

Planning and Zoning Board

Meeting Minutes

Mesa City Council Chambers – Upper Level, 57 East 1st Street

Date: November 22, 2022 Time: 8:26 a.m.

MEMBERS PRESENT:

Jeff Crockett
Benjamin Ayers*
Jessica Sarkissian
Shelly Allen*
Troy Peterson
Jeff Pitcher
Genessee Montes

MEMBERS ABSENT:

(*Boardmembers and staff participated in the meeting through the use of telephonic and video conference equipment)

STAFF PRESENT:

Mary Kopaskie-Brown
Rachel Nettles
Michelle Dahlke
Evan Balmer
Cassidy Welch
Alexis Jacobs

OTHERS PRESENT:

Call Meeting to Order.

Chair Crockett declared a quorum present and the meeting was called to order at 8:26 a.m.

1 Discuss and make a recommendation to the City Council regarding the following proposed minor amendment to the Mesa 2040 General Plan:

- *1-a** Minor General Plan Amendment amending the existing Chapter 7: Community Character of the This is My Mesa: Mesa 2040 General Plan as shown in Exhibit 1: 2022 General Plan Amendments. These amendments include but are not limited to revising permitted secondary zoning districts in the Specialty District Educational Campus Sub-type and revising the timing of when secondary zoning districts and secondary land uses are permitted in the Specialty District Educational Campus Sub-type and the Specialty District Medical Campus Sub-type.

Planner: Rachel Nettles

Staff Recommendation: Adoption

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Assistant Planning Director Rachel Nettles presented Minor General Plan Amendment.

See attached presentation

Boardmember Sarkissian expressed the opinion: that although staff is proposing RM-4 and RM-5 in the Specialty District Educational Campus sub-type she believes that the RM-5 zoning should also be included for the Specialty District Medical Campus Sub-type.

Boardmember Peterson concurred with Boardmember Sarkissian and asked: if there would be a way for the Planning and Zoning Board to make a modification to the recommendation?

Assistant City Attorney Steadman replied: that the Planning and Zoning Board could have a different recommendation that staff but in the end both of the recommendations would go to the City Council.

Charles Huellmantel, PO BOX 1833 Tempe Arizona commented: I think one point I'd like to make, as you discussed making modifications to the General Plan in general, and specifically modifications to the text amendments that staff has proposed is that the General Plan is not a holy document. It changes intentionally. In fact, the law requires that cities look at it on an annual basis to see what should change. It also is not lost on me that you're about to start an entirely new revision of the general plan. So, you're about to start your public process, I believe on what the next 10-year General Plan will be. And if you're not completely happy with where things are today, you have that opportunity as well, to move things forward. I'd also point out, if the General Plan worked effectively, without making changes to it from time to time, we probably wouldn't have the housing prices that we have. Thank you.

Dave Richins 833 W 11 Place Mesa Arizona commented: this is something that I feel is very important. The General Plan is something that I feel passionate about getting those things right, and AT Still University and the success and flourishing of our heat initiative and those educational facilities is really important to me, and it's a great facility. I support this change on the part of staff. Mr. Peterson, I think you're on an interesting track about the flexibility. What I think you're driving at RM-4 or RM-5, we get wrapped around the axle, all these terms. But the percentages were not in the last General Plan the voters voted on. This was part of the annual review process; we added them to the General Plan. And we sometimes policymakers don't get it exactly right. And we have to tweak it. And what triggers a tweak is typically a case like this, so you don't have a lot of precedent, Chairman Crockett, because it just has only been in place since 2020. And so, percentages can be very inflexible. Sometimes, particularly if you have a good project that is coming. A lot of people say rooftops come first, and then development follows behind. And this is a case where you have a site that was zoned 25 years ago, and it's still sat. So, I would argue that did we get the zoning right on this? Probably, we probably didn't. And that's why it's been sitting for a long, long time. So, it's time to rethink that and that's okay, that's okay. That's why we have Planning and Zoning Boards. We love recommendations from Planning and Zoning Boards because they think through stuff, sometimes councils overrule Planning and Zoning Boards,

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that's okay, because they have other considerations they need to make, whereas you guys are looking at conservatively up for the city. We are about to embark on a general planning process. And one of the deficiencies of the general plan is it doesn't necessarily take into consideration adjacent uses in other cities. And as was pointed out earlier, Banner at Higley is in Gilbert. And so, we have chosen to have to completely ignore the land, adjacent land use, even though it has a material effect on what happens here. I would hope that and the reason we put humans and we don't just crunch numbers and do computers is because they we have the ability to reason. And I feel that this is a very reasonable addition to AT Still not only are they excited to see it, but it also will help enable them to expand into the future. So, I hope you'll consider approval of this amendment.

Assistant Planning Director Rachel Nettles clarified: that staffs thinking behind not recommending the RM-5 in the medical subtype. When staff looked at the intent of the different subtypes, we really do not feel the RM-5 is appropriate for the medical campus, when we look at kind of the intent for it, just going back to what I was trying to explain earlier, we do see that in educational where we may have bigger facilities for students that a higher density housing product would be appropriate there. But in the medical campus there still would be an allotment for high doesn't high density residential. But in those cases, we also have allowances for hotels and other supportive uses that are more compatible as to what's the service in those areas. That is kind of the reasoning behind why staff is not. And once again, we are very selective about where we were we approved the RM-5 zoning because it is the highest density residential zoning district in the city. So, I don't know if that helps provide a little bit of clarification behind that thinking there.

Chair Crockett asked: would staff support an amendment to this item that would add RM-5 to the medical sub character area?

Assistant Planning Director Rachel Nettles responded: that staff had already considered that and that was not a recommendation.

Boardmember Sarkissian expressed the opinion: that Mesa is going to need to be able to accommodate the higher density residential developments in the near future.

Boardmember Peterson expressed the opinion: that he would be in support of adding the RM-5 zoning for the Specialty District Medical Campus Sub-type

Chair Crockett stated: I don't support the text amendment here. I appreciate all the work that staff does. And I typically do support staff recommendations. But I think that what we're doing here is we are adopting text amendments that really are focused on allowing a vote on a specific project, or staff is recommending denial. And so, I find us in this odd position of on the one hand approving a text amendment that will facilitate a vote on a proposal on a project that staff is opposing.

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Boardmember Allen agreed with Chair Crockett's sentiments: I don't support the text amendments either. And my reason for not supporting them is I think the unintended consequences that we're just not looking at. And I think what we need to do is revisit this when we when we redo the general plan that might be more appropriate.

Boardmember Pitcher indicated lack of support: due to concerns about the unintended consequences and I really do feel that this is a way to facilitate the second case. I don't think that's the way to make policy

Vice Chair Ayers stated: that I'm very much aligned with you as well on this one, to be completely honest, at this point, I think I do actually really like the ideas that Boardmember Peterson was speaking about earlier, allowing flexibility through the residential zoning as we move forward in cases like this, I think that's much more useful as we look into the future, but I think that I'm agreement with you guys what you've just said right now, as far as this particular case.

