

Planning and Zoning Board



Study Session Minutes

Mesa City Council Chambers – Lower Level, 57 East 1st Street
Date: November 22, Time: 7:30 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:

1 Call meeting to order.

Chair Crockett declared a quorum present, and the meeting was called to order at 7:30 a.m.

2 Conduct a public hearing on the following proposed minor amendment to the Mesa 2040 General Plan

- *2-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.

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Planner: Rachel Nettles
Staff Recommendation: Adoption

Summary:

Assistant Planning Director Rachel Nettles presented Minor General Plan Amendment.

See attached presentation

Boardmember Sarkissian requested clarification on the presentation: slide 5 should read “Requires an established anchor educational facility”?

Boardmember Pitcher asked staff: how often do you run into this? This seems surprising that we do it. You know now, you know, from a timing standpoint, what is there?

Assistant Planning Director Rachel Nettles responded: we have not run into this very often. There's maybe been a handful of cases or less where we've not been able to, or we've had requests to have residential in one of these sub-types.

Boardmember Sarkissian asked for clarification: on this educational, it was a 50%. And then medical was 80%. Or you guys changing it because here it's a recommendation is exception to timing is there?

Assistant Planning Director Rachel Nettles answered: that educational, it's 55%. So, it's just the timing, because usually you wouldn't be able to come with a secondary unless all of that primary is fulfilled. But if you had this anchor establishment, you would be allowed to come in before the primary zoning was established.

Chair Crockett asked: is this intended to address a specific issue or do we have any current examples where we're trying to address this issue? Is there any linkage between this and that?

Assistant Planning Director Rachel Nettles replied: Chair Crockett there is a little bit of a link so that would be an example, right there of where this would be applied.

Boardmember Allen asked: if there were any previous examples?

Assistant Planning Director Rachel Nettles answered: I can't think of any other examples right now of when we might have used it.

Boardmember Allen: expressed concern about the unintended consequences.

Boardmember Sarkissian asked: for these Educational Sub-types are they called out in the General Plan or are there specific areas?

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Assistant Planning Director Rachel Nettles replied: that she would try to get the map before the next public hearing.

Boardmember Peterson commented: that residential is a necessary component in these mixed-use developments and in my opinion, I would say that intuitively that's why these things make a lot of sense.

Boardmember Pitcher asked: how big of anchor is needed? Is there a limitation at all?

Assistant City Attorney Steadman responded: that the attachment is in your packet, exhibit one, if you want to take a look at it, it's 10% of the total character area is established with an anchor, or there's a square footage requirement, you can meet it by either of these. And it's one building that's at least 90,000 square feet in size that's been used as the anchor.

Chair Crockett asked: does that apply for both character areas educational and medical?

Assistant City Attorney Steadman clarified: that it does and the amendment state what is a medical anchor and what is an educational anchor. So, for instance, for educational, a high school campus, including associated athletic fields and arts buildings, or college campus, including those associated uses, would be an educational anchor. These types of use are already listed as primary land uses.

Boardmember Pitcher added: if you have a high school, and we have a multifamily developer that wants to come in and plunk a big multifamily development, they could do that under the way this has been changed.

Assistant City Attorney Steadman replied: that it would depend on how big that character area is how big the high school is. And the high school also needs to be operating. It cannot be an empty building sitting there. So currently full functioning and operating high school, they could come in for educational campus, the type of residential uses that would be allowed our RM-4 and RM-5.

Chair Crockett clarified: that what's being proposed is RM-4 and RM-5, right, that's not allowed now in the educational campus, correct?

Assistant City Attorney Steadman replied: that is correct.

Boardmember Peterson asked: if it is fair to say that Educational Campus Sub-types per the General Plan are typically not for junior high or high school that they're more for higher education?

Assistant Planning Director Rachel Nettles answered: that not all of our high school campuses are within a Specialty Educational Sub-types, but you will see both college and high school in those sub-types.

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Boardmember Allen: expressed concern that we need to preserve employment centers, and would these be allowed in an employment district?

Assistant Planning Director Rachel Nettles responded: that these amendments just apply to the Specialty District and just to the Educational Campus Sub-type and the Medical Campus Sub-type, so would not apply to our Employment Districts.

Boardmember Allen asked: no Educational Campus is located within an Employment District.

Assistant Planning Director Rachel Nettles responded: No, they are separate character types.

Chair Crockett asked: what residential zoning is allowed in the Medical Campus Sub-type?

Assistant Planning Director Rachel Nettles answered: just RM-4 and with these amendments we are not proposing any changes to that, just the timing of when they could be established.

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3 Conduct a public hearing on the following Minor General Plan Amendment:

***3-a ZON22-01129 “Millennium Superstition Springs Minor General Plan Amendment” District**

2. Within the 5700 to 5900 blocks of East Baseline Road (north side), within the 1800 to 1900 blocks of South Sunview (west side), and within the 5700 to 5900 blocks of East Inverness Avenue (south side). Located west of Recker Road on the north side of Baseline Road. (10± acres). Minor General Plan Amendment from Specialty - Medical Campus to Specialty - Educational Campus. This request will allow for a multiple residence development. Charles Huellmantel, Huellmantel & Affiliates, applicant; VHS Acquisition Subsidiary Number 11, Inc., owner.

Planner: Cassidy Welch

Staff Recommendation: Denial

Summary:

Staff Planner Cassidy Welch presented Case ZON22-01129

See attached presentation

Chair Crockett asked: for clarification of the requirements for the anchor site in relation to the proposed Specialty – Educational Campus.

Assistant City Attorney Steadman replied: that when you're talking about the needing the anchor establishment is defined as 10% of the character area, the character area is what Cassidy is showing you in that entire blue Specialty area, which is close to, I think, 250 acres or so. So, the anchor establishment would need to be at least 10% of that or have a 90,000 square foot building in that area. It's not specific to just the development site.

Further discussion ensued relative to specialty character areas.

Assistant City Attorney Steadman clarified: that the difference is the Specialty character area not the same as the Specialty District Sub-types.

In response to a series of questions from Chair Crockett, Assistant City Attorney Steadman stated: that it would depend on if they are trying to change their development property into an educational campus or a medical campus area. The text amendments would require that an educational anchor be established in the character area. So, a medical anchor could not serve for that purpose. It has to be an educational anchor. And then the definition of the educational anchor includes the high school, the junior high or elementary schools, or the college facilities.

