



## Planning and Zoning Board

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### *Case Information*

**CASE NUMBER:** GPMInor15-001 (PLN2015-00308)  
**COMPANION CASE:** Z15-035  
**LOCATION/ADDRESS:** The 1600 block of South Greenfield Road and the 1700 block of South Old Greenfield Road (east side).  
**GENERAL VICINITY:** Located south of the Superstition Freeway and east of Greenfield Road  
**REQUEST:** General Plan amendment to change Character Type from Employment to Mixed Use Activity District.  
**PURPOSE:** This request will allow for the development of a multi-residential complex.  
**COUNCIL DISTRICT:** District 2  
**OWNER:** Crisko LLC  
**APPLICANT:** Earl, Curley & Lagarde – Stephen C. Earl  
**STAFF PLANNER:** Kim Steadman

#### **SITE DATA**

**PARCEL NUMBERS:** 140-68-003T, 001D, 011E, 013, 014, 015A, 157, 158  
**PARCEL SIZE:** 26.94± acres  
**EXISTING ZONING:** AG, LC-PAD & LI-PAD  
**G P CHARACTER AREA:** Employment Districts  
**CURRENT LAND USE:** Agriculture & Residential

#### **ZONING HISTORY/RELATED CASES**

**June 16, 1982:** Annexed into the City. (Ord. #1599)  
**February 22, 1983:** Establish City zoning from County Rural-43 to Agricultural (AG) (Z83-010)  
**February 18, 1986:** Rezone from AG to Conceptual M-1 & approve conceptual pre-plat. Staff suggests developing area as a Development Master Plan (DMP) (Z86-008)  
**November 17, 1986:** Rezone from AG (Conceptual M-1) to M-1 & approve pre-plat with conceptual site plan (Z86-099)  
**October 19, 1998:** Site Plan Modification. Withdrawn (Z98-092)  
**July 12, 2006:** Rezone to M-1 PAD & C-2 PAD & pre-plat approval (Z06-047)

#### **GENERAL PLAN HISTORY**

**Mesa 2040 General Plan:** Employment Districts  
**Mesa 2025 General Plan:** Employment – Business Park  
**1996 General Plan:** Commerce Park  
**1988 General Plan:** Commerce Park

**STAFF RECOMMENDATION:** Adoption  
**P&Z BOARD RECOMMENDATION:** ☒ Adoption ☐ Denial  
**WAIVER SIGNED:** ☒ Yes ☐ No

#### SITE CONTEXT

<b>NORTH:</b>	(Across Superstition Freeway) Office & Residential <b>General Plan Character Area:</b> Neighborhoods	– Zoned OC & RS-6 PAD
<b>EAST:</b>	Agricultural fields <b>General Plan Character Area:</b> Employment	–Zoned LI-PAD
<b>SOUTH:</b>	Agricultural & Residential <b>General Plan Character Area:</b> Employment	–Zoned AG
<b>WEST:</b>	(Across Eastern Canal) Existing commercial (Across Greenfield Rd) ADOT Right of Way <b>General Plan Character Area:</b> Mixed Use Activity District	– Zoned LC – (US 60)

#### PROJECT DESCRIPTION

This is a request for a Minor General Plan amendment to change the Character Area of 27± acres from “Employment” to a different character area that would support an apartment complex and a hotel. The site is located east of Greenfield Rd., and south of the Superstition Freeway. 20± acres of this land will be used to develop the Mark-Taylor Apartments. The remaining acreage will be for a proposed hotel on the Greenfield Rd. frontage.

#### Discussion of Existing and Proposed General Plan Designations:

##### Existing: “EMPLOYMENT DISTRICTS” with “PROPOSED TRANSIT CORRIDOR” Overlay

This site is currently within the Character Type of “Employment Districts” as identified on the Character Area map in the Mesa 2040 General Plan (P.7-3). Further, there is a Proposed Transit Corridor overlay over the northwest corner.

If this property were to develop as an Employment District, a first step would be to determine which of the appropriate Sub-Types to use as a pattern for development. Residential uses could reasonably be proposed as an integrated element of an “Employment Core” Sub Type (P. 7-25 of the Plan). This would be a master planned approach, integrating residential uses as a component of an employment district of a more urban design. The current proposal is limited to a corner of the larger Employment District and, without the participation of other property owners in the District, cannot propose a master planned approach.

##### Proposed: “MIXED USE ACTIVITY DISTRICT” with “PROPOSED TRANSIT CORRIDOR” Overlay

The uses being proposed (hotel and medium-density residential) and the location of this property adjacent to an existing Mixed Use Activity District (MUA), allow us to propose adding it onto that district. The General Plan identifies these two uses as appropriate to the mix of uses in MUA districts. It is the design of the current residential project and the future hotel project (identified on the site plan as

fronting Greenfield Rd) that will determine how they contribute to this district. The apartment complex has provided pedestrian connections on both the east and west ends of the site encourage more than just auto access to surrounding uses. Also, the building elevations facing the public street have been enhanced, giving the project an outward focus that contributes to the surrounding neighborhood.

The General Plan identifies a future Transportation Corridor, with a node at Greenfield Rd and the US 60 Freeway. Good pedestrian design will contribute to the success of that future node.

