

Planning and Zoning Board



Special Meeting Minutes

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

Date: September 24, 2025 Time: 3:45 p.m.

MEMBERS PRESENT:

Benjamin Ayers
Troy Peterson
Jeff Pitcher
Jamie Blakeman
Jayson Carpenter

MEMBERS ABSENT

Genessee Montes
Chase Farnsworth

(*Boardmembers and staff participated in the meeting through the use of telephonic and video conference equipment)

STAFF PRESENT:

Mary Kopaskie-Brown
Rachel Phillips
Evan Balmer
Kirstin Dvorchak
Joshua Grandlienard
Chloe Durfee Daniel
Alexis Wagner

OTHERS PRESENT:

1 Call meeting to order.

Chair Ayers excused Boardmember Montes and Boardmember Farnsworth and declared a quorum present; the meeting was called to order at 3:56 pm.

2 Hold a public hearing and discuss the following Minor General Plan Amendment:

- 2-a ZON25-00673 "Mesa Premier RV & Boat Storage Phase II GPA"**, 13.7± acres located approximately 265 feet east of the southeast corner of North Higley Road and East Thomas Road. Minor General Plan Amendment to change the Placetype from Local Employment to Industrial. **(District 5)**

Staff Planner Joshua Grandlienard presented case ZON25-00673. See attached presentation.

The Board had no questions for staff.

MINUTES OF THE SEPTEMBER 24, 2025 PLANNING & ZONING SPECIAL MEETING

3 Adjournment.

The special meeting was adjourned at 3:57 pm.

Vote (5-0; Boardmember Montes and Boardmember Farnsworth, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Peterson, Pitcher, Blakeman, Carpenter

