



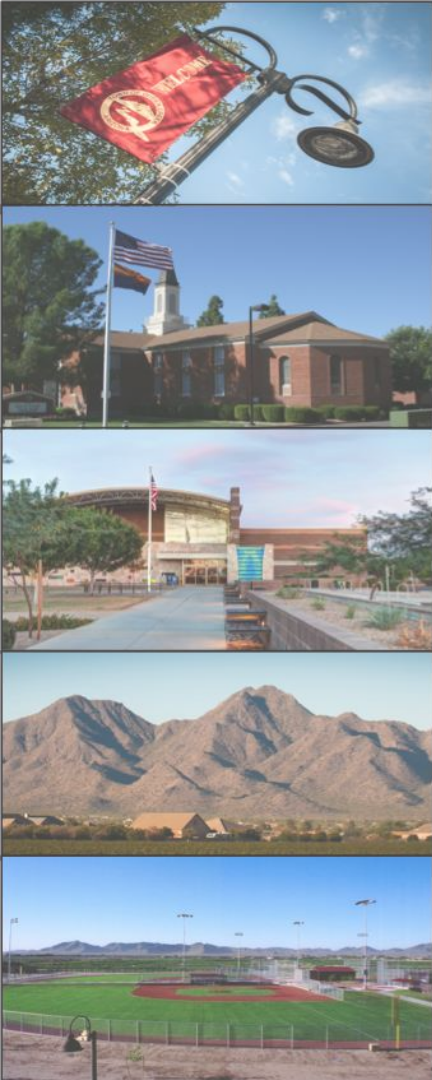
Zimmerman Dairy

Major General Plan Amendment

P19-0048

Town Council
November 20, 2019

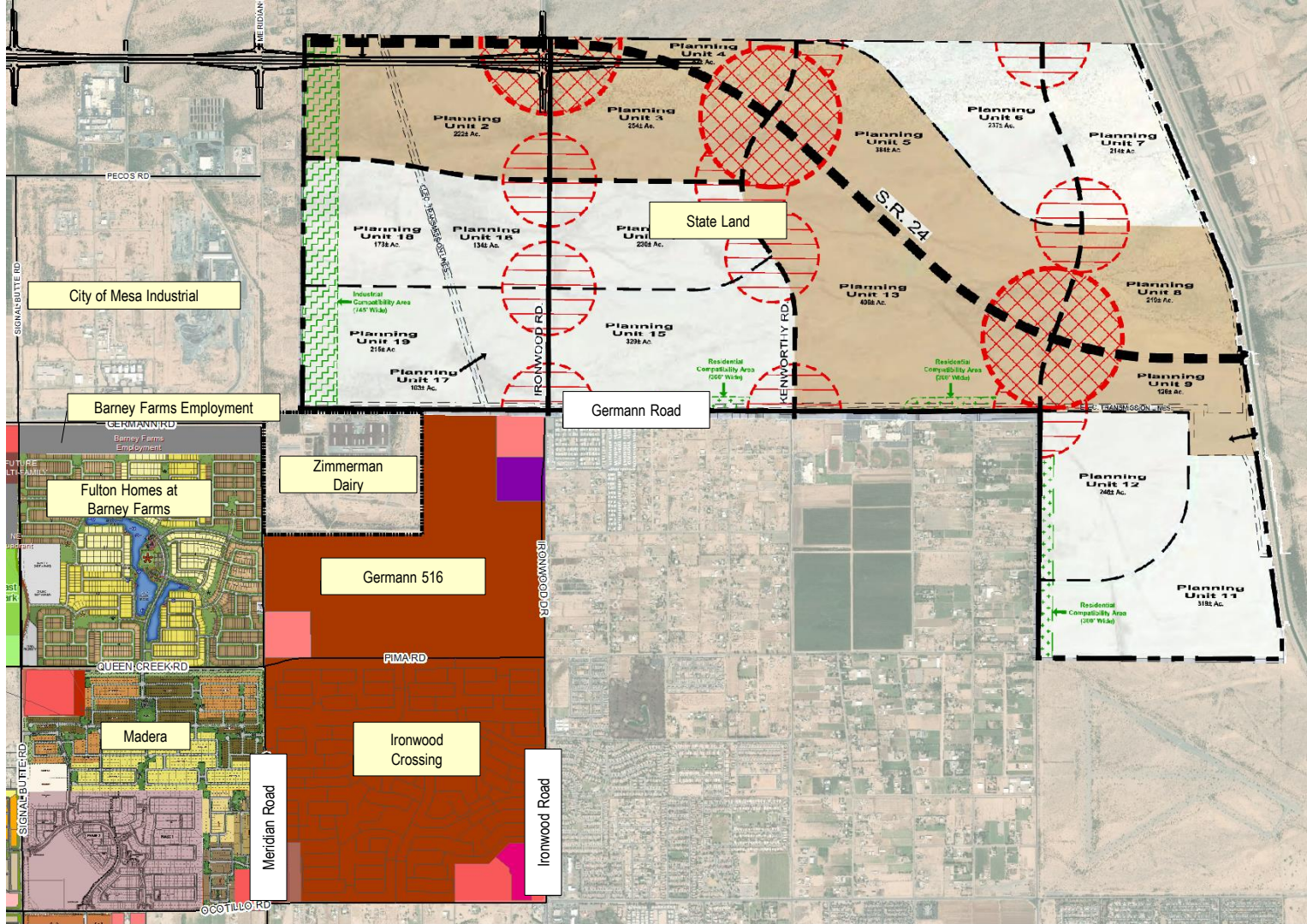


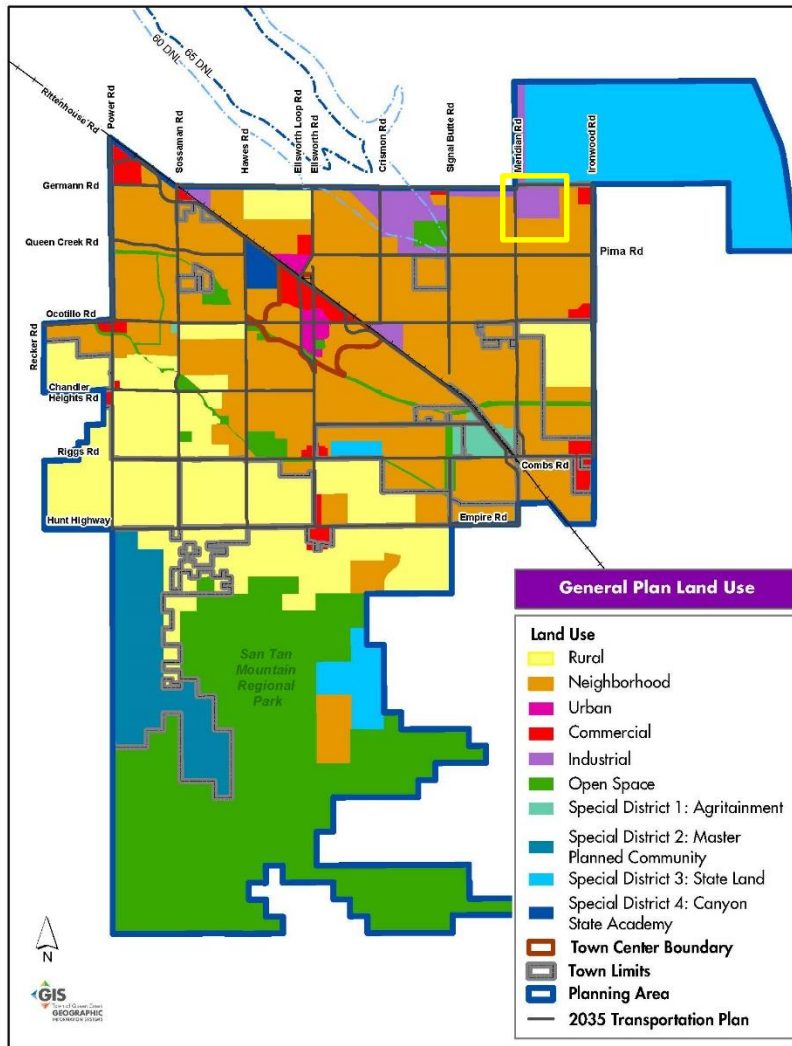


Aerial Map Exhibit

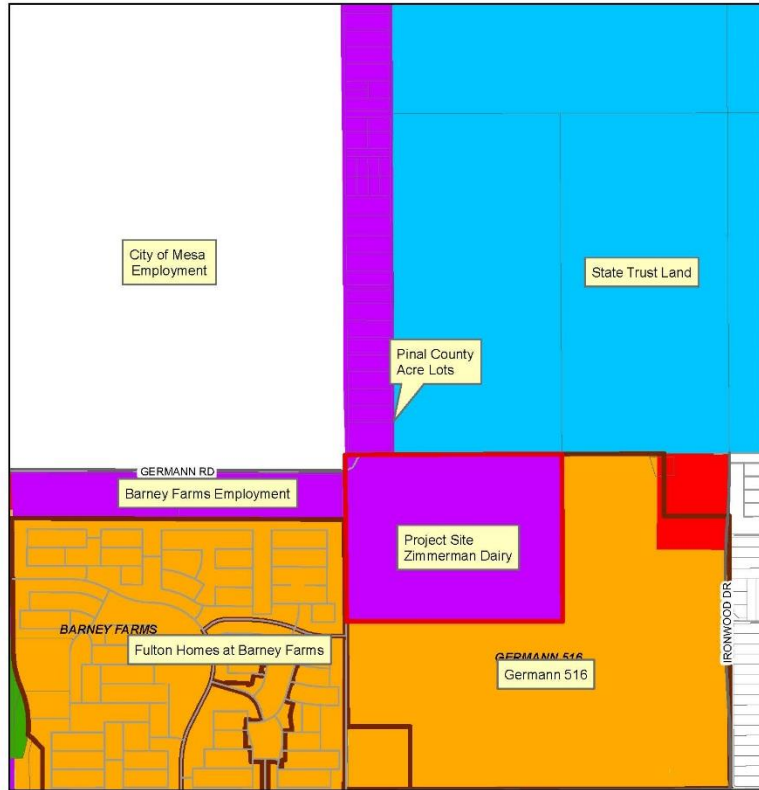
- 191 acres
- Active dairy farm



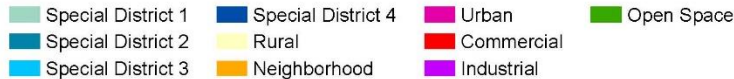




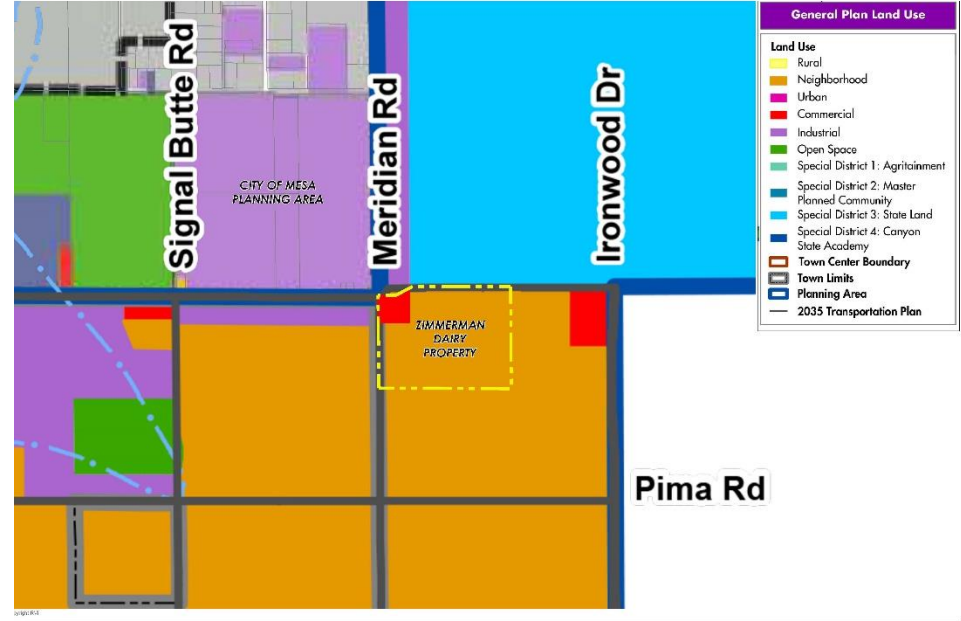
Existing GP Land Use



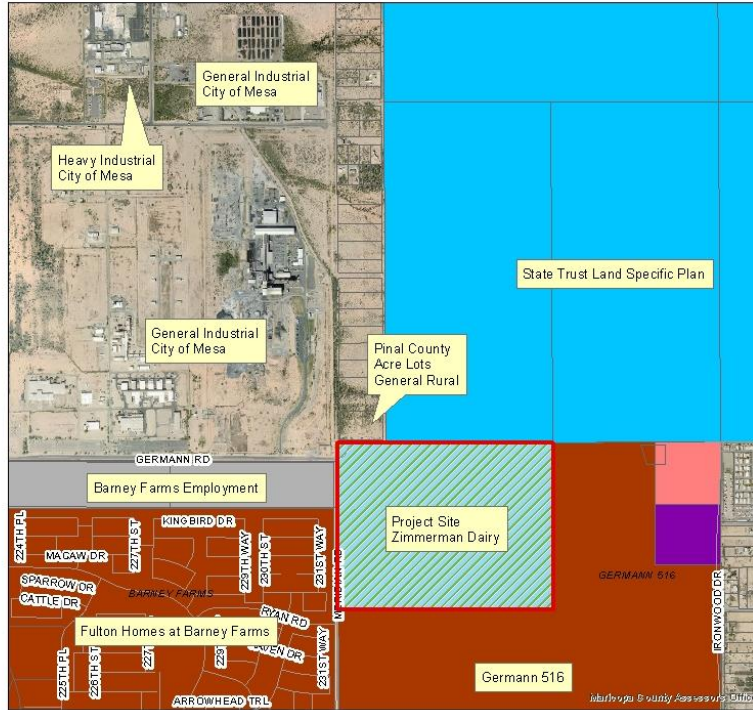
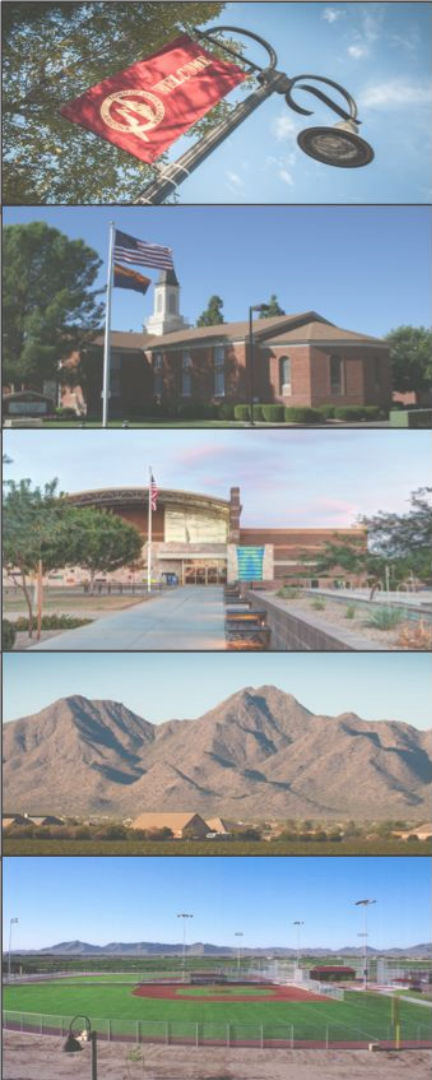
