



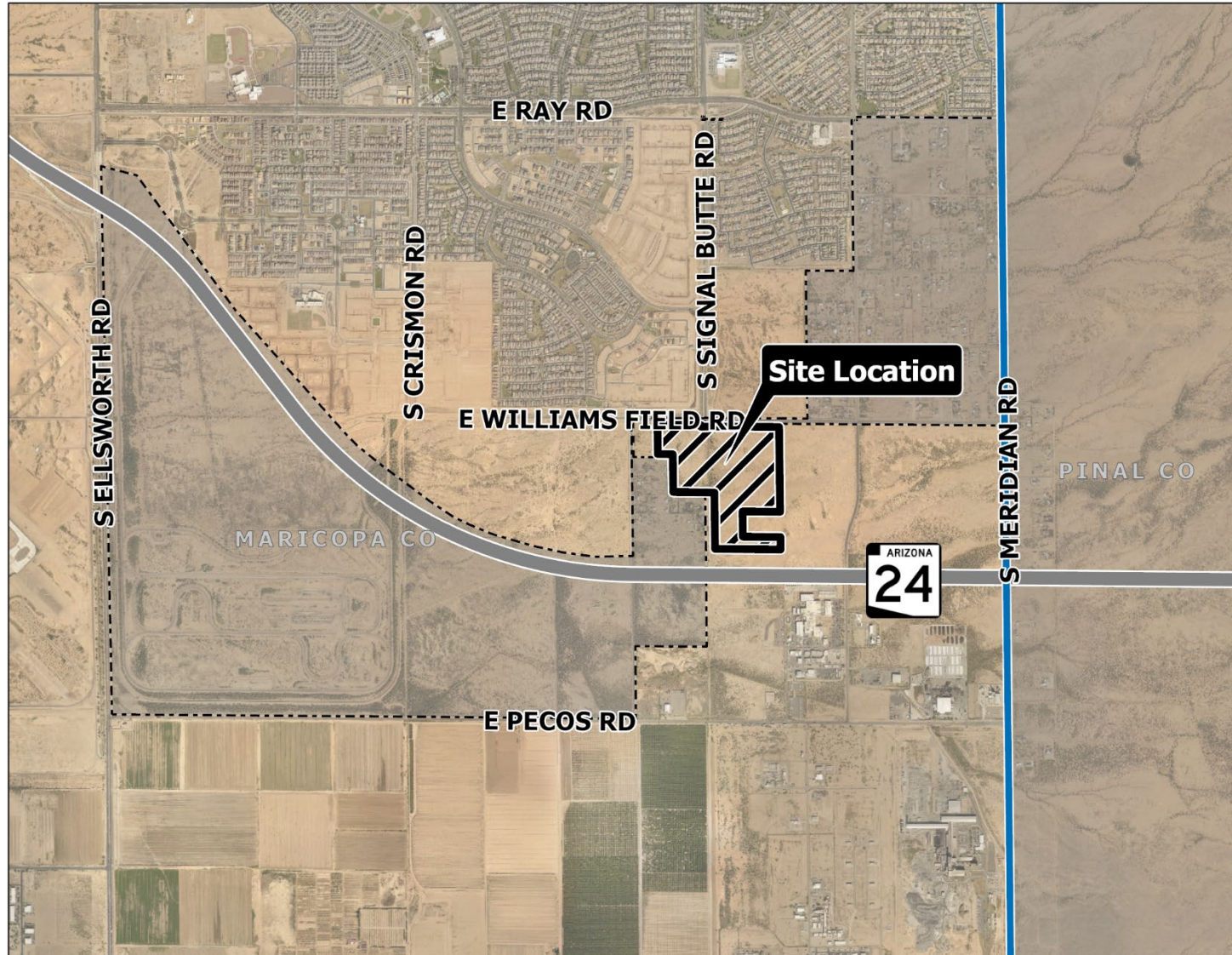
DESTINATION AT GATEWAY

ZON20-00129 (MINOR GP AMENDMENT)

ZON19-00805 (REZONING)

