

Planning and Zoning Board



Study Session Minutes

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

Date: July 23, 2025 Time: 3:30 p.m.

MEMBERS PRESENT:

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

MEMBERS ABSENT

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

STAFF PRESENT:

Mary Kopaskie-Brown
Rachel Nettles
Evan Balmer
Joshua Grandlienard
Chloe Durfee Daniel
Alexis Wagner

OTHERS PRESENT:

1 Call meeting to order.

Chair Ayers called the meeting to order and declared a quorum present; the meeting was called to order at 3:32 pm.

2 Election of the Planning and Zoning Board Officers:

a. Chair

Vice Chair Pitcher nominated Chair Ayers as Chair. Motion was seconded by Boardmember Montes.

b. Vice Chair

Chair Ayers nominated Boardmember Peterson as Vice Chair. Motion was seconded by Boardmember Farnsworth.

3 Review items on the agenda for the July 23, 2025, regular Planning and Zoning Board Hearing.

Staff Planner Chloe Durfee Daniel presented case ZON25-00221. See attached presentation.

MINUTES OF THE JULY 23, 2025 PLANNING & ZONING STUDY SESSION

4 Planning Director Update:

5 Adjournment.

Vice Chair Peterson motioned to adjourn the study session. The motion was seconded by Boardmember Carpenter.

The study session was adjourned at 3:40 pm.


Vote (7-0)

Upon tabulation of vote, it showed:

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

NAYS – None

Respectfully submitted,



Benjamin Ayers
Planning and Zoning Board Chair

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



Planning & Zoning Board



ZON25-00221

Signal Butte & Germann



Request

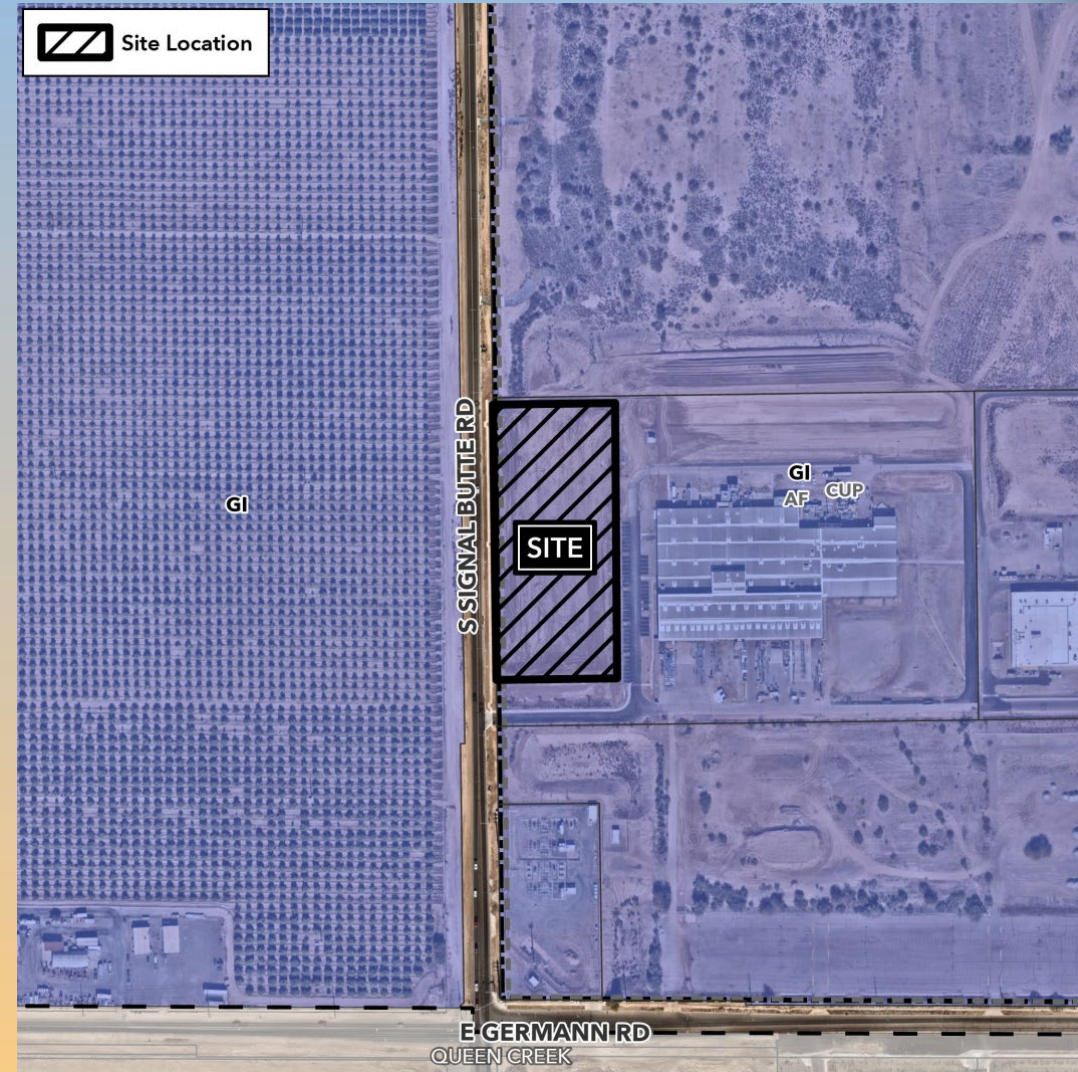
- Major Site Plan Modification
- To allow for an approx. 45,000± square foot industrial development





