



# PLANNING & ZONING BOARD

September 28, 2022



**ZON22-00267**



## Request

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- Rezone

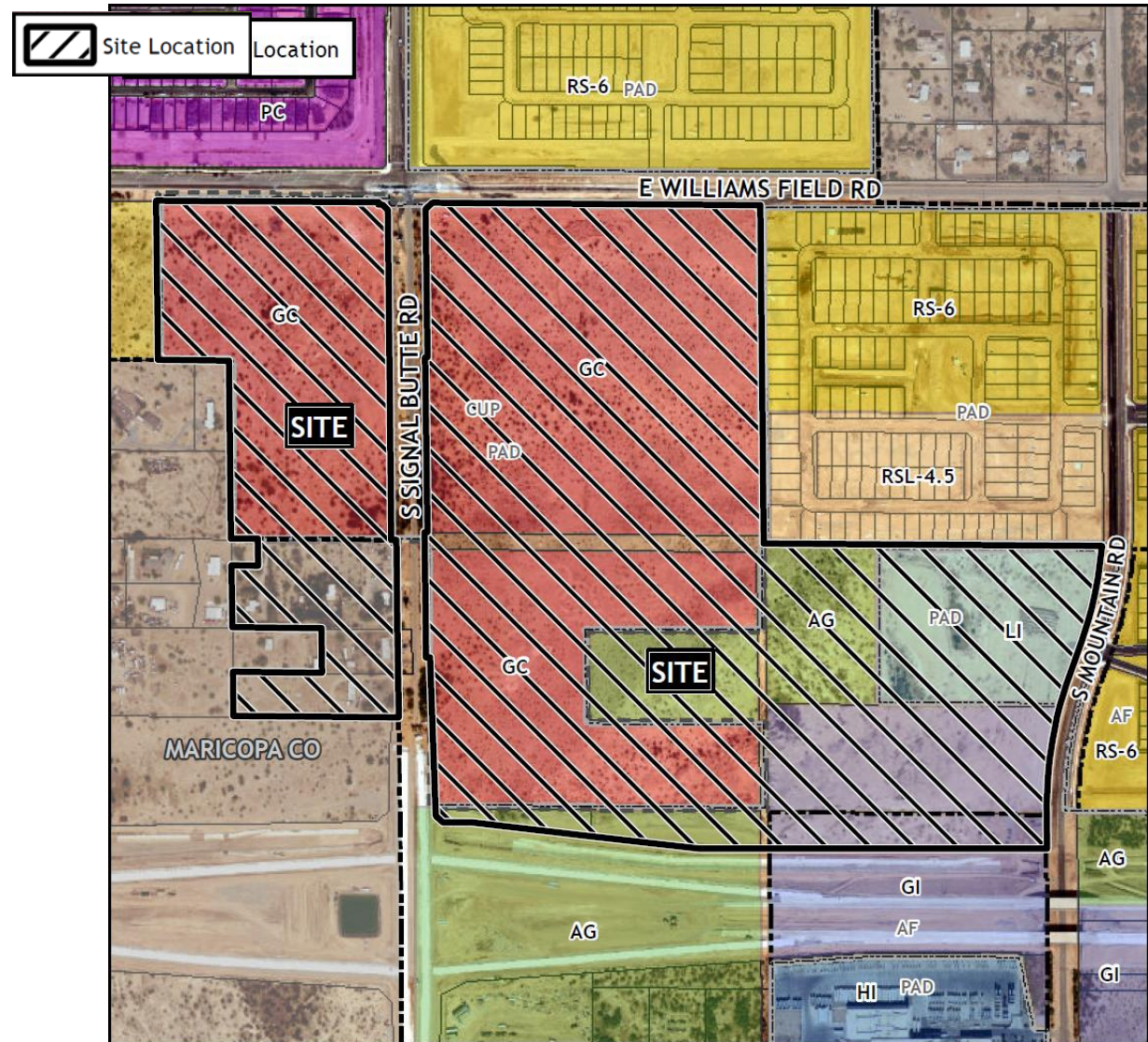