Assistant Planning Director Rachel Nettles added: this is when we would start looking at the actual anchor and seeing how it meets that definition. So, in this specific case, because it is kind of a hybrid of the two, it would meet the intention of either of those.

Discussion ensued relative to staff recommendation and the intent of the district.

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Assistant Planning Director Rachel Nettles clarified: staff is saying it doesn't meet the intent of what a Educational Campus Sub-type is supposed to be used for versus the technical side of could they meet their minimum requirements with the anchor?

Assistant City Attorney Steadman added that: there's two different analysis that are happening here. So, while it still meets the educational anchor requirement, there's other requirements that staff is looking at to figure out if this specific request for a minor general plan amendment complies with the General Plan. And I think what Cassidy is saying is that this request is to make this area RM-5. And while RM-5 may be appropriate in some Educational Campus Sub-types, and in some Specialty areas with an anchor, it's not appropriate for this specific location. So, while the General Plan, if the text amendments are passed, may allow it in some scenarios, what staff is saying is that it's not appropriate here.

Chair Crockett asked: isn't this a fiction to create an Educational Sub-type for a 10-acre area and then fill it up 100% with multifamily housing.

Assistant Planning Director Rachel Nettles responded: that's what I was kind of trying to explain about staffs' analysis of this is, that it doesn't meet the purpose and the intent of what that district is supposed to be for.

Additional discussion ensued regarding the process and procedures of the proposed Minor General Plan Amendment and the correlation with Case ZON22-01129.

Assistant Planning Director Rachel Nettles explained: that we do recognize and think that residential uses are good and some of these campuses and are supportive use. But where we do see that a higher density residential would be appropriate in an educational setting where you might have dormitories or different student housing. We don't necessarily think that, that high of density is appropriate in medical campus areas. And when you look at the use of RM-5 in this city is very, very restricted, we have .04% of the city that has that RM-5 zoning. And it's very specific to be more urban type of development. You see that sort of density in downtown, where you have some of our, you know, higher, more dense apartment style. And then in some planned area developments where it's really been planned as that urban setting, but not just kind of solely thrown out throughout the city, it's very intentional of where we recommend those and where we establish those.

Boardmember Peterson asked: is the existing apartment complex in this specialty district is RM-4.?

Assistant Planning Director Rachel Nettles responded: Yes

Boardmember Allen expressed concern about preserving the employment districts. But in this specific area that we're talking about right now, there's quite a bit of housing, or we just approved, just recently, some other zoning cases that had multifamily in it. And so I'm just trying to figure out how, how the unintended consequences that if we add this to the higher density, how are we going to preserve some of that area for employment district for job growth and how, you know, for future industrial development, that's what I'm, I'm kind of I'm trying to wrap my head around that maybe I'm just missing it, but it just, I'm worried about the unintended consequences. Have you guys thought about that? Or looked at that or might sway off base

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Assistant City Attorney Steadman responded: I think that's a great question, because what the text amendments would allow you to do is consider if residential and higher density residential is appropriate in certain areas, but as Cassidy is saying right now, and his staff is saying they don't think it's appropriate here. So, while the amendments would allow a path forward in certain circumstances, it certainly wouldn't obligate either you as a Board or Council to approve it, which is why staff in this case is recommending denial. It certainly doesn't obligate you to do anything once the text amendments are approved.

Chair Crockett stated: I see that board member Ayres has joined us.

Applicant Charles Huellmantel presented Case ZON22-01129

See attached presentation

Chair Crockett asked: You've heard staffs' position that the density an RM-5 density may be appropriate in downtown Mesa, but not so much in this location? How do you how do you respond to that?

Applicant Charles Huellmantel responded: reasonable minds can disagree. And you've certainly seen in this hearing in the last one that that's happened in this case that we don't agree with staff respectfully. There are other cases, frankly, where staff, like the Stillwater case where staff did allow amendment to the General Plan. There are other cases in the city, where we're RM-5 has been used, in my mind. As a practical matter, we need housing. We have very few places where we can put multifamily housing without causing other competing challenges. And sometimes it's just people who don't like to be near apartments, sometimes it's the traffic. In this particular case, we have an opportunity to put housing, near jobs, jobs that need housing badly, and that are on roads, Baseline, and Higley, which are designed to have significantly more traffic on it than they have. And those people will not drive by single family homes to get there. You don't have any sites like this, to me, the idea that you wouldn't put as much density as you could reasonably put on it. It doesn't make any sense. There are so few sites that we can move forward with now. And frankly, the housing problem is going to get worse, because now interest rates are up, labor costs are up, construction costs are up, it's going to be harder, harder to put units in for at least the next couple of years while we go through this economic problem that may or may not be a recession, but I think most average people so say, yeah, it is. And so now we have a chance to either put housing in or not over 100 units. That to me just doesn't pass the common sense test. I'm sorry, I just don't agree. I just see the world differently.

Boardmember Montes asked: did Banner Health's share any expression that they needed housing?

Applicant Charles Huellmantel responded: the one off of Power? Yes, they needed. They have in the past written letters to the City saying that they need housing. I think Chandler recently they wrote a letter. They're in a bit of a bind here because you know, they, they didn't come to Mesa, they went across the line. But as a practical matter. Everybody in this room probably knows exactly where Mesa starts and ends and where Gilbert starts and ends. A lot of people in the community don't and don't care, frankly, they don't look at things on the detail we do. And to the average person, those hospital uses that are just outside of Mesa, because that's the same community and they do need housing, health care, housing is a huge, huge issue. And it's only going to get worse. They need housing very, very badly. They need health care workers very, very badly, which is ironic because one of the things that he still can do if they can expand is helped to provide more health care workers. And those health

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care workers now are often coming for other communities and they need places to stay in your hospitals.

Boardmember Montes asked: And did we find out if those two apartments were at capacity?

Applicant Charles Huellmantel responded: They are everything in this part of Mesa is full. 90 97% occupancy is generally considered full because you if you rent your lease and your 12 month. Then we're going to have to take that unit, put it out of commission for a period of time, probably a month, repainted, change the medicine cabinet, do some of those things and move a new person in. So, things are effectively full in this part of the city. And by the way across all asset classes, and some apartments, apartments that were built 15 years ago are not as nice as the ones that will be built today. You know, I'm frankly, not as healthy as I used to be 15 years either ago, either. Things change over time.

