

# Planning and Zoning Board



## *Special Meeting Minutes*

Mesa City Council Chambers – Lower Level, 57 East 1<sup>st</sup> Street

Date: July 24, 2024 Time: 3:45 p.m.

### **MEMBERS PRESENT:**

Benjamin Ayers  
Jeff Pitcher\*  
Troy Peterson  
Genessee Montes  
Jamie Blakeman\*  
Jayson Carpenter  
Chase Farnsworth

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

### **MEMBERS ABSENT**

### **STAFF PRESENT:**

Rachel Nettles  
Evan Balmer  
Cassidy Welch  
Jennifer Merrill  
Tulili Tuiteleleapaga-Howard  
Kirstin Dvorchak  
Alexis Wagner

### **OTHERS PRESENT:**

#### **1 Call meeting to order.**

Chair Ayers declared a quorum present, the meeting was called to order at 4:10 pm.

#### **2 Conduct a public hearing on the following General Plan Amendments:**

##### **2-a Staff Planner Evan Balmer presented case ZON24-00561. See attached presentation.**

The Board had no questions for staff.

#### **3 Adjournment.**

The special meeting was adjourned at 4:16 pm.

#### **Vote (6 – 0; Boardmember Blakeman, recused)**

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Peterson, Montes, Carpenter, Farnsworth

NAYS – None

MINUTES OF THE JULY 24, 2024 PLANNING & ZONING SPECIAL MEETING

Respectfully submitted,

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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](http://www.mesaaz.gov)**



