



Planning and Zoning Board

Case Information

CASE NUMBER: ZON18-0143
LOCATION/ADDRESS: The 10600 through 10800 blocks of East Williams Field (south side) and the 6000 through 6200 blocks of South Signal Butte Road (west side).
GENERAL VICINITY: Located south of Williams Field Road and west of Signal Butte Road
REQUEST: Rezone from Maricopa County RU-43 to City of Mesa AG.
PURPOSE: This request will establish city zoning on recently annexed property.
COUNCIL DISTRICT: District 6
OWNER: GROH REVOCABLE TRUST
APPLICANT: Valerie Claussen, Planning Manager, Pew and Lake, PLC
STAFF PLANNER: Wahid Alam, AICP

SITE DATA

PARCEL NUMBER(S): 30434017U, 30434028 and 30434031
PARCEL SIZE: 27.12± acres
EXISTING ZONING: Maricopa County RU-43
GENERAL PLAN Character Area: Employment-Mixed-Use Activity District
CURRENT LAND USE: Vacant

SITE CONTEXT

NORTH: Approved residential subdivision within Mesa - Zoned PC
General Plan Character Area: Mixed Use Community and Neighborhood: Suburban
WEST: Vacant undeveloped land in the county currently zoned RU-43
General Plan Character Area: Employment: Mixed Use Community
EAST: (Across Signal Butte) Vacant land within the City of Mesa- Zoned AG
General Plan Character Area: Employment: Mixed Use Community
SOUTH: Vacant undeveloped land in the county currently - Zoned RU-43
General Plan Character Area: Employment: Mixed Use Community

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 (ANX17-00253). Currently, the property is zoned RU-43 in Maricopa County. The comparable City zoning is AG for Agriculture. Adjacent Williams Field Road and Signal Butte Road Right of Way was not included in the annexation, therefore 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 AG zoning districts are comparable to the 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 Employment: Mixed-Use Activity District. The property owner is currently proposing Minor GP Amendment to Neighborhood Suburban and rezoning with PAD Overlay for a residential subdivision for the property. Any future development of the property will require site plan review process.

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.