



PROPOSED MINOR GENERAL PLAN TEXT AMENDMENT

Chapter 7: Community Character

Specialty Districts

Educational Campus Sub-type

Medical Campus Sub-type

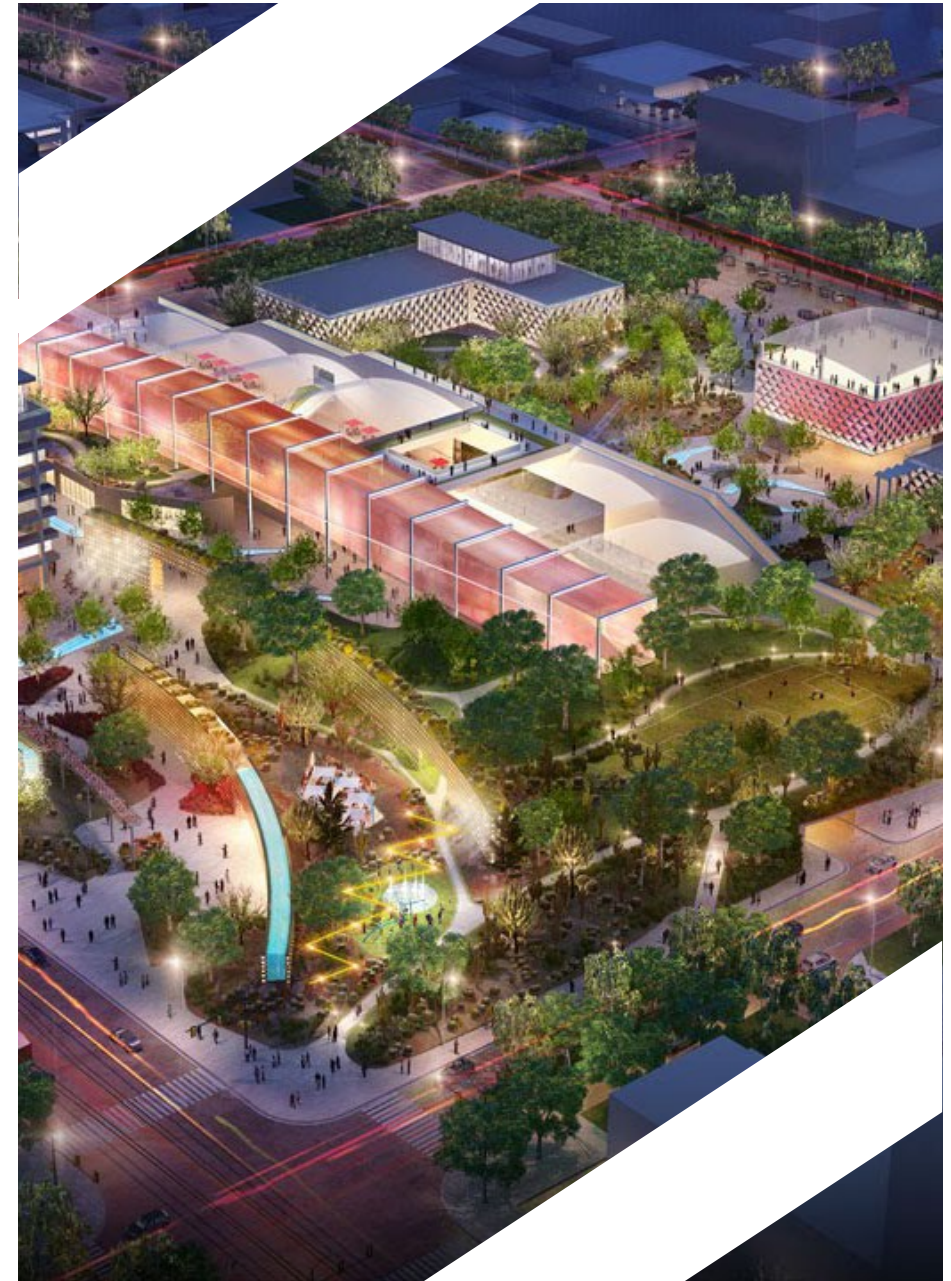
Mary Kopaskie-Brown, Planning Director
Rachel Nettles, Assistant Planning Director