# ZON24-00561

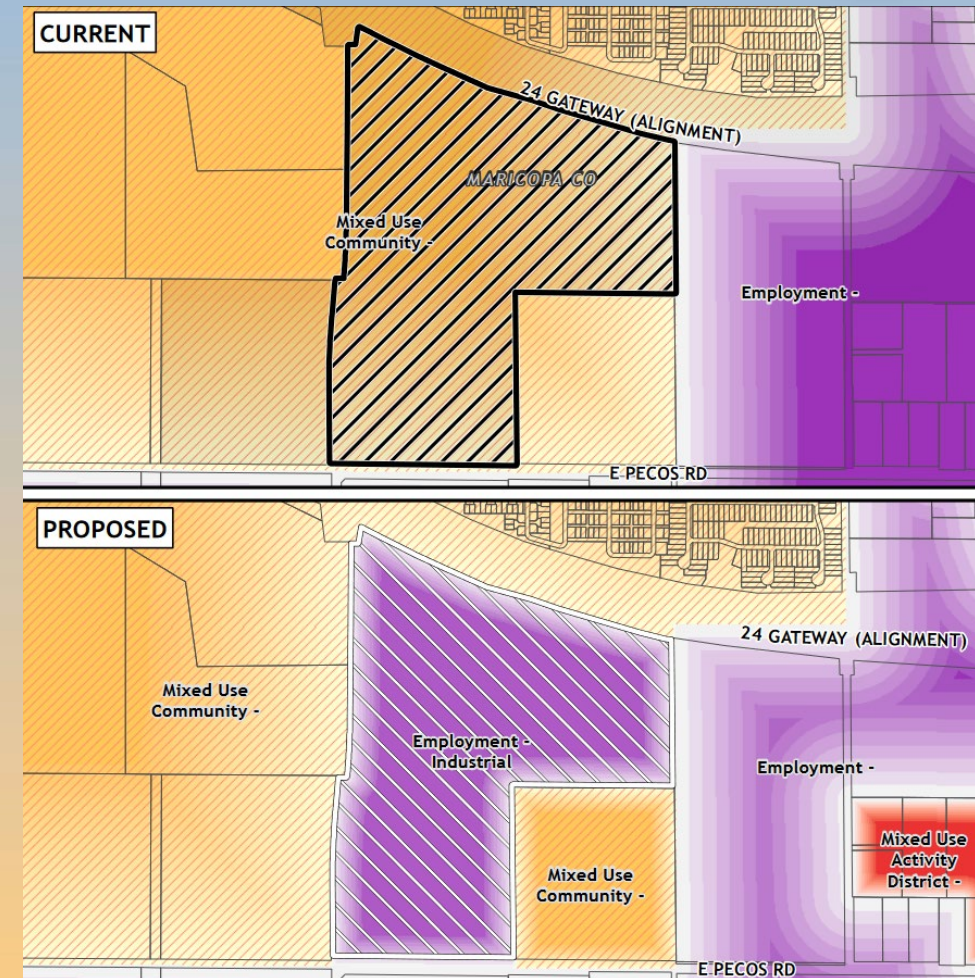
Sean Pesek, Senior Planner

July 24, 2024



# Request

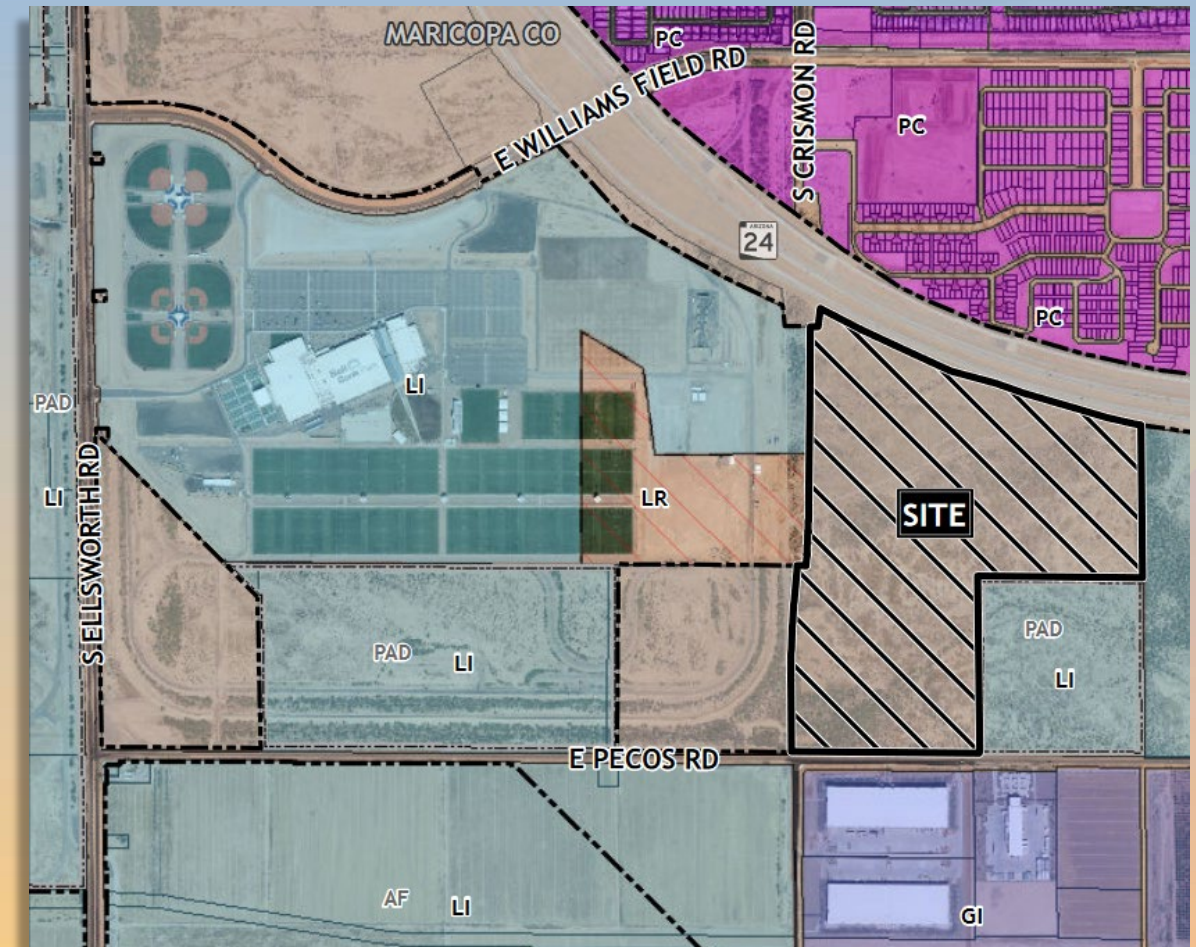
- Minor General Plan Amendment to change the underlying character area designation
- Mixed Use Community to Employment with an Industrial sub-type