General Plan Land Use



Proposed GP Land Use



Current Zoning



No rezoning request is associated with the Major GPA request

Zoning Districts

| | | | |
|--------------------------------|------------------------------|---------------------|-------------------------|
| C-1 - Commercial | POQ - Public/Quasi-Public | R1-6 - Residential | R1-18 - Residential |
| C-2 - Commercial | RC - Recreation/Conservation | R1-7 - Residential | R1-35 - Residential |
| C-3 - Commercial | MDR - Residential | R1-8 - Residential | R1-43 - Residential |
| TC - Commercial | HDR | R1-9 - Residential | R1-54 - Residential |
| EMP A - Office/Industrial Park | R1-4 - Residential | R1-12 - Residential | R1-190 - Residential |
| EMP B - General Industrial | R1-5 - Residential | R1-15 - Residential | PCD - Planned Community |
| | | | AT - Agritainment |



Public Outreach

- Neighborhood Meeting – August 12, 2019
 - 4 members of the public in attendance
 - Questions future plans for the dairy and future plans for Meridian Road and SR-24
- 60-day agency review – June 27, 2019 – August 26, 2019
 - PMGA letter
 - Vlachos Enterprises
 - City of Mesa Letter
- PRI and Fulton Homes letters of support
- Economic Development Commission



Planning Commission

Two P&Z Public Hearings:

- August 28, 2019 (Introduction)
- October 21, 2019
 - Two members of the public spoke
 - Andy Sarat, CMC Steel
 - Shaine Alleman, Tiffany & Bosco on behalf of Vlachos
 - Recommendation of approval 6-0





Questions?

Thank you.