



# City Council

# GPA25-00283

Mary Kopaskie-Brown, Planning Director

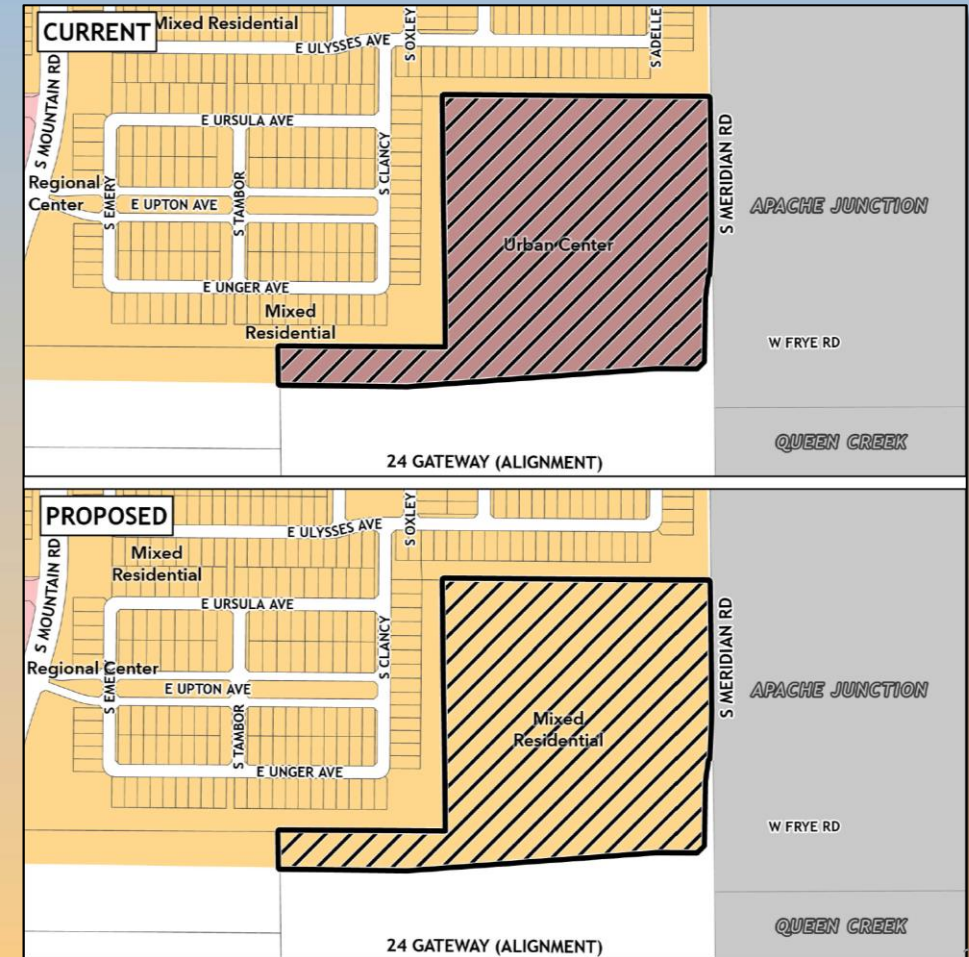
Evan Balmer, Assistant Planning Director

