



Pecos Road Employment Opportunity Zone



City Council Study Session
June 1, 2017

∞ EO-Employment Opportunity District

- Need for 'In-place', 'Shovel-ready' Zoning Entitlements
- Large sites for Large Employers
- Shorten Entitlement Processes
- Help Create 'Employment Hubs'
- Elliot Road Corridor Experience
 - Eliminate requirement for Development Agreements



Pecos Rd Employment Opportunity Zone



Purpose

- Expedites the entitlement process, cut entitlement risk
Assist in attracting employment-driven and advanced manufacturing developments, create jobs and stimulate investment
- Establishes Land Uses and Design Guidelines
Ensure compliance with the City of Mesa General Plan and Mesa Gateway Strategic Development Plan
- Establish Area as a “Floating Zone”
Allows property owner to opt-in to the EO Zoning District, without affecting their existing non-EO zoning



Guidelines

- Emphasis on Employment-Driven Uses
 - Advanced & High-Tech Manufacturing
 - Research & Development
- Restricted to Certain Land Uses
- Architectural Design Standards
 - Quality Builds & Developments
- Landscaping Design Guidelines
- Height Maximum – 150 Feet
 - The maximum building height shall follow all FAA regulations for parcels near the Phoenix Mesa Gateway Airport runway.



Questions ?