



City Council

December 8, 2022



ZON22-00431

Mary Kopaskie-Brown, Planning Director

Rachel Nettles, Assistant Planning Director



Location

- North of Baseline Road
- West of Sunview Road
- West of Power Road





Request

- Rezone from PEP-PAD-CUP to RM-5-PAD
- Site Plan Review
- To allow for a multiple residence development





General Plan

Specialty – Medical Campus

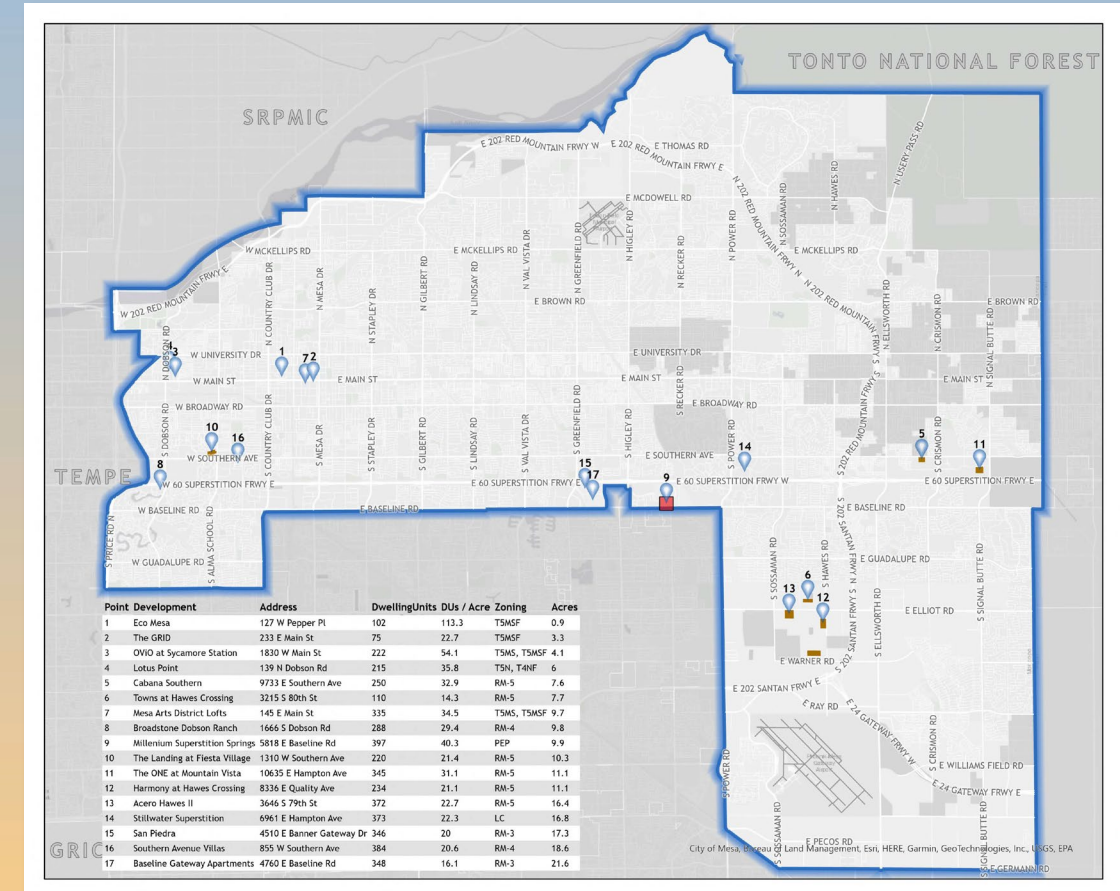
- Large areas intended for a single use - hospitals and associated office use
- 80% of area required to be developed with primary zoning
- City Council Resolution - December 1, 2022
 - Added RM-5 as a secondary zoning
 - Secondary zoning - established before primary zoning if an anchor medical facility is operating





