



Planning & Zoning Board



GPA25-00233

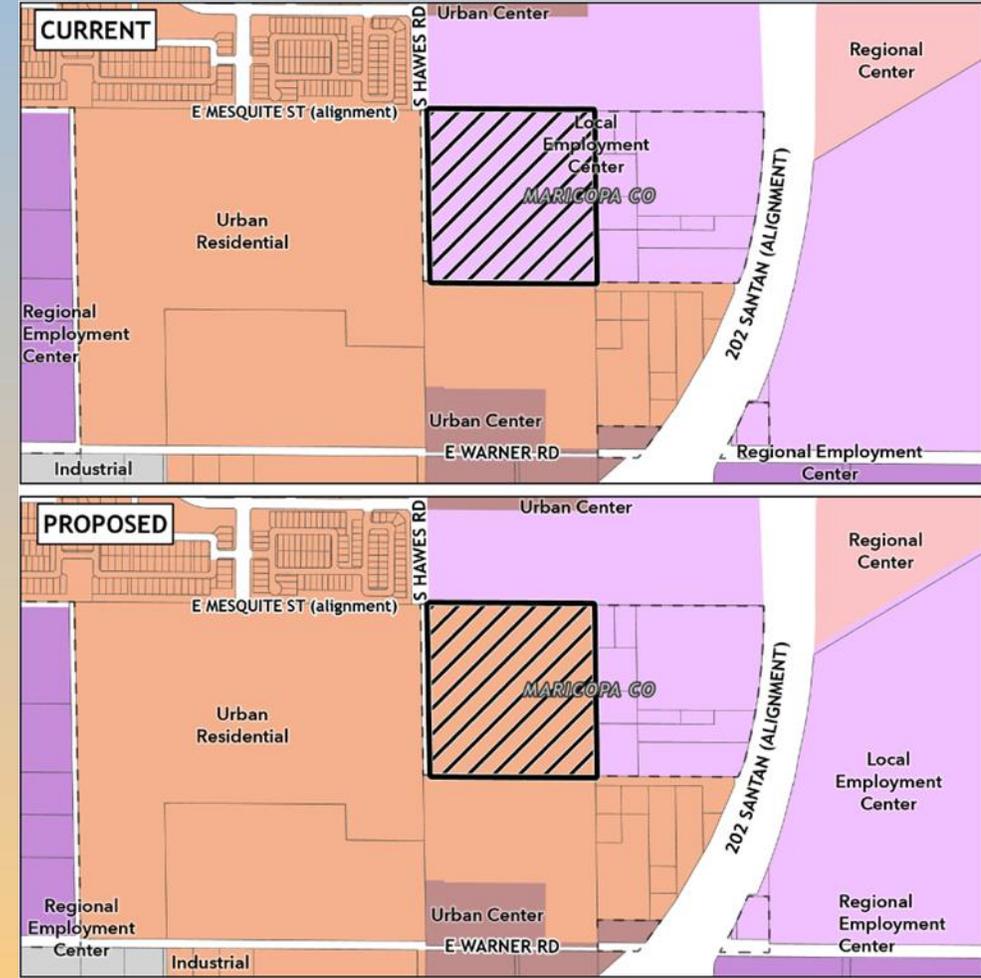
Jennifer Merrill, Senior Planner

September 23, 2025



Request

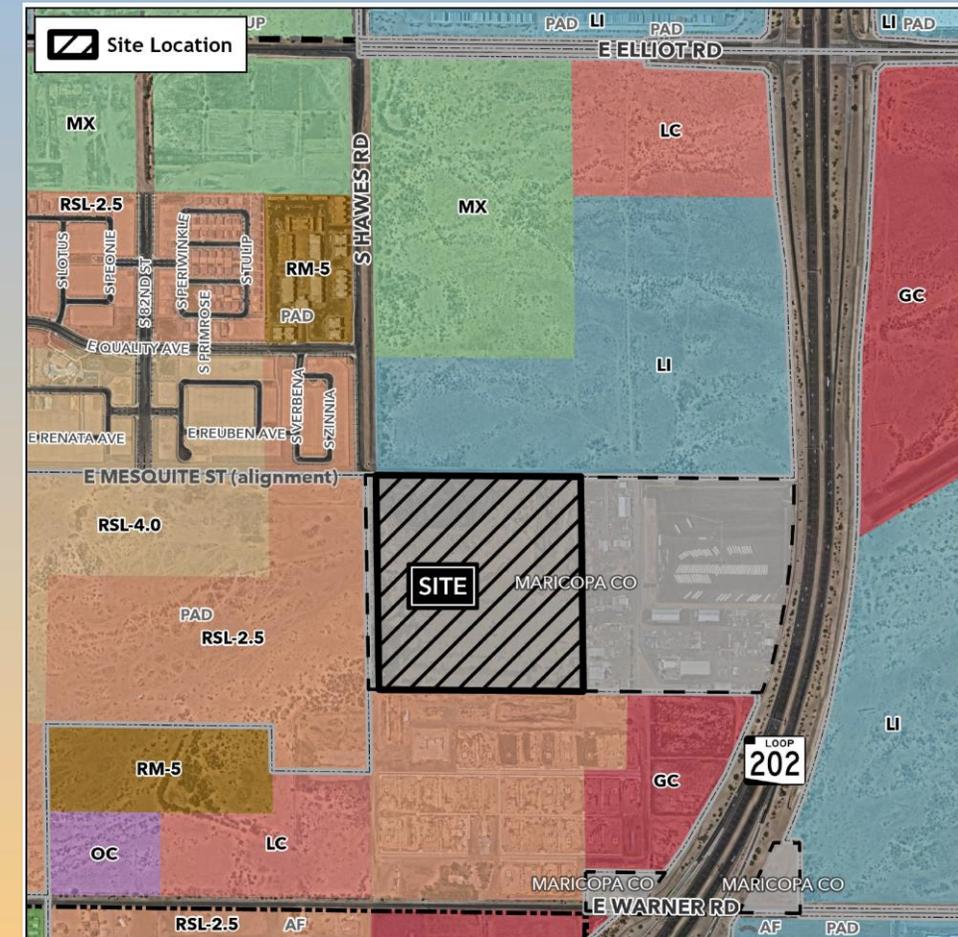
- Major General Plan Amendment
