



City Council

ZON22-00267

Mary Kopaskie-Brown, Planning Director

June 3, 2024



Request

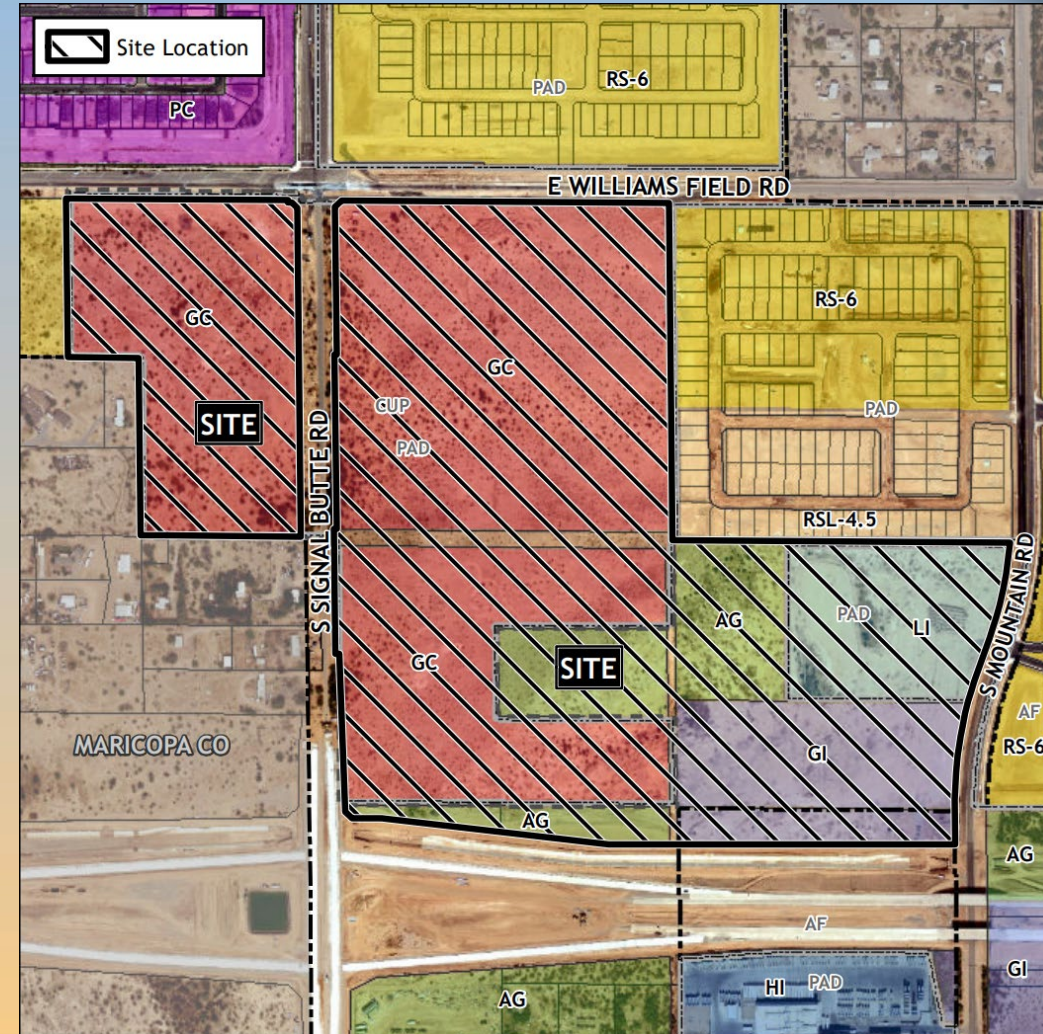
- Rezone from AG, LI-PAD, GC-PAD, GI to GC-PAD and LI-PAD
- Council Use Permit
 - Large Commercial Development in the LI District
 - Residential uses in the GC to exceed 25 du/ac and the commercial floor area requirements in the GC District
- To allow for the future development of an Auto Mall and Large Commercial Center