Boardmember Sarkissian motioned to recommend to City Council to adopt the proposed Minor General Plan Amendment amending the existing Chapter 7: Community Character of the This is My Mesa: Mesa 2040 General Plan as shown in Exhibit 1: 2022 General Plan Amendments. with one additional amendment to add Residential Multiple (RM) Dwelling 5 to the secondary zoning districts for the medical campus sub-type of specialty districts The motion was seconded by Boardmember Peterson.

Vote: 4-3

Upon tabulation of vote, it showed:

AYES –Ayers, Sarkissian, Peterson, Montes

NAYS – Crocket – Allen - Pitcher

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2 Discuss and make a recommendation to the City Council on the following Minor General Plan amendment:

- *2-a ZON22-01129 “Millennium Superstition Springs Minor General Plan Amendment” District 2.** Within the 5700 to 5900 blocks of East Baseline Road (north side), within the 1800 to 1900 blocks of South Sunview (west side), and within the 5700 to 5900 blocks of East Inverness Avenue (south side). Located west of Recker Road on the north side of Baseline Road. (10± acres). Minor General Plan Amendment from Specialty - Medical Campus to Specialty - Educational Campus. This request will allow for a multiple residence development. Charles Huellmantel, Huellmantel & Affiliates, applicant; VHS Acquisition Subsidiary Number 11, Inc., owner.

Planner: Cassidy Welch

Staff Recommendation: Denial

Summary:

Staff Planner Cassidy Welch presented Case ZON22-01129 See attached presentation

Chair Crockett asked: if Council approves the text amendments as modified by the Planning and Zoning Board today, does that change staff’s recommendation on this item?

Assistant Planning Director Rachel Nettles replied: for clarification, you’re asking if City Council were to approve the recommended modification to allow RM-5 in the medical campus sub-type, correct? Then there would be no need for a minor general plan amendment.

Boardmember Montes asked: how long is this area been vacant for what it was planned for?

Staff Planner Cassidy Welch answered: the current zoning of Planned Employment Park with a PAD overlay and Council Use Permit was established in 2007.

Applicant Charles Huellmantel presented Case ZON22-01129
See attached presentation

Boardmember Sarkissian asked: was there any discussion with AT Still about adding them into the educational specialty area because they are so much a portion of the reason why you’re looking for that?

Applicant Charles Huellmantel responded: we’ve had a lot of discussion with them. I certainly don’t have any authority to speak for them. So only speak for myself as it relates to these discussions. It’s not lost on me that they have another case that they’re strongly opposed to and probably created some challenges for them and working with the city. The case to the north of us is I understand that their opposition to the case to the north was because they had been promised in their mind by the city an educational campus. In fact, one of the things they have always wanted since day one was housing. In fact, when we sat down with them and showed them the images of the housing, they were super excited. And they went funny, guys went back to his office and tried to find some images, because it was almost exactly what they had originally proposed. It’s worth noting that AT Still did something else I think is really

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commendable. In our discussions early on, talked about the YMCA tucked back there as well. And the reason that that exists is because AT Still believes that when they came to Mesa, they were offered this opportunity to build a campus and rather than build their own facility, they wanted to partner and so they partnered with the Y. And they saw us as another piece of that sort of doing the same thing. The Y serves their students, but it's not them. And they saw us as serving them. But as it relates to specifically including them in the zoning, they didn't seem excited about that we did talk about some options. And they expressed their concerns with the city at that point in time. And so, they wrote us a letter of support, but that we would sort of be on our own. But we certainly did talk with them about specifically, our uses, we talked about adding additional signage for them, which we've agreed to do to add to the campus feel to tie them together, we went back with our site plan and prepared to add additional access points for pedestrians again, so they can get back and forth easily. And one of the reasons AT Still said they liked us as opposed to the other use is we didn't create a lot of traffic to the extent that someone bought our parking earlier, we see that it's probably a good thing to not have too much parking. To the extent that we run into parking problems, which we don't think we will and we've had a parking study done to indicate that the parking works well, because parking in our apartment is usually going to be busiest in the evening. At still campus, and we expect to have a lot of cross use is empty of those times. So, if that there's plenty of places in our minds are for parking solutions that we don't think will ever be required. But again, that's the point of having those uses the time complement each other.

Boardmember Sarkissian added: And then the other question was the adjacent densities around you, you have some residential to the to the west. In medical, and you're looking just for the educational, what are those?

Applicant Charles Huellmantel clarified that: there are lower density residential projects. Those projects don't generally get built anymore. Those projects were generally designed and conceived. Before this area was what it is. I don't think those projects would you build today. I don't think that they would pencil out frankly. But they also again doing back to my original point, if you can find a place that apartments make sense, you should put the density in reasonably that you can. And we definitely need it in this area, with the hospital and other things AT Still being so close.

Assistant Planning Director Rachel Nettles added: we looked at those surrounding densities at 17.75 dwelling units an acre.

Applicant Charles Huellmantel commented: those are generally walkups. What we're proposing is different. We're proposing a project that has some garage units that has indoor corridors as opposed to walk up those elevators. So, it's a different product that exists today. I don't think you do well building or selling, renting those units today.

Boardmember Peterson asked: would you just refresh us on number of stories of the buildings proposed and one bedroom, two-bedroom units, that type of thing, just for a sense of size I think just to clarify this, this term dormitory that's been kicked around in the previous meeting.

Applicant Charles Huellmantel answered: Specifically, there are 394 units. 17 of them our studios. 152 of them are one bedroom. 183 of them are two bedrooms, 42 three-bedroom units. And they are going to be 4 stories, 50 feet tall and 60 feet for mechanical.

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Discussion ensued regarding the procedural processes and next steps for the applicant.

Assistant Planning Director Rachel Nettles clarified: the General Plan text amendment is on City Council's agenda for action on the 1st of December and case ZON22-01129 is on City Council's agenda for introduction on the 1st of December. So regardless of that motion, staff's recommendation will continue to be denial on this general plan text amendment

