

Planning and Zoning Board



Study Session Minutes

Mesa City Council Chambers – Lower Level, 57 East 1st Street
Date: November 22, Time: 7:30 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:

1 Call meeting to order.

Chair Crockett declared a quorum present, and the meeting was called to order at 7:30 a.m.

2 Conduct a public hearing on the following proposed minor amendment to the Mesa 2040 General Plan

- *2-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.

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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

Planner: Rachel Nettles
Staff Recommendation: Adoption

Summary:

Assistant Planning Director Rachel Nettles presented Minor General Plan Amendment.

See attached presentation

Boardmember Sarkissian requested clarification on the presentation: slide 5 should read “Requires an established anchor educational facility”?

Boardmember Pitcher asked staff: how often do you run into this? This seems surprising that we do it. You know now, you know, from a timing standpoint, what is there?

Assistant Planning Director Rachel Nettles responded: we have not run into this very often there's maybe been a handful of cases or less where we've not been able to, or we've had requests to have residential in one of these sub-types.

Boardmember Sarkissian asked for clarification: on this educational, it was a 50%. And then medical was 80%. Or you guys change it because here it's a recommendation is exception to timing is there?

Assistant Planning Director Rachel Nettles answered: that educational, it's 55%. So, it's just the timing, because usually you wouldn't be able to come with a secondary unless all of that primary is fulfilled. But if you had this anchor establishment, you would be allowed to come in before the primary zoning was established.

Chair Crockett asked: is this intended to address a specific issue or do we have any current examples where we're trying to address this issue? Is there any linkage between this and that?

Assistant Planning Director Rachel Nettles replied: Chair Crockett there is a little bit of a link so that would be an example, right there of where this would be applied.

Boardmember Allen asked: if there were any previous examples?

Assistant Planning Director Rachel Nettles answered: I can't think of any other examples right now of when we might have used it.

Boardmember Allen: expressed concern about the unintended consequences.

Boardmember Sarkissian asked: for these Educational Sub-types are they called out in the General Plan or are there specific areas?

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Assistant Planning Director Rachel Nettles replied: that she would try to get the map before the next public hearing.

Boardmember Peterson commented: that residential is a necessary component in these mixed-use developments and in my opinion, I would say that intuitively that's why these things make a lot of sense.

Boardmember Pitcher asked: how big of anchor is needed? Is there a limitation at all?

Assistant City Attorney Steadman responded: that the attachment is in your packet, exhibit one, if you want to take a look at it, it's 10% of the total character area is established with an anchor, or there's a square footage requirement, you can meet it by either of these. And it's one building that's at least 90,000 square feet in size that's been used as the anchor.

Chair Crockett asked: does that apply for both character areas educational and medical?

Assistant City Attorney Steadman clarified: that it does and the amendment state what is a medical anchor and what is an educational anchor. So, for instance, for educational, a high school campus, including associated athletic fields and arts buildings, or college campus, including those associated uses, would be an educational anchor. These types of use are already listed as primary land uses.

Boardmember Pitcher added: if you have a high school, and we have a multifamily developer that wants to come in and plunk a big multifamily development, they could do that under the way this has been changed.

Assistant City Attorney Steadman replied: that it would depend on how big that character area is how big the high school is. And the high school also needs to be operating. It cannot be an empty building sitting there. So currently full functioning and operating high school, they could come in for educational campus, the type of residential uses that would be allowed our RM-4 and RM-5.

Chair Crockett clarified: that what's being proposed is RM-4 and RM-5, right, that's not allowed now in the educational campus, correct?

Assistant City Attorney Steadman replied: that is correct.

Boardmember Peterson asked: if it is fair to say that Educational Campus Sub-types per the General Plan are typically not for junior high or high school that they're more for higher education?

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Assistant Planning Director Rachel Nettles answered: that not all of our high school campuses are within a Specialty Educational Sub-types, but you will see both college and high school in those sub-types.

Boardmember Allen: expressed concern that we need to preserve employment centers, and would these be allowed in an employment district?

Assistant Planning Director Rachel Nettles responded: that these amendments just apply to the Specialty District and just to the Educational Campus Sub-type and the Medical Campus Sub-type, so would not apply to our Employment Districts.

Boardmember Allen asked: no Educational Campus is located within an Employment District.

