



Planning & Zoning Board



ZON25-00313

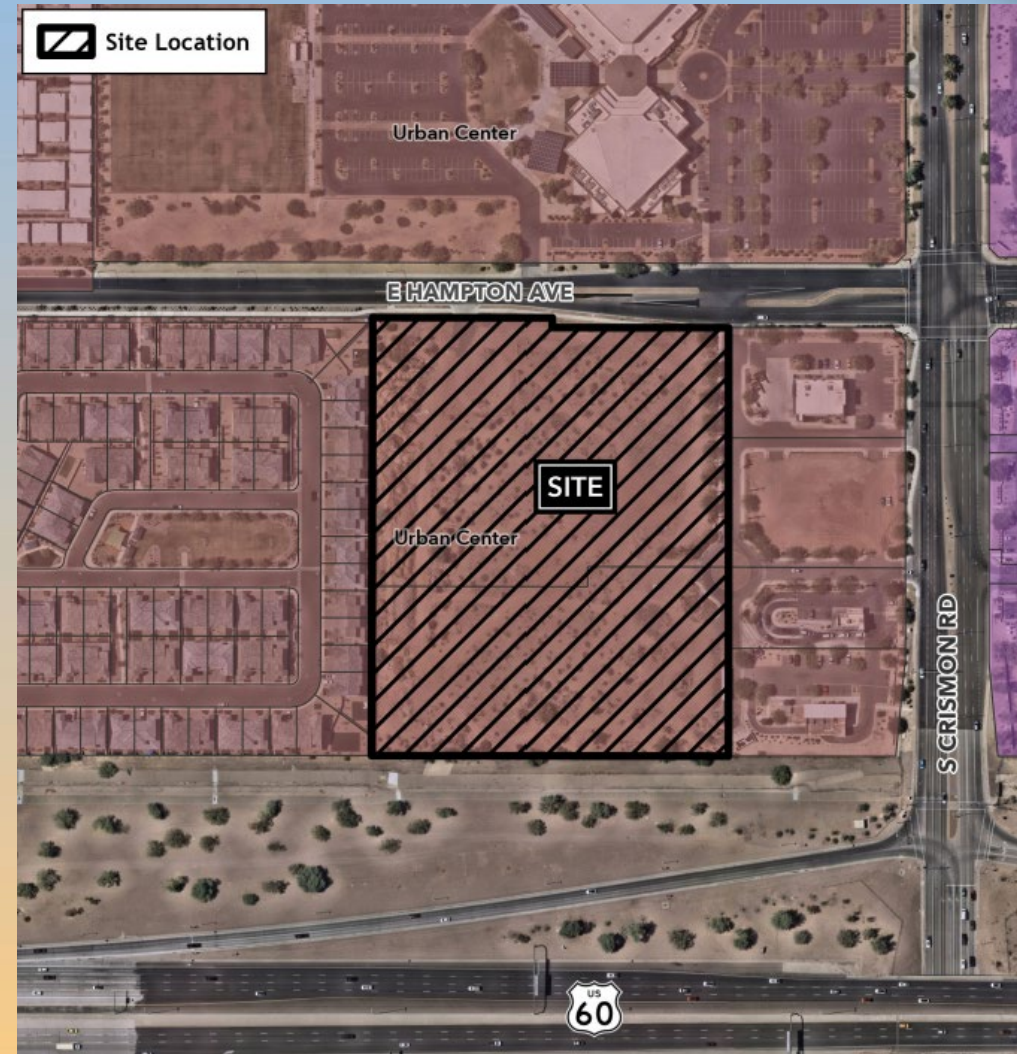
Cassidy Welch, Principal Planner

January 14, 2026



Request

- Minor General Plan Amendment
- To change the Placetype from Urban Center to Urban Residential