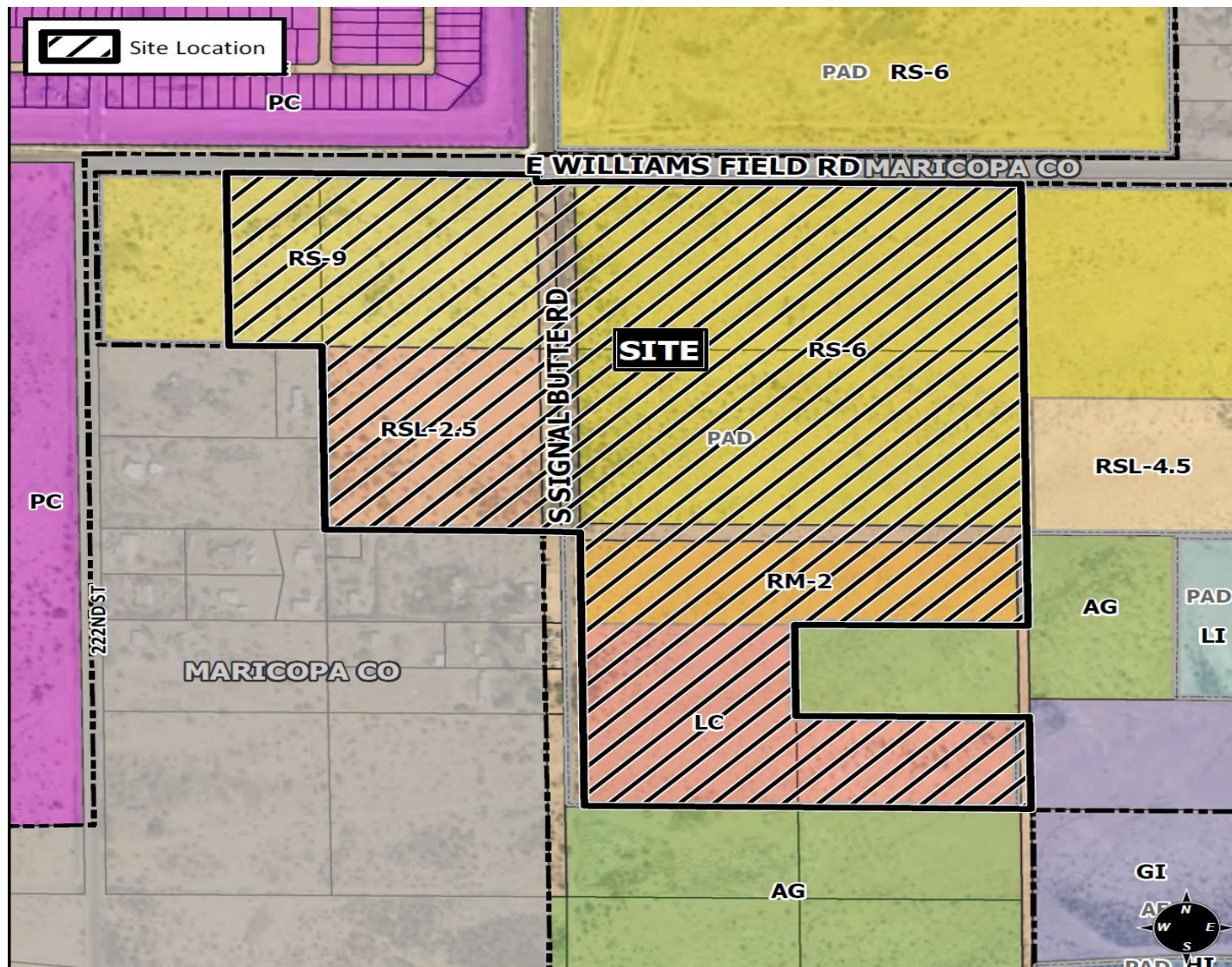
Nana Appiah, Director of Planning

June 15, 2020



Location

- South of Williams Field Road on the East and West sides of Signal Butte Road

