



City Council

ZON22-00435

Mary Kopaskie-Brown, Planning Director

October 7, 2024



Request

- Rezone from Agriculture, General Industrial and Light Industrial to General Commercial with a Planned area Development Overlay
- To allow for the future development of an Auto Mall





Location

- North of Pecos Road
- Both sides of Signal Butte





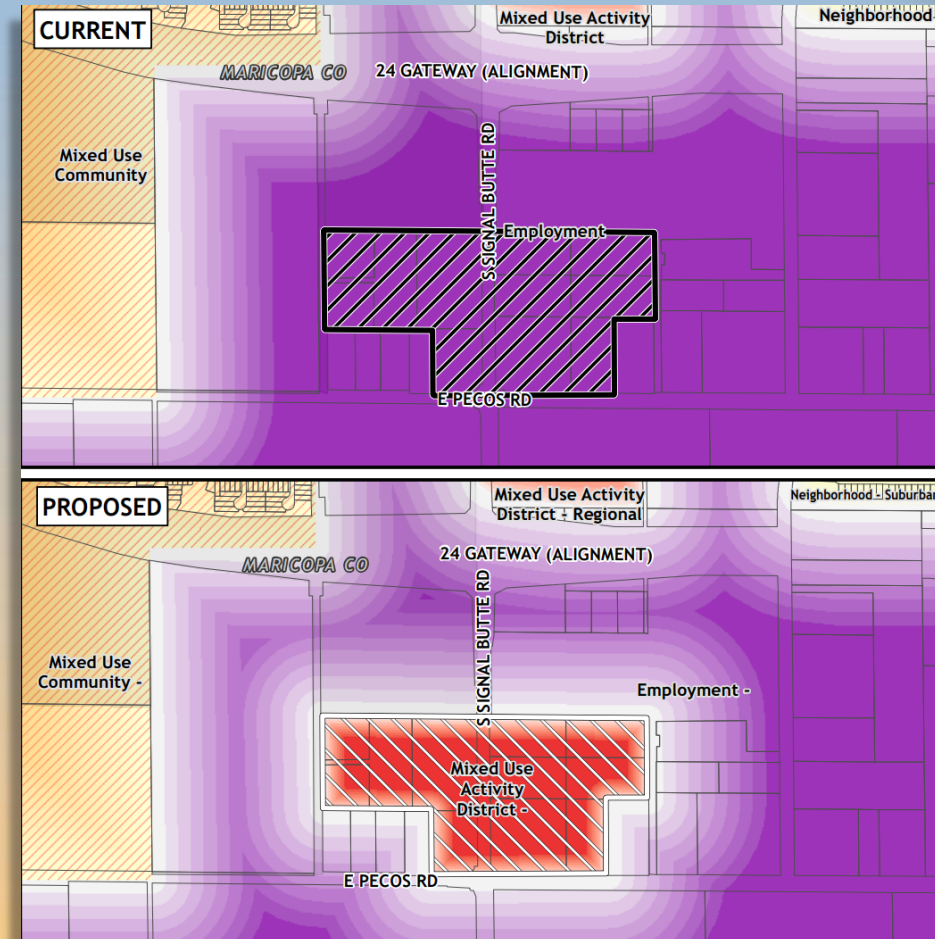
General Plan

Current - Employment

- Provide for a wide range of employment opportunities in high-quality settings.

Proposed - Mixed Use Activity

- Significant retail center to attract customers from a large radius





Proposed Zoning

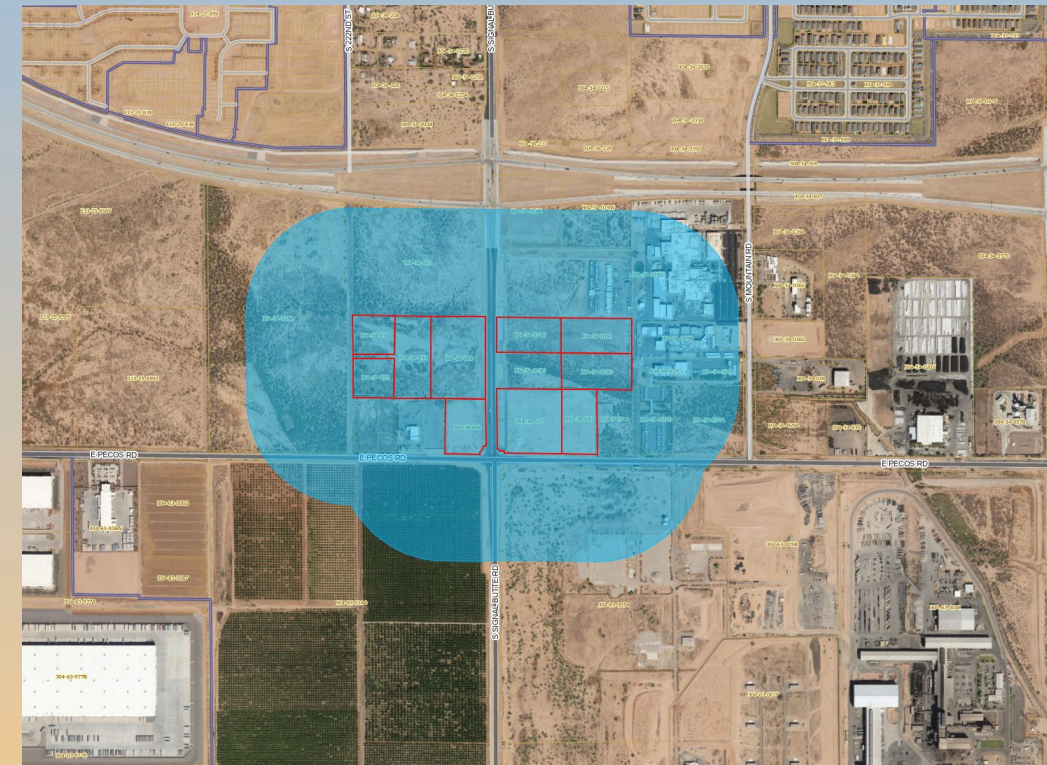
- General Commercial with a Planned Area Development
- All future development will require Site Plan and Design Review





Citizen Participation

- Notified property owners within 1000 ft., HOAs, and registered neighborhoods
- Staff has not received any comments from the public in relation to this project





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 22 of the MZO for a PAD overlay

***Staff recommends Approval with Conditions
Planning and Zoning Board recommends Approval with Conditions (5-0)***



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Conceptual Site Plan

