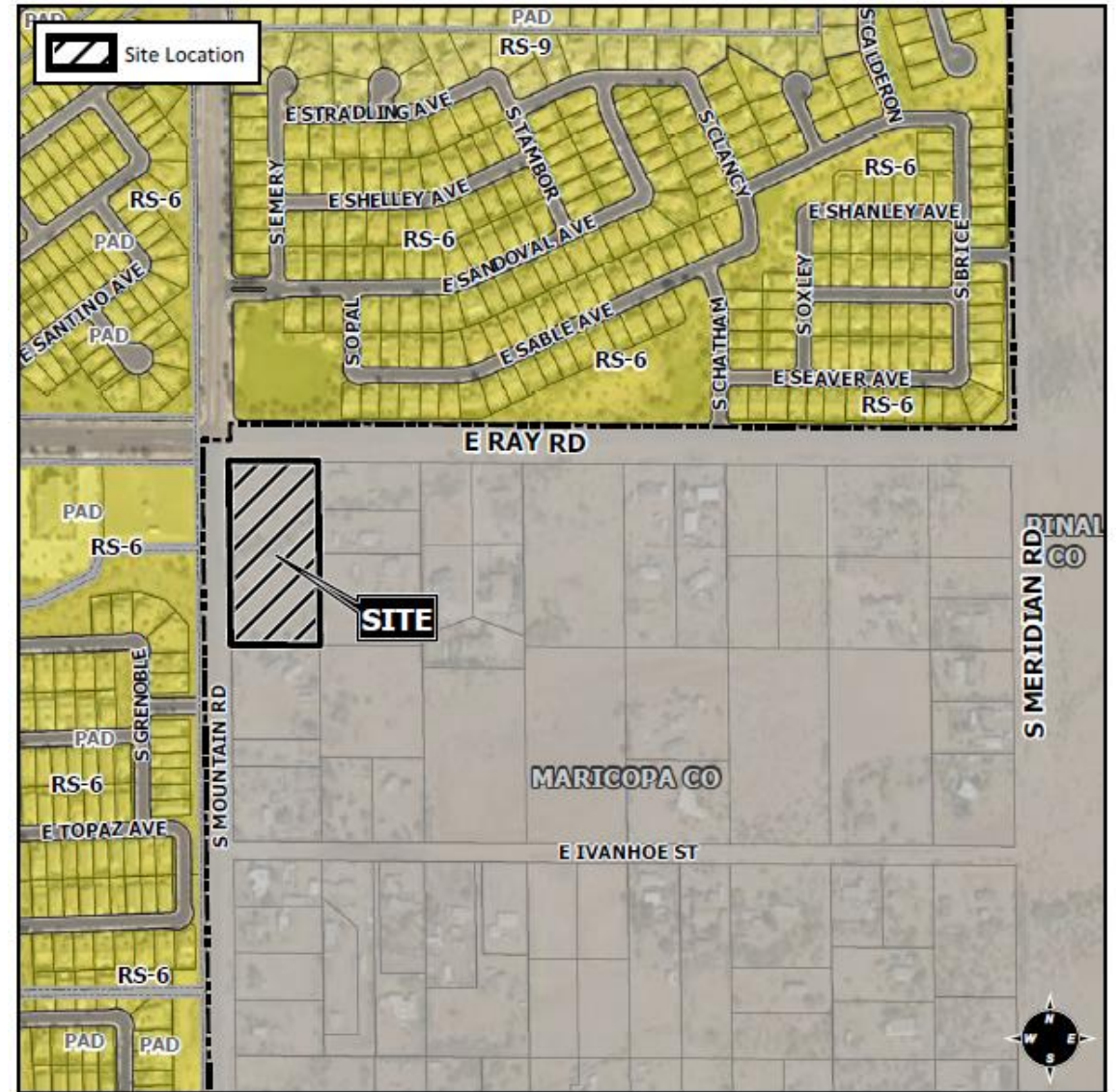




ZON20-00207

Location

- Southeast corner of Ray Road and Mountain Road





General Plan

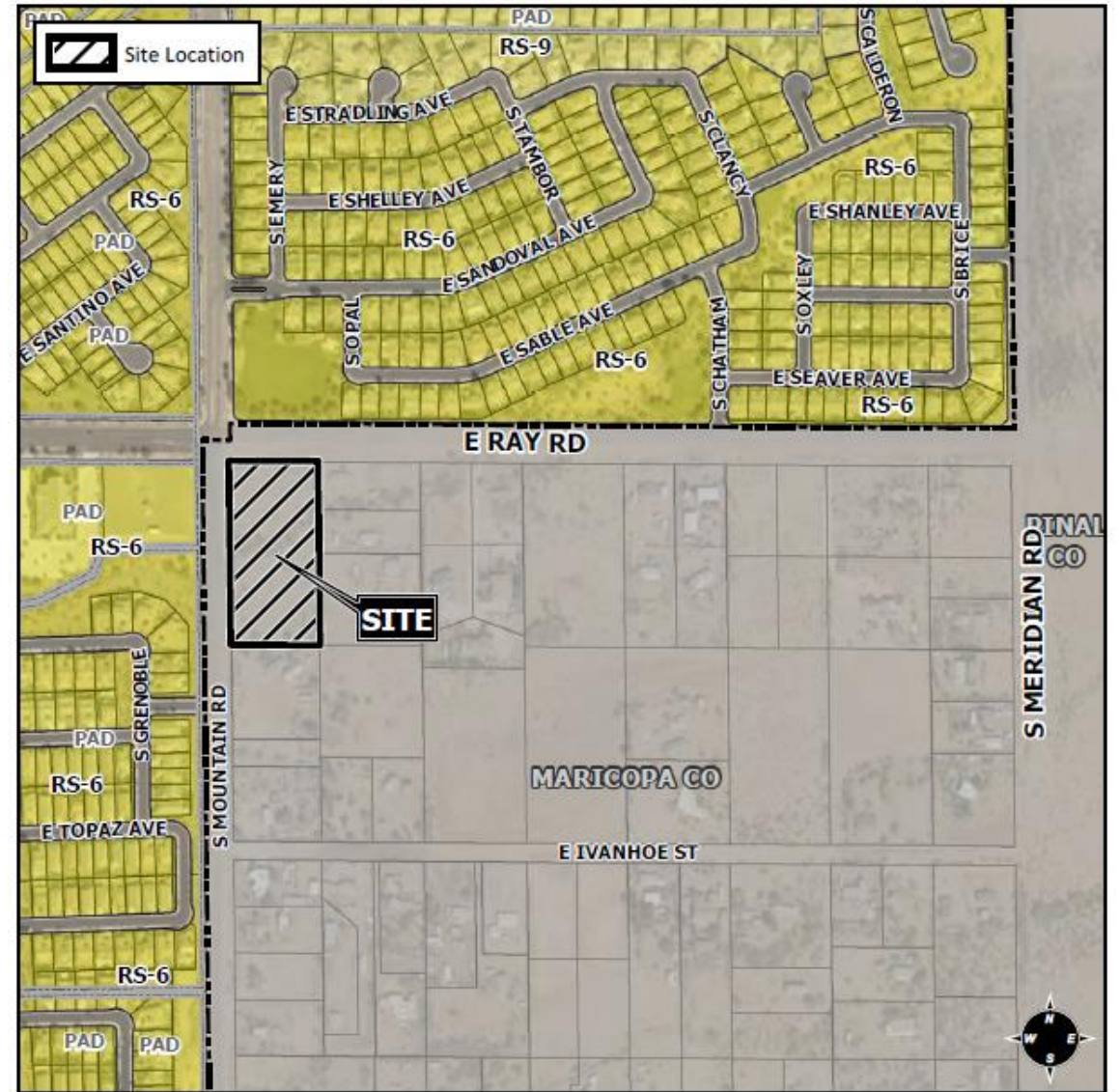
Neighborhood

- Wide range of housing options with supportive non-residential uses
- Commercial on arterial frontages and major intersections

Zoning

RU-43 (Maricopa County)

- Annexation request to Council
- Rezone from RS-43 to NC
- Neighborhood Commercial (NC)
 - Provide areas for locally oriented retail and service uses
 - Trade area ½ to 2 miles





Request

- Rezoning from RS-43 to NC

Purpose

- Establish commercial zoning for future development

Site Photos



Mountain Road looking east

Citizen Participation

- Property owners within 1000' of the property
- HOA's within .5 mile of the site
- Neighborhood meeting 7/9/2020
- Comments included:
 - Uses in NC/development standards
 - Screening
 - One neighbor opposed due to continuity of zoning in the area and drainage concerns



Summary

Findings

- ✓ Complies with the 2040 Mesa General Plan

Staff Recommendation

Approval with Conditions