# Location

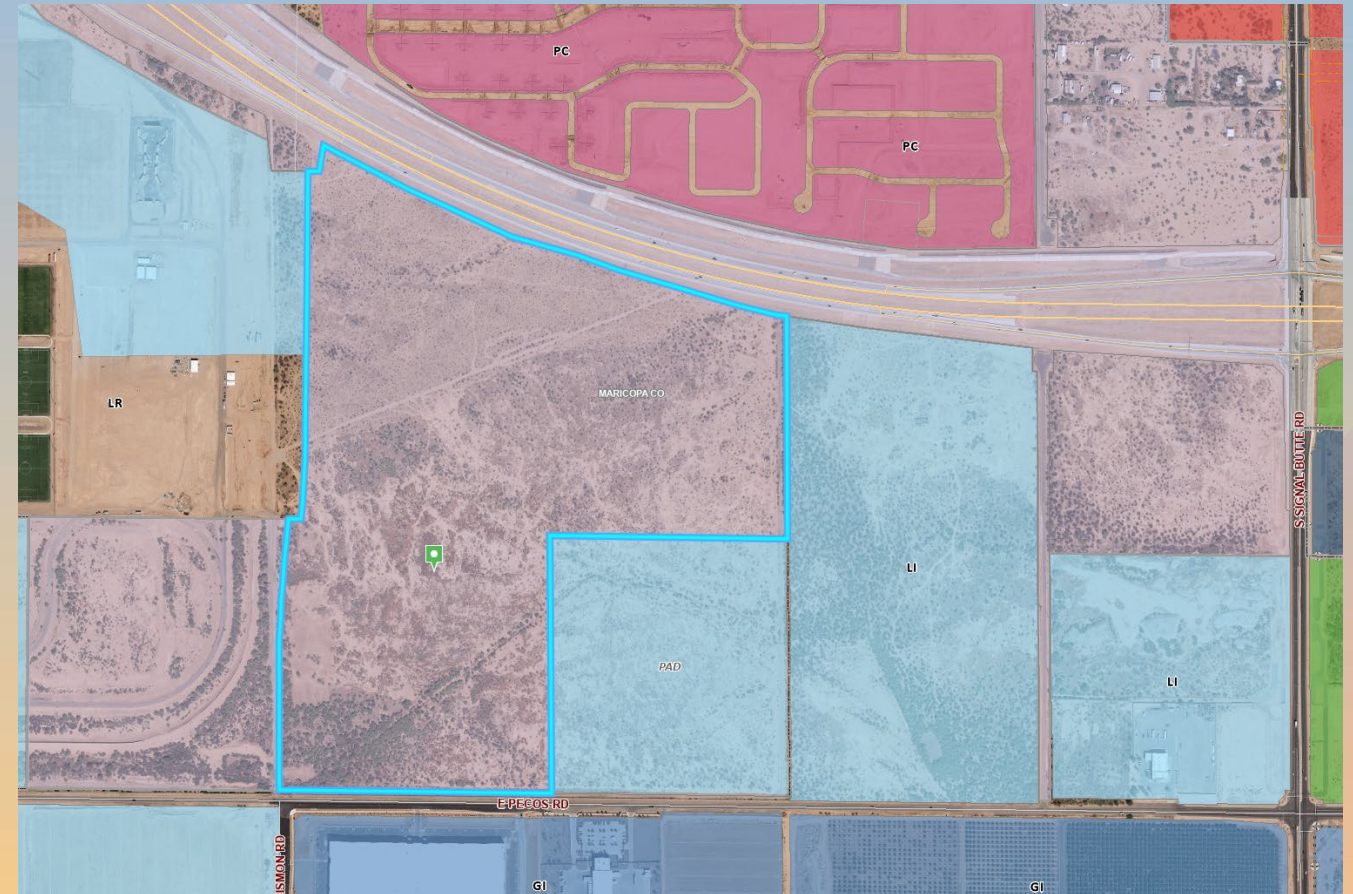
- NEC of Pecos Road and the future Crismon Road alignment
- South of SR-24
- East of Ellsworth Road





# Zoning

- Current Zoning
  - Agricultural (AG)
- Proposed Zoning
  - LI-PAD
- Indoor Warehousing and Storage and Office are permitted uses within the LI district