Location

- North of Germann Road
- East side of Signal Butte Road

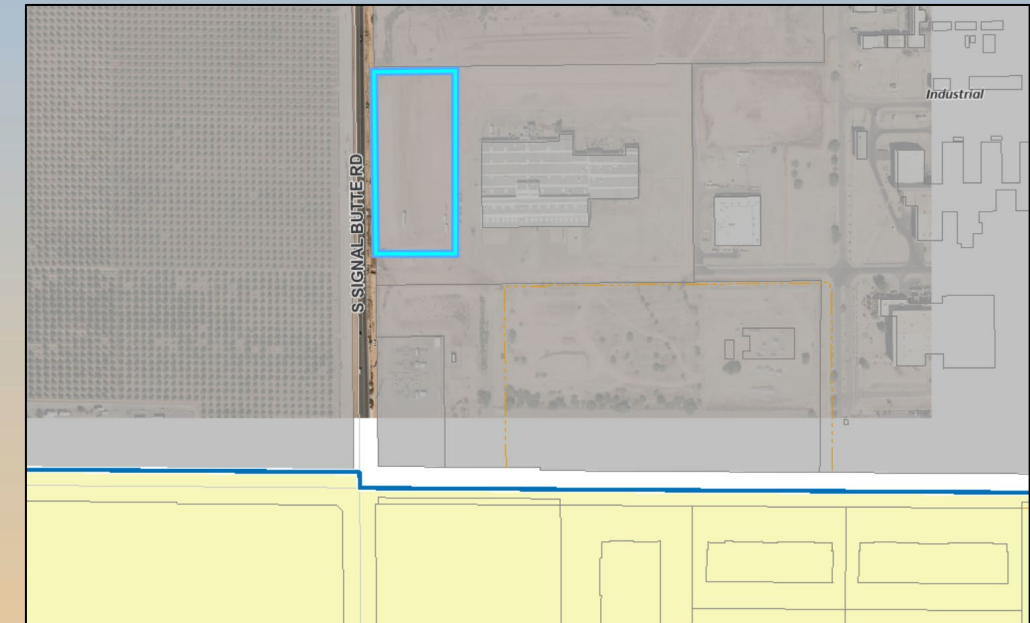




General Plan

Industrial - Evolve

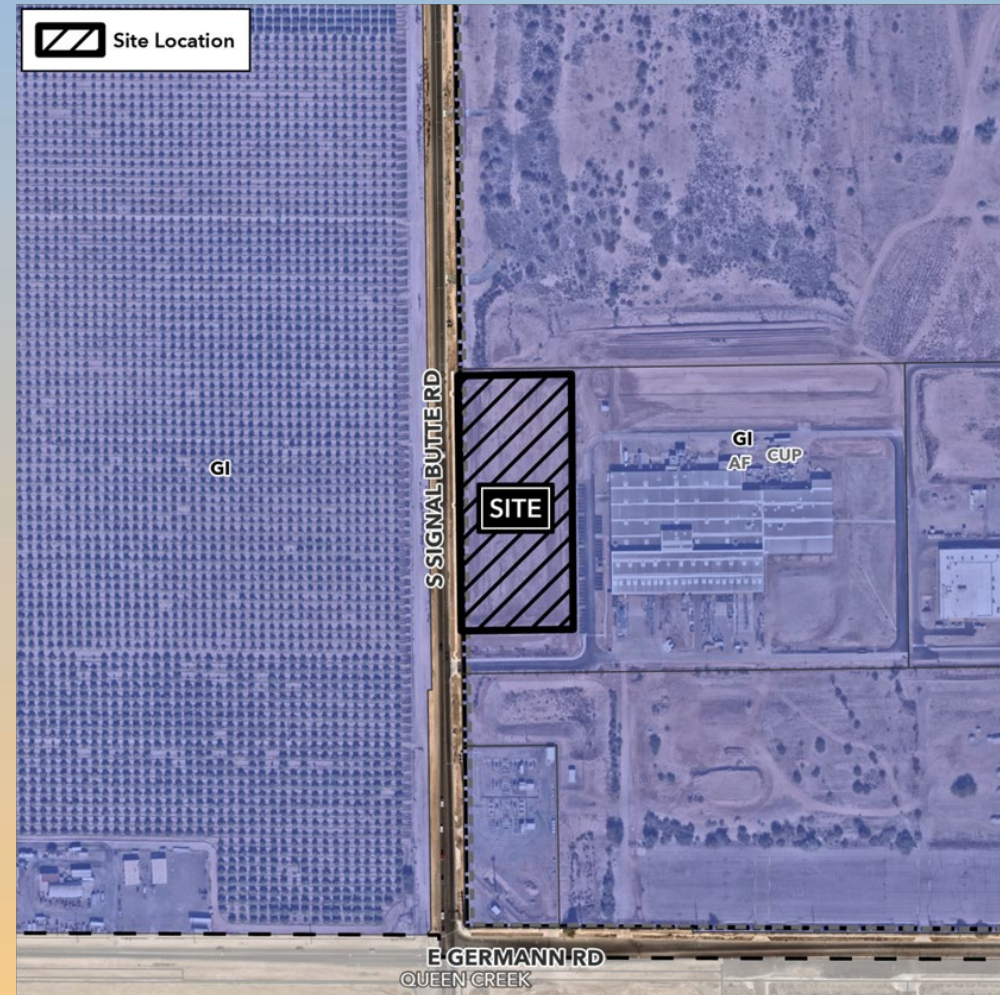
- LU1. Promote a balance of land uses to enhance the quality of life for current and future generations.
- ED1. Attract businesses and employers that create jobs with wages at or above the regional average.
- ED2. Invest in Mesa's workforce development.
- ED3. Sustain a business climate that fosters entrepreneurs and small businesses.
- ED4. Protect and promote Mesa's airports as global connections for tourism and business development.
- Principal Land Use