BACKGROUND – GENERAL PLAN

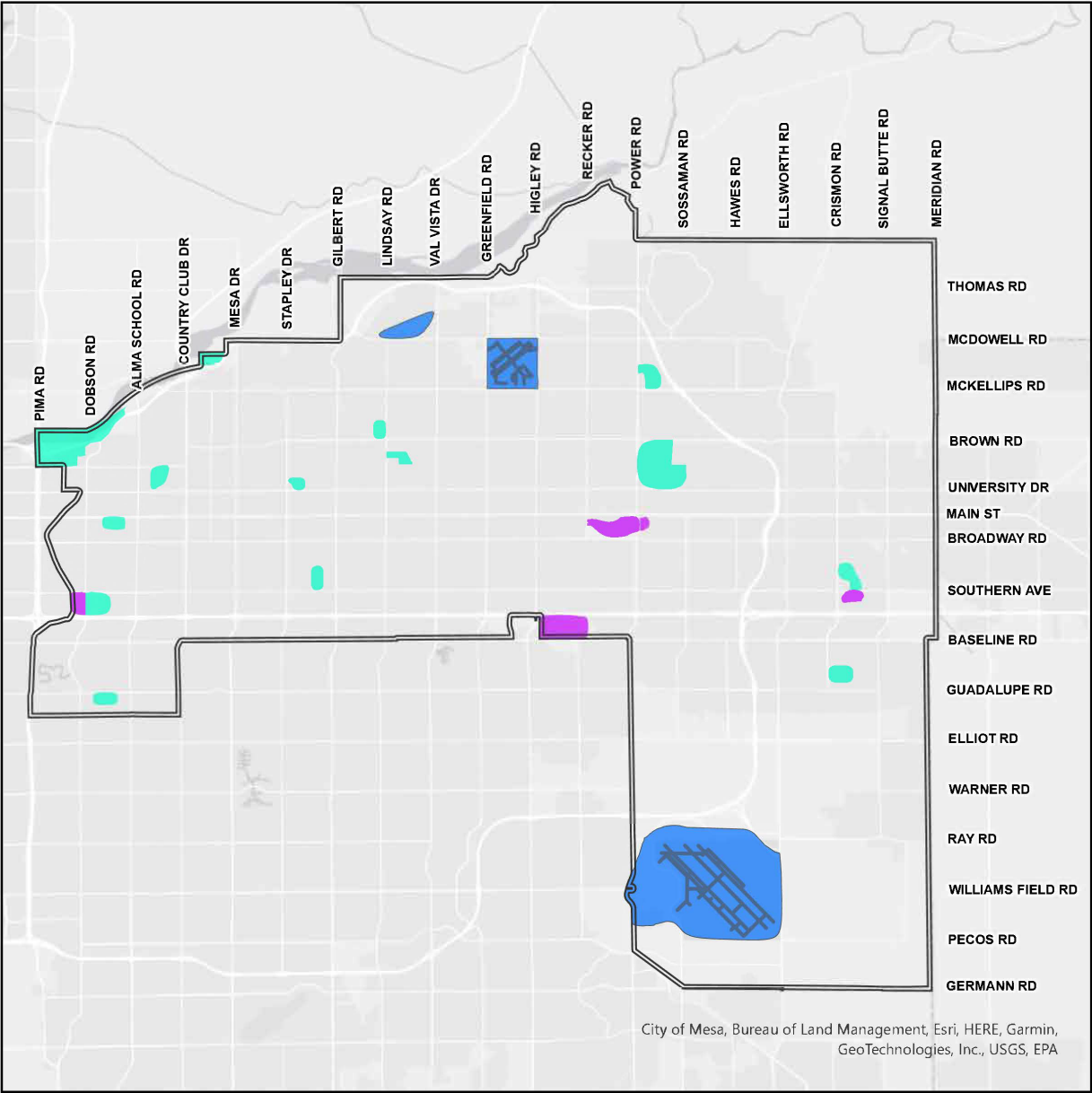
- General Plan adopted by voters in 2014
- Official policy guide concerning desired physical development of the city
- Plan's policies and strategies reviewed annually in accordance with state statute (ARS 9-461.07)
- Chapters 7: Community Character & Chapter 16: Plan Implementation and Amendment amended in 2020

OVERVIEW OF THE SPECIALTY DISTRICT

- Chapter 7 - Community Character Specialty District
 - Educational Campus Sub-type
 - Medical Campus Sub-type
- Specialty Districts support a single use and develop in a campus like setting
- Staff evaluated the overall purpose of the Educational and Medical Campus Sub-types
- Residential uses may be appropriate as supportive uses under certain circumstances and in specific areas



