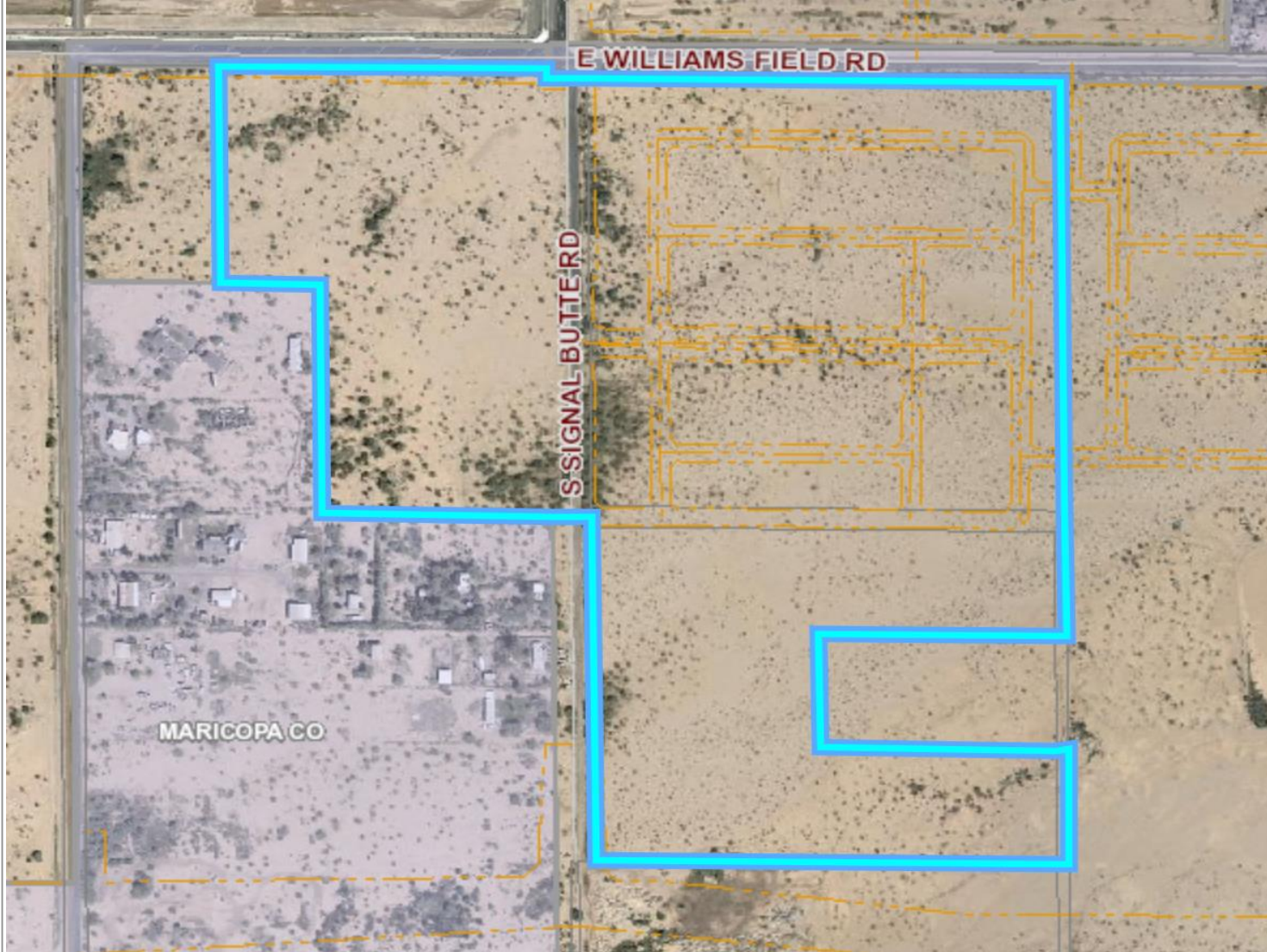




ZON19-00805 (REZONING)

ZON20-00129 (MINOR GP AMENDMENT)