Zoning

- General Industrial (GI)
 - Proposed use is allowed





Site Photo

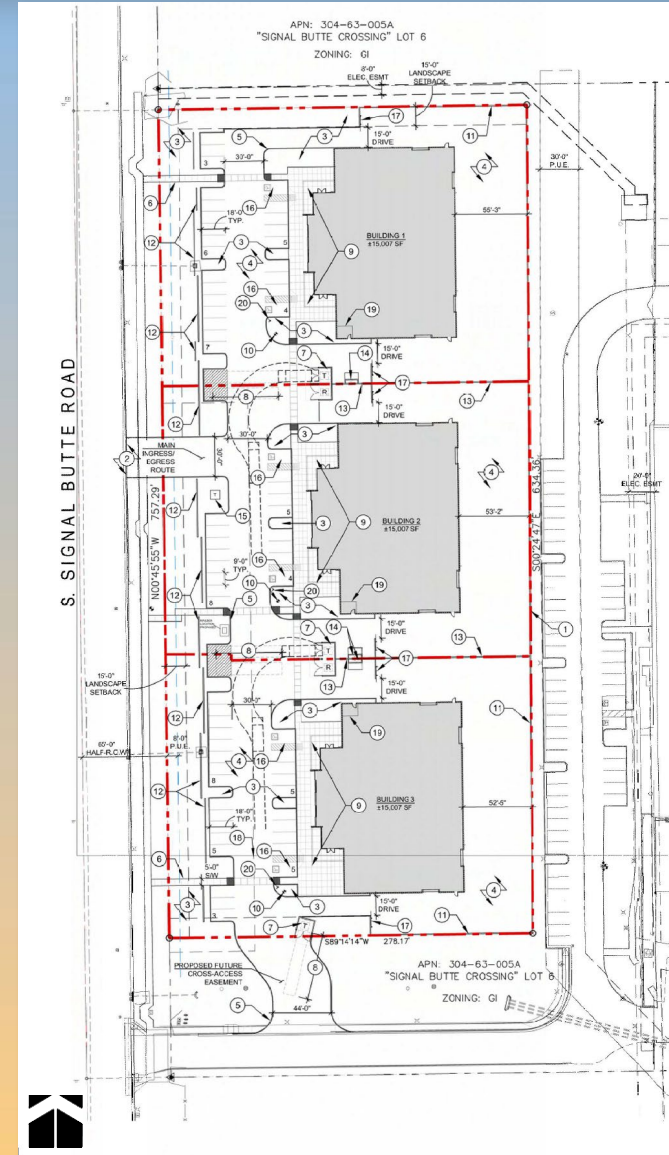


Looking east from Signal Butte Road



Site Plan

- Three buildings; approximately 15,000 sq.ft. each
- Primary access from Signal Butte
- Cross access agreement with the property to the south and east



