



MILLENNIUM SUPERSTITION SPRINGS

1910 South Sunview

MINOR AMENDMENT TO GENERAL PLAN NARRATIVE



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SUMMARY

We are requesting a Minor General Plan Amendment for the Millennium at Superstition Springs multi-family residential development, located at the northwest corner of Baseline Road and Sunview. The proposed multi-family development is complimentary to the existing surrounding campus environment for A.T. Still University and will help support an economically critical component to continued growth of this medical and educational area by providing much needed housing.

A.T. Still University in Mesa, which is an osteopathic medical school, meets the goals of the current General Plan designation of Specialty District, Sub-Type Medical Campus; however, providing housing that supports the growth of the school is made challenging by a recent text amendment placing limits on secondary uses – such as housing – to a certain percentage. We are requesting to modify the General Plan designation for this parcel from Specialty District, Sub-Type Medical Campus to Specialty District, Sub-Type Educational Campus. This designation will be more in line with the area’s potential to grow as a university environment as opposed to a strictly “medical” campus.

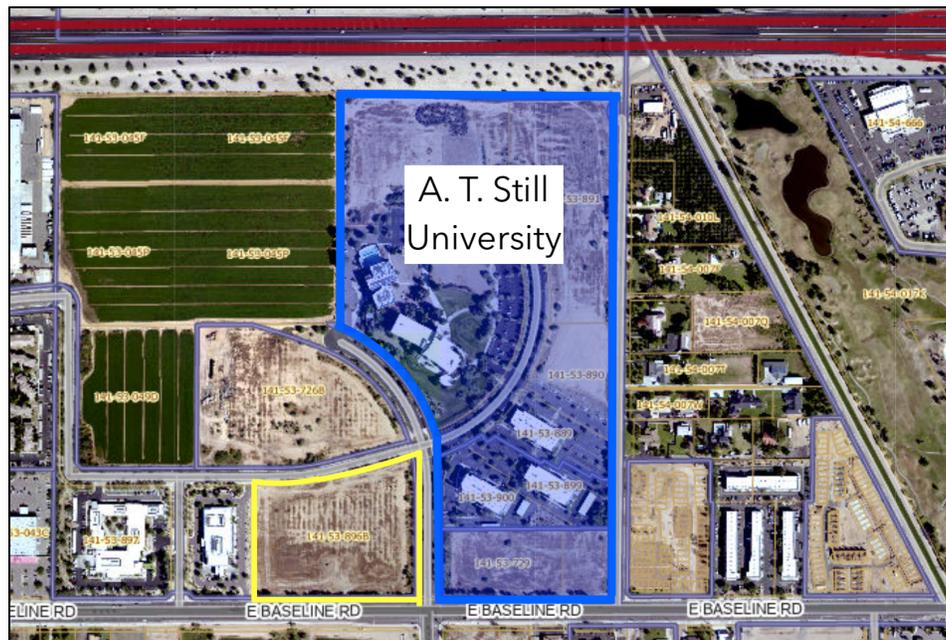
It is our understanding that the City is also working on its own General Plan text amendment that would allow for certain multi-family categories within the Specialty District, Sub-Type Educational Campus and would remove certain restrictions that make it more difficult for educational campuses to incorporate housing into their growth plans. We are requesting this amendment in conjunction with the City’s amendment to harmonize the goals and objectives for achieving growth of assets like A.T. Still University while balancing the need for housing to serve these economic development projects.

A.T. Still’s campus in Mesa includes a medical school, dental school, graduate school and programs in health sciences. And in addition to A.T. Still, a number of other health and educational facilities are located in the area near the Millennium site including: Mesa’s Ross Farnsworth East Valley YMCA, Steward Emergency Center’s mini-hospital, Encompass Rehabilitation Hospital of the East Valley, and the Wesley Community Health Center’s Mesa clinic. We agree with the letter from A.T. Still that notes: “Academic healthcare communities best thrive when there are proximal places to learn, share ideas, exercise, live, eat and practice.”

MINOR GENERAL PLAN AMENDMENT

The current General Plan Land Use district for the Millennium Superstition Springs site is Specialty District, Sub-Type Medical Campus. We would like to amend the General Plan character area designation From Specialty District Medical Campus to Specialty District, Sub-Type Educational Campus with a Secondary Land Use of Associated Living Facility with our proposed zoning category of RM-5.

