



Planning & Zoning Board



ZON24-00894

Banner Gateway Residences – Minor GPA

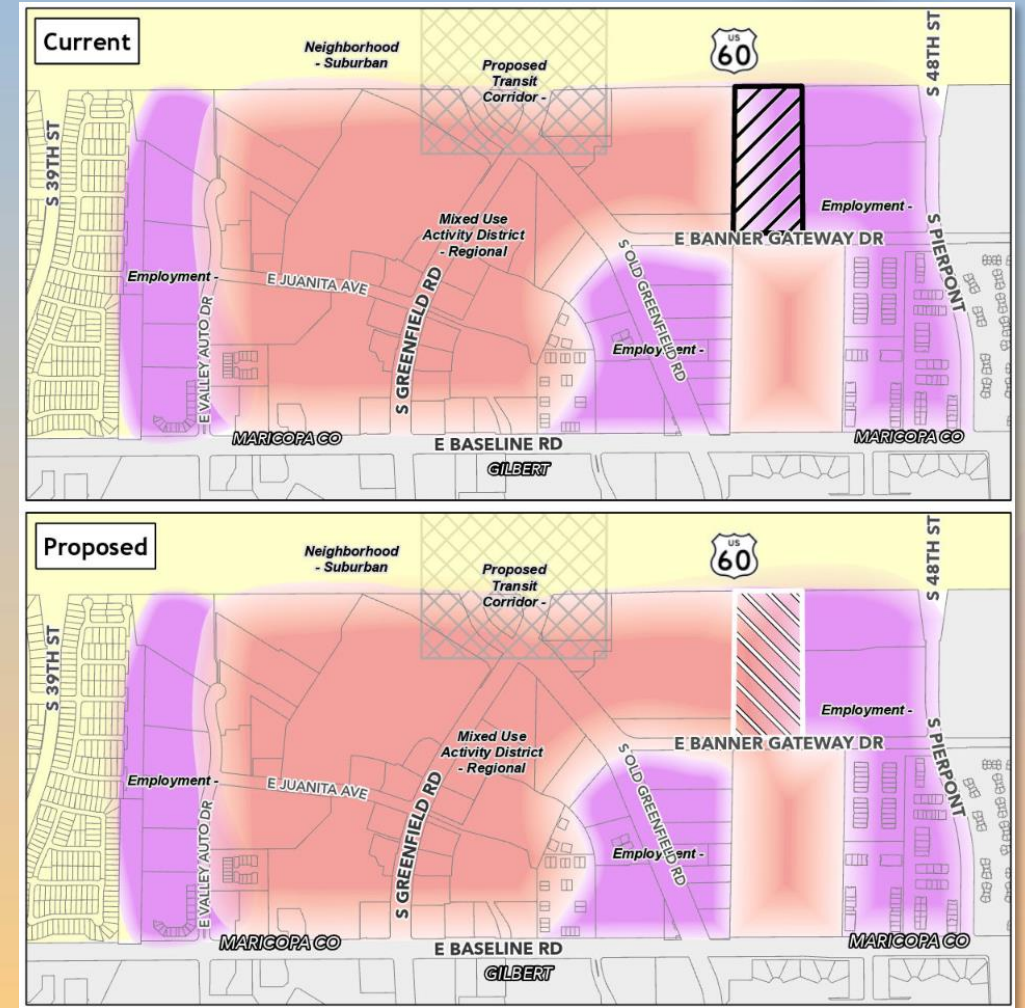
Sean Pesek, Senior Planner

November 13, 2024



Request

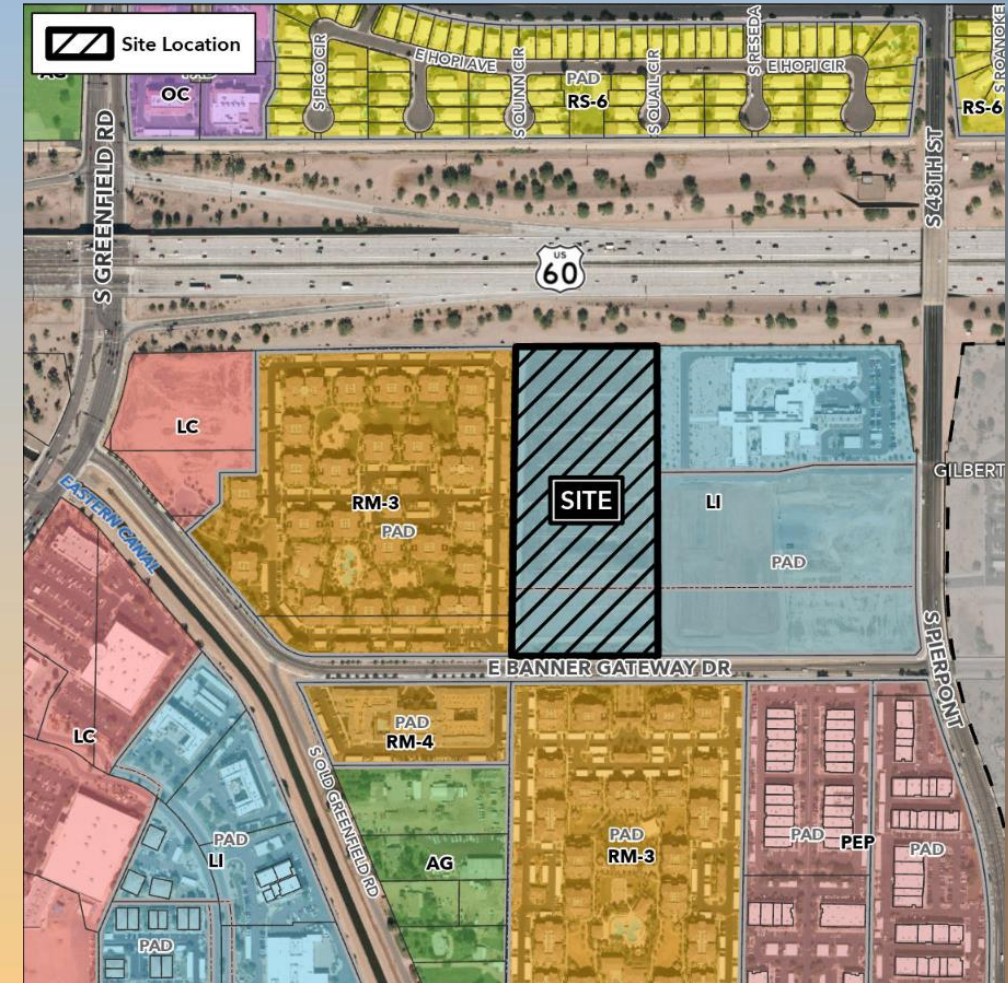
- Minor General Plan Amendment to change the underlying character area designation