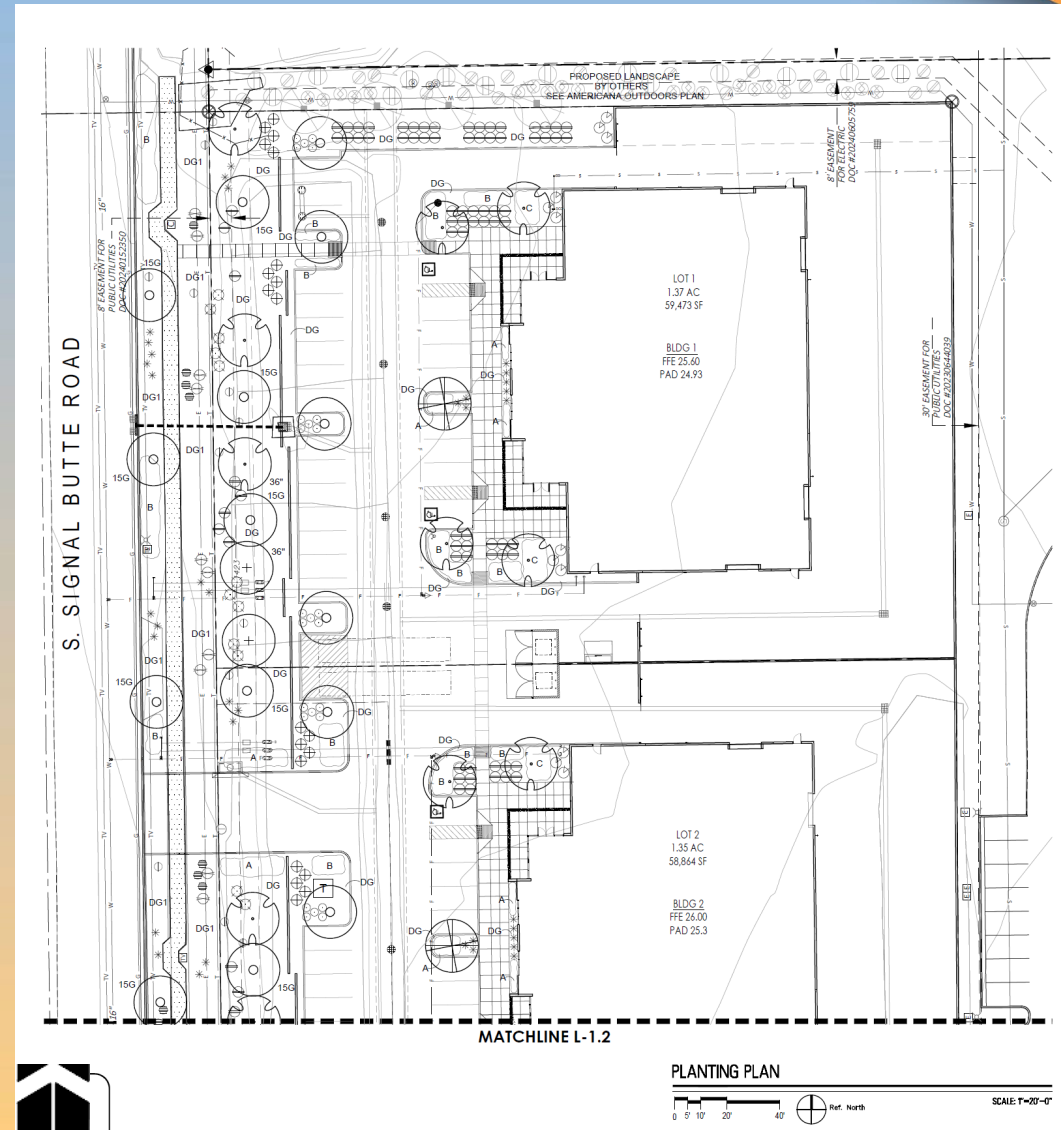


Landscape Plan

MASTER PLANT LIST			
TREES			
	HYBRID MESQUITE PROSOPIS 'COOPER'	36" BOX, LOW BREAKING, MATCHED, 3 QTY	
	HYBRID PALO VERDE PARKINSONIA 'DESERT MUSEUM'	24" BOX / 36" BOX, LOW BREAKING, MATCHED, 18 / 3 QTY	
	THORNLESS CASCALOTE CAESALPINIA CACALACO 'SMOOTHIE'	15 GAL / 24" BOX, LOW BREAKING, MATCHED, 10 / 13 QTY	
	PROSOPIS CHILENSIS CHILEAN MESQUITE	24" BOX / 36" BOX, LOW BREAKING, MATCHED, 4 / 3 QTY	
	SHRUBS		
	HESPERALOE PARVIFLORA	5 GAL, 52 QTY	
	RED YUCCA	5 GAL, 21 QTY	
	SIMMONDSIA CHINENSIS	5 GAL, 139 QTY	
	RUPELLIA PENINSULARIS	5 GAL, 38 QTY	
	BAJA RUELLIA	5 GAL, 50 QTY	
