

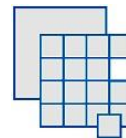
MESA COMMUNITY COLLEGE

(A Member of the Maricopa County Junior College District)

Rezoning Project Narrative

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Submitted by:



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On behalf of:
Mesa Community College

MESA COMMUNITY COLLEGE

Revised Project Narrative
Dobson & Southern Campus
Mesa, Arizona

Introduction and Request

Pew & Lake, PLC (“Applicant”), on behalf of Mesa Community College (“MCC”), respectfully requests the zoning districts currently applicable to the approximately 134 acre campus be changed to General Commercial (GC). Currently, the campus is predominantly zoned Public/Semi Public with small areas of General Commercial and Limited Commercial (LC) and has a General Plan land use designation of Specialty: Educational Campus.

Without reviewing the entire history, evolution and growth of MCC in the City of Mesa (“Mesa”), for purposes of this application, it is sufficient to state that MCC has been an associate in good standing with Mesa for decades in a partnership of Governmental entities working collaboratively to provide accessible, affordable and first class higher education opportunities for students.

Why Rezone the MCC Campus to the General Commercial (GC) Zoning District?

The delivery of higher educational opportunities on the MCC Dobson Campus is not a static or stagnant endeavor. The demands for new, innovative and pioneering models of educational opportunities evolves over time and today’s higher educational environment/physical facilities does not fit neatly into the City’s zoning code definition of public/semi-public. Consequently, in order to set the stage for future site plan changes and use occupancies of existing structures, the GC Zoning District more accurately reflects the “on the ground” reality of workforce development partnerships between MCC and employers that offer industry specific education, training and services to contribute to a higher skilled workforce. This change in the zoning district will provide the flexibility for MCC to enter into public/private partnerships for industry-specific education, training, manufacturing and production. Granting this flexibility will allow MCC to support the business community and enhance student education. It will foster innovation, contribute to a skilled workforce with real-world experience and generate revenue which may be used to fund other programs in the College. With shrinking budgets due to legislative cutbacks, it is vital for MCC to be creative and flexible in its approach to revenue generation.

Compatibility with Surrounding Land Uses

The proposed GC Zoning District is compatible with the surrounding land uses to the MCC Campus;

North – Commercial/Retail

South – US 60 Superstition Freeway

East – Retail and Fiesta Mall

West – Desert Banner Hospital

As previously noted, the request for GC zoning is anticipatory to expected uses. The MCC Campus is substantially developed and the future collaborative uses will typically take place within the established building envelopes.

PAD Applicability and Overlay

While a PAD overlay district is generally used to authorize deviations from development standards, it can also be used to limit those permitted uses within the GC zoning district that are not consistent with the educational mission of the College. As required in Section 11-22-2 of the City of Mesa Zoning Ordinance, the adoption of a PAD Overlay District and execution of a Development Agreement with the City, will provide the mechanisms by which the Applicant will exclude uses from those permitted in the General Commercial zoning district. Attached to this narrative is a table of uses that demonstrates the uses MCC is seeking to limit on this property.

General Plan Analysis

The MCC Campus is designated in Mesa's General Plan as "Specialty: Educational Campus" and the General Commercial zoning district is specifically referenced as a zoning category that implements the General Plan designation. At 134 acres, the campus is large enough to allow for public/private educational uses, without there being a perceptible difference after rezoning from how the campus functions today.

Conclusion

The need for a workforce trained in technical fields has never been greater. Careers in technology are once again in high demand, as survey after survey echoes the need for workers trained in science, math and technology. Technical workers also earn more and have better advancement opportunities than workers in other fields. MCC is committed to and focused on providing the training and education requisite for today's learners to succeed in tomorrow's workforce. MCC is pleased to partner with the City of Mesa, private business and industry to ensure the continued employability of its graduates.