



# Planning & Zoning Board



# GPA25-00283

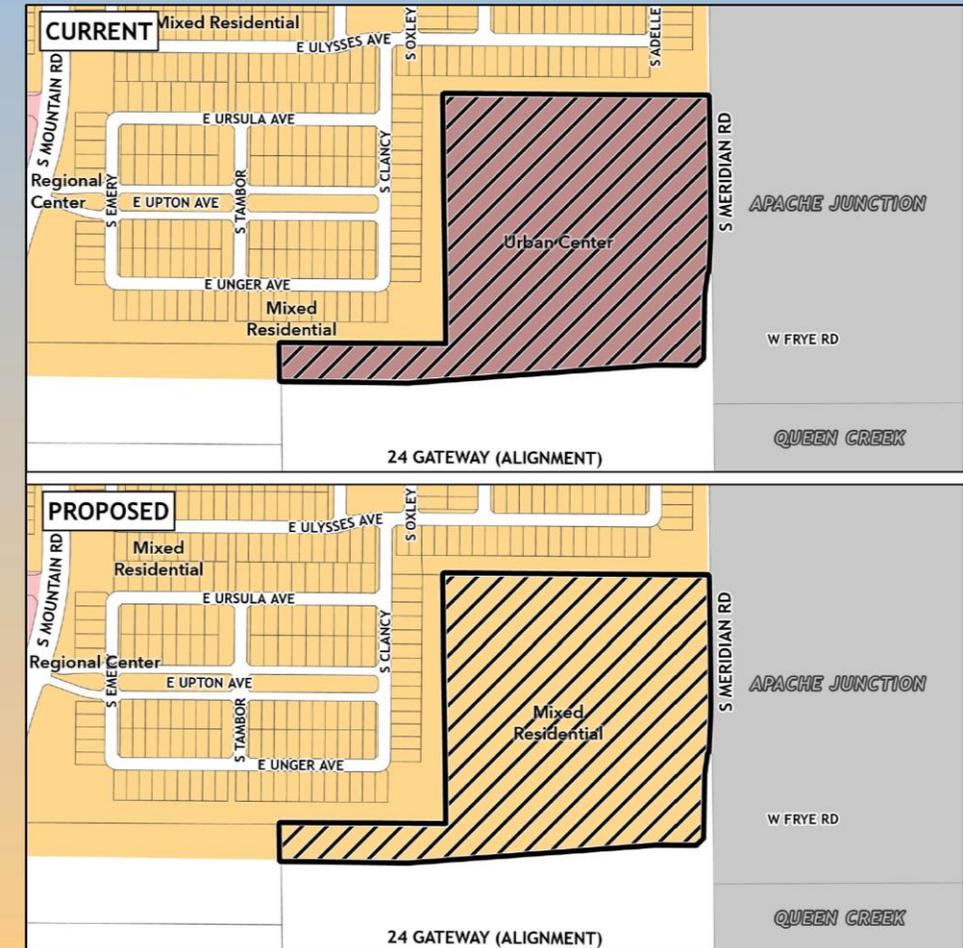
Mallory Ress, Senior Planner

March 25, 2026



# Request

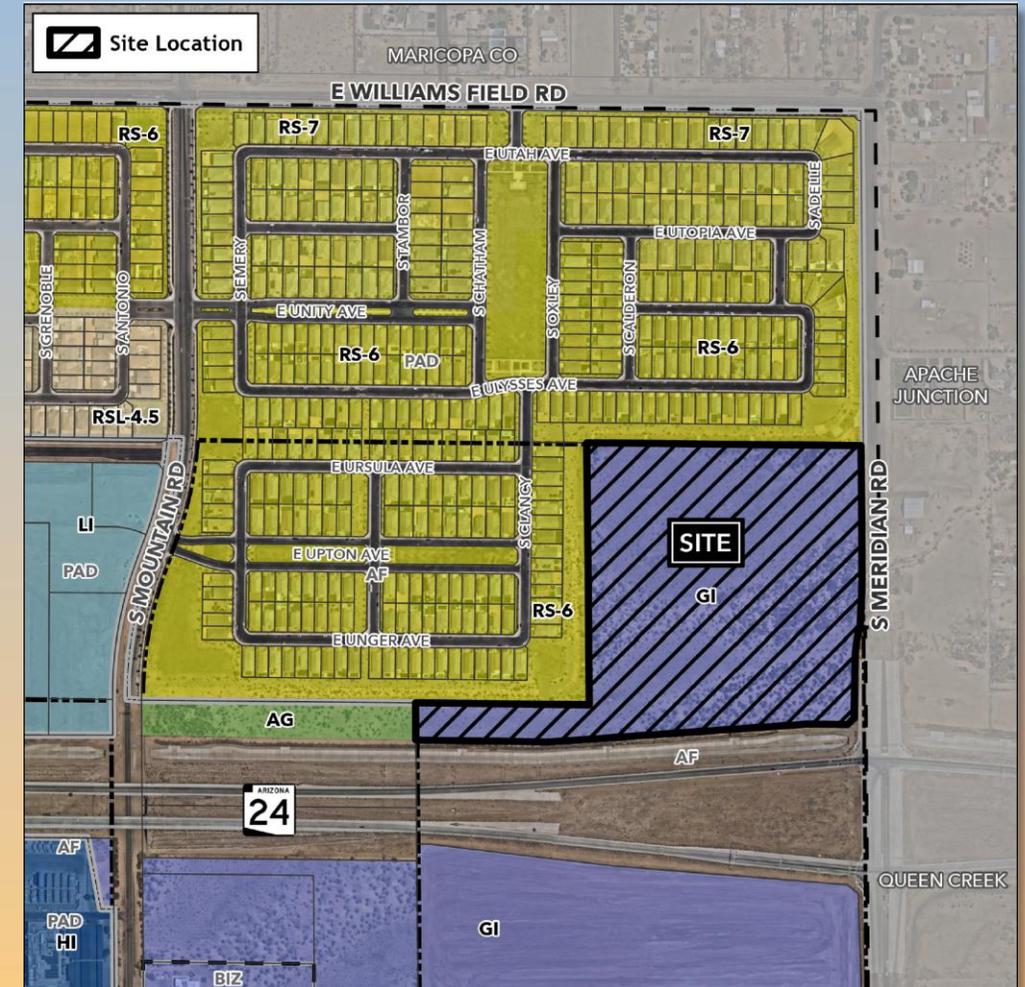
- Major General Plan Amendment
- Urban Center Placetype to Mixed Residential Placetype