Location

- South of Williams Field Road
- Both sides of Signal Butte Road





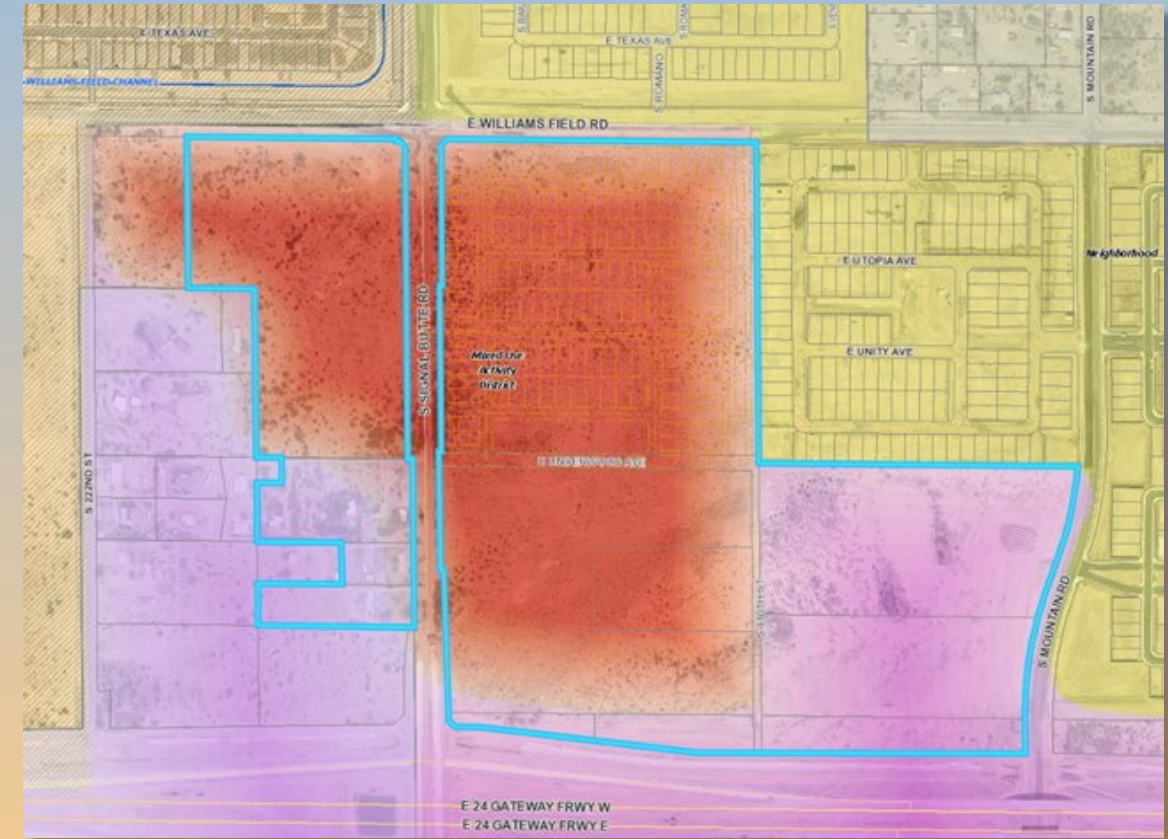
General Plan

Mixed Use Activity

- Significant retail center to attract customers from a large radius

Employment

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





Entitlement History

- April 16, 1990
 - Annexed 626± acres including a portion of the project site on the east side of Signal Butte Road
- April 4, 2005
 - Rezoning of a 10± acre parcel from AG to M-2 (Now General Industrial [GI])
- July 12, 2006
 - Rezoning of an 11± acre parcel from AG to M-1 PAD (now Light Industrial with a Planned Area Development Overlay [LI-PAD])



Entitlement History

- July 18, 2018
 - Annexed 27± of the subject property located on the west side of Signal Butte
- June 18, 2018
 - Minor GPA to change the land use designation from Employment to Neighborhood and rezoned the property from AG and GI with a Council Use Permit (CUP) to RM-2-PAD, RSL-4.5-PAD, RS-6-PAD, RS-7-PAD, RS-9-PAD, GC-PAD-CUP to Allow for master planned community (Destination at Gateway)
- April 15, 2019
 - Modifications to the Destination at Gateway PAD