Proposed Zoning

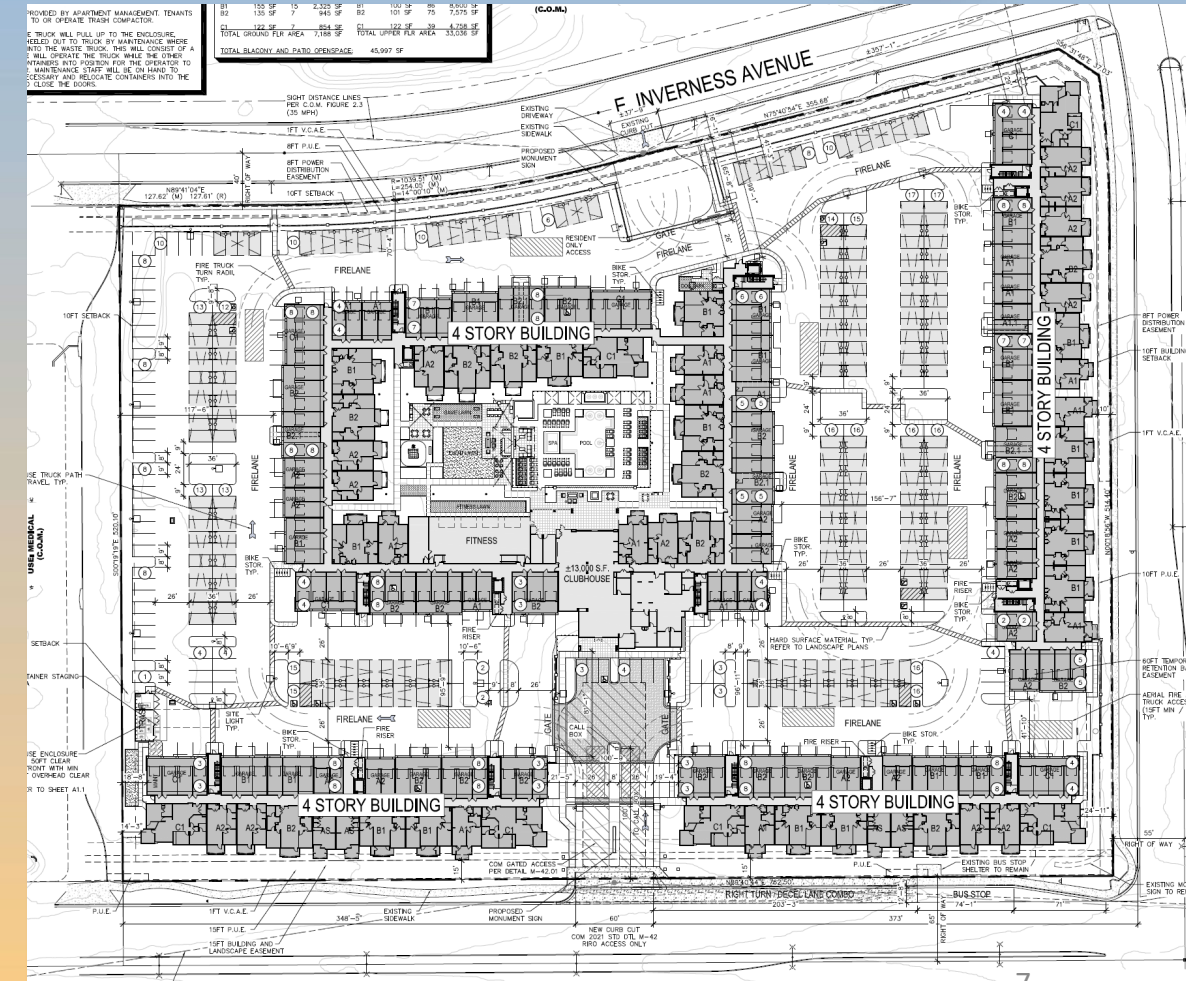
- RM-5-PAD
- Highest intensity multiple residence district
- Density ranging from 20 - 43 du/ac
- 0.12% of the city zoned RM-5
- Intended for urban environment - unique setback requirements
- Not compatible with area





Site Plan

- 4-four-story buildings
- 394 units, 40.3 du/ac
- Requested deviations through PAD
 - Increase building height from 50' to 60'
 - Parking ratio 1.66 spaces per unit, 21% reduction = 173 spots
 - Reduced landscape yard to west, 15' to 10'





Economic Development

- Not in support
- Preserve designated commercial and industrial areas for future job growth
- Improve job-to-housing ratio
- Other viable locations consistent with character area





Findings

- ✓ Consistent with the 2040 Mesa General Plan Specialty District
- Medical Campus Sub-type Zoning Districts
- ✗ Proposed Density not compatible with surrounding area
- ✗ Criteria for Planned Area Development per Chapter 22

Staff recommends Denial



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