

Planning and Zoning Board



Special Meeting Minutes

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

Date: May 22, 2024 Time: 3:45 p.m.

MEMBERS PRESENT:

Jeff Pitcher
Jeffery Crockett
Troy Peterson
Genessee Montes
Jamie Blakeman
Jayson Carpenter

MEMBERS ABSENT

Benjamin Ayers

(*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
Jennifer Merrill
Joshua Grandlienard
Emily Johnson
Sarah Steadman
Kirstin Dvorchak
Alexis Wagner

OTHERS PRESENT:

1 Call meeting to order.

Vice Chair Pitcher excused Chair Ayers and declared a quorum present, the meeting was called to order at 4:00 pm.

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

2-a Staff Planner Joshua Grandlienard presented case ZON24-00346. See attached presentation.

The Board had no questions for staff.

MINUTES OF THE MAY 22, 2024 PLANNING & ZONING SPECIAL MEETING

3 Adjournment.

The special meeting was adjourned at 4:05 pm.

Vote (6 – 0; Chair Ayers, absent)

Upon tabulation of vote, it showed:

AYES – Pitcher, Crockett, Peterson, Montes, Blakeman, Carpenter

NAYS – None

Respectfully submitted,

Evan Balmer, Principal Planner



ZON24-00164

Josh Grandlienard, AICP, Senior Planner

March 27, 2024



Request

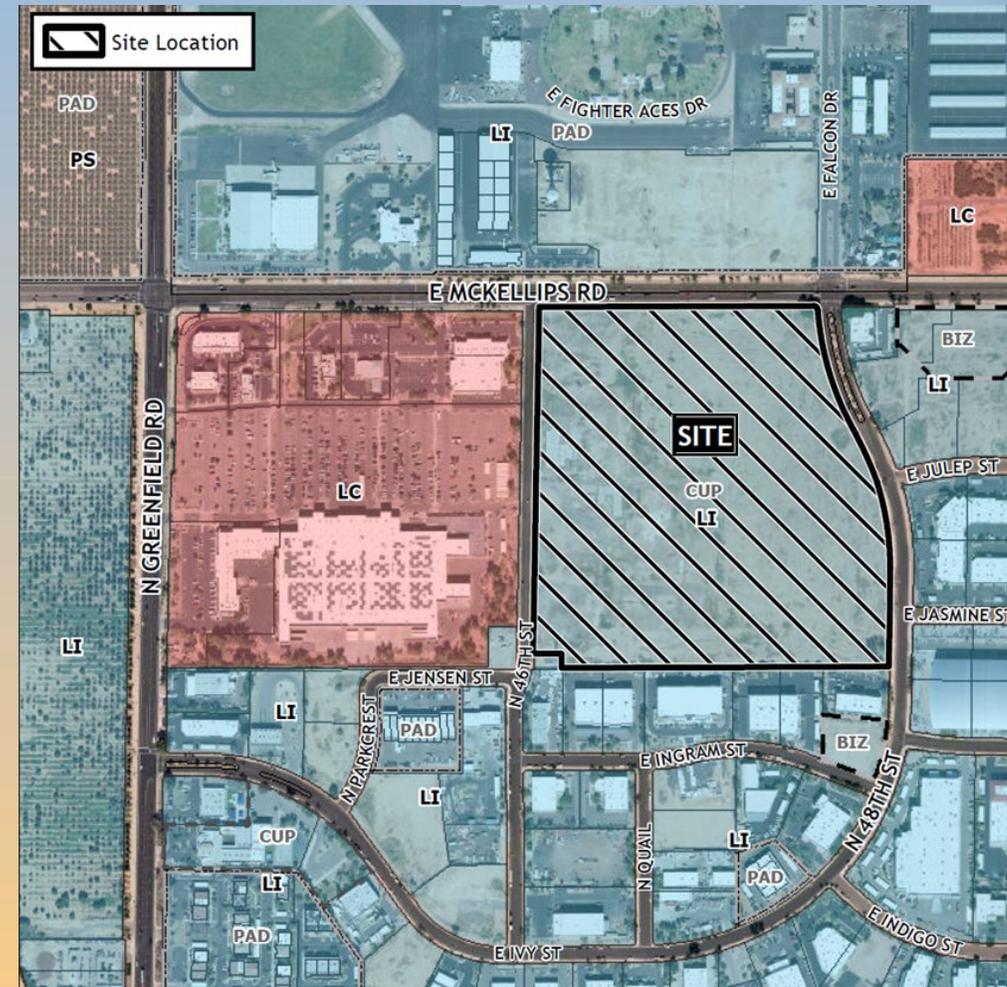
- Minor General Plan Amendment
- To Employment
- From Mixed Use Activity





Zoning

- Existing Light Industrial with a CUP for Large Commercial Center
- Proposed Rezone to LI-PAD
- Industrial uses and Drive-thrus are allowed by right within the LI zone

