



# Planning and Zoning Board



# ZON24-00724

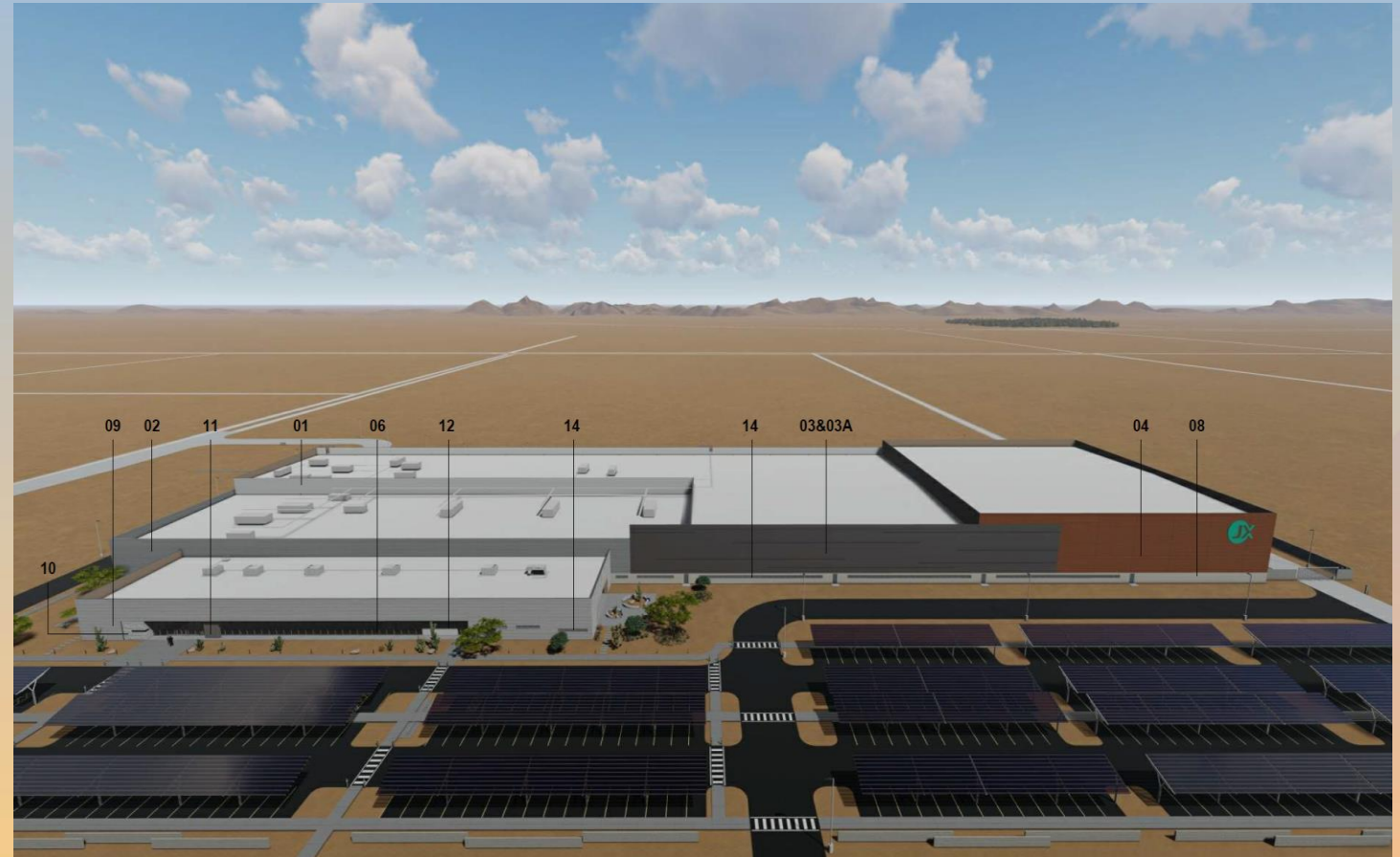
Tulili Tuiteleleapaga-Howard, Planner I

September 25, 2024



# Request

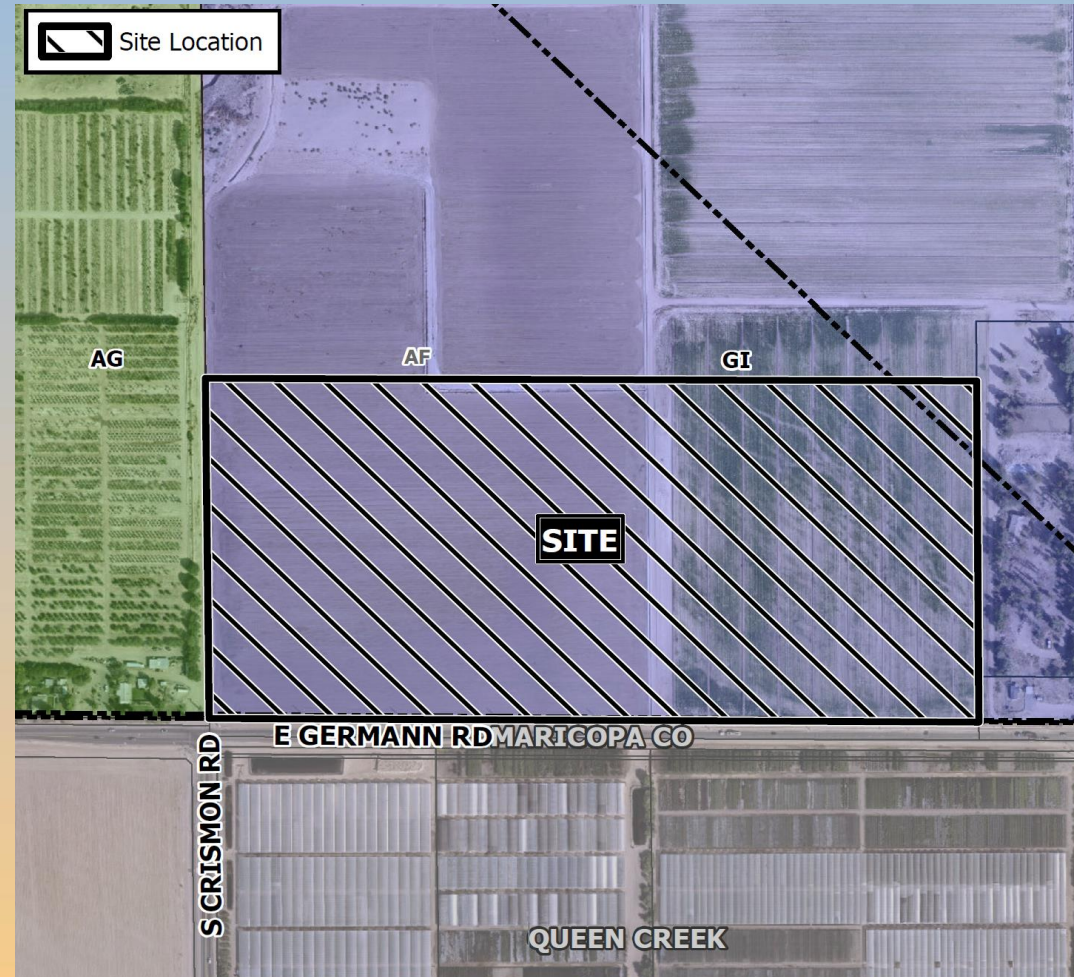
- Council Use Permit
- To allow a Metal Refining, Casting, and Extrusion use in the General Industrial (GI) district





# Location

- East of Crismon Road
- North of Germann Road





# Zoning

- General Industrial (GI)





