

Planning and Zoning Board

Meeting Minutes

Mesa City Council Chambers – Lower Level, 57 East 1st Street

Date: April 24, 2024 Time: 4:00 p.m.

MEMBERS PRESENT:

Benjamin Ayers
Jeff Pitcher
Jeffery Crockett
Troy Peterson
Genessee Montes
Jayson Carpenter
Jamie Blakeman

MEMBERS ABSENT

(*Boardmembers and staff participated in the meeting through the use of telephonic and video conference equipment)

STAFF PRESENT:

Mary Kopaskie-Brown
Rachel Nettles
Jeffery Robbins
Evan Balmer
Cassidy Welch
Jennifer Merrill
Joshua Grandlienard
Kwasi Abebrese
Sarah Steadman
Kirstin Dvorchak
Alexis Wagner

OTHERS PRESENT:

1 Call Meeting to Order.

Chair Ayers declared a quorum present, the meeting was called to order at 4:10 pm.

2 Conduct a public hearing, discuss, and make a recommendation to City Council on a new General Plan:

2-a Conduct a public hearing on a new City of Mesa General Plan – Moving Forward Together: Tomorrow’s Mesa 2050 General Plan.

Assistant Planning Director Rachel Nettles and Senior Economic Development Project Manager Jeff Robbins made a presentation to the Board (see attached)

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Note: Audio recordings of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also “live broadcasted” through the City of Mesa’s website at www.mesaaz.gov

Chair Ayers acknowledged the Board received all online comment cards submitted for Board Review prior to the meeting.

Staff noted that an additional fourteen comment cards were submitted after the 2:00 pm deadline but were similar sentiments to those expressed in comment cards that the Board was able to review.

Ms. Michelle McCroskey, a Mesa resident, expressed overall support for the City of Mesa General Plan – Moving Forward Together: Tomorrow’s Mesa 2050 General Plan. Ms. McCroskey expressed some concern in regard to staffs proposed change of the growth strategy from conserve to sustain for the property located in Maricopa County north of the 202 and east of North Gilbert Road.

Ms. Kathy Livingston, a Mesa resident, expressed concern with the potential density of a property near her home on Lindsay and McKellips.

Ms. Kara Jones, a Mesa resident, expressed concern with the potential density of a property located on Lindsay and McKellips.

Mr. Ron Williams, a Mesa resident, expressed his support of the City of Mesa General Plan – Moving Forward Together: Tomorrow’s Mesa 2050 General Plan.

Ms. Marylyn Crosby, a Mesa resident, expressed her support of the City of Mesa General Plan – Moving Forward Together: Tomorrow’s Mesa 2050 General Plan.

Ms. Mary Grace McNear expressed overall support of the City of Mesa General Plan – Moving Forward Together: Tomorrow’s Mesa 2050 General Plan. But she still has concern with the Rural Residential Placetype and suggest Traditional Residential be considered.

Planning Director Mary Kopaskie-Brown identified the location of concern on Linday and McKellips on the map and Ms. Nettles explained the was some RS-43 properties included in the Urban Center that the Board might want to recommend removing.

Assistant City Attorney Sarah Steadman clarified that the General Plan does not make any changes to a properties zoning district.

2-b Discuss and make a recommendation to the City Council on a new City of Mesa General Plan – Moving Forward Together: Tomorrow’s Mesa 2050 General Plan.

Boardmember Crockett motioned to recommend adoption to City Council, including the additional revisions to the placetypes, growth strategies, and typical land uses recommended by staff at today’s public hearing. The motion was seconded by Boardmember Montes.

The Board recommends adoption of the City of Mesa General Plan – Moving Forward Together: Tomorrow’s Mesa 2050 General Plan.

Vote (7 – 0)

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Crockett, Peterson, Montes, Blakeman, Carpenter

* * * * *

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NAYS – None

3 Adjournment.

Boardmember Peterson motioned to adjourn the meeting. The motion was seconded by Boardmember Crockett.

Vote: (7 – 0)

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Crockett, Peterson, Montes, Carpenter, Blakeman

NAYS – None

The public hearing was adjourned at 5:20 pm.

The City of Mesa is committed to making its public meetings accessible to persons with disabilities. For special accommodations, please contact the City Manager's Office at (480) 644-3333 or AzRelay 7-1-1 at least 48 hours in advance of the meeting.

Si necesita asistencia o traducción en español, favor de llamar al menos 48 horas antes de la reunión al (480) 644-2767.