This change in designation will support the A. T. Still University (in blue below), located directly across Sunview to the east from the subject site (outlined in yellow below):



The proposed Millennium Superstition Springs development will provide necessary residential units in the area including students and staff at A. T. Still. The proposed buildings in Millennium development will comply with the Form and Guidelines of the General Plan for Specialty District:

- *Building heights typically 2-4 stories but could be higher*
Millennium Superstition Springs is proposing four separate buildings, all four stories (approximately 50 feet) in height. These heights are complimentary to the existing A. T. Still University buildings, which are approximately two to three stories tall.
- *Buildings typically set in lawns and separate from the street by parking fields*
Desert appropriate landscaping is proposed for this development with small accent lawns. The main building for Millennium will be constructed around a large central

gathering and amenity area for residents that will include a pool, game lawn, fitness center and lawns and seating and cabanas.

- *Form and design need to consider traffic circulation impacts and safety and security*
The building form and landscape palette and locations are designed to maximize traffic circulations safety and minimize traffic impacts on pedestrians. The pedestrian areas of the site have been clearly demarcated with either special paving, painted asphalt and / or landscape borders. The site will have two main vehicle entries, one from the arterial Baseline Road, and one from Inverness Avenue. Building entries into the parking lots are shown with sidewalks that will provide pathways for residents to access their vehicles.
- *Typically have large parking fields, but buildings clustered together to allow for walkability*
The parking for Millennium Superstition Springs is located in mostly large clusters between the buildings:



The location and shape of the buildings allow for pedestrian access from the buildings to the sidewalk system or to the central building that houses the amenities for the site.

- *Located along arterial streets and have strong connections to the streets and transit stops spaces*
The proposed Millennium Superstition Springs development is located on Baseline Road, an arterial street. this location is ideal for multi-family construction as it allow residents direct access to Baseline Road and then to the U.S. Route 60, keeping traffic from single-family neighborhoods.

Additionally, a bus stop pad (outlined in red below) has been constructed on Baseline Road, which will be protected in place during the Millennium Superstition Springs construction:



This indicates that although Valley Metro is not currently serving this location, a bus service will operate at the intersection of Baseline Road and Sunview in the future.

The proposed Minor General Plan Amendment from Specialty District with a Sub-Type Medical Campus to Specialty District with a Sub-Type of Educational Campus will preserve the idea of the General Plan in this location but allow for a use that supports the campus adjacent to the site. Per the General Plan, the amendment approval criteria will be met, per the following factors:

1. *Whether the proposed amendment to the General Plan character area will result in a shortage of land for other planned uses. For example, whether the change will result in a substantial and undesirable reduction in the amount of available land for employment or higher density housing development.*

This proposed modification is more in line with the current use of this area as a university - specifically, A.T. Still University, an osteopathic medical school. While it is technically appropriate categorized as a medical use, it is perhaps more appropriate to consider it an educational campus. This change will allow this adjacent development to function as a compatible educational campus use - housing - without the restrictions that are placed within the medical campus category.

A. T. Still University has expressed support of our proposed development which will provide housing opportunities in this area, including teachers and students at the university. It flows logically that the A.T. Still University represents a harmony of the existing "medical campus" designation as well as the "educational campus" designation and flexibility in the surrounding uses is necessary to support either characterization.

2. *Whether events subsequent to the adoption of the Plan have changed the character or condition of the area making the proposed amendment appropriate.*

An amendment to the General Plan adopted in 2020 had a significant impact on future property owners' ability to develop the permitted "secondary" or "ancillary"

uses for primary designations. The limitation that only 20% of a sub-group could be developed as a secondary use changes the nature of how these master planned areas grow and change over time. Therefore, we are proposing this Minor General Plan Amendment to the designation to allow this development to proceed as it would have been able to prior to 2020 as a secondary use.

3. *The degree to which the proposed amendment will impact the whole community or a portion of the community by:*

- a. *Altering acceptable existing land use patterns in a significant way that is contrary to the goals, policies, and strategies identified in the Plan.*

The proposed amendment is a Minor Amendment and will not alter the Mesa 2040 General Plan in a significant way. Both the existing and proposed General Plan designations permit multi-family residences as a secondary use to the primary uses; however, the density proposed for this site is more supportive of the educational campus vision of the A.T. Still University and adjacent parcels. The vision and goals for the land will be maintained and the subject parcel will be developed to support the large educational campus adjacent to the site.

- b. *Requiring larger or more extensive improvements to roads, sewer, or water systems than are necessary to support the prevailing land uses which may negatively impact development of other lands.*

The proposed development, Millennium Superstition Springs, will not require any additional improvements to the land surrounding the site, including water, sewer or roads. This land has been cleared and graded and the sidewalk system leading to the surrounding medical and educational campuses have been constructed. The construction of our multifamily residential development will not negatively impact development of any other land in the vicinity (or otherwise).

