

# Planning and Zoning Board



## *Special Meeting Minutes*

Mesa City Council Chambers – Lower Level, 57 East 1<sup>st</sup> Street

Date: March 27, 2024 Time: 3:45 p.m.

### **MEMBERS PRESENT:**

Benjamin Ayers  
Jeff Pitcher  
Jeffery Crockett  
Troy Peterson  
Genessee Montes  
Jamie Blakeman

### **MEMBERS ABSENT**

Jayson Carpenter

(\*Boardmembers and staff participated in the meeting through the use of telephonic and video conference equipment)

### **STAFF PRESENT:**

Rachel Nettles  
Evan Balmer  
Sean Pesek  
Joshua Grandlienard  
Charlotte Bridges  
Chloe Durfee Daniel  
Emily Johnson  
Charlotte McDermott  
Alexis Wagner

### **OTHERS PRESENT:**

#### **1 Call meeting to order.**

Chair Ayers excused Boardmember Carpenter and declared a quorum present, the meeting was called to order at 4:00 pm.

#### **2 Conduct a public hearing on the following General Plan Amendments:**

##### **2-a Staff Planner Joshua Grandlienard presented case ZON24-00164. See attached presentation.**

Boardmember Peterson was recused from participation in case ZON24-00164 citing his firm's involvement with the project.

The Board had no questions for staff.

#### **3 Adjournment.**

## MINUTES OF THE MARCH 27, 2024 PLANNING & ZONING SPECIAL MEETING

Boardmember Crockett motioned to adjourn the study session. The motion was seconded by Boardmember Montes.

The special meeting was adjourned at 4:05 pm.

**Vote (5 – 0; Boardmember Peterson and Carpenter, absent)**

**Upon tabulation of vote, it showed:**

**AYES – Ayers, Pitcher, Crockett, Montes, Blakeman**

**NAYS – None**

Respectfully submitted,

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Evan Balmer, Principal Planner

**Note:** Audio recordings of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also “live broadcasted” through the City of Mesa’s website at [www.mesaaz.gov](http://www.mesaaz.gov)

