

Planning and Zoning Board

Meeting Minutes

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

Date: November 22, 2022 Time: 8:26 a.m.

MEMBERS PRESENT:

Jeff Crockett
Benjamin Ayers*
Jessica Sarkissian
Shelly Allen*
Troy Peterson
Jeff Pitcher
Genessee Montes

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
Michelle Dahlke
Evan Balmer
Cassidy Welch
Alexis Jacobs

OTHERS PRESENT:

Call Meeting to Order.

Chair Crockett declared a quorum present and the meeting was called to order at 8:26 a.m.

1 Discuss and make a recommendation to the City Council regarding the following proposed minor amendment to the Mesa 2040 General Plan:

- *1-a** Minor General Plan Amendment amending the existing Chapter 7: Community Character of the This is My Mesa: Mesa 2040 General Plan as shown in Exhibit 1: 2022 General Plan Amendments. These amendments include but are not limited to revising permitted secondary zoning districts in the Specialty District Educational Campus Sub-type and revising the timing of when secondary zoning districts and secondary land uses are permitted in the Specialty District Educational Campus Sub-type and the Specialty District Medical Campus Sub-type.

Planner: Rachel Nettles

Staff Recommendation: Adoption

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Assistant Planning Director Rachel Nettles presented Minor General Plan Amendment.

See attached presentation

Boardmember Sarkissian expressed the opinion: that although staff is proposing RM-4 and RM-5 in the Specialty District Educational Campus sub-type she believes that the RM-5 zoning should also be included for the Specialty District Medical Campus Sub-type.

Boardmember Peterson concurred with Boardmember Sarkissian and asked: if there would be a way for the Planning and Zoning Board to make a modification to the recommendation?

Assistant City Attorney Steadman replied: that the Planning and Zoning Board could have a different recommendation that staff but in the end both of the recommendations would go to the City Council.

Charles Huellmantel, PO BOX 1833 Tempe Arizona commented: I think one point I'd like to make, as you discussed making modifications to the General Plan in general, and specifically modifications to the text amendments that staff has proposed is that the General Plan is not a holy document. It changes intentionally. In fact, the law requires that cities look at it on an annual basis to see what should change. It also is not lost on me that you're about to start an entirely new revision of the general plan. So, you're about to start your public process, I believe on what the next 10-year General Plan will be. And if you're not completely happy with where things are today, you have that opportunity as well, to move things forward. I'd also point out, if the General Plan worked effectively, without making changes to it from time to time, we probably wouldn't have the housing prices that we have. Thank you.

Dave Richins 833 W 11 Place Mesa Arizona commented: this is something that I feel is very important. The General Plan is something that I feel passionate about getting those things right, and AT Still University and the success and flourishing of our heat initiative and those educational facilities is really important to me, and it's a great facility. I support this change on the part of staff. Mr. Peterson, I think you're on an interesting track about the flexibility. What I think you're driving at RM-4 or RM-5, we get wrapped around the axle, all these terms. But the percentages were not in the last General Plan the voters voted on. This was part of the annual review process; we added them to the General Plan. And we sometimes policymakers don't get it exactly right. And we have to tweak it. And what triggers a tweak is typically a case like this, so you don't have a lot of precedent, Chairman Crockett, because it just has only been in place since 2020. And so, percentages can be very inflexible. Sometimes, particularly if you have a good project that is coming. A lot of people say rooftops come first, and then development follows behind. And this is a case where you have a site that was zoned 25 years ago, and it's still sat. So, I would argue that did we get the zoning right on this? Probably, we probably didn't. And that's why it's been sitting for a long, long time. So, it's time to rethink that and that's okay, that's okay. That's why we have Planning and Zoning Boards. We love recommendations from Planning and Zoning Boards because they think through stuff, sometimes councils overrule Planning and Zoning Boards,

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that's okay, because they have other considerations they need to make, whereas you guys are looking at conservatively up for the city. We are about to embark on a general planning process. And one of the deficiencies of the general plan is it doesn't necessarily take into consideration adjacent uses in other cities. And as was pointed out earlier, Banner at Higley is in Gilbert. And so, we have chosen to have to completely ignore the land, adjacent land use, even though it has a material effect on what happens here. I would hope that and the reason we put humans and we don't just crunch numbers and do computers is because they we have the ability to reason. And I feel that this is a very reasonable addition to AT Still not only are they excited to see it, but it also will help enable them to expand into the future. So, I hope you'll consider approval of this amendment.

