



Planning and Zoning Board

Meeting Minutes

Red Mountain Center – Mesquite A meeting room, 7550 E Adobe St

Date: April 22, 2024 Time: 6:00 p.m.

MEMBERS PRESENT:

Benjamin Ayers
Jeff Pitcher
Jeffery Crockett
Troy Peterson
Genessee Montes
Jayson Carpenter
Jamie Blakeman

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
Jeff Robbins
Alexis Wagner
Sarah Steadman
Kirstin Dvorchak

OTHERS PRESENT:

1 Call Meeting to Order.

Chair Ayers declared a quorum present, the meeting was called to order at 6:01 pm.

2 Conduct a public hearing on the following:

- 2-a** Conduct a public hearing on a new City of Mesa General Plan – Moving Forward Together: Tomorrow’s Mesa 2050 General Plan.

Assistant Planning Director Rachel Nettles and Senior Economic Development Project Manager Jeff Robbins made a presentation to the Board (see attached).

Ms. Mary Grace McNear expressed concern with the proposed designation of a property located in Maricopa County north of the 202 and east of North Gilbert Road. Her client owns this piece of property and has been working with the City to develop. Under the 2040 General Plan the property is designated as Neighborhood and under the proposed 2050 General Plan the Placetype would be Rural Residential with a growth strategy of Conserve. She stated that they felt a Placetype of Traditional Residential would be more appropriate in this area and they also felt that Conserve is not the correct Growth Strategy for this property.

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Mr. Brennan Ray added his concern with the proposed Placetype of Rural Residential for the same property that was previously discussed. He mentioned that there are a number of additional constraints around this site that would drive up the cost to develop the property. The Rural Residential Placetype designation would not allow for the density required to develop this site, therefore proposing this Placetype designation be Traditional Residential.

Ms. Kaylee Palmer expressed her concern with the proposed Placetype designation Local Employment Center on the south side of East McKellips Road between North Lindsay Road and North 32nd Street. The primary concern is that the Local Employment Center Placetype would allow for the Light Industrial Zoning District and that zoning permits outdoor storage. Ms Palmer added that you find the same scenario at the intersection of North Val Vista Drive and East McDowell Road. She stated that those were the two locations she and her family are primarily concerned with but that you see the same condition throughout the city and she would encourage staff to reevaluate.

Boardmember Crockett asked staff to explain how they determined the Placetypes and Growth Strategies.

Ms. Nettles explained that staff looked at the existing General Plan character area designations, looked at what the land is currently being used for to make sure they are compatible with what is being proposed, and lastly considered the future vision for the city. Ms Nettles stated, in regard to the first property that was discussed tonight the current General Plan designation is Neighborhood with a Rural Large Lot designation, located near to the Lehi sub-area which is also designated for large lot and the current zoning is RS-43.

Boardmember Crockett asked if the properties in Lehi are on septic or City sewer.

Staff responded that they would need to look into and get back to the Board.

Ms. Nettles also explained that the property Ms. McNear and Mr. Ray discussed would more than likely need to obtain City utilities and would need to be annexed into the City in order for it to be developed.

Boardmember Peterson expressed concern with the Rural Residential Placetype designation surrounding Loop 202 east of North Gilbert Road and west of North Robin Lane. He believes that a Traditional Residential Placetype would be more appropriate that close to the freeway. In addition, the Conserve Growth Strategy does not seem appropriate and would propose considering Evolve.

Ms. Nettles addressed the locations Ms. Palmer discussed we need to look at the intent of the Local Employment Center, they are areas that support a variety of low-intensity business operations that are compatible with residential uses. Typical uses include offices, medical facilities, research and development centers, and other small-scale employment-focused activities. Light Industrial is one of the zoning districts that could be used here but if you look at the land uses it does not allow for warehousing and storage.

Boardmember Blakeman stated that she thinks the Neighborhood Center could also be an appropriate use on the south side of East McKellips Road between North Lindsay Road and North 32nd Street. Additionally in most areas where the Local Employment Center Placetype is used it might make more sense to have it be a Neighborhood Center.

* * * * *

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Chair Ayers expressed similar thoughts and also suggested that the Light Industrial land use might become a secondary use as opposed to the proposed primary use.

Ms. Kopaskie-Brown stated that staff would look into these suggestions but do not want to commit to any changes until further analysis can be conducted. We will provide an update at the meeting on Wednesday.