Boardmember Peterson stated: we're nuanced on technicalities on a General Plan issue, which is ironic. I'll say that. AT Still has supported the zoning case, staff is recommending denial. RM-4 is allowed in the Medical Specialty area, RM-5 is not there to technicality. If this were an RM-4 density development, would staff still be recommending denial?

Assistant Planning Director Rachel Nettles responded: It would still need the Minor General Plan text amendments for allowing the timing of the secondary to be established before the primary. And if they were to reduce the density? Obviously, staff would have to look at that. So right now, what they're proposing they also have deviations through the PAD. So, it's hard for me to say if we would support it, we would need to look at it, but it would allow staff to support it.

Boardmember Peterson asked: And is there a reason why it would seem like there is there a reason why staff would lean towards supporting lower density versus higher density on this specific site?

Assistant Planning Director Rachel Nettles responded: As mentioned previously, we do not think that that sort of density is compatible with this area. We think there's going to be some impacts as far as what they're proposing with their deviations as in their zoning case, and reductions in parking. So, we do have concerns about that density.

Staff Planner Cassidy Welch added: I think it's important to note that the RM-4 zoning district has different criteria for setbacks, development standards, things of that sort. So obviously, their PAD would have to be modified if a lower density was being proposed. But I think Rachel kind of touched on some of those, those aspects that are really of concern compatibility with the surrounding industrial, a lower number of units would result in a lower parking requirement, which would reduce the chances that there's some overflow parking around the property and impacting the surrounding industrial that that we are so keen to support.

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4 Adjournment

Boardmember Sarkissian motioned to adjourn the study session. The motion was seconded by Boardmember Montes.

The study sessions was adjourned.

Vote: 7-0

Upon tabulation of vote, it showed:

AYES – Crockett, Ayers, Sarkissian, Allen, Peterson, Pitcher, Montes

NAYS – None

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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

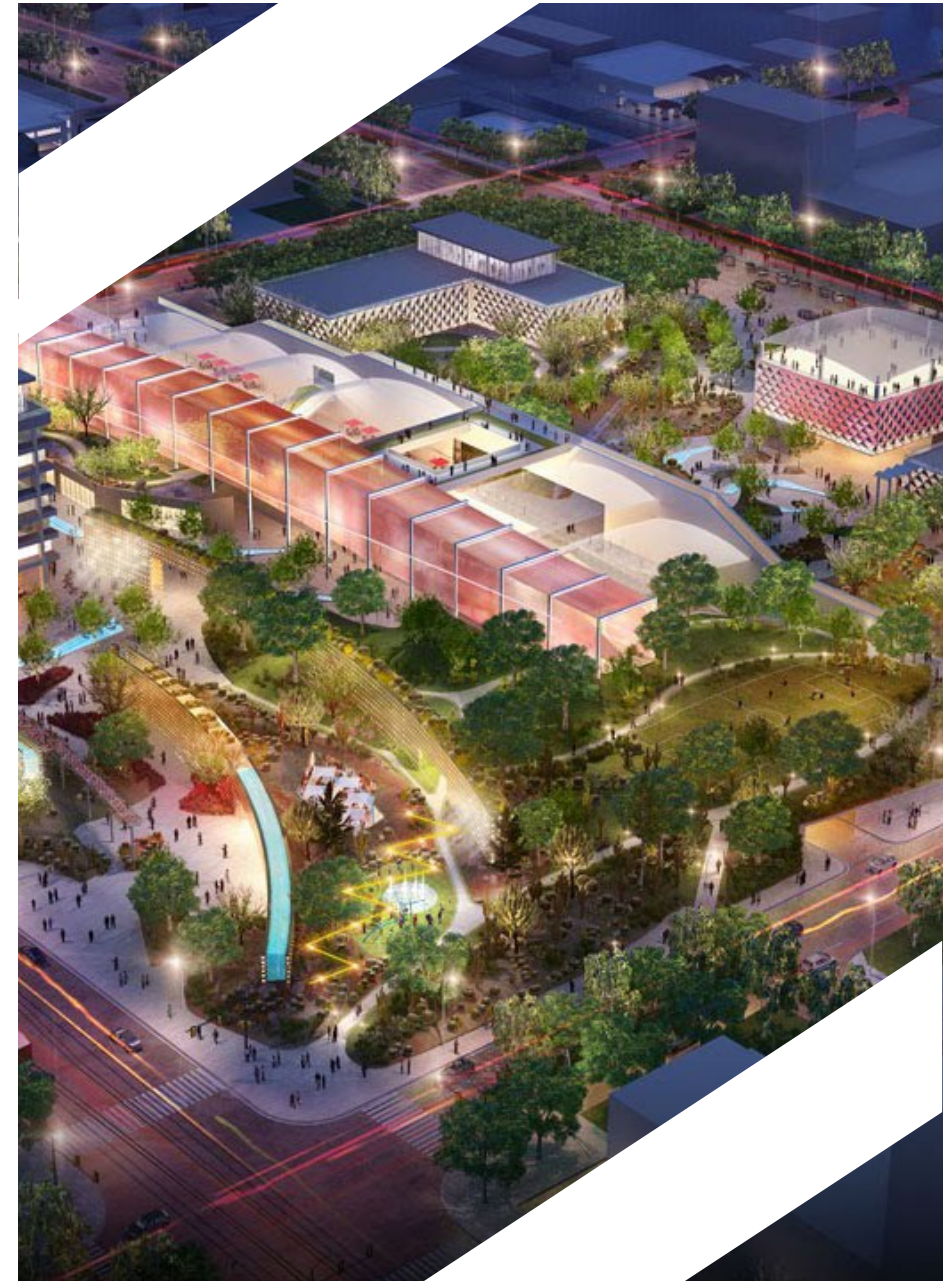
AMENDMENT OVERVIEW

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?