Respectfully submitted,

Evan Balmer
Principal Planner

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April 22, 2024



2050 General Plan Update

Rachel Nettles, AICP
Assistant Planning Director

Jeff Robbins, CEcD
Project Manager

An aerial photograph of a suburban neighborhood during sunset. The houses have reddish-brown roofs, and there are green lawns and trees. In the background, there are mountains under a sky with orange and yellow clouds. A white dotted line runs along the bottom edge of the image. A white dotted line also runs along the right edge, curving upwards. A white dotted line runs along the bottom edge of the text area.

PRESENTATION OUTLINE

- Background
- Community Engagement
- Plan Content
- Next Steps

WHY UPDATE THE GENERAL PLAN?

- State requires that every municipality have a comprehensive, long-range general plan
 - Must adopt every 10 years
- General Plan is the official policy guide concerning the desired physical development of the City
 - Expression of the community's values and aspirations
 - Guides future plans, programs, investments, and other government activities
 - Reference point for decision making - helps provide continuity over time



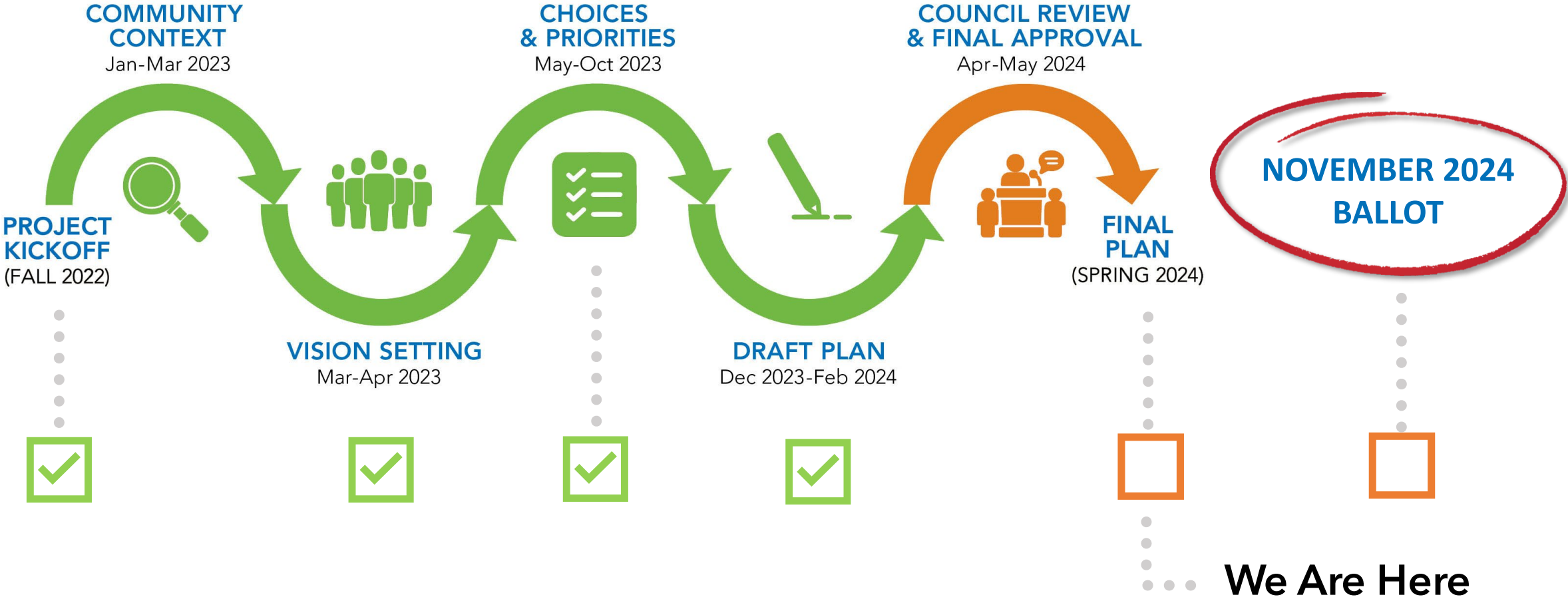
GENERAL PLAN UPDATE OBJECTIVES

Create a citizen driven plan that:

- ✓ Establishes a compelling vision
- ✓ User friendly - easy to read and understand
- ✓ Is visually appealing
- ✓ Leverages technology
- ✓ Provides clear guidance for development
- ✓ Interfaces seamlessly with other City plans
- ✓ Meets state statute requirements



GENERAL PLAN SCHEDULE



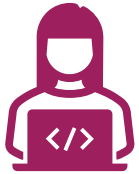


Community Engagement

TOTAL PUBLIC ENGAGEMENT



Over **14,000** total engagements!