	TECOMA STANS 'ORANGE JUBILEE'	5 GAL, 23 QTY	
	ORANGE JUBILEE TECOMA	5 GAL, 12 QTY	
	MEXICAN PETUNIA	5 GAL, 17 QTY	
	DASYLIRION WHEELERI	5 GAL, 17 QTY	
	DESERT SPOON	5 GAL, 17 QTY	
	AGAVE MURPHEYI	5 GAL, 17 QTY	
	MURPHY'S AGAVE	5 GAL, 17 QTY	
	ENCELIA FARINOSA	5 GAL, 17 QTY	
	BRITTLEBUSH	5 GAL, 17 QTY	
	GROUNDCOVER		
	EUPHORBIA RIGIDA	1 GAL, 17 QTY	
	GOPHER PLANT	1 GAL @ 3" O.C.	
	LANTANA 'NEW GOLD'	88 QTY	
	NEW GOLD LANTANA	1 GAL @ 3" O.C.	
	EREMOPHILA GLABRA	243 QTY	
	OUTBACK SUNRISE EMU	1 GAL @ 2.5' O.C.	
	BLONDE AMBITION GRAMA	120 QTY	
	DECOMPOSED GRANITE	1/2" MINUS	
	MADISON GOLD	1/2" MINUS	
	DECOMPOSED GRANITE	1/2" MINUS	
	MADISON GOLD	1/2" MINUS	

