

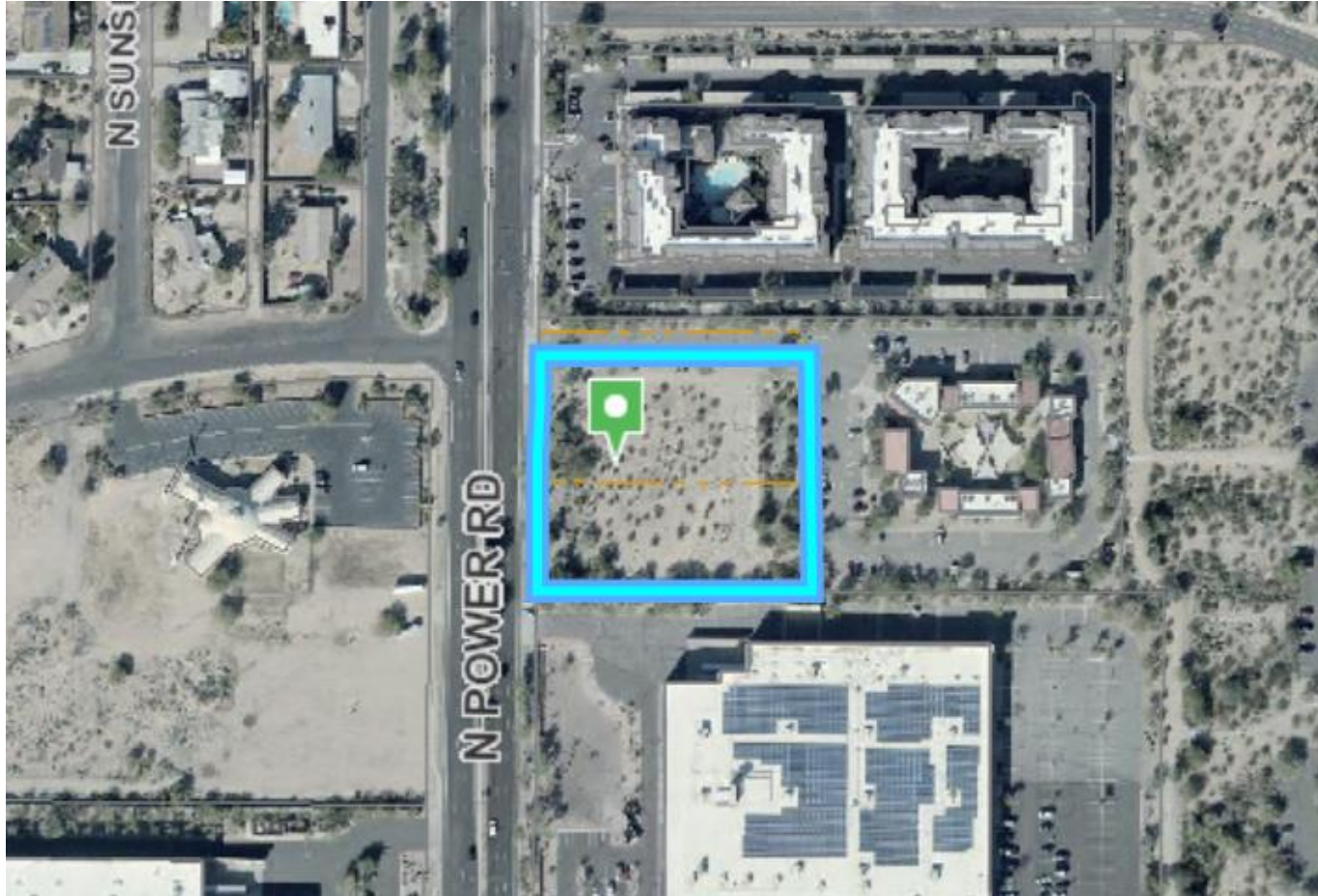


PLANNING & ZONING BOARD

January 12, 2022



ZON21-01025



Request

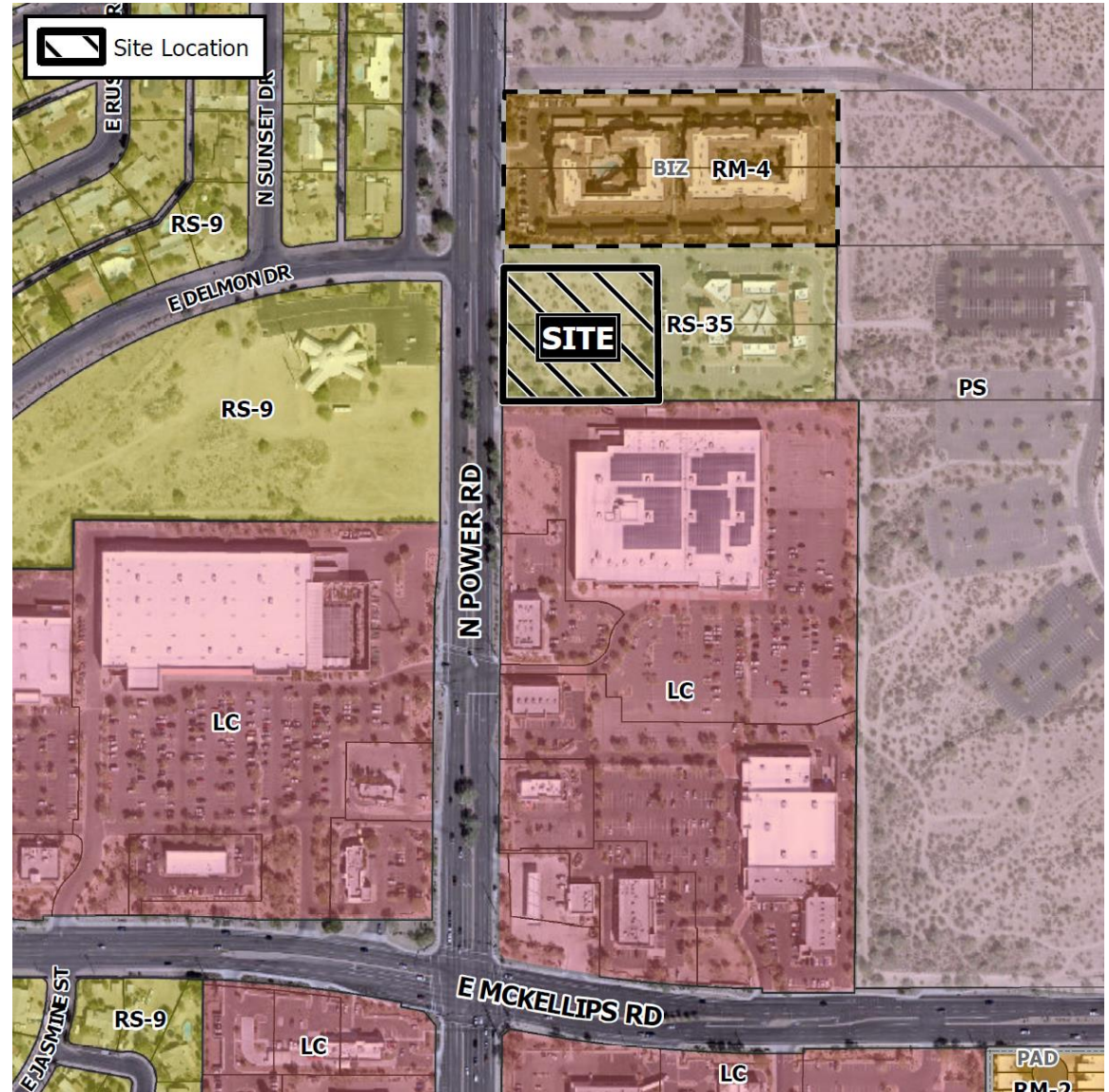
- Rezoning from RS-35 to LC