MILLENNIUM SUPERSTITION SPRINGS

Planning & Zoning Board
November 22, 2022

RESCHEDULED FROM NOVEMBER 16, 2022

- Planning & Zoning Board originally scheduled for November 16, 2022
- Notified by Staff while at the Planning & Zoning Board meeting on November 16, 2022, that case PZ 22182 was not noticed correctly
- Both PZ 22181 (ZON22-01129) and PZ 22182 were continued to this November 22, 2022 special meeting – thank you for making time during a holiday week for another meeting



US 60

Higley Road

Baseline Road

Subject Site

Sunview



URGENT NEED FOR HOUSING

- 97%+ multi-family occupancy
- Smart job growth requires housing options
- Expansion of educational campuses require additional housing for students

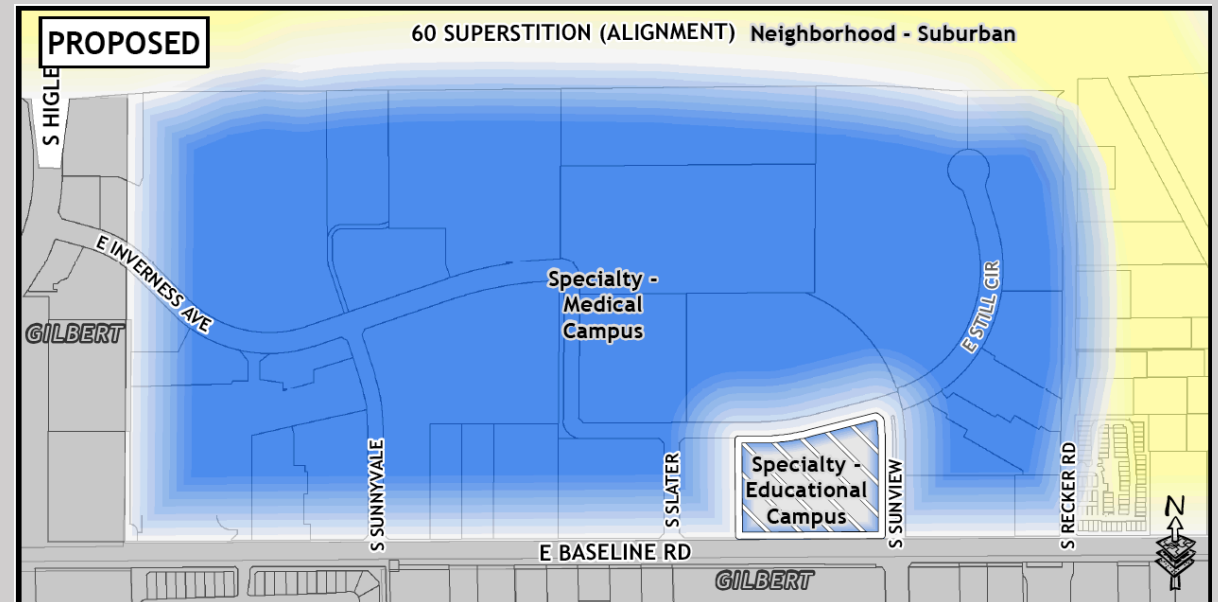
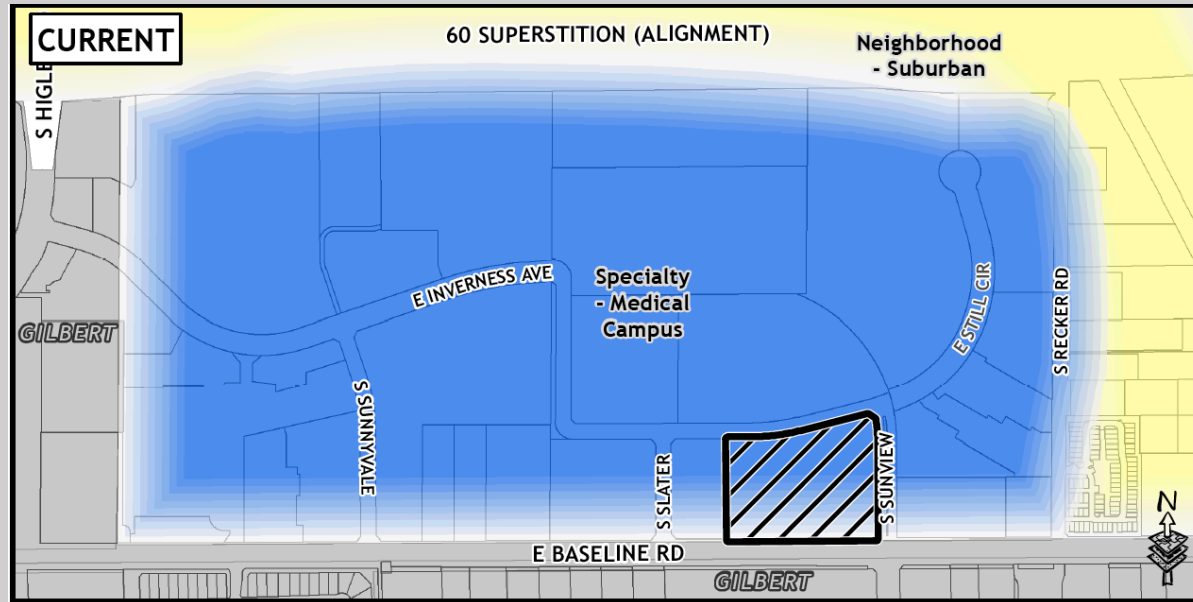
URGENT NEED FOR HOUSING CONT.

- Arizona housing deficit has increased 1,377% since 2012
- Arizona Department of Housing estimates that 250,000 new housing units are needed
- Population growth adds approx. 90,000 new residents every year

MINOR GENERAL PLAN AMENDMENT

From: Specialty – Medical Campus

To: Specialty – Educational Campus



With approval of the City's proposed amendments tonight, **allows** RM-5 as a secondary zoning district and **provides** limited exceptions to the timing of when secondary zoning districts/land uses are permitted.