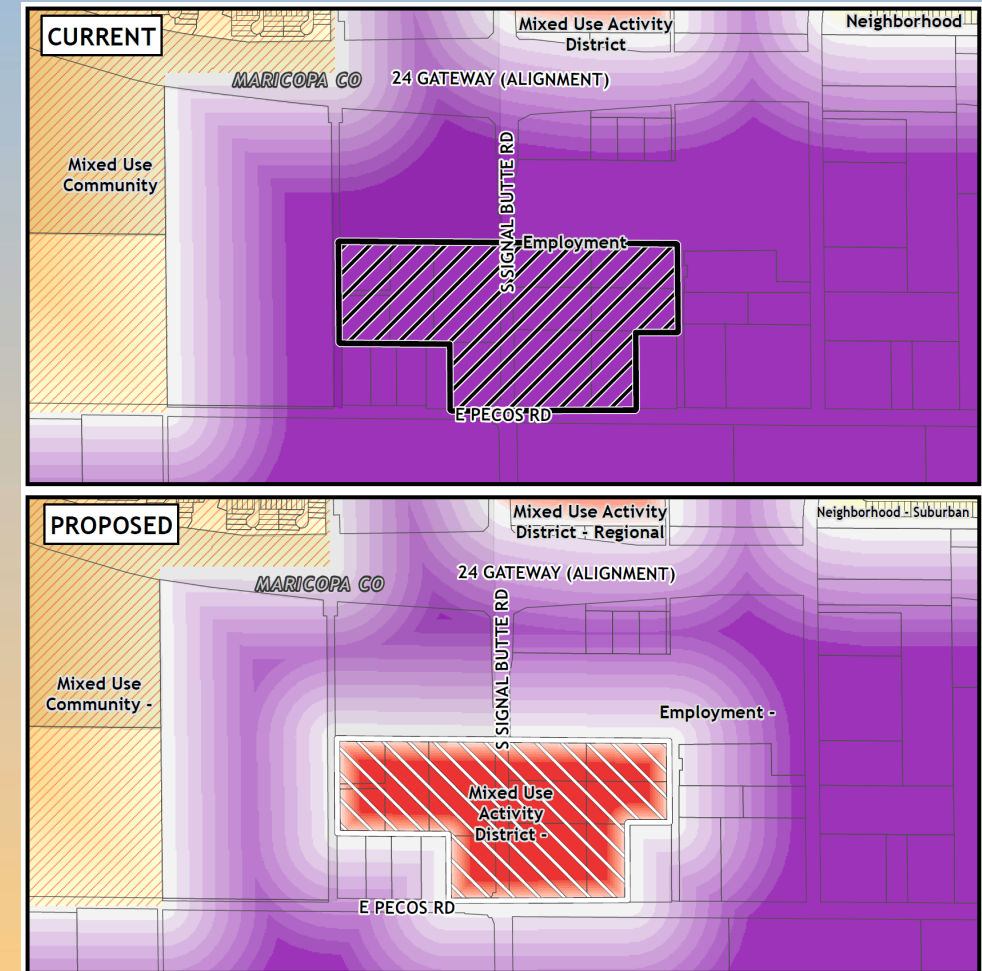


# ZON24-00164



# Request

- Minor General Plan Amendment
- From Employment
- To Mixed Use Activity





# Location

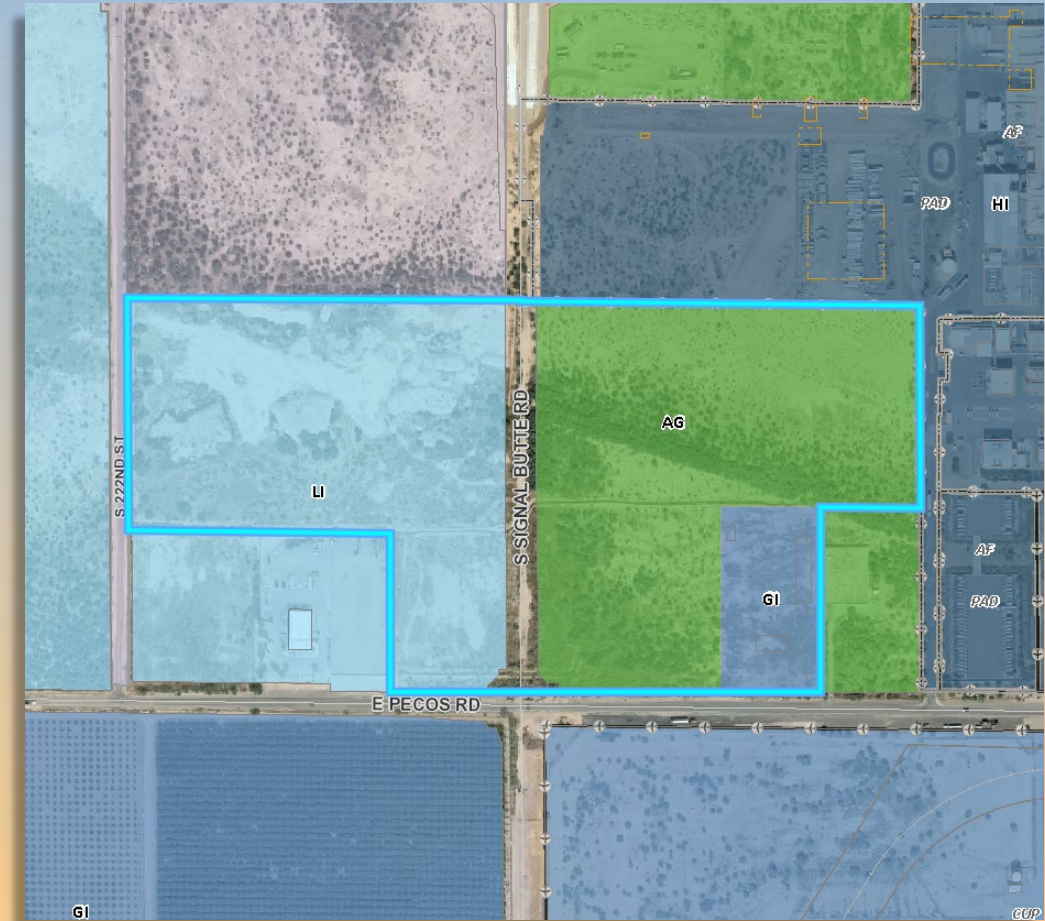
- North side of Pecos Road
- Eastern and western sides of S Signal Butte Road
- South of SR 24





