
ZON20-00024

Planning and Zoning Board
April 8, 2020

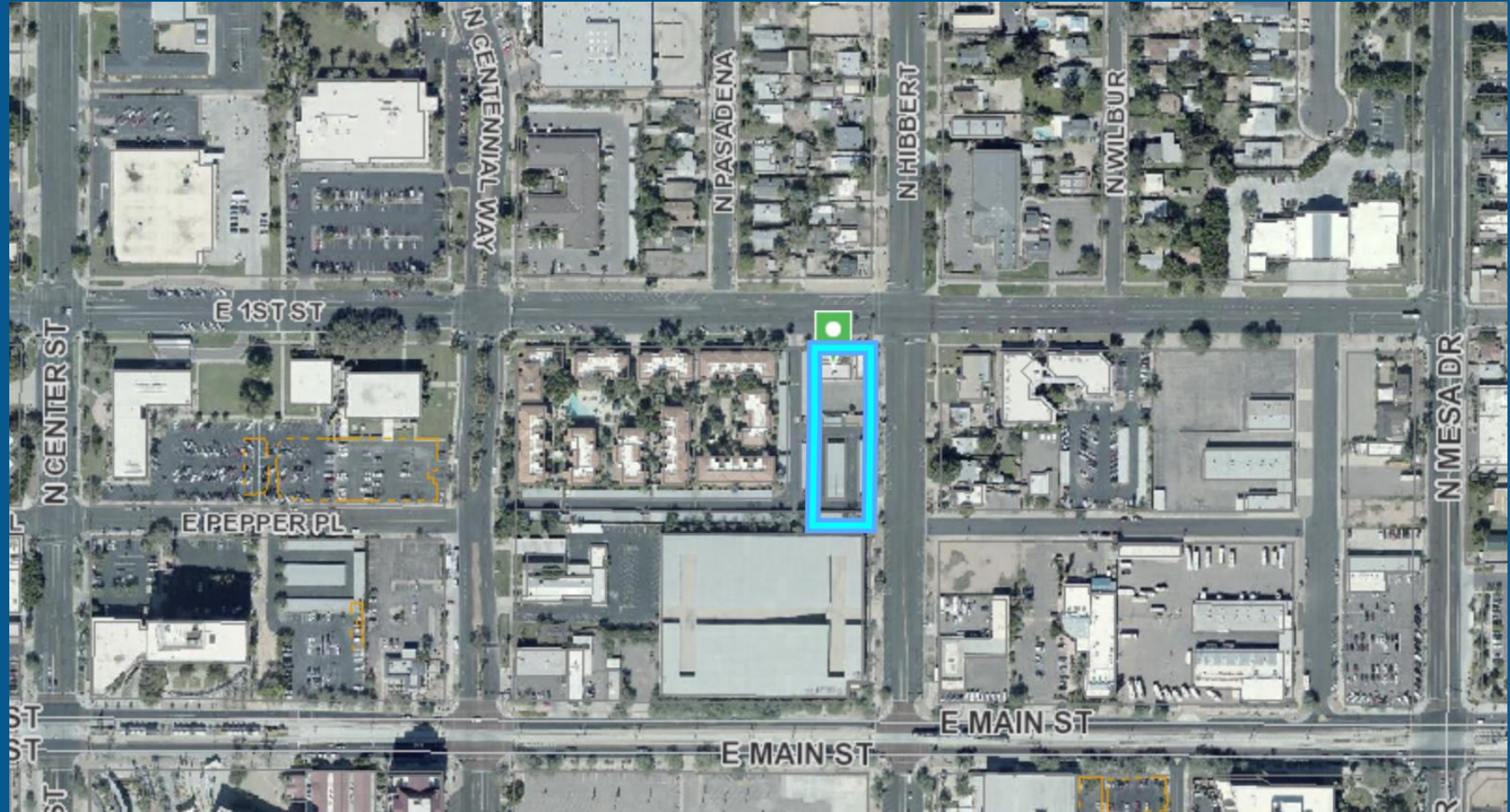
Request & Purpose

Request:

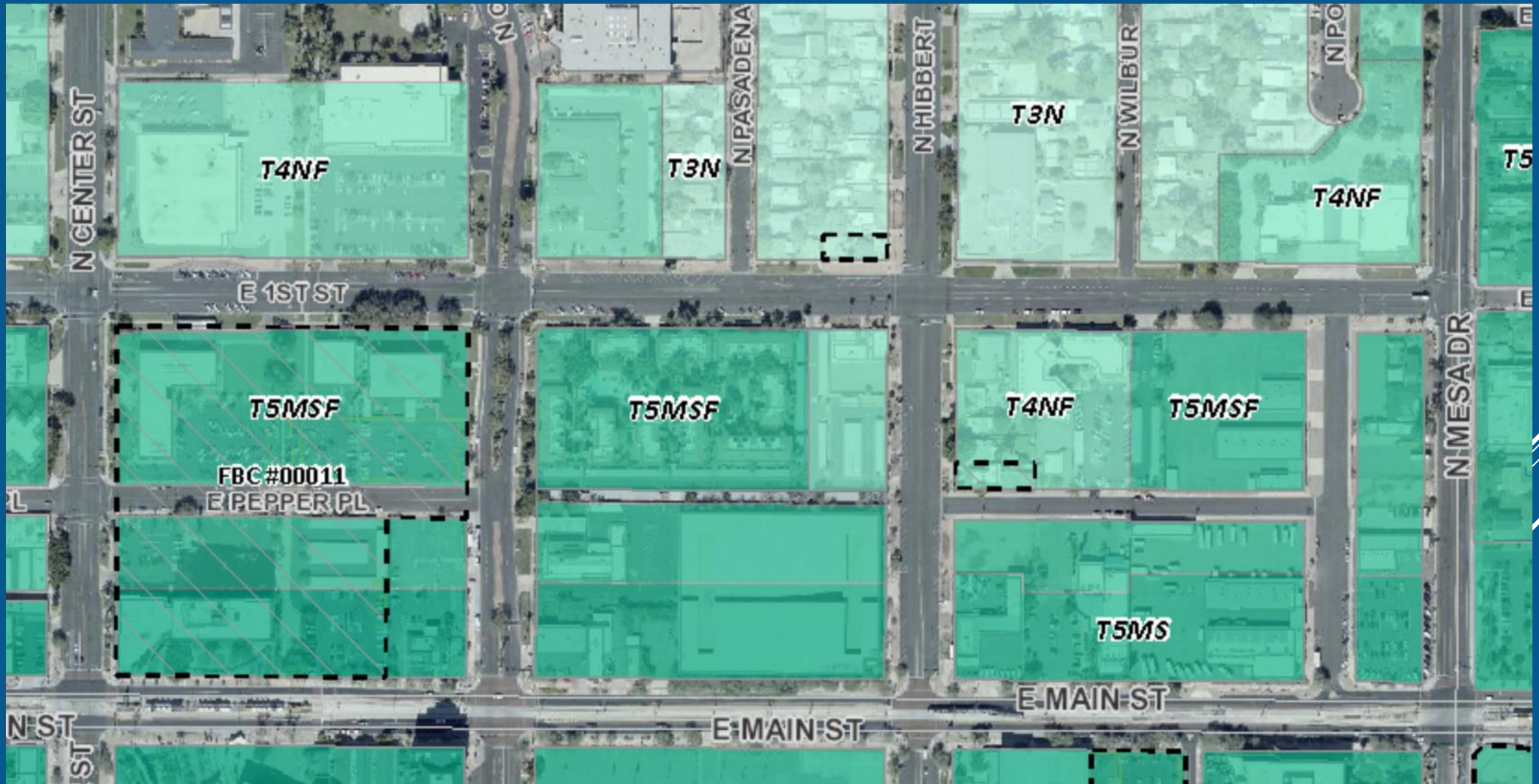
Rezone from T4 Neighborhood Flex (T4NF) to T5 Main Street Flex (T5MSF) within the Form-Based Code Regulating Plan.