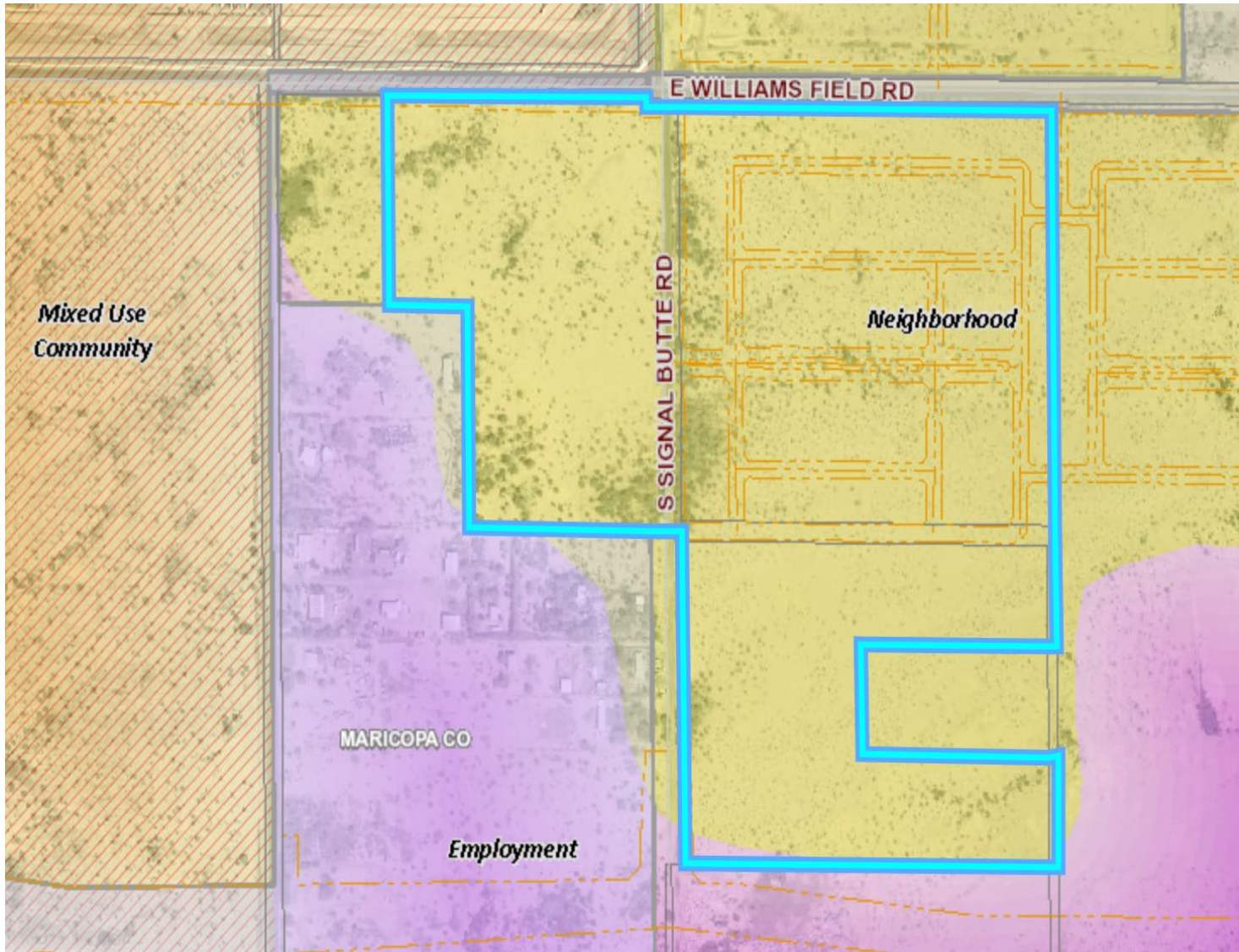


Requests

- Minor General Plan Amendment
- Rezone from residential to allow commercial uses

