



Planning and Zoning Board

Special Meeting Minutes

Mesa City Council Chambers – Lower Level, 57 East 1st 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,

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



ZON24-00164

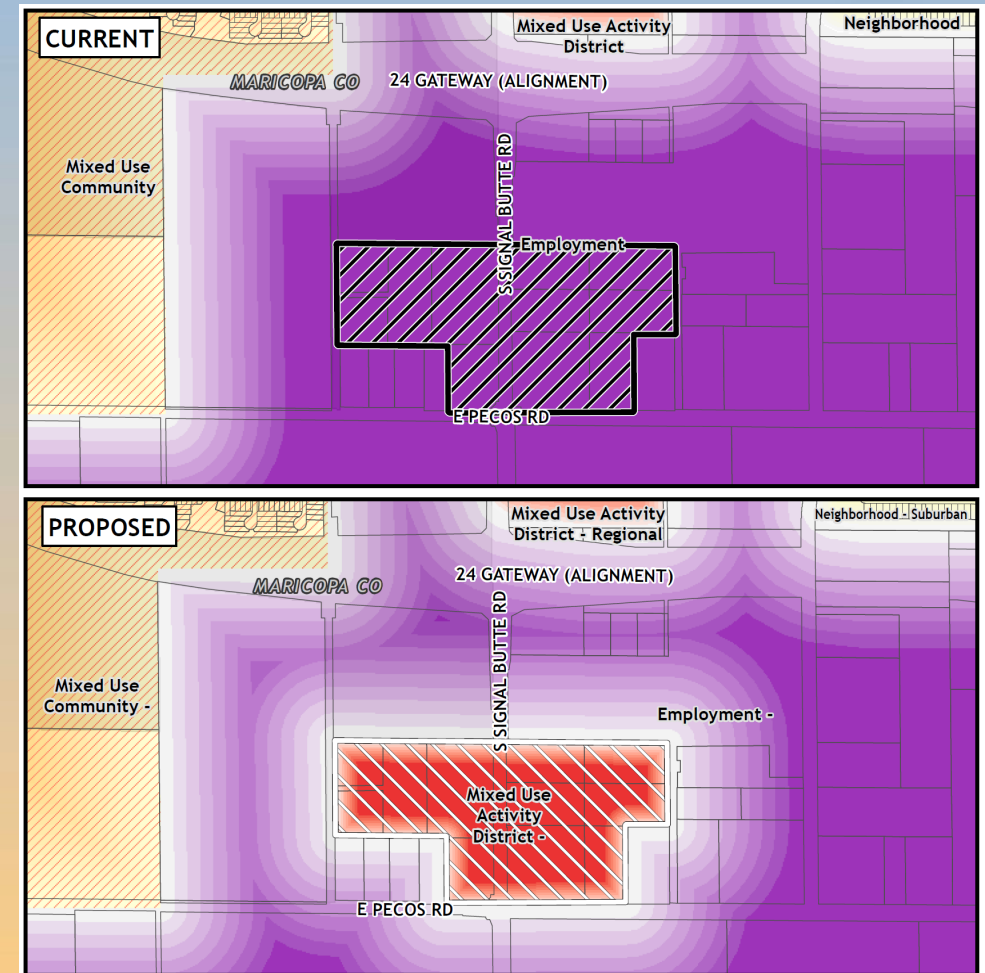
