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5-18-09

RESOLUTION NUMBER _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESA, MARICOPA COUNTY, ARIZONA, ADOPTING TEXT AMENDMENT TO THE MESA 2025 GENERAL PLAN, AMENDING THE DEFINITION OF MIXED USE/EMPLOYMENT (MU/E) AS CONTAINED IN SECTION 2.3.2 (EXHIBIT ONE) AND MODIFYING THE DEFINITION OF A MAJOR GENERAL PLAN AMENDMENT AS DESCRIBED IN SECTION 14.2.1 (EXHIBIT TWO).

WHEREAS, Section 407 of the Mesa City Charter requires the City Council adopt a comprehensive plan setting forth, in graphic and textual form, policies to govern the future physical development of the City; and

WHEREAS, the City Council adopted a comprehensive plan on June 24, 2002, entitled the MESA 2025 GENERAL PLAN, A SHARED VISION; and

WHEREAS, The MESA 2025 GENERAL PLAN, A SHARED VISION is to be used as a general guide for the future concerning land use and development regulations and expenditures for capital improvement; and

WHEREAS, from time to time it may be determined that the MESA 2025 GENERAL PLAN, A SHARED VISION is in need of revision to reflect and incorporate changes in land use, social or economic issues affecting the City of Mesa; and

WHEREAS, the Mesa Planning and Zoning Board held two public hearings, and the City Council held a public hearing, pertaining to proposed text amendments to Chapter 2, Section 2.3.2, and Chapter 14, Section 14.2.1, of the MESA 2025 GENERAL PLAN, A SHARED VISION, (Case Number GPMInor09-1) as depicted by the attached exhibits. Said public hearings held in order to obtain comments and ideas from the public regarding the proposed amendment, and to take such citizen comments on the proposed amendment into consideration;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MESA AS FOLLOWS:

Section 1: That the attached exhibits (one & two) for text amendment case number GPMInor09-1 (amending the definition of Mixed Use /Employment, including the footnote 3 defining urban style residential; and amending the definition of Major Plan Amendments), are hereby adopted and incorporated as amendments to Chapter 2, Land Use, and Chapter 14, Plan Administration, of the Mesa 2025 General Plan adopted on June 24, 2002, in particular modifying Section 2.3.2 Land Use Category Definitions and Section 14.2.1 Major Amendment Definition.

Section 2: That except as amended herein or through previous resolutions, the MESA 2025 GENERAL PLAN, A SHARED VISION dated June 24, 2002 shall remain in full force and effect.

Section 3: That pursuant to the provisions of Section 407 of the Mesa City Charter, the Mesa General Plan as amended shall serve as a guide to all future Council actions concerning land use and development regulations and expenditures for capital improvements.

PASSED AND ADOPTED by the City Council of the City of Mesa, Maricopa County, Arizona this _____ day of _____, 2009.

APPROVED:

Mayor

ATTEST:

City Clerk

EXHIBIT ONE

The Mesa 2025 General Plan Section 2.3.2 Land Use Category Definitions, definition of Mixed Use/Employment, is hereby modified to read as follows:

Mixed Use/Employment

Identifies areas where a mix of employment uses including Office, Retail, Commercial, Business Park, and Industrial can be effectively combined in a coordinated environment. Hotels may be allowed in this category. Residential use is not permitted in this category; provided, however, that Council may approve urban-style³ residential development as part of an integrated, mixed-use project through a use permit process. Appropriate locations offer direct principal arterial and arterial road access, connections to potable water and sanitary sewer, and proximity to public safety services. Mixed Use/Employment areas serve as buffers between principal and arterial roadways and other less intense employment or dense residential areas as well as transitions between other employment and residential designated areas.

And footnote 3 is added as follows:

³ Urban-style residential development consists of apartment and/or condominium dwelling units that are part of high-intensity, pedestrian-oriented, mixed-use settings that may utilize structured parking. Typical urban-style residential structures will have densities greater than 15 units per acre, be multi-story buildings (often with office or retail uses on the ground floor), be within walking distance of transit facilities, have a 10-foot or less setback from the primary street, have common public plazas or courtyards, and have a floor area ratio of 0.40 or greater.

EXHIBIT TWO

The Mesa 2025 General Plan Section 14.2.1 Major Amendment Definitions is hereby modified to read as follows:

A Major Amendment to the General Plan is defined in the following table (Table 14.1), except as noted below:

Economic Activity Areas of Mesa (See Figure 4-2 in Page 4-5 of the Mesa 2025 General Plan)		Major Amendment	
		From	To
Group One	Williams Gateway Area Falcon Field Airport	<i>Non-Residential Land Use Designations (regardless of size)</i> (Table 2.2 in page 2-7 of Mesa 2025 General Plan)	<i>Residential Land Use Designations</i> (Table 2.2 in page 2-7 of Mesa 2025 General Plan)
		Any proposal that in the aggregate includes changes in Land Use Designations of more than 320 acres	
Group Two	Superstition Freeway Corridor Superstition Springs Center Fiesta Quadrant	<i>20 or more contiguous acres Non-Residential Land Use Designations</i> (Table 2.2 in page 2-7 of Mesa 2025 General Plan)	<i>Residential Land Use Designations</i> (Table 2.2 in page 2-7 of Mesa 2025 General Plan)
		Any proposal that in the aggregate includes changes in Land Use Designations of more than 320 acres	
Group Three	Red Mountain Freeway Corridor Union Pacific Business Corridor	<i>40 or more contiguous Non-Residential Land Use Designations</i> (Table 2.2 in page 2-7 of Mesa 2025 General Plan)	<i>Residential Land Use Designations</i> (Table 2.2 in page 2-7 of Mesa 2025 General Plan)
		Any proposal that in the aggregate includes changes in Land Use Designations of more than 320 acres	
Group Four	Town Center Redevelopment Area	Any changes of Land Use Designations shown in the Town Center Concept Plan will be processed as a minor amendment regardless of parcel size.	
Outside the Economic Activity Areas of Mesa		Any proposal that in the aggregate includes changes in Land Use Designations of more than 320 acres	

Note: Any proposed change in land use designation that is consistent with and would implement an approved sub-area or neighborhood area plan shall be considered a minor amendment regardless of the requirements stated above.