NAYS – None

Respectfully submitted,



Benjamin Ayers
Planning and Zoning Board Chair

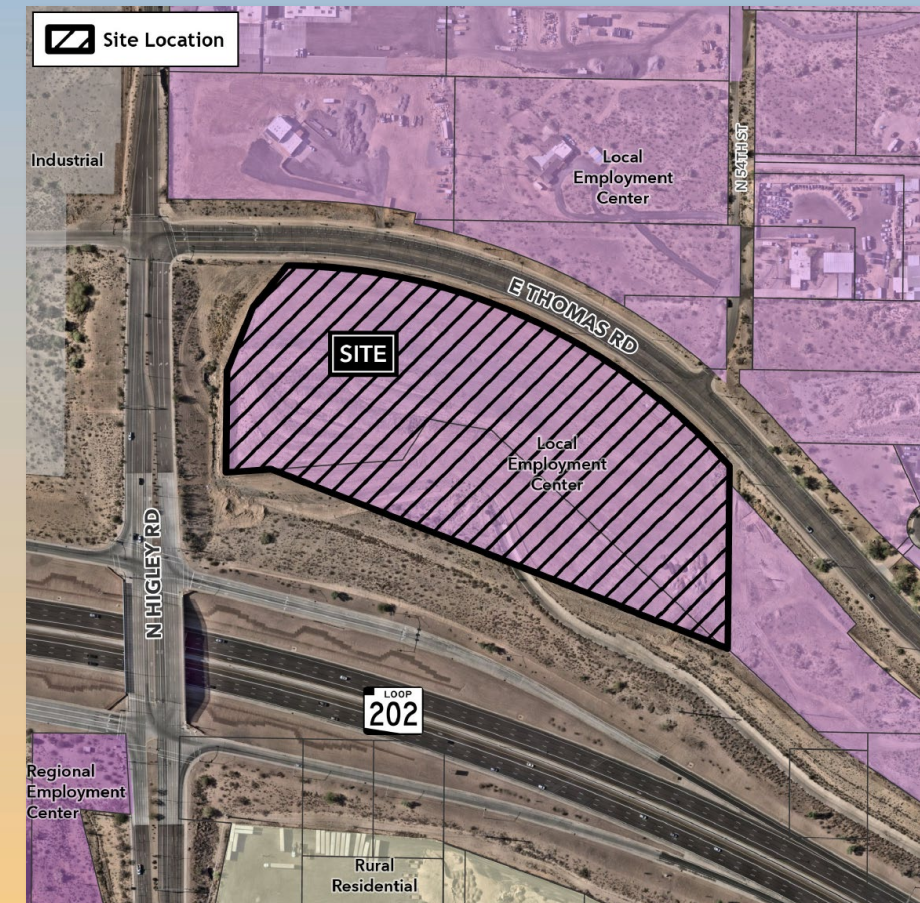


ZON25-00673



Request

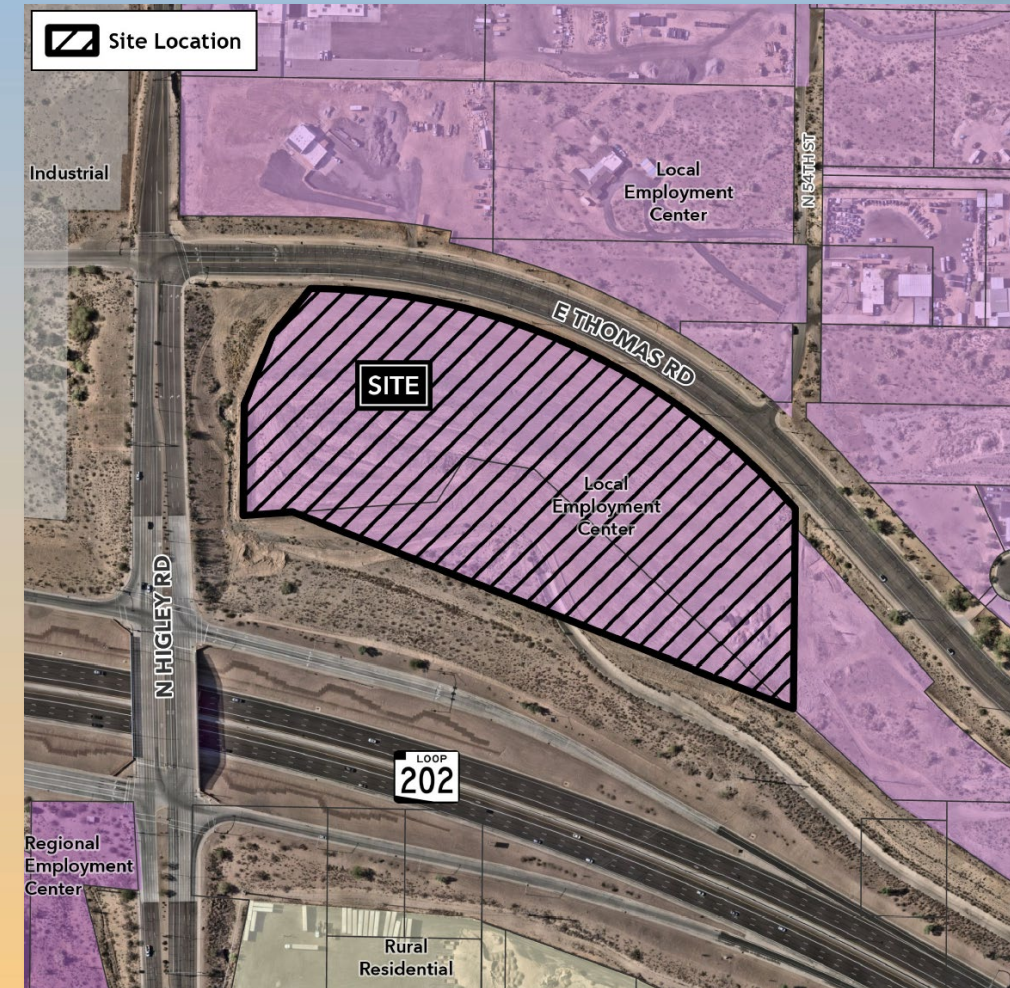
- Minor General Plan Amendment
- Local Employment Center Placetype to Industrial Placetype