Josh Grandlienard, AICP, Senior Planner

March 27, 2024



Request

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





Location

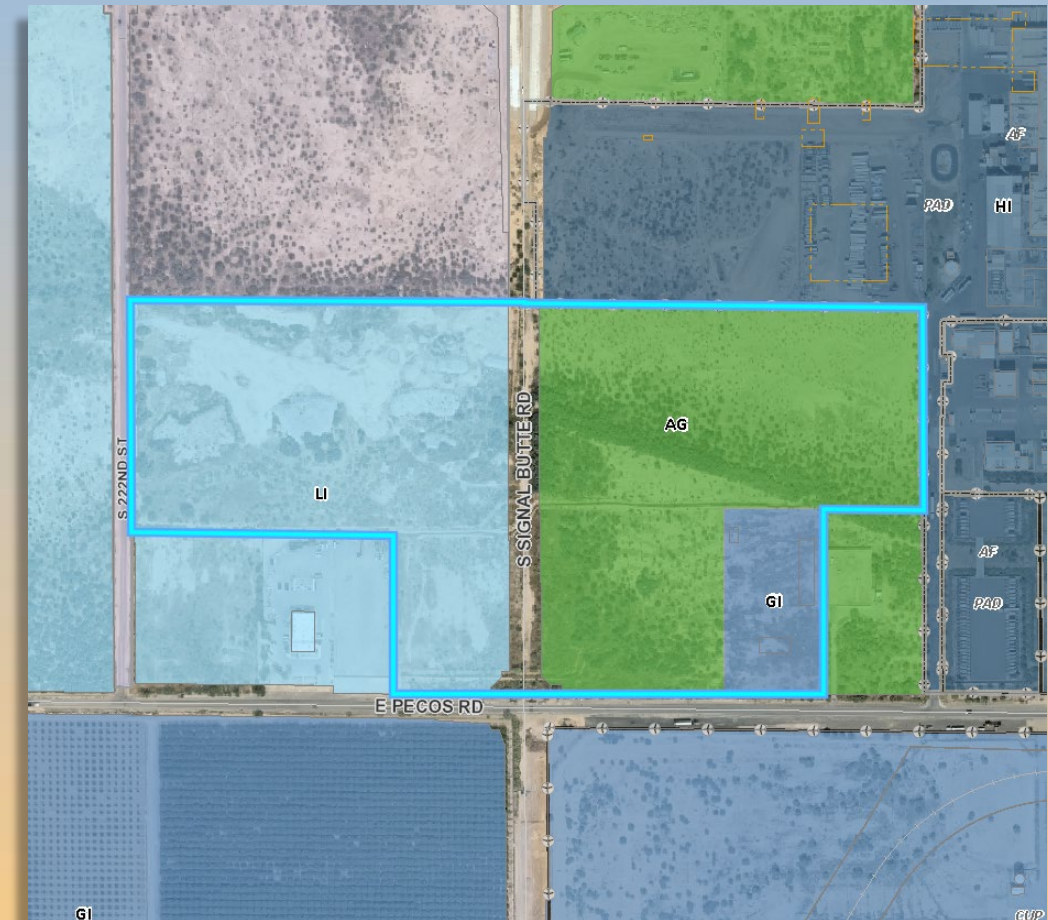
- North side of Pecos Road
- Eastern and western sides of S Signal Butte Road
- South of SR 24