Location

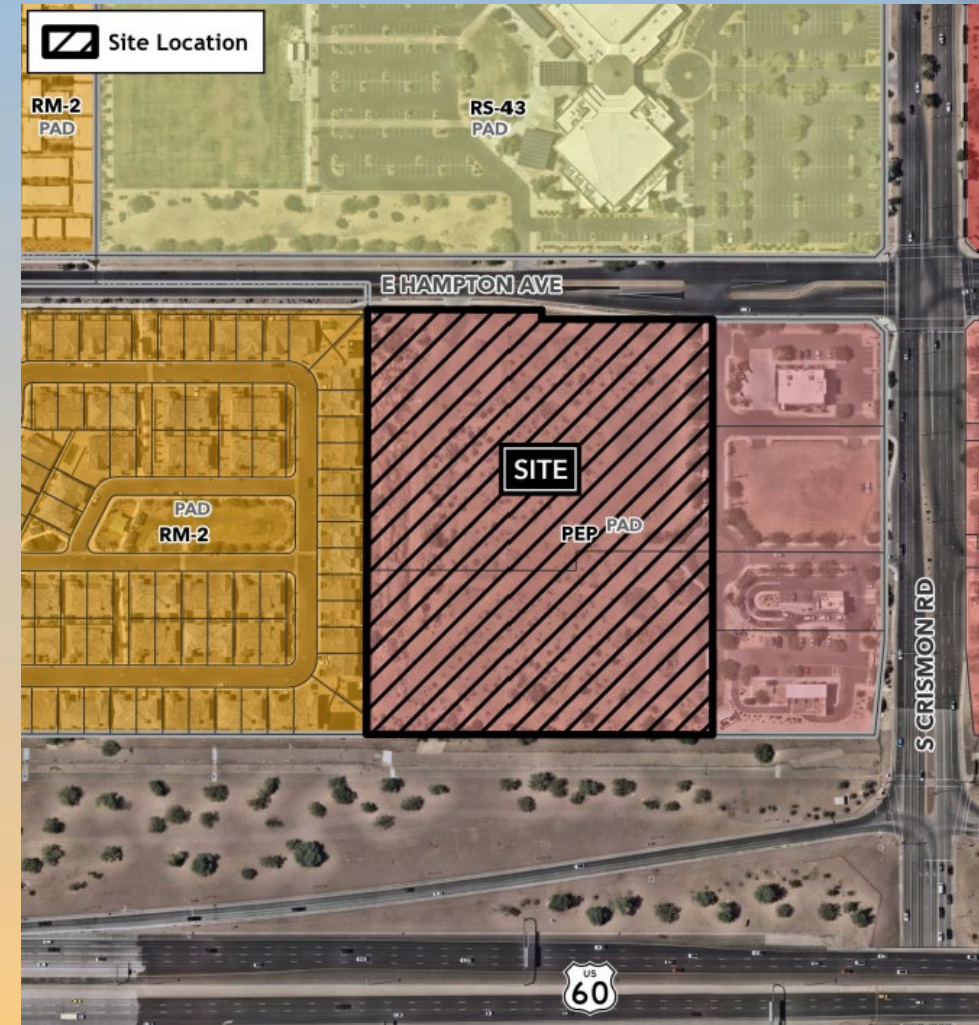
- North of US60 Freeway
- East of Crismon Road
- South of Hampton Avenue





Zoning

- Existing: Planned Employment Park with a Planned Area Development (PEP-PAD)
- Proposed: Multiple Residence 2 with a Planned Area Development (RM-2-PAD)

