



PLANNING DIVISION
STAFF REPORT

City Council Meeting

October 7, 2024

CASE No.: ZON24-00428	PROJECT NAME: Country Club Apartments GP Amendment
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Owner's Name:	Enzo and Jax LLC
Applicant's Name:	David Bohn, BFH Group
Location of Request:	Within the 200 to 400 blocks of West Brown Road (south side) and within the 1000 to 1100 blocks of North Country Club Drive (east side). Located east of Country Club Drive and south of Brown Road.
Parcel No(s):	137-21-015A
Request:	Minor General Plan Amendment. This request will change the General Plan Character Area Type from Employment to Neighborhood with a Traditional Sub-type.
Existing Zoning District:	RM-4
Council District:	4
Site Size:	2.5± acres
Proposed Use(s):	Multiple Residence
Existing Use(s):	Vacant
P&Z Hearing Date(s):	August 28, 2024 / 4:00 p.m.
Staff Planner:	Josh Grandlienard, AICP, Senior Planner
Staff Recommendation:	ADOPTION
Planning and Zoning Board Recommendation:	ADOPTION (5-0)

HISTORY

On **December 6, 1948**, the City Council approved the annexation of 2,419± acres of land, including the project site, and subsequently zoned the property to R-4 (equivalent to the modern Multiple Residence-4 -RM-4) (Ord. No. 228).

On **August 28, 2024**, the Planning and Zoning Board recommended approval of the Minor General Plan Amendment (ZON24-00428) (Vote 5-0).

PROJECT DESCRIPTION

Background:

The applicant is requesting a Minor General Plan Amendment to change the Character Area designation for 2.5± acres of land from Employment to Neighborhood with a Traditional Sub-type (Proposed Project).

This request is made in conjunction with a rezoning and site plan review (Case No. ZON23-00580). Through the concurrent zoning application, the applicant is seeking to rezone the property from RM-4 to RM-4 with a Planned Area Development Overlay (RM-4-PAD) to allow for the development of multiple residences.

The applicant is requesting to change the character area designation to Neighborhood with a Traditional Sub-type, which allows RM-4 as a secondary zoning district and supports a wide range of housing uses where multiple residence is identified as a primary use. Per Chapter 16 of the Mesa 2040 General Plan, the requested change is considered a Minor General Plan Amendment as the affected land area is less than 160 acres.

General Plan Character Area Designation and Goals:

The Mesa 2040 General Plan Character Area designation on the property is Employment with a Business Park Sub-type. The applicant is requesting to rezone the project site to Multiple Residence-4 with a Planned Area Development overlay (RM-4-PAD). The RM-4 zoning district is not identified as either a primary or secondary zoning district and residential uses are not identified as either a primary or secondary land use in the Employment-Business Park Character Area.

The applicant is requesting a Minor General Plan Amendment to change the Character Area from Employment to Neighborhood with a Traditional Sub-type. RM-4 is identified as a secondary zoning district in the Neighborhood-Traditional Character Area and multiple residence uses are a primary land use. Per Chapter 7 of the General Plan, the Neighborhood-Traditional Character Type is predominantly single residence in character but may contain a variety of lot sizes and dwelling types. Traditional neighborhoods may also contain supportive land uses such as small, neighborhood-scale offices, retail, restaurants, and personal services that are located along arterials or at the intersection of arterials and collector streets.

The Proposed Project is consistent with the Neighborhood-Traditional Character Area and the review criteria outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan.

General Plan Amendment Approval Criteria:

The Mesa 2040 General Plan (Chapter 16 (pg. 16-26) provides City Council with six approval criteria when it considers an amendment to a character area map.

- 1. Whether the proposed amendment to the General Plan character area will result in a shortage of land for other planned uses.**

The proposed amendment to the General Plan character area will not result in a shortage of land for other planned uses. Approximately 100 acres of land to the west and south of the project site include the Employment character area designation; most of which is already developed as a hospital and medical offices.

2. Whether events subsequent to the adoption of the Plan have changed the character or condition of the area making the proposed amendment appropriate.

Prior to the adoption of the 2040 General Plan, Brown Road had been developed with multiple residence and nursing home uses due to the vicinity to the Hospital. Property to the north, east, and south of the subject site have multiple residence zoning designations and have been developed in the last 30 years.

The Proposed Project to amend the General Plan designation from Employment to Neighborhood with a Traditional Sub-type is appropriate within this context.

3. The degree to which the proposed amendment will impact the whole community or a portion of the community by:

a. Altering acceptable existing land use patterns in a significant way that is contrary to the goals, policies, and strategies identified in the Plan.

The Proposed Project will not alter acceptable land use patterns in a significant way that is contrary to the goals, policies, and strategies identified in the Plan. Per Chapter 15 of the Plan, one of the criteria for new development is whether appropriate transitions are provided between land uses.

Property to the north, east and south of the project site have multiple residence zoning designations and have been developed in the last 30 years. The Proposed Project complements the existing residential and medical facilities, than most uses that would be allowed within the Employment sub-type.

Staff finds the Proposed Project will strengthen the goals, policies, and strategies identified in the Plan.

b. Requiring larger or more extensive improvements to roads, sewer, or water systems than are necessary to support the prevailing land uses which may negatively impact development of other lands.

The Proposed Project is being considered concurrently with a rezoning/site plan review for a multiple residence development. The proposed impacts are consistent with neighboring uses and will not require any additional upsizing of utilities in the area.

c. Adversely impacting existing uses due to increased traffic congestion that is not accommodated by planned roadway improvements or other planned transportation improvements such as non-motorized transportation alternatives and transit.

The Proposed Project will not adversely affect existing residential development due to increased traffic congestion that is not accommodated by planned roadway improvements.

4. Consistency of the proposed amendment with the vision, goals, policies, and strategies of the Plan.

The Proposed Project is consistent with the vision, goals, policies, and strategies of the Plan because it would support a zoning designation that is compatible with the surrounding area.

5. Does the proposed amendment constitute an overall improvement to the General Plan and the City of Mesa.

The Proposed Project supports the goals of the Mesa 2040 General Plan and would allow for land uses that are compatible with continued development of residential uses along Brown Road.

6. The extent to which the benefits of the proposed amendment outweigh any of the impacts identified in this subsection.

The Proposed Project will establish a new character area designation that is compatible with surrounding properties.

Staff finds the request to comply with the amendment criteria set forth in Chapter 16 (pg. 16-26) of the Mesa 2040 General Plan.

Neighborhood Participation Plan and Public Comments:

The applicant completed a Citizen Participation Process which included mailing letters to property owners within 1,000 feet of the site as well as HOAs within ½ mile or registered neighborhoods within one mile of the site. A virtual neighborhood meeting was held on April 15, 2024. There were no attendees of the virtual meeting.

As of the date of this report, staff has not been contacted by any resident or property owner to express support or opposition to this request.

Staff Recommendation:

The requested Minor General Plan Amendment to change the Character Area Type Designation from Employment to Neighborhood - Traditional is consistent with the goals and intent of the Mesa 2040 General Plan, including the General Plan amendment criteria outlined in Chapter 16.

Staff recommends **Adoption**.

Exhibits:

- Exhibit 1 - Presentation
- Exhibit 2 - Staff Report
- Exhibit 3 - Resolution
- Exhibit 4 - Resolution Map
- Exhibit 5 - Vicinity Map
- Exhibit 6 - Site Plan
- Exhibit 7 - Minutes
- Exhibit 8 - Submittal Documents

