

MINUTES OF THE AUGUST 16, 2017 PLANNING & ZONING MEETING

- 6-a GPMInor17-001 District 2.** The 4700 through 4800 block of East Baseline Road (north side). Located east of Greenfield Road on the north side of Baseline Road. (21.8± acres). Minor General Plan amendment to change Character Type from Employment to Mixed Use Activity District. The request will allow for the development of a multi-residential complex. Stephen C. Earl, Earl, Curley & Lagarde, applicant; R.O.I. Properties, LLC; Baseline 2005, LLC; Crisko Baseline, LLC; Dale and Janice Gray Trust, owner. (PLN2017-00322) **(Companion Case to Z17-038, and Preliminary Plat "Mark-Taylor", associated with Items 6-b and 6-c).**

Staff Planner: Kim Steadman

Staff Recommendation: Adoption

Summary: Staffmember Kim Steadman presented case GPMInor17-001 to the Board. Mr. Steadman this request for a Minor General Plan Admendment will include a rezoning and preliminary plat to create a single lot plat for the develop of a 344 unit multi-residential complex.

Applicant Steven Earl, 3101N. Central Avenue, provided an overview of the development proposed by Mark Taylor. Mr. Earl stated Mark Taylor builds a superior product and commands top rental rates. It is a gated community which provides top of the line amenities and has received awards for their developments. Mr. Earl explained that the Banner Health Systems, which employs over 3,000 employees, approached the Mark Taylor group to build an apartment complex next to the hospital. Mr. Earl stated the developer is constructing a one half mile roadway to connect with Greenfield Road. Mr. Earl stated most residents that rent from Mark Taylor typically do not have children.

Boardmember Allen asked staff is this would be considered spot zoning as the surrounding zoning is in the Employment District. Planning Director John Wesley responded by looking at the General Plan. Staff had to consider the surrounding General Plan districts when looking at this request to change from employment to mixed use and had to consider the surrounding General Plan districts. Staff had to question what we look at is in this area and what makes it a vibrant area and by adding a multi-family development would it mix well with the surrounding districts. Mr. Wesley stated residential is an appropriate component of a mixed use district.

Boardmember Allen responded Economic Development has always protected employment districts and feels there is a saturation in the area of apartment complexes and does not want to give up the employment district in that area. Mr. Wesley responded staff does agree we want to protect the employment areas. He stated Economic Development is aware of this development and did not voice opposition because of Banner Health support.

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Boardmember Boyle expressed concerns of what happens to the area if the hospital is no longer there. Mr. Boyle stated he understands the needs for housing employees of the hospital and has concerns of the over saturation as well. He would like to state his continual concerns what the elevations will look in the future and will they meet the City's visions.

It was moved by Vice Chair Dahlke and seconded by Boardmember Sarkissian to adopt the proposed General Plan amendment for case GPMinor17-001 with conditions:

That: The Board recommends adoption of case GPMinor17-001.

Vote: 5-1 (Boardmember Allen, nay; Boardmember Astle, absent)

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Note: Audio recordings of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also "live broadcasted" through the City of Mesa's website at www.mesaaz.gov