Requests

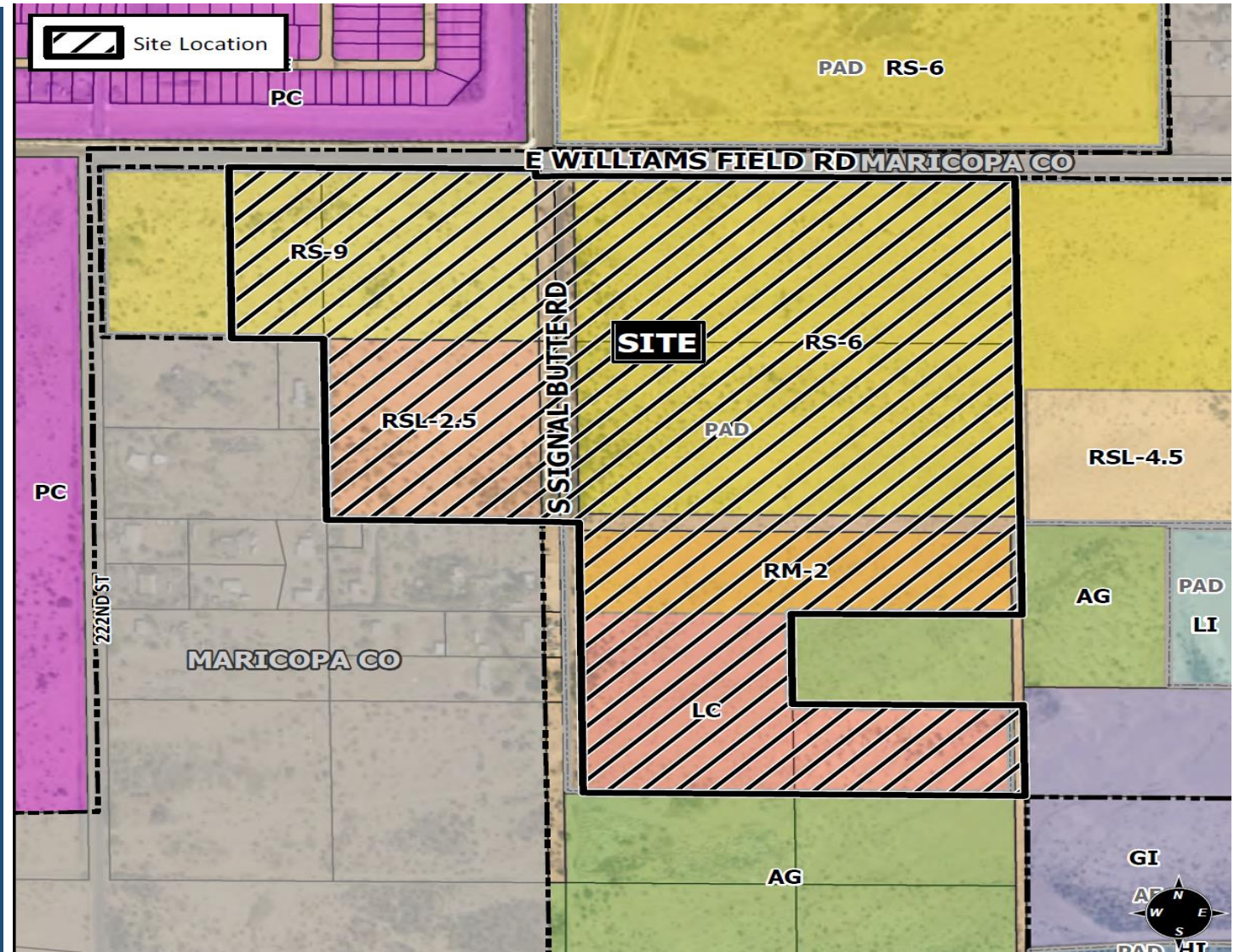
- Minor GP Amendment from Neighborhoods to Mixed Use Activity District
- Rezone from RS-9-PAD, RS-6-PAD, RSL-2.5-PAD, RM-2-PAD, & LC-PAD to GC-PAD-CUP