# Zoning

- Current
  - Light Industrial (LI)
  - Agricultural (AG)
  - General Industrial (GI)
- Proposed
  - General Commercial (GC)
- Automobile Sales are an allowed use in the GC Zone

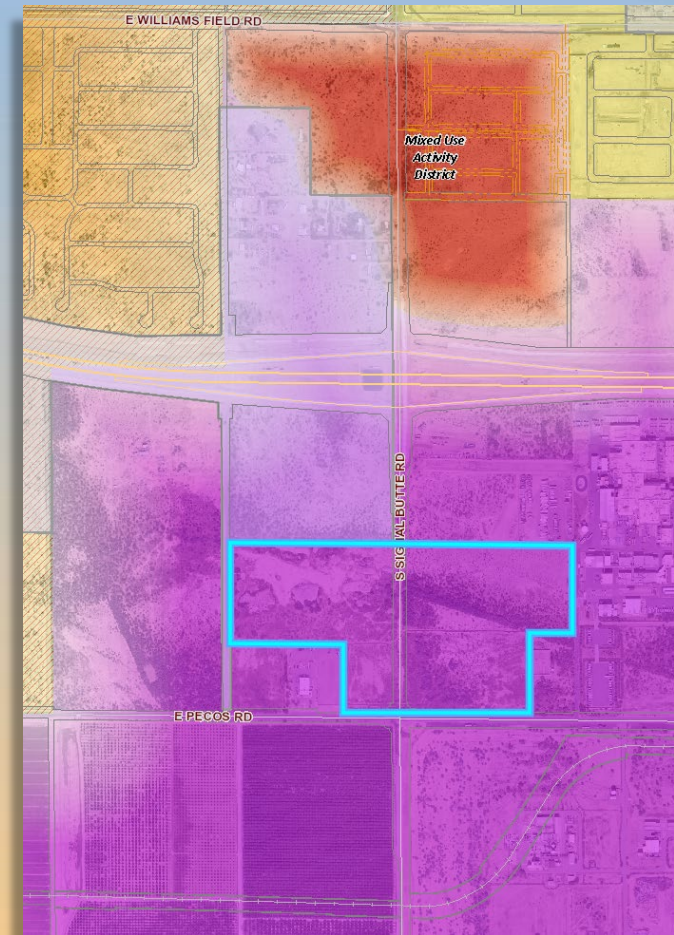




# General Plan

## Employment Character Area

- Proposed GC is only a secondary zoning district
- Automobile Sales is not listed as a primary use
- Requires a General Plan Amendment





# Minor General Plan Amendment

- Requesting to change the character type to Mixed Use Activity
- Chapter 16 of the General Plan contains criteria that Council may consider including but not limited to:
  - Degree of impact to surrounding community
  - Existing land use patterns in the area
  - Extent that benefits outweigh impacts
  - Whether the change will result in a loss of land for other uses



