



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, June 24, 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 26051](#) Planning and Zoning minutes from June 10, 2026 Planning and Zoning Board**

3 Take action on the following zoning cases:

- *3-a** [PZ 26046](#) **ZON26-00155. "DU 5/6 South Plan Amendment,"** 750+/- acres located between East Elliot Road and East Point Twenty-Two Boulevard, and west of South Signal Butte Road, but not including the area north of East Rubidium Avenue and east of South Binary. Major Amendment to the Development Unit 5/6 South Development Unit Plan (DUP). This request will modify the boundary of the eastern portion of the DUP to align with East Rubidium, and establish new boundaries for the District Land Use Group (LUG) and transition area. **(District 6)**

Planner: Jennifer Merrill

Staff Recommendation: Approval with Conditions

- *3-b** [PZ 26045](#) **ZON25-00693. "Homestead at Eastmark,"** 11.7+ acres located at the southwest corner of South Signal Butte Road and East Rubidium Avenue. Major Site Plan Review for a new 261-unit apartment development and 2.2 acres of retail/commercial development. **(District 6).**

Planner: Jennifer Merrill

Staff Recommendation: Approval with Conditions

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

- *4-a** [PZ 26047](#) **Proposed amendments to Mesa City Code, Title 11, Chapters 5, 6, 7, 8, 30, 31, 33, 34, 43, 67, 81, 86, and 87.** The amendments include, but are not limited to: modifying entryway monumentation requirements; refining building material and color standards; updating Employment District use tables and development standards; clarifying lot and land division requirements; modifying pedestrian connection requirements; modifying standards for Detached Accessory Buildings or Structures and Accessory Dwelling Units; updating Live/Work Unit and residential use standards in Commercial Districts; refining Data Center and Battery Energy Storage System screening requirements; modifying landscaping and alternative landscape plan provisions; modifying landscape diversity requirements; updating Manufactured Home and Recreational Vehicle Accessory Structure standards; clarifying sign regulations; updating procedural requirements related to written protests, application review, and expirations; modifying definitions of "Home Occupations," "Live/Work Units," and "Indoor Warehousing And Storage"; relocating the definition of "Skilled Nursing Facility" to Public and Semi-Public Use Classification, and adding a definition for "Hazardous Material Warehousing and Storage."

Staff Recommendation: Adoption

- *4-b** [PZ 26050](#) **Proposed amendments to Mesa City Code, Title 11, Chapters 6, 7, 8, 31, and 86 pertaining to the emerging technology and use of electric vehicles, specifically Fleet-Based Services and Service Stations.** The amendments include, but are not limited to: adding definitions for Fleet-Based Services, Accessory Fleet-Based Services, Heavy Fleet-Based Services, and Accessory Electric Vehicle Charging; modifying definitions for Light Fleet-Based Services and Service Stations; adding Heavy Fleet-Based Services, Accessory Electric Vehicle Charging; modifying use tables and related footnotes to reflect the new definitions; modifying Section 11-31-25 titled, "Service Stations"; and adding Section 11-31-40 titled, "Fleet-Based Services."

Staff Recommendation: Adoption

Items not on the Consent Agenda

5 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.