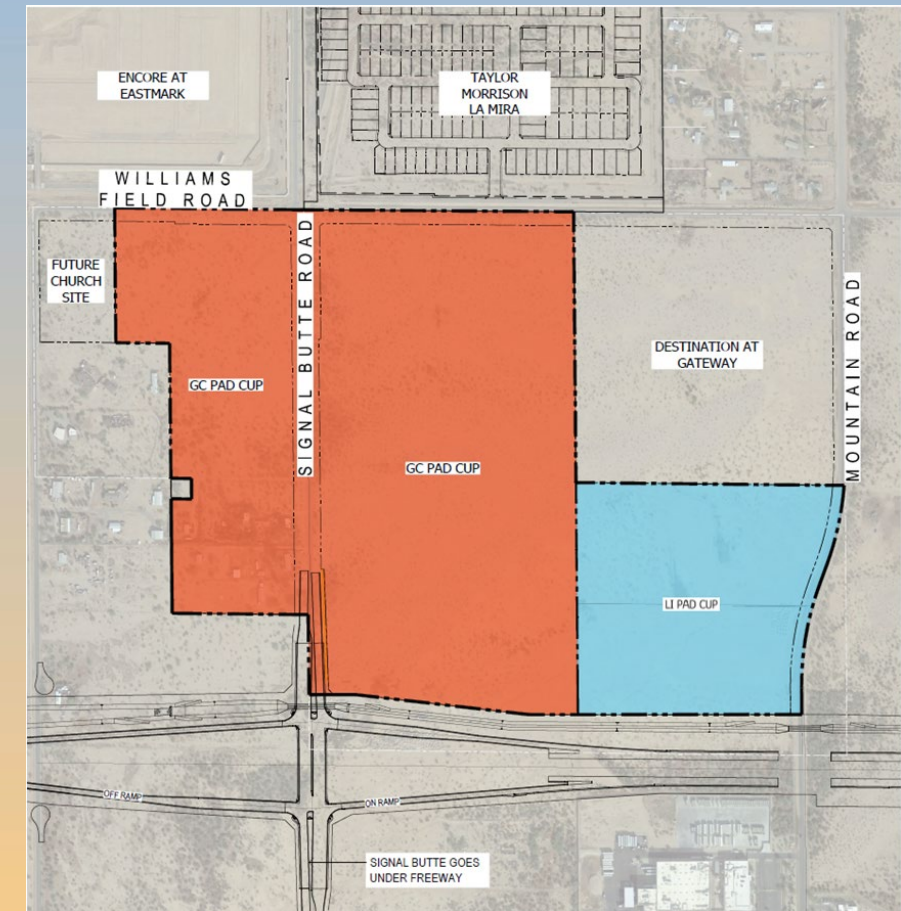
Entitlement History

- July 8, 2020
 - Minor GPA to change the land use designation on the property from Neighborhood to Mixed-use Activity and rezoned the property from RS-9-PAD, RS-6-PAD, RSL-2.5-PAD, RM-2-PAD and LC-PAD to GC-PAD and a Council Use Permit (CUP)
 - Allow multiple residence uses to exceed maximum percentage allowed on the ground floor in the General Commercial district to allow for the development of a mixed-use development
- September 28, 2022
 - Planning and Zoning Board recommended approval of the rezoning and Council Use Permit with conditions (Vote: 7-0)