# Location

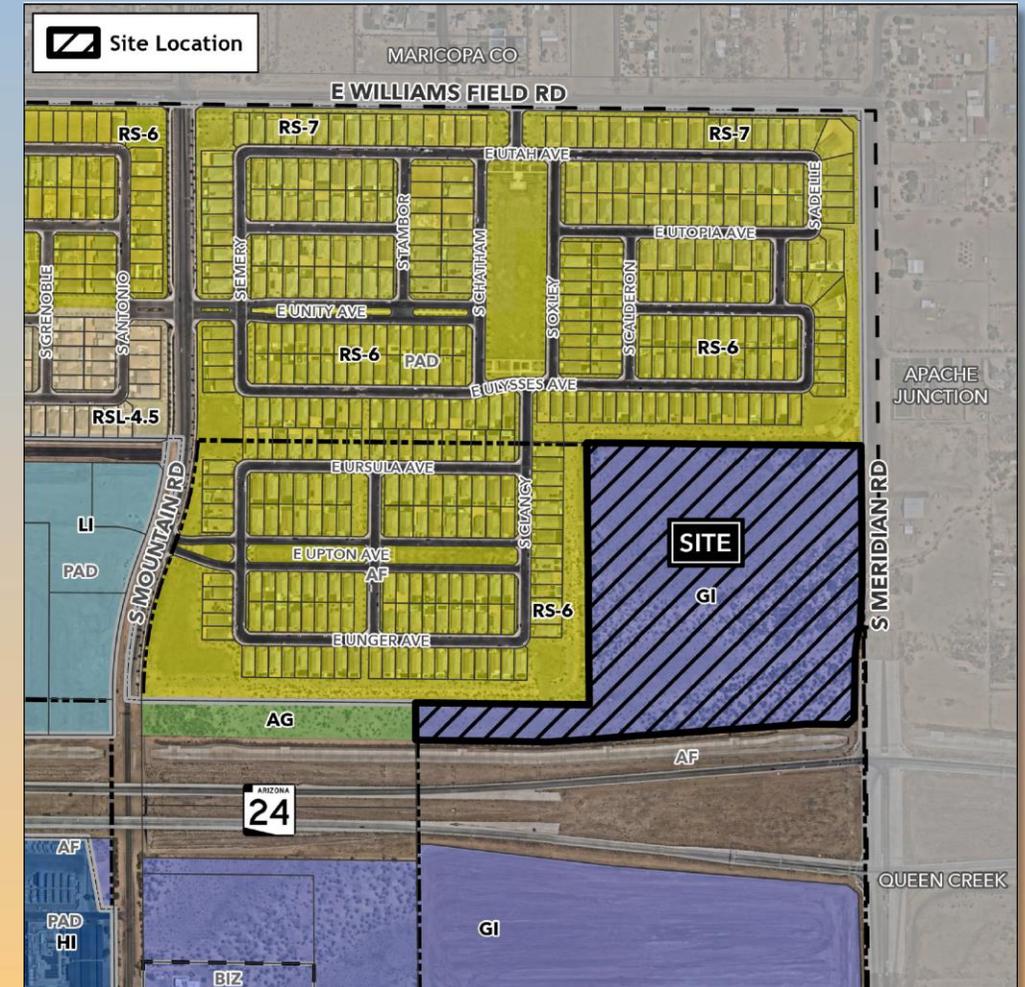
- West side of Meridian Road
- North side of State Route 24





