



# Planning & Zoning Board



# ZON22-01129

Cassidy Welch, Senior Planner

November 16, 2022



# Request

- Minor General Plan Amendment
- To allow for a multiple residence development
- Zoning request heard on Sept. 14. 3-3 split vote





# Location

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

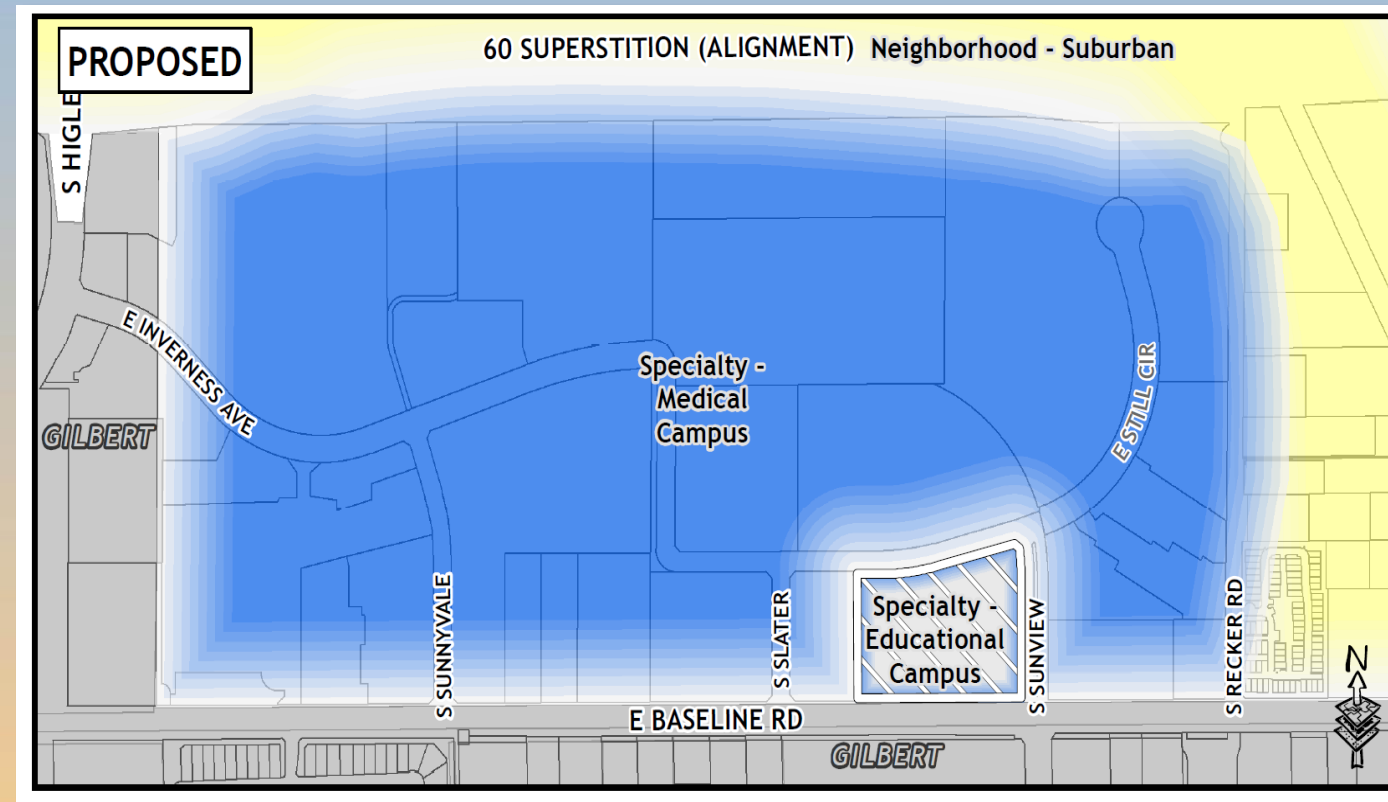




# General Plan

## Specialty - Medical Campus

- Specialty districts are large areas intended for a single use
- Medical Campus intended for hospitals and associated office use
- Preserve prime employment land uses

