



Planning & Zoning Board



ZON22-00435

Josh Grandlienard, AICP, Senior Planner

March 27, 2024



Request

- Rezone from Agriculture, General Industrial and Light Industrial to General Commercial with a Planned area Development Overlay
- To allow for the future development of an Auto Mall





Location

- North of Pecos Road
- Both sides of Signal Butte





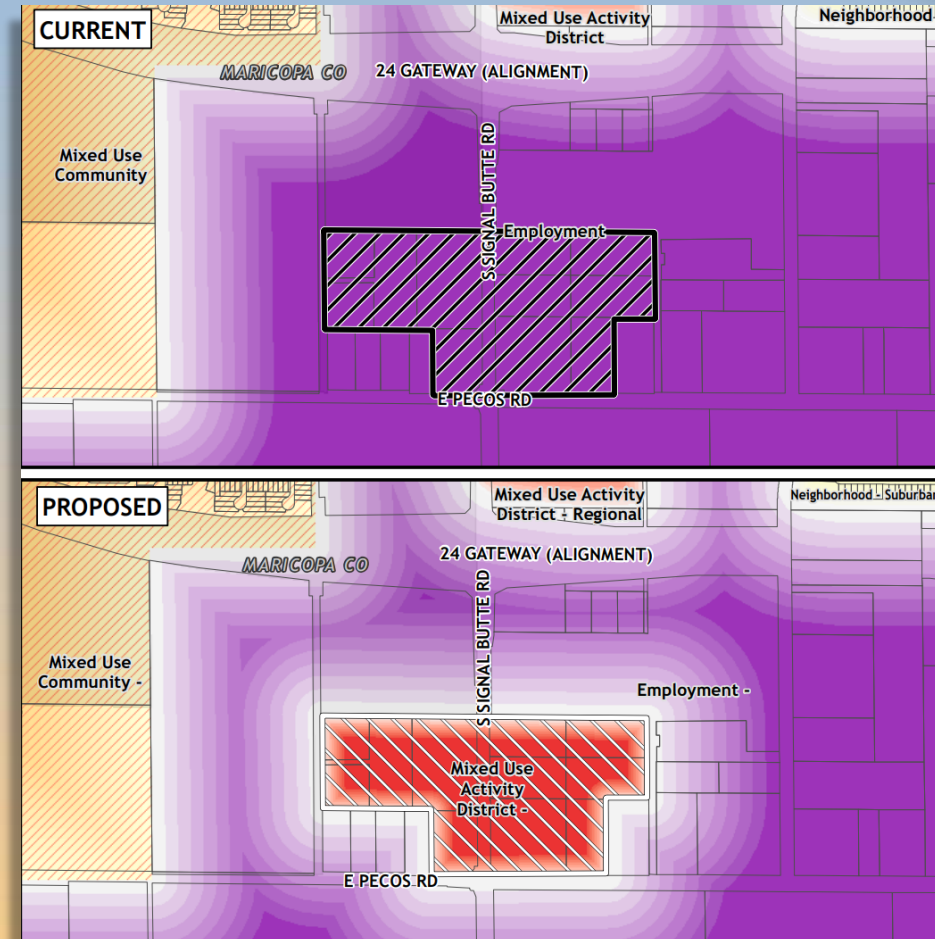
General Plan

Current - Employment

- Provide for a wide range of employment opportunities in high-quality settings.

Proposed - Mixed Use Activity

- Significant retail center to attract customers from a large radius





Proposed Zoning

- General Commercial with a Planned Area Development
- All future development will require Site Plan and Design Review





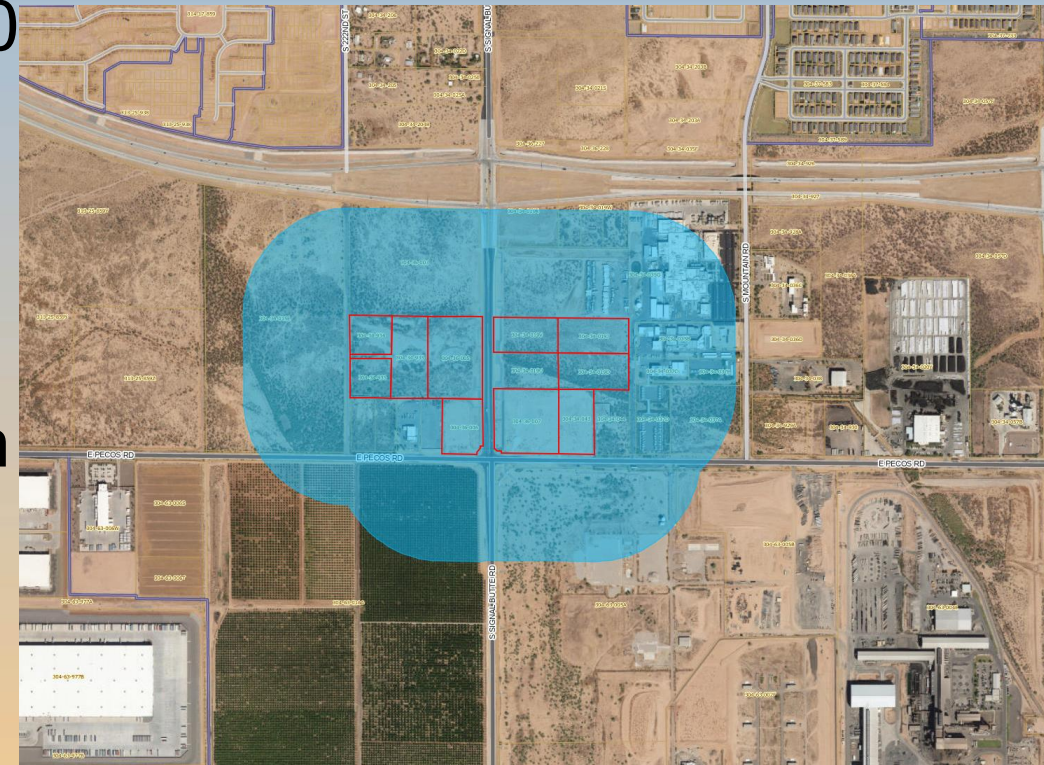
Conceptual Site Plan





Citizen Participation

- Notified property owners within 1000 ft., HOAs, and registered neighborhoods
- Staff has not received any comments from the public in relation to this project





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 22 of the MZO for a PAD overlay

Staff recommends Approval with Conditions



Planning & Zoning Board