



Planning and Zoning Board

Staff Report

CASE NUMBER: ZON17-00532
LOCATION/ADDRESS: The 1600 through 2000 blocks of West Southern Avenue (south side) and the 1200 through 1500 blocks of South Dobson Road (east side) and the 1400 through 1500 blocks of South Longmore (west side)
GENERAL VICINITY: Located on the southeast corner of Southern Avenue and Dobson Road (The Mesa Community College Campus)
REQUEST: Rezoning from PS, LC and GC to GC-PAD.
PURPOSE: This request will allow for continued functioning of Mesa Community College while providing the opportunity for integrated private development within the Mesa Community College campus.
COUNCIL DISTRICT: District 3
OWNER: Maricopa County Community College District
APPLICANT: W. Ralph Pew, Pew and Lake, P.L.C.
STAFF PLANNER: Lesley Davis, Senior Planner

SITE DATA

PARCEL NO.: 134-26-767C, 779, 323H, and 760
PARCEL SIZE: 145± acres
EXISTING ZONING: PS, LC and GC
GENERAL PLAN CHARACTER: Specialty District – Educational Campus
CURRENT LAND USE: Mesa Community College Campus

SITE CONTEXT

NORTH: (Across Southern Avenue) Zoned LC and RM-4, various existing commercial, retail and multi-residential uses
EAST: Zoned LC and LC BIZ, various existing commercial and retail uses and (across Longmore) zoned LC, Fiesta Mall
SOUTH: US60 - Superstition Freeway
WEST: (Across Dobson Road) Zoned NC-PAD, Existing Banner Desert Medical Center

STAFF RECOMMENDATION: Approval with Conditions

P&Z BOARD RECOMMENDATION: ☐ Approval with conditions. ☐ Denial

PROPOSITION 207 WAIVER SIGNED: ☐ Yes ☒ No

HISTORY/RELATED CASES

January 8, 1966: Annexed into the City of Mesa (Ordinance 508).
February 21, 1984: Rezone from LC to GC for parcel 134-26-760 located adjacent to Longmore for a miniature golf course that was part of a larger overall mixed-use development with retail and multi-residential but was not constructed. (Z84-022). This parcel was later purchased by the College.
July 29, 1991: Establish PF (PS) zoning to reflect the on-going and future public use of the site as Mesa Community College.

PROJECT DESCRIPTION / REQUEST

This request is to rezone from PS, LC and GC to GC-PAD for the Mesa Community College Campus, which encompasses approximately 145 acres between Southern Avenue and the US60 Superstition Freeway, Dobson Road to Longmore. This property is currently developed and operating as the Dobson Campus for Mesa Community College. As the needs of the college change and interactions with private companies become more routine and part of the operation and educational process, there is a need to provide the opportunity to allow for the integration of these non-education functions into the campus. The proposed rezoning will accommodate private development in partnership with the college for educational purposes within the Mesa Community College campus.

NEIGHBORHOOD PARTICIPATION:

The applicant has completed a Citizen Participation Plan, which included a mailed letter to property owners within 1,000' of the site, as well as HOAs and registered neighborhoods within a mile. The applicant held a neighborhood meeting on January 31, 2018 in the Community Room at the MCC Elsner Library on the MCC campus. They had 4 interested neighbors attend the meeting. The applicant indicated in the minutes of that meeting that there were no comments by the attendees.

STAFF ANALYSIS

MESA 2040 GENERAL PLAN:

Staff has reviewed the proposal and found that it is consistent with the criteria for review as outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan and has determined that the proposed use is in conformance with the General Plan.

The General Plan designation for the site is Specialty District. At 145 acres, Mesa Community College would fall under the sub-type of Educational Campus, which identifies that appropriate zoning districts include General Commercial (GC).

The existing campus complies with the expected building form and guidelines within an Educational Campus with larger parking fields and building clustered together for walkability and strong connections to the streets and transit stops. The proposal for the rezoning will allow for a greater mix of uses, but those uses will still utilize the same general building form and be a minor portion of the overall campus.

ZONING:

The proposed rezoning to GC-PAD will accommodate private development within the Mesa Community College campus to allow the College to partner with private companies to provide real-world experience to their students and generate revenue which may be used to fund other programs in the College.

PAD OVERLAY – MZO Section 11-22-2:

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. Included in the packet is a table of uses that demonstrates the uses MCC is seeking to limit on this property. (Condition #3.)

Staff has recommended a stipulation of approval be included that requires future Site Plan Review and Design Review of any private development on the MCC campus that is open to the public and independent of the educational purposes of the college as described in the Project Narrative, monetarily compensating students for training and/or experience. The applicant has not indicated that this is the intent of the rezoning, but staff feels that it is appropriate to establish this level of regulation, if the College chose to allow an independent private development on their campus in the future. (Condition #4.)

CONCLUSION:

The proposed project complies with the General Plan, and with the approval and recordation of a development agreement, complies Section 11-22-5 of the Zoning Ordinance for a PAD overlay district. Staff recommends approval with the following conditions:

CONDITIONS OF APPROVAL:

Forthcoming