Dave Richins commented that: prior to 1997 the site was agriculture. In 2000, it was rezoned to industrial Light Industrial to be specific in 2004, it went to the current PEP – PAD in 2004. So, it's been vacant almost 20 years under the current zoning. And then it's always been vacant, basically. There's been a lot talked about unintended consequences. And we've dealt with that all the time. And it's important to think about unintended consequences of all these, but sometimes you need intended consequences. When you rezone something, it's with the intention of getting those kinds of uses at that place. You have a UPS delivery facility, the industrial case of the north of this project, I'm not going to litigate that case or argue it but, you know, I ran a food bank for last five and a half years. And as 43,000 square foot warehouse four loading docks, we had trucks coming and going all the time on that. And so, we're our focus, if our focus is indeed to preserve jobs at this location, you know, warehousing jobs are okay, jobs. But in a warehouse, there's not a ton of jobs there, right. So, our warehouse portion probably employed about 15 people, we have 50 employees, but they were all mostly focused on running a charity, and agencies. And so, I'm not sure how an industrial zoning fits with medical. So, we have a lot of contradictions going on here. And so, with all the contradictions that are happening here, let's focus on what our intended consequences here and not maybe set aside or unintended. If we feel we need housing at this location, you have legal mechanisms that we've all been going through to do it. If we think this is a great project in the right place, then let's go ahead and support that. And we've gone through all the legal mechanisms to make that happen. For something that has been vacant for forever, and intentionally zoned for since at least 2004. And to have no proposal, the market sending a signal there, and a signal that's long overdue, that maybe that's not quite right. And that's okay. We don't get it right every single time. But that's why we do these amendments from time to time, they're important to the process. You're an important part of that process. To vet this out, I really appreciate whether you support it or you don't the thoughtfulness of this conversation. It's been, it's been really heartening that the people that have been appointed to this board in my city still really care a lot about doing the right thing. And I appreciate that, I believe the right thing here and we have all the legal mechanisms to do it to build this project. So, I encourage you to do it. I encourage you to support the future of at still and be intentional about your consequences. And would you vote yes on this is sending a signal that this is the unintended consequence. And then we can move forward with this project. I guess we'll go to council next week and see what they decide. But appreciate your thoughtfulness. Thank you.

Boardmember Sarkissian asked staff: I know we just discussed it but pending the previous case goes through with or without the addendum or whenever, can you go over again the criteria for meeting the specialty area?

Assistant Planning Director Rachel Nettles answered: for the medical campus when we talk about an anchor medical establishment is defined as a hospital include the associated medical office buildings, medical clinic included associated medical office buildings or a medical school campus that constitutes at least 10% of the total character area or contains at least one building that's used for a hospital, medical clinic or medical school and as at least 90,000 square feet. So that's for a medical, the educational is very similar language, so the

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anchor would be defined as either a high school campus including associated athletic fields, athletic buildings, and performance art buildings, or a college campus, including associated athletic fields, athletic fields, and associated art buildings. Same with junior high or elementary school that is adjacent to a high school campus. And once again, that it would constitute at least 10% of the character area or contain at least one building that's 90,000 square feet in size.

Boardmember Peterson commented that: in my mind, we're, we're talking about is this an appropriate place for a four-story apartment, multifamily development to go. When the zoning case came through previously, I was in support that because I think from good planning perspective, that this is an appropriate size. The building feels like it's the appropriate size for this use. But from my position, I would be in supportive this minor general amendment.

Boardmember Sarkissian added: I feel like the overall goal of this area would be with AT Still to be part of that educational hotspot, I think it would work really well together with educational right next to as in other areas where you had the medical next to it, because they do serve each other.

Boardmember Allen reiterated that: my opinion is the same as it was before I was opposed to this project. And the reason that I'm opposed to this project is several different things. I mean, one, we talked about all the apartments being needed for this location, the hospital. I live in that area, there's at least six apartments with the two that are proposed, there's going to be at least six apartment complexes surrounding this hospital area. I still am a firm believer and a strong supporter of economic development. And I think that there are other viable locations that they can look at.

Boardmember Pitcher added that: I agree with Boardmember Allen I'm concerned about the loss of these economic engines that we'd have. I don't think putting in a large apartment complex is going to drive economic development. It's going to take it away.

Chair Crockett indicated that: he is not in support of Case ZON22-01129
Boardmember Peterson motioned to approve Case ZON22-01129. The motion was seconded by Boardmember Sarkissian.

Vote: 4-3

Upon tabulation of vote, it showed:

AYES –Ayers, Sarkissian, Peterson, Montes

NAYS – Crockett – Allen - Pitcher

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General Plan Amendments

Rachel Nettles, Assistant Planning Director

BACKGROUND

- Adopted by voters in 2014
- Official policy guide concerning desired physical development of the city
- Plan's policies and strategies reviewed annually in accordance with state statute (ARS 9-461.07)
- Chapters 7: Community Character & Chapter 16: Plan Implementation and Amendment amended in 2020