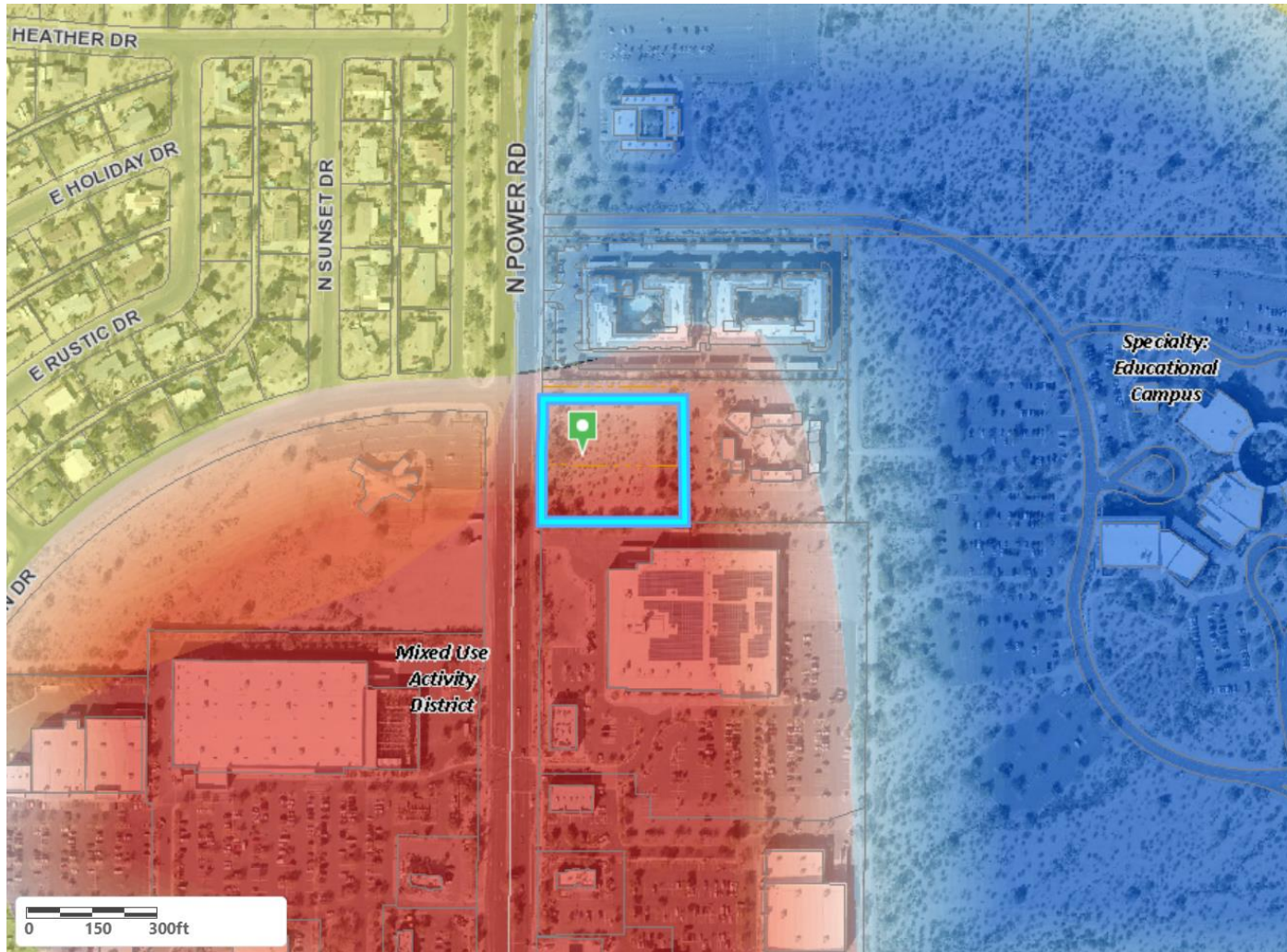
Purpose

- Establish commercial zoning for future development

Location

- North of McKellips Road and East of Power Road





General Plan