Zoning

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

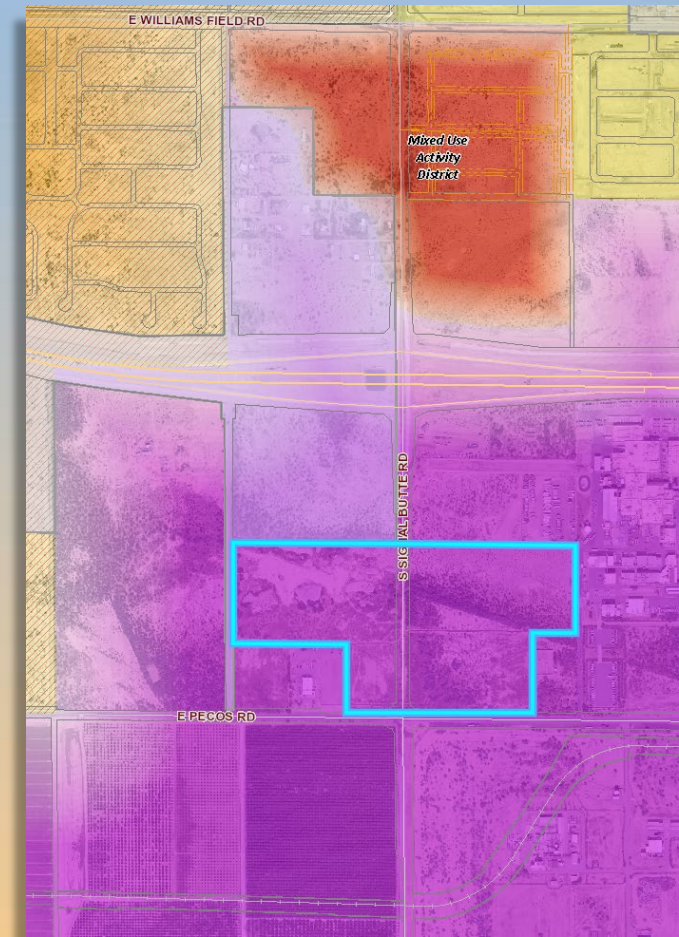




General Plan

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

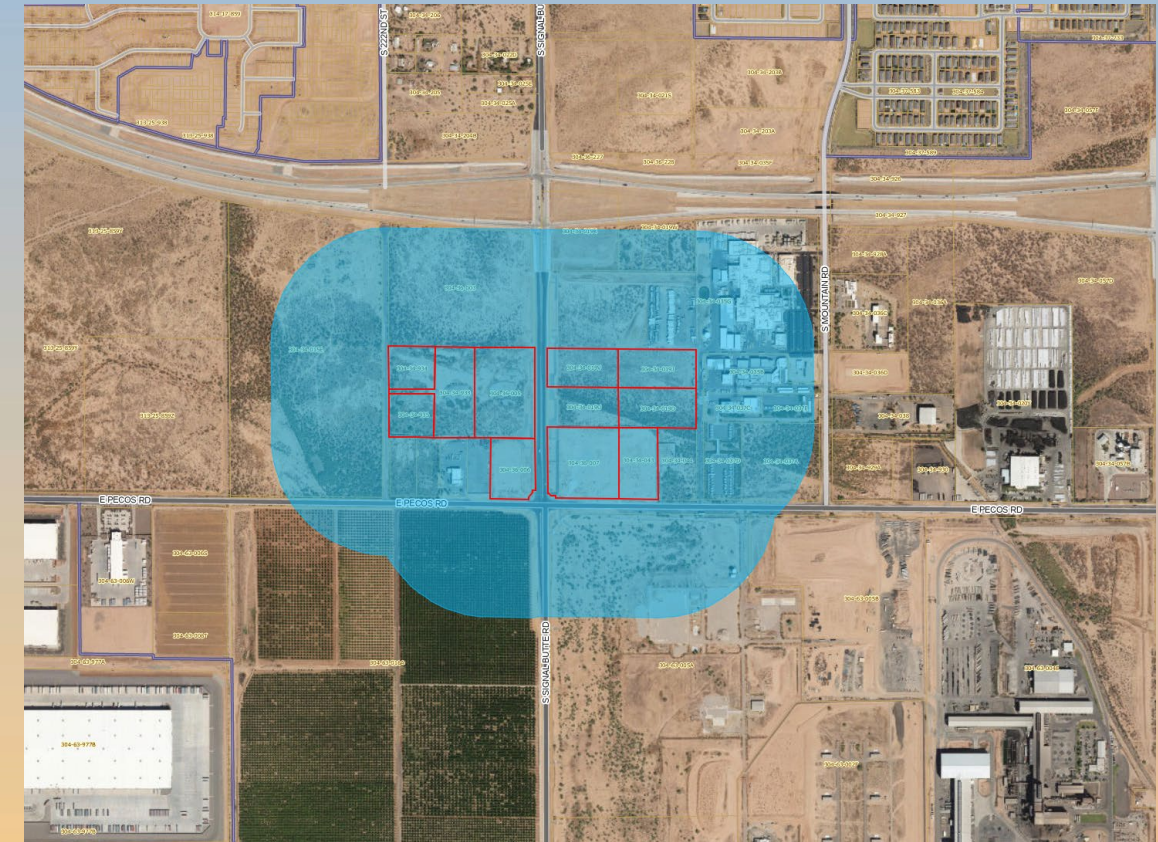
General Plan Amendment Criteria:

- 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