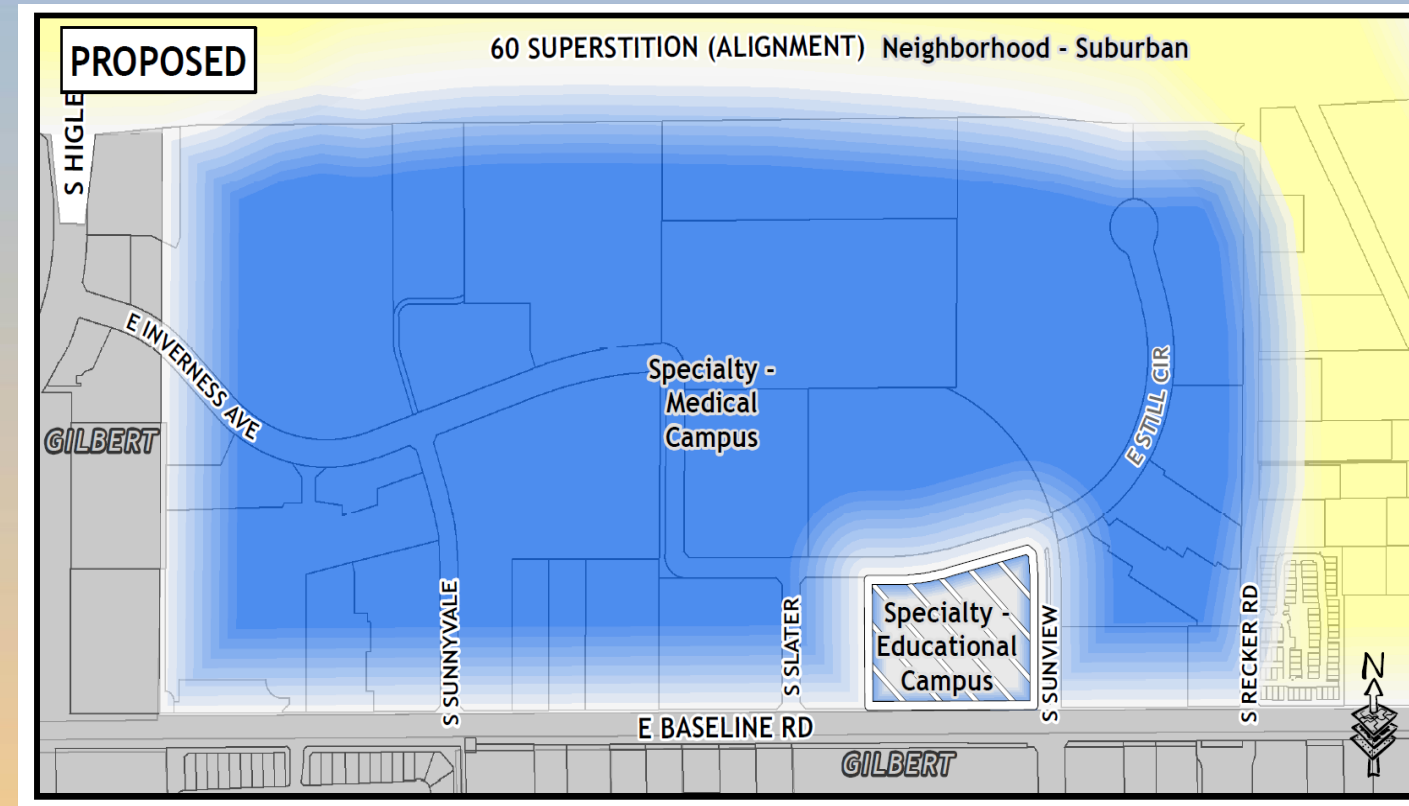




# General Plan

## Specialty - Educational Campus

- Intended for college and high school campuses
- May be supported by retail, offices, hotels, and dorms
- Only 10-acre site (ATSU not included). Does not meet the intent of the district





# Proposed General Plan Text Amendments

Request requires approval of the proposed Minor General Plan Text Amendments to:

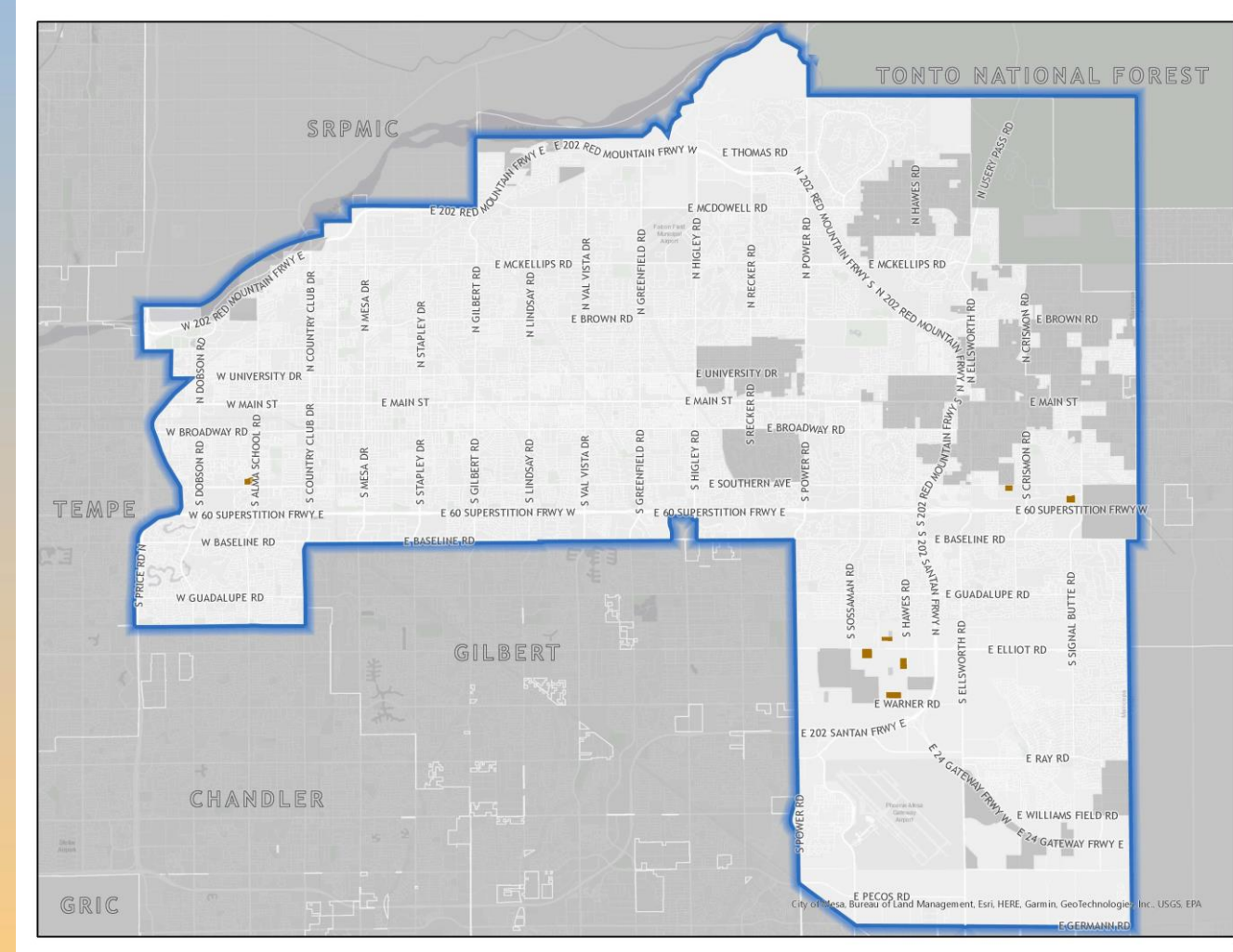
- Add RM-4 & RM-5 as secondary zoning in Specialty - Educational Campus Sub-type
- Allow exception of timing for secondary zoning when anchor facility is established



# Proposed Zoning

## Multiple Residence 5

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







# Proposed Character Area

## Educational Campus

- Only requested for the 10-acre site
- To be developed entirely with secondary uses
- Doesn't meet the intent of the Educational Campus Sub-type
- With proposed text amendments can develop with RM-4 zoning without a General Plan Amendments