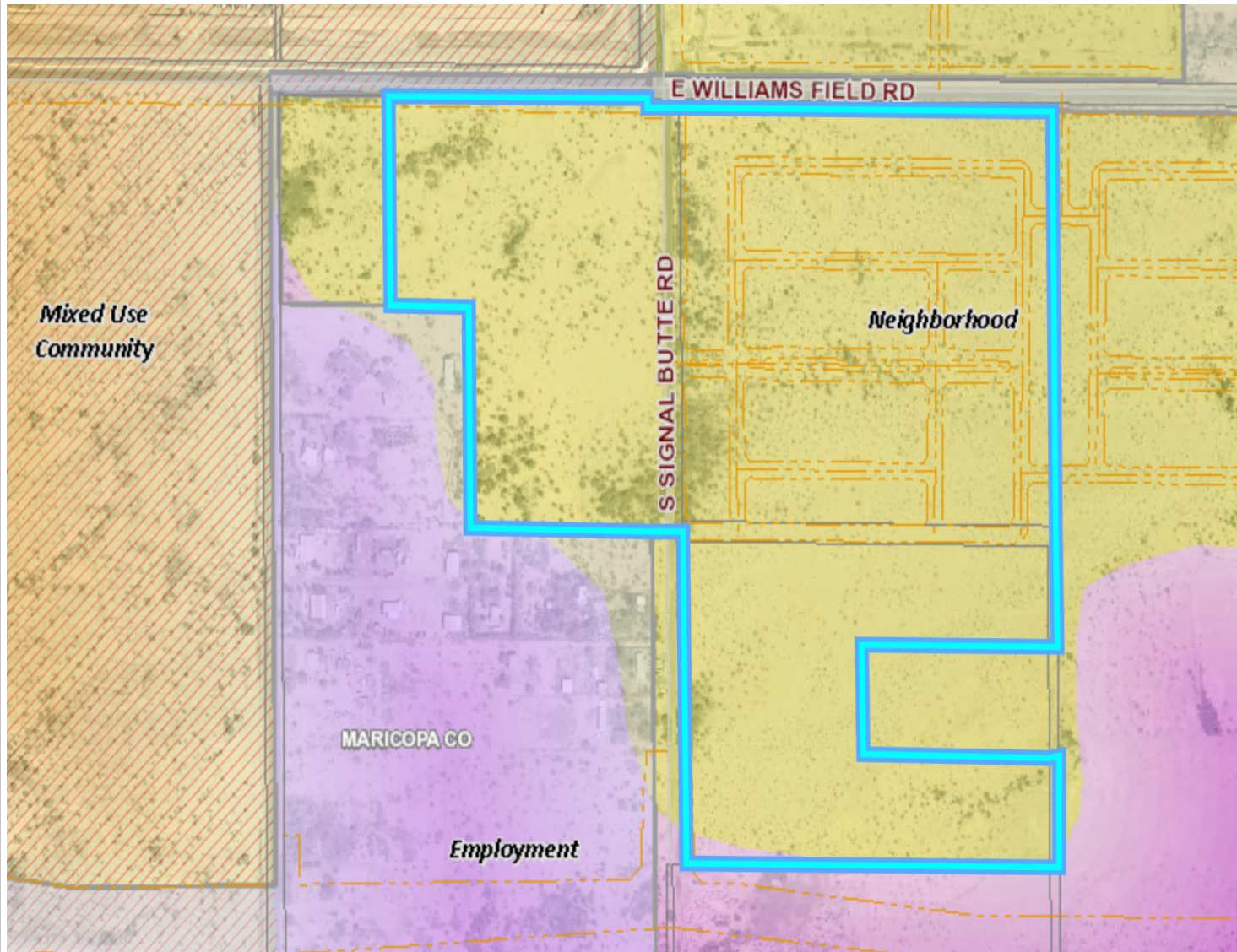
Purpose

- This request will allow for a mixed-use development

Location

- South of Williams Field Road
- East and West of Signal Butte Road