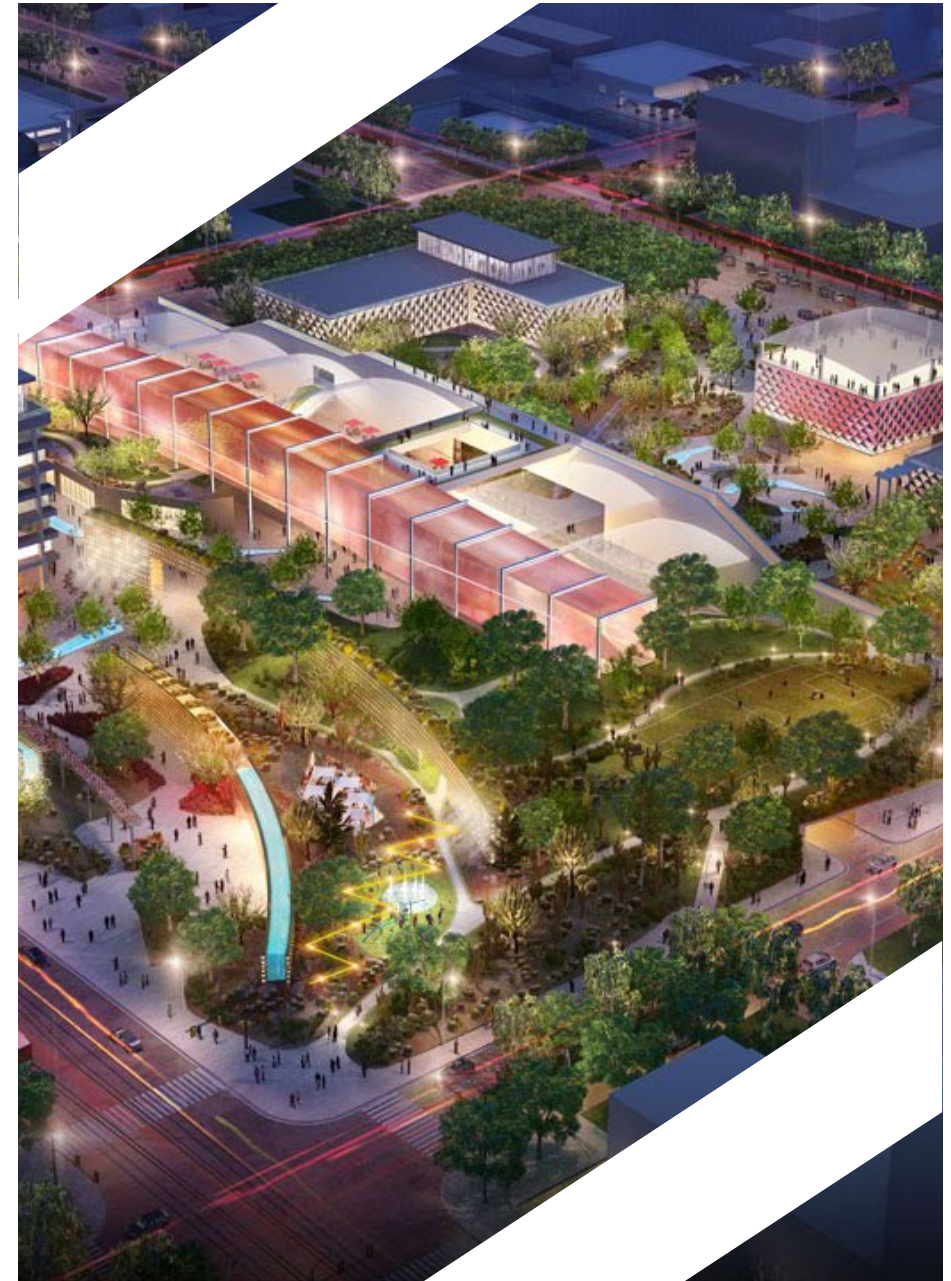
AMENDMENT OVERVIEW

Chapter 7: Community Character Specialty Districts

Educational Campus Sub-type

Medical Campus Sub-type

- Specialty Districts intended support a single use and develop in a campus like setting
- Staff evaluated the intent of the Medical and educational Campus Sub-types
- Residential uses may be appropriate as supportive uses in certain areas



EDUCATIONAL CAMPUS SUB-TYPE

Primary Zoning Districts:

- Limited Commercial (LC)
- General Commercial (GC)
- Public and Semi-Public (PS)
- Leisure and Recreation (LR)

Secondary Districts:

- Planned Employment Park (PEP)
- Light Industrial (LI)
- General Industrial (GI)

Majority (55%) of the character area must be established with primary zoning districts & uses before secondary is allowed





EDUCATIONAL CAMPUS SUB-TYPE

Recommendation

- Addition of Multiple Residence 4 (RM-4) and Multiple Residence 5 (RM-5) as secondary zoning districts
- Exception to the timing of when secondary zoning districts may be utilized
- Requires an established anchor medical facility
- Does not reduce the amount of primary zoning districts and primary land uses required



MEDICAL CAMPUS SUB-TYPE

Primary Zoning Districts:

- Neighborhood Commercial (NC)
- Limited Commercial (LC)
- General Commercial (GC)
- Planned Employment Park (PEP)
- Light Industrial (LI)

80% of the area must be established with primary zoning districts & uses before secondary is allowed

Secondary Districts:

- Multiple Residence 4 (RM-4)

MEDICAL CAMPUS SUB-TYPE



Recommendation

- Exception to the timing of when secondary zoning districts may be utilized
- Requires an established anchor medical facility
- Does not reduce the amount of primary zoning districts and primary land uses required



Questions?



Planning & Zoning Board



ZON22-01129



Request

- Minor General Plan Amendment
- To allow for a multiple residence development
- Zoning request heard on Sept. 14. 3-3 split vote





Location

- North of Baseline Road
- West of Sunview Road
- West of Power Road

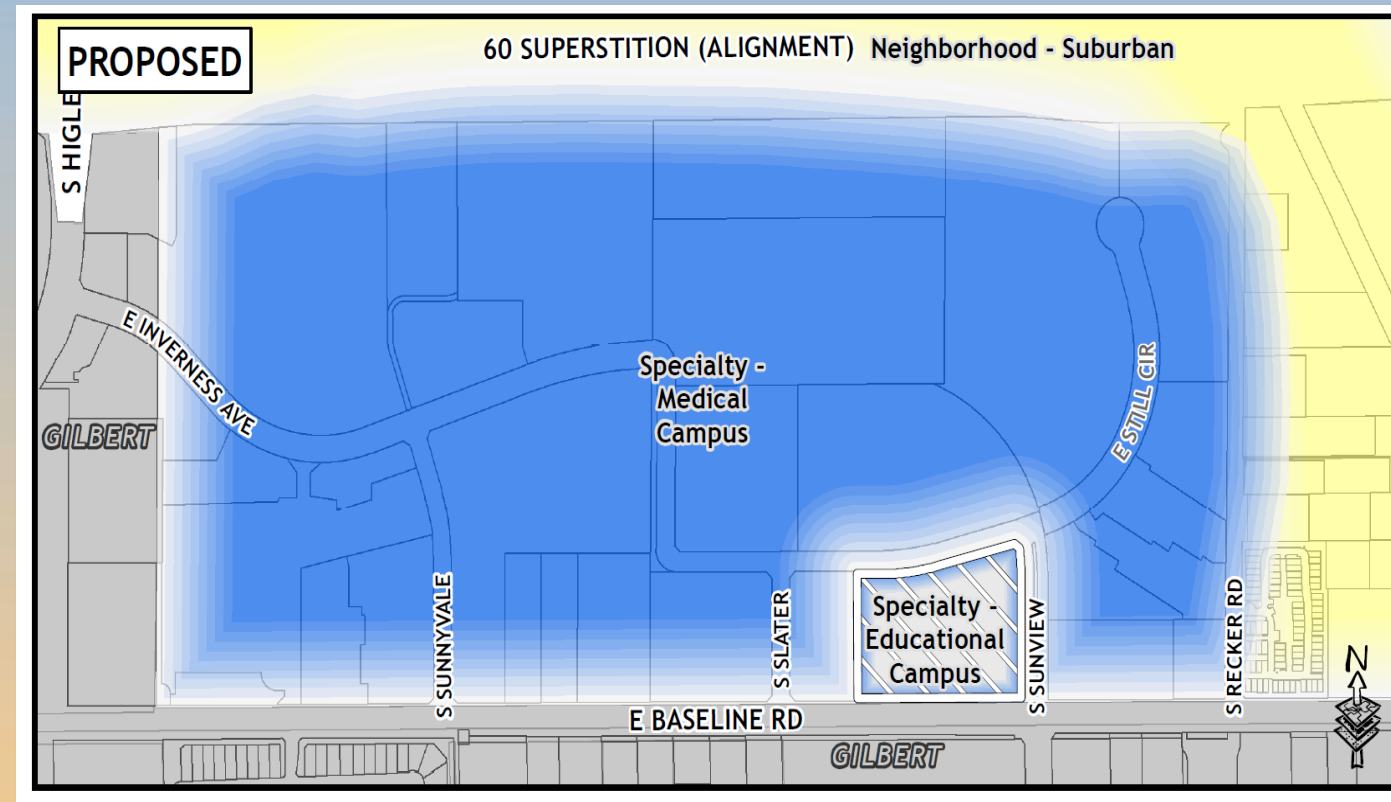




General Plan

Specialty – Medical Campus

- Specialty districts are large areas intended for a single use
- Medical Campus intended for hospitals and associated office use
- Preserve prime employment land uses

