



General Plan Amendments

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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

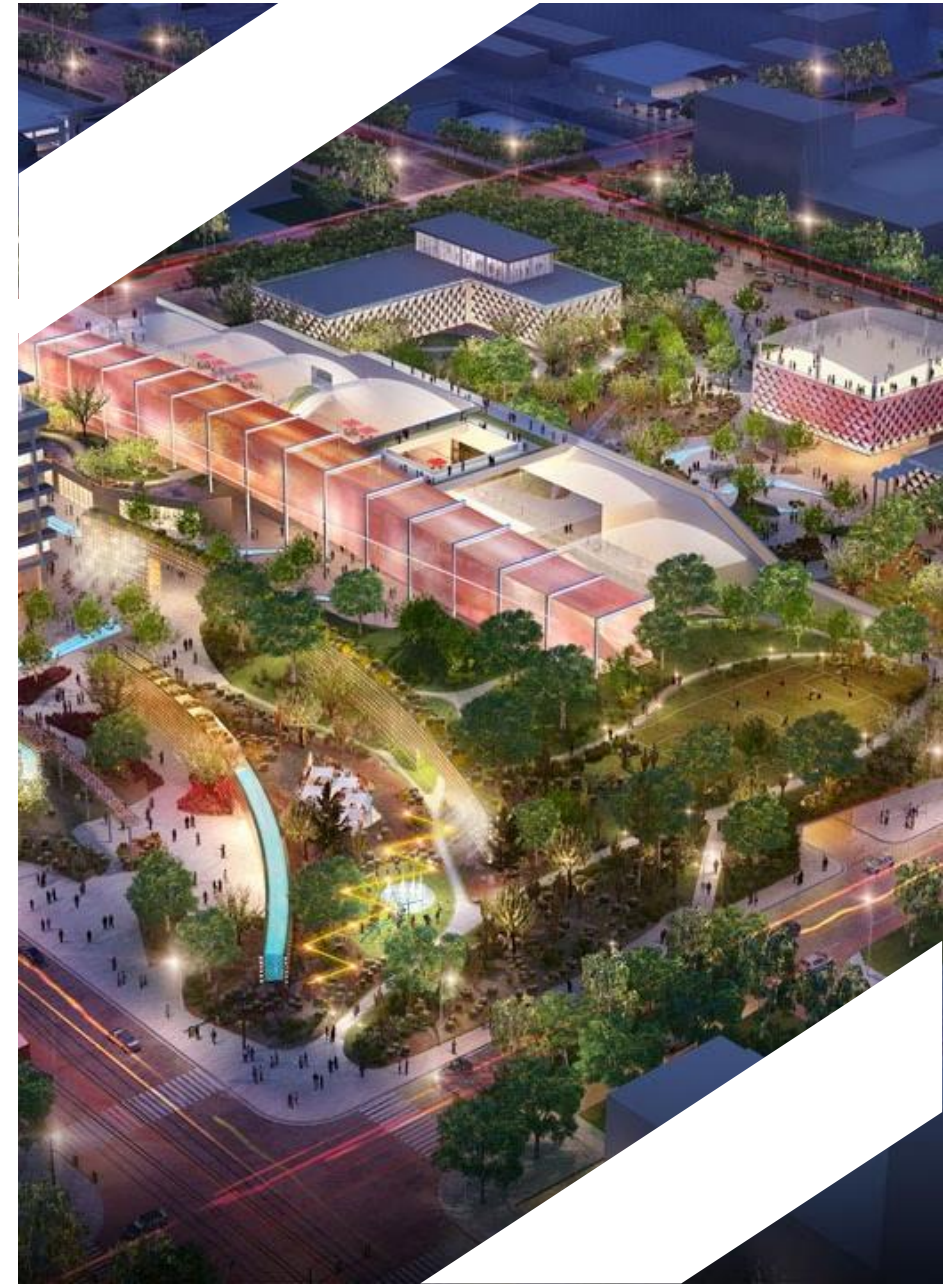
AMENDMENT OVERVIEW

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?