



City Council

ZON25-00673

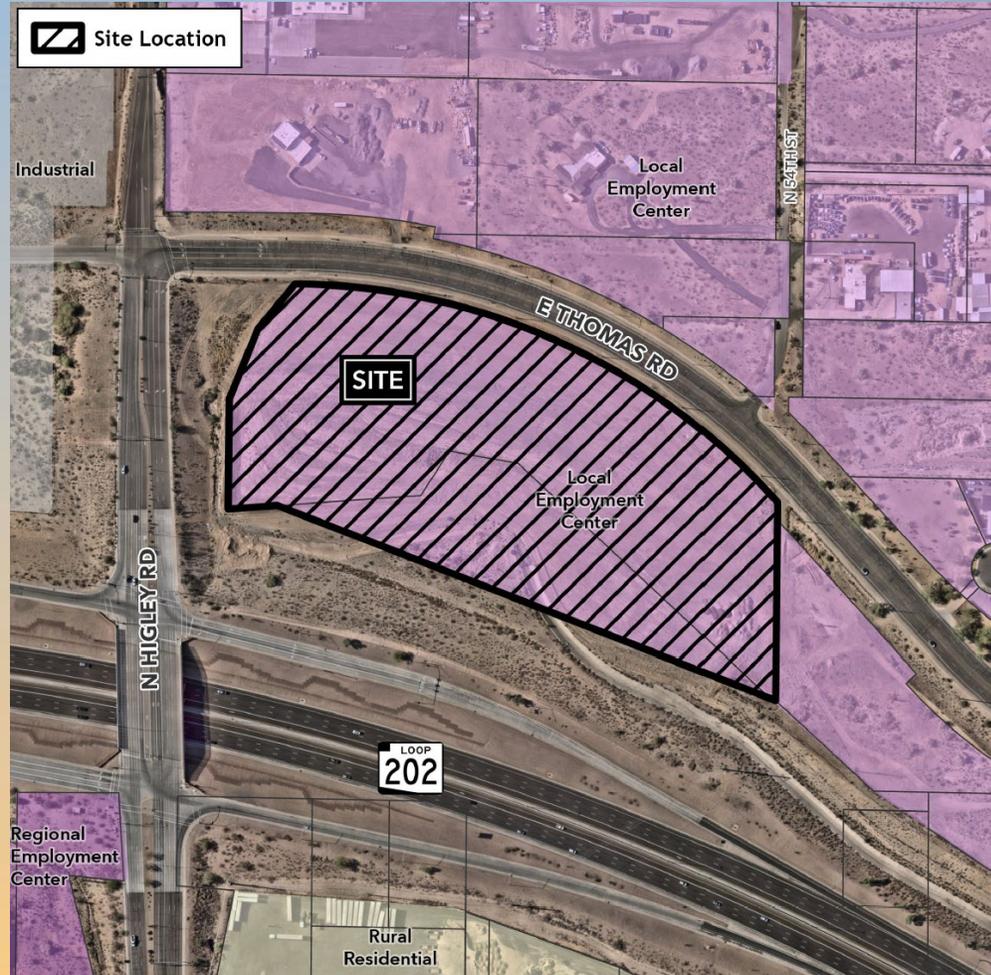
Mary Kopaskie-Brown, Planning Director
Evan Balmer, Assistant Planning Director