May 4, 2026  
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# Request

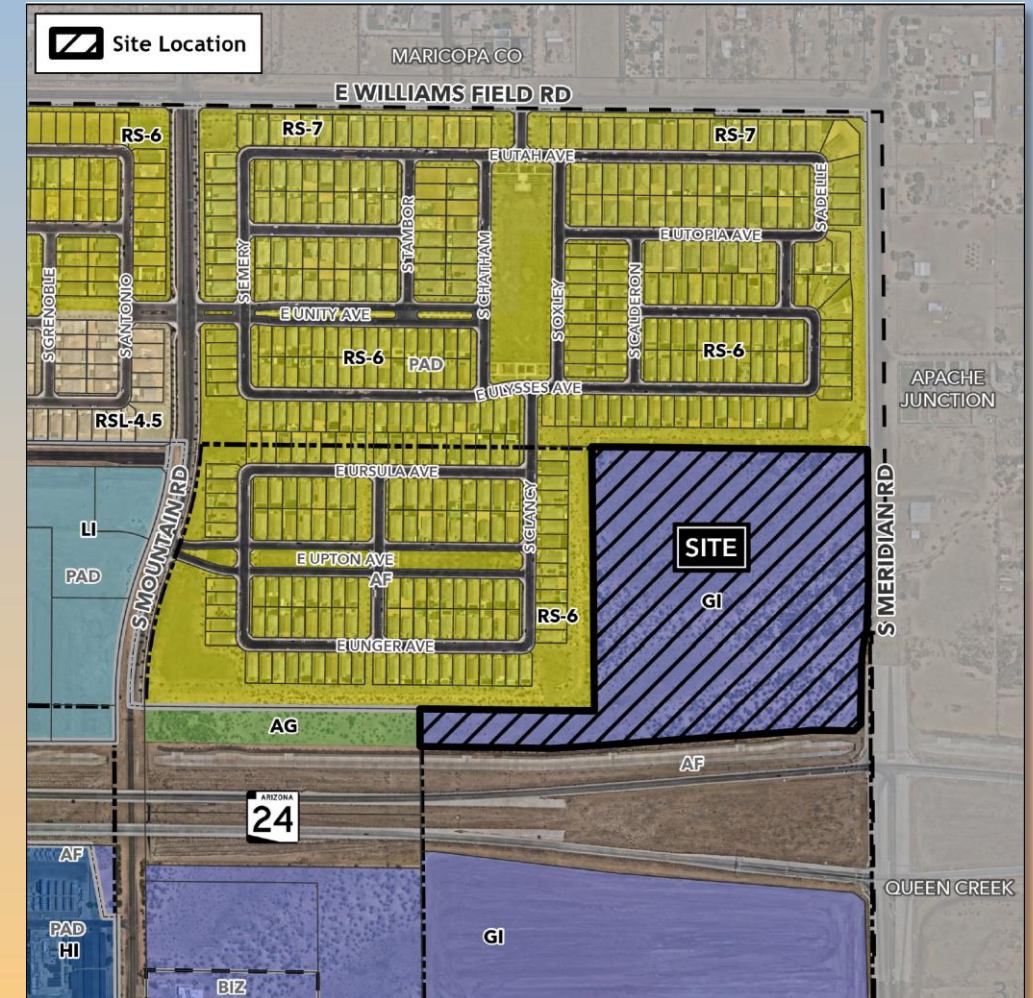
- Major General Plan Amendment
- Urban Center Placetype to Mixed Residential Placetype





# Location

- West side of Meridian Road
- North side of State Route 24







# General Plan

## Current – Urban Center

- Compact mixed-use areas with pedestrian-oriented development
- Contain retail, personal services, entertainment and recreation facilities, eating and drinking establishments, limited multi-family residential
- Residential zoning districts: RM-2, RM-3, RM-4, RM-5