Purpose

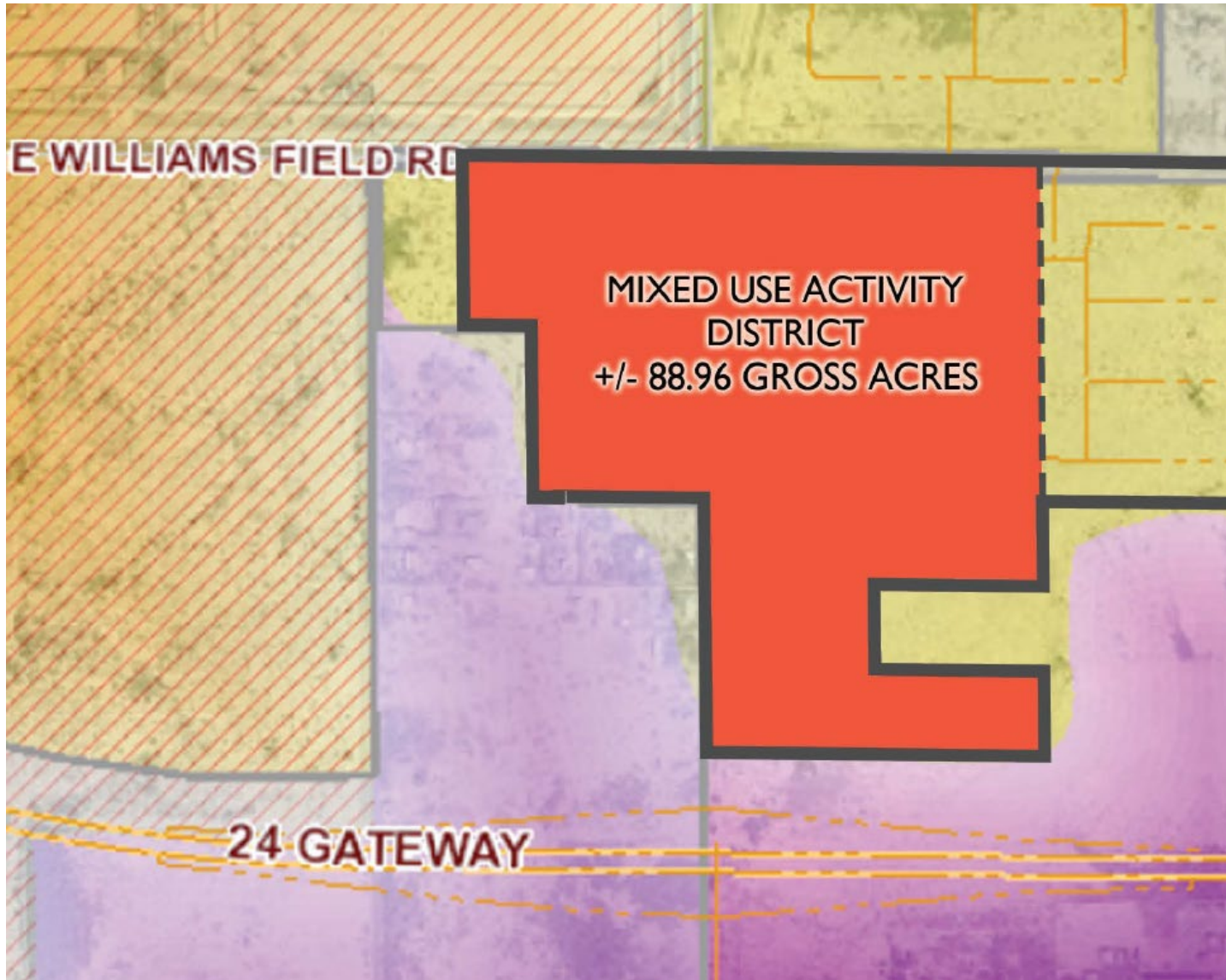
- Allow a mixed-use development



General Plan (Existing)

