



# City Council ZON24-00561

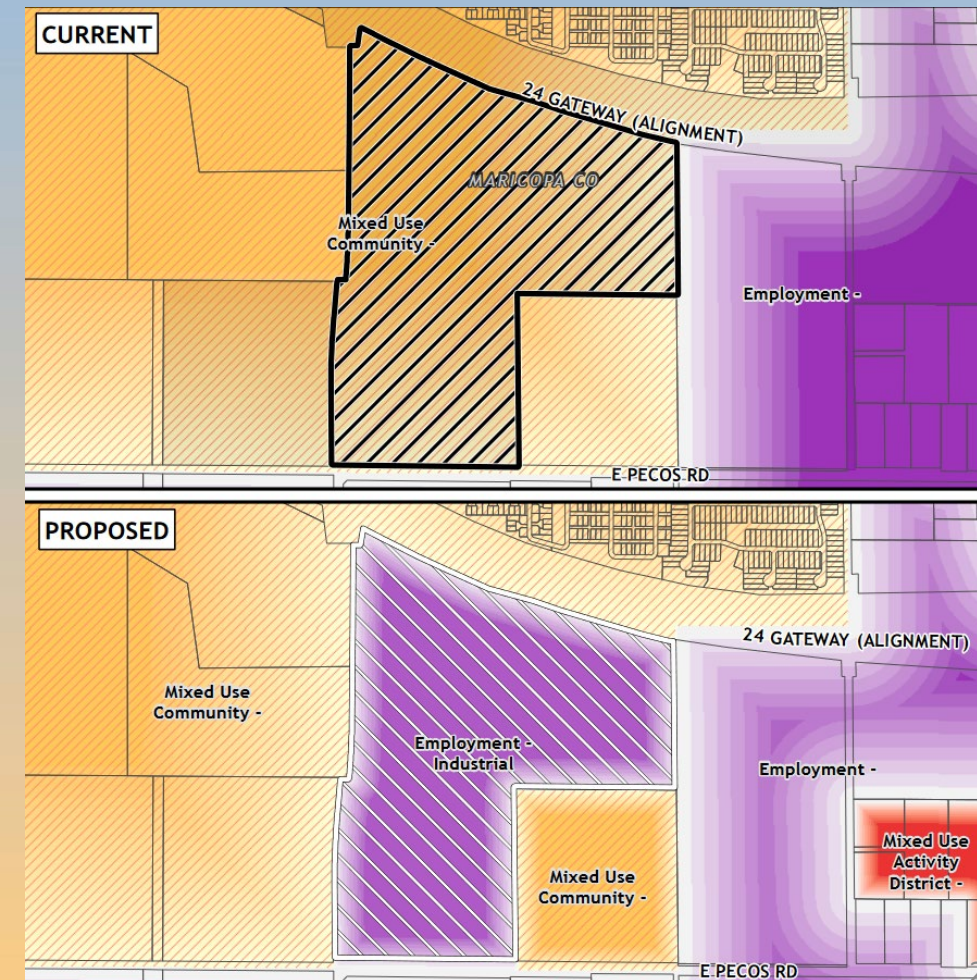
Mary Kopaskie-Brown, Planning Director

August 26, 2024  
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# Request

- Minor General Plan Amendment to change the underlying character area designation
- Mixed Use Community to Employment with an Industrial sub-type

