

City of Mesa

*Council Chambers
57 E. First Street*



Meeting Minutes

Wednesday, July 24, 2024

4:00 PM

Council Chambers

Planning and Zoning Board - Public Hearing

Chair Benjamin Ayers

Vice Chair Jeff Pitcher

Boardmember Troy Peterson

Boardmember Genessee Montes

Boardmember Jamie Blakeman

Boardmember Jayson Carpenter

Boardmember Chase Farnsworth

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.

Chair Ayers called the meeting to order at 4:20 pm.

1 Take action on all consent agenda items.

Items on the Consent Agenda

2 Approval of minutes from previous meetings.

*2-a Minutes from the July 10, 2024 Planning and Zoning Board meeting.

Approved (7-0)

3 Take action on the following zoning cases:

- *3-a **ZON24-00249 - "Valvoline Instant Oil Change Sossaman" (District 6).** Within the 1300 block of South Sossaman Road (west side). Located south of Southern Avenue and west of Sossaman Road (0.5± acres). Major Site Plan Modification. This request will allow development of a minor automobile repair facility. Avalon Sossaman LLC, Owner; Benjamin Tate, Applicant.

Planner: Tulili Tuiteleleapaga-Howard

Staff Recommendation: Approval with conditions

Approved (7-0)

- *3-b **ZON24-00251 - "CyrusOne Data Center" (District 6).** Within the 3200 to 3400 blocks of South Crismon Road (west side) and within the 3200 to 3400 blocks of 96th Street (east side). Located north of Elliot Road and west of Crismon Road. (67± acres). Site Plan Review and Special Use Permit. This request will allow for a data center. C-1 Mesa, LLC, Owner; Sean Leroy, Cyrus One, Applicant.

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

Approved (4-3; Nay - Ayers, Carpenter, Farnsworth)

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

- *4-a **ZON24-00137 - "Metso Expansion" (District 6).** Within the 8200 block of East Pecos Road (south side). Located west of Hawes Road on the south side of Pecos Road. (10± acres). Rezone from Light Industrial (LI) to LI with a Planned Area Development Overlay (LI-PAD) and Site Plan Modification. This request will allow for an expansion to an existing industrial development. Metso Minerals Industry Inc., Owner; Gammage & Burnham, PLC, Applicant

Planner: Jennifer Merrill

Staff Recommendation: Approval with conditions

Approved (7-0)

- *4-b **ZON22-01052 - "RWC Building Supplies" (District 6).** Within the 10600 block of East Pecos Road (north side) and within the 6600 to 6700 blocks of South 222nd Street (east side). Located west of Signal Butte Road on the north side of Pecos Road (5± acres). Major Site Plan Modification and amending the conditions of approval for Case No. ZON20-00447; and Special Use Permit. This request will allow for an industrial development. NM MANAGEMENT LLC, Owner; James Elson, Applicant

Planner: Jennifer Merrill

Staff Recommendation: Continued to August 14, 2024 Planning and Zoning Board meeting.

Approved (7-0)

Items not on the Consent Agenda

5 Discuss and make a recommendation to the City Council on the following General Plan amendment and related zoning case:

- 5-a **ZON24-00561 - "Pacific Proving Technology Campus GP Amendment" (District 6).** Within the 10000 to 10400 blocks of East Pecos Road (north side) and within the 6200 to 6800 blocks of the future South Crismon Road alignment (east side). Located north of Pecos Road and east of Ellsworth Road. (130± acres). Minor General Plan Amendment. This request will change the General Plan Character Area Type from Mixed Use Activity to Employment. PACIFIC PROVING LLC., Owner; Gammage & Burnham, PLC, Applicant.

Planner: Sean Pesek

Staff Recommendation: Adoption

Approved (6-0; Boardmember Blakeman, recused)

- 5-b **ZON24-00190 - "Pacific Proving Technology Campus" (District 6).** Within the 10000 to 10400 blocks of East Pecos Road (north side) and within the 6200 to 6800 blocks of the future South Crismon Road alignment (east side). Located north of Pecos Road and east of Ellsworth Road. (177± acres). Rezone from Agriculture (AG) and Light Industrial with a Planned Area Development Overlay (LI-PAD) to LI-PAD, Site Plan Review, and Council Use Permit (CUP). This request will allow for a data center. PACIFIC PROVING LLC., Owner; Gammage & Burnham, PLC, Applicant.

Planner: Sean Pesek

Staff Recommendation: Approval with conditions

Approved (6-0; Boardmember Blakeman, recused)

6 Adjournment.

Approved (7-0)

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.

DRAFT