

MINUTES

PLANNING & ZONING COMMISSION  
WEDNESDAY  
JUNE 25, 2025

COUNCIL CHAMBERS  
211 WEST ASPEN AVENUE  
4:00 P.M.

1. CALL TO ORDER

- Chair Mandino called the meeting to order at 4:01 p.m.

NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

*Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the Commission and to the general public that, at this meeting, the Commission may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the Commission's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).*

2. ROLL CALL

*NOTE: One or more Commission Members may be in attendance telephonically or by other technological means.*

PRESENT:  
CAROLE MANDINO, CHAIR  
MARY NORTON, VICE CHAIR  
JOSHUA MAHER  
CHRISTINE SHEEHY  
CJ LUCKE

ABSENT:  
IAN SHARP  
MEGAN WELLER

3. PUBLIC COMMENT

- None

*At this time, any member of the public may address the Commission on any subject within their jurisdiction that is not scheduled before the Commission on that day. Due to Open Meeting Laws, the Commission cannot discuss or act on items presented during this portion of the agenda. To address the Commission on an item that is on the agenda, please wait for the Chair to call for Public Comment at the time the item is heard.*

4. APPROVAL OF MINUTES

Approval of the minutes from the regular meeting on Wednesday May 28, 2025.

**Moved by Christine Sheehy, seconded by CJ Lucke to approve of the minutes from the regular meeting on Wednesday May 28, 2025.**

**Vote: 5 - 0 - Unanimously**

**5. GENERAL BUSINESS**

**A. Discussion:**

**PZ-25-00041: Single Use Residential in Commercial Zones and Adaptive Reuse Incentives**  
-- This amendment proposes to allow single use residential projects without a Conditional Use Permit in commercial zones with the provision of at least 20% affordable housing units. Additionally, the amendment provides further incentives for adaptive reuse projects.

**STAFF RECOMMENDED ACTION:**

No staff recommendation. Discussion item only.

- Tiffany Antol, Zoning Code Manager, presented and answered the Commissioners' questions.
- Jennifer Mikelson, Housing Planning Manager, presented and answered the Commissioners' questions.
- Public comment given by Charity Lee with Capstone Homes.

**B. Consideration and Approval of Preliminary Plat: Request from EPS Group, Inc, on behalf of CDR Devcorp LTD, for Preliminary Plat approval of "Canyon del Rio- The Highlands" located at 3805 E Whetstone Dr, a 141-lot single-family subdivision on 27.07 acres in the Medium-Density Residential (MR) Zone.**

**STAFF RECOMMENDED ACTION:**

Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, forward the Preliminary Plat to the City Council with a recommendation of approval.

- Ben Mejia, Senior Planner, gave a PowerPoint presentation and answered the Commissioners' questions.
- Applicant, Charity Lee, answered the Commissioners' questions.

**Moved by Mary Norton, seconded by Joshua Maher to approve the Planning and Zoning Commission, in accordance with the findings presented in this report, forward the Preliminary Plat PZ-00015-01 to the City Council with a recommendation of approval.**

**Vote: 5 - 0 - Unanimously**

**6. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS**

- None

**7. ADJOURNMENT**

- Meeting was adjourned at 4:59 p.m.

SIGNATURE LINE

CHAIRPERSON