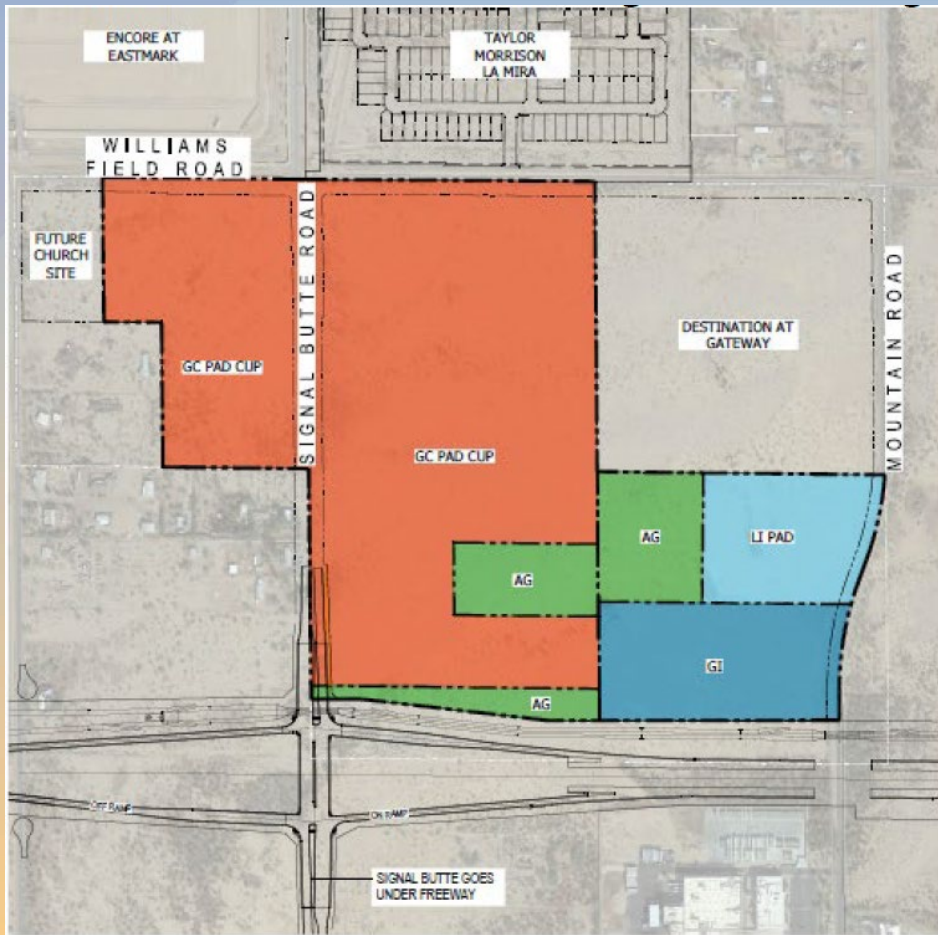
Proposed Zoning

- General Commercial with a Planned Area Development Overlay (GC-PAD) and Light Industrial with a PAD (LI-PAD)
- CUP for multiple residence uses to exceed 25 du/ac and the commercial floor area requirements in the GC District
- CUP for Large Commercial Development in the LI District

