

**CITY OF MESA  
MINUTES OF THE DOWNTOWN DEVELOPMENT COMMITTEE  
MEETING**

**DATE:** January 17, 2002 **TIME:** 7:00 a.m.

**MEMBERS PRESENT**

Dave Wier, Chair  
Art Jordan, Vice-Chair  
Theresa Carmichael  
Vince DiBella  
Deb Duvall  
Lori Osiecki  
Wayne Pomeroy  
Terry Smith

**STAFF PRESENT**

Shelly Allen  
Katrina Bradshaw  
Tony Felice  
Greg Marek  
Patrick Murphy  
Bryan Raines  
Roger Rambo  
Ross Renner

**OTHERS PRESENT**

Steve Forhays  
Tom Verploegen

**MEMBERS ABSENT**

Shanlyn Newman

**1. Call to Order**

The January 17, 2002 meeting of the Downtown Development Committee was called to order at 7:00 a.m. in the City Council Chambers located at 57 E. First Street by Chair Wier.

**2. Items from Citizens Present**

There were no items from citizens present.

**3. Approval of Minutes of December 20, 2001 Regular Meeting**

It was moved by Wayne Pomeroy, seconded by Lori Osiecki to approve the minutes.

**Vote: 8 in favor; 0 opposed**

**4. Discuss and consider Rezoning Case No. CZ01-001TC, from TCB-1 to TCB-2 for Tile and Stone Accents located at 126 S. Country Club Drive (continued from December meeting).**

**Applicant: Edward York, Owner of Tile and Stone Accents**  
**Staff Contact: Amy Morales, (480) 644-3356**  
**e-mail address: amy\_morales@ci.mesa.az.us**  
**Recommendation: Denial**

Ms. Allen said the property at 126 S. Country Club Drive, occupied by Tile and Stone Accents, is being considered for a zone change, variance, and special

use permit. The property is located at the northwest corner of Country Club and Dana, right across the street from Mesa Cold Storage. Current zoning is TCB-1, which does not allow any type of outdoor storage or display. The owner has requested that it be rezoned to TCB-2, which would allow outdoor storage or display in conjunction with the wholesaling and warehousing use.

Ms. Allen gave some background information and history of the property and explained that because the owner is upgrading approximately \$50,000 in electrical work it was necessary for the property to be rezoned in order to conform to zoning code.

Ms. Allen said staff recommends denial of the rezoning request because it is not consistent with the Downtown Concept Plan. Ms. Allen provided information on the surrounding properties and zoning.

Ms. Allen said a public meeting was held and the surrounding property owners that were in attendance were in favor of the rezoning.

Ms. Allen explained that Mr. York, owner of Tile and Stone Accents, will also need to obtain a variance and special use permit, which must be approved in conjunction with the rezoning. The variance is needed because the 6-foot high block wall on the perimeter of the property exceeds height requirements and therefore must meet setback requirements. Ms. Allen explained that a 3-foot high wall would not require a variance, however it would not sufficiently screen the outdoor storage. Ms. Allen routed a color a material board for the proposed block wall. The special use permit is needed in order to allow the outdoor storage or display in TCB-2 zoning.

Ms. Allen explained that if the Downtown Development Committee denies the rezoning request, then the variance and special use permit cannot be approved.

Chair Wier asked if there is any manufacturing on the site or if it was strictly warehousing.

Mr. York said there is some light manufacturing consisting of the cutting of tile using a water-jet system but it is a secondary use. The majority of the space is used for warehousing. He added that the bulk of the warehousing is taking place inside the building.

Mr. Jordan asked if there is a showroom which would require customers to come to the site.

Mr. York said they have removed the showroom to make room for the office. He said they are trying to diminish the need for customers to come to the site due to the drug activity in the area. He said occasionally they may have a customer visit the site and parking is available to them on Dana Street or in the yard.

Ms. Allen stated that Mr. York has met the parking requirements and pointed out that there is also a shared, open lot to the west of the property that can be used for parking as well.

