

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, August 13, 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.

2-a [PZ 25066](#) Minutes from the July 23, 2025 Planning and Zoning Board meeting.

3 Take action on the following zoning cases:

- 3-a [PZ 25067](#) ZON25-00301 "Mesa Padel Club,"** 0.4± acres located approximately 660± feet east of the southeast corner of West Main Street and South Country Club Drive. Site Plan Review for a 15,497± square foot small-scale commercial recreation facility. **(District 4)**

Planner: Emily Johnson

Staff Recommendation: Approval with conditions

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

- 4-a [PZ 25068](#) ZON22-00890 "Gateway Park,"** 33.3± acres located at the northwest and southwest corners of East Ray Road and South Hawes Road. Rezone 15.6± acres from Limited Commercial with a Planned Area Development Overlay (LC-PAD) to Limited Commercial (LC), Rezone 17.7± acres from LC-PAD to Light Industrial with a Planned Area Development overlay (LI-PAD) and Site Plan Review for an approximately 235,600± square foot industrial development and future commercial development. **(District 6)**

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

- 4-b [PZ 25072](#) ZON25-00304 "Price Manor II,"** 6.5± acres located approximately 1,620± feet north of the northeast corner of East McKellips Road and North Center Street. Rezone from Single Residence-9 with a Planned Area Development overlay (RS-9-PAD) to Small Lot Single Residence 4.5 with a new PAD overlay (RSL-4.5-PAD) for a 41-lot single residence development. **(District 1)**

Planner: Jennifer Merrill

Staff Recommendation: Approval with conditions

- 4-c [PZ 25074](#) ZON25-00529 "CV-Germann Industrial Park,"** 38.8± acres located approximately 1,300± feet east of the northeast corner of South Ellsworth Road and East Germann Road. Site Plan Review for an approximately 663,992± square foot industrial park. **(District 6)**

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

5 Discuss and make a recommendation to the City Council on the following General Plan amendment and related zoning case:

- 5-a** [PZ 25071](#) **ZON25-00366 "4062 E Main,"** 3.7± acres located approximately 1,600± feet west of the northwest corner of East Main Street and North Greenfield Road. Minor General Plan Amendment to change the Placetype from Urban Center with an Evolve Growth Strategy to Urban Residential with an Evolve Growth Strategy. **(District 2)**

Planner: Jennifer Merrill

Staff Recommendation: Approval with conditions

- 5-b** [PZ 25069](#) **ZON25-00025 "4062 E Main,"** 7± acres located approximately 1,600± feet west of the northwest corner of East Main Street and North Greenfield Road. Rezone 3.3± acres from Multiple Residence-4 (RM-4) to Multiple Residence-4 with a Planned Area Development Overlay (RM-4-PAD) and rezone 3.7± acres from RM-4-PAD to RM-4 with a new PAD overlay (RM-4-PAD) and Site Plan Review for a 137-unit attached single-residence development. **(District 2)**

Planner: Jennifer Merrill

Staff Recommendation: Approval with conditions

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

- 6-a** [PZ 25075](#) **Proposed amendments to Chapters 14 and 86 of Title 11 of the Mesa City Code.** The amendments include but are not limited to: repealing in its entirety Chapter 14: Employment Opportunity District and adopting a new "Chapter 14: Employment Opportunity District" and modifying Section 11-86-1: Purpose and Applicability pertaining to the purpose and applicability of use types. **(Citywide)**

Planner: Rachel Phillips

Staff Recommendation: Adoption

7 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.