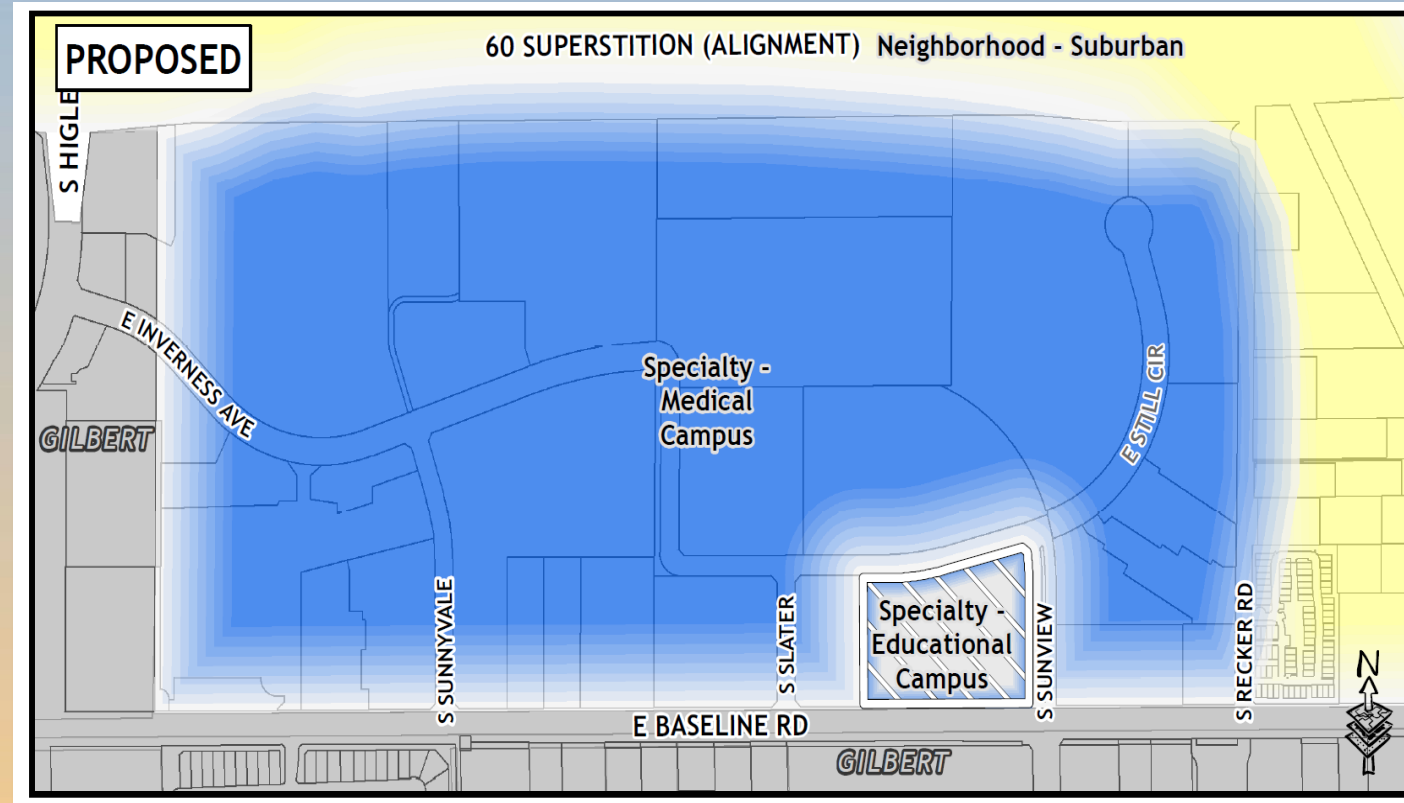




General Plan

Specialty – Educational Campus

- Intended for college and high school campuses
- May be supported by retail, offices, hotels, and dorms
- Only 10-acre site (ATSU not included). Does not meet the intent of the district





Proposed General Plan Text Amendments

Request requires approval of the proposed Minor General Plan Text Amendments to:

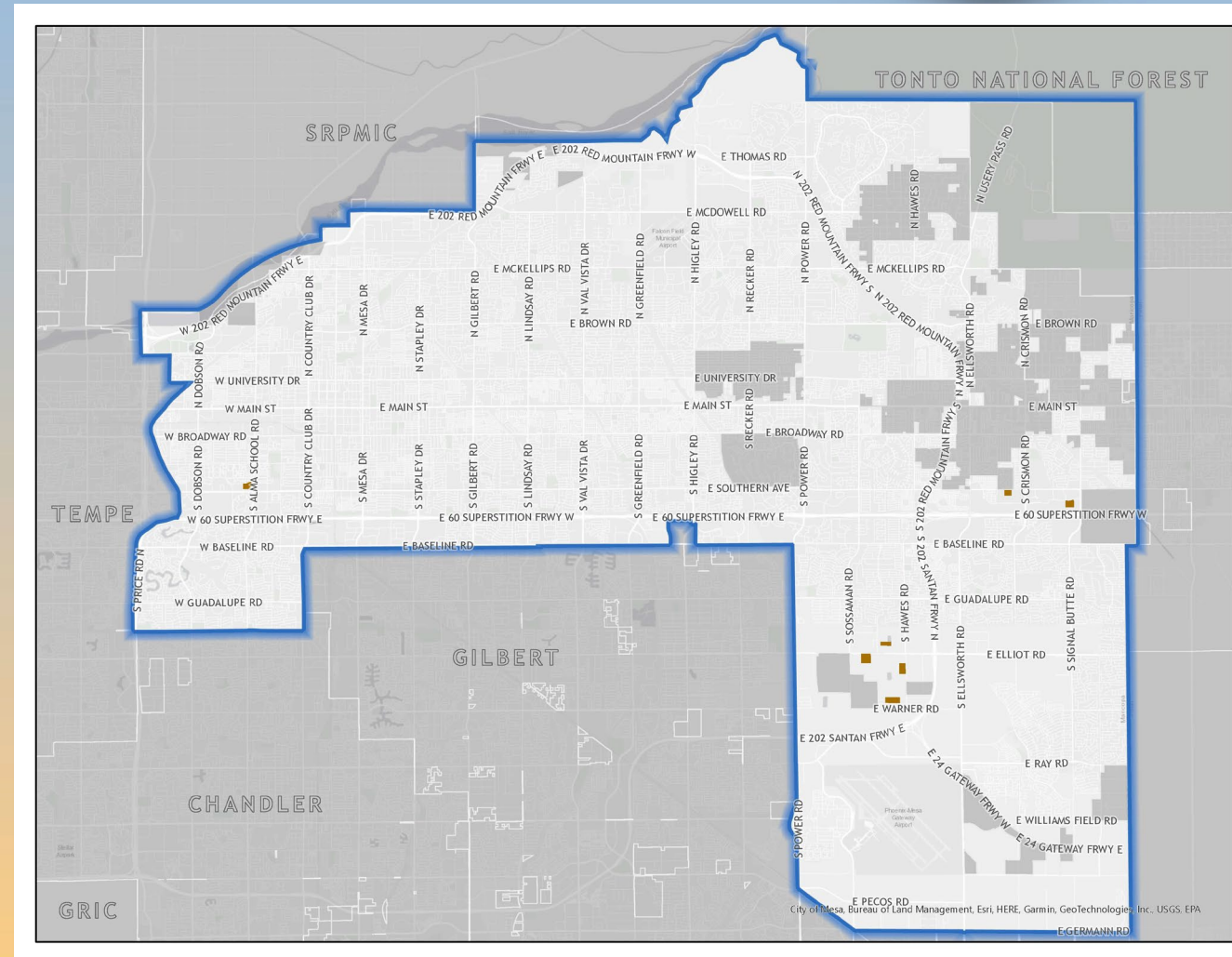
- Add RM-4 & RM-5 as secondary zoning in Specialty – Educational Campus Sub-type
- Allow exception of timing for secondary zoning when anchor facility is established



