

City Council

GPA26-00111

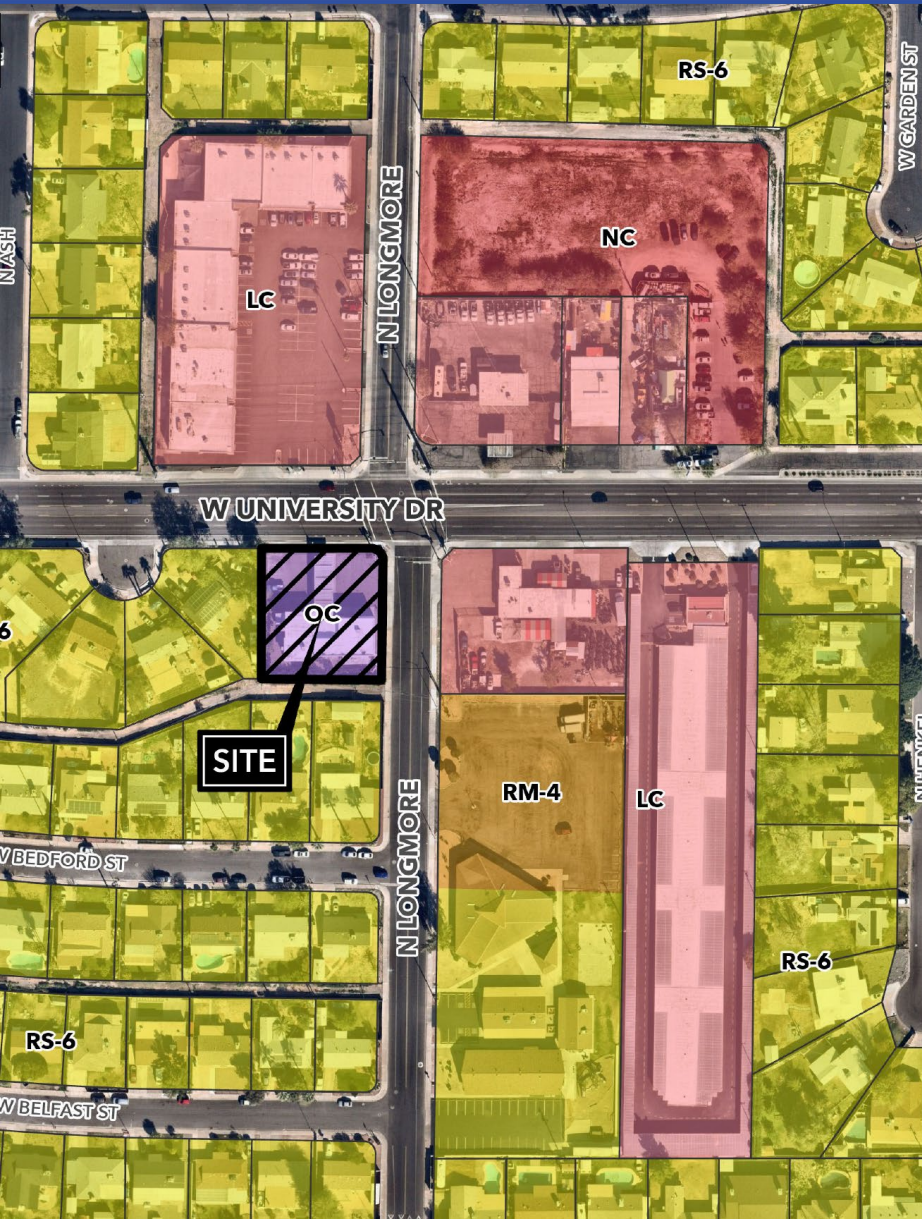
Mary Kopaskie-Brown, Planning Director
Evan Balmer, Assistant Planning Director