Mr. Jordan asked if customers would come to the property to pick up their tile orders.

Mr. York answered that occasionally customer would come pick up their order but in most cases the trucks deliver the materials to the customer. As he stated before, they are discouraging customers from having to come to their site.

Mr. Jordan said he has noticed that businesses in that area seem to have significant customer activity and his concern is that if the gates are left open during business hours for customer access, then it won't provide the necessary screening for the outdoor storage.

Ms. Allen said there is no gate access for this property from Country Club Drive and therefore won't be visible from the street. This access is provided in the rear of the property.

Mr. York added that this kind of activity would be minimal because it is now a wholesaling operation and they are no longer catering to the contractors. He said two customers a day would be considered a busy day.

Mr. Jordan asked if there is enough room to do some generous landscaping in front of the 6-foot block wall along Country Club Drive.

Mr. York said there is already an 8-10 foot strip of generous landscaping there along Country Club Drive.

Mr. Jordan asked what the maximum height of stored materials would be inside his property.

Mr. York said they would be sure to keep it at 6 feet or lower so it is not visible from the street.

Mr. DiBella asked for clarification of the need for a special use permit at this property.

Ms. Allen said a special use permit is required for outdoor storage or display in a TCB-2 zoning district. She added that the current zoning of TCB-1 does not allow any type of warehousing or outdoor storage.

Mr. DiBella felt the 6-foot wall along Country Club Drive should be pushed back a little more to allow more landscaping to be visible from the street.

Ms. Osiecki asked about surrounding zoning and asked if the block wall could be enhanced with some architectural relief features.

Mr. York said he could enhance the wall with some of their tile and stone products. Ms. Allen said there is TCB-2 zoning on the south and east side of the property.

Ms. Smith asked if there were any comments from the surrounding residential area regarding the rezoning of this property.

Ms. Allen said the surrounding property owners and occupants received notices in the mail but there were no comments received in opposition to the rezoning.

Ms. Smith asked if there is any interaction between this business and the residential area to the south.

Mr. York said most of those properties are rental properties. The extent of the interaction has not been favorable because of the drug activity in that area. He mentioned that the owners are trying to clean it up and one tree has been cut down which was helping to shroud that area.

Ms. Osiecki asked if the special use permit belongs to the property or if it expires once the current business relocates.

Ms. Allen said it stays with the property. She added that the special use permit could be revoked if the owners do not comply with any stipulations that might be placed upon it.

Mr. Pomeroy asked if a stipulation can be added to place a time limit on the special use permit.

Mr. Marek said the Downtown Development Committee can place a time restriction on a special use permit as a stipulation for approval. For example, the special use permit could be valid only during the length of time that the business is operating at that location.

Ms. Allen said there are three years remaining on Mr. York's lease on the property; therefore, the stipulation could state that the special use permit will expire after three years.

Ms. Duvall said she is familiar with the area where Tile and Stone Accents is located and said his facility is one of the nicest in that area. She did not feel that its use is inconsistent with the surrounding area. While she felt that staff's recommendations were valid and should be weighed in the decision making process, she felt that this case had unique circumstances and should be treated as such.

**It was moved by Deb Duvall, seconded by Lori Osiecki to approve the Rezoning Case No. CZ01-001TC, from TCB-1 to TCB-2 for Tile and Stone Accents located at 126 S. Country Club Drive**

**Vote: 8 in favor; 0 opposed**

5. **Discuss and consider a Variance and Special Use Permit Case No. ZA02-004TC, to allow the construction of a fence within the front yard setback and to allow outdoor storage for Tile and Stone Accents located at 126 S. Country Club Drive (continued from December meeting).**

**Applicant:** Edward York, Owner of Tile and Stone Accents  
**Staff Contact:** Amy Morales, (480) 644-3356  
**e-mail address:** amy\_morales@ci.mesa.az.us  
**Recommendation:** Denial

(Discussion of the special use permit and variance is continued from agenda item number four.)