Purpose:

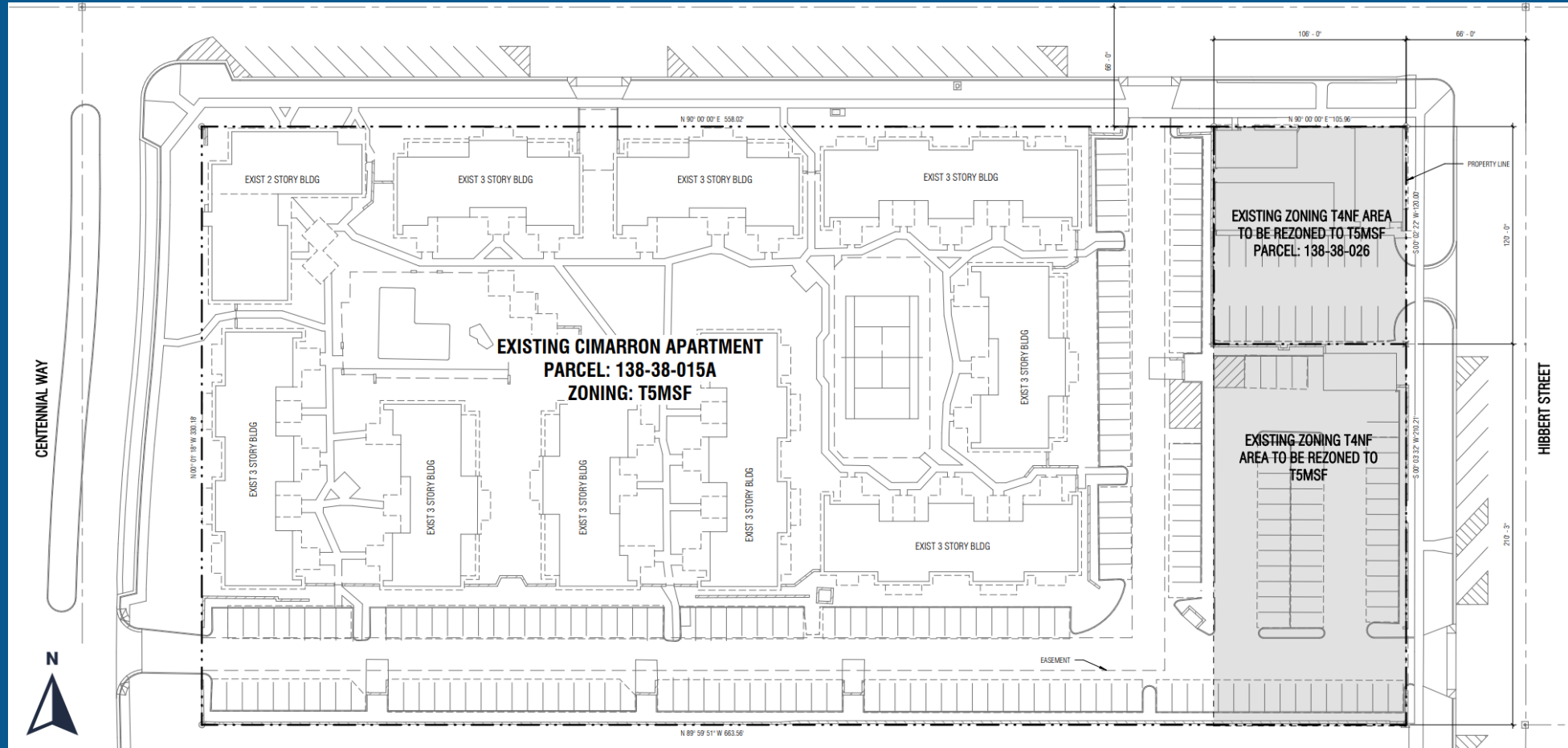
This request will allow redevelopment of the site to be in greater conformance with the goals of the General Plan and the Central Main Plan.