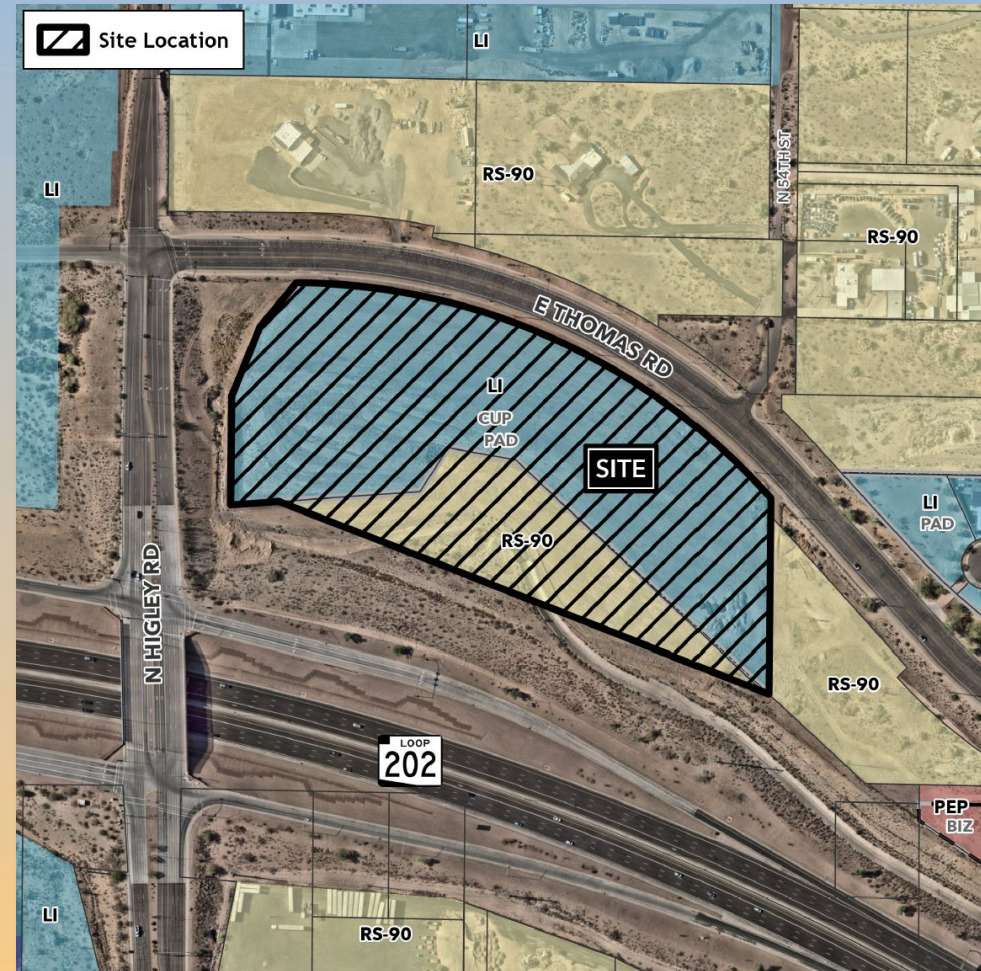
Location

- East side of Higley Road
- South side of Thomas Road





- Current: LI-PAD and RS-90
- Proposed: LI-PAD

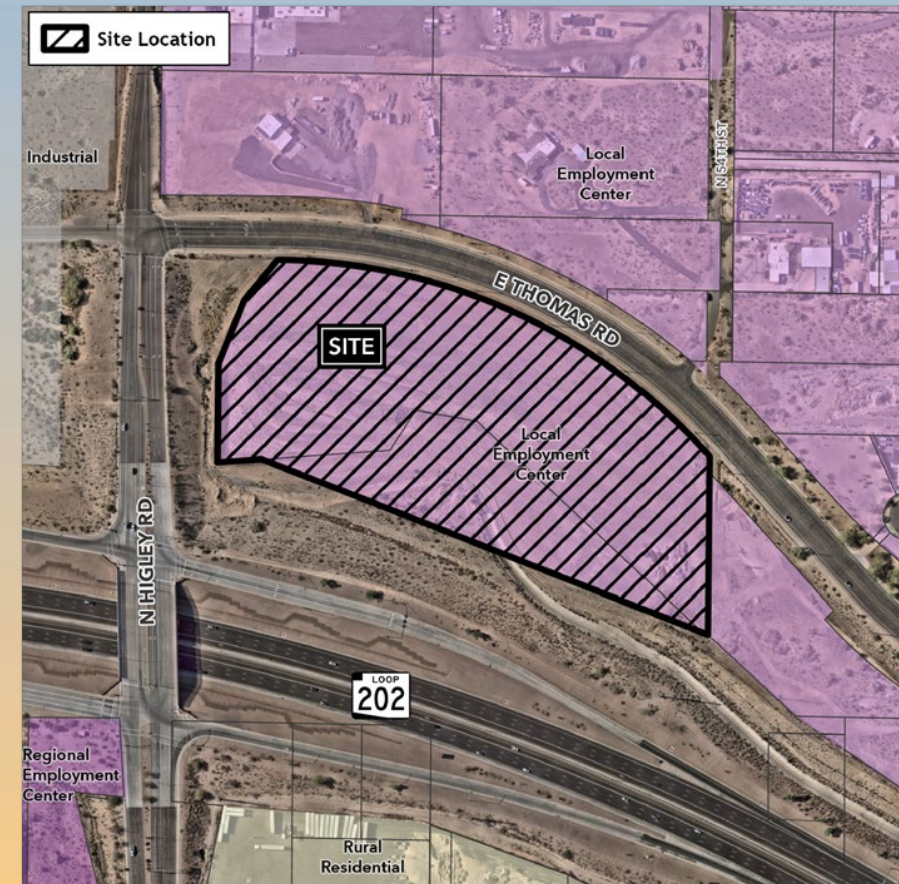




General Plan

Current – Local Employment Center

- Support a variety of low-intensity business operations that are compatible with residential uses