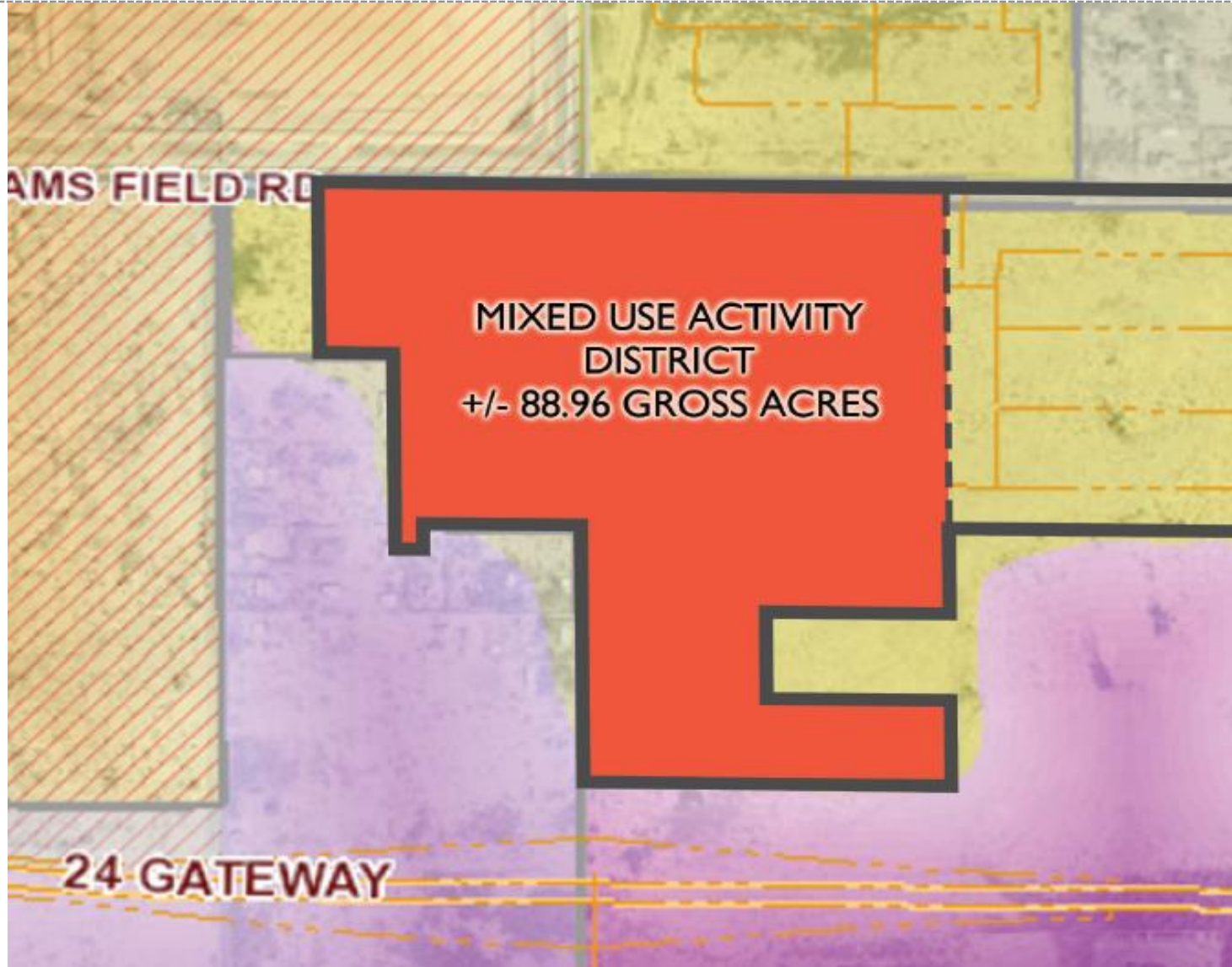




General Plan (Existing)

Neighborhood

- Neo-Traditional
- Provide safe places to live
- Commercial under 15 acres



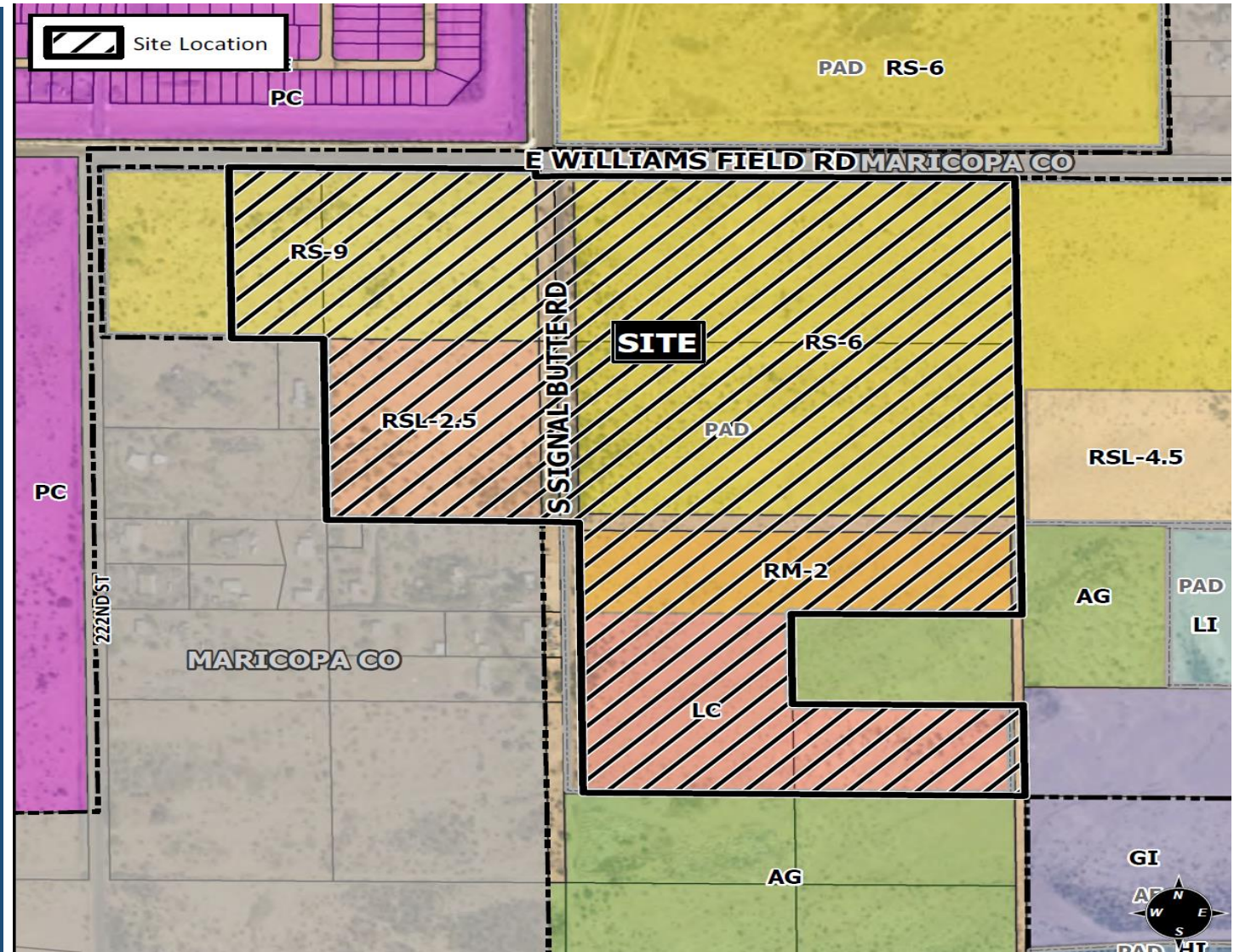
General Plan (Proposed)