28,156* total website visits



4,236* total contributions to the website (submissions, tagging maps, comments, reactions)



1,509,160 impressions

14,092 clicks (*English*)

3,716 clicks (*Spanish*)

17,808 clicks (*Total*)

VISION SETTING - KEY THEMES

*Commercial &
Retail Choice*

*Preserve Neighborhood
Character*

Traffic and Trails

*Housing Affordability
and Choice*

*Prioritize
Redevelopment*



Quality Places

Public Safety

*Environmental
stewardship*

Business Friendly

More Options For Activities

2050 VISION STATEMENT

Mesa is a safe, desirable, family-centered community that...

Celebrates our heritage and innovative spirit;

Seeks economic prosperity for all;

Prioritizes quality places; and

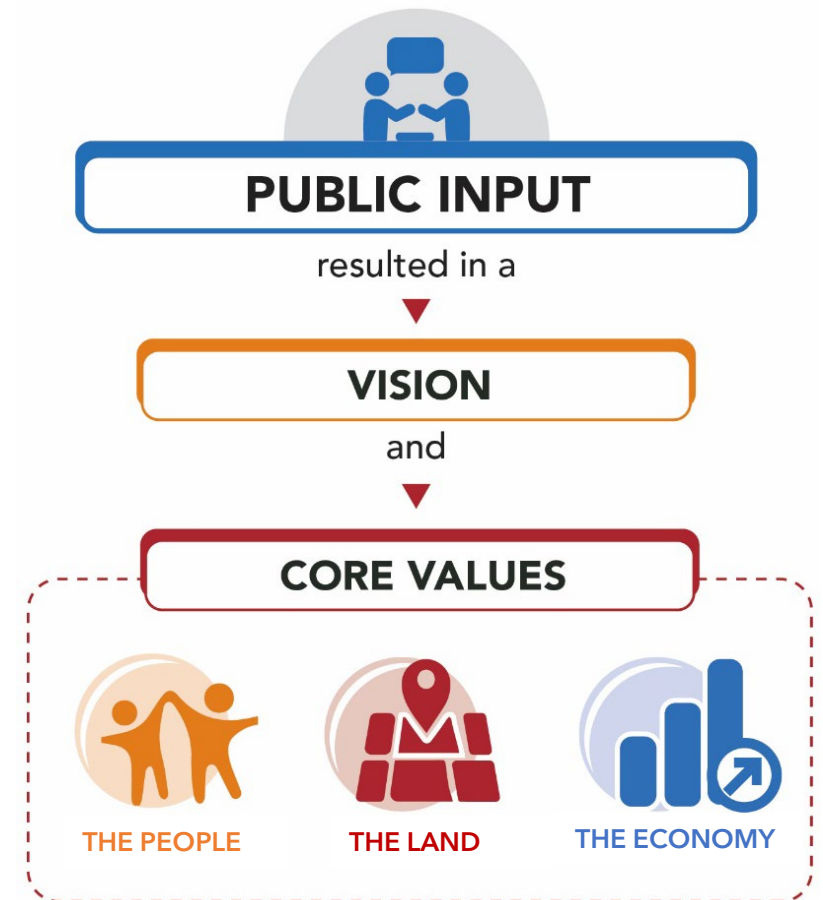
Offers choices where we live, work, play, and learn.



Plan Structure & Content

CHAPTER ORGANIZATION

- 5 Chapters
- Organized around the Core Values
 - The People
 - The Land
 - The Economy
- Each chapter contains
 - Introduction
 - Section Elements
 - Guiding Principle
 - Strategies



CHAPTER 1: INTRODUCTION

- What is a General Plan?
- Community engagement summary
- Mesa's history
- Key statistics
- Plan structure
- Vision statement and description of core values, guiding principles, strategies, actions*

* Contains elements required by State Statute

WHAT IS A GENERAL PLAN?

A General Plan is a comprehensive framework to guide the future of Mesa.



THE TOMORROW'S MESA 2050 GENERAL PLAN

Creates a Vision, Guiding Principles, and Strategies to tie together the City's plans and policies related to the following three Core Values:



THE PEOPLE



THE LAND



THE ECONOMY



CITYWIDE PLANS

help implement the General Plan.