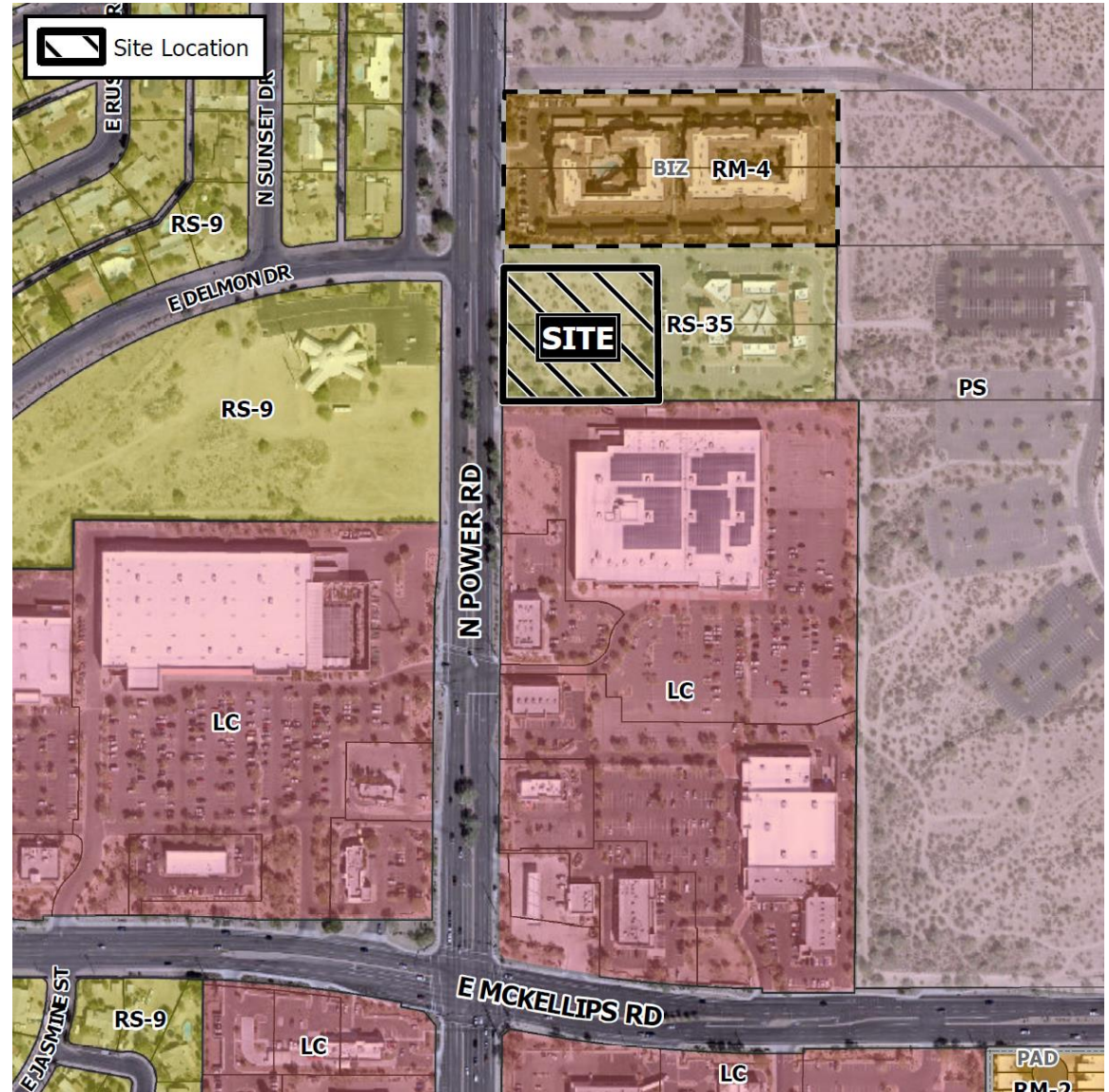
Mixed-Use Activity

- Strong and viable centers of commercial activity
- Often include large-scale retail, office, entertainment, and residential

Zoning

RS-35

- Rezone from RS-35 to LC
- Limited Commercial (LC)
 - Provide areas for indoor retail, entertainment and service-oriented businesses that serve the surrounding residential