- 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 and transit.*

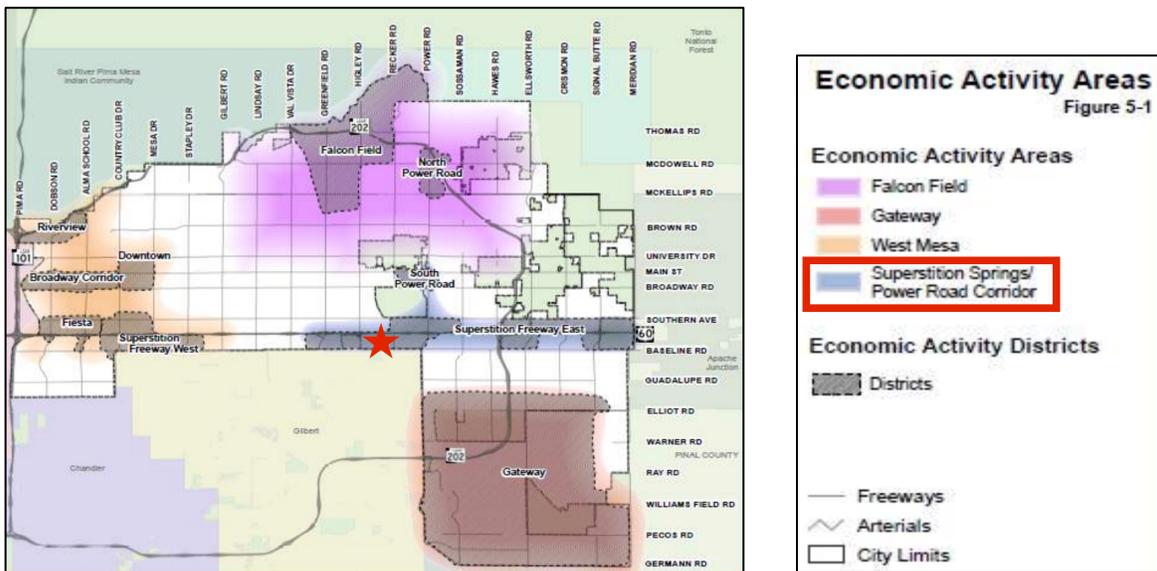
As discussed above, a bus stop pad (outlined in red below) has been constructed on Baseline Road, which will be protected in place during the Millennium Superstition Springs construction:



This indicates that although Valley Metro is not currently serving this location, a bus service will operate at the intersection of Baseline Road and Sunview in the future. The proposed site is located in close walking distance to the medical and educational campuses adjacent to the site, which will encourage pedestrian and bicycle activity.

4. Consistency of the proposed amendment with the vision, goals, policies, and strategies of the Plan.

The subject site (the red star on the map below) is located in the Superstition Springs / Power Road Corridor Economic Activity District:



This located as identified in the Mesa 2040 General Plan has been identified by the City for "...further growth in these clusters as vacant parcels throughout the corridor are developed over time." The expected growth in this location will require additional residential uses that serve the medical and educational development in the area. The proposed amendment to the General Plan is in keeping with the overall vision and goals in this location.

5. Does the proposed amendment constitute an overall improvement to the General Plan and the City of Mesa.

We believe that the proposed Minor Amendment to the Mesa 2040 General Plan will be an improvement to for the City. This is further supported through the Mesa staff proposed text amendment to the Mesa 2040 General Plan that will specifically allow RM-5 (our proposed zoning) as a secondary use in the Educational Campus character area.

The site is landlocked by Baseline Road, A. T. Still University, the proposed Hines industrial site to the north and Abrazo to the west. The site, location and restrictions on the land do not allow for many uses and the university to the east has expressed support for the residential use. Millennium Superstition Springs will be developed to support the adjacent land uses, providing an important service (housing) for employees, students and graduates.

6. *The extent to which the benefits of the proposed amendment outweigh any of the impacts identified in this subsection.*

The proposed Minor Amendment to the Mesa 2040 General Plan will contribute to the growth of the adjacent A. T. Still University as well as surrounding medical uses by providing much-needed housing - consistent with the permitted secondary use under the General Plan. Allowing these important economic assets the ability to grow in a true campus fashion will provide a major benefit to the City, may reduce the reliance on single-occupancy vehicular traffic for people working or attending school at the nearby facilities, and provides additional much-needed housing stock to address Valleywide housing shortages.