Boardmember Crockett clarified that the Board is suggesting staff evaluate the proposed Local Employment Centers and maybe change some areas to Neighborhood Centers or look at changing the Light Industrial land use to secondary.

Ms. Kopaskie-Brown explained that each Placetype would have to have the same primary and secondary uses.

Further discussion ensued amongst the Board and staff about land use designations and Placetypes.

Boardmember Peterson expressed concern with the language used on page 54 in reference to *“transition from gas-powered vehicles to electric vehicles”*. He suggested that broader terminology be used in replace of the very specific language referencing “electric”.

3 Adjournment.

Vice Chair Pitcher motioned to adjourn the meeting. The motion was seconded by Boardmember Carpenter.

Vote: 7-0

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Crockett, Peterson, Montes, Carpenter, Blakeman

NAYS – None

The public hearing was adjourned at 7:10 pm.

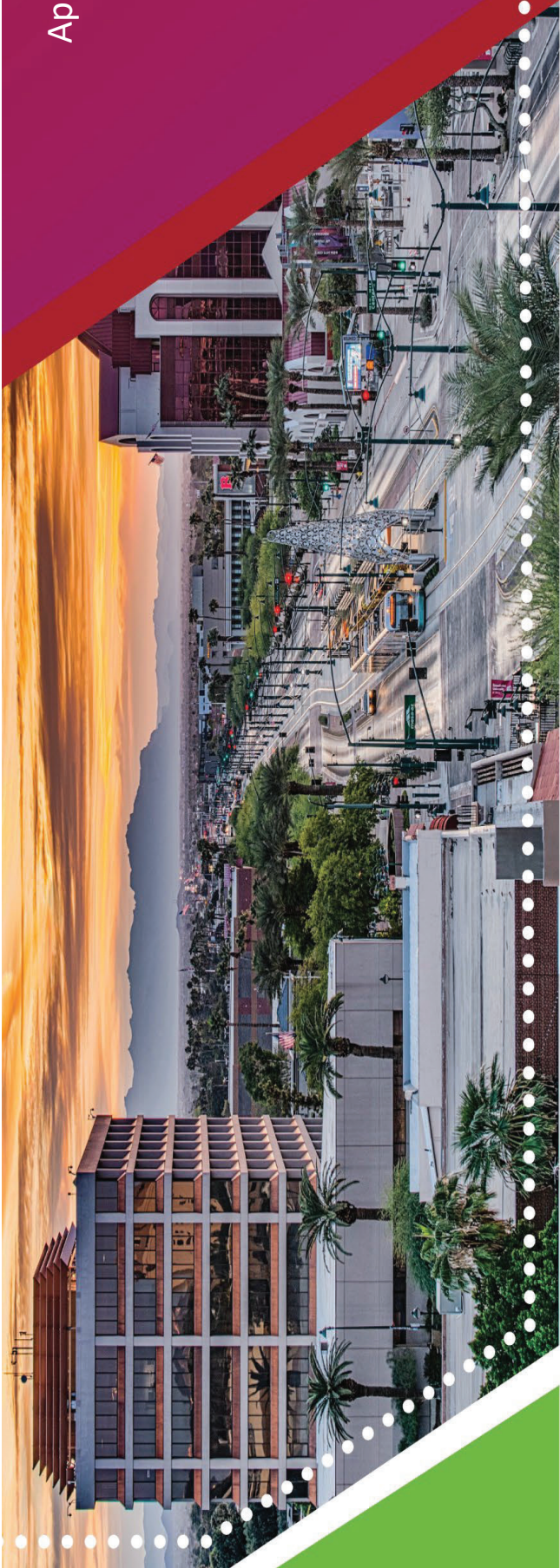
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Respectfully submitted,

Evan Balmer
Principal Planner

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April 22, 2024



2050 General Plan Update

Rachel Nettles, AICP
Assistant Planning Director

Jeff Robbins, CEcD
Project Manager

An aerial photograph of a suburban neighborhood during sunset. The sky is filled with warm, golden light and scattered clouds. The houses have reddish-brown roofs, and there are green trees and lawns. A road with a white dashed line runs through the middle of the neighborhood. In the foreground, there is a large, dark, irregular shape, possibly a shadow or a large tree. The overall scene is peaceful and scenic.

PRESENTATION OUTLINE

- Background
- Community Engagement
- Plan Content
- Next Steps

WHY UPDATE THE GENERAL PLAN?

