



Planning & Zoning Board



ZON24-00164

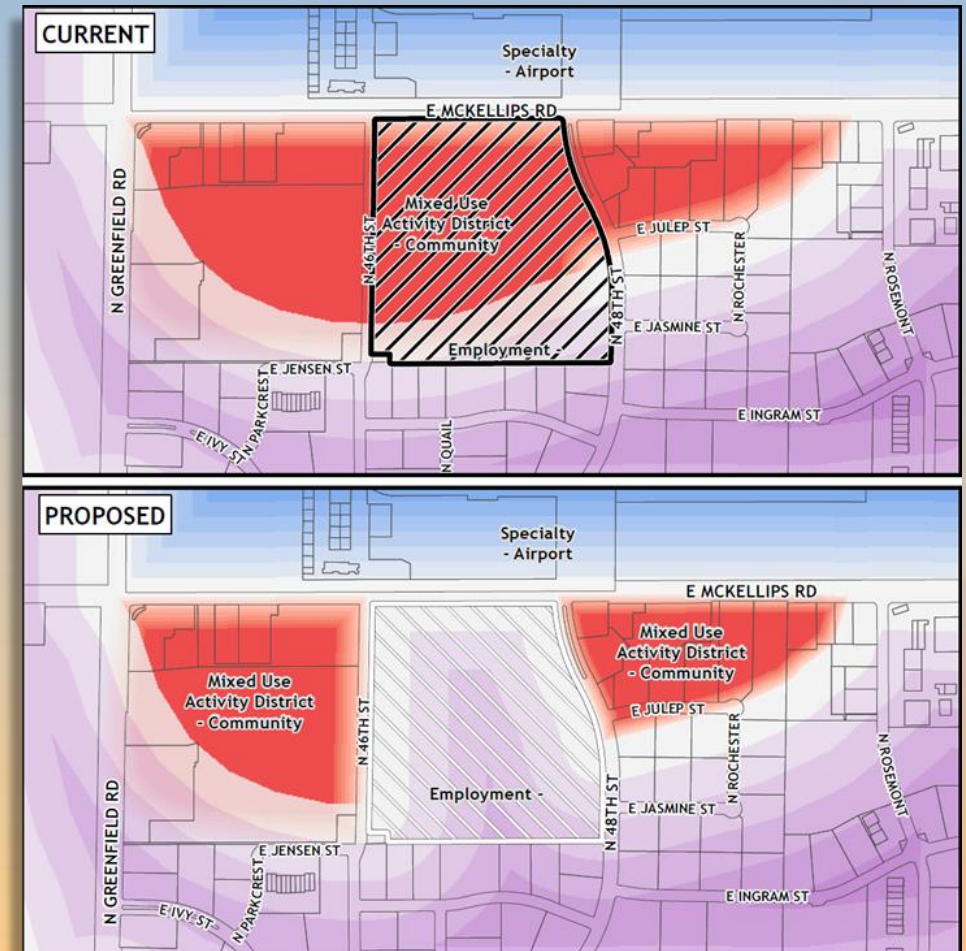
Josh Grandlienard, AICP, Senior Planner

March 27, 2024