LOCATION OF SPECIALTY CHARACTER AREAS & SUB-TYPES



General Plan 2040 Specialty Character Area and Sub-types

PlanningArea

General Plan 2040 Specialty Character Area

Sub-types

- Airport
- Educational Campus
- Medical Campus

Created By: City of Mesa Planning GIS
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EXISTING EDUCATIONAL CAMPUS SUB-TYPE

Primary Zoning Districts:

- Limited Commercial (LC)
- General Commercial (GC)
- Public and Semi-Public (PS)
- Leisure and Recreation (LR)

Secondary Districts:

- Planned Employment Park (PEP)
- Light Industrial (LI)
- General Industrial (GI)

Majority of the entire character area (55%) must be established with primary zoning districts & uses before secondary is allowed





Existing MEDICAL CAMPUS SUB-TYPE

Primary Zoning Districts:

- Neighborhood Commercial (NC)
- Limited Commercial (LC)
- General Commercial (GC)
- Planned Employment Park (PEP)
- Light Industrial (LI)

Secondary Districts:

- Multiple Residence 4 (RM-4)

80% of the area must be established with primary zoning districts & uses before secondary is allowed

ALTERNATIVE 1 (Staff Recommended)

- Add RM-4 and RM-5 to the list of secondary zoning districts in the Educational Campus (only) Sub-type
 - Could provide nearby housing for students, teachers and other workforce housing needs on/near campus; could be a compatible use and demonstrated community need in some areas.
- Provide an exception to timing for when secondary zoning districts would apply to both Education and Medical campuses
 - Requires an established educational or medical anchor facility
- Maintain the percentage of primary zoning districts and primary land uses required for both sub-types.

ALTERNATIVE 2 (Not Staff Recommended)

- Planning and Zoning Recommendation-Vote 4-3: Adoption of staff's recommendation (Alternative 1) and adding RM-5 as a secondary zoning district in the Medical Campus Sub-type
- Staff Experience and Considerations:
 - This high of dense, multifamily housing not compatible with medical campuses and its workforce housing needs; and
 - Condensed timeline to consider citywide implications.