MINOR GENERAL PLAN AMENDMENT

Specialty District – Educational Campus Sub-Type

“The Educational Campus sub-type is typically for high school and ***college campuses...***”

Adjacent A.T. Still University in Mesa offers the following:

- Medical school (School of Osteopathic Medicine)
- Dental school (Arizona School of Dentistry and Oral Health)
- The College of Graduate Health Studies
- The Arizona School of Health Sciences (with degree programs in Athletic Training, Audiology, Occupational Therapy, Physician Assistant studies, Physical Therapy, and Speech Language Therapy)

MINOR GENERAL PLAN AMENDMENT



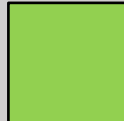



Specialty –
Medical Campus
General Plan Area

MINOR GENERAL PLAN AMENDMENT



Specialty –
Medical Campus
General Plan Area

-  Primary Uses –
(±28%)
-  Secondary Uses –
(±17%)
-  Subject Site –
(±4%)
-  Undeveloped –
(±51%)

REZONING PROCESS

Request to rezone **from** PEP-PAD-CUP (Planned Employment Park with a Planned Area Development Overlay and Council Use Permit) **to** RM-5-PAD (Multiple Residence 5 with a Planned Area Development Overlay)

- Heard by Planning & Zoning Board on September 14, 2022
 - No recommendation forwarded to City Council due to tie vote
- Scheduled to be heard by City Council on December 1 and December 8, 2022

AMENDMENT APPROVAL CRITERIA

1

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

3

The degree to which the proposed amendment will impact the whole community or a portion of the community

4

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

5

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

6

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

AMENDMENT APPROVAL CRITERIA

1

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

This amendment will not result in a shortage of land for other planned uses and in fact helps the remaining portions of the District develop. **It is unlikely that continued expansion occurs without additional housing in this area.**

Approximately 50% of the remaining land within the Medical Campus Specialty District has not yet been developed, and the subject site constitutes approximately 4% of the overall area.

This leaves approximately 45% of the area within this Medical Campus Specialty District available for development of primary uses.

AMENDMENT APPROVAL CRITERIA

2

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

A.T. Still University has grown into a medical/educational institution, but the surrounding area does not provide the type of housing many students associate with a campus environment.

Since the General Plan was adopted, the housing shortage has continued to become exacerbated and additional housing is needed particularly in areas where educational and employment centers are located.

People increasingly seek housing close to their employment, and the growth of this area as a job center without additional housing is not supported by data.

AMENDMENT APPROVAL CRITERIA

3

The degree to which the proposed amendment will impact the whole community or a portion of the community

- a) Both the existing and proposed General Plan designations allow Multiple Residence as a secondary use. This is a location where the density is appropriate and will not negatively impact the surrounding area.
- b) The proposed amendment will not require any additional improvements to the land surrounding the site, including water, sewer or roads.
- c) Baseline is a Road of Regional Significance and is designed to carry vehicular capacity well beyond what is proposed. Additionally, the proposed development should alleviate traffic congestion by location additional housing near employment and educational opportunities.

AMENDMENT APPROVAL CRITERIA

4

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

The subject site is located within the Economic Activity District as well as the Superstition Springs/Power Road Corridor Economic Activity Area.

Multiple residence designation is consistent as a secondary use in the Medical Campus Specialty District, and is proposed to be added as a secondary use in the Educational Campus Specialty District.

Growth of educational campuses like A.T. Still University will benefit from additional housing for students and teachers.

AMENDMENT APPROVAL CRITERIA

5

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

The proposed minor amendment is an improvement to the General Plan because it allows cohesive and compatible development to occur. The City's own proposed General Plan amendment on this same agenda speaks to the increased need for flexibility in specialty areas.

The amendment is an improvement to the City as well because it supports the need for additional housing and can enhance the campus environment at the adjacent A.T. Still University. Additional housing is also critical to support job growth in the area.

AMENDMENT APPROVAL CRITERIA

6

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

The benefits of this minor amendment include:

- Providing additional housing to address Mesa's shortage
- Contribute to the campus environment at the growing A.T. Still University adjacent to the site
- Development of a vacant parcel in the Superstition Springs Freeway Corridor Growth Area
- Additional housing located near employment center

MESA PROPOSED GENERAL PLAN AMENDMENT

- (1) Add Multiple Residence-4 (RM-4) and Multiple Residence-5 (RM-5) as a secondary zoning districts within the Educational Campus Sub-type of the Specialty District.
- (2) Provide an exception to the timing of when secondary zoning districts may be utilized in the Medical Campus Sub-type and Educational Campus Sub-type of the Specialty District.



MILLENNIUM SUPERSTITION SPRINGS

Planning & Zoning Board
November 22, 2022

MILLENNIUM SUPERSTITION SPRINGS

Planning & Zoning Board
November 22, 2022



Planning & Zoning Board



ZON22-01129



Request

- Minor General Plan Amendment
- To allow for a multiple residence development
- Zoning request heard on Sept. 14. 3-3 split vote