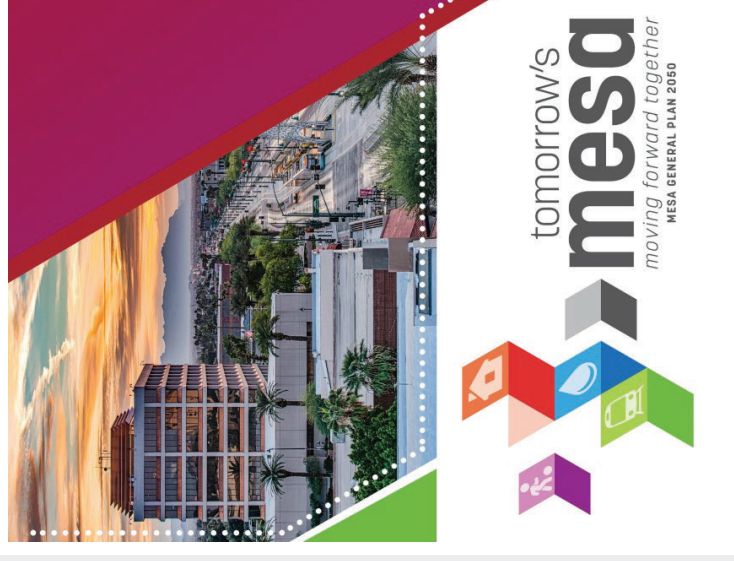
- State requires that every municipality have a comprehensive, long-range general plan
 - Must adopt every 10 years
- General Plan is the official policy guide concerning the desired physical development of the City
 - Expression of the community's values and aspirations
 - Guides future plans, programs, investments, and other government activities
 - Reference point for decision making - helps provide continuity over time