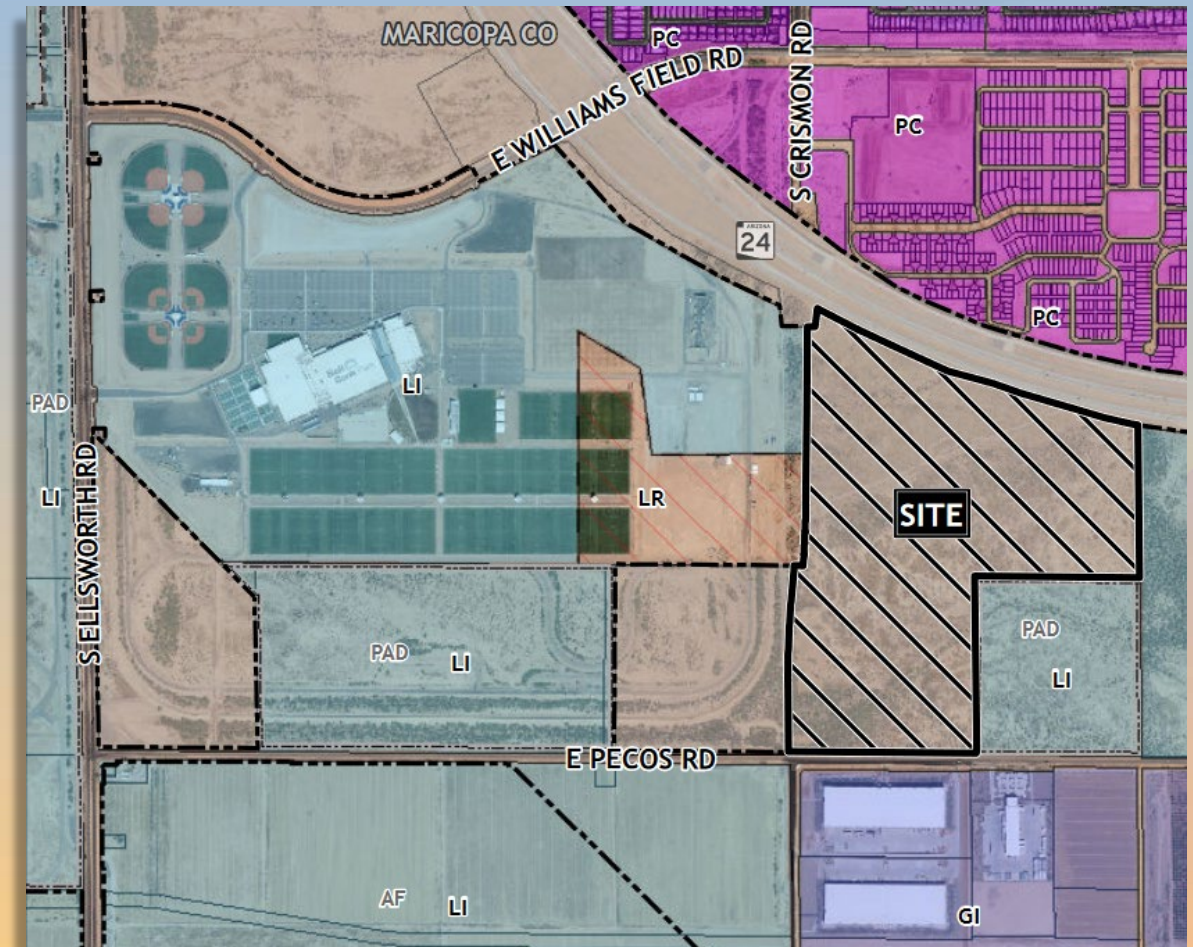






# Location

- NEC of Pecos Road and the future Crismon Road alignment
- South of SR-24
- East of Ellsworth Road