July 27, 2026



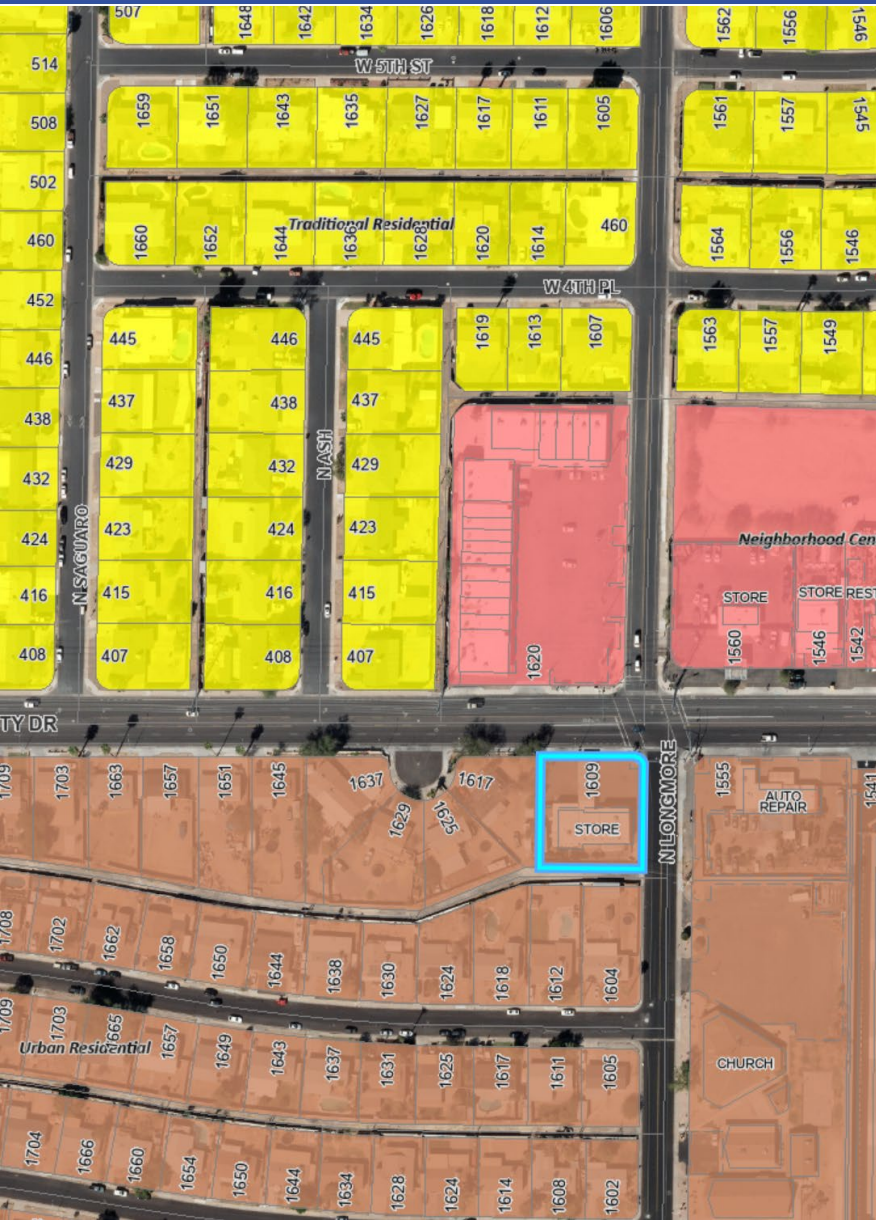
Request

- Minor General Plan Amendment
- From Urban Residential Placetype to Urban Center Placetype