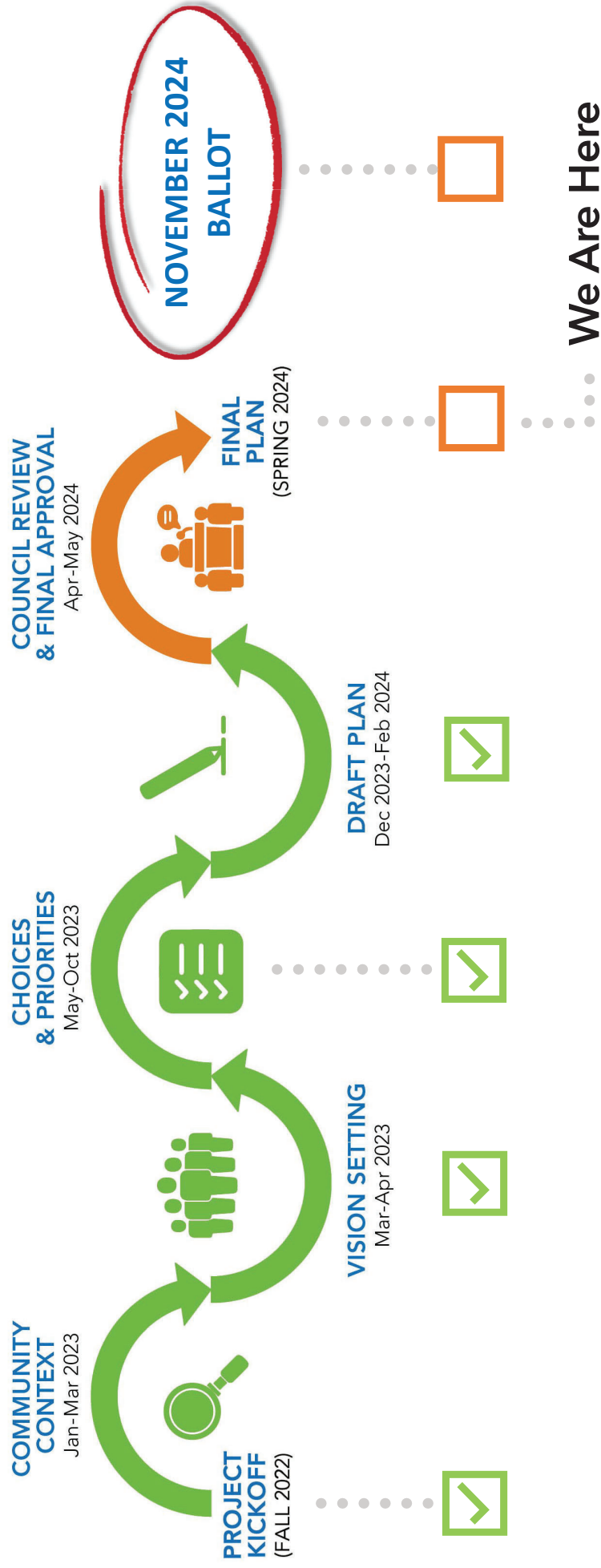
GENERAL PLAN UPDATE OBJECTIVES

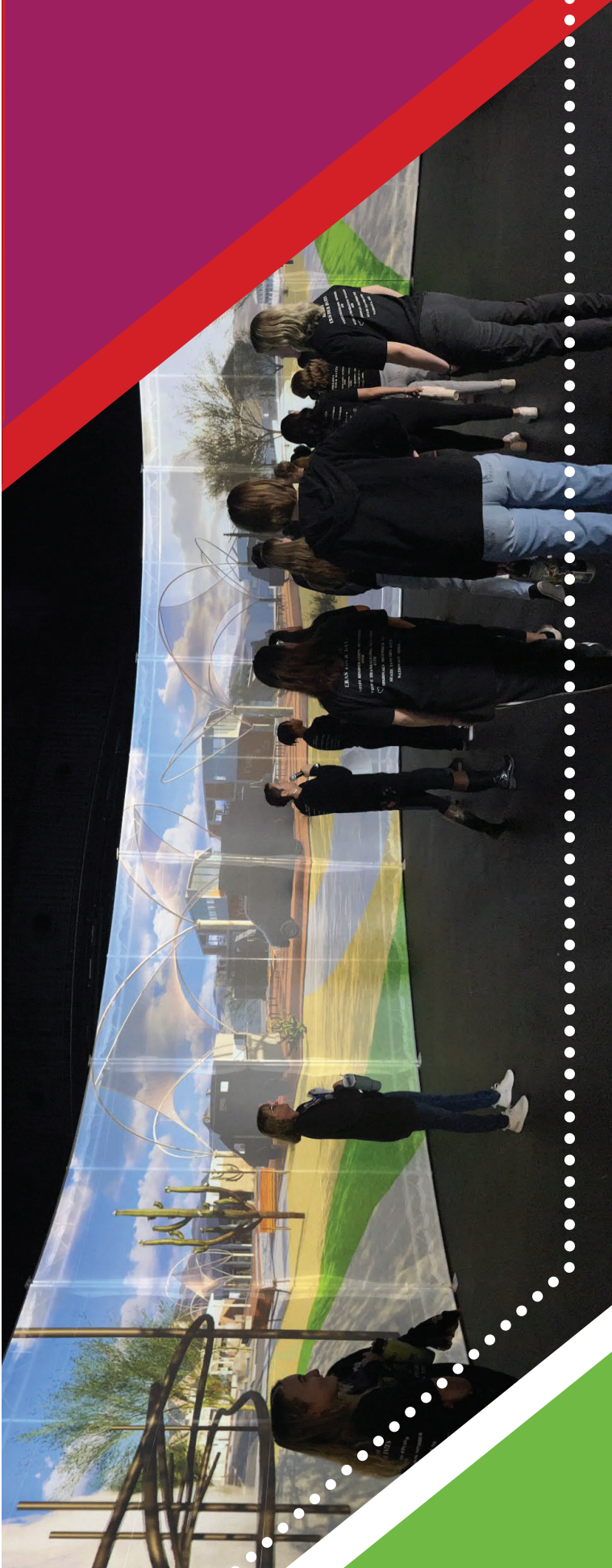
Create a citizen driven plan that:

- ✓ Establishes a compelling vision
- ✓ User friendly - easy to read and understand
- ✓ Is visually appealing
- ✓ Leverages technology
- ✓ Provides clear guidance for development
- ✓ Interfaces seamlessly with other City plans
- ✓ Meets state statute requirements



GENERAL PLAN SCHEDULE



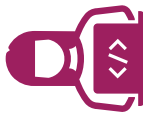


Community Engagement

TOTAL PUBLIC ENGAGEMENT



Over **14,000** total engagements!



