

MINUTES OF THE NOVEMBER 12, 2025, PLANNING & ZONING BOARD MEETING

- \*4-c ZON23-00365. “Fujifilm PAD Expansion,”** 61.6± acres located approximately 1,000 feet north of the northwest corner of East Pecos Road and South Mountain Road. Rezone from Heavy Industrial with a Planned Area Development overlay (HI-PAD) and Agricultural (AG) to Heavy Industrial with a new Planned Area Development overlay and Site Plan Modification to allow for the expansion of an existing industrial facility. **(District 6)**

**Planner: Jennifer Merrill**

**Staff Recommendation: Approval with conditions**

**The following citizen submitted a comment card in support to ZON23-00365.**

- David Jarvis, a Mesa resident

**The Board recommends to approve case ZON23-00365 conditioned upon:**

1. Compliance with the site plan as submitted.
2. Compliance with all requirements of Design Review Case No. DRB23-00366.
3. Compliance with the Subdivision Regulations.
4. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication, whichever comes first.
5. Prior to the issuance of any building permit, obtain approval of and record a Final Plat.
6. Installation of all off-site improvements and street frontage landscaping during the first phase of construction, except as may be modified by any recorded development agreement or if such improvements and landscaping or the subject of an agreed to in-lieu payment agreement pursuant to Section 9-6-2(F)(4).
7. Prior to issuance of building permits, recordation of a cross-access agreement for the western entrance drive adjacent to Signal Butte Road.
8. Compliance with the Development Agreements (Recording Nos. 96-0105415, 2019-0051061 & 2017-0242168) for the duration of the term of such agreement, and any future amendments thereto.
9. Compliance with all City development codes and regulations, except the modification to the development standards as approved with this PAD overlay as shown in the following table:

<b>Development Standards</b>	<b>Approved</b>
<u>Maximum Building Height</u> – <i>MZO Table 11-7-3</i>	<b>120 feet (Warehouse Building) 86 (Processing Towers)</b>
<u>Front and Street-Facing Side Setback</u> – <i>MZO Table 11-7-3</i> -SR24	<b>0 feet for outdoor storage / isotainer parking area  15 feet for future outdoor storage / isotainer parking area west of Phases I &amp; II</b>

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Development Standards	Approved
<u>Massing and Scale – MZO</u> <u>Section 11-7-3(B)(2)(a)(i)</u> -Wall Articulation	<p><b>Publicly visible facades (viewed from rights-of-way or private property), may not have blank, uninterrupted wall lengths exceeding 50 feet without including a change in texture or masonry pattern. This may include, but is not limited to, varying types of insulated metal panels, or an equivalent element that subdivides the wall into human scale proportions.</b></p>
<u>Materials and Colors – MZO</u> <u>Section 11-7-3(B)(5)</u>	<p><b>To reduce the apparent massing and scale of buildings, facades shall incorporate at least two (2) different and distinct materials.</b></p> <p><b>No more than eighty percent (80%) of the total façade may be covered with one (1) single material, so long as varying types/colors are included to provide visual differences.</b></p>
<u>Fences and Freestanding Walls</u> <u>– MZO Section 11-30-4(B)</u> -Maximum Height  -Materials	<p><b>No Fence or freestanding wall within or along the exterior boundary of the required interior side or Rear Yards shall exceed a height of 16-feet when adjacent to utility infrastructure.</b></p> <p><b>The use of barbed wire and razor wire is permitted in Street-facing yards or where adjacent to any public Right-of-Way when the wire is tilted inward toward the property so that it is not visible from the ROW.</b></p>
<u>Lighting and Illumination – MZO</u> <u>Table 11-30-5</u> -Maximum Height of Lighting Fixtures	<p><b>Within 50 feet of any Street frontage: 20 ft.</b></p> <p><b>Within 50 feet of a residential district: 15 ft.</b></p> <p><b>Any other location: 65 ft.</b></p>
<u>Screening – MZO Section 11-30-9(A)(2)</u> -Ground-Mounted Equipment	<p><b>No screening required for two “Melville” tower farms, which may include open scaffolding and piping</b></p>
<u>Required Parking Spaces by Use – MZO Table 11-32-3.A</u> - Industrial	<p><b>1 space per 920 square feet of gross floor area</b></p> <p><b>Current Required Parking: 483 spaces</b></p>

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Development Standards	Approved
<u>Required Number of Plants by Street Type – MZO Table 11-33-3.A.4</u> -Arterial Streets	<b>0 Trees and 0 Shrubs at Pecos Road driveway</b>
<u>Required Landscape Yards – MZO Section 11-33-3(B)(2)(a)(i)</u> -Width	<b>0 feet when fully screened by a solid wall</b>
<u>Required Landscape Yards – MZO Section 11-33-3(B)(2)(c)</u> -Number of Plants	<b>0 Trees and 0 Shrubs along Pecos Road driveway</b>
<u>Interior Parking Lot Landscaping – MZO Section 11-33-4(B)</u> -Landscape Islands	<p><b>Parking lot landscape islands shall be installed at each end of a row of stalls and in between for maximum 16 contiguous parking spaces.</b></p> <p><b>Landscape islands shall be a minimum of six feet wide and 18 feet in length for single-row and 36 feet in length for double-row parking. All measurements are to face of curb.</b></p> <p><b>The maximum length of a covered parking canopy shall be 16 parking stalls in a row. Landscape islands may be eliminated when a conflict with the covered parking canopy occurs.</b></p>

**Vote (5-0; Chair Ayers and Boardmember Montes, absent)**

Upon tabulation of vote, it showed:

AYES – Peterson, Pitcher, Blakeman, Carpenter, Farnsworth

NAYS – None

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