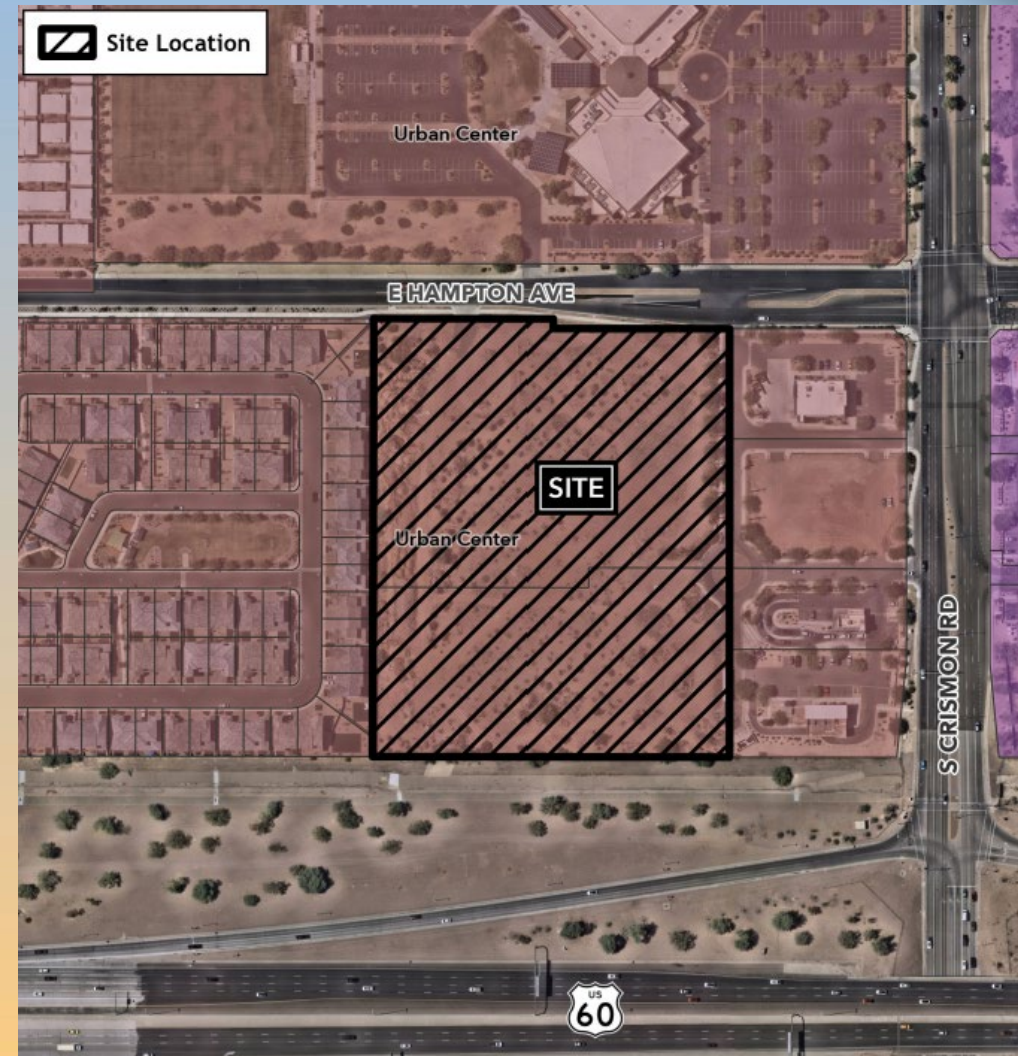




General Plan

Current – Urban Center

- Compact mixed-use areas
- Contains retail, entertainment and recreation facilities and eating and drinking establishments
- Single Residential is not a principal or supporting land use

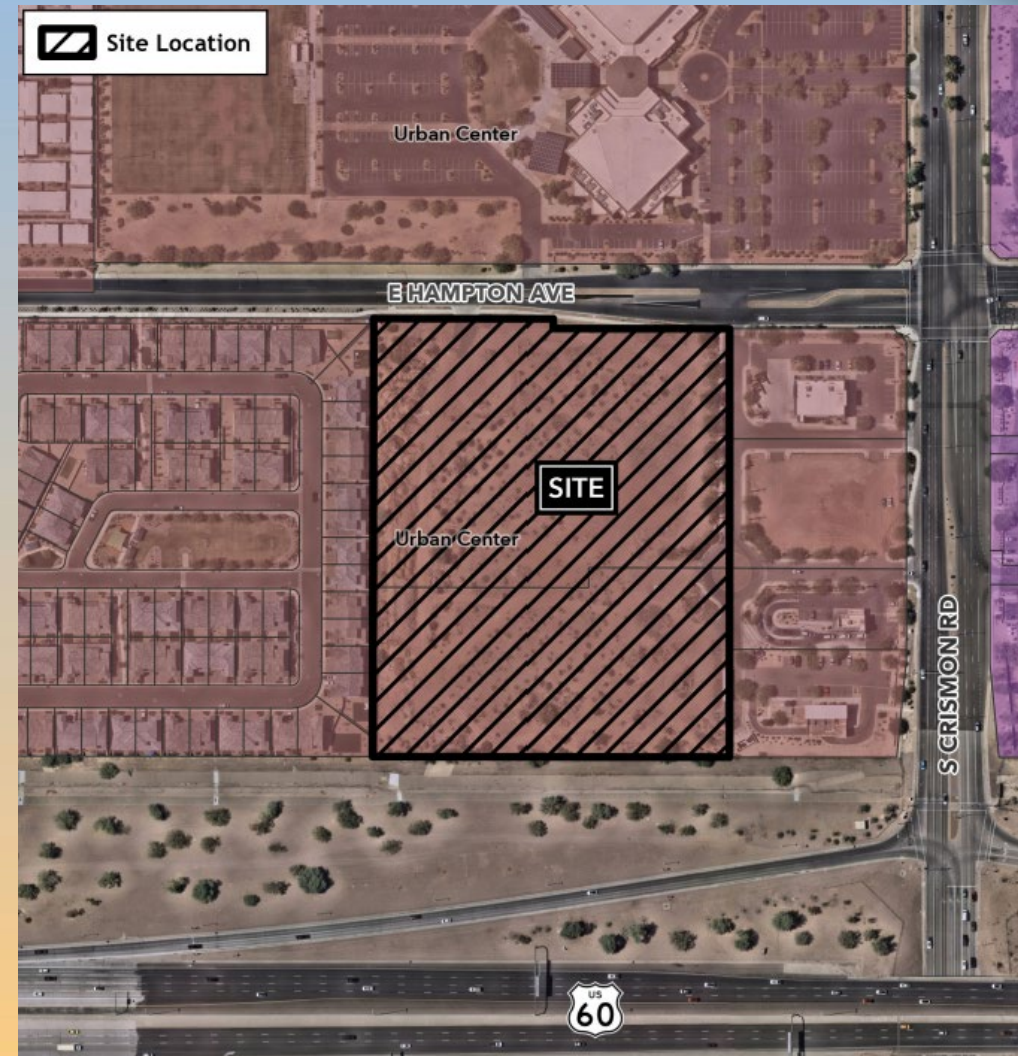




General Plan

Proposed – Urban Residential

- Diverse mixture of uses
- Can contain various low-, medium-, and high-density housing types
- Single Residential is a principal land use