Mr. Jordan asked if the 6-foot wall could be offset from the sidewalk at least a foot to make it look a little nicer. He felt that this would not impose on the efficiency of the business but would look better to passersby.

Mr. York said there is currently a little landscaping in that area and agreed that it as feasible to move the wall back a couple of feet.

**It was moved by Deb Duvall, seconded by Lori Osiecki to approve the Variance and Special Use Permit Case No. ZA02-004TC, to allow the construction of a fence within the front yard setback and to allow outdoor storage for Tile and Stone Accents located at 126 S. Country Club Drive subject to the following stipulations:**

1. **Include some design features to the 6-foot block wall, which would provide some architectural relief and break up the mass of the wall.**
2. **The Special Use Permit shall expire at the same time as the lease for Tile and Stone Accents (approximately three years).**

**Vote: 8 in favor; 0 opposed**

6. **Discuss and consider Design Review Case No. DR01-009TC for parking lot and landscaping improvements for City Campuses at 200 S. Center Street.**

**Applicant:** Ross Renner, City of Mesa Engineering  
**Staff Contact:** Tony Felice, (480) 644-3965  
**e-mail address:** tony\_felice@ci.mesa.az.us  
**Recommendation:** Approval with conditions

Mr. DiBella declared a conflict of interest and abstained from discussion and vote on this item.

Mr. Felice said the design review case being considered is for the South Center Campus (a collection of buildings now used as City offices) located at 200 S. Center Street. He explained that the City of Mesa Zoning Ordinance requires

any parking lot with more than 50 spaces must go through the design review process for approval.

Mr. Felice explained that there had previously been some warehouse buildings fronting Macdonald Street, which have now been demolished making room for approximately 150 more parking spaces on the campus. Mr. Felice displayed the landscaping plan for that area and explained that staff asked the applicant to meet or exceed the code requirements for trees and shrubs. The Zoning Ordinance requires 15 trees and 30 shrubs for a 150-space parking area. The applicant has exceeded that amount by providing 24 trees and 75 shrubs. He also noted that many of the landscaping choices for this project were specifically selected to mirror those that will be used for the Aquatics Center directly to the north of this site.

Mr. Felice explained that these additional 150 parking spaces will bring the total parking spaces at the South Center Campus to 350. This parking is not only designed to meet the City's parking needs during the day, but also to provide overflow parking for the Aquatics Center once it is built.

Mr. Felice introduced the applicant, Ross Renner from the City of Mesa Engineering Office, and also Steve Forhays, the landscape architect for this project, and said they could answer any questions from the Board.

**It was moved by Wayne Pomeroy, seconded by Art Jordan to approve Design Review Case No. DR01-009TC for parking lot and landscaping improvements for City Campuses at 200 S. Center Street subject to the following stipulations:**

- 1. Full compliance with the approved plans dated December 27, 2001 and all current Building Code requirements, unless modified through the appropriate review.**
- 2. Compliance with the basic development as shown on the site plan and landscape plan dated December 27, 2001.**

**Vote: 7 in favor; 0 opposed; 1 abstained**

**7. Discuss and consider the Historic Preservation Plan.**

**Staff Contact: Greg Marek, (480) 644-3965**  
**e-mail address: greg\_marek@ci.mesa.az.us**

Mr. Marek explained that the Historic Preservation Plan was included in the packet as an informational item. The Historic Preservation Committee has already reviewed the Plan and has recommended that the Plan be adopted to replace the previous plan that was approved in 1994. The City Council will review this Historic Preservation Plan sometime next month.

Mr. Marek explained that as a certified local government, not only is the City required to have a Historic Preservation Ordinance but also must provide a Historic Preservation Plan. The original plan adopted in 1994 provided the regulatory requirement but did little to establish a work program or address the needs.