- Employment to Mixed Use Activity District with a Regional-Scale District Sub-Type





Location

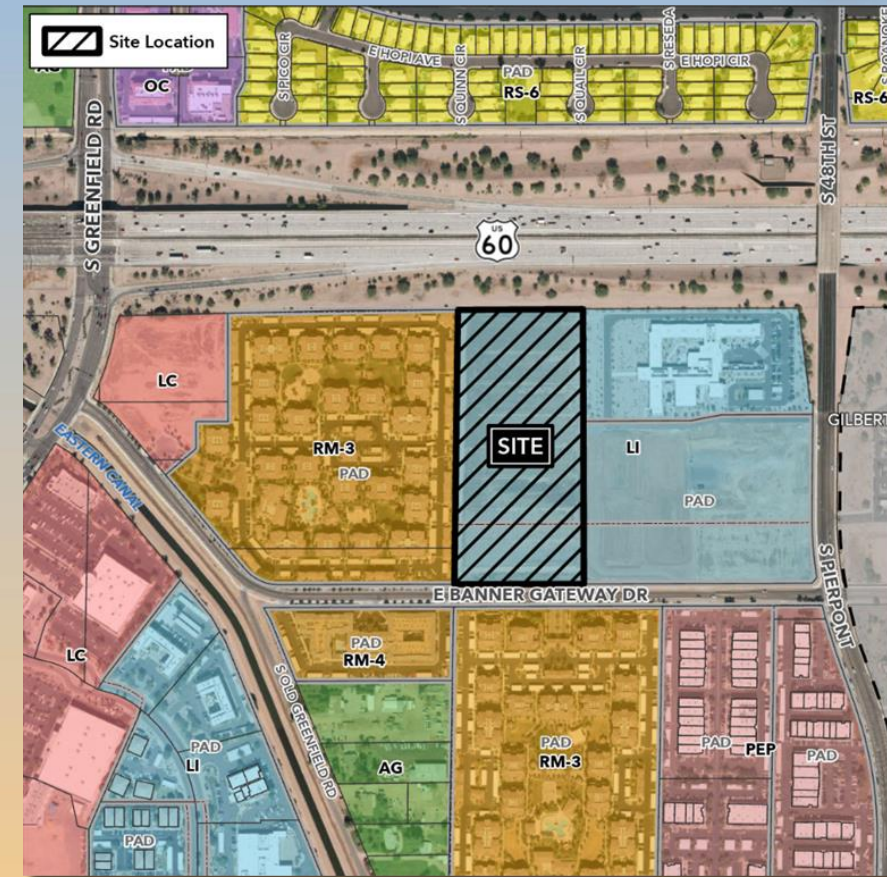
- East of Greenfield Road
- West of Pierpont Street
- North side of Banner Gateway Drive