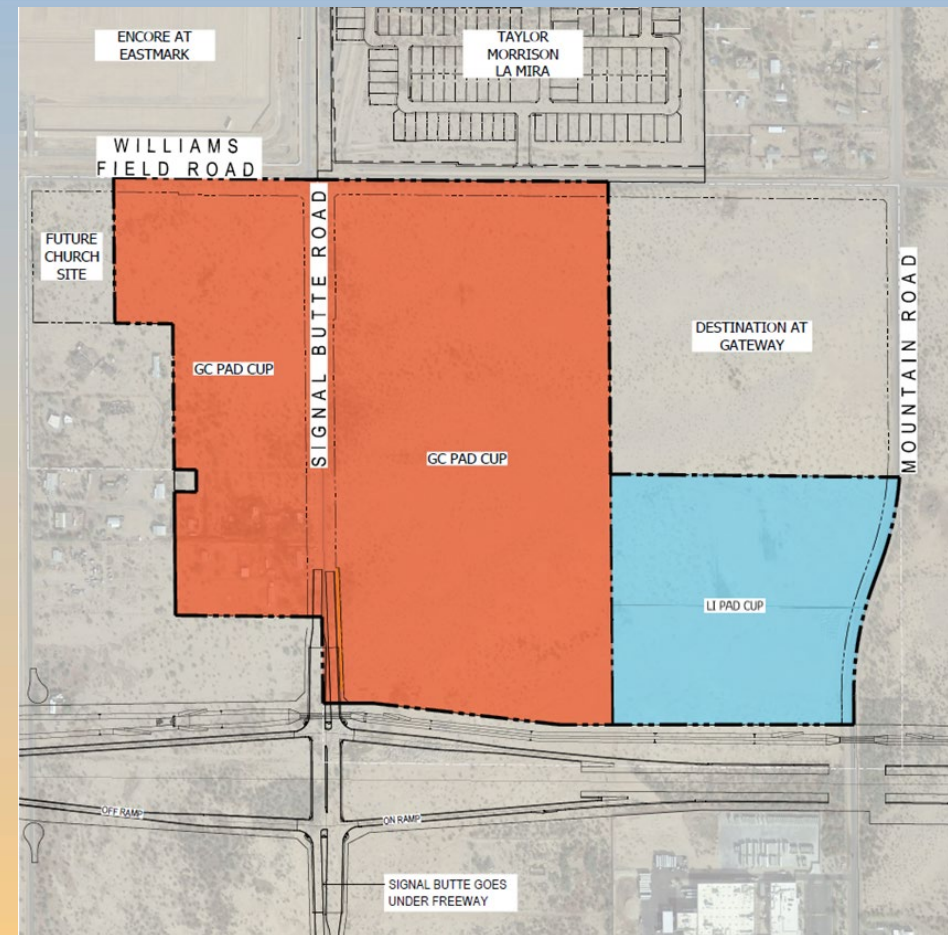




Zoning Comparison



Existing Zoning



Proposed Zoning



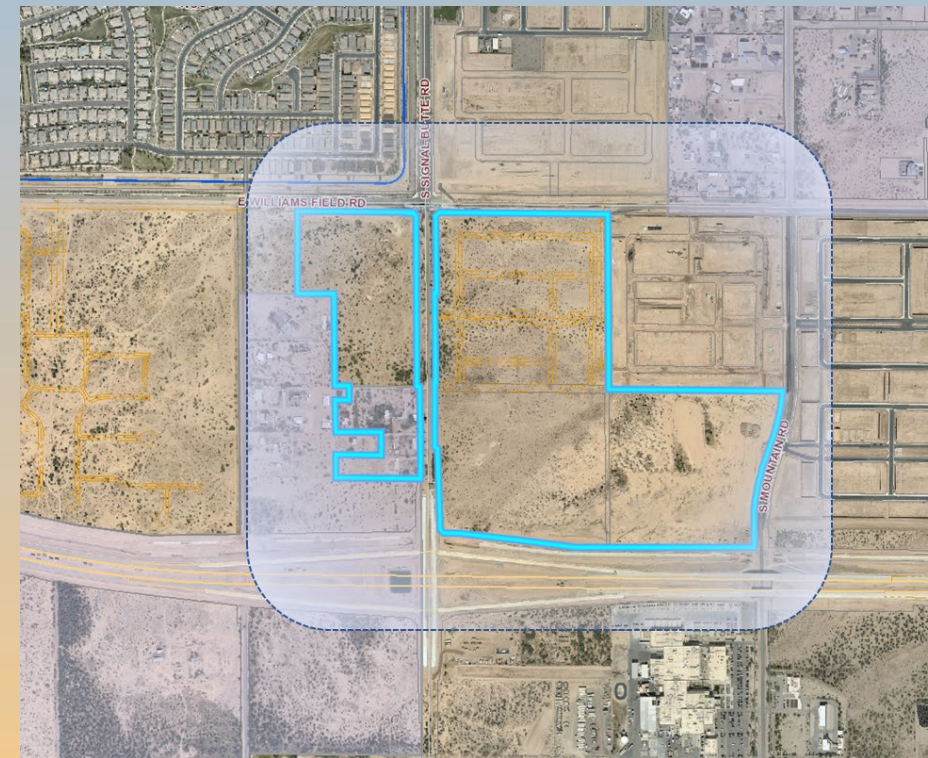
Citizen Participation Process - Required

- State Statute Requirements:
 - Published notice once in paper of general circulation prior to hearing
- City of Mesa Requirements:
 - Citizen letter mailed to:
 - Property owners within 500 ft. of site (1,000 ft. encouraged);
 - HOAs within 1/2 mile of the site; and registered neighborhoods within one mile of the site
 - Post sign on property
 - Neighborhood meeting



Citizen Participation

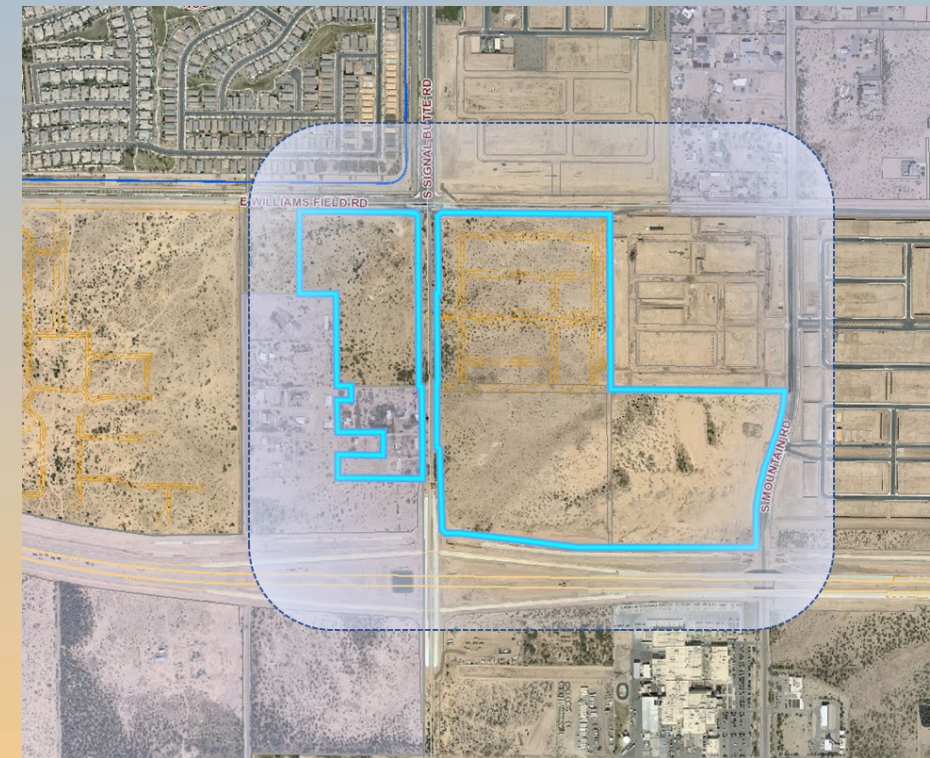
- May 9, 2022 - Applicant mailed neighborhood meeting notice letters to:
 - Property owners within 1,000 ft. of the site;
 - HOAs within 1/2 mile of the site;
 - and registered neighborhoods within one mile of the site