Mixed Use Activity District

- Large-scale activity areas
- Over 25 acres

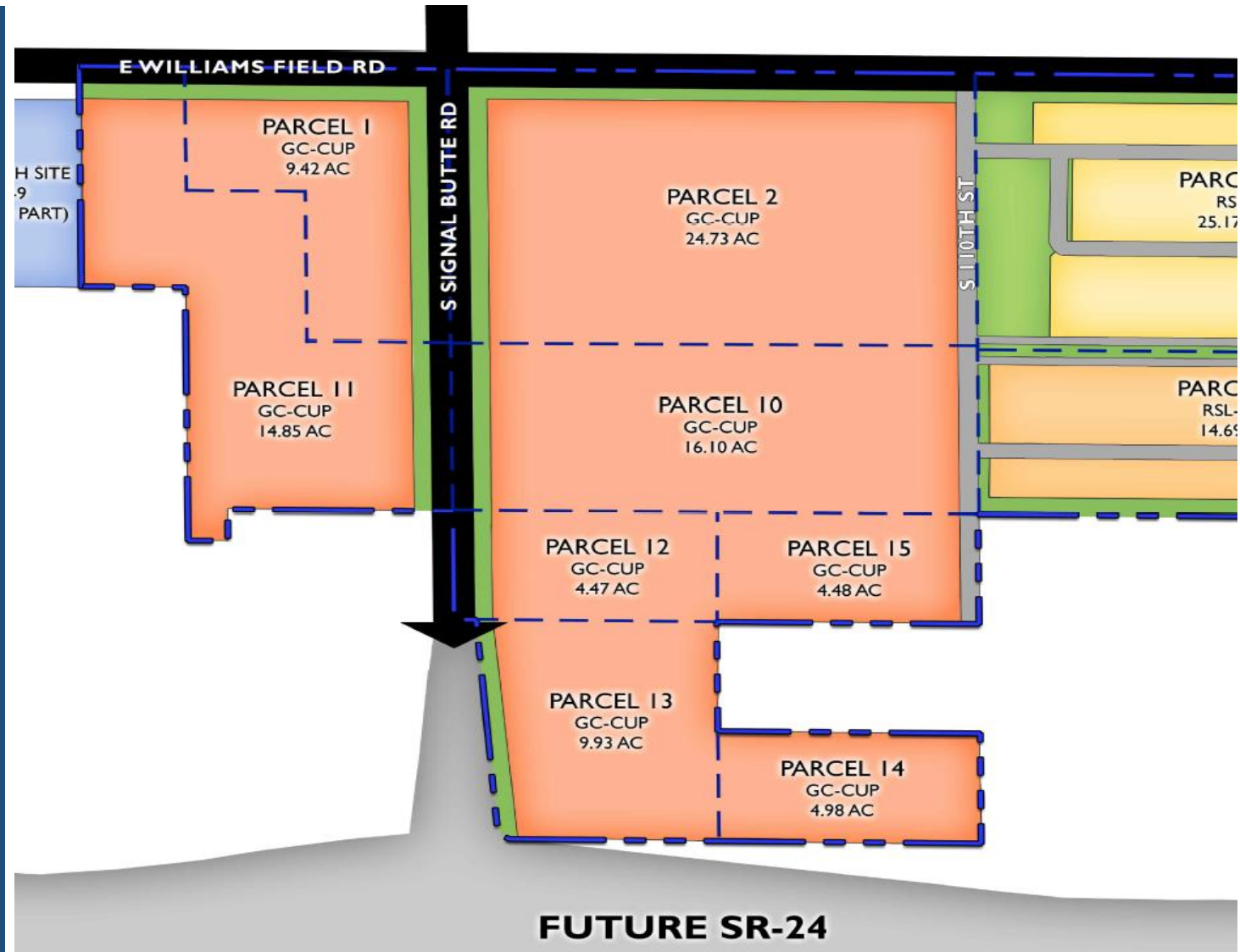
Zoning (Existing)

