



Planning & Zoning Board



ZON24-00561

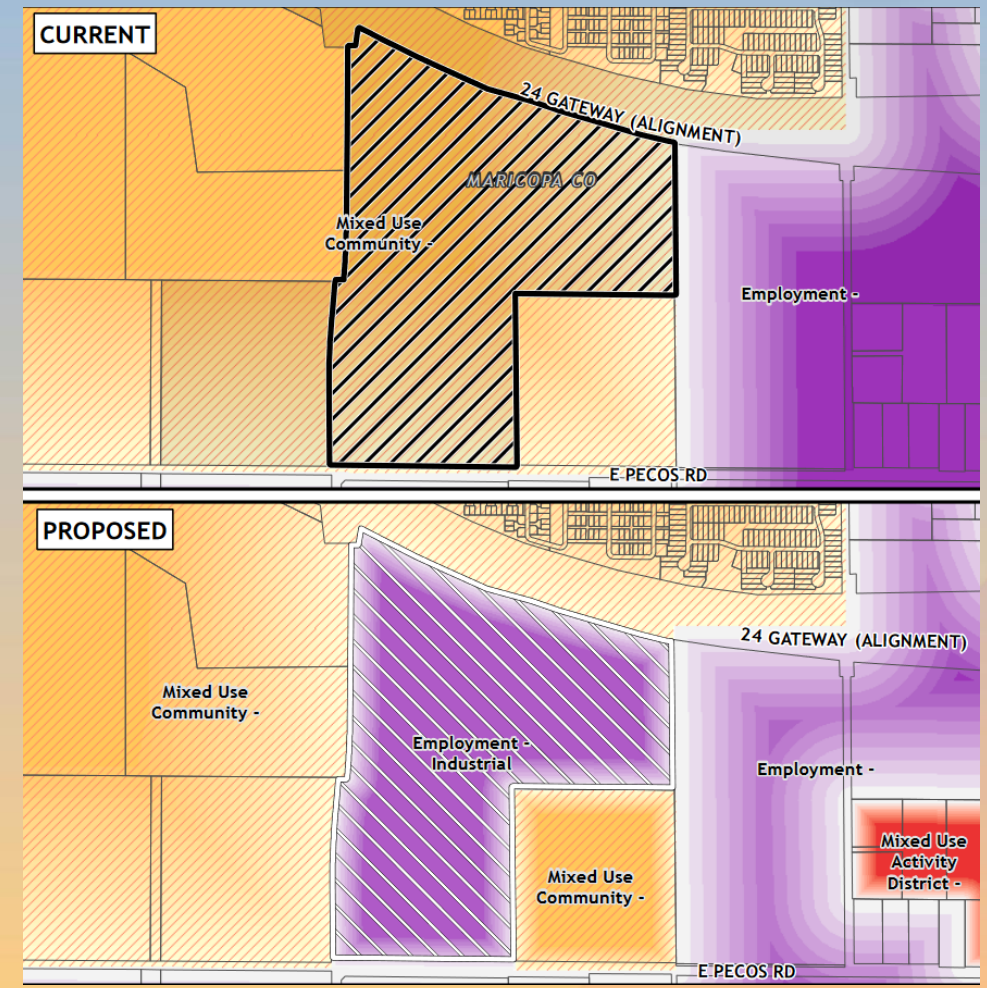
Sean Pesek, Senior Planner

July 24, 2024



Request

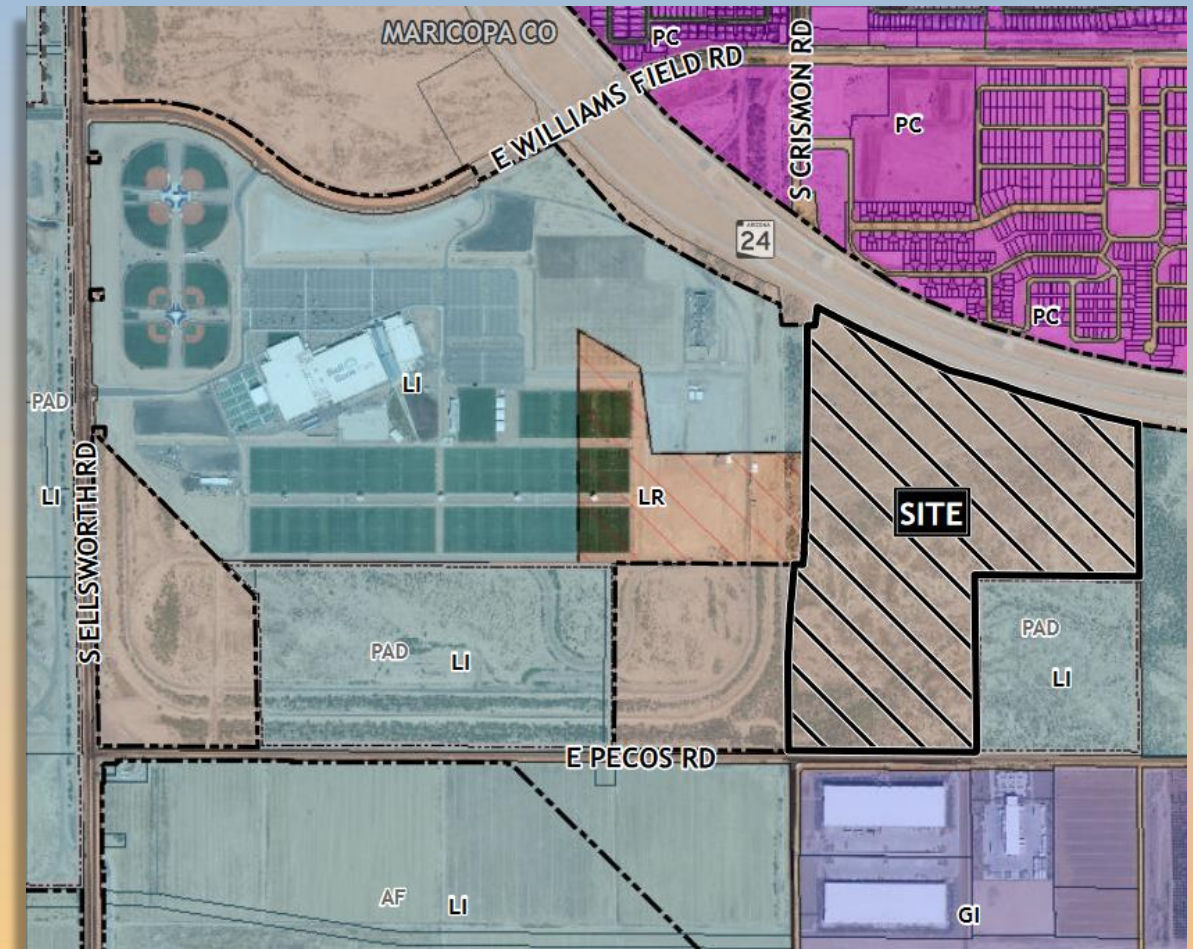
- Minor General Plan Amendment to change the underlying character area designation
- Mixed Use Community to Employment with an Industrial sub-type