Citizen Participation

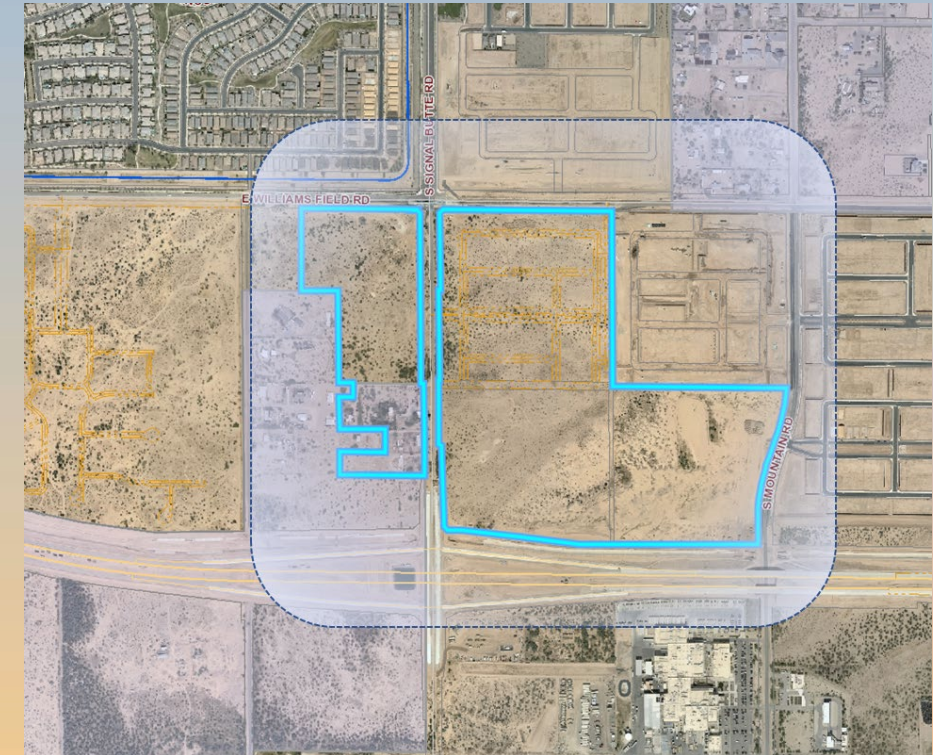
- May 31, 2022 - Applicant conducted virtual neighborhood meeting
 - 14 neighbors in attendance.
 - Questions included:
 - Location of the multiple residences
 - Developer's history in the community
 - Parcels owned by developer
 - Other development in the area
 - Addressing light pollution and signage location
 - Specific uses/users planned for the development





Citizen Participation

- Planning and Zoning Board Meeting
 - September 12, 2022
 - City of Mesa mailed the required public hearing notification letters
- Since public hearing, 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 70 of the MZO for approving a CUP
- ✓ Complies with Chapter 22 of the MZO for a PAD overlay

***Staff recommends Approval with Conditions
Planning and Zoning Board recommends Approval with Conditions
(7-0)***



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Proposed Zoning

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- CUP for multiple residence uses to exceed 25 du/ac and the commercial floor area requirements in the GC District
- CUP for Large Commercial Development in the LI District