## Purpose

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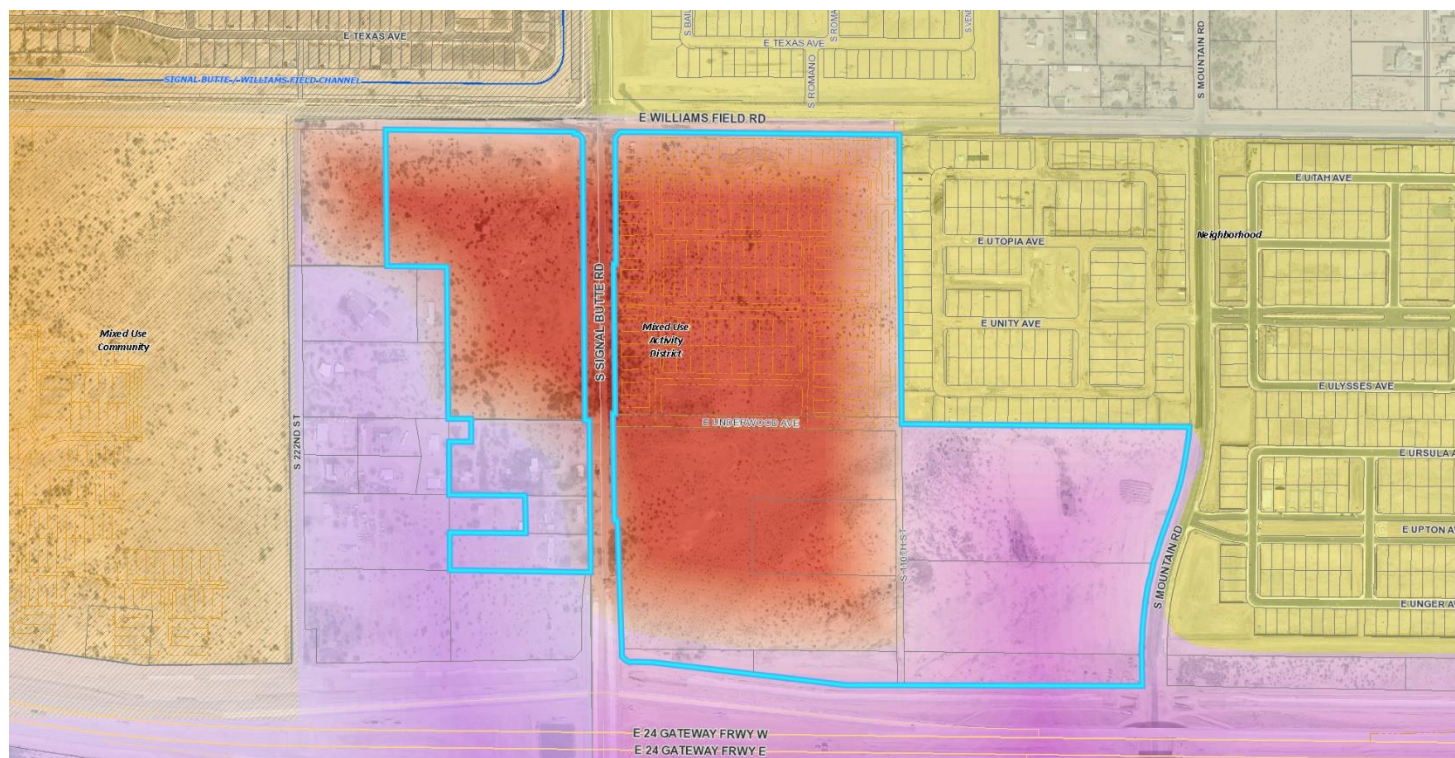
- To allow for the future development of an Auto Mall and Large Commercial Center