Neighborhood

- Primarily residential
- Supporting commercial uses



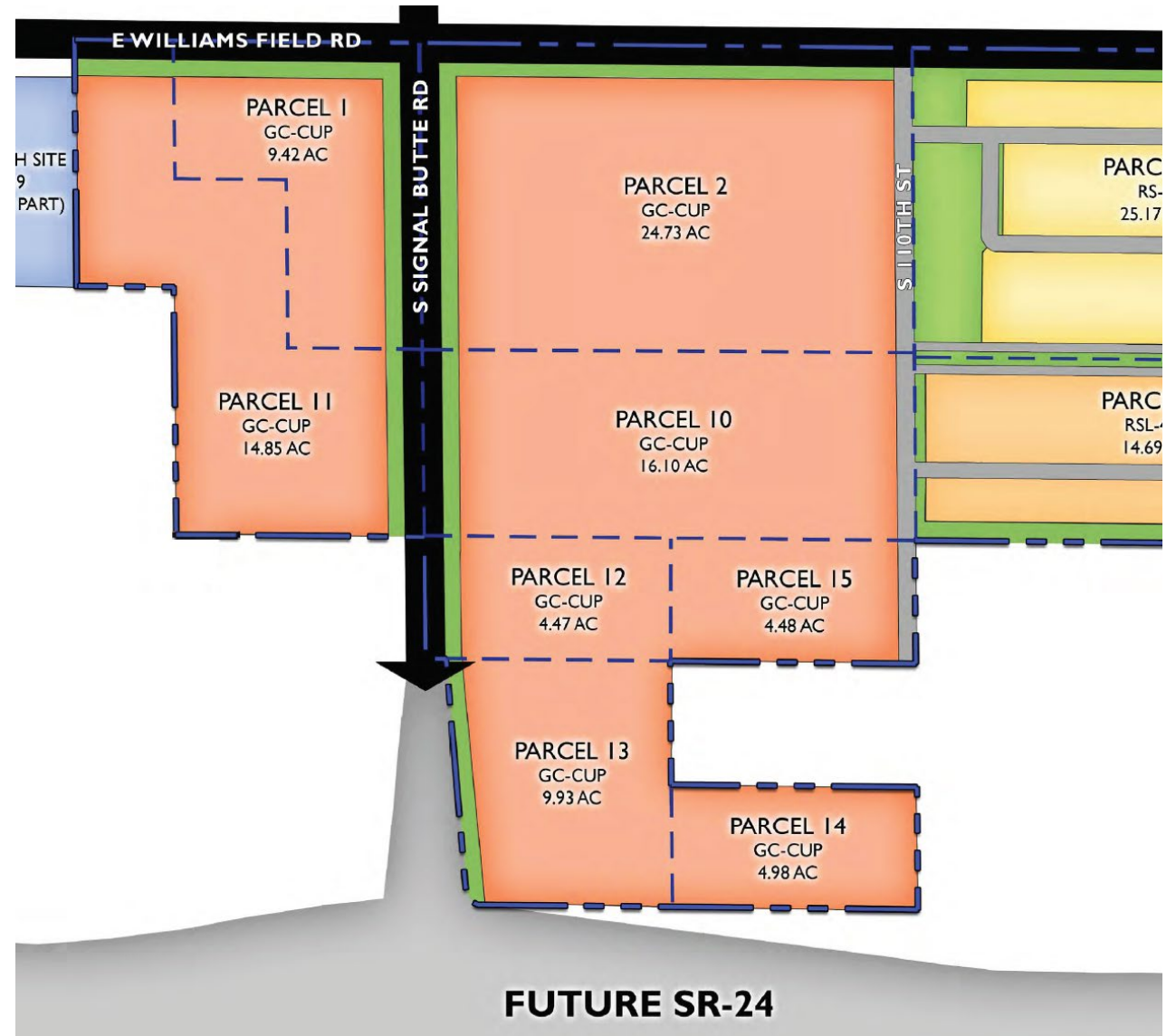
General Plan (Proposed)