- Local Employment Center Placetype to Urban Residential Placetype





Location

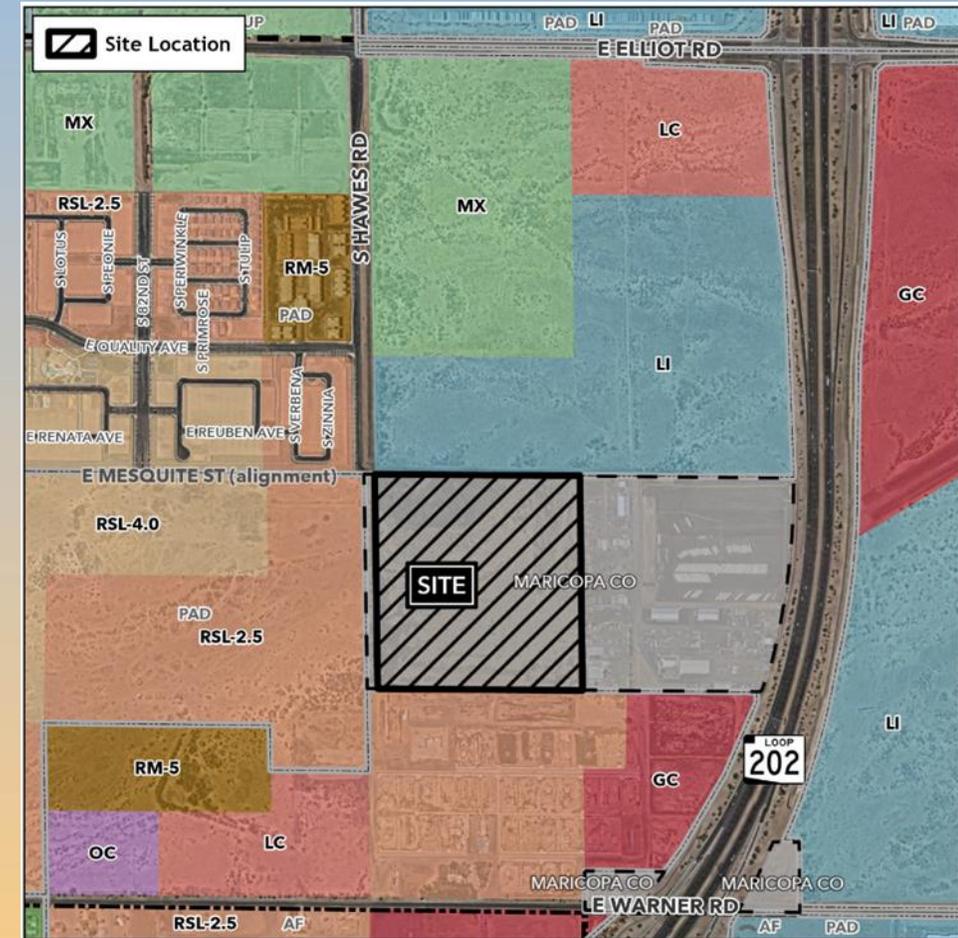
- North of Warner Road and west of the 202 Freeway
- Southeast corner of Hawes Road and Mesquite Street





