

Planning and Zoning Board - Public Hearing

Meeting Agenda - Final

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

Wednesday, June 11, 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 25050](#) Minutes from the May 28, 2025 Planning and Zoning Board meeting.**

3 Take action on the following zoning cases:

- *3-a** [PZ 25048](#) **ZON25-00082 "Culver's,"** 1.5± acres located approximately 850 feet west of the northwest corner of East McKellips Road and North Gilbert Road. Major Site Plan Modification for the development of an approximately 4,106± square foot limited-service restaurant with drive-thru. **(District 1)**

Planner: Tulili Tuiteleleapaga

Staff Recommendation: Approval with conditions

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

- *4-a** [PZ 25052](#) **ZON24-01052 "Beverly Apartments,"** 1.3± acres located at 120 North Beverly, approximately 715 feet north of the northwest corner of West Main Street and North Beverly. Rezone from Multiple Residence-2 (RM-2) and Multiple Residence-3 (RM-3) to Multiple Residence-4 with a Planned Area Development Overlay (RM-4-PAD) and Site Plan Review for a multiple residence development. **(District 4)**

Planner: Charlotte Bridges

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 25053](#) **ZON25-00203 "Beverly Apartments,"** 1.3± acres located at 120 North Beverly, approximately 715 feet north of the northwest corner of West Main Street and North Beverly. Minor General Plan Amendment to change the General Plan Placetype from Traditional Residential with a Sustain Growth Strategy to Mixed Residential with a Sustain Growth Strategy. **(District 4)**

Planner: Charlotte Bridges

Staff Recommendation: Approval with conditions

6 Discuss and take action on the following preliminary plats:

- *6-a** [PZ 25051](#) **ZON24-01090 "Mountain Vista,"** 24.7± acres located approximately 1,900 feet west of the southwest corner of the intersection of East Hampton Ave and South Signal Butte Road. Preliminary Plat to create seven commercial lots. **(District 5)**

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

7 Review, discuss and make a recommendation to the City Council regarding the following proposed amendment to the Mesa Zoning Ordinance:

- *7-a** [PZ 25054](#) Proposed amendments to Chapters 6, 7, 22, 31, 32, and 86 of Title 11 of the Mesa City Code pertaining to Data Centers and Planned Area Development Overlay Districts. The amendments include, but are not limited to: adding a definition for Data Center; modifying land use tables to add Data Center; establishing development and other standards specific to Data Centers; adding a minimum parking requirement for Data Centers; amending the purpose, land use regulations, and development standards related to the Planned Area Development (PAD) Overlay District to, among other things, allow land uses to be permitted through approval of PAD Overlay Districts; modifying the definition of Indoor Warehousing And Storage. **(Citywide)**

Planner: Rachel Phillips

Staff Recommendation: Adoption

- *7-b** **PZ 25055** Proposed amendments to Chapters 81 and 87 of Title 11 of the Mesa City Code pertaining to Adaptive Reuse Permits. The amendments include, but are not limited to: modifying terms within Chapter 81 (Adaptive Reuse Permit) to reflect eligibility of existing commercial, office, and mixed use parcels rather than buildings; modifying the Adaptive Reuse Permit application cap; changing the zoning districts in which Adaptive Reuse Permits are allowed; clarifying the applicable development standards; modifying the definitions for Adaptive Reuse, Adaptive Reuse Permit, Low-Income Housing, Moderate Income Housing, and Multiple Residence Reuse; removing the definition of Existing Commercial, Office, and Mixed-Use Building; and adding a definition of Existing Commercial, Office, and Mixed-Use Parcel. **(Citywide)**

Planner: Rachel Phillips

Staff Recommendation: Adoption

- *7-c** **PZ 25056** Proposed amendments to Chapters 30, 31, and 87 of Title 11 of the Mesa City Code pertaining to Accessory Dwelling Units, Detached Accessory Buildings or Structures, and Home Occupations. The amendments include, but are not limited to: modifying the gross floor area requirements for Detached Accessory Buildings or Structures; modifying the setback requirements for Accessory Dwelling Units; modifying the specific use and activities standards for Home Occupations; adding the definition of “Building Addition”; modifying the definition of Home Occupations. **(Citywide)**

Planner: Rachel Phillips

Staff Recommendation: Adoption

8 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.