- RS-9-PAD
- RS-6-PAD
- RSL-2.5-PAD
- RM-2-PAD
- LC-PAD
- Destination at Gateway PAD



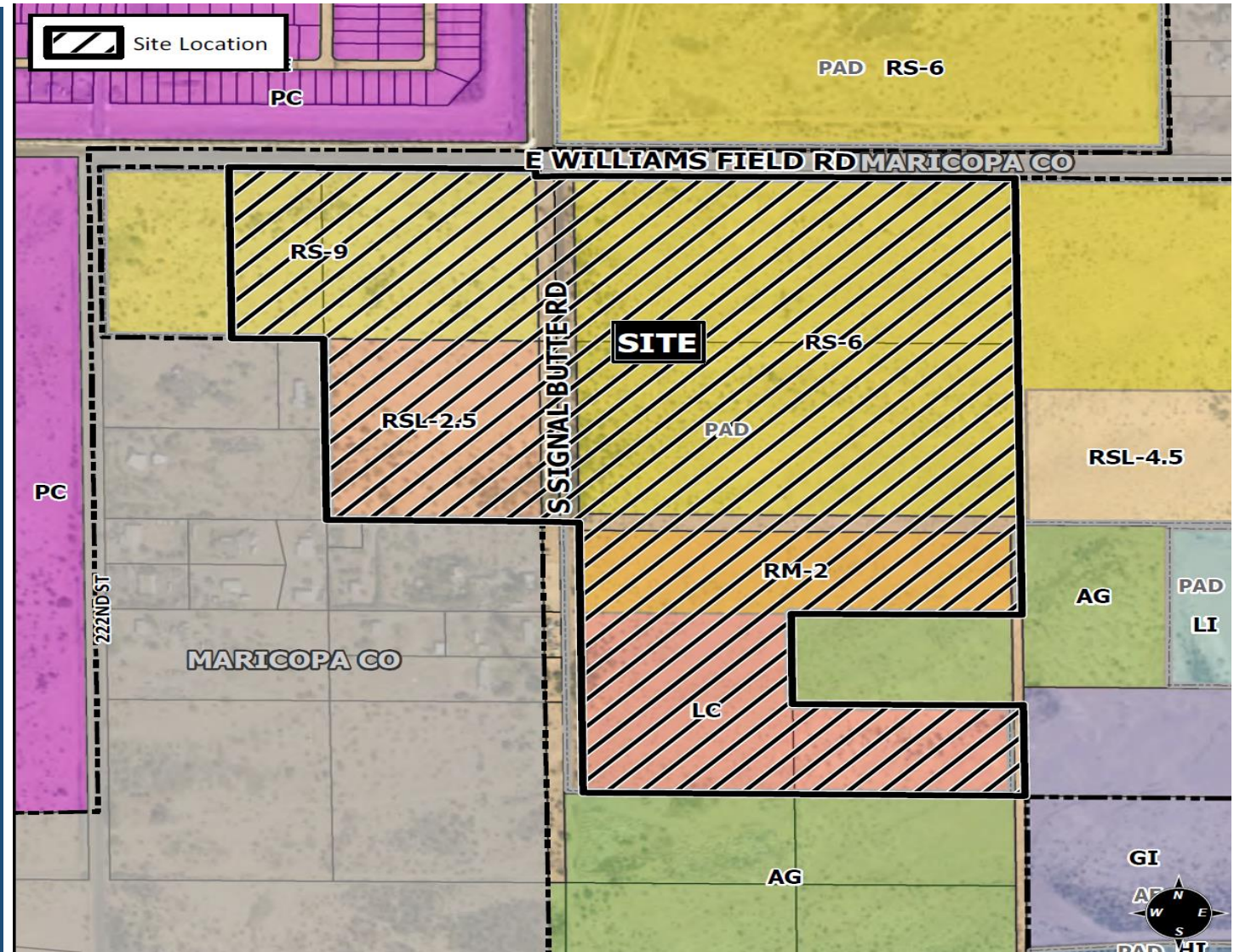
Zoning (Proposed)