Form-Based Code Regulating Plan



Site Plan

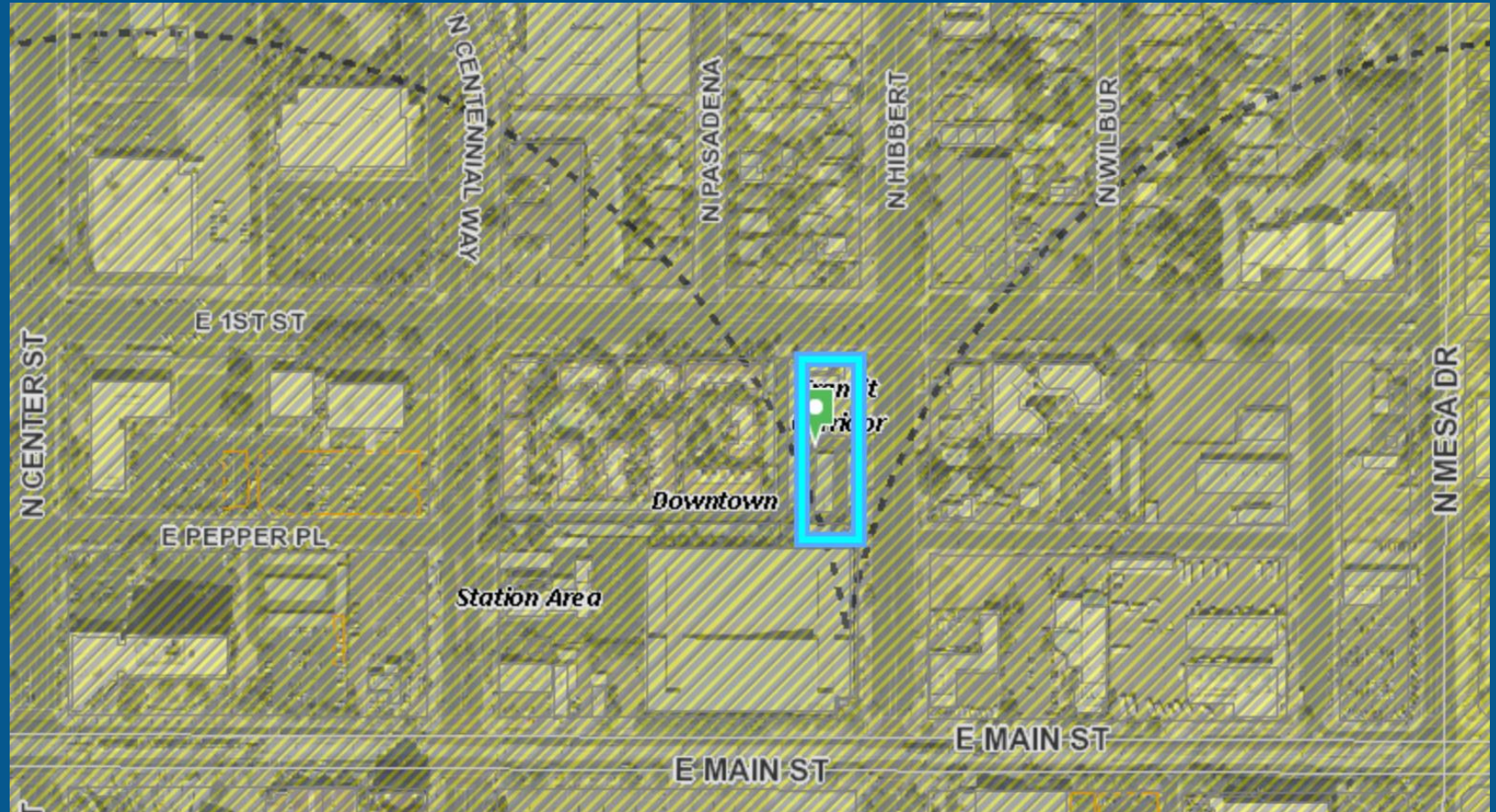


Rezoning from T4NF to T5MSF in the Form-Based Code Regulating Plan

Mesa 2040 General Plan

General Plan Designation:
Downtown, Transit Corridor

Purpose: Create a people-friendly area that is alive with options for housing, employment, shopping, entertainment, and events. The focus of the Transit Corridor is to encourage development of a mixed-use, pedestrian oriented, urban environment, particularly within walking distance of transit stops