# Location

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







# General Plan

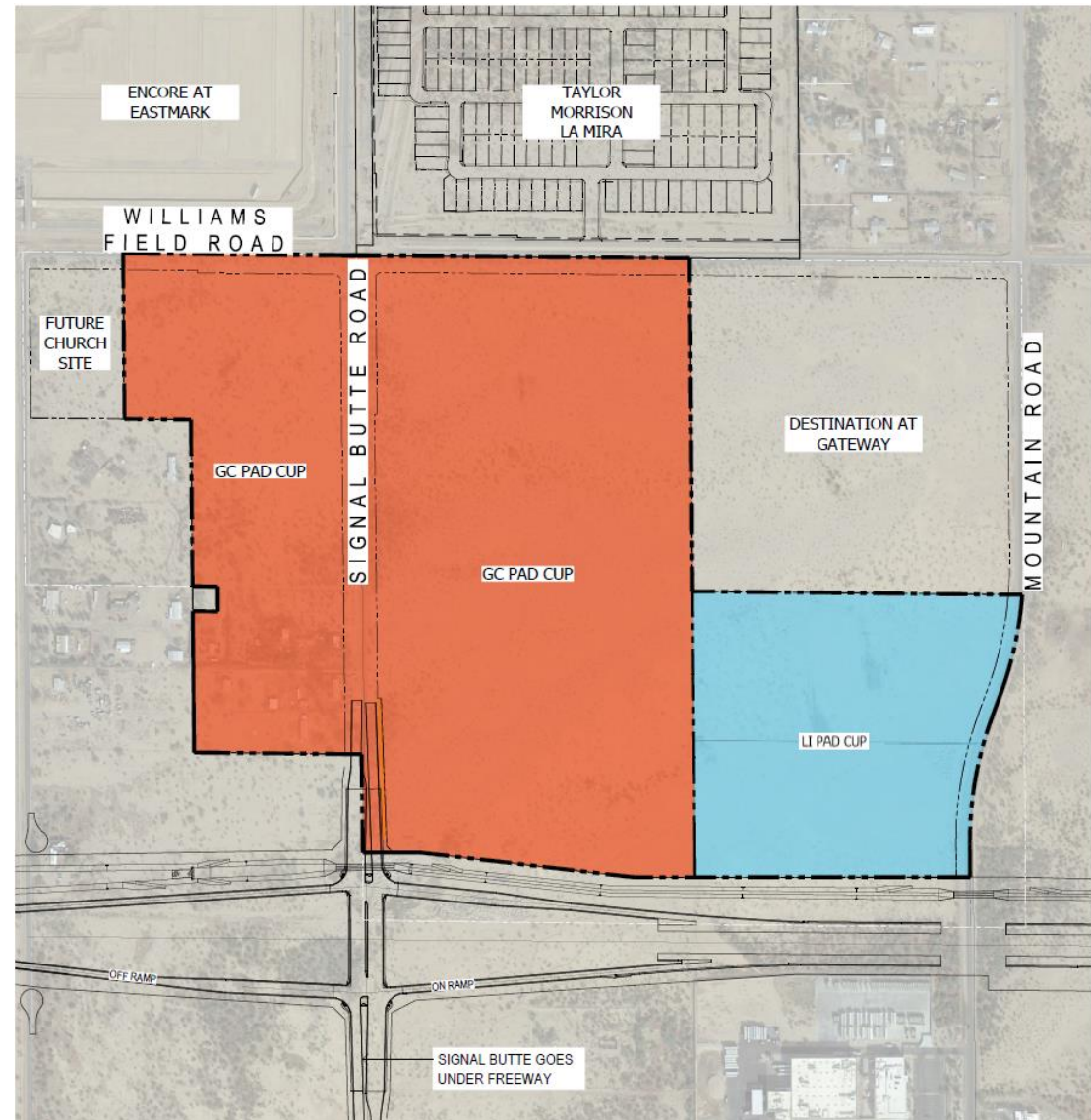
## Mixed Use Activity/Employment

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