# Zoning

- Current: GI
- Proposed: RSL 2.5 PAD
- Detached SFR with a proposed density of 5.6 du/ac
- 155 lots





# General Plan

## Current – Urban Center

- Compact mixed-use areas with pedestrian-oriented development
- Contain retail, personal services, entertainment and recreation facilities, eating and drinking establishments, limited multi-family residential
- Residential zoning districts:  
RM-2, RM-3, RM-4, RM-5





# General Plan

## Proposed - Mixed Residential

- Primarily residential area with a variety of housing types
- Lot sizes vary and support innovative development patterns
- Provides connectivity and includes multimodal paths
- Zoning districts: RS-35, RS-15, RS-9, RS-7, RS-6, RSL-4.5, RSL-4.0, RSL-3.0, RSL-2.5, RM-2, RM-3, and





# GPA Approval Criteria

1. Whether the amendment will result in a shortage of land for other planned uses
2. Whether events after the adoption of the General Plan have changed the character or condition of the area, making the amendment appropriate
3. The degree to which the proposed amendment will impact the community by:
  - a. Altering existing land use patterns in a significant way that is contrary to the Vision, Guiding Principals, or Strategies of the General Plan
  - b. Requiring larger or more extensive improvements to roads, sewer or water systems that may negatively impact development of other lands
  - c. Adversely impacting existing uses due to increased traffic congestion that is not otherwise commensurate with planned or required transportation improvements or



# GPA Approval Criteria

4. Whether the proposed amendment is consistent with the Vision, Guiding Principles, or Strategies of the General Plan
5. Whether the proposed amendment constitutes an overall improvement to the General Plan and the City of Mesa
6. The extent to which the benefits of the proposed amendment outweigh any of the impacts identified by these criteria



# Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- Neighborhood meetings
  - In-person: July 29, 2025, approximately 5 neighbors attended
  - Virtual: March 3, 2026, 5 residents in attendance
- Citizen Participation Report outlines neighbors' concerns and the applicant's responses





# Findings

- ✓ Complies with the amendment criteria in Chapter 5 of the 2050 Mesa General Plan and Chapter 75 of the Mesa Zoning Ordinance

*Staff Recommends Adoption*



# Planning & Zoning Board



# GPA Approval Criteria

## **1. The Proposed Project will not result in a shortage of land for other planned uses:**

- Within 1 mile west of the subject site, a 115 ± acre development including multi-family, retail, automall was recently approved by Council. The amendment supports City's broader objective of increasing housing availability

## **2. Whether events after the adoption of the General Plan have changed the character or condition of the area:**

- Since the November 2024 adoption of the GP, property west of the site was approved for multi-family residential and commercial uses as part of a 115 ± acre master planned development. Additional housing at the subject site will support this nearby commercial development.



# GPA Approval Criteria

3. The degree to which the proposed amendment will impact the whole community or a portion of the community by:
  - a. **Altering existing land use patterns in a significant way that is contrary to the Vision, Guiding Principals, or Strategies identified in the General Plan:**
    - The Proposed Project is consistent with the Vision, Guiding Principles and Strategies identified in the 2050 Mesa General Plan.
  - b. **Requiring larger or more extensive improvements to roads, sewer or water systems that may negatively impact development of other lands:**
    - Half street ROW improvements will be completed with this project



# GPA Approval Criteria

- c. Adversely impacting existing uses due to increased traffic congestion that is not accommodated by planned roadway improvements or other planned transportation improvements such as nonmotorized transportation alternatives or transit:**
  - ROW improvements will be completed as part of the proposed project and will meet City Code 9-8-3, the Mesa Transportation Plan, Off-site Improvement regulations, Engineering and Design Standards Manual, Subdivision Regulations and current COM Standard Details and Specifications. The project will not adversely affect surrounding development due to an increase in traffic congestion.



# GPA Approval Criteria

## 4. Whether the proposed amendment is consistent with the Vision, Guiding Principles, or Strategies of the General Plan:

- N1. Promote complete communities in both existing and new neighborhoods.
- N4. Use neighborhood planning to engage local communities and define neighborhood specific character, values, and policies.
- H1. Create more opportunities for housing options.
- H2. Sustain an adequate supply of attainable housing units to meet the needs of residents vulnerable to rising housing costs.
- LU1. Promote a balance of land uses to enhance the quality of life for current and future generations.
- LU2. Create opportunities for placemaking in neighborhoods that reinforce their unique character and sense of place



# GPA Approval Criteria

- 5. Whether the proposed amendment constitutes an overall improvement to the General Plan and the City of Mesa:**
  - Facilities development of a vacant property and is an optimal transition to adjacent RS-6-PAD single residence development to the north and west
  
- 6. The extent to which the benefits of the proposed amendment outweigh any of the impacts identified by these criteria:**
  - The proposed project represents a significant investment in the area and develops vacant property. The small-lot single residence development helps to fulfill a number of strategies identified in the General Plan by creating additional housing opportunities including attainable housing units