March 23, 2026



Request

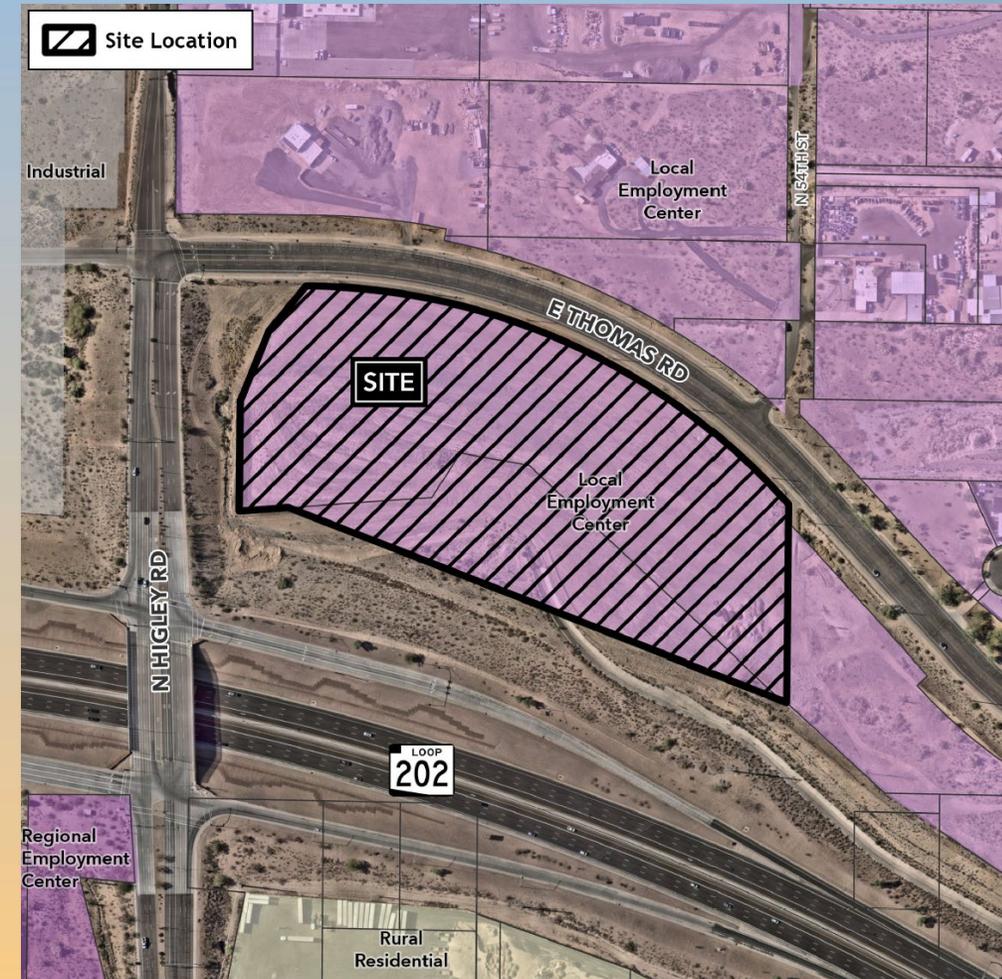
- Minor General Plan Amendment
- Local Employment Center Placetype to Industrial Placetype





Location

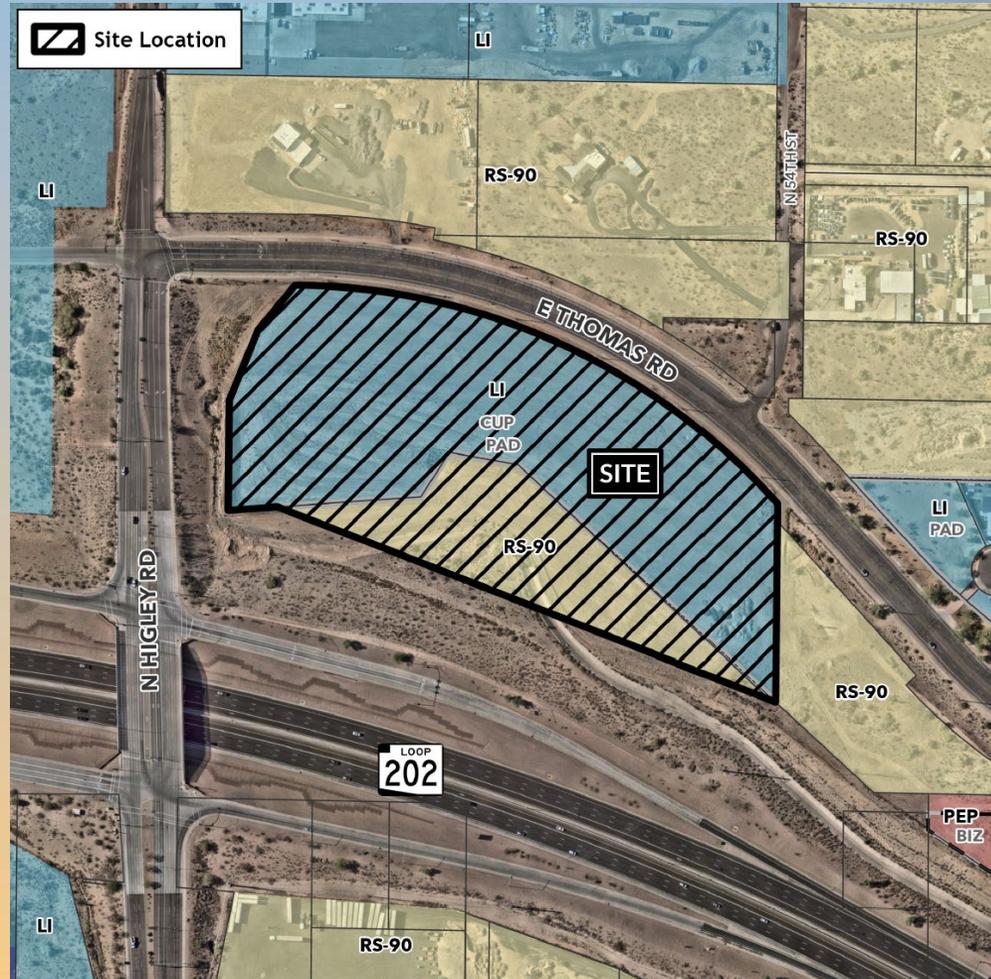
- East side of Higley Road
- South side of Thomas Road