#### **General Plan GUIDING PRINCIPLES, POLICIES and CHARACTER AREAS:**

Mesa has generally developed to an auto-oriented, suburban form. The General Plan states that "...the goal of the City is to modify the development pattern by following the defined character types to create more complete and recognizable areas of activity at various scales that create a sense of place, connectivity, and vibrancy." (P. 7-1)

The General Plan establishes three guiding principles that from the heart of the Plan. (P. 3-7) The goals and related policies and strategies which are applicable to the consideration of this request are:

#### **Guiding Principle:**

- **Housing:** Create and maintain a variety of great neighborhoods
  - **Housing P-1:** Encourage a range of housing options in all areas of the city in order to allow people to stay in their neighborhood as their housing needs change. (P.4-8)

#### **Guiding Principle:**

- **Jobs:** Grow and maintain diverse and stable jobs.
  - **Economic Development P1:** "Preserve designated commercial and industrial areas for future job growth." (P.5-15)
  - This site is located in the "Superstition Freeway – East" Major Employment Activity Area. Identified employment types for this area are "...advanced business services, healthcare services and retail industry clusters." (P.5-11)
  - Providing "workforce housing" adjacent to large employers can be seen as supportive of adjacent employment centers.

#### **Guiding Principle:**

- **Public Spaces:** Provide rich public spaces to bring the community together in a variety of settings.
  - **Public Spaces P2:** Design of neighborhoods, neighborhood village centers, mixed use activity districts, downtown, and transit districts should consider and include the development of a variety of public gathering places appropriate for the scale and location of the development. (P.6-8)
  - The public realm is not the focus of this project. It does, however, provide well designed community spaces within.
  - As an element of the existing Mixed Use Activity District to the west, this project is responsible for providing connectivity to the rest of the district, as well as to the

employment uses to the east. The proposed design highlights pedestrian paths through the perimeter security wall, and provides enhanced elevations fronting the public street that will improve the pedestrian experience.

**Proposed Character Type:**

- **Mixed Use Activity District:** Areas of activity, generally larger than 25 acres that serve the larger community; primarily retail areas and entertainment centers, but often also include offices, multi-residential, and other supporting uses.
- **Sub Type: “Community-Scale Districts” - Forms and Guidelines: (P.7-18)**
  - Building heights typically ranging from one to three stories
  - Usually more suburban in design and form with auto dominant characteristics, but more urban forms that balance autos with pedestrians are encouraged for new development and redevelopment
  - Building and parking fields should be located on the property to establish a connection to the street and promote walkability between buildings
  - Size and scale of parking fields is broken up to improve visual appearance, reduce heat islands, and improve walkability
  - Highest densities and intensities when in conjunction with transit district

**Neighborhood Involvement**

The applicant has enacted a Citizen Participation Plan for this project in conjunction with zoning case Z15-035 that included holding a neighborhood meeting on Aug. 13th and mailing letters to property owners, HOA's and Registered Neighborhoods within the area. Per the Citizen Participation Report provided by the applicant their efforts resulted in two property owners in attendance at the neighborhood meeting, and no other requests for information. Staff has not been contacted by the Public in regard to this project.

**Staff Analysis**

The protection of employment areas is a strong emphasis of the General Plan. The lead-in statement of Chapter 5 of the Plan states: “The future of the City of Mesa is tied to its ability to continue to secure and maintain a stable and diverse employment base.”

Over the last several months the Planning and Economic Development staff have worked with the applicant to evaluate the best development options for this property. With its visible location along the US 60 and adjacency to the Banner Gateway medical complex, this appears to be a prime location for additional medical related employment uses. Upon further review we found, however, that the access limitations from Greenfield cause some problems for employment uses. We also found there was support by Banner for having an apartment development close to their campus.

One option for the property that would retain the Employment Character type would be to develop it following the guidelines for the Employment Core sub-type. This would allow for residential uses in a mixed use urban core type setting with the residential integrated into the employment uses. Given the lack of understanding about what will actually develop around the residential site and the existing suburban nature of the surrounding development, this option did not seem viable.

Another option for consideration was to modify the Plan to designate this area as the Neighborhoods Character Type since the request is a residential use. Given the context of this site between the Employment and Mixed Use Activity District areas, and the limited size, the Neighborhood character type would not be appropriate. While the area is too small to consider generating a more traditional neighborhood, as a component of a larger activity district it could function to the benefit of the MUAD and the adjacent Employment District.

The request being made is to expand the Mixed Use Activity District character type - which exists to the west of this site - into this area. This character type focuses on commercial and office uses, but includes residential, entertainment, and employment uses to create a vibrant and active area. Expanding the MUAD area closer to the Employment area (rather than using the Neighborhoods character type) places emphasis on strengthening the existing MUAD, while providing supporting uses adjacent to the Employment District.

#### **Conclusion and Recommendation**

Staff is recommending adoption of the Minor General Plan amendment, which is supportable by the policy directions approved through The Mesa 2040 General Plan. The proposed land use will not only allow for a variety of uses contributing to the Mixed Use Activity District but also creates a transitional land use between the MUA District to the west, and the Employment District to the east. Staff recommends adoption.