Request

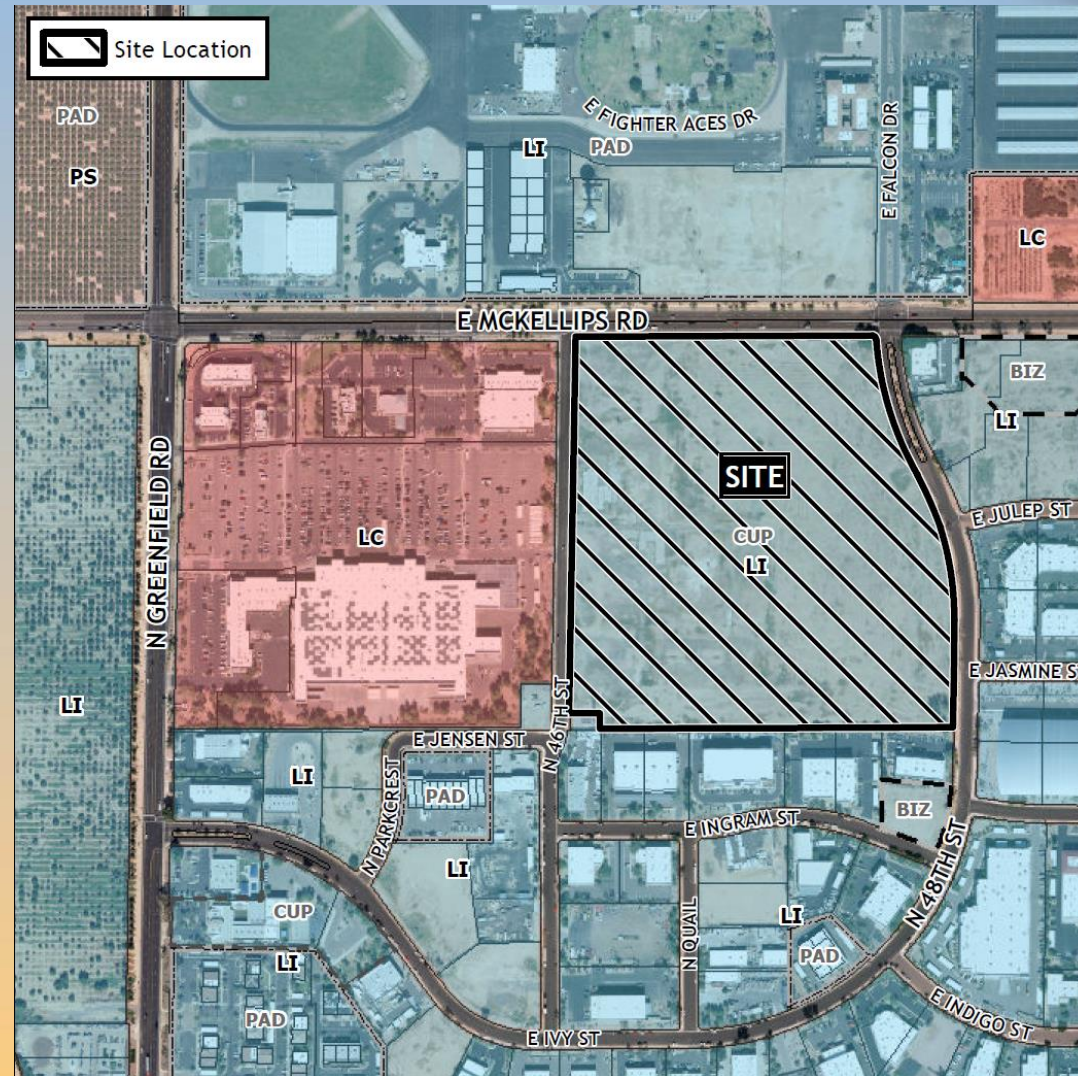
- Minor General Plan Amendment
- To Employment
- From Mixed Use Activity