- GC-PAD-CUP
- Removal from Destination at Gateway PAD



PAD Overlay

- Removal from Destination at Gateway PAD
- Conceptual Plan
- DA to limit land uses
- Future Site Plan Review required

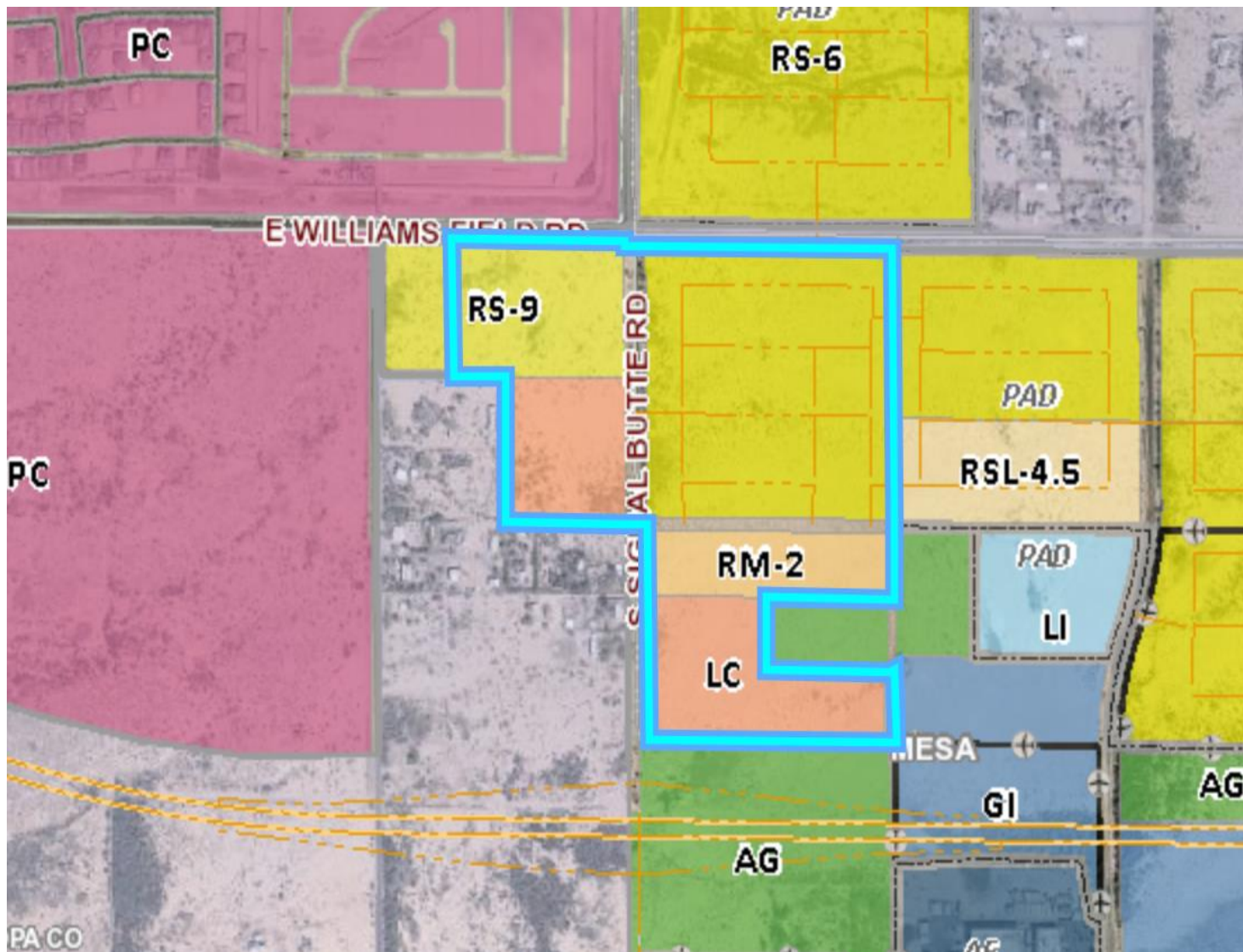


Council Use Permit – Residential in GC district

Section 11-6-2 & 11-31-31

✓	Min. 40% GFA reserved for non-residential
✗	Min. 65% ground floor reserved for non-residential
✓	Max. 25 du/ac density