# Proposed Zoning

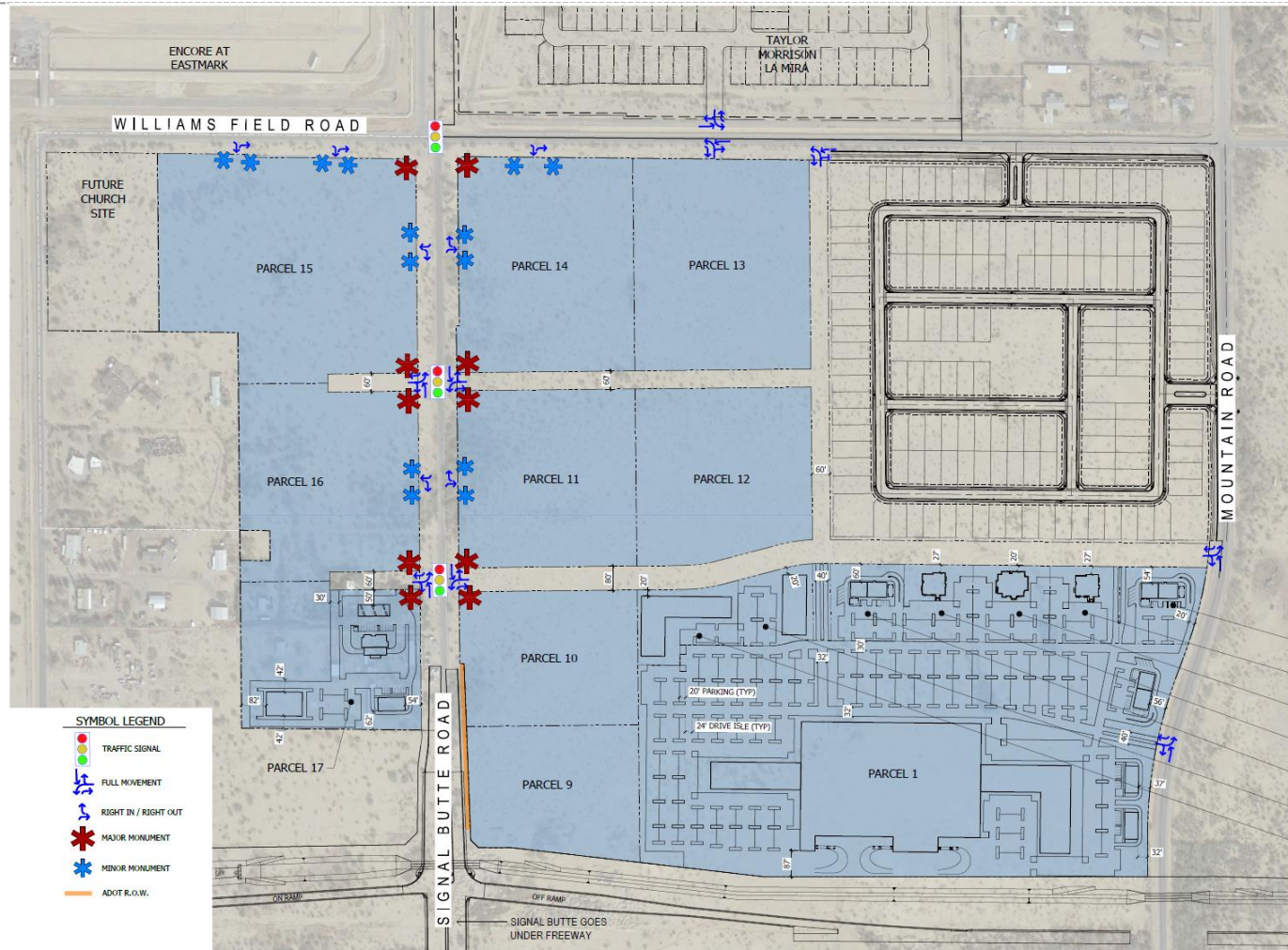
General Commercial with  
a Planned Area  
Development Overlay and  
Council Use Permit

Light Industrial with a  
Planned Area  
Development Overlay and  
Council Use Permit