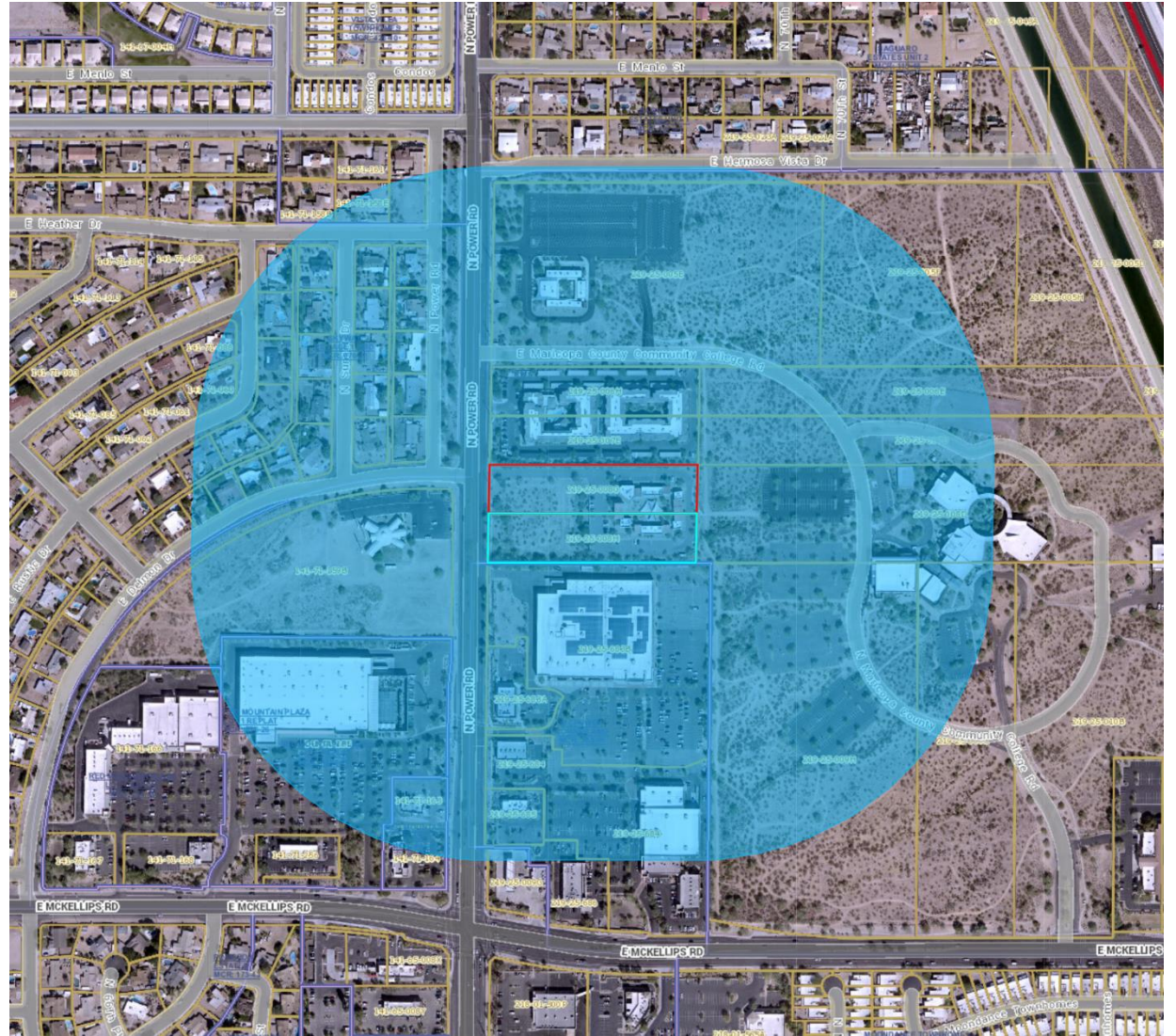
Site Photos



Power Road looking east

Citizen Participation

- Property owners within 1000' of the property
- HOA's within .5 mile of the site
- Neighborhood meeting 11/29/21
- No comments received



Summary

Findings

- ✓ Complies with the 2040 Mesa General Plan

Staff Recommendation

Approval with Conditions



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