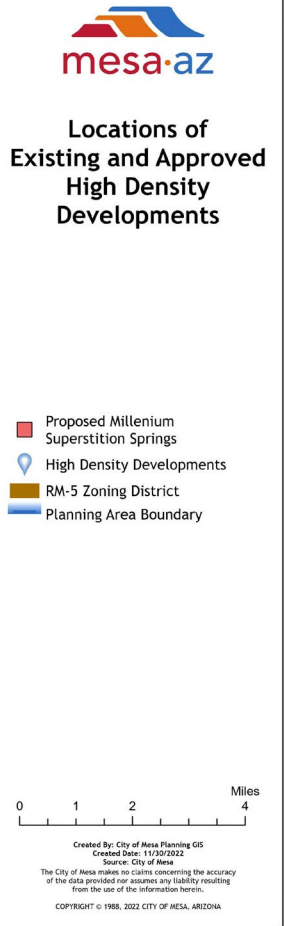
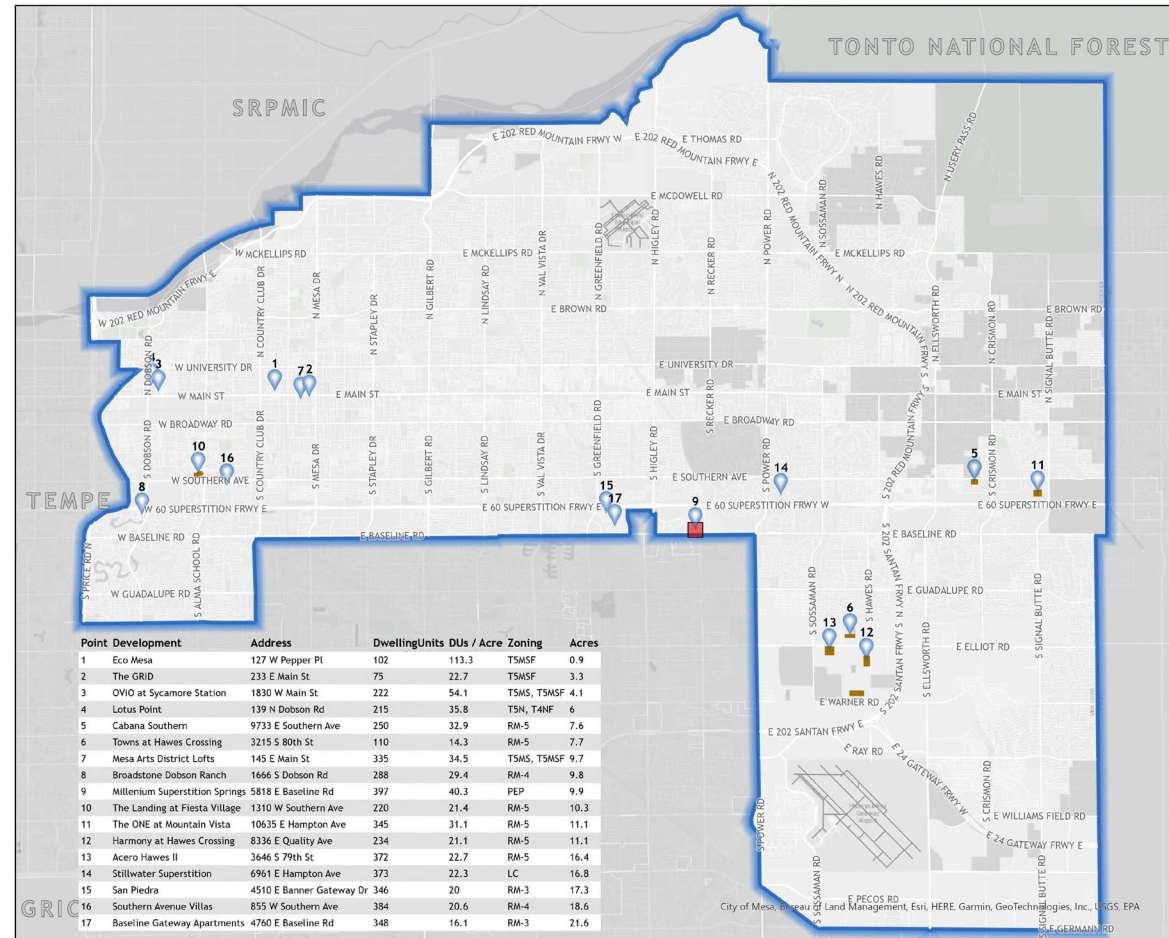
PENDING PLANNING CASE

ZON22-01129 (MILLENNIUM SUPERSTITION SPRINGS)

- Proposed Minor General Plan Amendment (Council consideration on 12/8)
 - Character Area designation change from Medical Campus to Educational Campus Sub-type
 - Modifying the designation to allow for RM-5 Multiple Residence
 - Minimum density - 20 du/acre Maximum density – 43 du/acre
- Contingent on City Council approving the staff initiated General Plan Text Amendment
 - If P&Z Recommendation adopted by Council on 12/1, the applicant's Minor General Plan Amendment would no longer be needed
- Staff does not support:
 - Proposed character area only includes the 10-acre site
 - Does not meet the intent of creating an educational campus
 - Proposed density not compatible with surrounding area at this location

PROJECTS WITH SIMILAR DENSITIES

- Eco Mesa Pepper and Macdonald) - 87.2 du/acre
- OPUS Mesa Arts District Lofts (Main and Sirrine) - 34.5 du/acre
- The Grid (Main and Hibbert) – 85.5 du/acre
- Lotus Point @ Sycamore Station (Main and Dobson) – 40.3 du/acre
- OViO @ Sycamore Station (Main and Dobson) – 47.2 du/acre



PENDING PLANNING CASE

ZON22-00431 (MILLENNIUM SUPERSTITION SPRINGS)

- Proposed Rezoning
 - Current – PEP-PAD-CUP
 - Proposed – RM-5-PAD
- Contingent on City Council approving Applicant's Minor General Plan Amendment
- Requires an Ordinance
 - City Council - Introduction – December 1, 2022
 - City Council - Public Hearing – December 8, 2022
- Staff does not support
 - Land Use Compatibility – Overall Density
 - Parking Deficiencies – 21% requested reduction of 173 parking spaces
 - Building Height Increase – 50 feet allowed in RM-5 to 60 feet
 - Site Design – Lack of connectivity to AT Still and surrounding area



Questions?



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