AMERICANA PLANT LEGEND FOR REFERENCE ONLY

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	ACACIA SALICINA	WILLOW ACACIA	15 GAL
	CAESALPINIA CACALACO	THORNLESS CASCALOTE	15 GAL
	PARKINSONIA 'DESERT MUSEUM'	THORNLESS PALO VERDE	24" BOX / 36" BOX
	PROSOPIS CHILENSIS	THORNLESS MESQUITE	24" BOX / 36" BOX
SHRUBS / GROUNDCOVERS / ACCENTS			
	ACACIA REDOLENS	TRAILING ACACIA	3 GAL
	AGAVE MURPHEYI	MURPHY'S AGAVE	5 GAL
	DASYLIRION WHEELERI	DESERT SPOON	5 GAL
	ENCELIA FARINOSA	BRITTLEBUSH	5 GAL
	EREMOPHILA GLABRA	GOLD EMU BUSH	1 GAL
	EUPHORBIA RIGIDA	GOPHER PLANT	1 GAL
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL
	LARREA TRIDENTATA	CREOSOTE	5 GAL
	RUPELLIA PENINSULARIS	DESERT RUELLIA	5 GAL
INERT GROUNDCOVER			
	DECOMPOSED GRANITE- ROW	MADISON GOLD- 7" SCREENED	
	DECOMPOSED GRANITE	MADISON GOLD- 1/4" MINUS	

