



City Council

ZON24-00428

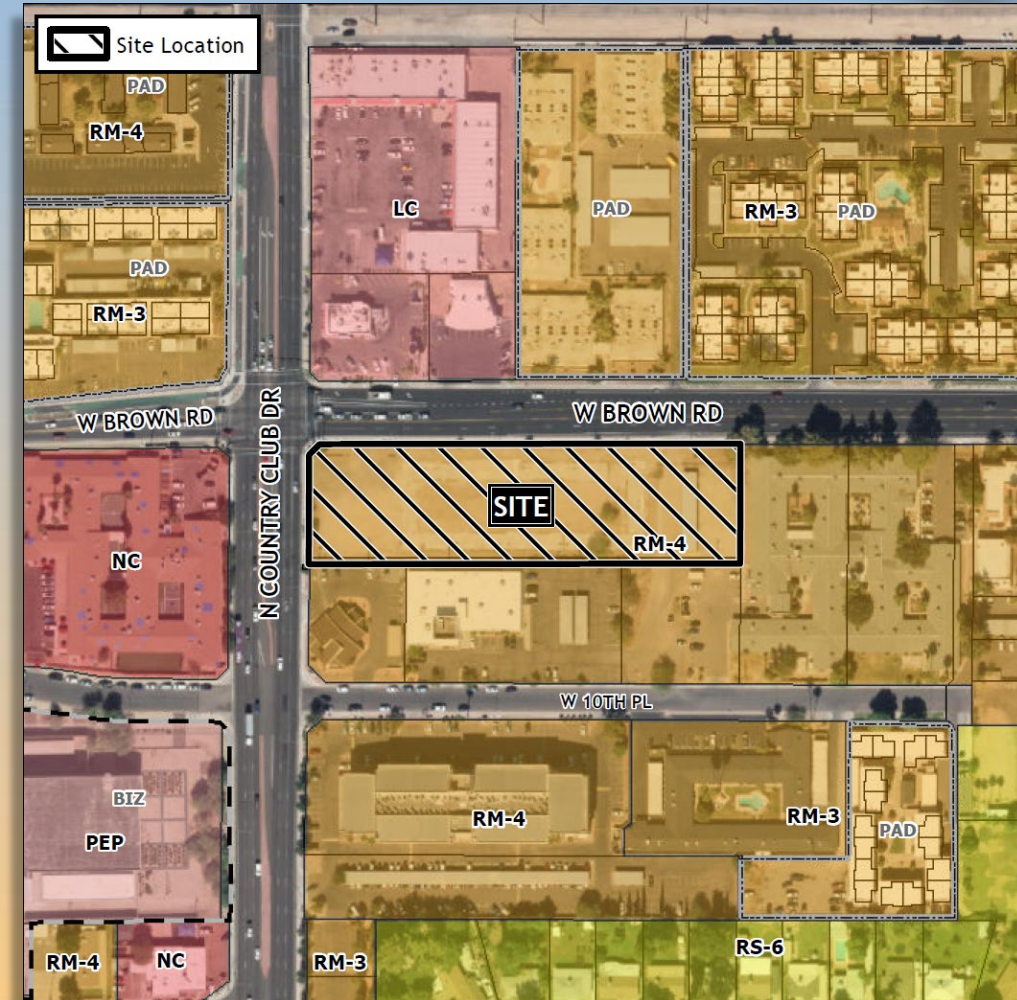
Mary Kopaskie-Brown, Planning Director

October 7, 2024
1



Location

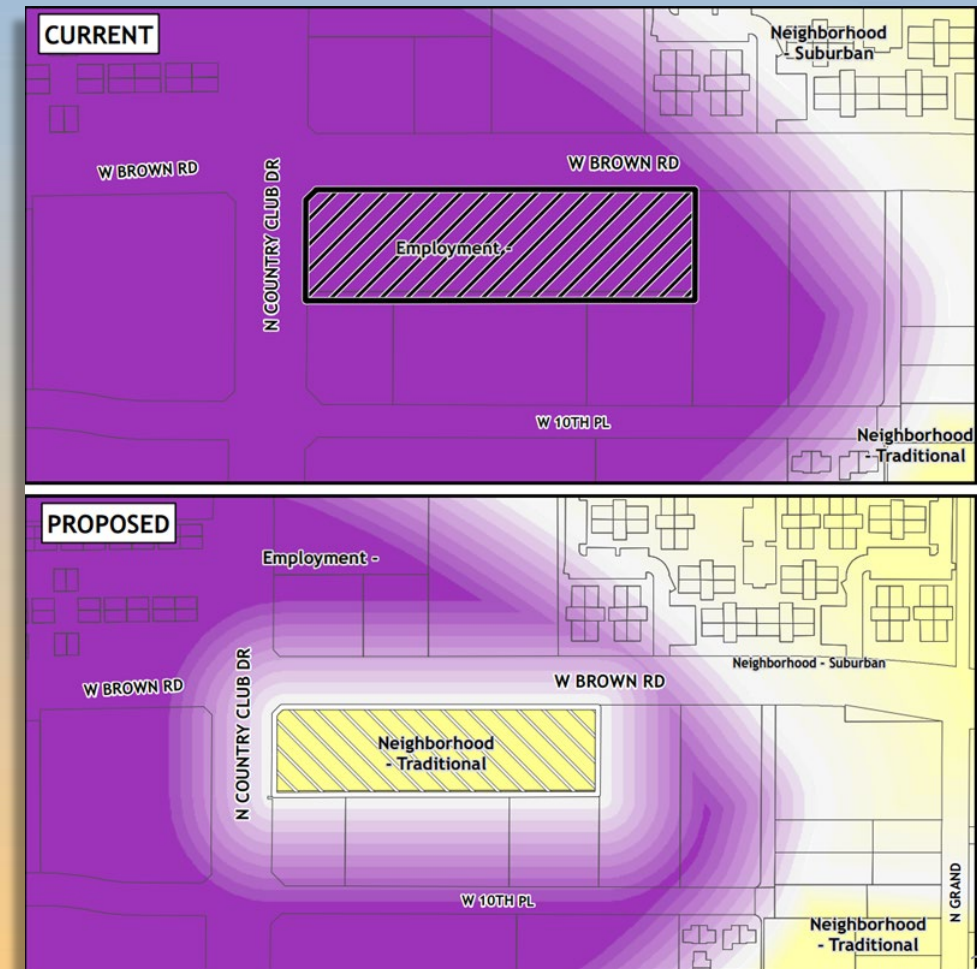
- South side of Brown Road
- East side of Country Club Drive





Request

- Minor General Plan Amendment to change the underlying character area designation
- Employment - Business Parks to Neighborhood with a Traditional Subtype