28,156* total website visits



4,236* total contributions to the website (submissions, tagging maps, comments, reactions)



1,509,160 impressions

14,092 clicks (*English*)

3,716 clicks (*Spanish*)

17,808 clicks (*Total*)

*as of 3/27/24

VISION SETTING - KEY THEMES

*Commercial &
Retail Choice*

Traffic and Trails

*Prioritize
Redevelopment*

Public Safety

*Preserve Neighborhood
Character*

*Housing Affordability
and Choice*

Quality Places

*Environmental
stewardship*

More Options For Activities



Business Friendly

2050 VISION STATEMENT

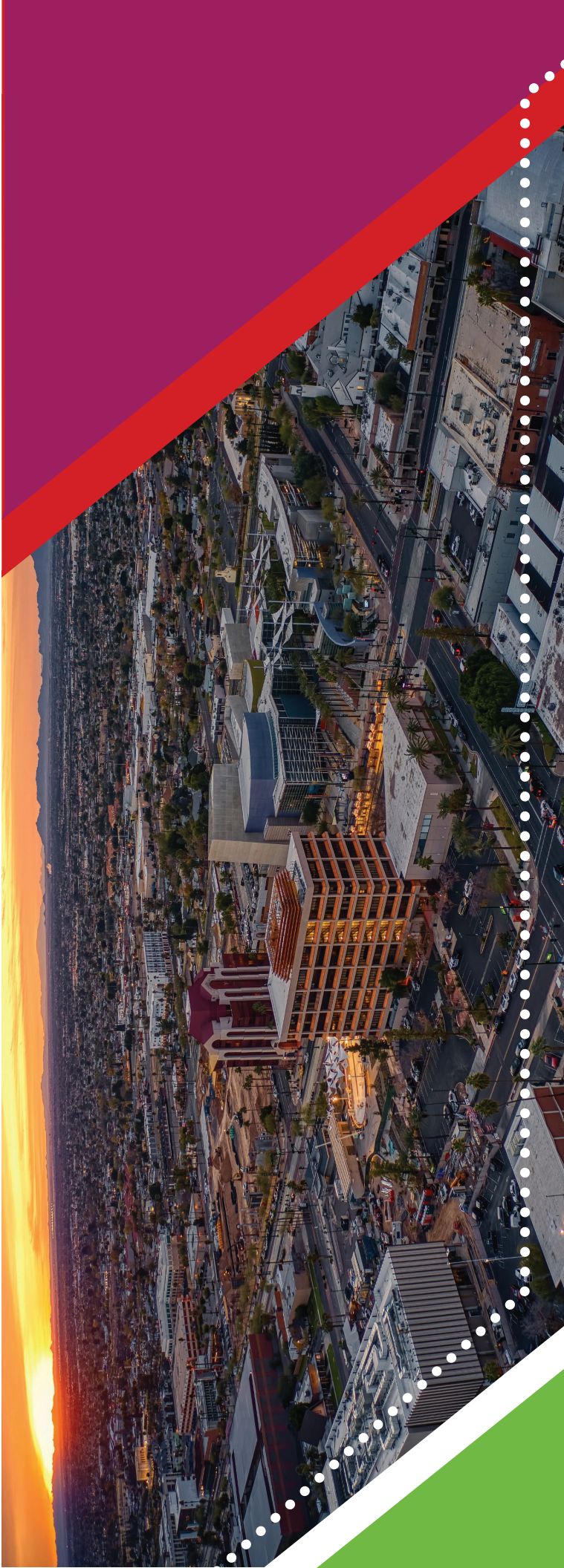
Mesa is a safe, desirable, family-centered community that....

Celebrates our heritage and innovative spirit;

Seeks economic prosperity for all;

Prioritizes quality places; and

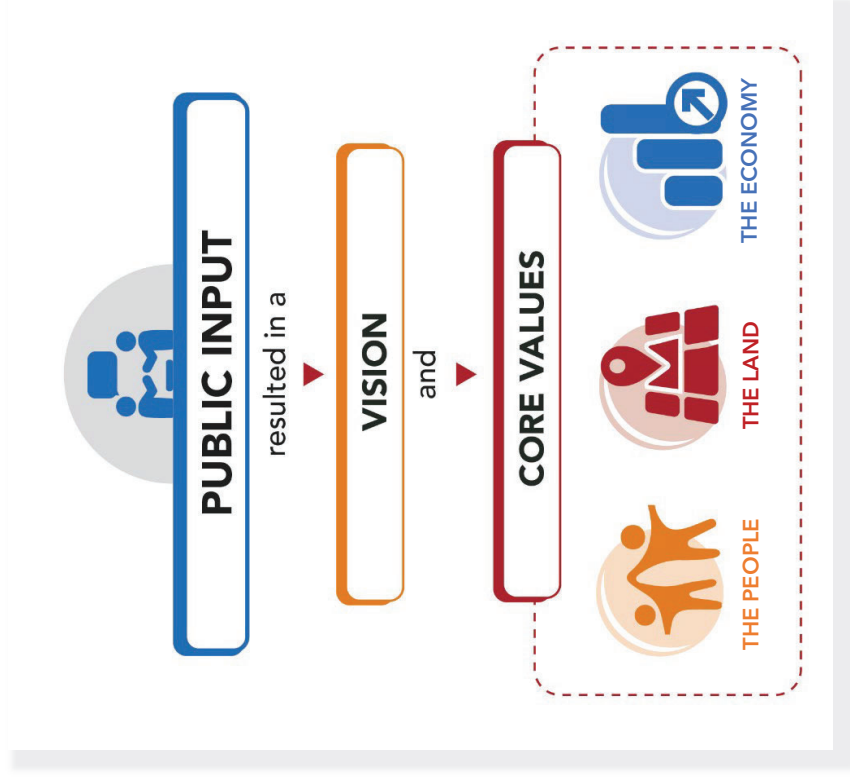
Offers choices where we live, work, play, and learn.



