North Greenfield Road and East McDowell Road. Development Plan Review and Special Use Permit. This request will allow for an approximately 155,597± square foot industrial development. **(District 1)**

Staff Planner: Charlotte Bridges

Recommendation: Approval with Conditions

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

- *4-a** [PZ 26069](#) **ZON24-00708 "Park North"**, 5± acres located approximately 270± feet east of the northeast corner of South Power Road and East Guadalupe Road. Rezone from Limited Commercial with Planned Area Development Overlay (LC-PAD) to Multiple Residence-3 with a Planned Area Development Overlay (RM-3-PAD) and Site Plan Review. This request will allow for a 78-lot attached single residence development. **(District 6)**

Staff Planner: Charlotte Bridges

Recommendation: Approval with Conditions

- *4-b** [PZ 26064](#) **ZON25-00891 "Legacy Park"**, 196.3± acres located at the northeast corner of South Ellsworth Road and East Williams Field Road. Rezone from Light Industrial to Planned Community District (PC). This request will allow for the development of a mixed-use planned community. **(District 6)**

Staff Planner: Mallory Ress

Recommendation: Approval with Conditions

Items not on the Consent Agenda

5 Adjournment.¹

¹ Prior to adjournment, at this Planning and Zoning Board meeting, the Planning and Zoning Board may vote to go into executive session for legal advice on any item listed on this agenda pursuant to A.R.S. §38-431.03(A)(3); this notice is given pursuant to A.R.S. §38-431.02 to the members of the Planning and Zoning Board and the public.

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.