Zoning

- Current: LI-PAD and RS-90
- Proposed: LI-PAD

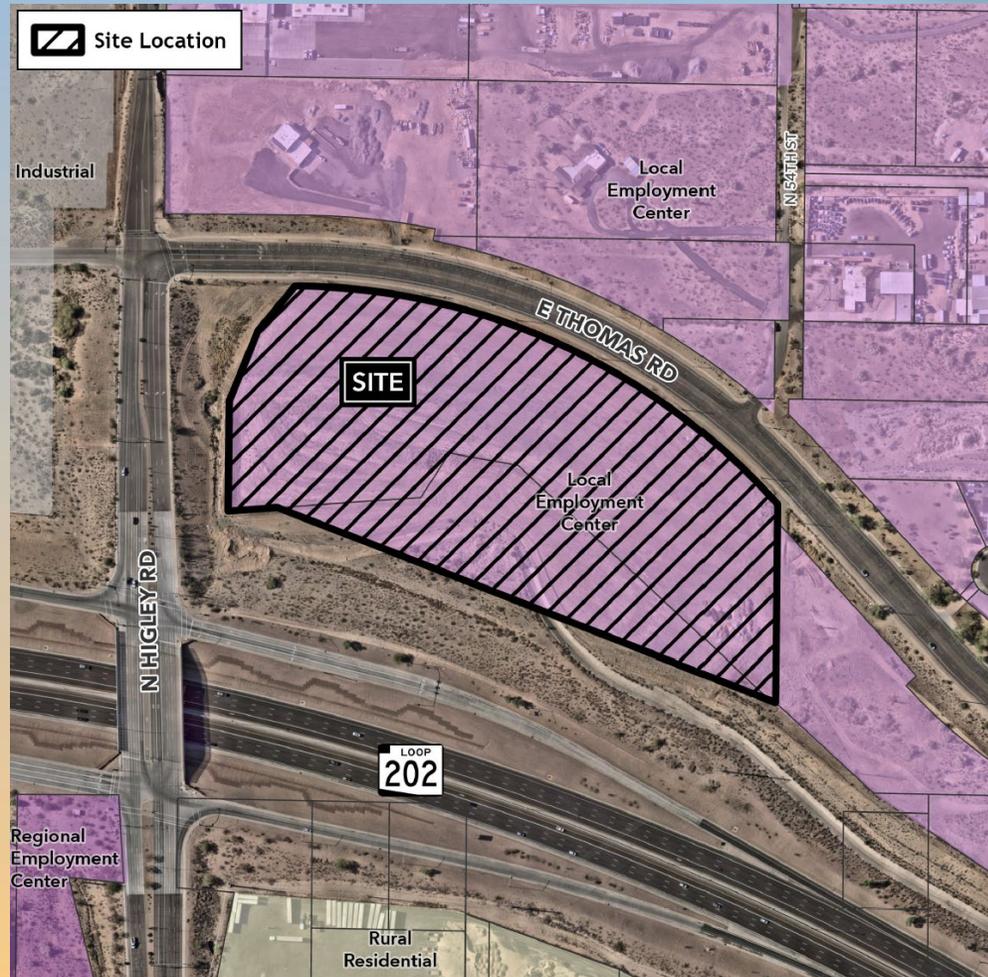




General Plan

Current - Local Employment Center

- Support low-intensity uses compatible with residential uses
- Does not support warehousing and storage land uses
- Zoning districts: OC, NC, LC, GC, PEP, LI, EO, PS