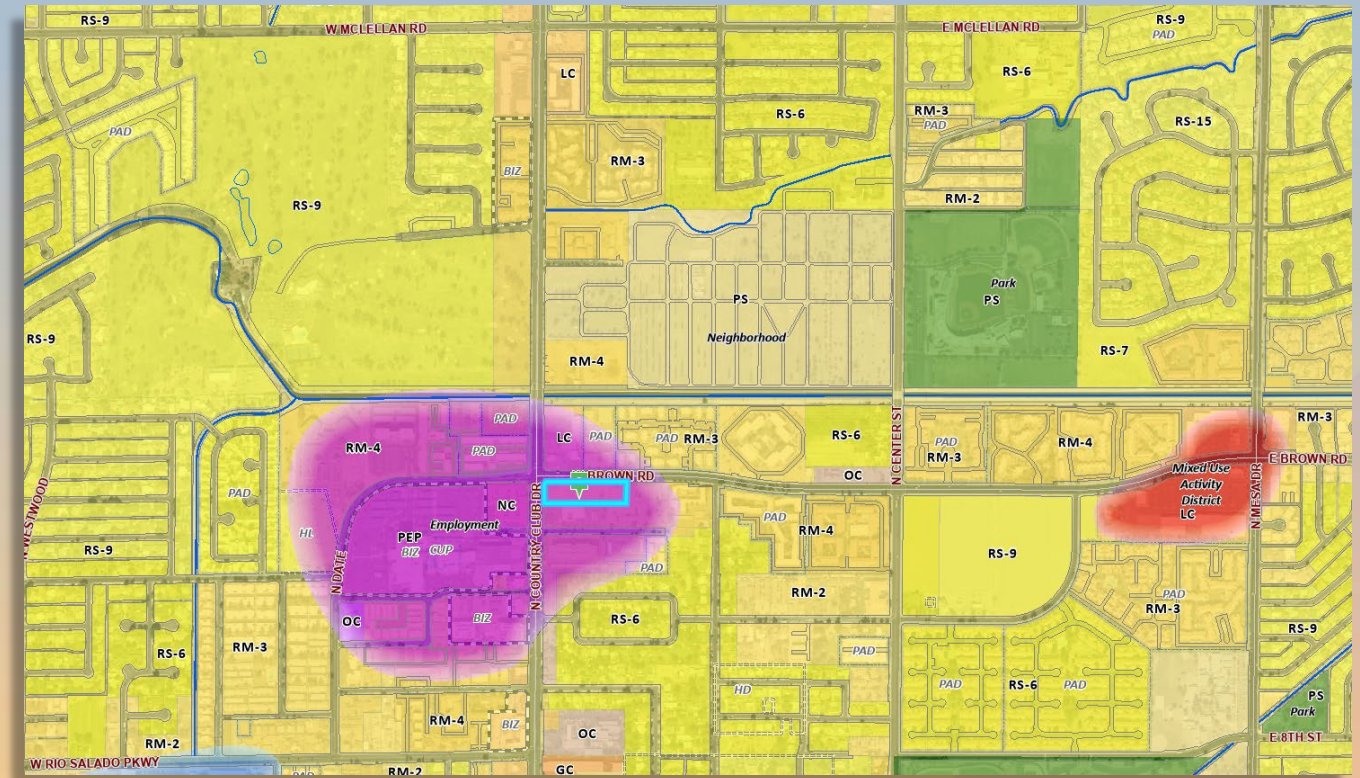




General Plan

Employment – Business Park

- PEP, LI and GI are primary Zoning Districts, LC, GC, and PS are listed as Secondary
- Multiple Residence is not listed as an acceptable land use
- Requires a Minor General Plan Amendment





Zoning

- Current Zoning
 - RM-4
- Proposed Zoning
 - RM-4-PAD
- Multiple Residence is a permitted use within the RM-4 district





Minor General Plan Amendment

- Requesting to change the character type to Neighborhood Traditional(2± acres)
- Chapter 16 of the General Plan contains criteria that Council may consider including but not limited to:
 - Degree of impact to surrounding community
 - Existing land use patterns in the area
 - Extent that benefits outweigh impacts
 - Whether the change will result in a loss of land for other uses



Minor General Plan Amendment

General Plan Amendment Criteria:

- Degree of impact to surrounding community