Zoning

- Current: Light Industrial (LI)
- Proposed: Multiple Residence-4 with a Planned Area Development Overlay (RM-4-PAD)
- Multiple Residence is a permitted use within the RM-4 district





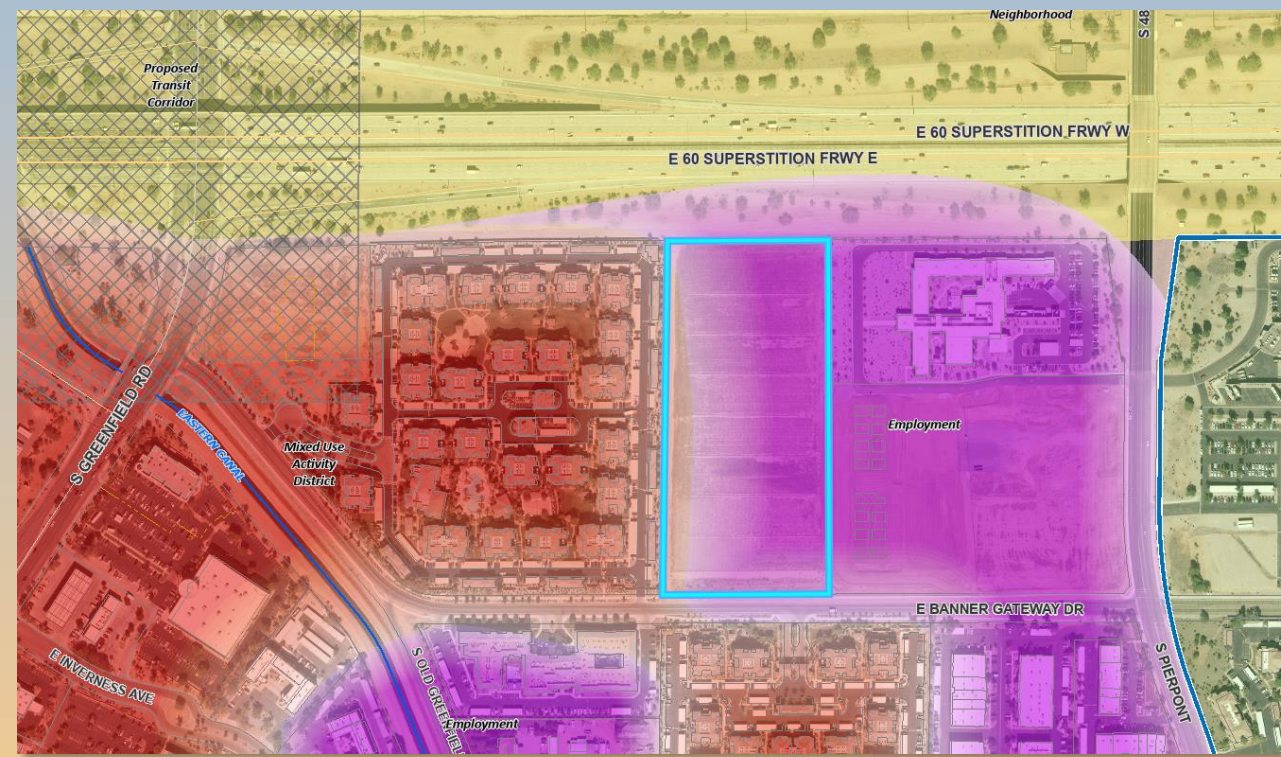
General Plan

Current: Employment

- Provide a wide range of employment opportunities in high quality settings. Examples include manufacturing facilities, indoor warehousing, and business parks

Proposed: Mixed Use Activity District with a Regional-Scale District Sub-Type

- Create strong and viable centers of commercial activity that attract people to unique shopping and entertainment experiences. Multiple Residence is supported as a





Minor General Plan Amendment

- Requesting to change the character type to Mixed Use Activity with a Regional-Scale District Sub-Type (10.4± 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 will not alter acceptable land use patterns in a significant way that is contrary to the goals, policies, and strategies identified in the Plan
- Existing land use patterns in the area
 - Supports land uses that are compatible with continued employment-based development along Banner Gateway Drive



Minor General Plan Amendment

General Plan Amendment Criteria:

- 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. 40 acres already developed under the Employment character area designation



Citizen Participation

- Notified property owners within 1,000 ft., HOAs, and registered neighborhoods
- Neighborhood meeting held on October 30, 2024, with no public attendees
- No correspondence received by applicant or staff





Findings

- ✓ Complies with the amendment criteria in Chapter 16 of the 2040 Mesa General Plan

Staff Recommends Approval with Conditions



Planning & Zoning Board



mesa·az