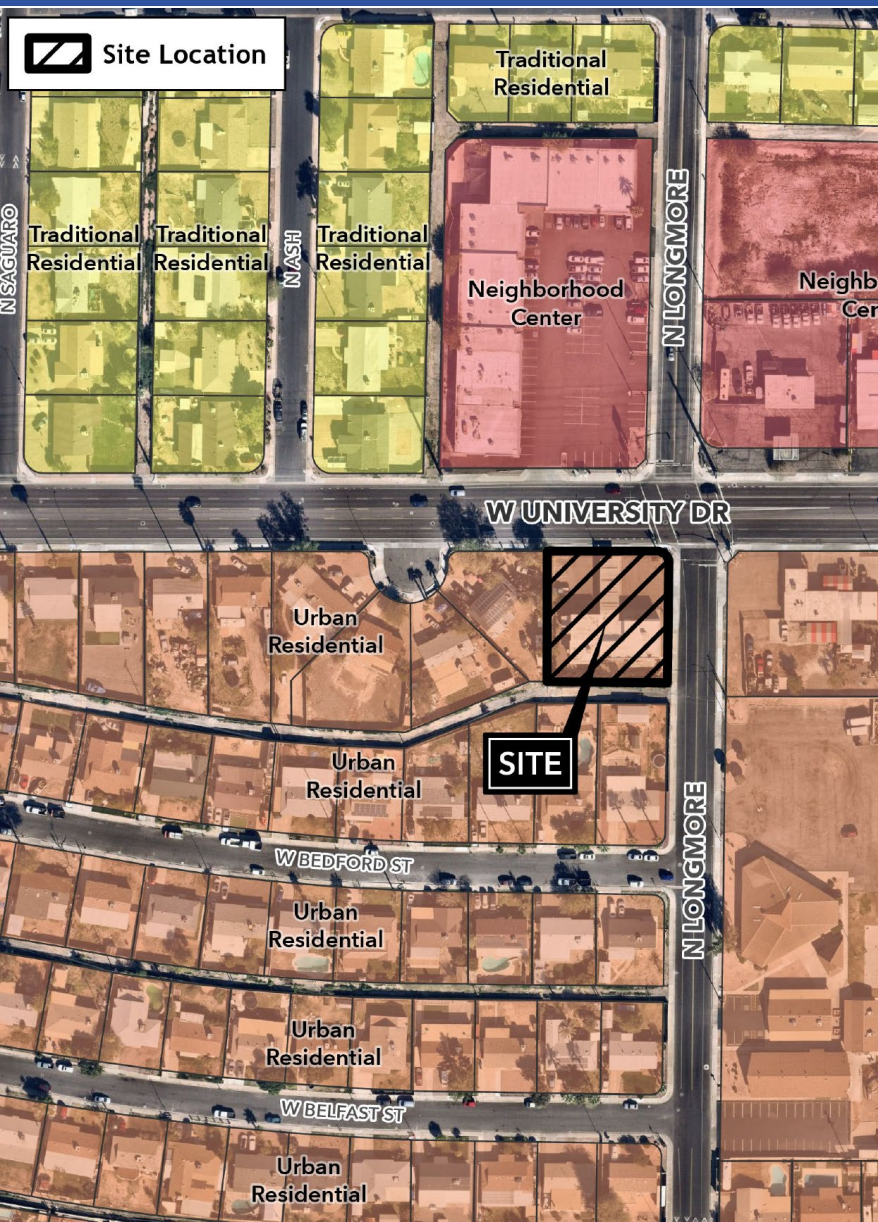
Location

- 1609 W University Dr
- 0.4± parcel
- South of University Dr
- West of Alma School Rd



