

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, May 28, 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 25046](#) Minutes from the May 14, 2025 Planning and Zoning Board meeting.**

3 Take action on the following zoning cases:

- *3-a** [PZ 25039](#) **ZON25-00174 "Eastmarket Phase 1,"** 6.6± acres located at the northeast corner of South Ellsworth Road and East Ray Road. Site Plan Review for a commercial development. **(District 6).**

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

- *3-b** [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: Continued to the June 11, 2025 Planning and Zoning Board meeting.

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

- *4-a** [PZ 25040](#) **ZON24-00548 "SAIA Motor Freight Lines,"** 13± acres located approximately 2,600 feet west of the southwest corner of East Pecos Road and South Signal Butte Road. Site Plan Review for the development of an approximately 49,747± square foot freight/truck terminal and warehouse. **(District 6)**

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

- *4-b** [PZ 25041](#) **ZON25-00163 "UTV Stereo - Quality Car Audio,"** 2.1± acres located at 7561 East Baseline Road. Major Site Plan Modification and amending Condition of Approval No. 1 for case Z97-048 to allow for the expansion of an approximately 26,636± square foot minor vehicle service and repair use. **(District 6).**

Planner: Chloe Durfee Daniel

Staff Recommendation: Approval with conditions

- *4-c [PZ 25042](#) **ZON25-00208 “Medina Station,”** 61± acres located at the southeast corner of East Southern Avenue and South Signal Butte Road. Major Site Plan Modification and amending Condition of Approval No. 1 for case ZON23-00691 to allow for a mixed-use development. **(District 5)**

Planner: Cassidy Welch

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:

- *5-a** [PZ 25043](#) Proposed amendments to Chapters 56, 57, 58, 59, 60, 63 and 64 of Title 11 of the Mesa City Code pertaining to Form-Based Code. The text amendments include but are not limited to repealing in its entirety Chapter 56: Form-Based Code Overview and adopting a new “Chapter 56: Form-Based Code Overview”; repealing in its entirety Chapter 57: Maps; repealing in its entirety Chapter 58: Building Form Standards and adopting a new “Chapter 58: Building Form Standards”; repealing in its entirety Chapter 59: Building Type Standards and adopting a new “Chapter 59: Building Type Standards”; repealing in its entirety Chapter 60: Private Frontage Standards and adopting a new “Chapter 60: Private Frontage Standards”; modifying the process for modifications to Smart Growth Regulating Plan Transect Zones; modifying the definition for “Build-to Line”; modifying the definition for “Dwelling, Dwelling Unit, or Housing Unit”; deleting the definition of “Accessory/Secondary Unit”; adding the definition of “Accessory Dwelling Unit”. **(Citywide)**

Planner: Rachel Phillips

Staff Recommendation: Adoption

- *5-b** [PZ 25044](#) Proposed amendments to Chapter 31 of Title 11 of the Mesa City Code pertaining to marijuana sales and facilities. The text amendments include but are not limited to removal of marijuana delivery language in the development standards and increasing the permitted floor area for Medical Marijuana Dispensaries and Dual License Facilities. Although not subject to the recommendation of the Board, the discussion may also cover related, proposed amendments to the Police Regulations, Chapter 25 of Title 6 of the Mesa City Code pertaining to marijuana delivery **(Citywide)**

Planner: Rachel Phillips

Staff Recommendation: Adoption

- *5-c** [PZ 25045](#) Proposed amendments to Chapters 30, 66, and 87 of Title 11 of the Mesa City Code pertaining to Land Divisions. The text amendments include but are not limited to repealing Section 11-30-6 (Lots and Subdivisions) in its entirety and replacing it with a new Section 11-30-6 titled “Lots and Land Divisions”; removing the duty of the Planning and Zoning Board to decide upon Preliminary Plats; and amending definitions of “Street Frontage” and “Yard”. **(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.