Location

- North of Baseline Road
- West of Sunview Road
- West of Power Road

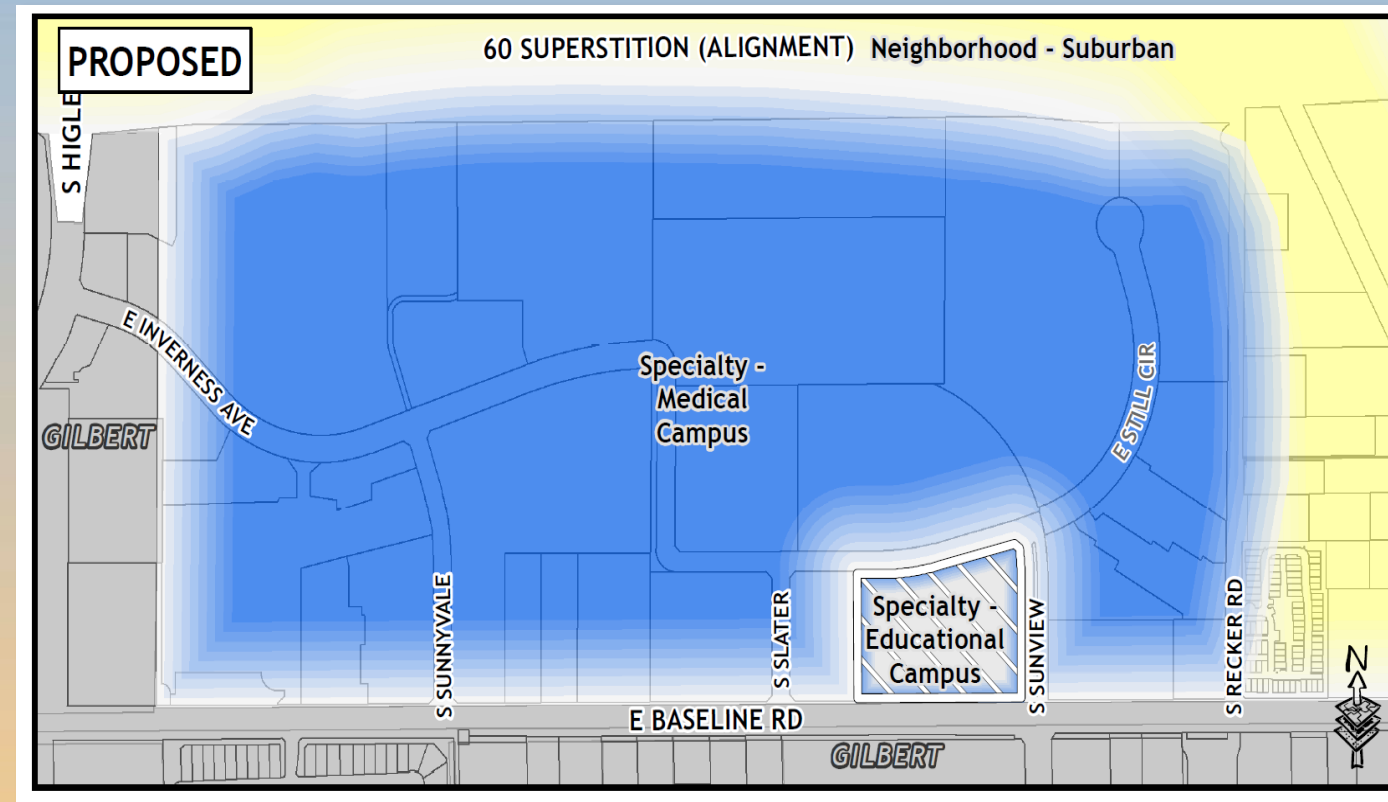




General Plan

Specialty – Medical Campus

- Specialty districts are large areas intended for a single use
- Medical Campus intended for hospitals and associated office use
- Preserve prime employment land uses

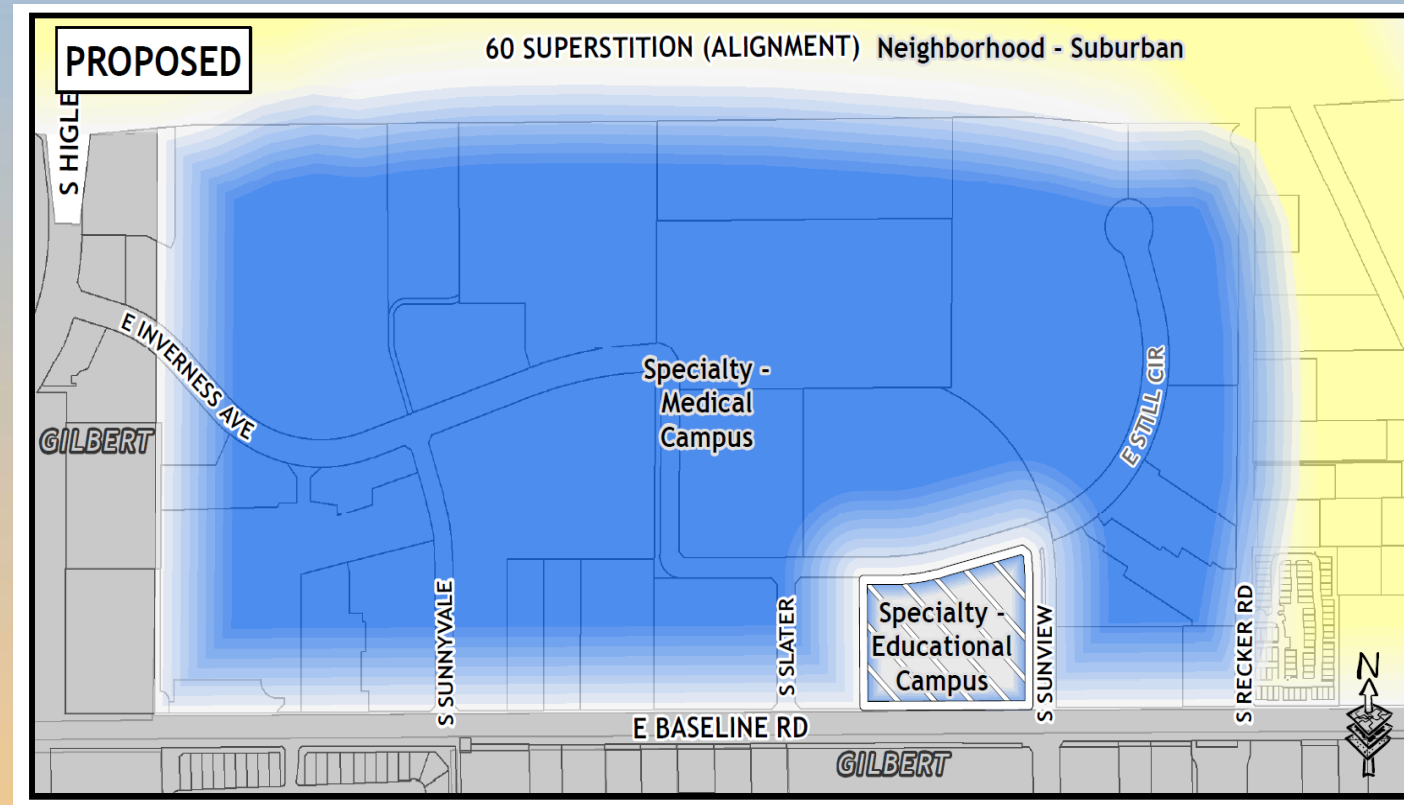




General Plan

Specialty – Educational Campus

- Intended for college and high school campuses
- May be supported by retail, offices, hotels, and dorms
- Only 10-acre site (ATSU not included). Does not meet the intent of the district





Proposed General Plan Text Amendments

Request requires approval of the proposed Minor General Plan Text Amendments to:

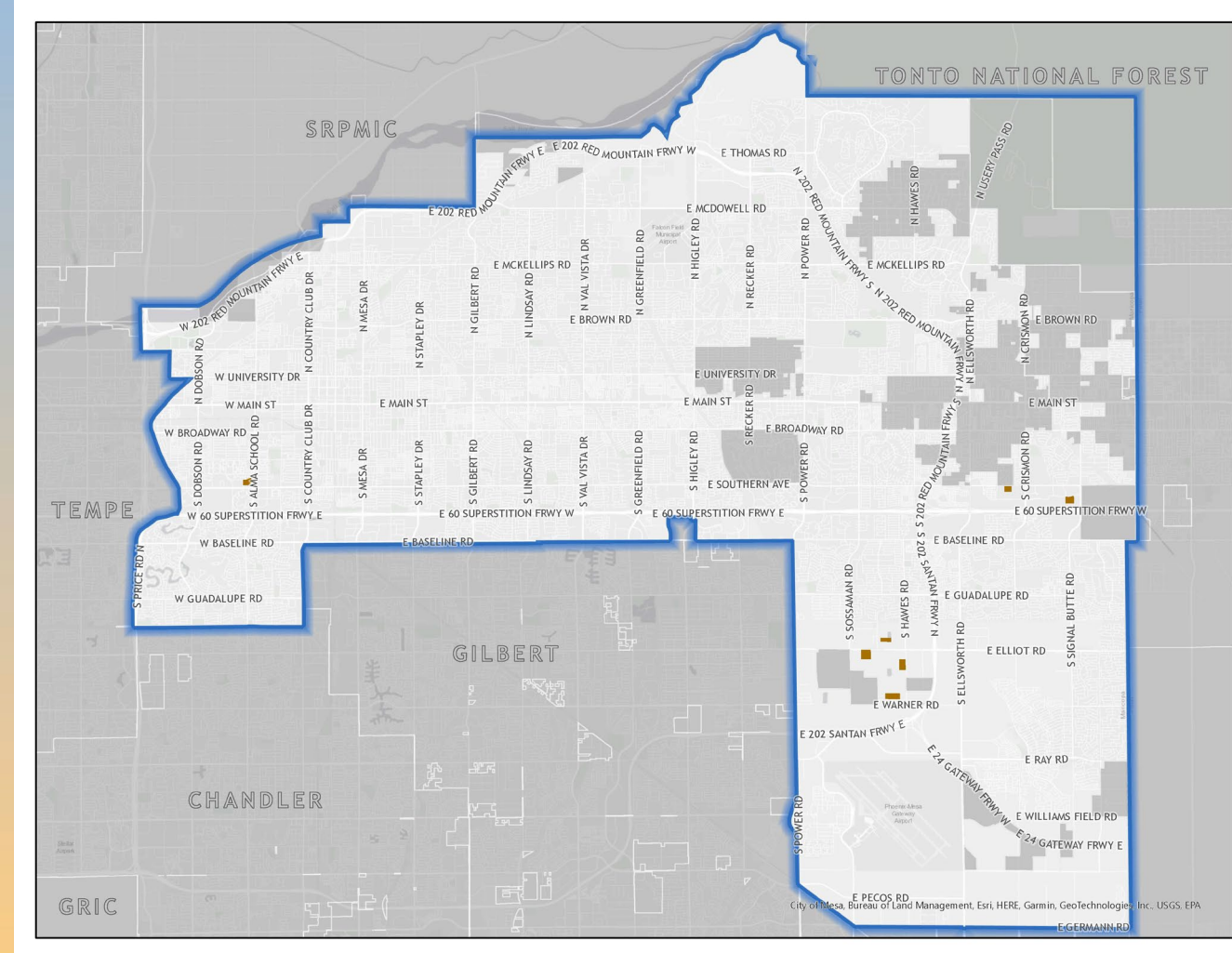
- Add RM-4 & RM-5 as secondary zoning in Specialty – Educational Campus Sub-type
- Allow exception of timing for secondary zoning when anchor facility is established



Proposed Zoning

Multiple Residence 5

- Highest intensity multiple residence district
- Density ranging from 20 - 43 du/ac
- 0.12% of the city RM-5. Intended for urban environment
- Not compatible with area





Proposed Character Area

Educational Campus

- Only requested for the 10-acre site
- To be developed entirely with secondary uses
- Doesn't meet the intent of the Educational Campus Sub-type
- With proposed text amendments can develop with RM-4 zoning without a General Plan Amendments



Economic Development

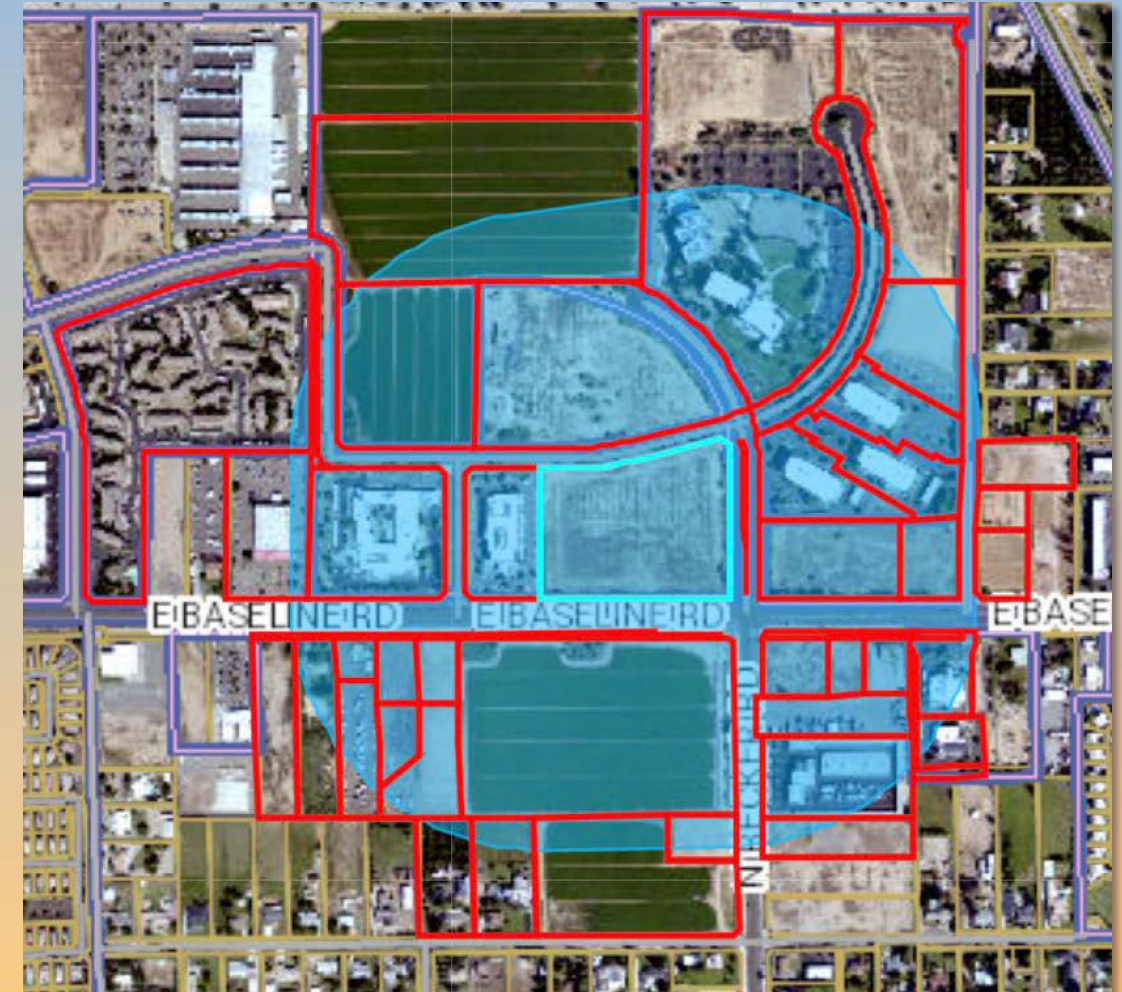
- Not in support
- Preserve designated commercial and industrial areas for future job growth
- Improve job-to-housing ratio
- Other viable locations consistent with character area





