



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, September 25, 2024

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 24123](#) Minutes from the September 11, 2024 Planning and Zoning Board Meeting.

3 Take action on the following zoning cases:

- 3-a** [PZ 24124](#) **ZON24-00236 - "St. Joseph Coptic Orthodox Church" (District 2).** Within the 5000 block of East Broadway Road (south side). Located west of Higley Road and south of Broadway Road. (2.6± acres). Site Plan Review and a Special Use Permit (SUP). This request will allow for a place of worship. Saint Joseph Coptic Orthodox Church, owner; Ashraf Shokry, Masterplan Design LLC, applicant.

Planner: Kwasi Abebrese

Staff Recommendation: Approval with conditions

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

- 4-a** [PZ 24130](#) **ZON24-00157 - "View at 55th Pl" (District 5).** Within the 5500 block of East Redmont Circle (northside) and within the 3600 block of North 55th Place (east side). Located north of Thomas Road and east of Higley Road. (2.4± acres). Site Plan Review and Special Use Permit. This request will allow for a Banquet and Conference Center. Larry Potthoff, owner; Larry Potthoff, applicant.

Planner: Joshua Grandlienard

Staff Recommendation: Continued to the October 7, 2024 Planning and Zoning Board meeting.

- 4-b** [PZ 24126](#) **ZON24-00724 - "JX Metals". (District 6)** Within the 10000 to 10200 blocks of East Germann Road (north side) and within the 7300 to 7600 blocks of South Crismon Road (east side). Located east of Crismon Road and north of Germann Road (63.6± acres). Council Use Permit. This request will allow for metal casting, refining, and extrusion uses in the General Industrial (GI) District. JX Nippon Mining & Metals USA Inc., owner; Adam Baugh, Withey Morris Baugh, PLC, applicant.

Planner: Tulili Tuiteleleapaga-Howard

Staff Recommendation: Approval with conditions

- 4-c** [PZ 24127](#) **ZON24-00498 - "Able Steel Fabricators" (District 1).** Within the 4100 block of East Quartz Circle (north side) and within the 3300 to 3500 blocks of North Norwalk (west side). Located north of McDowell Road and west of Greenfield Road. (10.2± acres). Rezone from General Industrial (GI) and Light Industrial (LI) to General Industrial with a Planned Area Development overlay (GI-PAD) and Major Site Plan Modification. This request will allow for the expansion of an industrial development. 4150 Investments LLC, owner; Greg Hitchens, Hitchens Associates Architects, applicant

Planner: Jennifer Merrill

Staff Recommendation: Approval with conditions

- 4-d** [PZ 24128](#) **ZON24-00474 - "Komatsu Sales & Service Facility" (District 6).** Within the 9900 block of East Pecos Road (south side) and within the 6800 to 7200 blocks of South Crismon Road (west side). Located south of Pecos Road and west of Crismon Road. (22.4+ acres). Rezone from Light Industrial (LI) to Light Industrial with a Planned Area Development overlay (LI-PAD), Site Plan Review. This request will allow for an industrial development. Sunbelt Mesa Ellsworth LP, owner; Jeff Ducay, Cawley Architects, applicant. **(Companion case to "Komatsu Preliminary Plat", associate with item *5-a).**

Planner: Kwasi Abebrese

Staff Recommendation: Approval with conditions

5 Discuss and take action on the following preliminary plats:

- 5-a** [PZ 24129](#) **"Komatsu Preliminary Plat" (District 6).** Within the 9900 block of East Pecos Road (south side) and within the 6800 to 7200 blocks of South Crismon Road (west side). Located south of Pecos Road and west of Crismon Road. (22.4± acres). Preliminary Plat. Sunbelt Mesa Ellsworth LP, owner; Jeff Ducay, Cawley Architects, applicant. **(Companion Case to ZON24-00474, associated with item *4-d).**

Planner: Kwasi Abebrese

Staff Recommendation: Approval with conditions

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.