 - Result with increase viability of retail uses in the area to complement existing residential uses in the area
- Existing land use patterns in the area
 - Supports land uses that are compatible with existing residential uses to the east, north and south



Minor General Plan Amendment

General Plan Amendment Criteria:

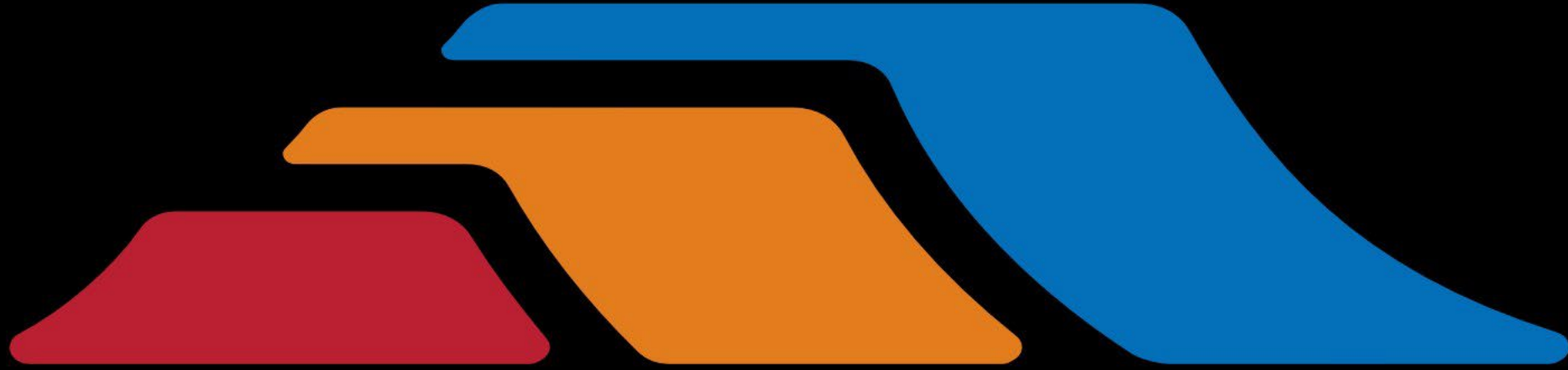
- Extent that benefits outweigh impacts
 - Proposed designation is more compatible with surrounding development
- Whether the change will result in a loss of land for other uses
 - Proposed development will provide workforce housing to the area and provide for additional housing options in the area, without limiting the Employment uses in the area supporting the Hospital



Findings

- ✓ Complies with the amendment criteria in Chapter 15 of the 2040 Mesa General Plan

*Staff Recommends Adoption
Planning and Zoning Board Recommends Adoption (5-0)*



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