Citizen Participation

- Property owners within 1,000 feet, HOAs & Registered Neighborhoods





Findings

- X** Consistent with the 2040 Mesa General Plan
- X** Criteria for Minor General Plan Amendment per Chapter 16 of GP

Staff recommends Denial

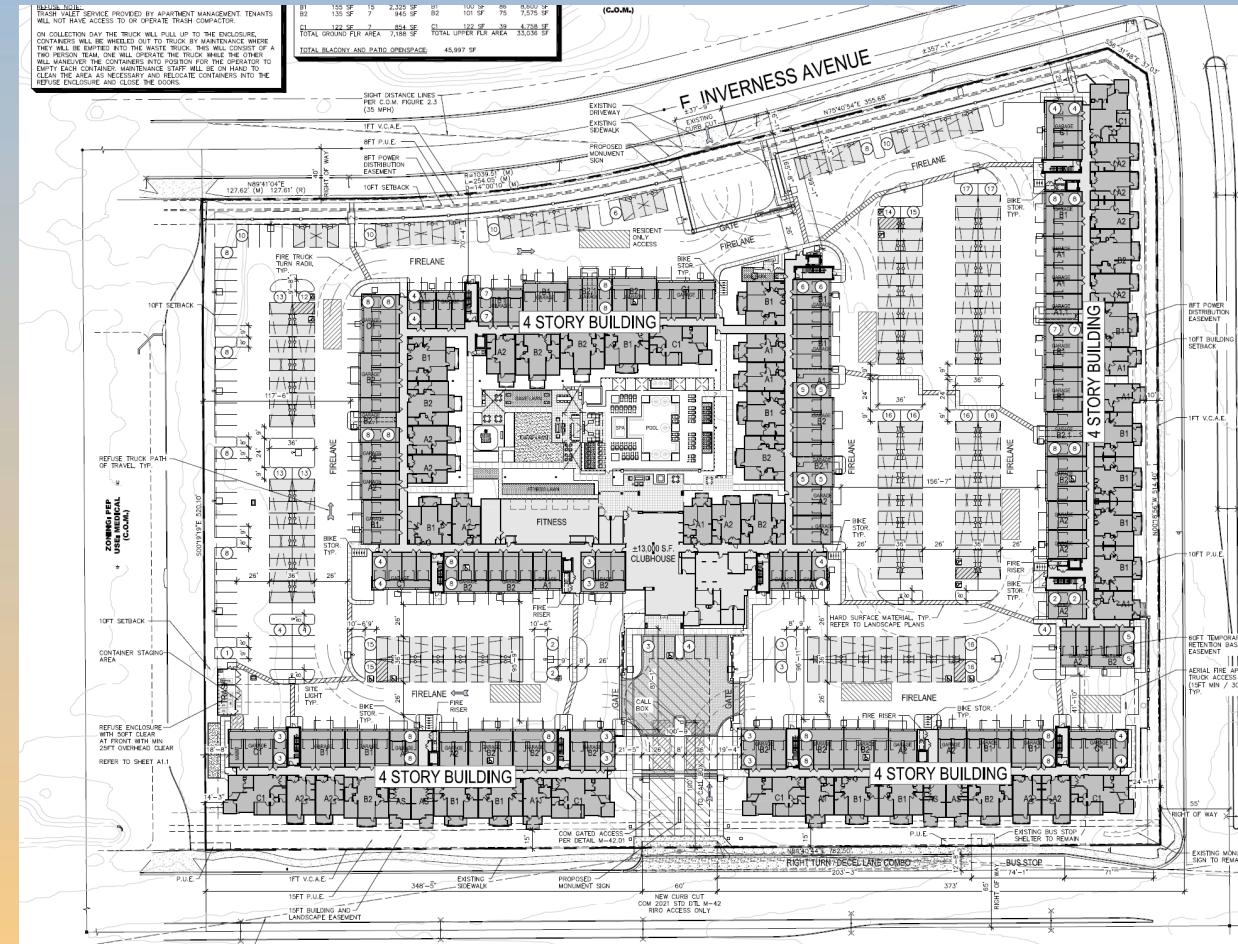


Planning & Zoning Board



Site Plan

- 394 units, 4 four-story buildings
- Primary access from Baseline, secondary from Inverness
- Centralized amenity space



Respectfully submitted,

Michelle Dahlke
Principal Planner

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Note:Audio recordings of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also “live broadcasted” through the City of Mesa’s website at www.mesaaz.gov