Transit Master Plan

Climate Action Plan

Smart City Strategic Plan

Redevelopment Areas Master Plan

Transportation Master Plan

Water Resources Master Plan

Parks, Recreation, and Community Facilities Master Plan

Balanced Housing Master Plan

Arizona Museum of Natural History, i.d.e.a. Museum and Mesa Arts Center Strategic Planning

CHAPTER 2: THE PEOPLE

Contains 4 sections which describe strategies for:

- Great Neighborhoods*
- History, Arts and Cultural Resources
- Human Services*
- Public Safety*

* Contains elements required by State Statute



CHAPTER 3: THE LAND

Contains 4 sections which describe strategies for:

- Housing*
- Circulation and Mobility*
- Parks and Open Space*
- Land Use and Urban Design*

* Contains elements required by State Statute



CHAPTER 3: THE LAND

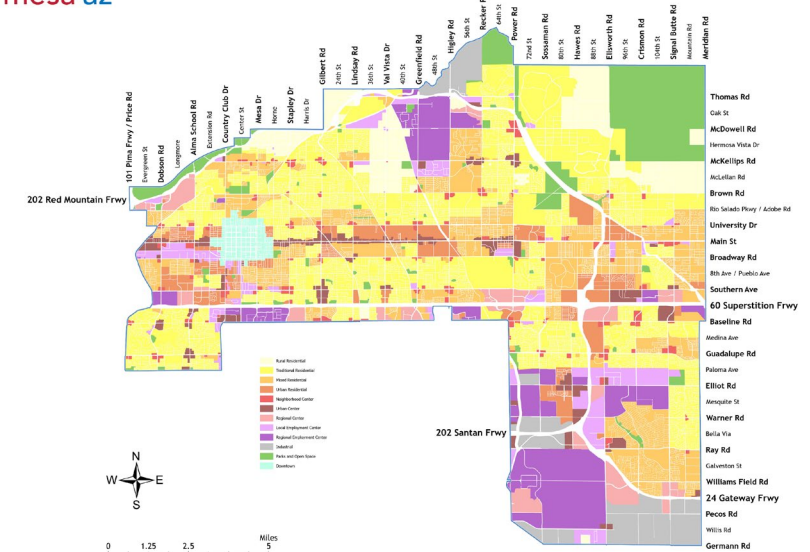
The Land Use and Urban Design section contains the Future Land Use Plan consisting of:

- Placetype descriptions*
- Placetype Map*
- Growth Strategy Map*
- Consistency Criteria

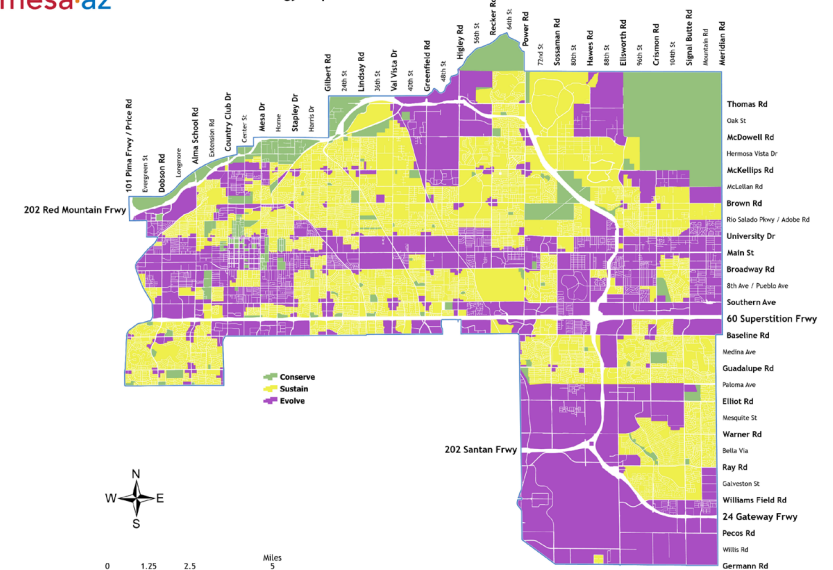
* Contains elements required by State Statute



Mesa Placetype Map



Growth Strategy Map



CHAPTER 3: THE LAND

Placetypes describe:

- Character of a place
- Typical land uses
- Density and intensity of development
- Urban design characteristics
- Growth Strategies