Proposed Zoning

Multiple Residence 5

- Highest intensity multiple residence district
- Density ranging from 20 - 43 du/ac
- 0.12% of the city RM-5. Intended for urban environment
- Not compatible with area





Proposed Character Area

Educational Campus

- Only requested for the 10-acre site
- To be developed entirely with secondary uses
- Doesn't meet the intent of the Educational Campus Sub-type
- With proposed text amendments can develop with RM-4 zoning without a General Plan Amendments



Economic Development

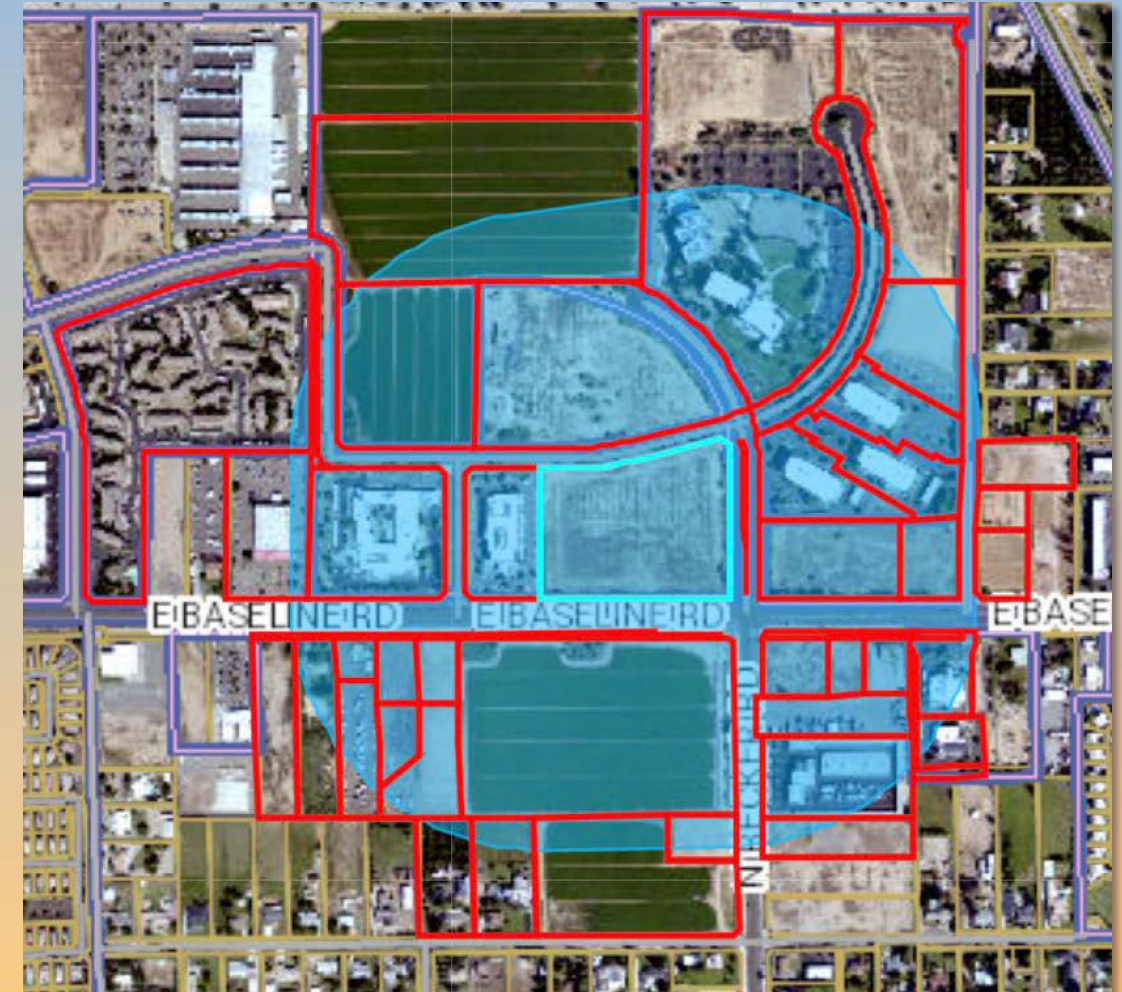
- Not in support
- Preserve designated commercial and industrial areas for future job growth
- Improve job-to-housing ratio
- Other viable locations consistent with character area





Citizen Participation

- Property owners within 1,000 feet, HOAs & Registered Neighborhoods





Findings

- X** Consistent with the 2040 Mesa General Plan
- X** Criteria for Minor General Plan Amendment per Chapter 16 of GP