Location

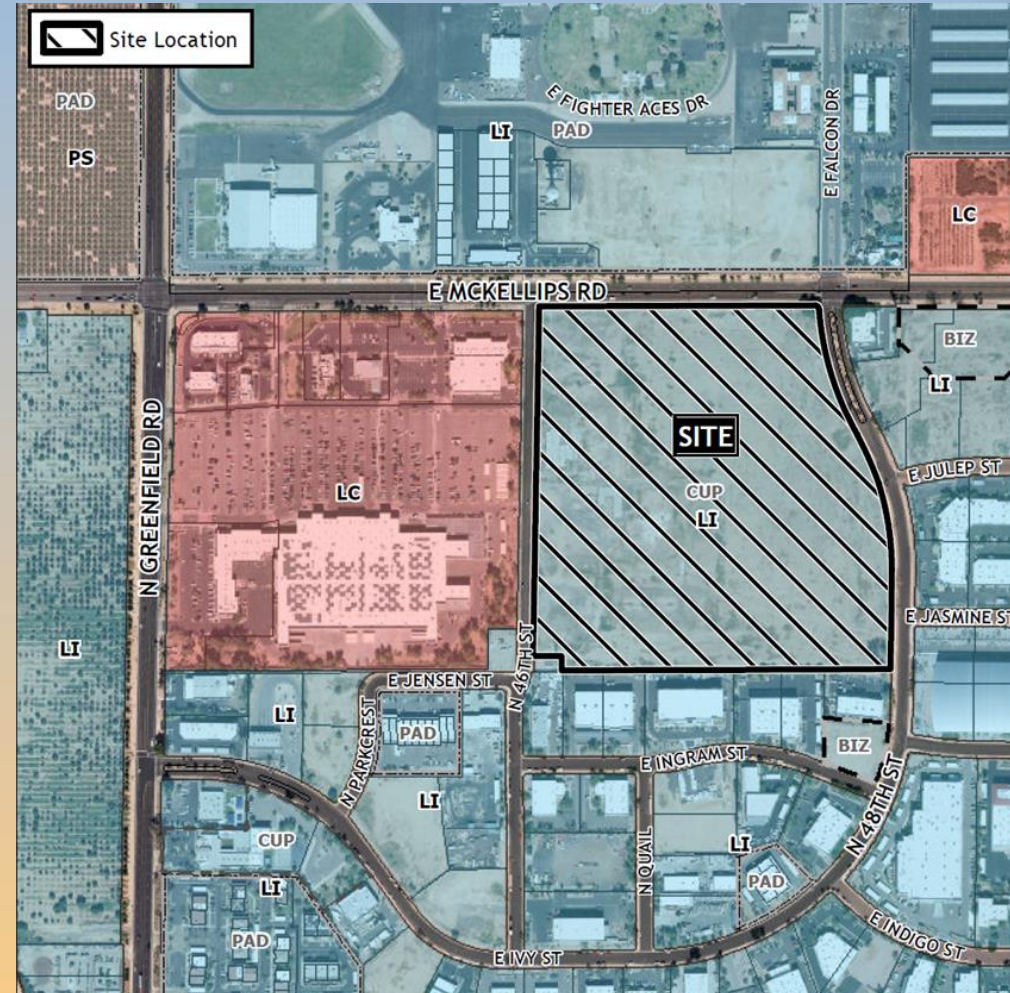
- East of Greenfield Road
- South of McKellips Road





Zoning

- Existing Light Industrial with a CUP for Large Commercial Center
- Proposed Rezone to LI-PAD
- Industrial uses and Drive-thrus are allowed by right within the LI zone

