

ADAPTIVE REUSE TEXT AMENDMENTS

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WHAT HAS CHANGED?

- City received clarification that HB 2297 requires residential use in both Multiple Residence Reuse and Adaptive Reuse projects
- Text Amendment Modifications:
 - Updated definitions to provide clarity that residential use is required for both Multiple Residence Reuse and Adaptive Reuse
 - Updated Affordable Housing Requirements and Reporting to address both Multiple Residence Reuse and Adaptive Reuse

HB 2297 Summary

- Signed by Governor Hobbs- May 2024
- Requires that on or before January 1, 2025, municipalities with a population of 150,000+ establish objective standards to:
 - Allow Multiple Residence Reuse or Adaptive Reuse
 - Of no more than 10% of existing commercial, office, or mixed-use buildings
 - Without requiring a conditional use permit or a public hearing

Multiple Residence Reuse

- Conversion of a commercial, office or mixed-use building to multi-family residential
- Allows for complete or partial demolition of the building

Adaptive Reuse

- Conversion of a commercial, office or mixed-use building to a non-residential use (with multi-family residential)
- Allows for partial demolition of the building

HB 2720 REQUIREMENTS

Eligibility:

- Parcel Size - Parcel(s) of land at least 1-acre but no more than 20-acres in size
- Building Condition and Vacancy - Must be in a state of disrepair or have 50% vacancy in total leasable sq. ft.
- Affordable Housing - 10% or more of units must be set aside (moderate or low-income) for 20 yrs