Staff recommends Denial

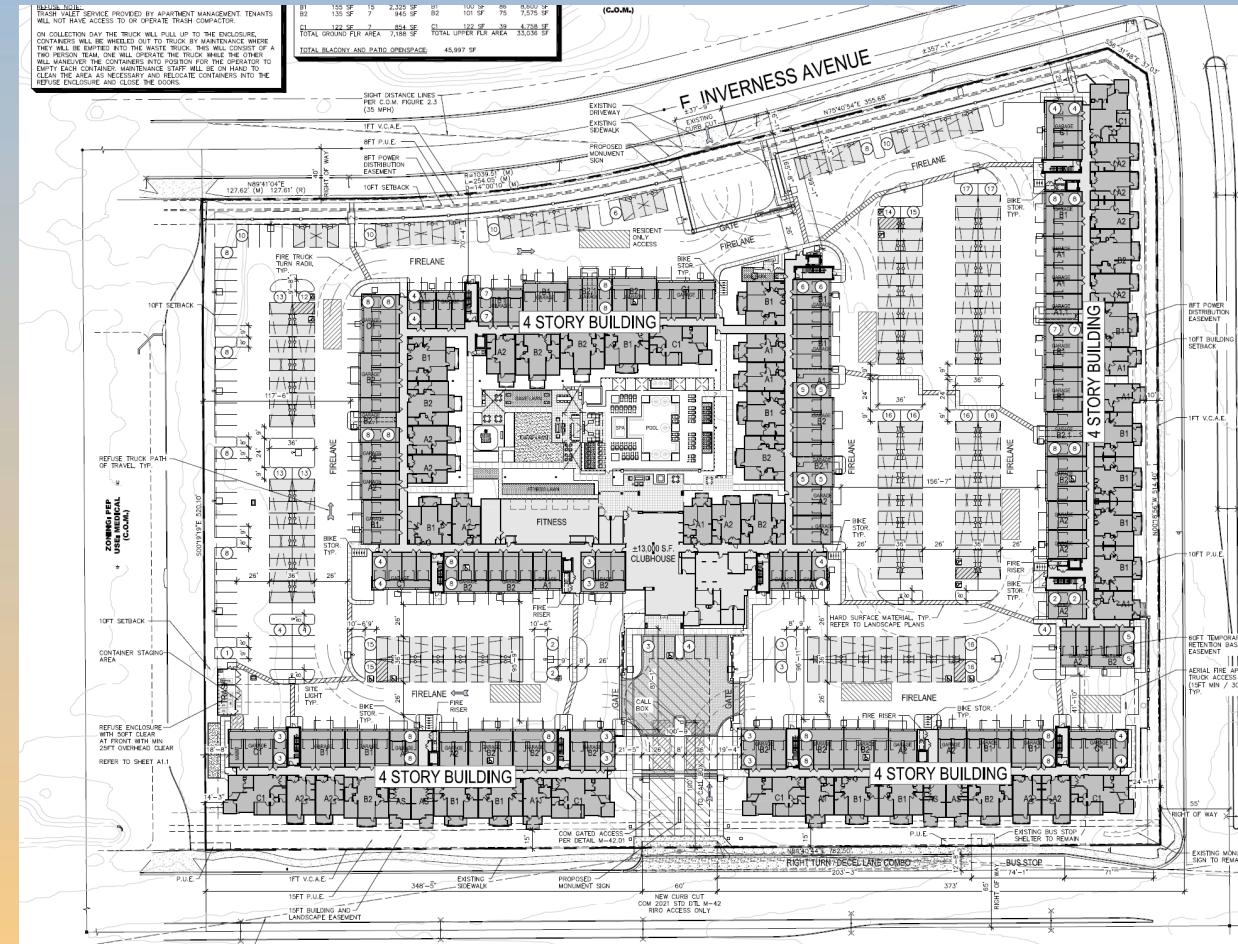


Planning & Zoning Board



Site Plan

- 394 units, 4 four-story buildings
- Primary access from Baseline, secondary from Inverness
- Centralized amenity space



MILLENNIUM SUPERSTITION SPRINGS

Planning & Zoning Board
November 22, 2022

RESCHEDULED FROM NOVEMBER 16, 2022

- Planning & Zoning Board originally scheduled for November 16, 2022
- Notified by Staff while at the Planning & Zoning Board meeting on November 16, 2022, that case PZ 22182 was not noticed correctly
- Both PZ 22181 (ZON22-01129) and PZ 22182 were continued to this November 22, 2022 special meeting – thank you for making time during a holiday week for another meeting



US 60

Higley Road

Baseline Road

Subject Site

Sunview



URGENT NEED FOR HOUSING

- 97%+ multi-family occupancy
- Smart job growth requires housing options
- Expansion of educational campuses require additional housing for students

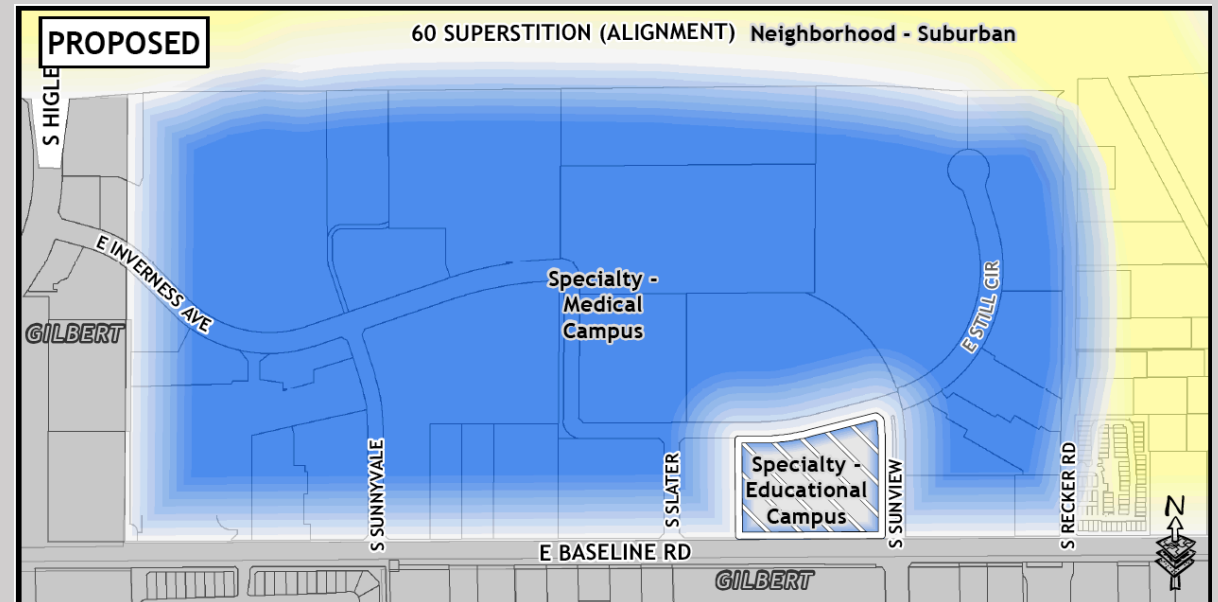
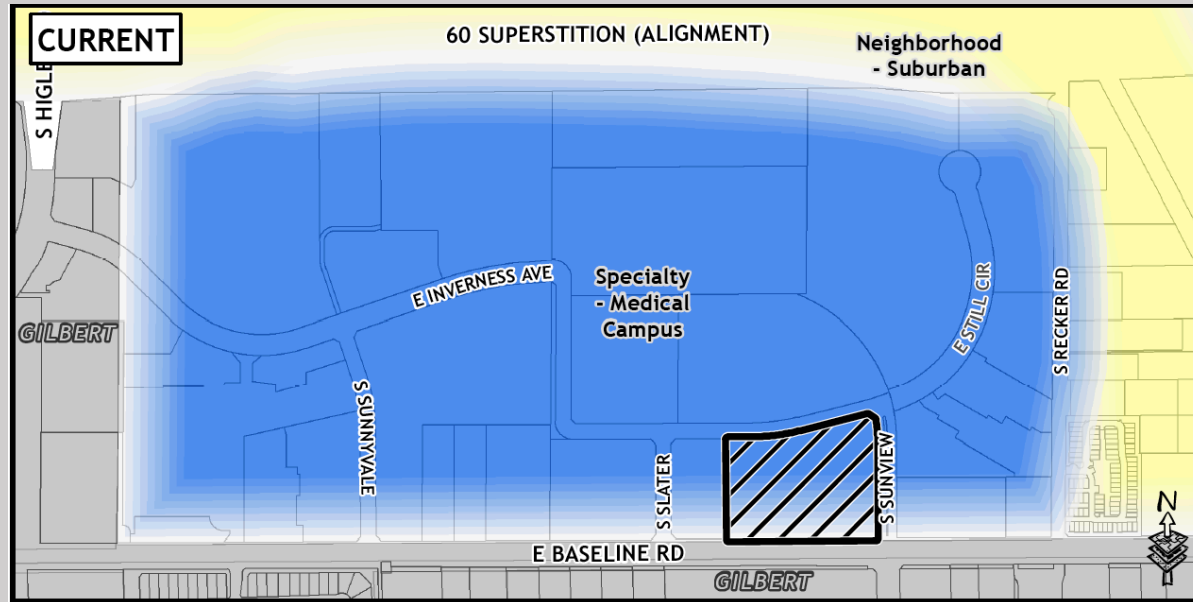
URGENT NEED FOR HOUSING CONT.