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

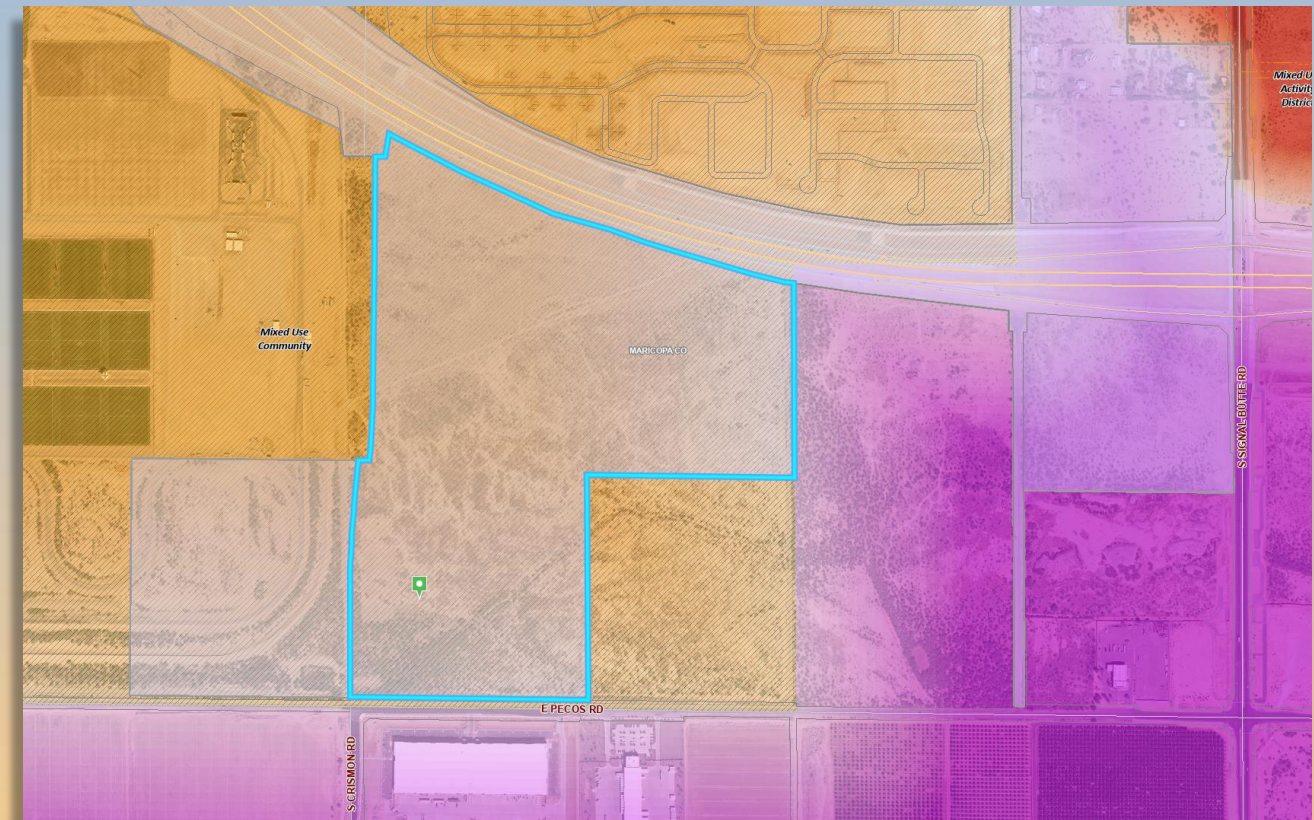




General Plan

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



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