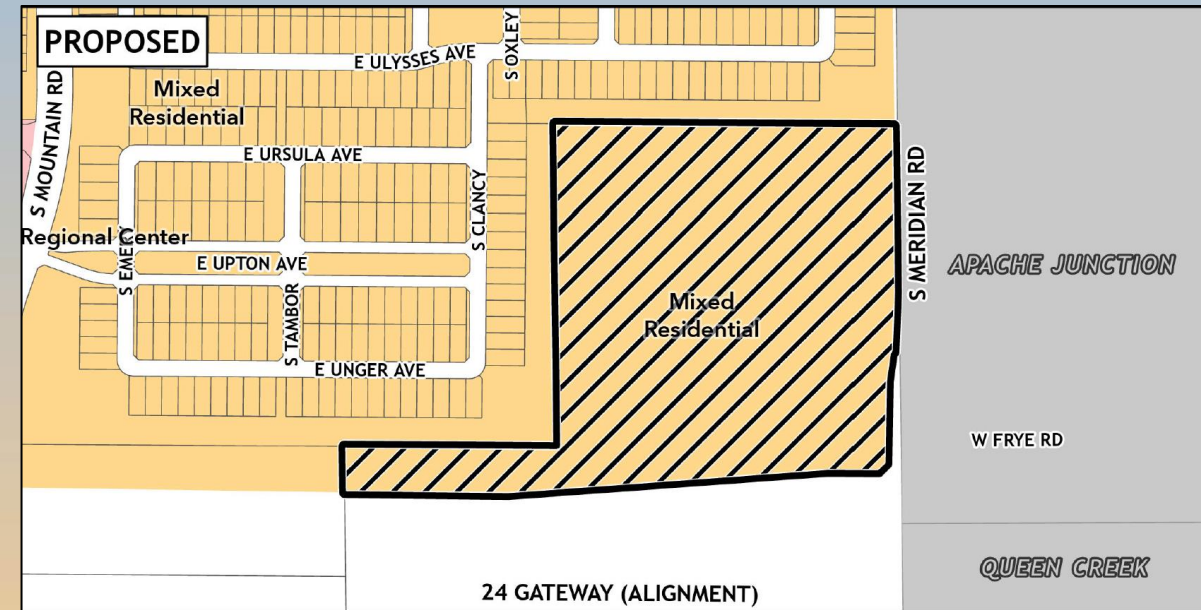




# General Plan

## Proposed - Mixed Residential

- Primarily residential area with a variety of housing types
- Lot sizes vary and support innovative development patterns
- Provides connectivity and includes multimodal paths
- Zoning districts: RS-35, RS-15, RS-9, RS-7, RS-6, RSL-4.5, RSL-4.0, RSL-3.0, RSL-2.5, RM-2, RM-3, and RM-4





# General Plan Amendment Approval Criteria

1. The Proposed Project will not 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



# General Plan Amendment Approval Criteria

3. The degree to which the proposed amendment will impact the whole community or a portion of the community by:
  - a. Altering existing land use patterns in a significant way that is contrary to the Vision, Guiding Principals, or Strategies identified in 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



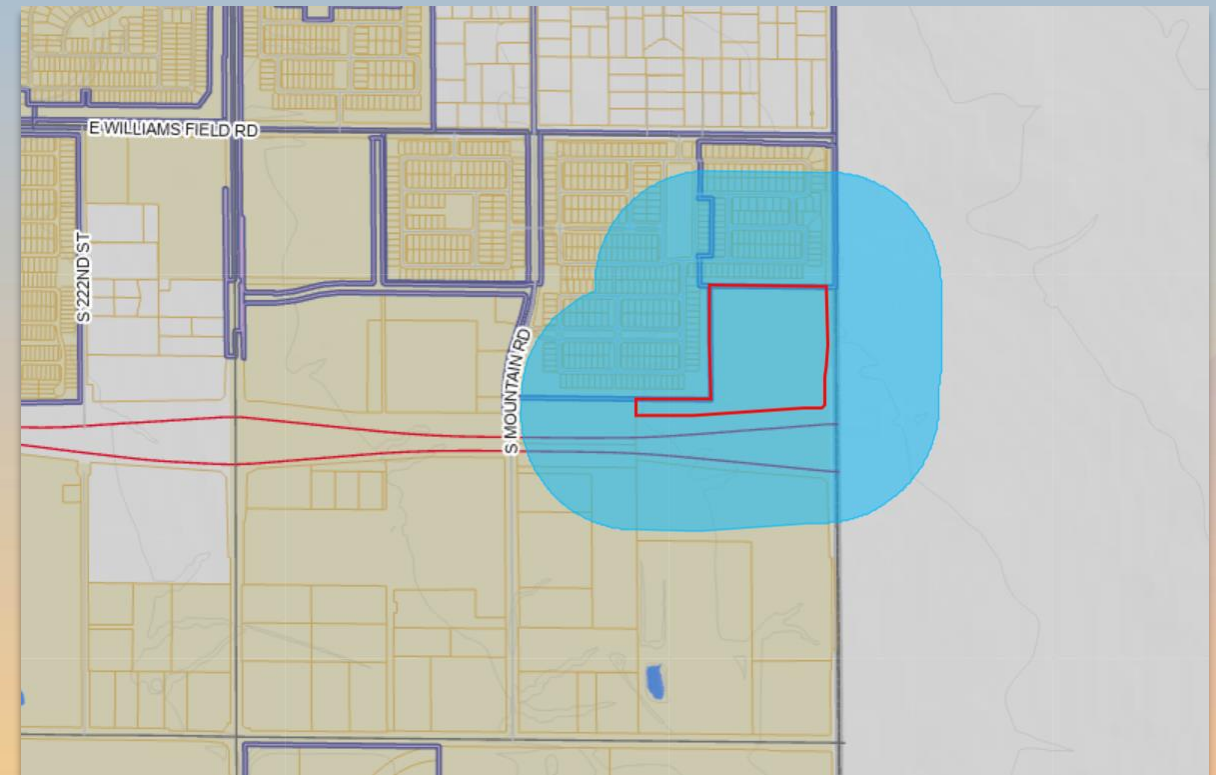
# General Plan Amendment Approval Criteria

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



# Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- Neighborhood meetings
  - In-person: July 29, 2025 - 5 neighbors attended
  - Virtual: March 3, 2026 - 5 residents attended
- Citizen Participation Report outlines neighbors' concerns and the applicant's responses





# Findings

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

*Staff recommends Adoption*

*Planning and Zoning Board recommends Adoption (6-0)*



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