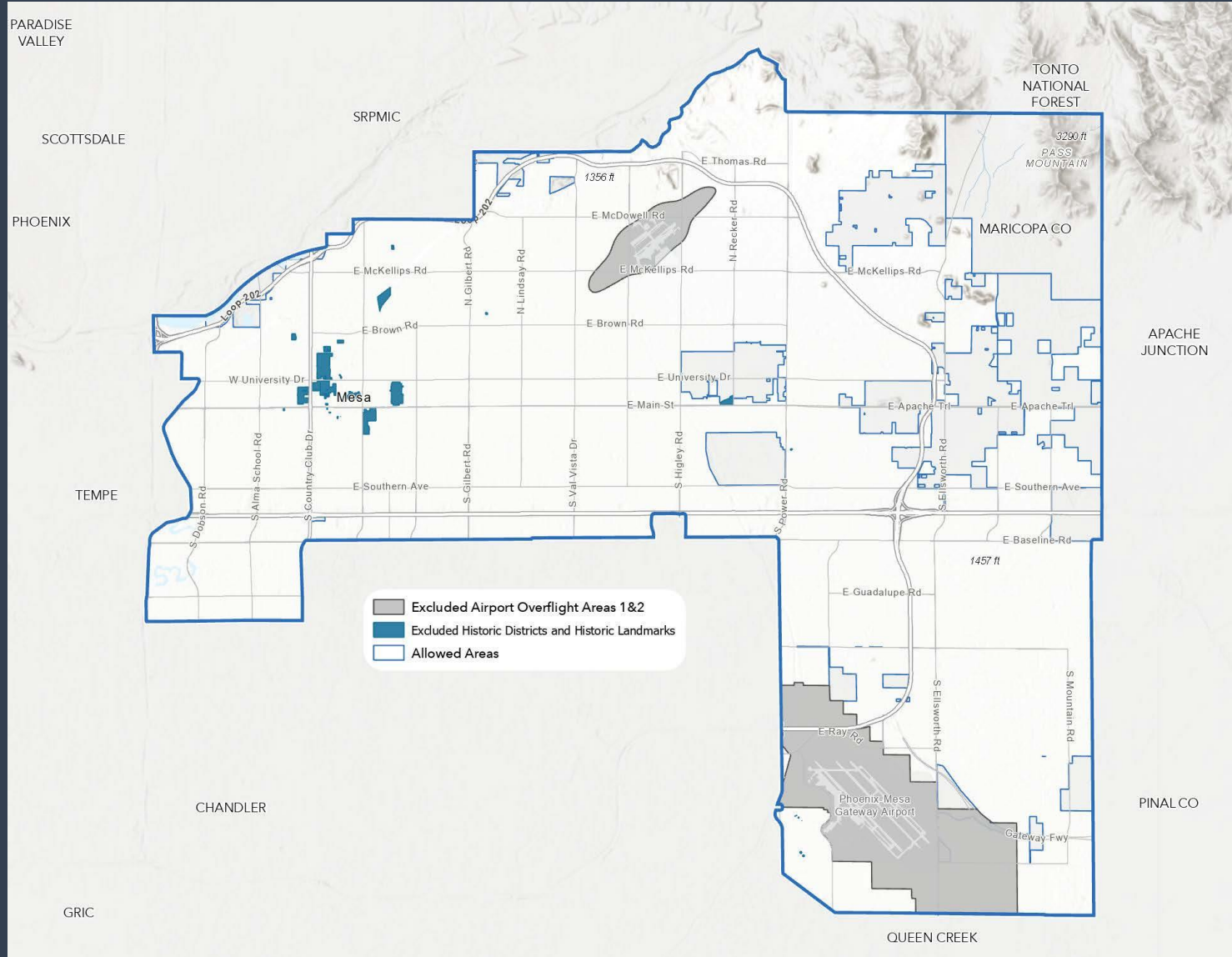
WHAT THIS MEANS

- There are ~2,024 Commercial, Office, and Mixed-use Buildings in Mesa
 - 10% of buildings equals up to 202 buildings
- For Multiple Residence Projects
 - Currently allowed in commercial zones but must be part of a mixed-use project or receive a CUP to deviate from commercial/residential ratios
 - Approval would be administrative
 - Bill allows for complete demolition or reuse of existing building
- For Adaptive Reuse Projects
 - Residential required - Approval would be administrative
 - For non-residential - follow process required by zoning district
 - Bill allows for only partial demolition or reuse of existing building