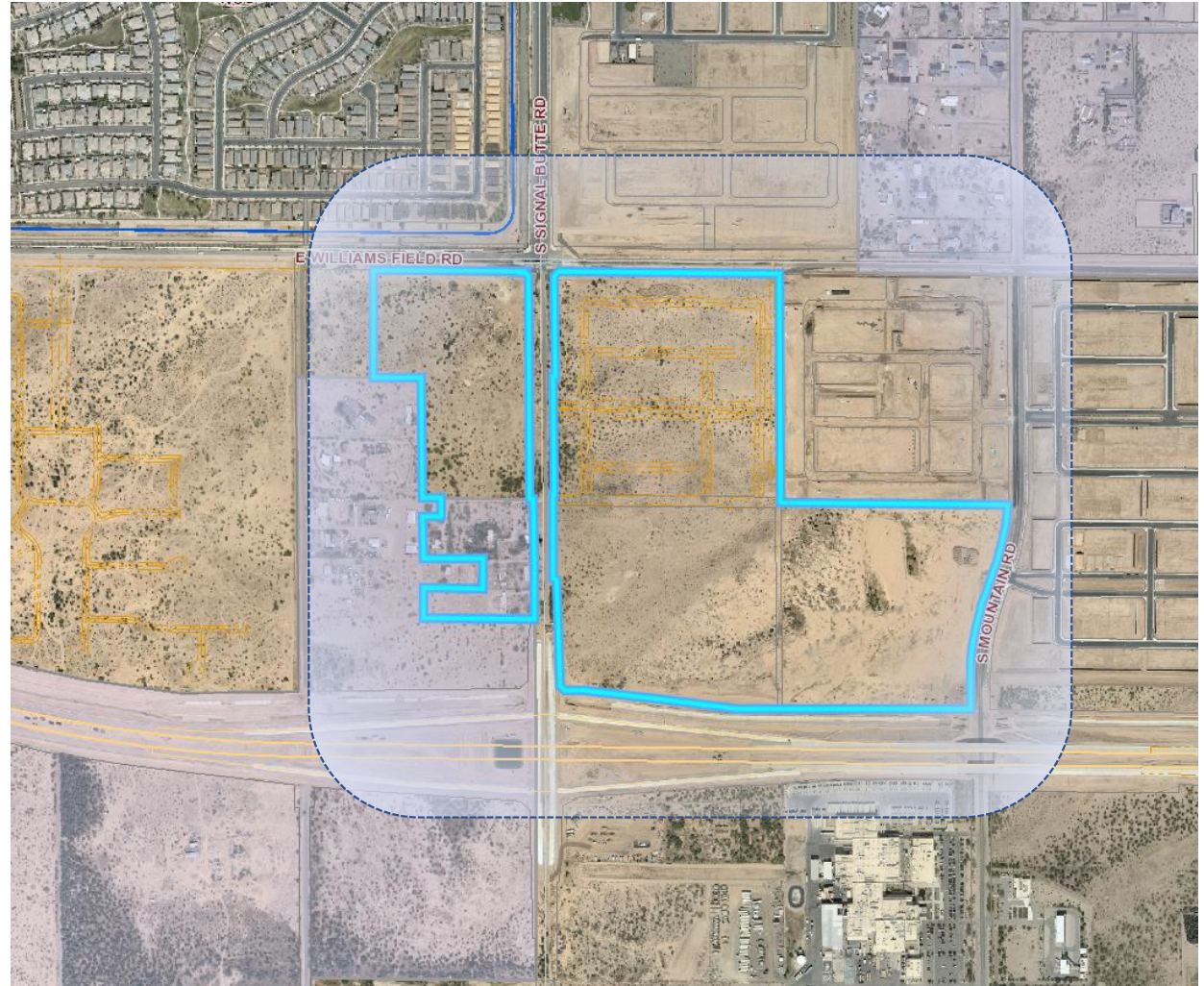
# Conceptual Site Plan



# Citizen Participation

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- Property owners within 1,000 feet, HOAs & Registered Neighborhoods
- No response received





# Summary

## Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with review criteria in Chapter 22 of the MZO for a PAD overlay

## Staff Recommendation

Approval with Conditions



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