# Minor General Plan Amendment

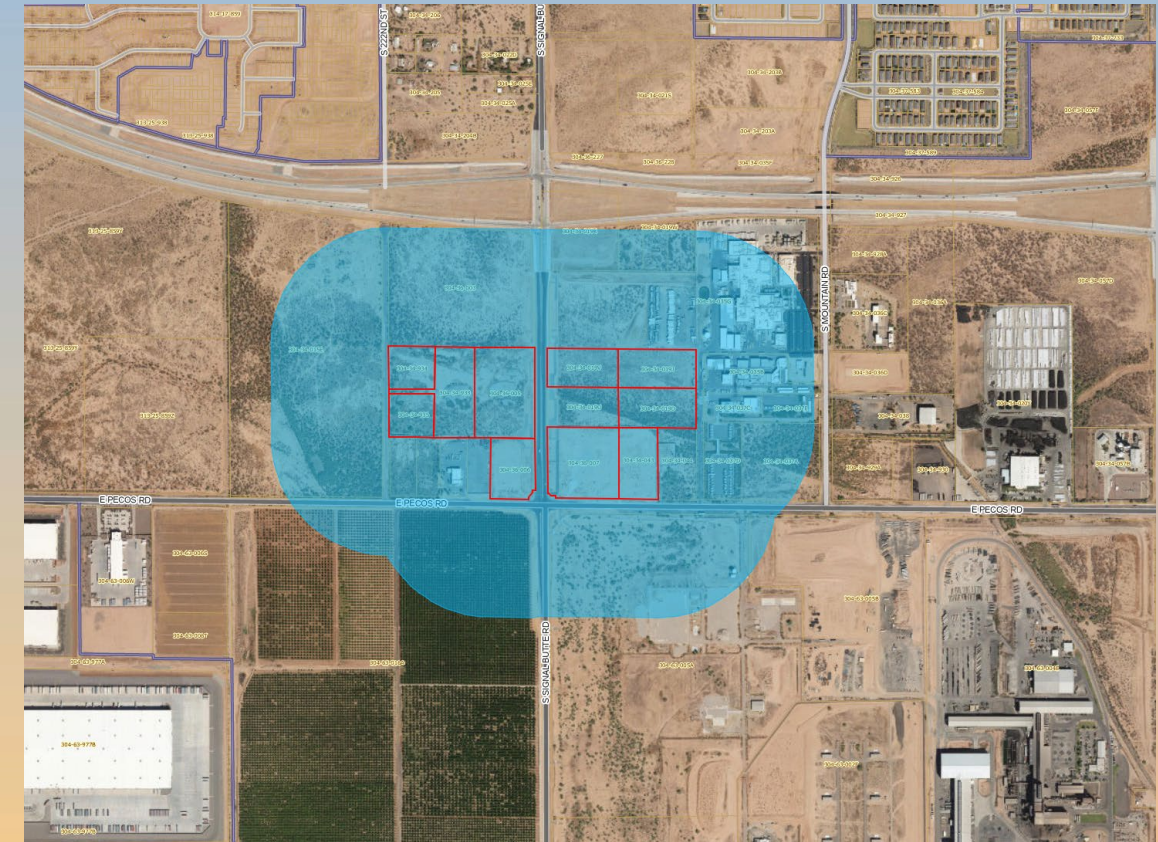
## General Plan Amendment Criteria:

- Degree of impact to surrounding community
  - Result with increase viability of commercial uses to complement existing industrial uses in the area
- Existing land use patterns in the area
  - Consistent with the Destination at Gateway Automall to the North
- Extent that benefits outweigh impacts
  - Provides additional Tax Base
- Whether the change will result in a loss of land for other uses
  - No change of land for other uses in the area



# Citizen Participation

- Notified property owners within 1,000 ft., HOAs, and registered neighborhoods
- Neighborhood meeting held on February 7, 2023, with 2 attendees
- Questions raised about project timing, access and Right-of-Way improvements





# Findings

- ✓ Complies with the amendment criteria in Chapter 15 of the 2040 Mesa General Plan

***Staff Recommends Approval with Conditions***