Zoning

- Existing: Maricopa County, Light Industrial (IND-2)
- Proposed: Small Lot Single Residence 2.5 with a Planned Area Development Overlay (RSL-2.5-PAD)

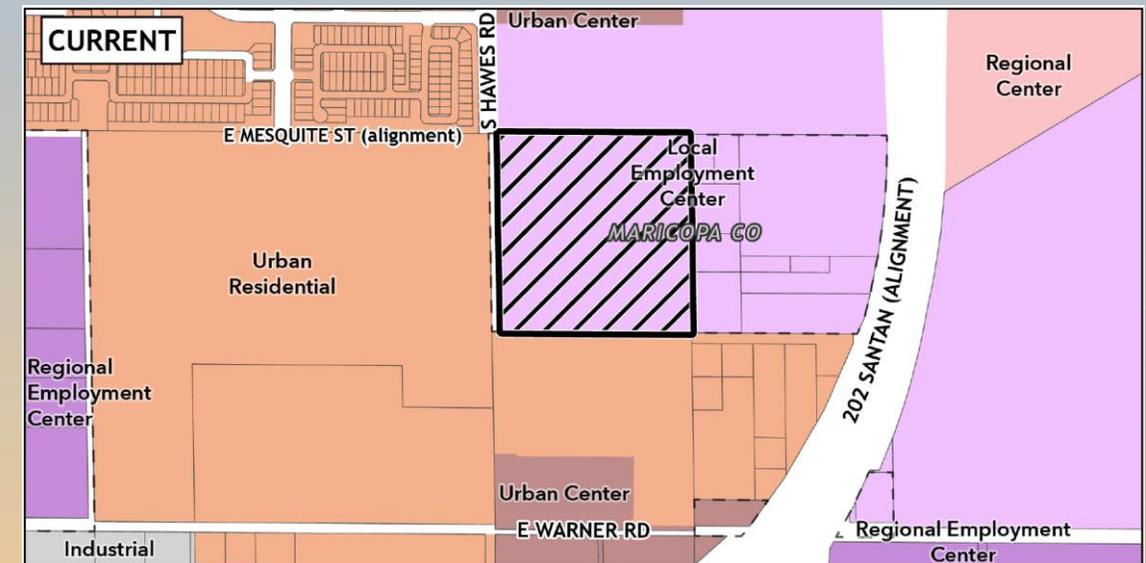




General Plan

Current – Local Employment Center

- Principal Land Uses include: Business Offices, Medical Facilities, Light Industrial, & Retail
- Zoning districts: OC, NC, LC, GC, PEP, LI, EO, & PS