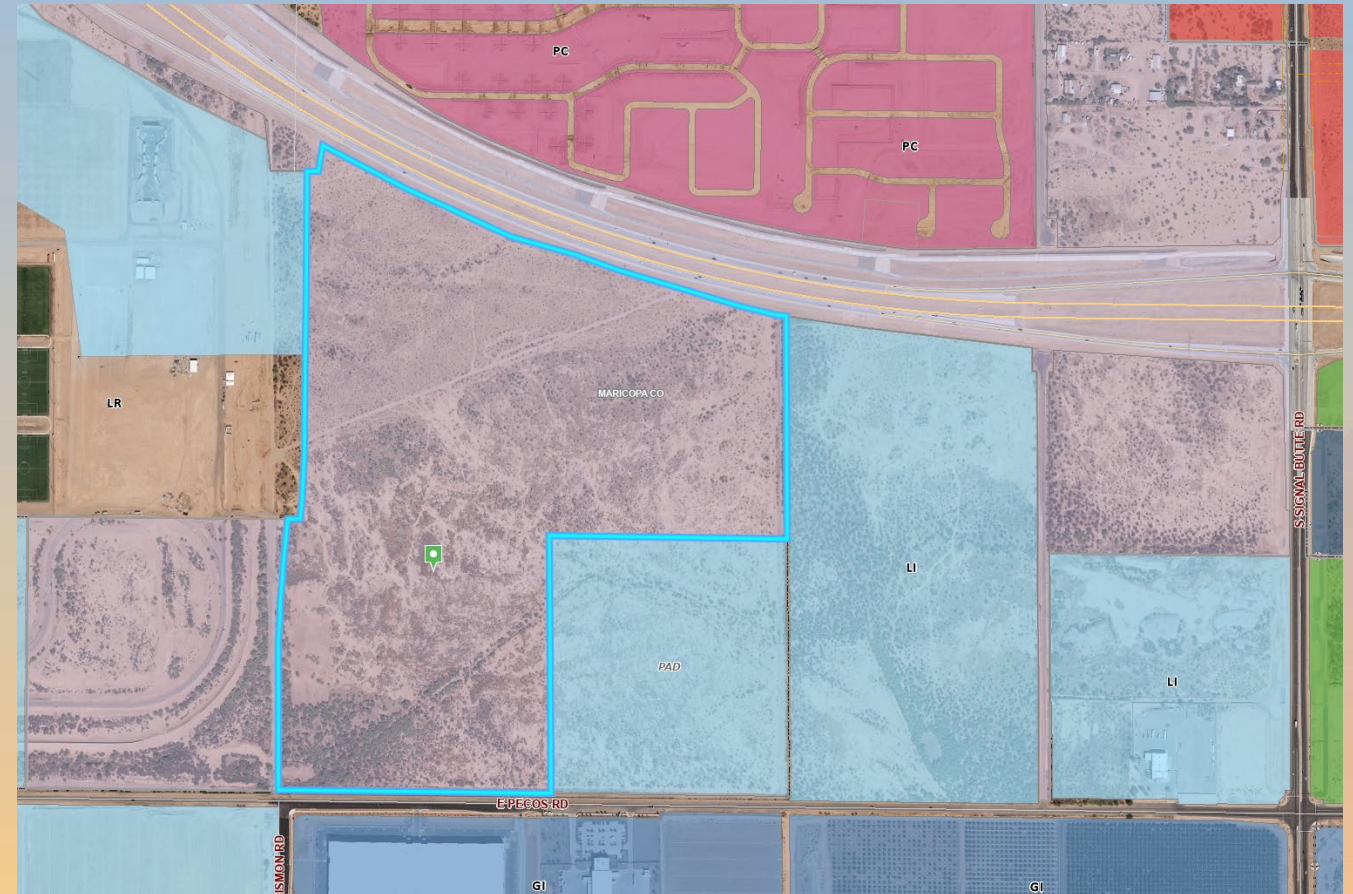






# Zoning

- Current Zoning
  - Agricultural (AG)
- Proposed Zoning
  - LI-PAD
- Indoor Warehousing and Storage and Office are permitted uses within the LI district