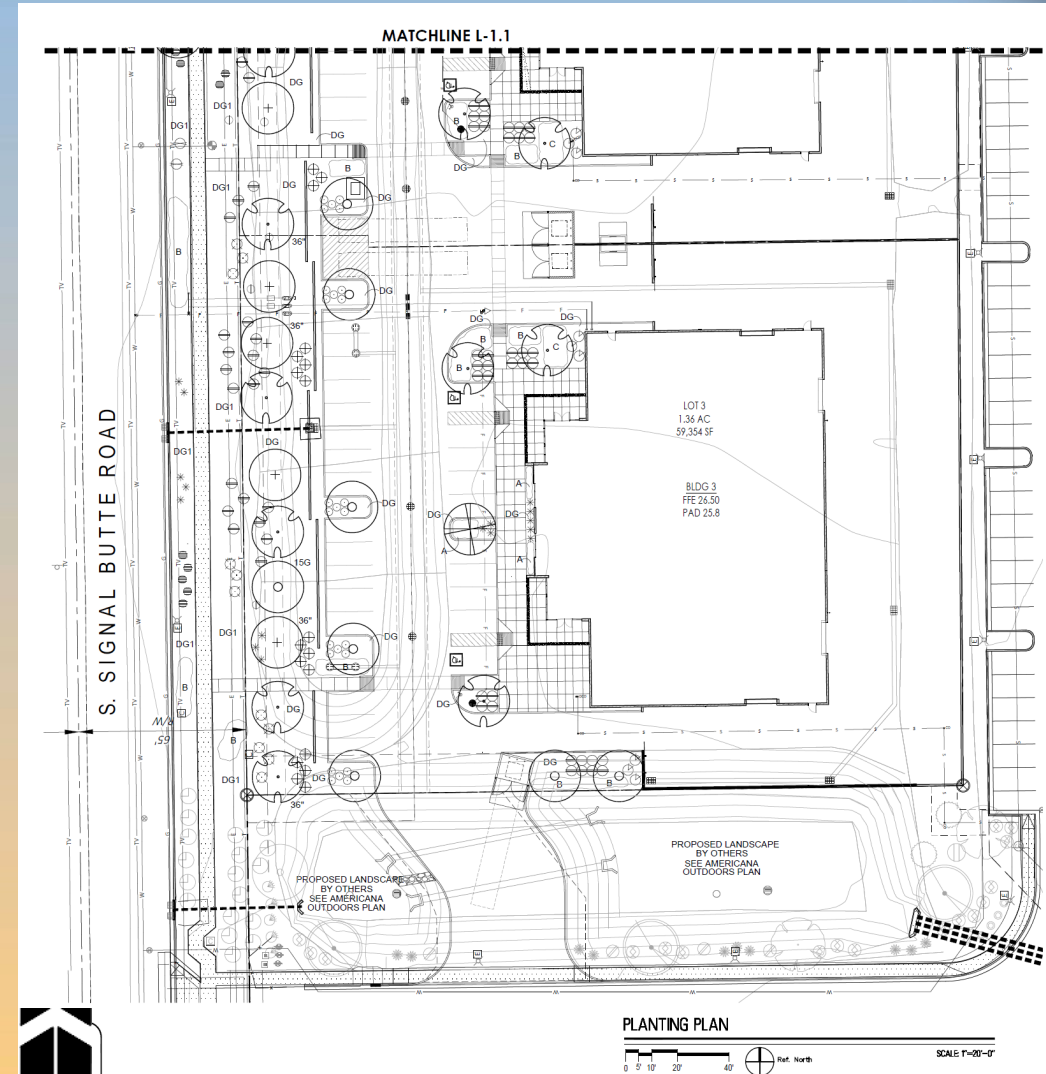




Landscape Plan

MASTER PLANT LIST			
TREES		SIZE/ COMMENTS / QTY	
	HYBRID MESQUITE PROSOPIS 'COOPERI'	36" BOX, LOW BREAKING, MATCHED, 3 QTY	
	HYBRID PALO VERDE PARKINSONIA 'DESERT MUSEUM'	24" BOX / 36" BOX, LOW BREAKING, MATCHED, 18 / 3 QTY	
	THORNLESS CASCALOTE CAESALPINIA CACALACO 'SMOOTHE'	15 GAL / 24" BOX, LOW BREAKING, MATCHED, 10 / 13 QTY	
	PROSOPIS CHILENSIS CHILEAN MESQUITE	24" BOX / 36" BOX, LOW BREAKING, MATCHED, 4 / 3 QTY	
	SHRUBS		
	HESPERALOE PARVIFLORA	5 GAL, 52 QTY	
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	SIMMONDSIA CHINENSIS	5 GAL, 139 QTY	
	JUJUBA	5 GAL, 38 QTY	
	RUPELLIA PENINSULARIS	5 GAL, 50 QTY	
	BAJA RUELLIA	5 GAL, 23 QTY	
	TECOMA STANS 'ORANGE JUBILEE'	5 GAL, 12 QTY	
	ORANGE JUBILEE TECOMA	5 GAL, 17 QTY	
	RUPELLIA BRITTONIANA	1 GAL @ 2.5' O.C.	
	MEXICAN PETUNIA	88 QTY	
	DASYLIRON WHEELERI	1 GAL @ 3' O.C.	
	DESERT SPOON	243 QTY	
	AGAVE MURPHEY	1 GAL @ 2.5' O.C.	
	MURPHY'S AGAVE	120 QTY	
	ENCELIA FARINOSA	12" MINUS	
	BRITTLEBUSH	2" DEPTH	
	GROUND COVER		
	EUPHORBIA RIGIDA	1 GAL, 17 QTY	
	GOPHER PLANT	1 GAL @ 3' O.C.	
	LANTANA NEW GOLD	88 QTY	
	'NEW GOLD' LANTANA	1 GAL @ 3' O.C.	
	EREMOPHILA GLABRA	243 QTY	
	OUTBACK SUNRISE EMU	1 GAL @ 2.5' O.C.	
	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GAL @ 2.5' O.C.	
	'BLONDE AMBITION' GRAMA	120 QTY	
	DECOMPOSED GRANITE	12" MINUS	
	MADISON GOLD	2" DEPTH	
	DECOMPOSED GRANITE	12" SCREENED	
	MADISON GOLD	2" DEPTH	