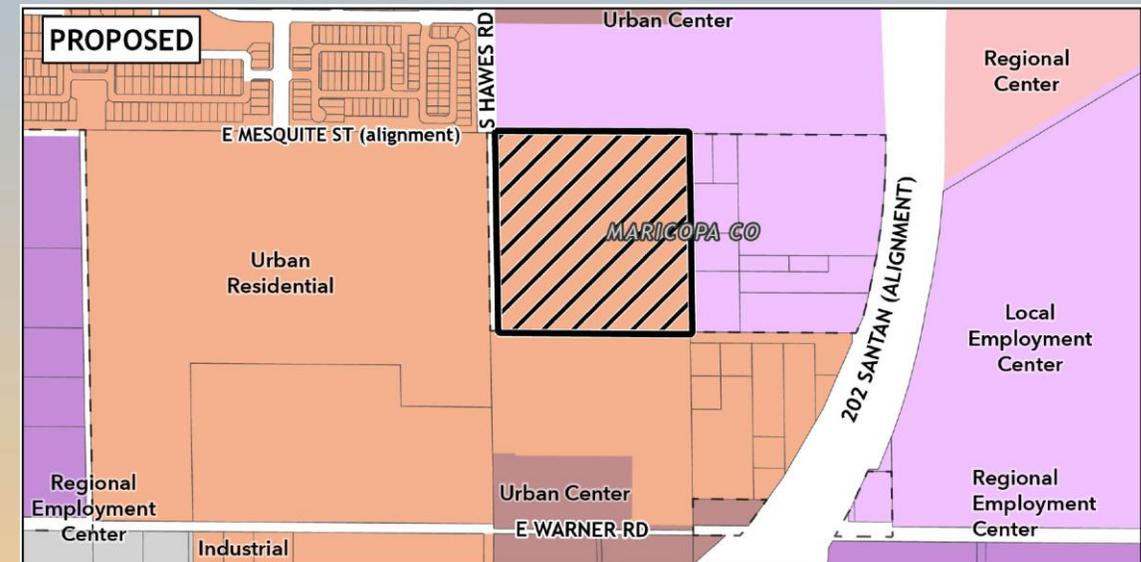




General Plan

Proposed – Urban Residential

- Principal land uses include single and multi-family residential, retail, personal services, eating and drinking establishments, and business offices
- Zoning districts: RS-9, -7, & -6, RSL-4.5, -4.0, -3.0, & -2.5, RM-2, -3, -4, & -5, OC, NC, LC, GC, MX, PC, ID-1, ID-2, LR, and PS





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 Principles, 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



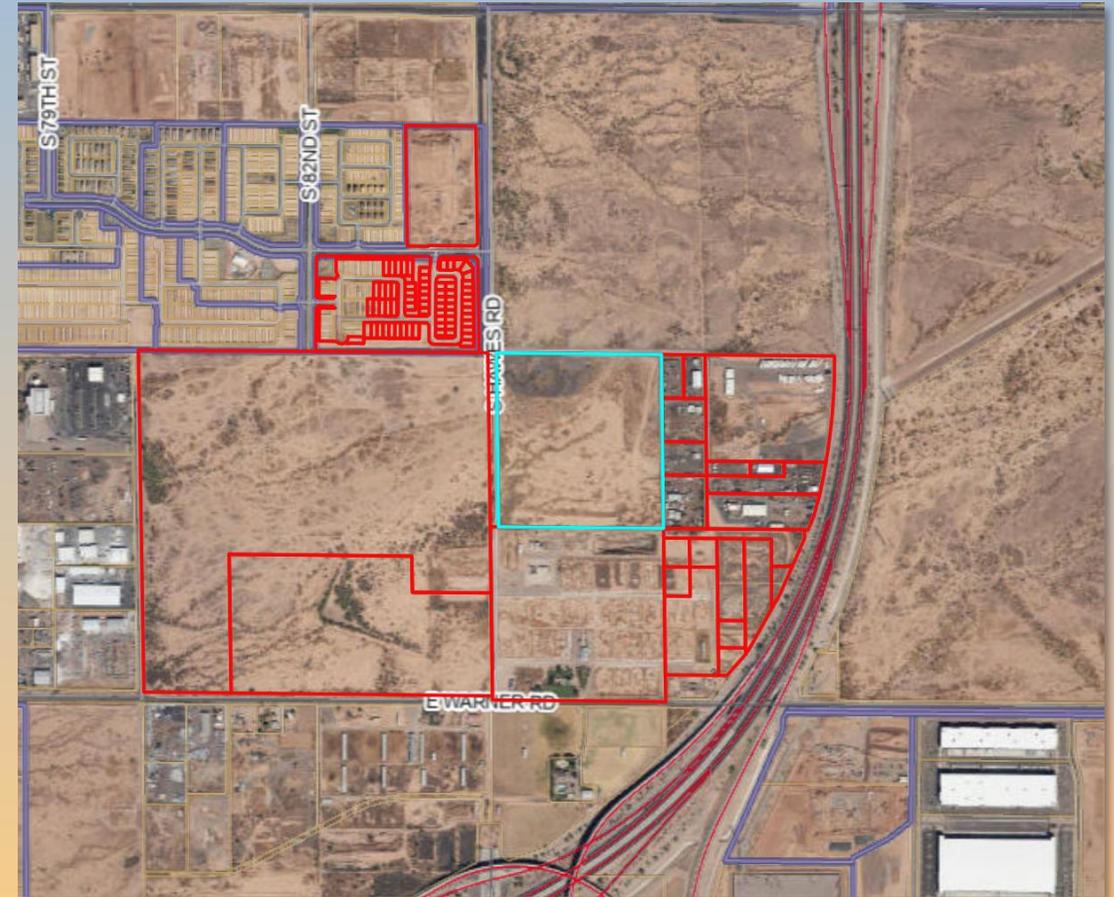
General Plan Amendment Approval Criteria

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 1000 feet, HOAs and registered neighborhoods and invited them to a virtual neighborhood meeting
- Virtual neighborhood meetings
 - July 28, 2025 – No residents attended the meeting
 - March 3, 2026 – No residents attended the meeting
- No correspondence received by staff





Findings

- ✓ Complies with the amendment criteria in Chapter 5 of the 2050 Mesa General Plan and Chapter 75 of the Mesa Zoning Ordinance

Staff Recommends Adoption



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