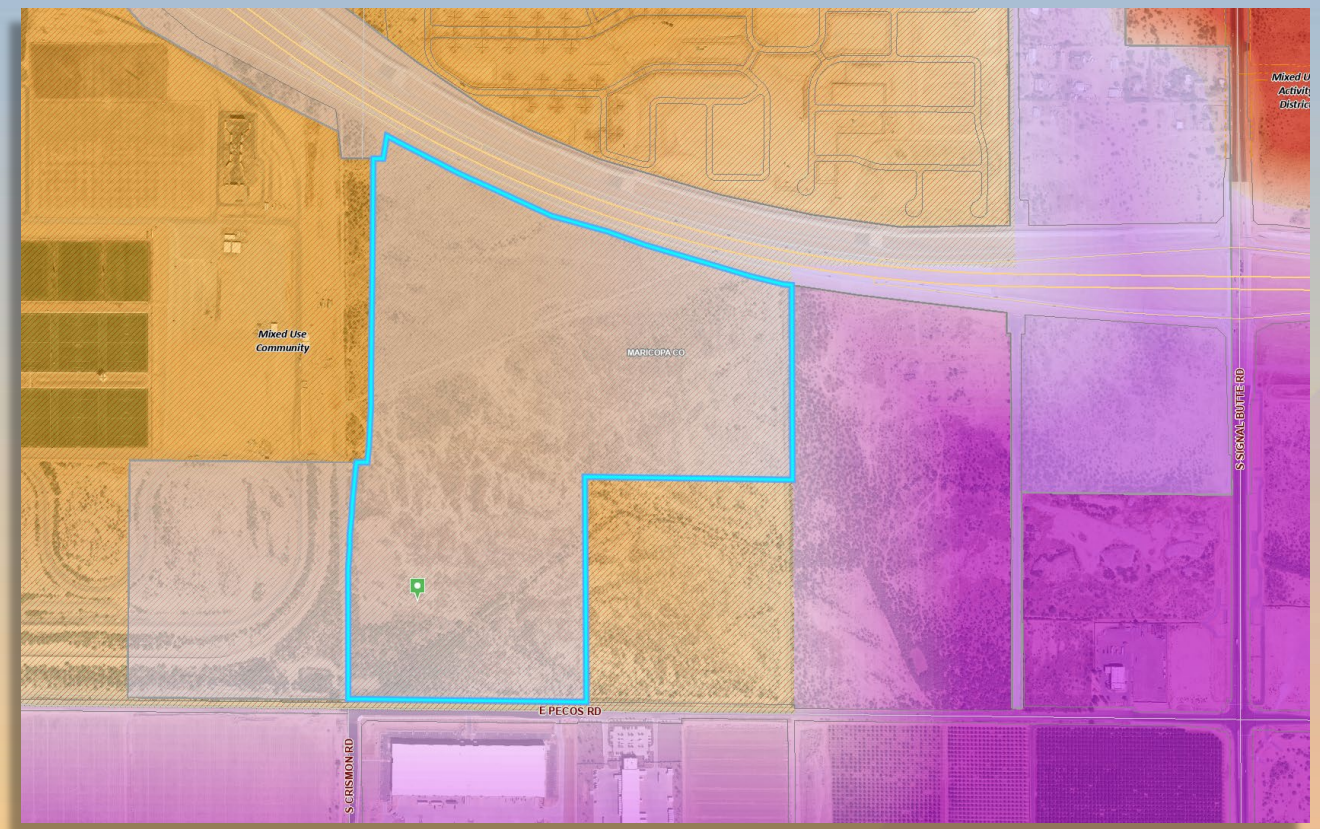




# General Plan

## Mixed Use Community

- PC is the only listed zoning district
- Indoor Warehousing and Storage is not listed as an acceptable land use
- Requires a Minor General Plan Amendment





# Minor General Plan Amendment

- Requesting to change the character type to Mixed Use Activity (130± acres)
- Chapter 16 of the General Plan contains criteria that Council may consider including but not limited to:
  - Degree of impact to surrounding community
  - Existing land use patterns in the area
  - Extent that benefits outweigh impacts
  - Whether the change will result in a loss of land for other uses





# Minor General Plan Amendment

## General Plan Amendment Criteria:

- Degree of impact to surrounding community
  - Result with increase viability of employment uses to complement existing industrial uses in the area
- Existing land use patterns in the area
  - Supports land uses that are compatible with continued employment-based development along Pecos Road
- Extent that benefits outweigh impacts
  - Proposed designation is more compatible with surrounding development
- Whether the change will result in a loss of land for other uses
  - Approx. 4,450 acres already developed under the MX-Community character area designation



# Citizen Participation

- Notified property owners within 1,000 ft., HOAs, and registered neighborhoods
- Neighborhood meeting held on May 21, 2024, with no citizen attendees







# Findings

- ✓ Complies with the amendment criteria in Chapter 15 of the 2040 Mesa General Plan

*Staff Recommends Approval with Conditions*

*Planning and Zoning Board Recommends Approval with Conditions (6-0)*



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