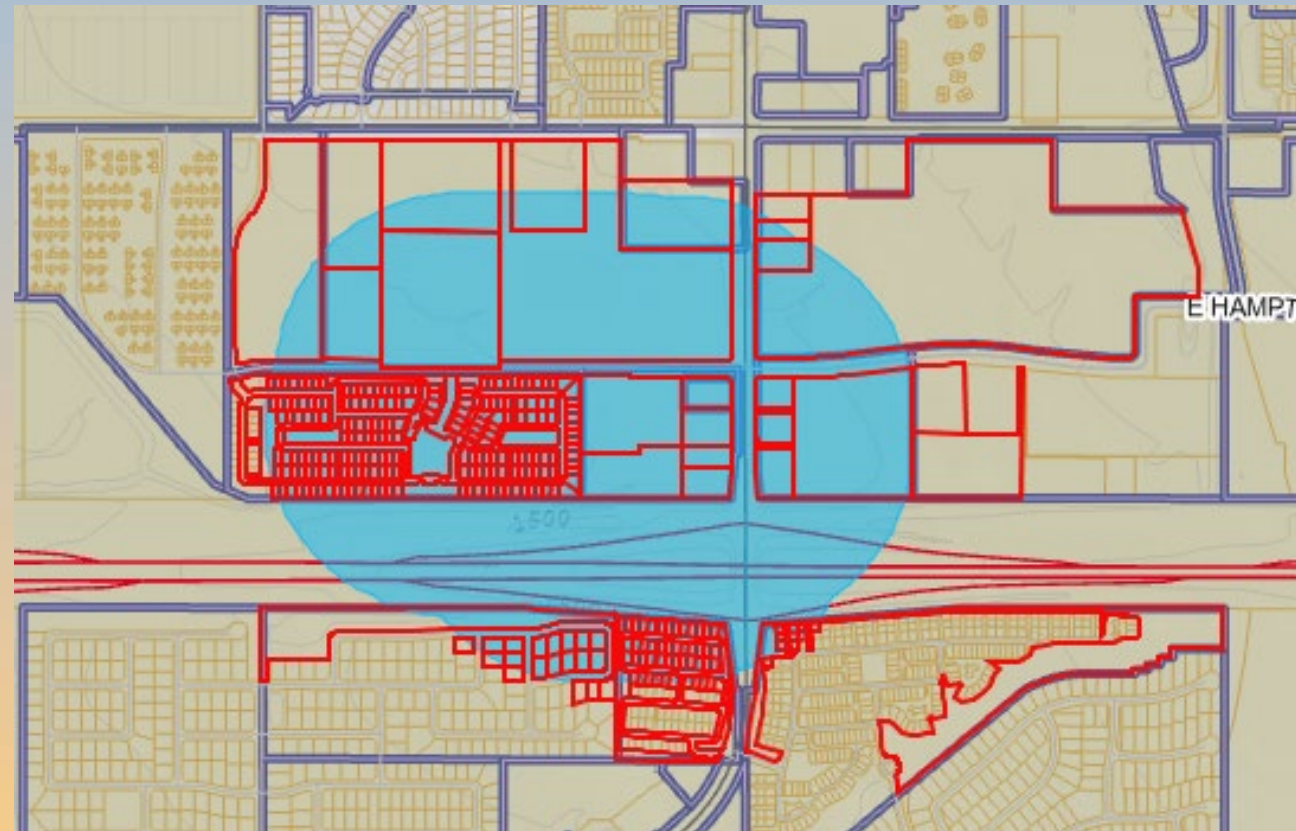
General Plan Amendment Approval Criteria

1. The Proposed Project will not result in a shortage of land
2. Whether events after the adoption of the General Plan have changed the character/condition of the area
3. The degree to which the proposed amendment will impact the whole or a portion of the community
4. Whether the proposed amendment is consistent with the General Plan
5. Whether the proposed amendment constitutes an overall improvement to the City
6. The extent to which the benefits outweigh any impacts



Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- Applicant held 1 neighborhood meeting
- No comments received by Staff or Applicant





Findings

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

Staff recommends Adoption



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