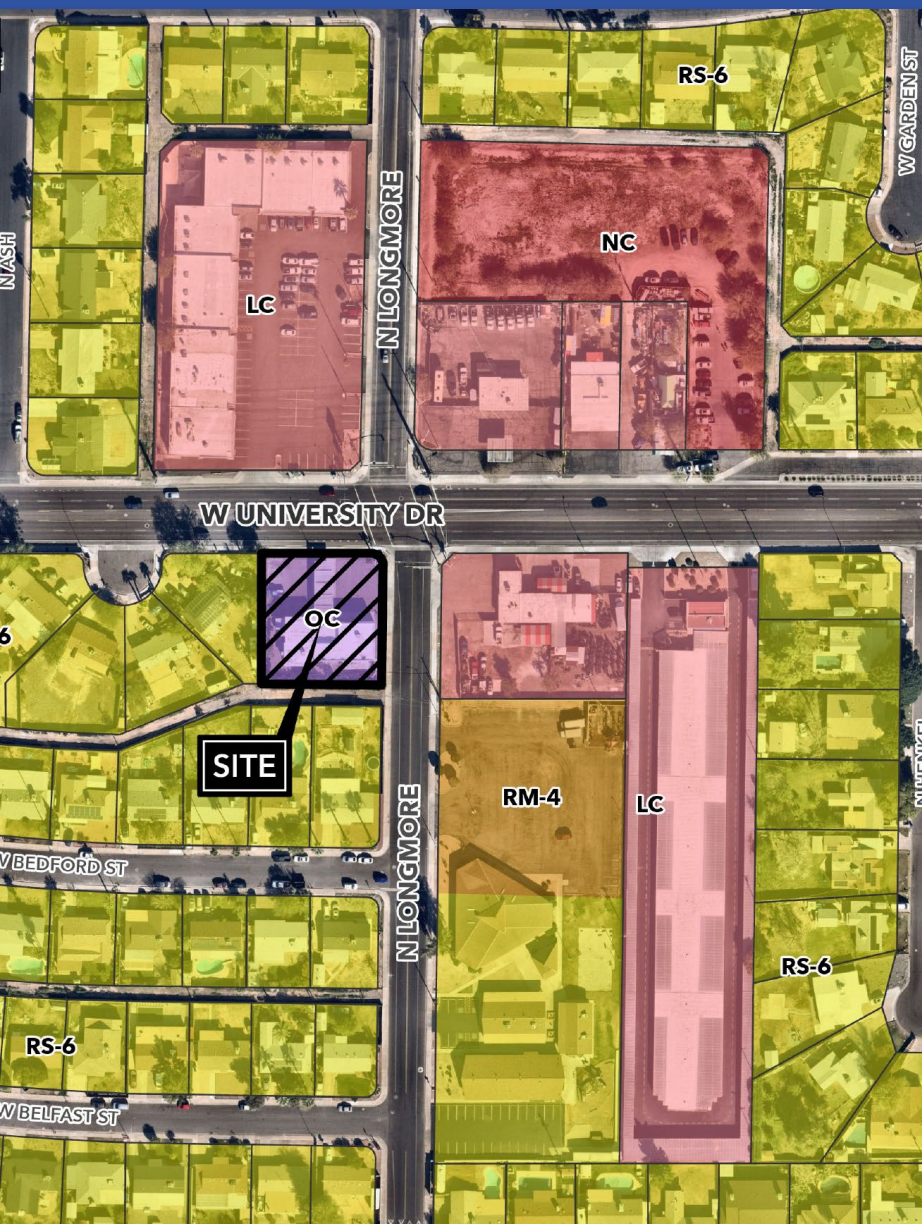
General Plan

- Current Placetype – Urban Residential
- Provide for areas that contain a diverse mix of uses where commercial, residential, and public/semi public coexist
- Convenience Service not a principal or supporting land use



General Plan

- Proposed Placetype – Urban Center
- Contains retail, personal services, public/semi-public uses, entertainment and recreation facilities, and convenience services
- Convenience Service is a principal land use



Zoning

- Existing – OC
- Proposed – LC-BIZ (Concurrent Application)
- Minor Automobile Repair is permitted in LC district



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 accommodated by planned roadway improvements or other planned transportation improvements such as nonmotorized transportation alternatives or transit



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

- Notified property owners within 1,000', HOAs, and registered neighborhood
- Neighborhood meeting held June 12, 2025, no attendees
- Neighborhood meeting held April 29, 2026, questions/concerns with parking, light, noise, use



Findings

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



Recommendation

Staff recommends Adoption

Planning and Zoning Board recommends Adoption (7-0)



mesa·az