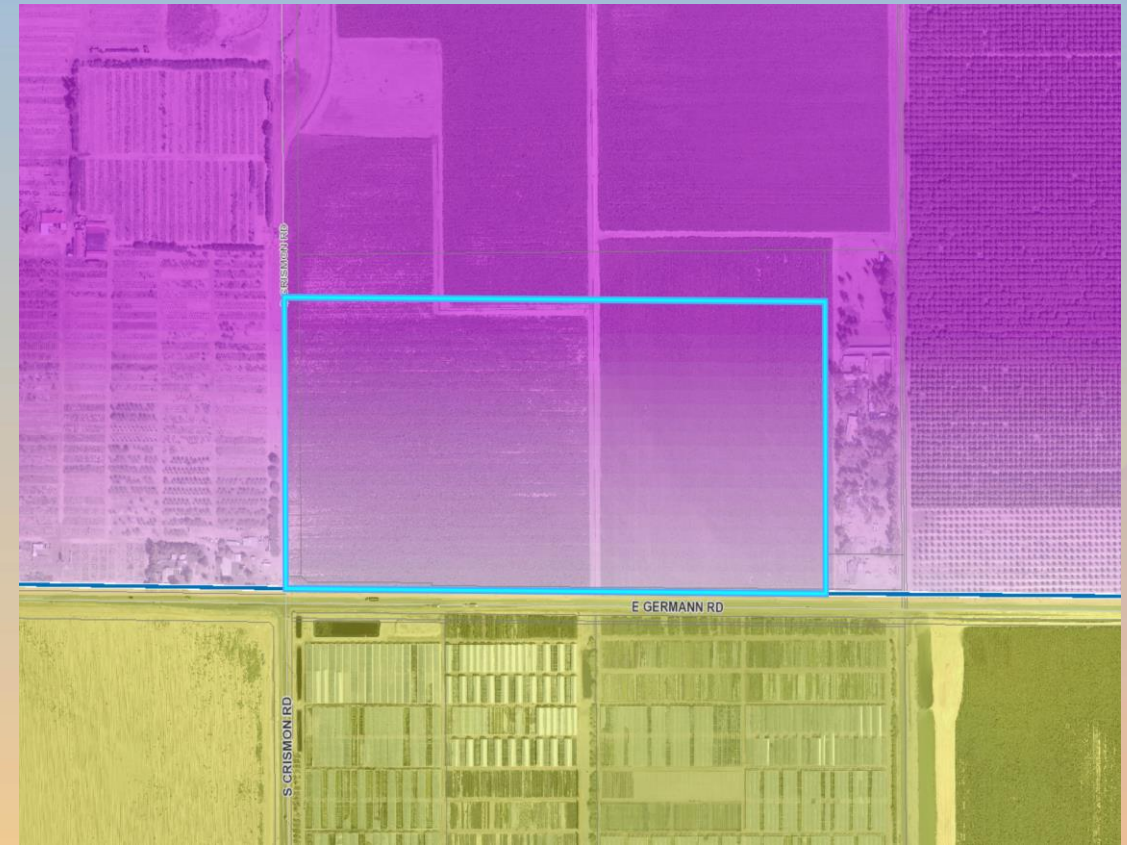
# General Plan

## Employment

- Wide range of employment-type land uses
- High quality settings

## Industrial Sub-Type

- Manufacturing, warehousing, and other industrial operations





# Site Photo

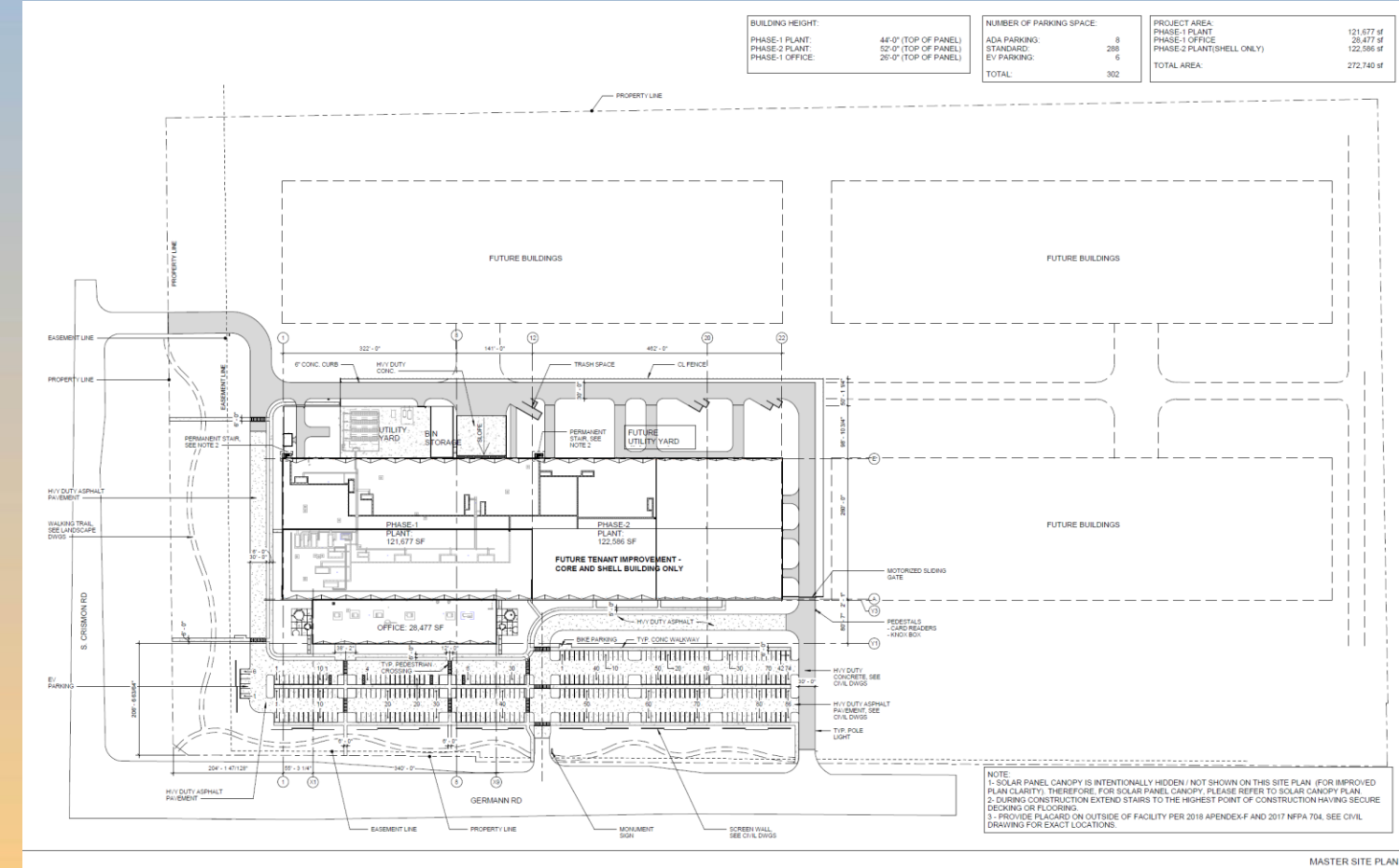


Looking northeast from Germann Road



# Site Plan

- Approved in 2022 (ZON22-00154)







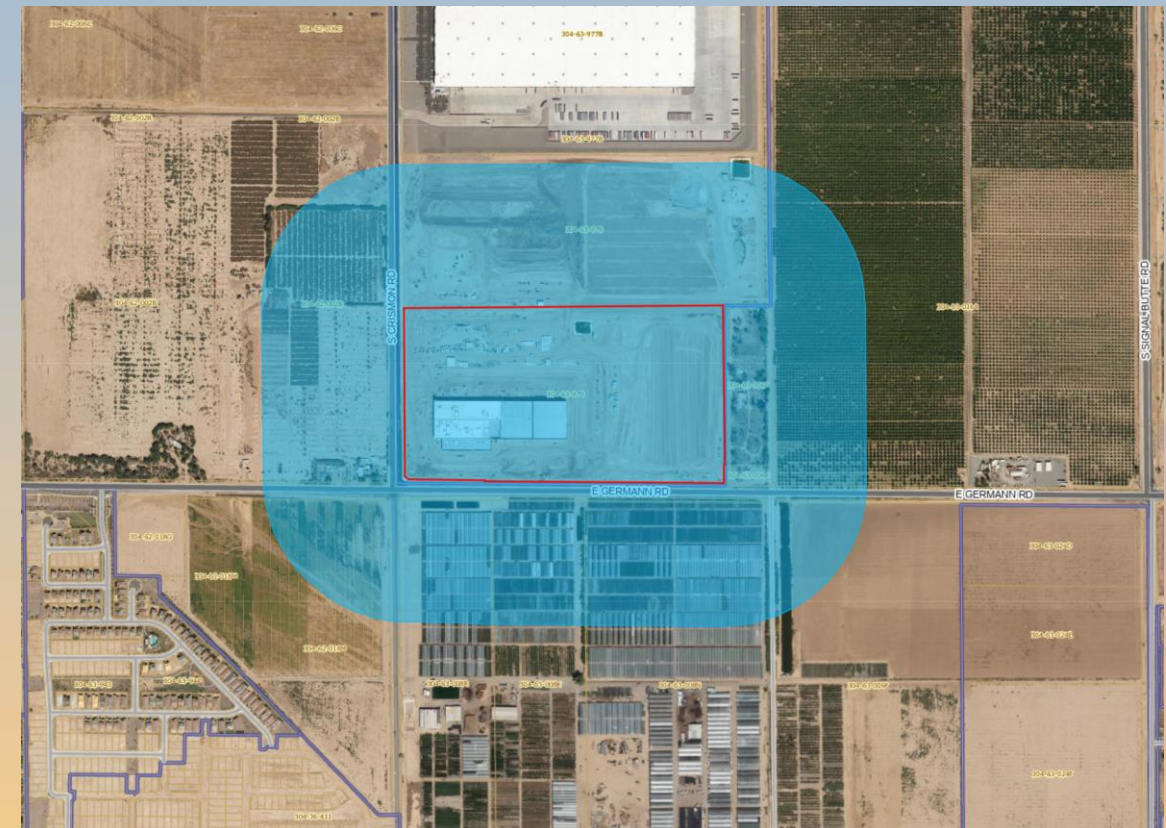
# Review Criteria for a Council Use Permit

- ✓ Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies;
- ✓ The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies;
- ✓ The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area of the proposed project or improvements in the neighborhood or to the general welfare of the City; and
- ✓ Adequate public services, public facilities and public infrastructure are available to serve the proposed project.



# Citizen Participation

- Notified property owners, HOAs, and registered neighborhoods within 1,000 feet





# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Section 11-70-6 of the MZO.

*Staff recommends Approval with Conditions*



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