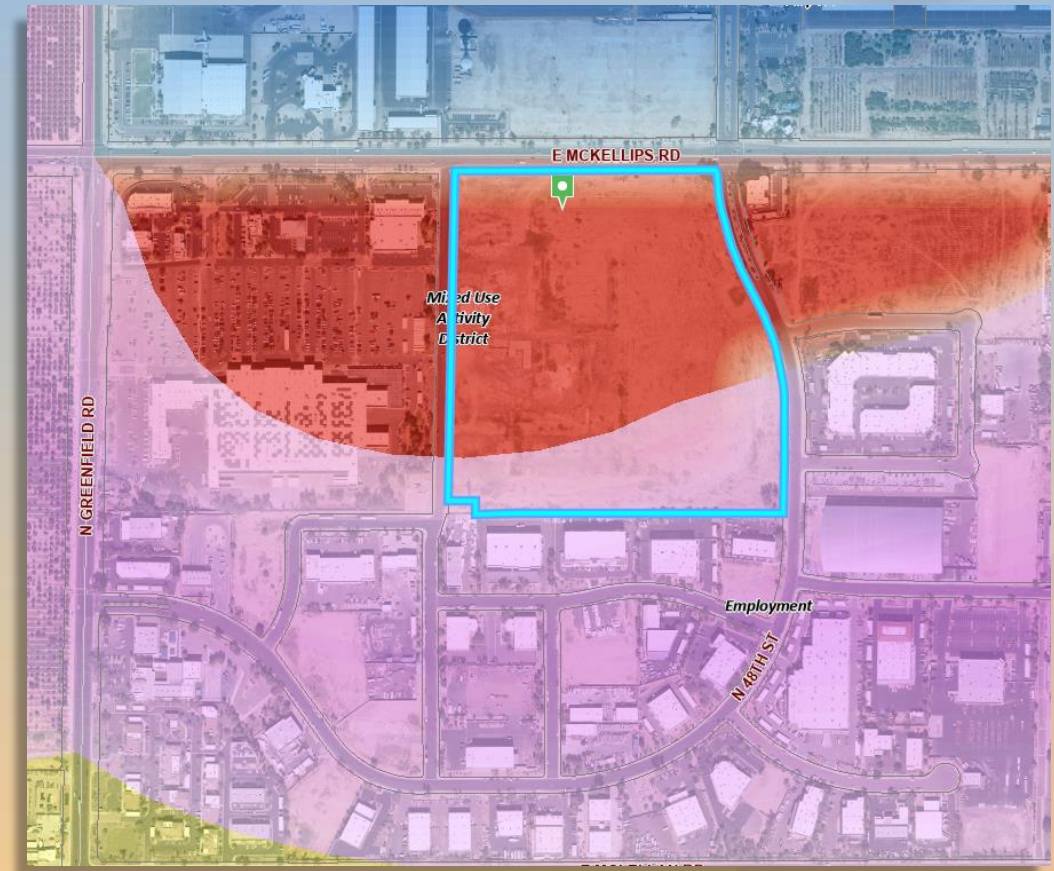




General Plan

Mixed Use Activity Character Area

- Proposed LI is not a primary or secondary zoning district
- Industrial is not listed as a primary use
- Requires a General Plan Amendment





Minor General Plan Amendment

- Requesting to change the character type to Employment
- 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

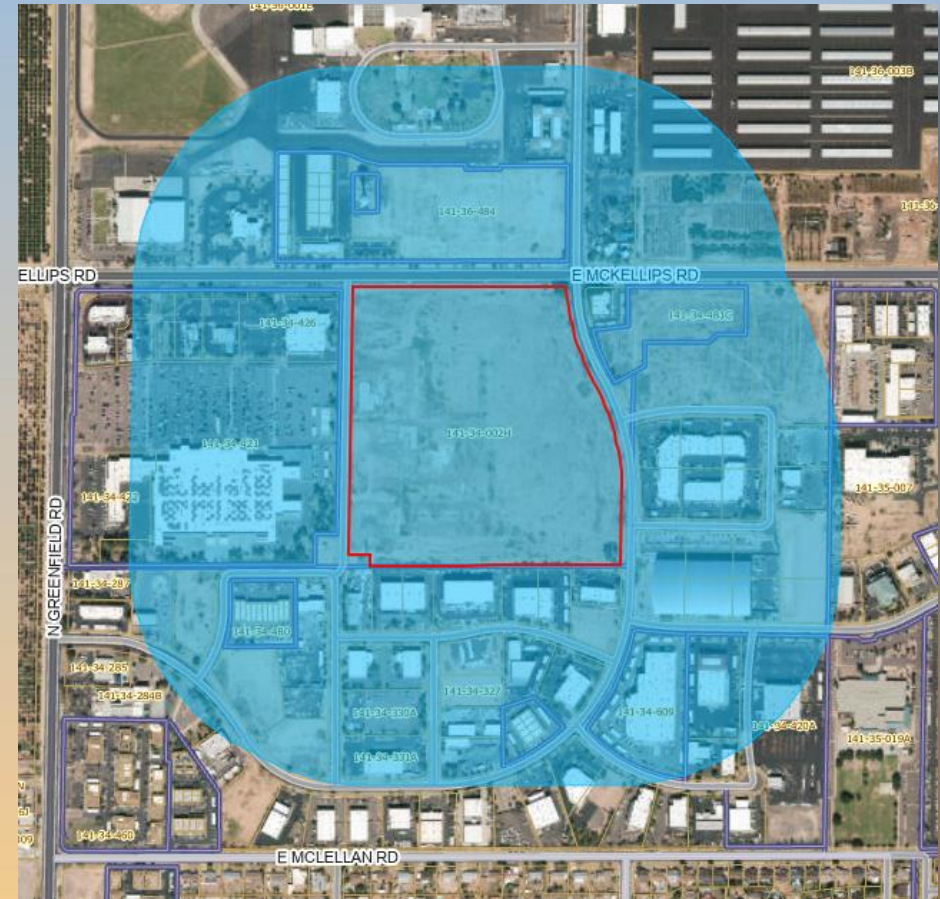
General Plan Amendment Criteria:

- Degree of impact to surrounding community
 - Result with increase viability of industrial uses to complement existing industrial uses in the area
- Existing land use patterns in the area
 - Consistent with the Falcon Field to the North and industrial parks to the east and south
- Extent that benefits outweigh impacts
 - The existing vacant land can be developed
- Whether the change will result in a loss of land for other uses
 - No change of land for other uses in the area



Citizen Participation

- Notified property owners within 1,000 ft., HOAs, and registered neighborhoods
- Staff has not been contacted by interested parties





Findings

- ✓ Complies with the amendment criteria in Chapter 15 of the 2040 Mesa General Plan

Staff Recommends Approval with Conditions



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