Plan Structure & Content

CHAPTER ORGANIZATION

- 5 Chapters
- Organized around the Core Values
 - The People
 - The Land
 - The Economy
- Each chapter contains
 - Introduction
 - Section Elements
 - Guiding Principle
 - Strategies



CHAPTER 1: INTRODUCTION

- What is a General Plan?
- Community engagement summary
- Mesa's history
- Key statistics
- Plan structure
- Vision statement and description of core values, guiding principles, strategies, actions*

* Contains elements required by State Statute

WHAT IS A GENERAL PLAN?

A General Plan is a comprehensive framework to guide the future of Mesa.

THE TOMORROW'S MESA 2050 GENERAL PLAN

Creates a Vision, Guiding Principles, and Strategies to tie together the City's plans and policies related to the following three Core Values:



CITYWIDE PLANS

help implement the General Plan.

Transit Master Plan	Climate Action Plan	Smart City Strategic Plan
Redevelopment Areas Master Plan	Transportation Master Plan	Water Resources Master Plan
Parks, Recreation, and Community Facilities Master Plan		Balanced Housing Master Plan

Arizona Museum of Natural History, i.d.e.a., Museum and Mesa Arts Center Strategic Planning

CHAPTER 2: THE PEOPLE

Contains 4 sections which describe strategies for:

- Great Neighborhoods*
- History, Arts and Cultural* Resources
- Human Services*
- Public Safety*

* Contains elements required by State Statute

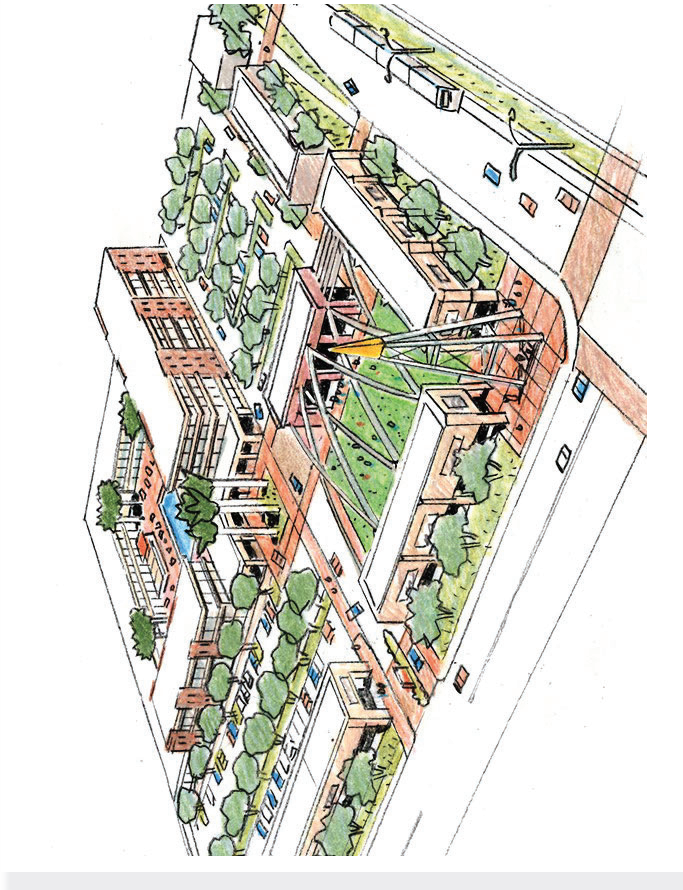


CHAPTER 3: THE LAND

Contains 4 sections which describe strategies for:

- Housing*
- Circulation and Mobility*
- Parks and Open Space*
- Land Use and Urban Design*

* Contains elements required by State Statute

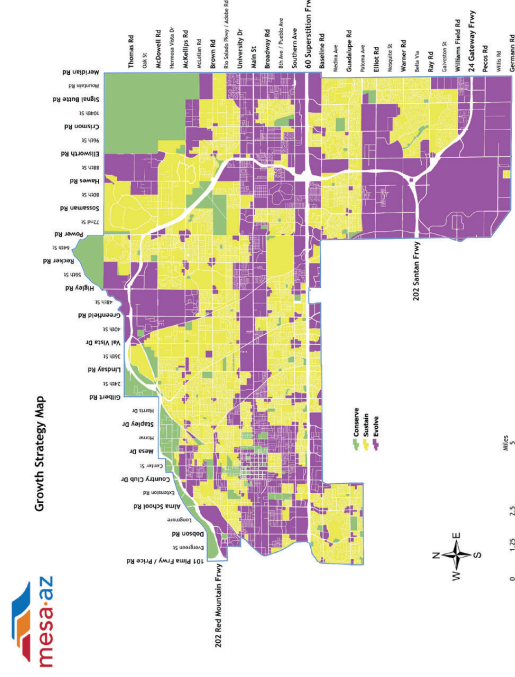
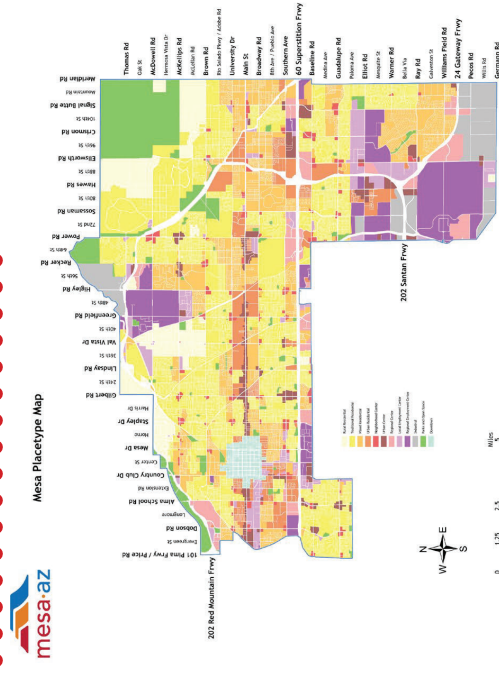


CHAPTER 3: THE LAND

The Land Use and Urban Design section contains the Future Land Use Plan consisting of:

- Placetype descriptions*
- Placetype Map*
- Growth Strategy Map*
- Consistency Criteria

* Contains elements required by State Statute



CHAPTER 3: THE LAND

Placetypes describe:

- Character of a place
- Typical land uses
- Density and intensity of development
- Urban design characteristics
- Growth Strategies

Placetype Map depicts the location of the 12 Placetypes



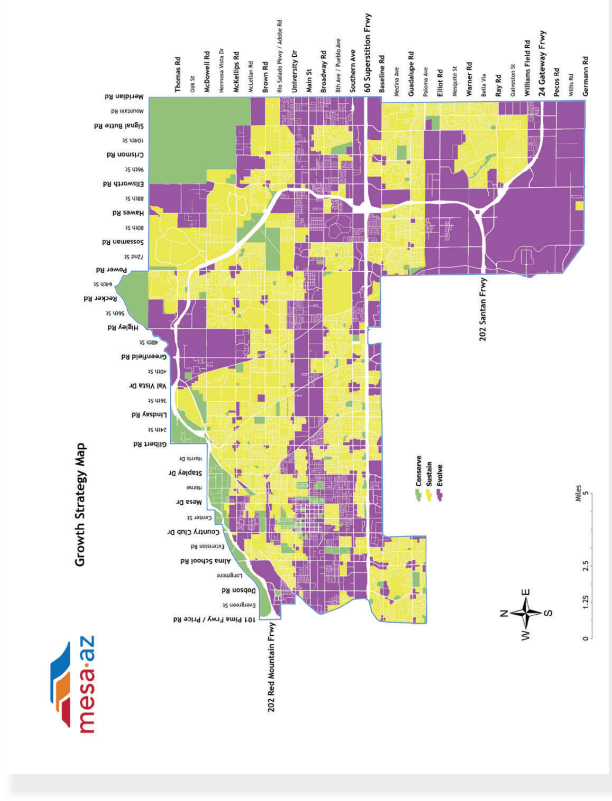
PLACETYPES	TYPICAL LAND USES												
	Single-Family Residential	Multi-Family Residential	Public/Semi-Public	Retail	Personal Services	Eating and Drinking Establishments	Entertainment and Recreation	Convenience Services	Business Office	Medical Facilities	Light Industrial	Warehousing and Storage	Heavy Industrial
Rural Residential	●												
Traditional Residential	●												
Mixed Residential	●												
Urban Residential	●												
Neighborhood Center	●												
Urban Center	●												
Downtown	●												
Regional Center	●												
Local Employment Center	●												
Regional Employment Center	●												
Industrial	●												
Parks and Open Space	●												