Placetype Map depicts the location of the 12 Placetypes



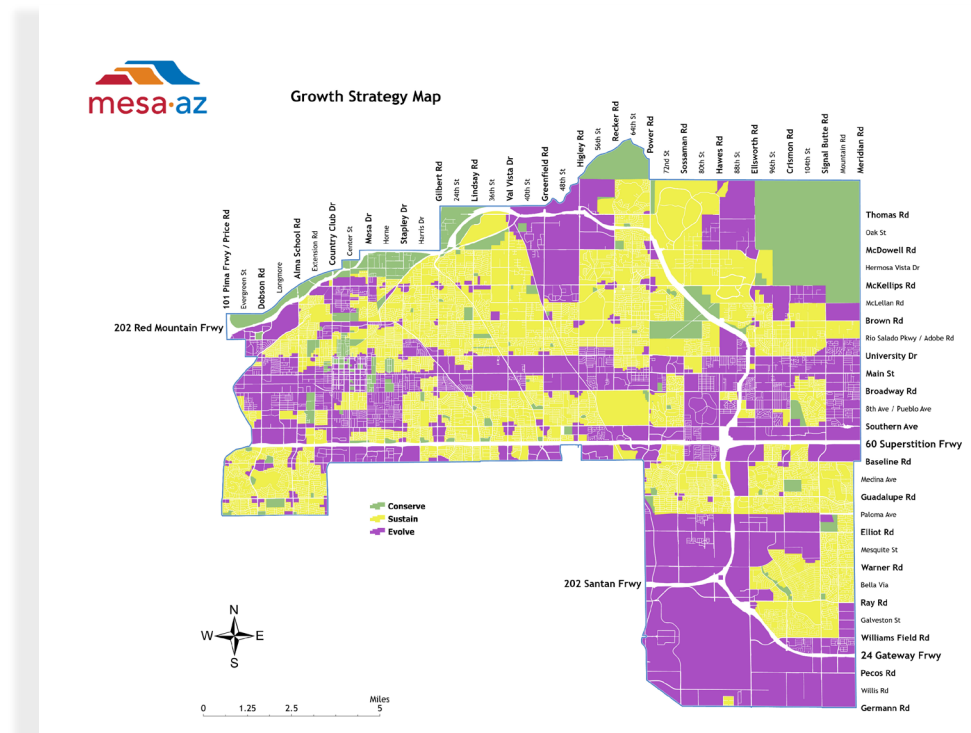
PLACETYPES	TYPICAL LAND USES												
	Single-Family Residential	Multi-Family Residential	Public-Semi-Public	Retail	Personal Services	Eating and Drinking Establishments	Entertainment and Recreation	Convenience Services	Business Office	Medical Facilities	Light Industrial	Warehousing and Storage	Heavy Industrial
Rural Residential	●												
Traditional Residential	●	○	○	○	○	○							
Mixed Residential	●	●	○	○	○	○							
Urban Residential	●	●	○	○	○	○							
Neighborhood Center	●	●	○	○	○	○							
Urban Center	●	●	○	○	○	○							
Downtown	●	●	○	○	○	○							
Regional Center	●	○	○	○	○	○							
Local Employment Center	●	○	○	○	○	○							
Regional Employment Center	●	○	○	○	○	○							
Industrial	●	○	○	○	○	○							
Parks and Open Space	○	○	○	○	○	○							

● Principle land uses are more prominent and play a pivotal role in establishing the character of the future land use designation
○ Supporting land uses are less prominent and serve to support the principle land uses

CHAPTER 3: THE LAND

Growth Strategy Map provides guidance for evaluating future development in terms of 3 growth strategies:

- **Conserve** - areas that **should be preserved** and remain largely in their current conditions
- **Sustain** - areas of stability encouraged to **remain generally in their current condition** but may see mild redevelopment
- **Evolve** - vacant, transitioning, blighted, or underutilized land capable of supporting **new development or redevelopment**



CHAPTER 4: THE ECONOMY

Contains 3 sections which describe strategies for:

- Economic Development*
- Environment, Conservation, Energy, and Water*
- Public Facilities and Services*

* Contains elements required by State Statute



CHAPTER 5: IMPLEMENTATION

- Describes the General Plan implementation tools (i.e., City Code, Design Guidelines, City Plans)
- Introduces the companion Action Plan
- Describes the General Plan amendment process*

* Contains elements required by State Statute



NEXT STEPS

- April 24th..... Planning and Zoning Board Hearing #2
- May 20th..... City Council Action
- November 5th..... Ratification by Mesa voters



Questions?



tomorrow's
mesa
moving forward together
MESA GENERAL PLAN 2050