Mixed Use Activity District

- Over 25 acres
- Large-scale commercial activities
- Potential Auto sales

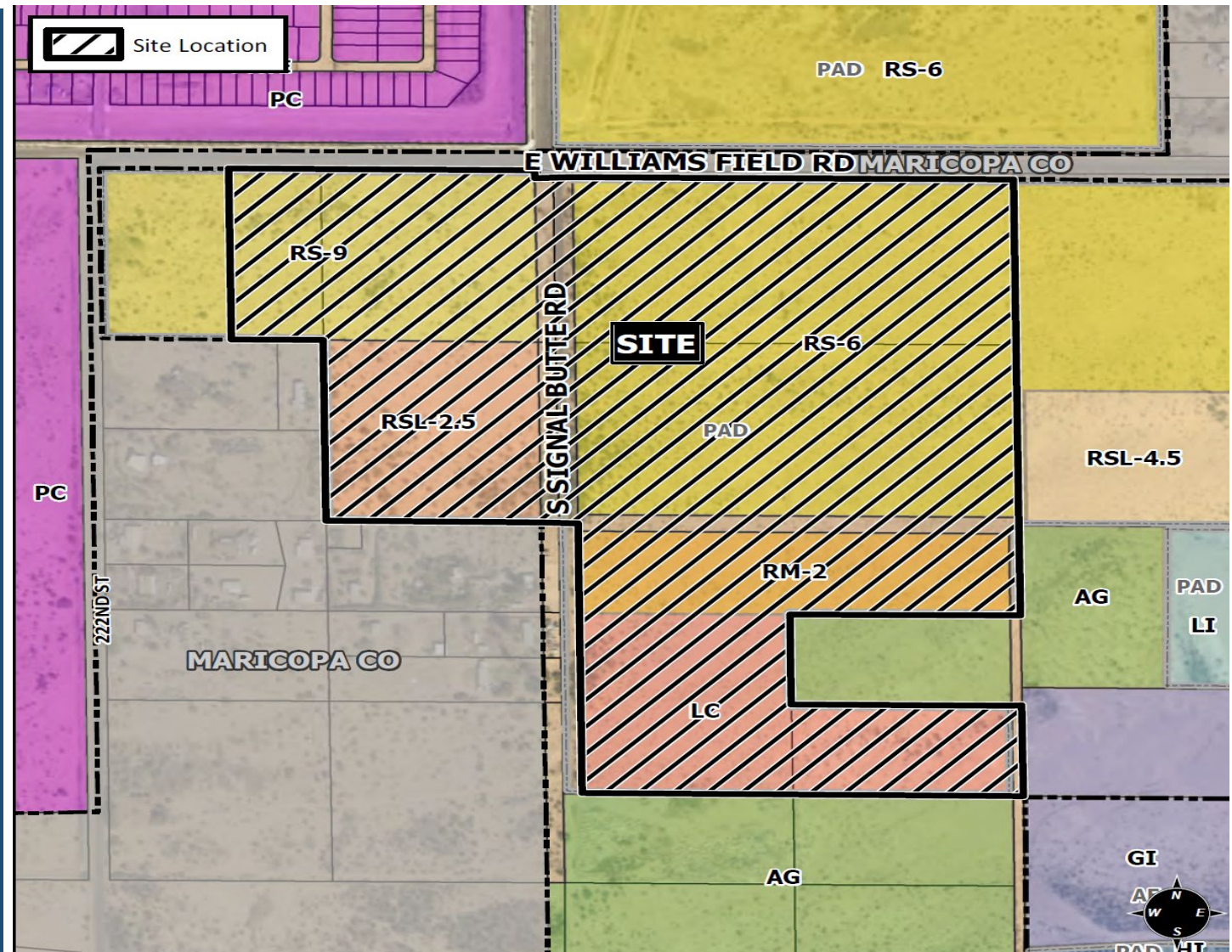
Zoning (Proposed)

- General Commercial-PAD-Council Use Permit
- Remove from Destination at Gateway PAD



PAD Overlay

- Conceptual Plan
- Future Site Plan Review required
- Development Agreement



Council Use Permit – Residential in GC District

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

✓	Min. 40% Gross Floor Area 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

Summary

Findings

- ✓ Consistent with the goals of 2040 Mesa General Plan
- ✓ Meets review criteria for Council Use Permit

Staff Recommendation

Approval with Conditions

Next Steps

July 8, 2020

Action on:

- ✓ General Plan Amendment
- ✓ Rezoning
- ✓ Development Agreement

Questions?