Assistant Planning Director Rachel Nettles clarified: that staffs thinking behind not recommending the RM-5 in the medical subtype. When staff looked at the intent of the different subtypes, we really do not feel the RM-5 is appropriate for the medical campus, when we look at kind of the intent for it, just going back to what I was trying to explain earlier, we do see that in educational where we may have bigger facilities for students that a higher density housing product would be appropriate there. But in the medical campus there still would be an allotment for high doesn't high density residential. But in those cases, we also have allowances for hotels and other supportive uses that are more compatible as to what's the service in those areas. That is kind of the reasoning behind why staff is not. And once again, we are very selective about where we were we approved the RM-5 zoning because it is the highest density residential zoning district in the city. So, I don't know if that helps provide a little bit of clarification behind that thinking there.

Chair Crockett asked: would staff support an amendment to this item that would add RM-5 to the medical sub character area?

Assistant Planning Director Rachel Nettles responded: that staff had already considered that and that was not a recommendation.

Boardmember Sarkissian expressed the opinion: that Mesa is going to need to be able to accommodate the higher density residential developments in the near future.

Boardmember Peterson expressed the opinion: that he would be in support of adding the RM-5 zoning for the Specialty District Medical Campus Sub-type

Chair Crockett stated: I don't support the text amendment here. I appreciate all the work that staff does. And I typically do support staff recommendations. But I think that what we're doing here is we are adopting text amendments that really are focused on allowing a vote on a specific project, or staff is recommending denial. And so, I find us in this odd position of on the one hand approving a text amendment that will facilitate a vote on a proposal on a project that staff is opposing.

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Boardmember Allen agreed with Chair Crockett's sentiments: I don't support the text amendments either. And my reason for not supporting them is I think the unintended consequences that we're just not looking at. And I think what we need to do is revisit this when we when we redo the general plan that might be more appropriate.

Boardmember Pitcher indicated lack of support: due to concerns about the unintended consequences and I really do feel that this is a way to facilitate the second case. I don't think that's the way to make policy

Vice Chair Ayers stated: that I'm very much aligned with you as well on this one, to be completely honest, at this point, I think I do actually really like the ideas that Boardmember Peterson was speaking about earlier, allowing flexibility through the residential zoning as we move forward in cases like this, I think that's much more useful as we look into the future, but I think that I'm agreement with you guys what you've just said right now, as far as this particular case.

Boardmember Sarkissian motioned to recommend to City Council to adopt the proposed Minor General Plan Amendment amending the existing Chapter 7: Community Character of the This is My Mesa: Mesa 2040 General Plan as shown in Exhibit 1: 2022 General Plan Amendments. with one additional amendment to add Residential Multiple (RM) Dwelling 5 to the secondary zoning districts for the medical campus sub-type of specialty districts The motion was seconded by Boardmember Peterson.

Vote: 4-3

Upon tabulation of vote, it showed:

AYES –Ayers, Sarkissian, Peterson, Montes

NAYS – Crocket – Allen - Pitcher

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General Plan Amendments

Rachel Nettles, Assistant Planning Director

BACKGROUND

- 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

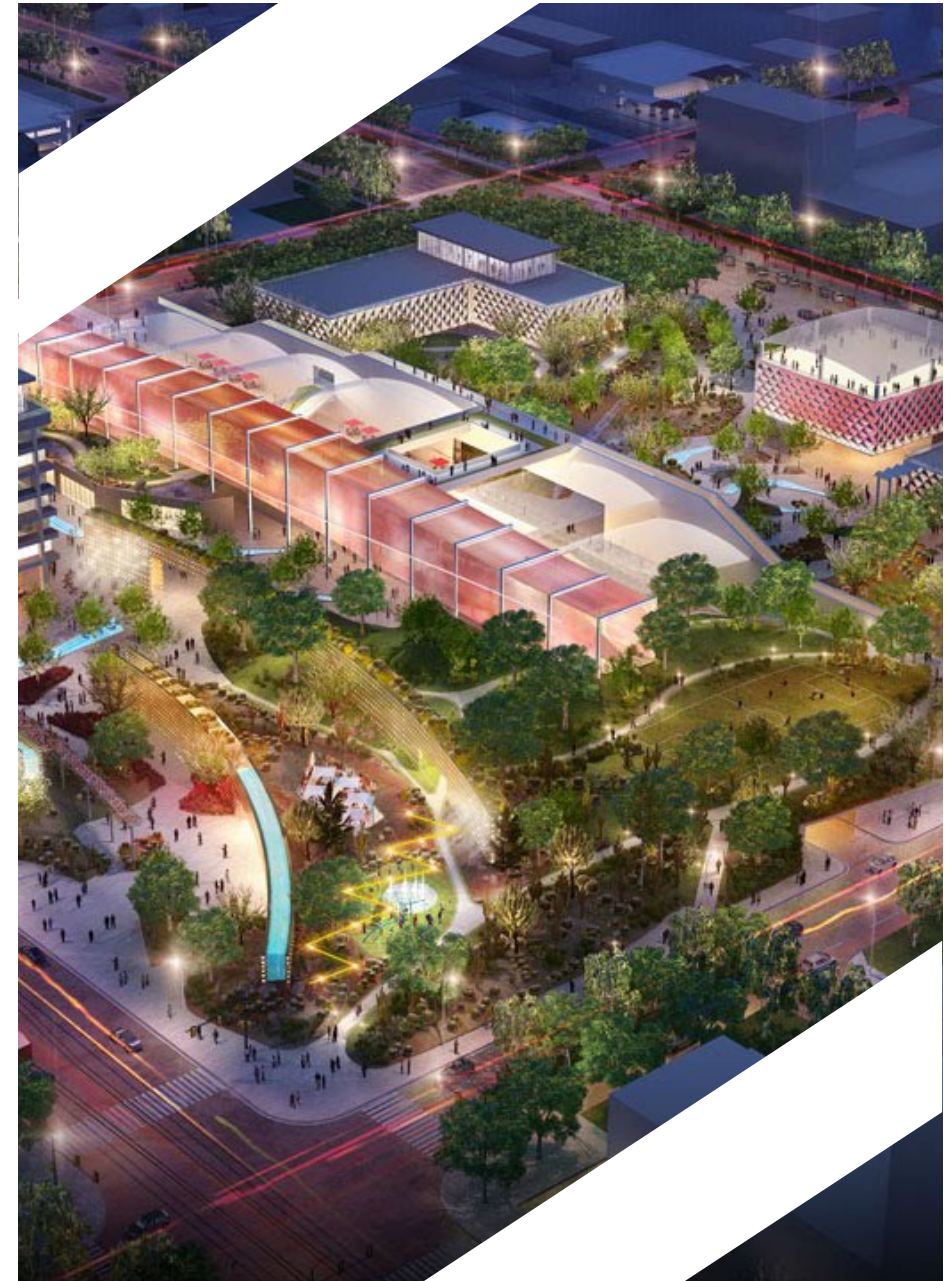
AMENDMENT OVERVIEW

Chapter 7: Community Character Specialty Districts

Educational Campus Sub-type

Medical Campus Sub-type

- Specialty Districts intended support a single use and develop in a campus like setting
- Staff evaluated the intent of the Medical and educational Campus Sub-types
- Residential uses may be appropriate as supportive uses in certain areas



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





EDUCATIONAL CAMPUS SUB-TYPE

Recommendation

- Addition of Multiple Residence 4 (RM-4) and Multiple Residence 5 (RM-5) as secondary zoning districts
- Exception to the timing of when secondary zoning districts may be utilized
- Requires an established anchor medical facility
- Does not reduce the amount of primary zoning districts and primary land uses required



MEDICAL CAMPUS SUB-TYPE

Primary Zoning Districts:

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

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

Secondary Districts:

- Multiple Residence 4 (RM-4)

MEDICAL CAMPUS SUB-TYPE



Recommendation

- Exception to the timing of when secondary zoning districts may be utilized
- Requires an established anchor medical facility
- Does not reduce the amount of primary zoning districts and primary land uses required



Questions?