

Planning and Zoning Board - Public Hearing

Meeting Agenda - Final

*Chair Benjamin Ayers
Vice Chair Troy Peterson
Boardmember Jeff Pitcher
Boardmember Genessee Montes
Boardmember Jamie Blakeman
Boardmember Jayson Carpenter
Boardmember Chase Farnsworth*

Wednesday, October 22, 2025

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.

[PZ 25095](#) Minutes from the September 23, 2025 Planning and Zoning Board Special Meeting.

[PZ 25089](#) Minutes from the September 24, 2025 Planning and Zoning Board Meeting

3 Take action on the following zoning cases:

PZ 25090 **ZON25-00426 "Parcel C Medina Station"** 13.5± acres located approximately 1,100 feet southeast of the intersection of East Southern Avenue and South Signal Butte Road. Site Plan Review for the development of a 276-unit multiple residence development. **(District 5)**

Planner: Kellie Rorex

Staff Recommendation: Approval with conditions

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

PZ 25091 **ZON24-00998 "623 S Mesa Dr,"** 0.6± acres located approximately 1,420 feet south of the southeast corner of East Broadway Road and South Mesa Drive. Rezone from Multiple Residence-2 (RM-2) to Multiple Residence-4 with a Bonus Intensity Zone overlay (RM-4-BIZ) and Site Plan Review for a 15-unit multiple residence development. **(District 4)**

Planner: Jennifer Merrill

Staff Recommendation: Continued to the November 12, 2025 Planning and Zoning Board meeting.

PZ 25092 **ZON25-00256 "Sun Devil Auto - Signal Butte"** 5.9± acres located approximately 280 feet east of the northeast corner of East Southern Avenue and South Signal Butte Road. Major Site Plan Modification and amending Conditions of Approval Nos. 1, 6, 7 and 9 of Ordinance No. 3884 for the development of an approximately 7,689± square foot Minor Automobile/Vehicle Service and Repair facility. **(District 5)**

Planner: Charlotte Bridges

Staff Recommendation: Approval with conditions

5 Review, discuss and make a recommendation to the City Council regarding the following proposed amendment to the Mesa City Code:

PZ 25093

Proposed amendments to Chapters 4, 5, 6, 7, 8, 10, 31, 86, and 87 of Title 11 of the Mesa City Code pertaining to Battery Energy Storage Systems. The amendments include, but are not limited to: adding definitions for Battery Energy Storage System, Battery Energy Storage System Facility, Augmentation, and Nameplate Capacity; modifying land use tables to add Battery Energy Storage System and Battery Energy Storage System Facility; establishing development and other standards specific to Battery Energy Storage System Facilities. **(Citywide)**

Planner: Rachel Phillips

Staff Recommendation: Adoption

PZ 25094

Proposed amendments to Chapters 5, 8, 31, 32, 86, and 87 of Title 11 of the Mesa City Code pertaining to Middle Housing. The amendments include, but are not limited to: modifying land use tables and footnotes to permit Middle Housing in certain circumstances; adding eligibility requirements and development standards for Middle Housing; adding parking requirements for Middle Housing; modifying the definition of "Single Residence, Attached"; adding definitions for "Duplex", "Fourplex", "Middle Housing", "Structure, Attached", "Structure, Detached", "Structure, Semi-Detached", "Townhouse", and "Triplex". **(Citywide)**

Planner: Rachel Phillips

Staff Recommendation: Adoption

6 Adjournment.

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.