



# EMPLOYEMENT OPPORTUNITY DISTRICT (EO) TEXT AMENDMENTS

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# WHAT IS AN EO DISTRICT?

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- An Employment Opportunity (EO) District is a flexible zoning district which allows applicants to establish unique:
  - Land uses and land use groups (LUGs)
  - Development standards
  - Review processes
- Adopted in 2016 by City Council to support:
  - Facilitate entitlements for employment-generating projects with innovative land uses
  - Provide market flexibility while incentivizing high-quality development
  - Enable creative, site-specific design solutions

# TEXT AMENDMENT OVERVIEW

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- Repeal and Replace Chapter 14 - Employment Opportunity District
- Amendments to Section 11-86-1(A), the purpose and applicability statement for use type classifications

# TEXT AMENDMENT PURPOSE

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- To enhance the utility of the EO District and encourage its use for large, mixed-use projects undertaken by political subdivisions of the State of Arizona
- Amendments create a regulatory framework that identifies :
  - Exemptions of political subdivisions of the State of Arizona; and
  - Land uses under the City's authority to review

# PROPOSED AMENDMENTS

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## GENERAL TOPICS:

- Update General Plan references
  - From: Employment and/or Employment/Mixed Use Activity District
  - To: Regional Center or Regional Employment Center
- Modify minimum area requirements for an EO District
  - Allow land to be added to an existing EO District with no minimum area requirement

# PROPOSED AMENDMENTS

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## GENERAL TOPICS:

- Provide flexibility in the review process for adjustments to development standards
  - Establish unique review criteria - may be based on categories of land use, development activity, project, or site
  - May require an associated development agreement or intergovernmental agreement
- Modify language and organization of the chapter for clarity



# PROPOSED AMENDMENTS

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## SPECIFIC TO POLITICAL SUBDIVISIONS:

- Modify minimum area requirements to establish an EO District
  - 140 contiguous acres
- Require that an EO District become the zoning designation immediately - not established as a “floating zone”
- Require an Intergovernmental Agreement or development agreement concurrent with the rezone

# PROPOSED AMENDMENTS

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## SPECIFIC TO POLITICAL SUBDIVISIONS:

- Expand ability to categorize land use
  - In addition to establishing the permitted, conditional, and prohibited uses
  - Identify land uses, development activities, projects, and sites that are exempt from the City's review
  - Subject to the political subdivisions site plan review, modification, and expirations
- Requiring all signs to comply with the MZO



**QUESTIONS?**



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