CUP request to allow 100% ground floor for residential

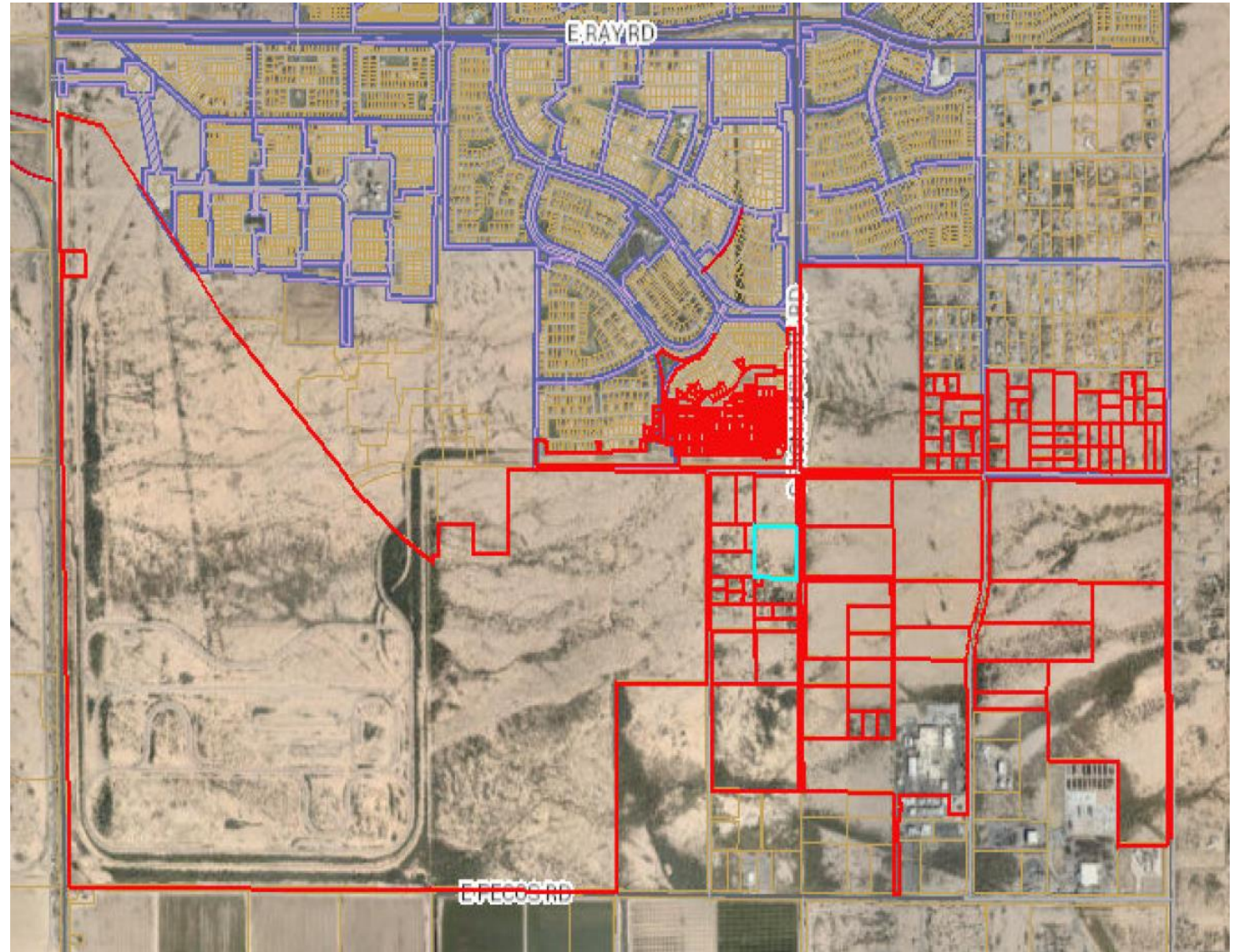


Compatibility

- Rezone for appropriate transition from arterial intersection
- Create regional center of commercial activity
- Near future SR-24

Citizen Participation

- Property owners w/in 1000'
- HOA's & Registered Neighborhoods w/in 1 mile
- Neighborhood Meeting
 - Potential Uses
 - Construction Timelines



Summary

Findings

- ✓ Consistent with the goals of 2040 Mesa General Plan
- ✓ Rezone consistent with 2040 General Plan
- ✓ Meets review criteria for Council Use Permit outlined in Section 11-31-31 of the MZO.

Staff Recommendation

Approval with Conditions