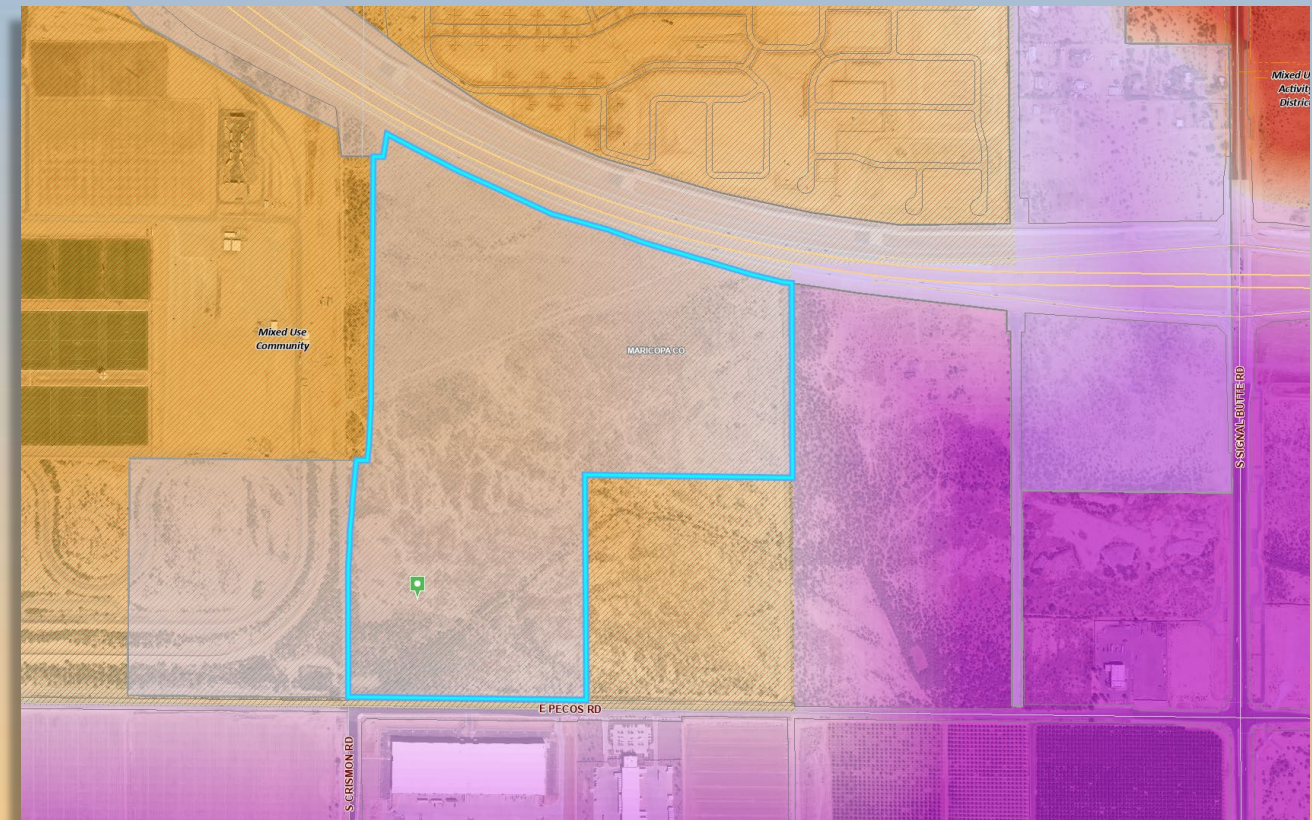




# General Plan

## Mixed Use Community

- PC is the only listed zoning district
- Indoor Warehousing and Storage is not listed as an acceptable land use
- Requires a Minor General Plan Amendment





# Minor General Plan Amendment

- Requesting to change the character type to Mixed Use Activity (130± acres)
- 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 employment uses to complement existing industrial uses in the area
- Existing land use patterns in the area
  - Supports land uses that are compatible with continued employment-based development along Pecos Road
- Extent that benefits outweigh impacts
  - Proposed designation is more compatible with surrounding development
- Whether the change will result in a loss of land for other uses
  - Approx. 4,450 acres already developed under the MX-Community character area designation



# Citizen Participation

- Notified property owners within 1,000 ft., HOAs, and registered neighborhoods
- Neighborhood meeting held on May 21, 2024, with no citizen attendees





# Findings

- ✓ Complies with the amendment criteria in Chapter 15 of the 2040 Mesa General Plan

***Staff Recommends Approval with Conditions***