- Does not support warehousing and storage land uses
- Zoning districts: OC, NC, LC, GC, PEP, LI, EO, PS

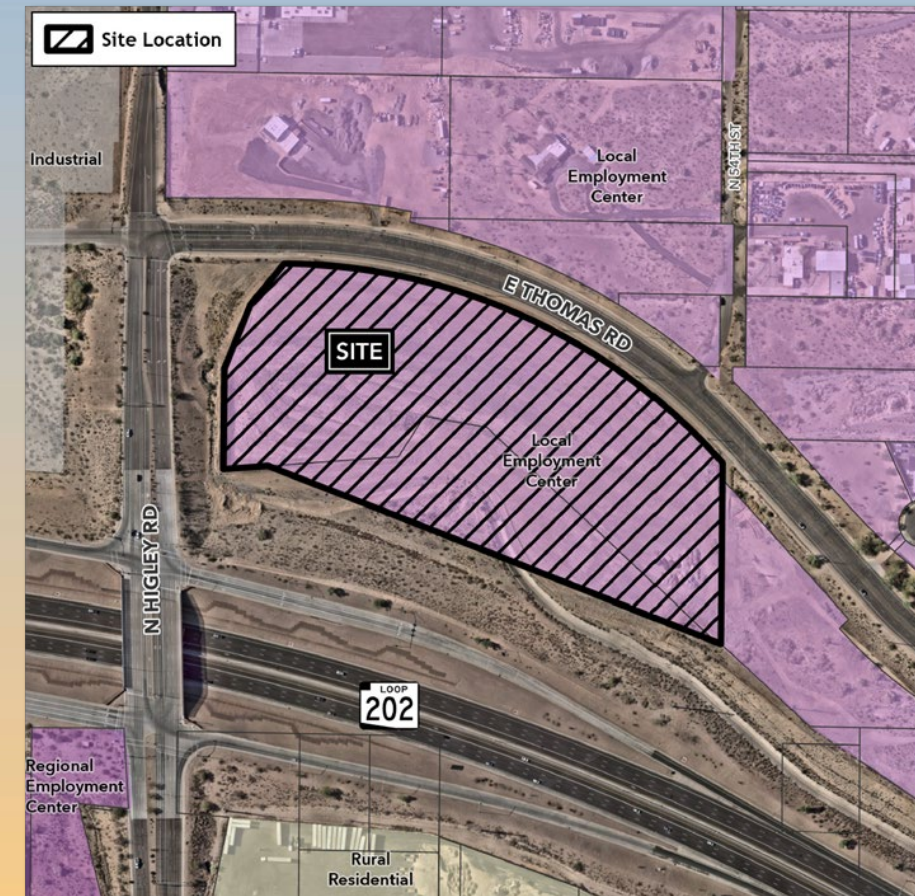




General Plan

Proposed - Industrial

- Industrial Areas intended for uses such as manufacturing, warehousing and storage, data storage, freight and distribution
- Warehousing and Storage is a principal land use
- Zoning districts: LI, GI, HI, EO