AMERICANA PLANT LEGEND			
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TREES			
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	CAESALPINIA CACALACO	THORNLESS CASCALOTE	15 GAL
	PARKINSONIA X 'DESERT MUSEUM'	THORNLESS PALO VERDE	24" BOX
	PROSOPIS CHILENSIS	THORNLESS MESQUITE	24" BOX
SHRUBS/ GROUNDCOVERS/ ACCENTS			
	ACACIA REDOLENS	TRAILING ACACIA	3 GAL
	AGAVE MURPHEY	MURPHY'S AGAVE	5 GAL
	DASYLIRON WHEELERI	DESERT SPOON	5 GAL
	ENCELIA FARINOSA	BRITTLEBUSH	5 GAL
	EREMOPHILA GLABRA	GOLD EMU BUSH	1 GAL
	EUPHORBIA RIGIDA	GOPHER PLANT	1 GAL
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL
	LARREA TRIDACTATA	CREOSOTE	5 GAL
	RUPELLIA PENINSULARIS	DESERT RUELLIA	5 GAL
INERT GROUND COVER			
	DECOMPOSED GRANITE- ROW	MADISON GOLD- 2" SCREENED	
	DECOMPOSED GRANITE	MADISON GOLD- 14" MINUS	





Rendering





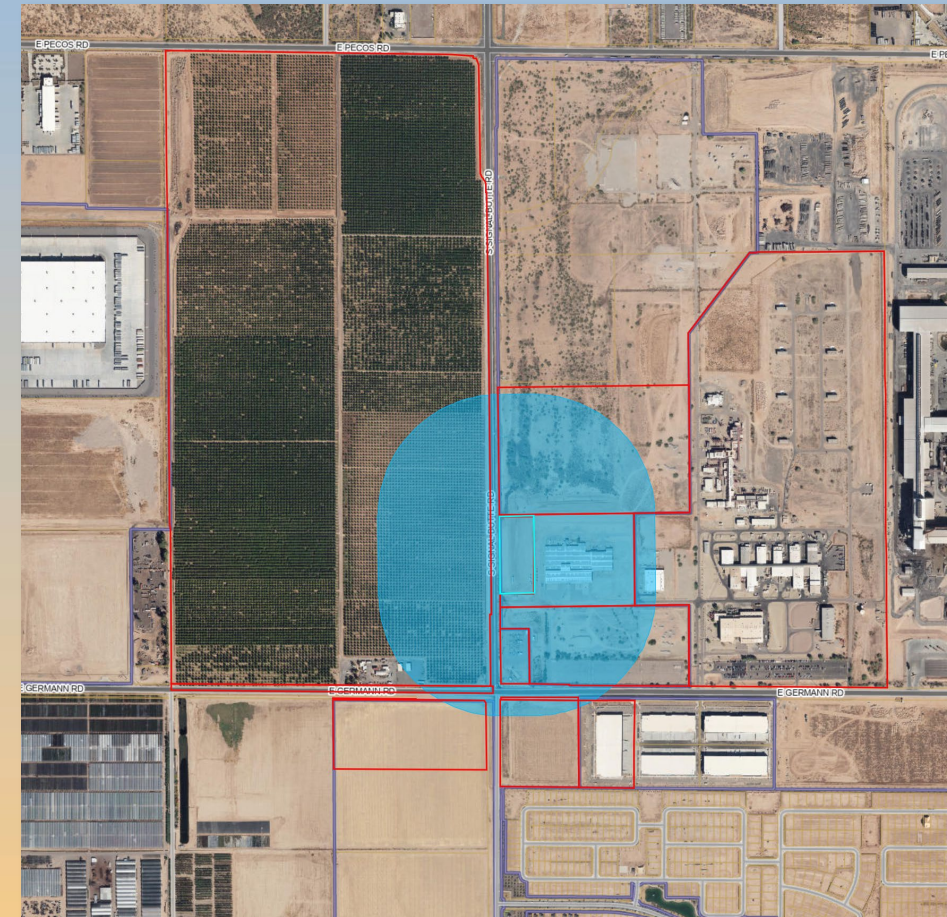
Rendering





Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- No correspondence received by staff





Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review

Staff recommends Approval with Conditions



Planning & Zoning Board