# Economic Development

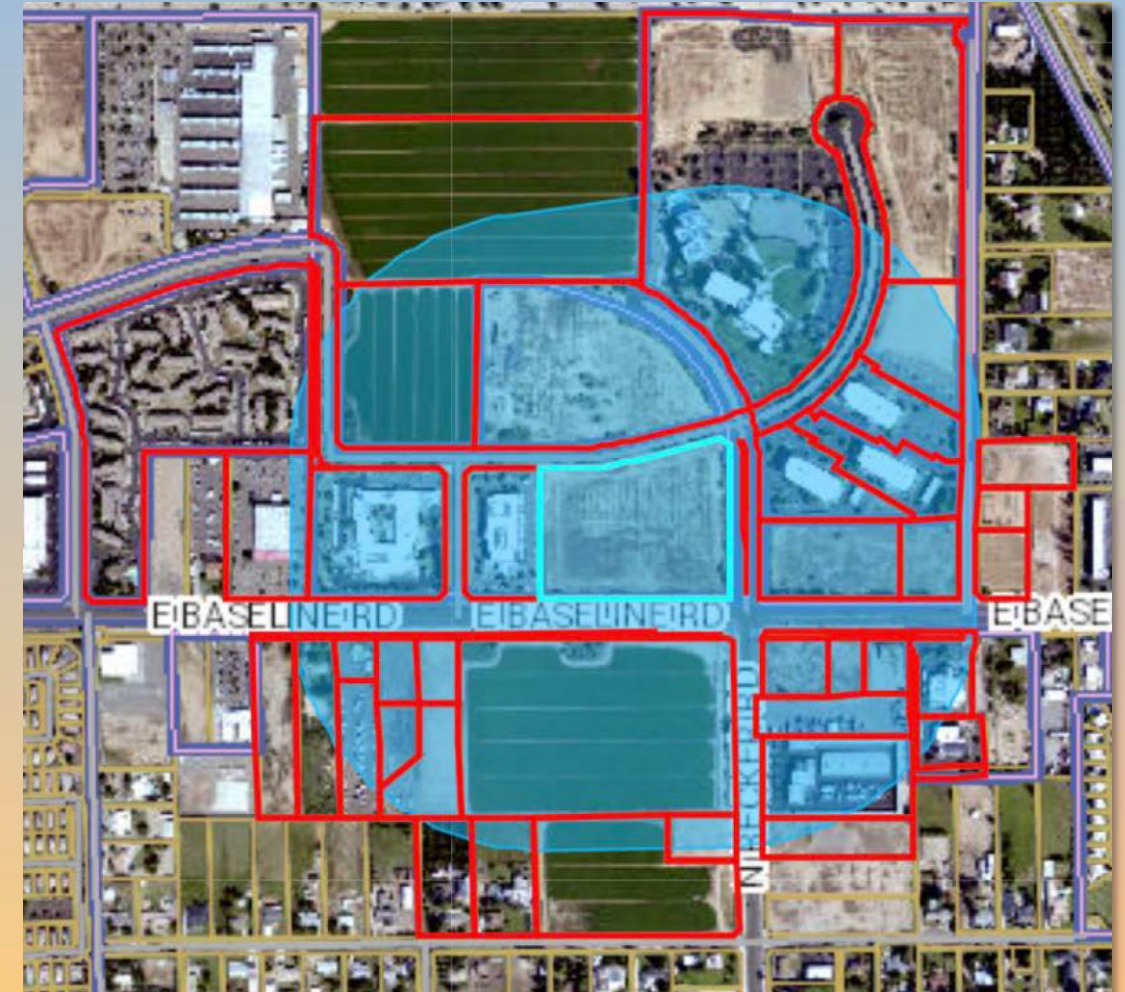
- Not in support
- Preserve designated commercial and industrial areas for future job growth
- Improve job-to-housing ratio
- Other viable locations consistent with character area





# Citizen Participation

- Property owners within 1,000 feet, HOAs & Registered Neighborhoods





# Findings

- X** Consistent with the 2040 Mesa General Plan
- X** Criteria for Minor General Plan Amendment per Chapter 16 of GP

*Staff recommends Denial*



# Planning & Zoning Board



# Site Plan

- 394 units, 4 four-story buildings
- Primary access from Baseline, secondary from Inverness
- Centralized amenity space

