



Memorandum

TO: Mayor and City Council

THROUGH: Natalie Lewis, Assistant City Manager

FROM: Nana Appiah, Development Services Director
Mary Kopaskie-Brown, Planning Director

SUBJECT: Case ZON22-00431 – Millenium Superstition Springs - Rezone from Planned Employment Park with Planned Area Development overlay and Council Use Permit (PEP-PAD-CUP) to Multiple Residence 5 with a Planned Area Development overlay (RM-5-PAD) and Site Plan Review allowing for a multiple residence development

DATE: December 8, 2022

The subject property is located north of Baseline Road and west of Recker Road and is currently vacant. The applicant is requesting to rezone the 10± acre site from Planned Employment Park with a Planned Area Development overlay and Council Use Permit (PEP-PAD-CUP) to Multiple Residence 5 with a Planned Area Development overlay (RM-5-PAD), and Site Plan Review of an Initial Site Plan to allow for a four-story 394-unit multiple residence development.

The Mesa 2040 General Plan Character Area Designation on the property is Specialty District with a Medical Campus Sub-type. Per Chapter 7 of the General Plan, the Medical Campus Sub-type is intended for the development of hospitals and associated medical uses. When the application was heard by the Planning and Zoning Board on September 14, 2022, the requested zoning designation (RM-5) was not a permissible zoning designation within the Medical Campus Sub-type.

A City initiated Minor General Plan Amendment proposed changes to the Specialty District that included: (1) Adding Multiple Residence-4 (RM-4) and Multiple Residence-5 (RM-5) as secondary zoning districts within the Educational Campus Sub-type of the Specialty District; and (2) Providing an exception to the timing of when secondary zoning districts and secondary land uses may be used in the Educational Campus Sub-type and Medical Campus Sub-type of the Specialty District. The applicant had also requested a Minor General Plan Amendment to change the General Plan Designation from Specialty District with a Medical Campus Sub-type to Specialty District with an Educational Campus Sub-type.

The Planning and Zoning Board held two public hearings on November 22, 2022, on the City initiated Minor General Plan Amendment. At the second public hearing, the Planning and Zoning Board recommended (4-3) adoption of staff's recommended amendments with a minor variation to also add RM-5 as a secondary zoning district to the Medical Campus Sub-type of Specialty Districts. Staff did not support the Planning and Zoning Board recommendation.

On December 1, 2022, City Council passed a resolution to adopt the Planning and Zoning Board's recommendation on the Minor General Plan Text Amendment. With the resolution passed by City Council, the applicant's requested Minor General Plan Text Amendment is no longer required. On December 7, 2022 the applicant requested to withdraw their request for their Minor General Plan Amendment.

Staff recommends denial of Case ZON22-00431. This recommendation relates to the compatibility of the RM-5 density with the surrounding area, the development's integration with the AT Still and the Specialty District, and the requested deviations that result in a deficiency in parking.