



Planning and Zoning Board

Case Information

CASE NUMBER: **Z17-014**
LOCATION/ADDRESS: The 8700 to 9000 blocks of East Main Street (south side).
GENERAL VICINITY: Located south of Main Street and west of Ellsworth Road
REQUEST: Rezone from Maricopa County C-3 and RU-43 to City of Mesa GC and RS-43.
PURPOSE: This request will establish City zoning on recently annexed property.
COUNCIL DISTRICT: District 5
OWNER: Rodger Overson
APPLICANT: City of Mesa
STAFF PLANNER: Kim Steadman

SITE DATA

PARCEL NUMBER(S): 218-41-280F, 218-41-280E and 218-41-278B
PARCEL SIZE: 36.58± acres
EXISTING ZONING: Maricopa County C-3 and RU-43
GENERAL PLAN Character Area: Neighborhoods
CURRENT LAND USE: Vacant

SITE CONTEXT

NORTH: (Across Main St.) Commercial – zoned Maricopa County C-3
EAST: (Across Loop 202) Single-residences – zoned Maricopa County R-5
SOUTH: Loop 202 Right of Way – within Mesa, but not zoned
Single-residences – zoned City of Mesa RS-6-PAD
WEST: Commercial – zoned Maricopa County C-3
Vacant – zoned Maricopa County R-5
Single-residences – Zoned Maricopa County R1-6, R-3, R-5

STAFF RECOMMENDATION: ☒ Approval with conditions. ☐ Denial
P&Z BOARD RECOMMENDATION: ☒ Approval with conditions. ☐ Denial

PROJECT DESCRIPTION/REQUEST

This request is to establish City zoning upon land which has been recently annexed (A16-002). Currently, the property is zoned C-3 and RU-43 in Maricopa County. The comparable City zoning is GC for General Commercial along the Main Street frontage, and RS-43 for low density residential on the balance of the site. Adjacent ADOT land (Loop 202 Right of Way) that was included in the annexation does not receive zoning.

CONFORMANCE WITH THE GENERAL PLAN

This request conforms to the adopted Mesa 2040 General Plan as it relates to the annexation of adjacent lands (P. 16-2 Annexation and Utility Service Guidelines). The land is currently vacant. Any future development request will be based on a proposed site plan which will be evaluated for compliance with the General Plan and Zoning Ordinance.

STAFF ANALYSIS

SUMMARY:

State law requires that the annexing City adopt a zoning designation that is comparable to, but not more intense than what exists in the County prior to annexation. The City of Mesa's GC and RS-43 zoning districts are comparable to the C-3 and RU-43 zoning districts in Maricopa County. In addition to complying with State statute, these zoning categories will allow for future development of the property that is in conformance with the current General Plan Character designation for the area of Neighborhoods. The property owner is not currently proposing any development of the property. Any future development of the property will require site plan review.

CONDITIONS OF APPROVAL:

1. Compliance with the General Plan, Zoning Ordinance and all applicable City development codes and regulations.
2. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, at the time of a land split, or at the time of the City's request for dedication, whichever comes first.