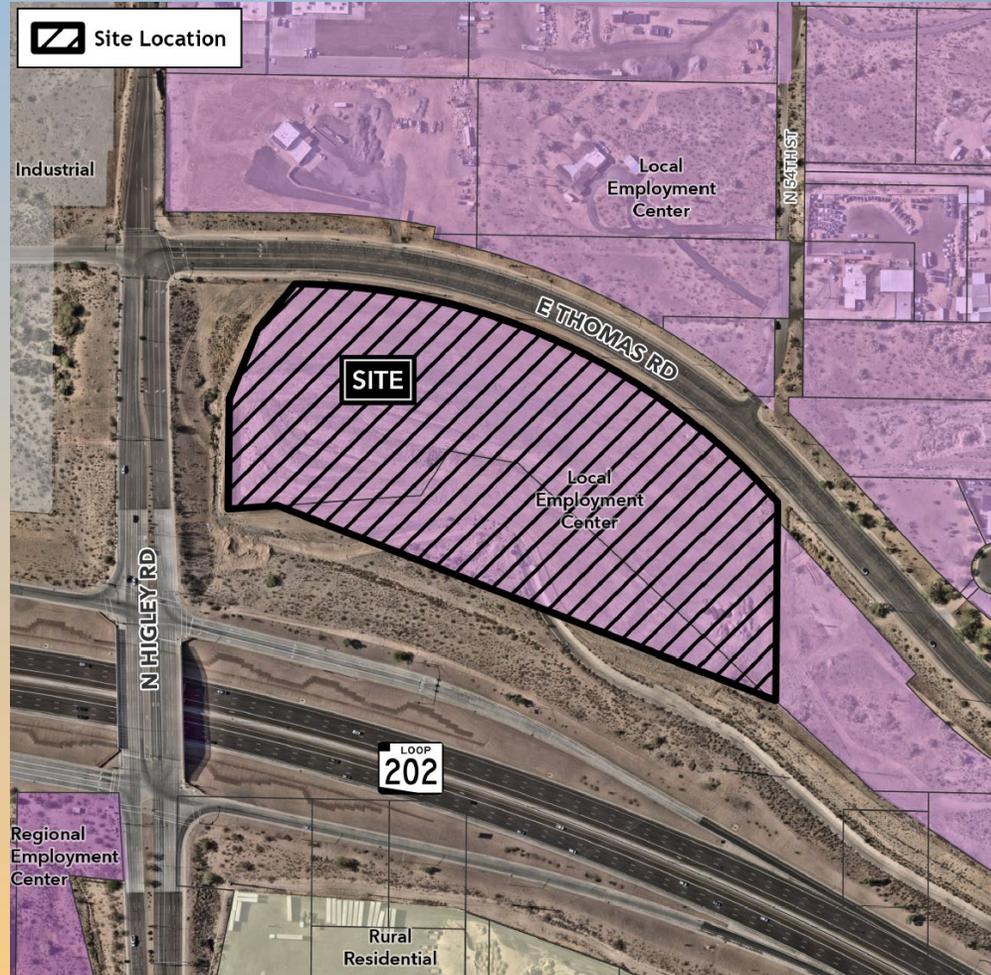




General Plan

Proposed - Industrial

- Industrial Areas with uses such as manufacturing, warehousing and storage, data storage, freight and distribution
- Warehousing and Storage is a principal land use
- Zoning districts: LI, GI, HI, EO





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



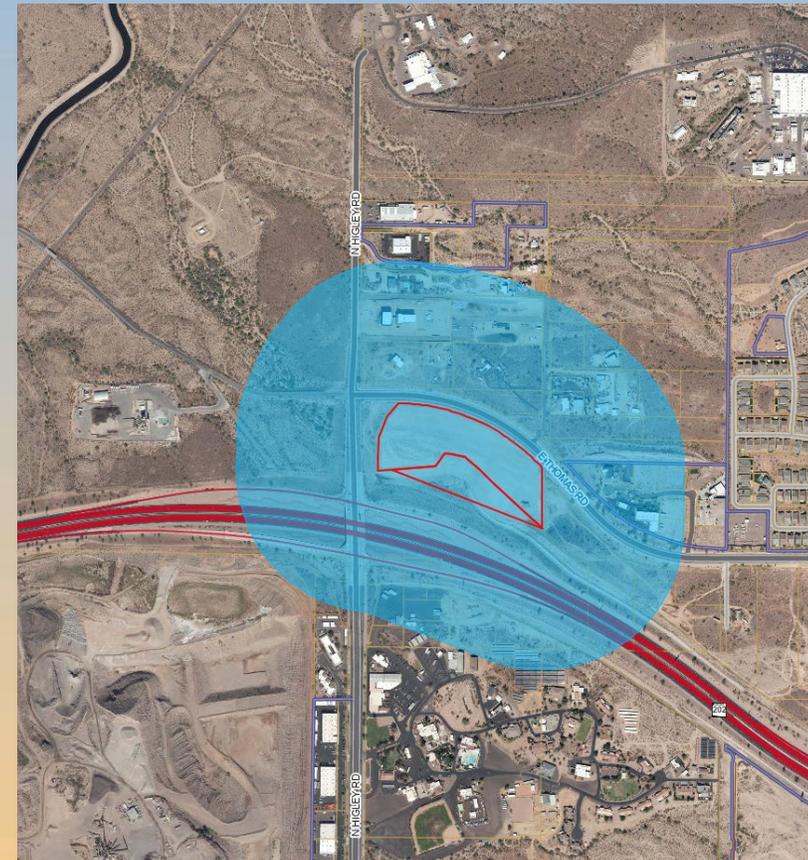
General Plan Amendment Approval Criteria

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 1,000' of the larger development
- Posted the Site
- No responses received





Findings

- ✓ Complies with the amendment criteria in Chapter 5 of the 2050 Mesa General Plan

Staff recommends Adoption

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



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