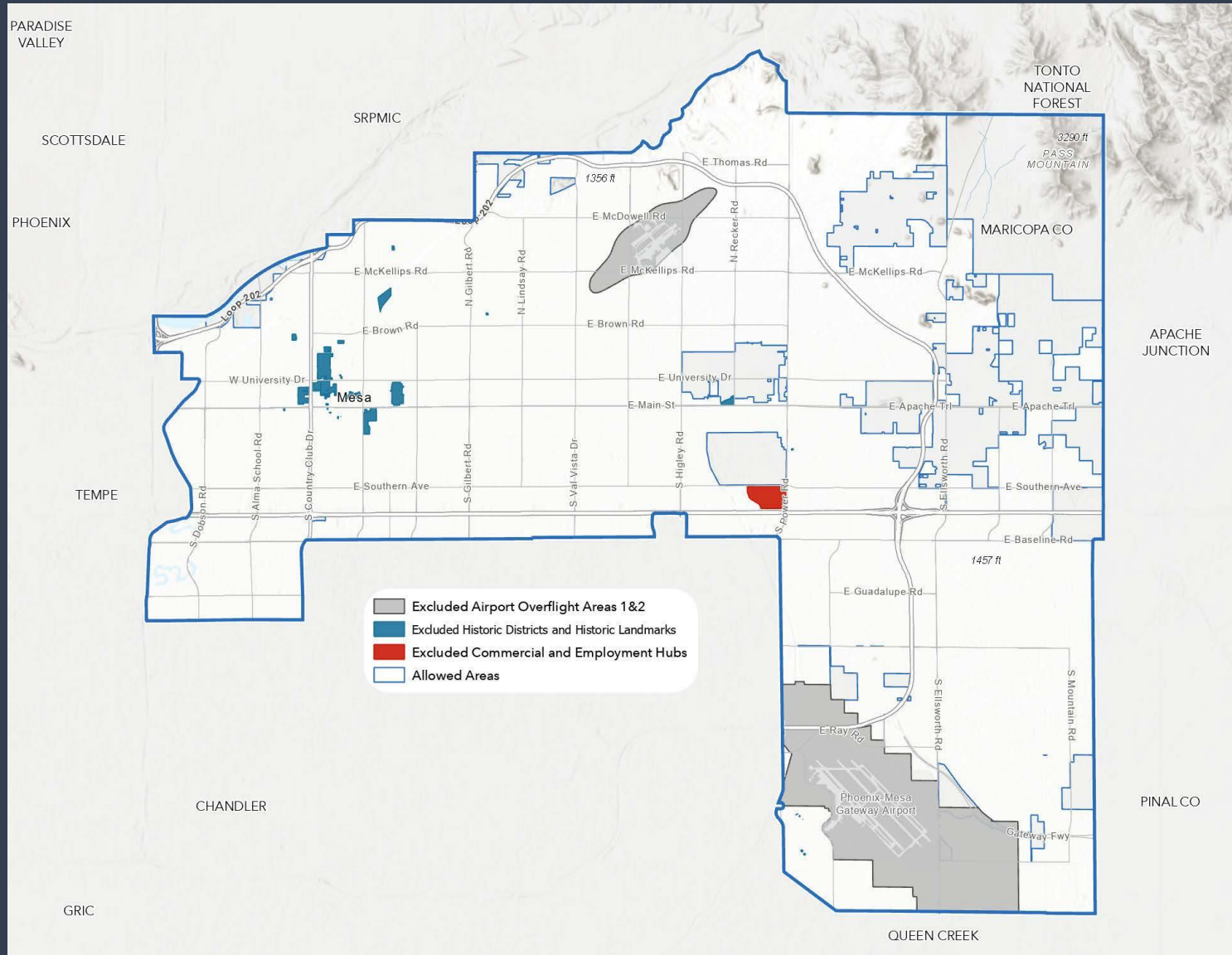
HB 2297 EXCLUSIONS

- Historic Districts and Historic Landmarks
- Land in the vicinity of a Military Airport or ancillary Military Facility (N/A in Mesa)
- Land in the vicinity of commercially licensed airport, general aviation airport, or public airport (AOA 1 & AOA 2)
- Commercial or Employment Hubs identified by the City
 - May not exceed 10% of the existing commercial, office, or mixed-use buildings in the city



EXCLUDED AREAS PER HB 2297:

- Historic Districts and Landmarks
- Land in vicinity of commercially licensed airport, general aviation airport, or public airport (AOA 1 & AOA 2)



EMPLOYMENT HUB:

- Superstition Springs
- Encourage comprehensive redevelopment approach

PERMITTED AREAS:

- Anywhere else in the Mesa that meets eligibility requirements₈



PROPOSED TEXT AMENDMENTS

- Create an Adaptive Reuse Permit
 - Allow for administrative site plan review of multi-family residential in Multiple Residence Reuse and Adaptive Reuse projects
 - Establish development standards in compliance with HB 2297
 - Create Tracking System
- Land Uses
 - Multi-family residential - permitted and will not require a Council Use Permit or Public Hearing
 - Other land uses based on the permitted, conditional, and prohibited land uses of the underlying zoning district



PROPOSED TEXT AMENDMENTS

Multiple Residence Reuse Development Standards:

- Based on the development standards for the highest density Multiple Residential Zoning District within 1-mile of the project site (HB 2297)
- If no Multiple Residential Zoning District in 1-mile, based on the development standards for the next closest Multiple Residence Zoning District (HB 2297)
- Specific Height Restrictions:
 - May not exceed 5-stories (HB 2297)
 - Any portion of a project within 100 ft of a single residence zoning district or use shall be limited to 2-stories (HB 2297)

PROPOSED TEXT AMENDMENTS

Adaptive Reuse Development Standards:

- Non-residential - Based on the development standards for the underlying zoning district (HB 2297)

Non-conforming Structures:

- Height - Existing buildings which exceed the max. height limit may remain and be expanded with a height matching the existing height (HB 2297)
- Setback - Existing buildings with a setback less than required may remain and be expanded with a setback matching the existing setback (HB 2297)



An aerial photograph of a modern, multi-story building with a central entrance featuring a dark facade and orange horizontal accents. The building has large glass windows and balconies. In front of the building is a parking lot with a few cars and a landscaped area with trees and shrubs. The image is partially obscured by a dark blue diagonal overlay on the right side.

QUESTIONS