Assistant Planning Director Rachel Nettles responded: No, they are separate character types.

Chair Crockett asked: what residential zoning is allowed in the Medical Campus Sub-type?

Assistant Planning Director Rachel Nettles answered: just RM-4 and with these amendments we are not proposing any changes to that, just the timing of when they could be established.

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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

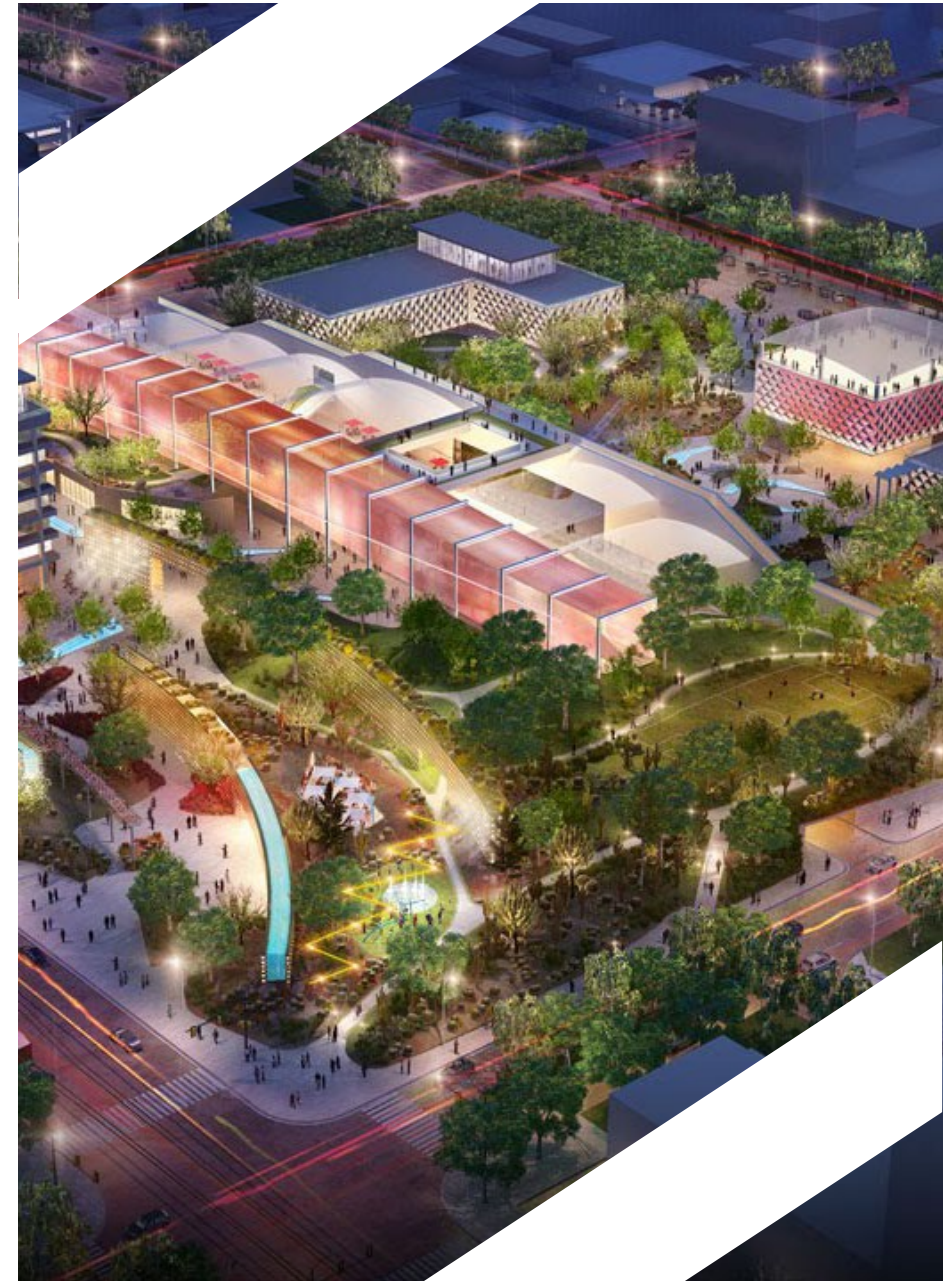
AMENDMENT OVERVIEW

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?