



Planning & Zoning Board

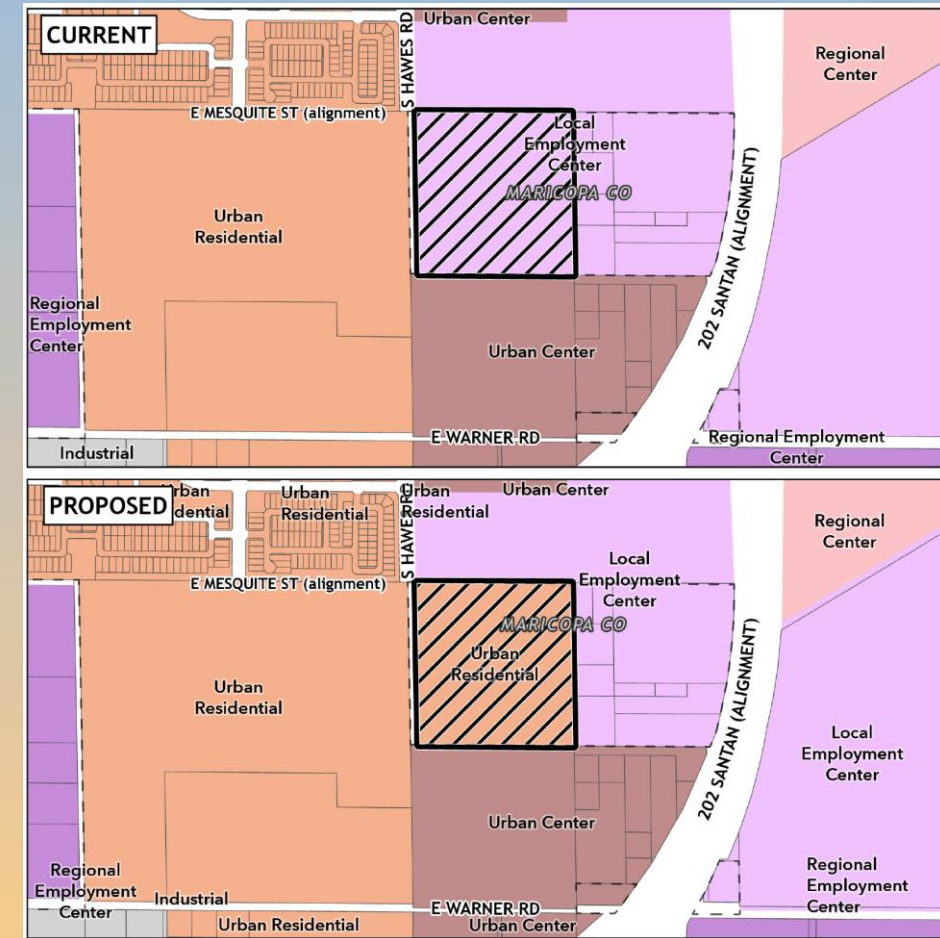


GPA25-00233



Request

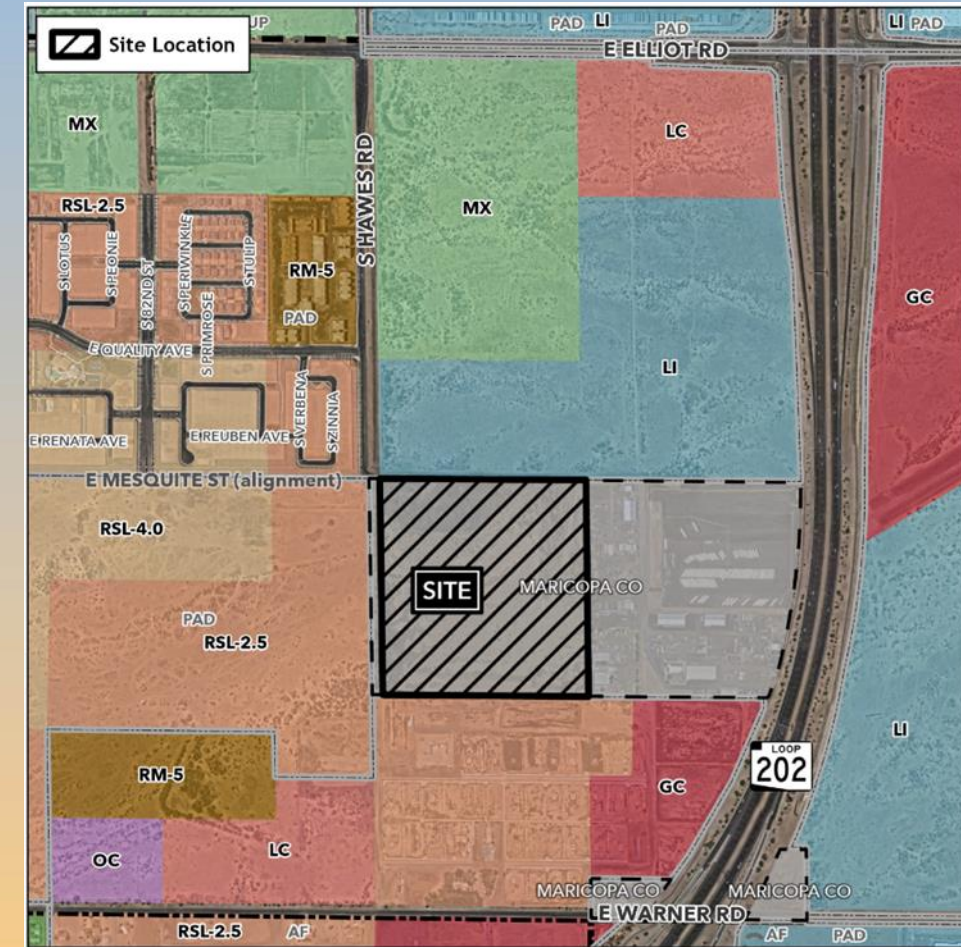
- Major General Plan Amendment
- Local Employment Center Placetype to Urban Residential Placetype