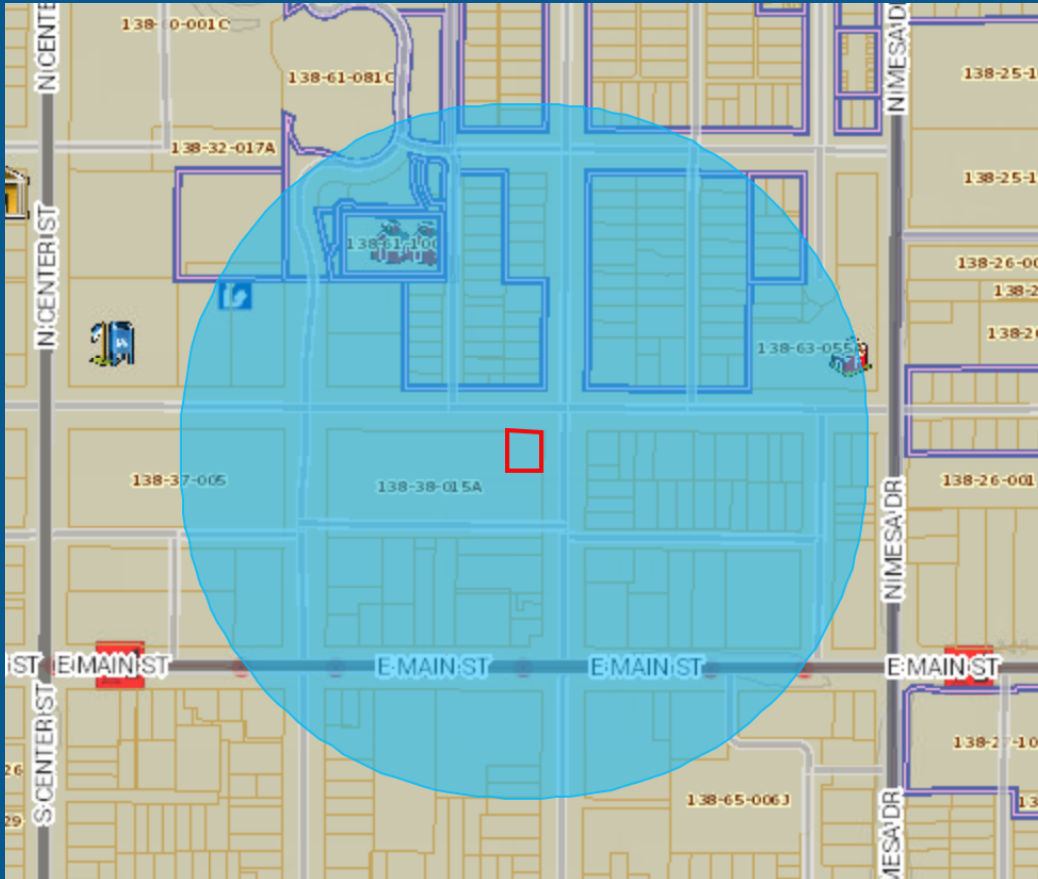


Site Photo



View of site, looking southwest from the intersection of 1st Street and Hibbert

Citizen Participation



- Neighborhood meeting held on February 27, 2020
- 0 neighbors attended

Summary

ZON20-00024 – conforms to:

- ✓ Mesa 2040 General Plan
- ✓ Central Main Street Area Plan

Staff Recommendation: Approval with conditions