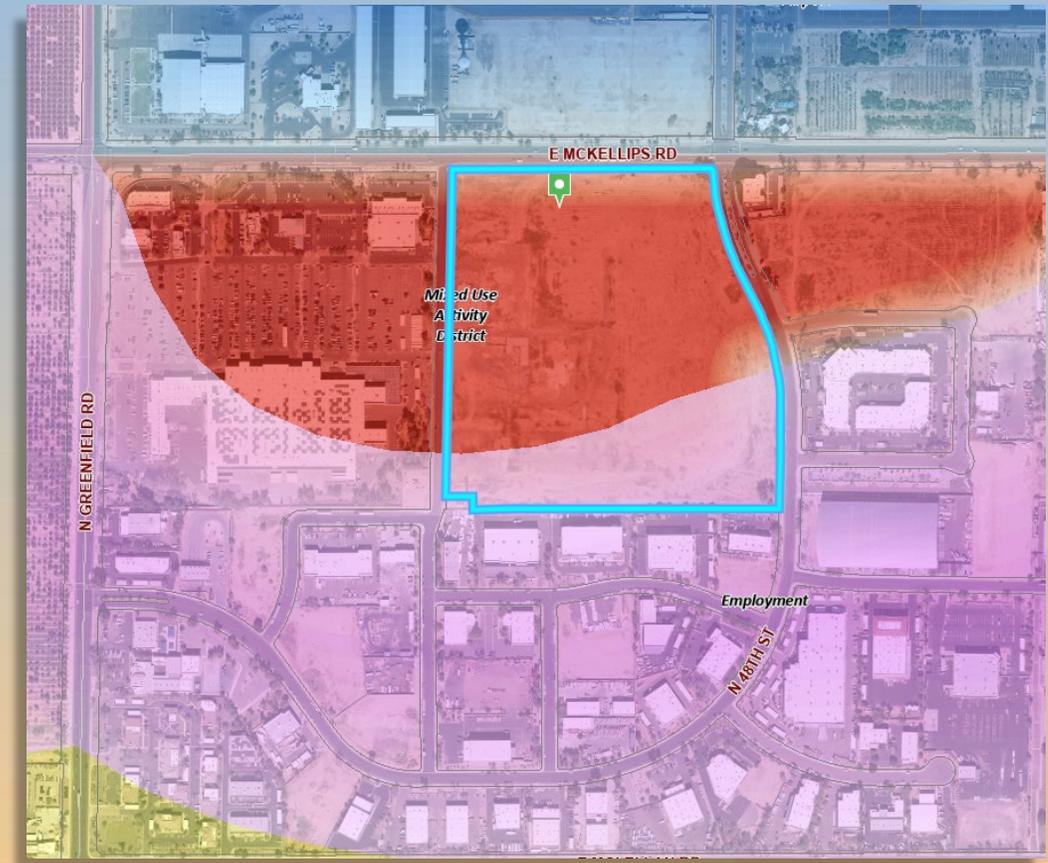




General Plan

Mixed Use Activity Character Area

- Proposed LI is not a primary or secondary zoning district
- Industrial is not listed as a primary use
- Requires a General Plan Amendment





Minor General Plan Amendment

- Requesting to change the character type to Employment
- 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

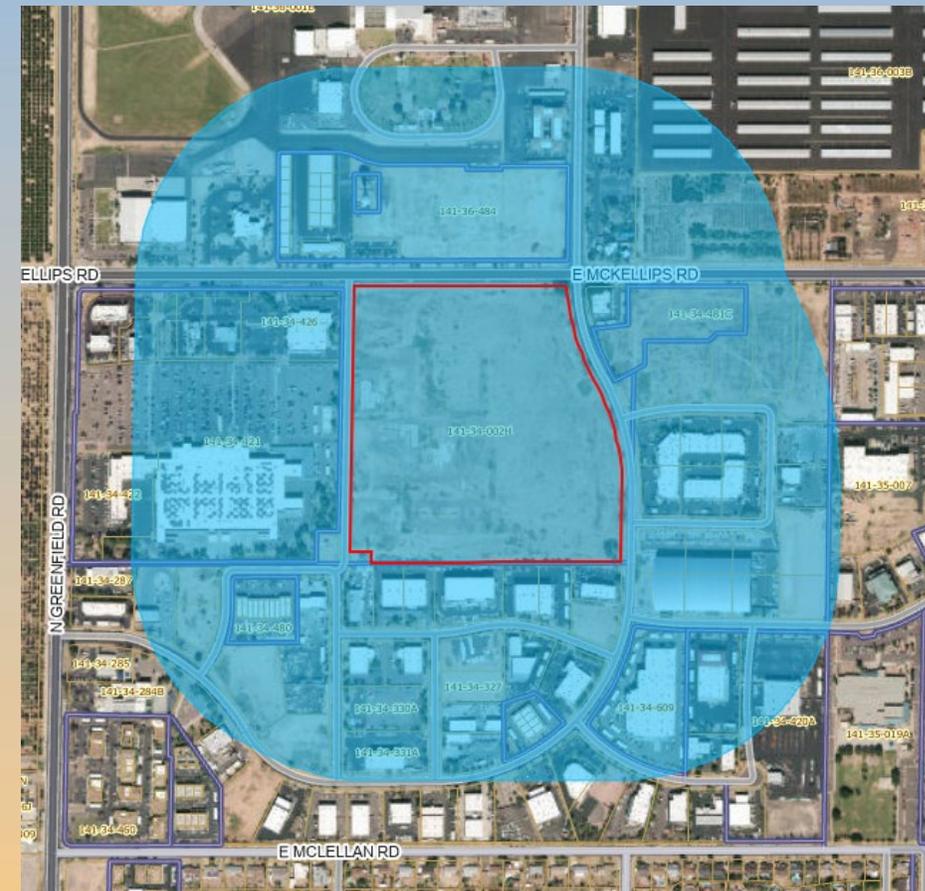
General Plan Amendment Criteria:

- Degree of impact to surrounding community
 - Result with increase viability of industrial uses to complement existing industrial uses in the area
- Existing land use patterns in the area
 - Consistent with the Falcon Field to the North and industrial parks to the east and south
- Extent that benefits outweigh impacts
 - The existing vacant land can be developed
- Whether the change will result in a loss of land for other uses
 - No change of land for other uses in the area



Citizen Participation

- Notified property owners within 1,000 ft., HOAs, and registered neighborhoods
- Staff has not been contacted by interested parties





Findings

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

Staff Recommends Approval with Conditions