



**PLANNING DIVISION
STAFF REPORT**

Planning and Zoning Board

November 13, 2024

CASE No.: ZON24-00894	PROJECT NAME: Banner Gateway Residences Minor GPA
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Owner's Name:	CRISKO LLC/KAY AND JUDY TOOLSON JOINT REVOCAB
Applicant's Name:	Brennan Ray, Burch & Cracchiolo, P.A.
Location of Request:	Approximately 1,350 feet east of the northeast corner of East Banner Gateway Drive and South Greenfield Road.
Parcel No(s):	140-68-161
Request:	Minor General Plan Amendment to change the Character Area designation from Employment to Mixed Use Activity District with a Regional-Scale District Sub-Type.
Existing Zoning District:	Light Industrial (LI)
Council District:	2
Site Size:	10.5± acres
Proposed Use(s):	Multiple Residence
Existing Use(s):	Vacant
P&Z Hearing Date(s):	November 13, 2024 / 4:00 p.m.
Staff Planner:	Sean Pesek, Senior Planner
Staff Recommendation:	ADOPTION

HISTORY

On **May 17, 1982**, the City Council approved the annexation of approximately 132± acres of land, including the project site (Ord. No. 1599).

On **February 22, 1983**, the City Council approved a rezoning of 111± acres, including the project site, from Maricopa County comparable zoning (R1-43) to City of Mesa Agricultural (AG) (Case No. Z83-010; Ord. No. 1684).

On **February 18, 1986**, the City Council approved a conceptual land use plan for 55± acres, including the project site, and was assigned a conceptual Light Industrial (LI) zoning (Case No. Z86-008).

On **November 17, 1986**, the City Council approved a rezoning of 55± acres, including the project site, from AG (conceptual Light Industrial) to Light Industrial (LI) (Case No. Z86-099; Ord. No. 2145).

On **July 17, 2006**, City Council approved a rezoning of 66± acres, including the project site, from LI to Light Industrial with a Planned Area Development overlay (LI-PAD) (Case No. Z06-047; Ord. No. 4576).

On **October 1, 2018**, the City Council approved a rezoning of 22± acres, including 7± acres of the project site, from LI-PAD to LI (Case No. ZON18-00451; Ord. No. 5470).

PROJECT DESCRIPTION

Background:

The applicant is requesting a Minor General Plan Amendment to change the Character Area designation for the 10.5± acre project site from Employment to Mixed Use Activity District with a Regional-Scale District Sub-Type.

This request is made in conjunction with a rezoning and Site Plan Review application (Case No. ZON24-00752). Through the concurrent zoning application, the applicant is requesting to rezone the property from Light Industrial (LI) to Multiple Residence-4 with a Planned Area Development Overlay (RM-4-PAD) to allow for a 260-unit multiple residence development.

Per Chapter 7 of the Mesa 2040 General Plan, the goal of the current General Plan Character Area designation, Employment, is to provide a wide range of employment opportunities in high quality settings. Examples of Employment districts include large manufacturing facilities, indoor warehousing and storage facilities, and business parks. The requested RM-4-PAD zoning is neither a primary nor secondary zoning district.

As a result, the applicant is requesting to change the Character Area designation to Mixed Use Activity District with a Regional-Scale District Sub-Type, which allows RM-4 as a secondary zoning district and supports a wide range of commercial and residential uses, including multiple residence.

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 applicant is requesting to change the Character Area designation from Employment to Mixed Use Activity District with a Regional-Scale District Sub-type. Per Chapter 7 of the General Plan, the goal of the Mixed Use Activity District designation is to create strong and viable centers of commercial activity that attract people to unique shopping and entertainment experiences. The goal of the Regional-Scale District is to provide a location for businesses and attractions that brings people to Mesa from the larger region.

The associated request for a multiple residence development is consistent with the intent of the Mixed Use Activity District and the criteria for review of development outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan.

General Plan Amendment Approval Criteria:

Chapter 16 of the Mesa 2040 General Plan (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 40 acres of land immediately east and southeast of the project site contain the Employment character area designation; most of which is already developed with medical offices and other employment-type uses.

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

Subsequent to the adoption of the Plan, Banner Gateway Drive has experienced a proliferation of multiple residential projects to support the ongoing operations of Banner Gateway Medical Center. Properties to the immediate west and south of the project site are zoned RM-3-PAD and RM-4-PAD and developed with multiple residence uses, including an assisted living facility. The request to change the character area designation from Employment to Mixed Use Activity District with a Regional-Scale District 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 amendment 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. As mentioned above, property to the west and south of the project site is currently zoned and developed with multiple residence uses. The existing Character Area designation supports a variety employment-type land uses ranging from medical to warehousing and storage. Given the relative uncertainty of the project site, the requested General Plan Amendment and subsequent rezone and site plan review will ensure that an appropriate transition is provided between residential and non-residential uses.

- 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 requested General Plan Amendment and associated rezone and site plan review will not require more extensive improvements to roads, water systems, or sewer. E. Banner Gateway Drive is fully improved, and existing utility infrastructure is already available.

- 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 amendment will not adversely affect surrounding development due to increased traffic congestion. Banner Gateway Drive, in its existing condition, has the capacity serve the anticipated number of dwelling units.

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

Per Chapter 4 of the Mesa 2040 General Plan (pg. 4-6), a key element needed for strong neighborhoods is diversity of housing. Having a variety of housing types within a neighborhood provides interest to the built environment and provides the opportunity of differing people to live in close proximity to one another. The requested General Plan Amendment and associated rezone and site plan review, if approved, will continue to diversify existing housing stock in the greater surrounding area; most of which is developed with single residence subdivisions.

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

The proposed amendment and associated rezone and site plan review will allow for multiple residence use which is compatible with the Banner Gateway Medical Center and the surrounding multiple residence uses. Under the current General Plan Character Area Designation and zoning the site could develop with industrial uses which would not provide an optimal transition to the multiple residence uses west and south of the project site.

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

The proposed amendment will establish a new character area designation that is compatible with surrounding development.

Overall, 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 neighborhood meeting was held on October 30, 2024, at the Residence Inn in Gilbert. 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 will provide the Board with any new information during the scheduled Study Session on November 13, 2024.

Staff Recommendation:

The requested Minor General Plan Amendment to change the Character Area Type Designation from Employment to Mixed Use Activity District with a Regional-Scale District Sub-Type 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 – Vicinity Map
- Exhibit 2 – General Plan Amendment Map
- Exhibit 3 – Project Narrative
- Exhibit 4 – Citizen Participation Plan
- Exhibit 5 – Citizen Participation Report