Zoning

- Existing: Maricopa County, Light Industrial (IND-2)
- Proposed: Small Lot Single Residence 2.5 with a Planned Area Development Overlay (RSL-2.5-PAD)





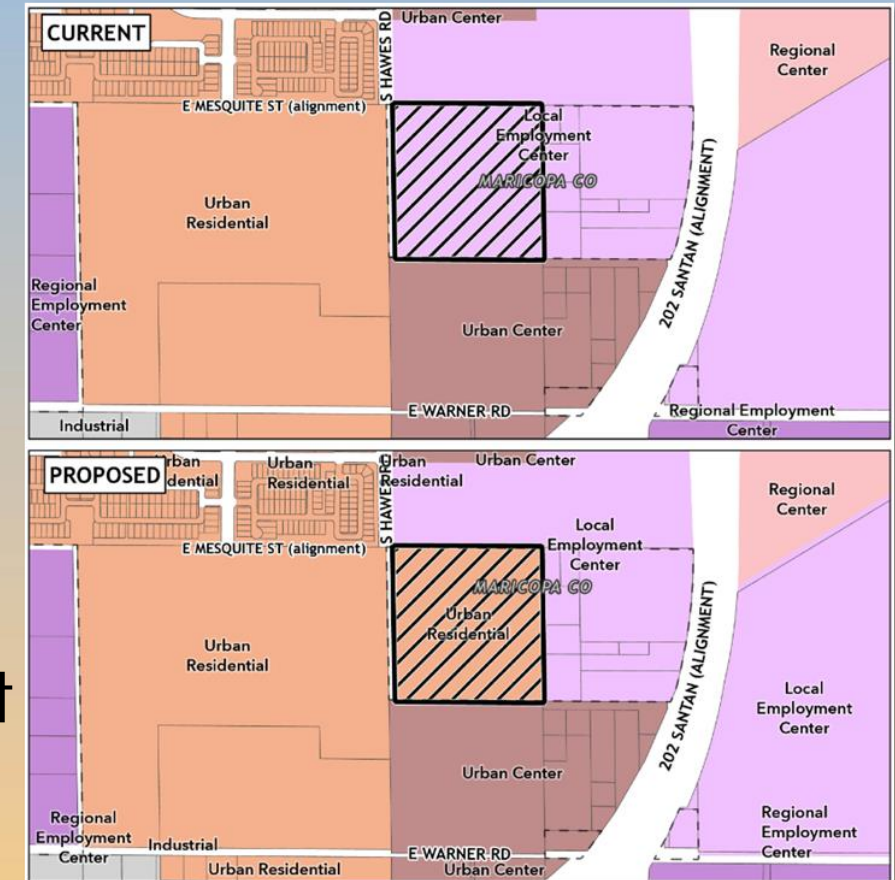
Mesa 2050 General Plan

Existing General Plan Placetype:

- Local Employment Center
 - RSL-2.5 not listed as a zoning district
 - Single residence not listed as a land use

Proposed General Plan Placetype:

- Urban Residential
 - RSL-2.5 is listed as an allowed zoning district
 - Single residence is listed as a primary land use





General Plan Amendment Approval Criteria

1. The Proposed Project will not result in a shortage of land for other planned uses
2. Whether events after the adoption of the General Plan have changed the character or condition of the area
3. The degree to which the proposed amendment will impact the whole community or a portion of the community by:
 - a. Altering existing land use patterns in a significant way that is contrary to the Vision, Guiding Principals, or Strategies identified in the General Plan
 - b. Requiring larger or more extensive improvements to roads, sewer or water systems that may negatively impact development of other lands
 - c. Adversely impacting existing uses due to increased traffic congestion that is not accommodated by planned roadway improvements or other planned transportation improvements such as nonmotorized transportation alternatives or transit



General Plan Amendment Approval Criteria

4. Whether the proposed amendment is consistent with the Vision, Guiding Principles, or Strategies of the General Plan
5. Whether the proposed amendment constitutes an overall improvement to the General Plan and the City of Mesa
6. The extent to which the benefits of the proposed amendment outweigh any of the impacts identified by these criteria



Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods and invited them to a virtual neighborhood meeting
- Neighborhood meeting was held on July 28, 2025 – No residents attended the meeting
- No correspondence received by staff

CITY OF MESA
PUBLIC NOTICE

ZONING HEARING

PLANNING & ZONING BOARD
2425 SOUTH DOBSON ROAD
MESA, ARIZONA

TIME: 3:00 PM DATE: September 23, 2025
CASE: GPA25-00233

Request: Major General Plan Amendment to change the Placetype from Local Employment Center to Urban Residential.

Applicant: Pew & Lake, PLC
Phone: (480) 461-4670
Planning Division (480) 644-2385

Posting date: 9/8/25

September 8, 2025
+33.343097
20001-20257 E M
Mesa
Ur



Findings

- ✓ Complies with the amendment criteria in Chapter 5 of the 2050 Mesa General Plan and Chapter 75 of the Mesa Zoning Ordinance

Staff Recommends Approval with Conditions



Planning & Zoning Board