● Principle land uses are more prominent and play a pivotal role in establishing the character of the future land use designation
○ Supporting land uses are less prominent and serve to support the principle land uses

CHAPTER 3: THE LAND

Growth Strategy Map provides guidance for evaluating future development in terms of 3 growth strategies:

- **Conserve** - areas that **should be preserved** and remain largely in their current conditions
- **Sustain** - areas of stability encouraged to **remain generally in their current condition** but may see mild redevelopment
- **Evolve** - vacant, transitioning, blighted, or underutilized land capable of supporting **new development or redevelopment**



CHAPTER 4: THE ECONOMY

Contains 3 sections which describe strategies for:

- Economic Development*
- Environment, Conservation, Energy, and Water*
- Public Facilities and Services*

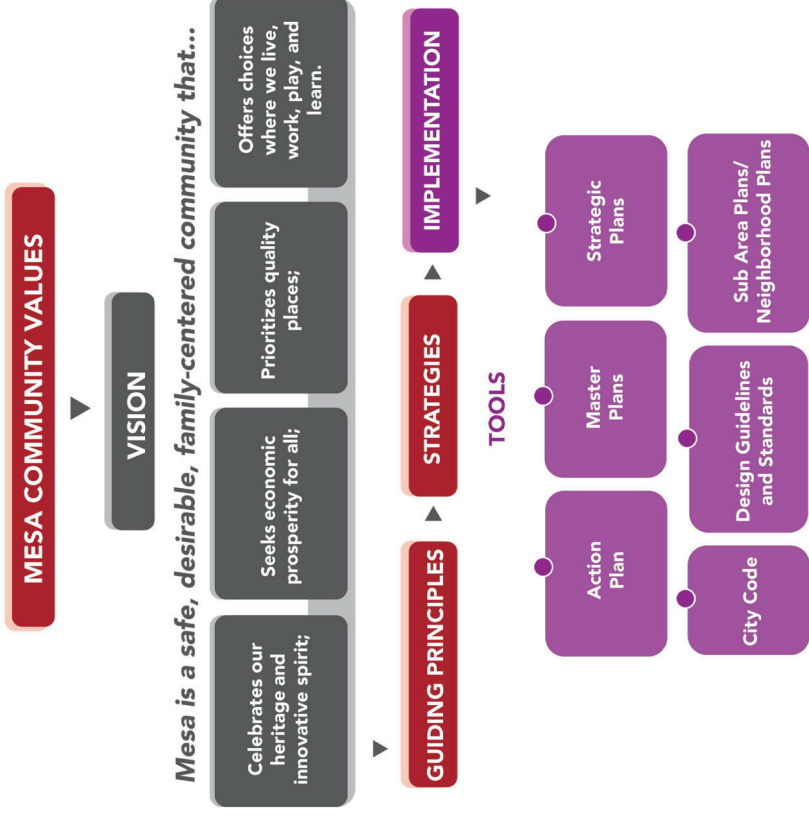
* Contains elements required by State Statute



CHAPTER 5: IMPLEMENTATION

- Describes the General Plan implementation tools (i.e., City Code, Design Guidelines, City Plans)
- Introduces the companion Action Plan
- Describes the General Plan amendment process*

* Contains elements required by State Statute



NEXT STEPS

- April 24th..... Planning and Zoning Board Hearing #2
- May 20th..... City Council Action
- November 5th..... Ratification by Mesa voters

CITY OF MESA
57 EAST FIRST STREET
COUNCIL CHAMBERS

Questions?



tomorrow's
mesa
moving forward together
MESA GENERAL PLAN 2050