General Plan Amendment Approval Criteria

1. The Proposed Project will not result in a shortage of land for other planned uses
2. Whether events after the adoption of the General Plan have changed the character or condition of the area
3. The degree to which the proposed amendment will impact the whole community or a portion of the community by:
 - a. Altering existing land use patterns in a significant way that is contrary to the Vision, Guiding Principals, or Strategies identified in the General Plan
 - b. Requiring larger or more extensive improvements to roads, sewer or water systems that may negatively impact development of other lands
 - c. Adversely impacting existing uses due to increased traffic congestion that is not accommodated by planned roadway improvements or other planned transportation improvements such as nonmotorized transportation alternatives or transit



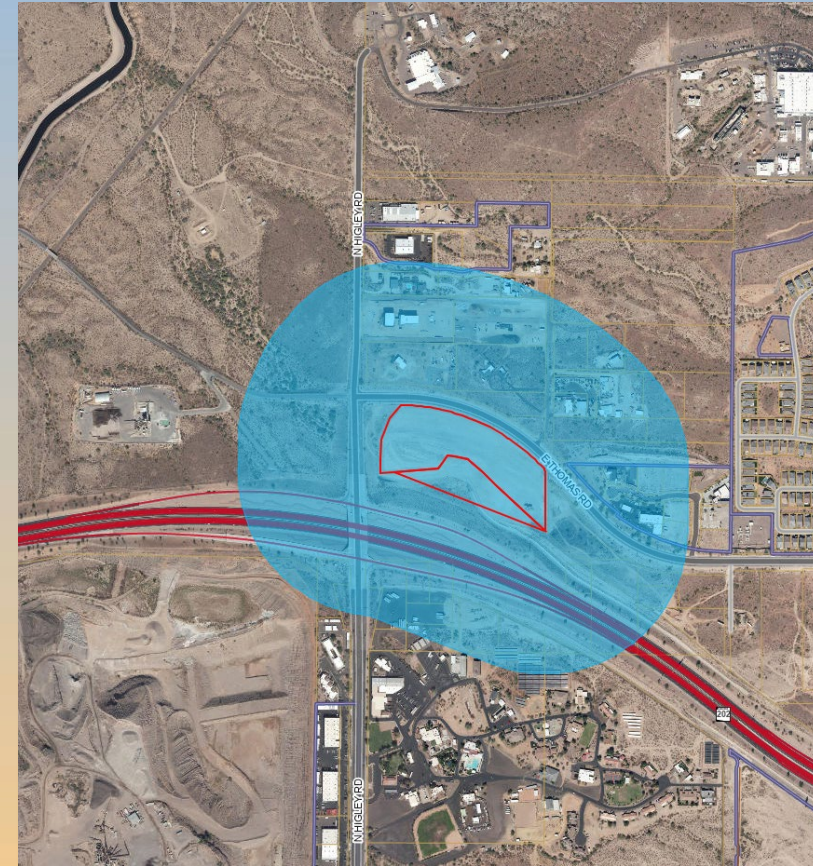
General Plan Amendment Approval Criteria

4. Whether the proposed amendment is consistent with the Vision, Guiding Principles, or Strategies of the General Plan
5. Whether the proposed amendment constitutes an overall improvement to the General Plan and the City of Mesa
6. The extent to which the benefits of the proposed amendment outweigh any of the impacts identified by these criteria



Citizen Participation

- Notified property owners within 1,000' of the larger development
- Posted the Site
- No responses received





Findings

- ✓ Complies with the amendment criteria in Chapter 5 of the 2050 Mesa General Plan

Staff Recommends Approval with Conditions