- Arizona housing deficit has increased 1,377% since 2012
- Arizona Department of Housing estimates that 250,000 new housing units are needed
- Population growth adds approx. 90,000 new residents every year

MINOR GENERAL PLAN AMENDMENT

From: Specialty – Medical Campus

To: Specialty – Educational Campus



With approval of the City's proposed amendments tonight, **allows** RM-5 as a secondary zoning district and **provides** limited exceptions to the timing of when secondary zoning districts/land uses are permitted.

MINOR GENERAL PLAN AMENDMENT

Specialty District – Educational Campus Sub-Type

“The Educational Campus sub-type is typically for high school and ***college campuses...***”

Adjacent A.T. Still University in Mesa offers the following:

- Medical school (School of Osteopathic Medicine)
- Dental school (Arizona School of Dentistry and Oral Health)
- The College of Graduate Health Studies
- The Arizona School of Health Sciences (with degree programs in Athletic Training, Audiology, Occupational Therapy, Physician Assistant studies, Physical Therapy, and Speech Language Therapy)

MINOR GENERAL PLAN AMENDMENT



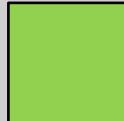



Specialty –
Medical Campus
General Plan Area

MINOR GENERAL PLAN AMENDMENT



Specialty –
Medical Campus
General Plan Area

-  Primary Uses –
(±28%)
-  Secondary Uses –
(±17%)
-  Subject Site –
(±4%)
-  Undeveloped –
(±51%)

REZONING PROCESS

Request to rezone **from** PEP-PAD-CUP (Planned Employment Park with a Planned Area Development Overlay and Council Use Permit) **to** RM-5-PAD (Multiple Residence 5 with a Planned Area Development Overlay)

- Heard by Planning & Zoning Board on September 14, 2022
 - No recommendation forwarded to City Council due to tie vote
- Scheduled to be heard by City Council on December 1 and December 8, 2022

AMENDMENT APPROVAL CRITERIA

1

Whether the proposed amendment to the General Plan character area will result in a shortage of land for other planned uses.

2

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

3

The degree to which the proposed amendment will impact the whole community or a portion of the community

4

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

5

Does the proposed amendment constitute 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 in this subdivision.

AMENDMENT APPROVAL CRITERIA

1

Whether the proposed amendment to the General Plan character area will result in a shortage of land for other planned uses.

This amendment will not result in a shortage of land for other planned uses and in fact helps the remaining portions of the District develop. **It is unlikely that continued expansion occurs without additional housing in this area.**

Approximately 50% of the remaining land within the Medical Campus Specialty District has not yet been developed, and the subject site constitutes approximately 4% of the overall area.

This leaves approximately 45% of the area within this Medical Campus Specialty District available for development of primary uses.

AMENDMENT APPROVAL CRITERIA

2

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

A.T. Still University has grown into a medical/educational institution, but the surrounding area does not provide the type of housing many students associate with a campus environment.

Since the General Plan was adopted, the housing shortage has continued to become exacerbated and additional housing is needed particularly in areas where educational and employment centers are located.

People increasingly seek housing close to their employment, and the growth of this area as a job center without additional housing is not supported by data.

AMENDMENT APPROVAL CRITERIA

3

The degree to which the proposed amendment will impact the whole community or a portion of the community

- a) Both the existing and proposed General Plan designations allow Multiple Residence as a secondary use. This is a location where the density is appropriate and will not negatively impact the surrounding area.
- b) The proposed amendment will not require any additional improvements to the land surrounding the site, including water, sewer or roads.
- c) Baseline is a Road of Regional Significance and is designed to carry vehicular capacity well beyond what is proposed. Additionally, the proposed development should alleviate traffic congestion by location additional housing near employment and educational opportunities.

AMENDMENT APPROVAL CRITERIA

4

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

The subject site is located within the Economic Activity District as well as the Superstition Springs/Power Road Corridor Economic Activity Area.

Multiple residence designation is consistent as a secondary use in the Medical Campus Specialty District, and is proposed to be added as a secondary use in the Educational Campus Specialty District.

Growth of educational campuses like A.T. Still University will benefit from additional housing for students and teachers.

AMENDMENT APPROVAL CRITERIA

5

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

The proposed minor amendment is an improvement to the General Plan because it allows cohesive and compatible development to occur. The City's own proposed General Plan amendment on this same agenda speaks to the increased need for flexibility in specialty areas.

The amendment is an improvement to the City as well because it supports the need for additional housing and can enhance the campus environment at the adjacent A.T. Still University. Additional housing is also critical to support job growth in the area.

AMENDMENT APPROVAL CRITERIA

6

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

The benefits of this minor amendment include:

- Providing additional housing to address Mesa's shortage
- Contribute to the campus environment at the growing A.T. Still University adjacent to the site
- Development of a vacant parcel in the Superstition Springs Freeway Corridor Growth Area
- Additional housing located near employment center

MESA PROPOSED GENERAL PLAN AMENDMENT

- (1) Add Multiple Residence-4 (RM-4) and Multiple Residence-5 (RM-5) as a secondary zoning districts within the Educational Campus Sub-type of the Specialty District.
- (2) Provide an exception to the timing of when secondary zoning districts may be utilized in the Medical Campus Sub-type and Educational Campus Sub-type of the Specialty District.



MILLENNIUM SUPERSTITION SPRINGS

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Respectfully submitted,

Michelle Dahlke
Principal Planner

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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