Mr. Marek explained that the City hired a consultant, Debbie Abele, previously the Historic Preservation Officer for the City of Phoenix, to prepare the Plan. The City conducted a survey targeting citizens who are involved in the Historic Preservation program and also those who live in the historic districts, to determine the needs of the citizens and to identify the threats to the historic preservation activities in the City. The City also conducted some stakeholder meetings to develop the basis for the Plan.

Mr. Marek said the Historic Preservation Plan addresses several things. The first is that it summarizes what the historic resources are in Mesa and attempts to estimate what the historic resource population will be over the next 25 years. The Plan also addresses the archeological resources in Mesa, which are significant compared to surrounding cities. Mr. Marek added that the City has formed a project team to develop some policies and procedures on how to deal with development issues when there are archeological resources on a private property. Finally, the Historic Preservation Plan also includes an implementation plan or work program which will be used by the Historic Preservation Committee and Historic Preservation Office to help them identify and focus on the work that they should be doing.

Mr. Marek pointed out that one of the benefits of this Plan is that it will help to increase community awareness. In addition, it provided valuable information to the City. For instance, it was determined that there was widespread interest in having financial assistance available in the renovation of historic properties and homes.

Mr. Marek pointed out that this is a citywide historic preservation plan and is not limited to the downtown area. He added that this update was given as a point of interest and that no action was necessary on this agenda item.

Ms. Duvall asked how the Historic Preservation Plan relates to the City's General Plan. She wanted to know if they were two separate documents or if the Historic Preservation Plan became a part of the General Plan.

Mr. Marek said the historic preservation activities are contained in the Environmental Planning and Conservation element of the General Plan. He stated that staff has made a recommendation to the General Plan team to have them refer to this Historic Preservation Plan in that section of the General Plan.

**8. Director's Report, Greg Marek**

**Federal Building:** Last week, representatives from the City of Mesa Building Department walked through the Federal building to determine what kind of

renovations would be necessary to bring the property up to code. It was determined that there are significant issues that must be resolved before the building can be occupied with a new use. These Building Department representatives will be meeting with the Chief of Real Property from Health and Human Services, GSA, various city staff, and the representative from the New England Shelter for Homeless Veterans to explain what those requirements will be to bring it up to current building codes. If the renovations costs are excessive, it is possible that Health and Human Services would deny the application for the homeless shelter.

A meeting was also held with several regional providers for homeless shelters to discuss what was being done to address the homeless veterans issue in the Phoenix Metropolitan area. The City of Mesa's Human Service Planner, members from HUD, and Margie Frost talked about the regional approach that is currently being taken to address these issues and it was discovered that there were significant efforts to provide for the needs of the homeless veterans in the Valley area. In addition, these representatives expressed interest in partnering with the New England Shelter for Homeless Veterans to continue to address the homeless issues. Staff believes it would probably be cheaper to build a new building than it would to renovate and rehab the Federal Building.

Mr. Marek added that there are still issues with zoning requirements and a Council Use Permit would need to be approved in order to run a homeless shelter at that location.

Ms. Duvall asked if there is a timeline for a decision on the applications.

Mr. Marek said the Health and Human Services Department has 25 days to make a decision once the application process is complete. Once a decision is made the new owner has three years to occupy the building before it would revert back to the Federal Government.

**Light Rail Transit:** A presentation will be given on the Light Rail Transit at the Downtown Development Committee in February.

**Fire Station #1:** This project was on hold due to budget cuts but is now moving forward. It is anticipated that the City will go out for bids in May and start construction in late summer.

**DDC Retreat Follow-up Meeting:** This meeting will be held on Monday, January 28, 2002 at 7:00 a.m. in the Redevelopment Office conference room. Chair Wier asked about the status of the Mitten House relocation.

Mr. Marek said it is being moved in early February to the Robson Historic District on 2<sup>nd</sup> Street across from the Police Department. The Pomeroy House will be relocated to Morris Street just north of the Carob Tree. Both houses will maintain the same orientation that they had at their original locations. The City will determine whether or not to sell or lease the houses once they have been moved.

**Capital Improvement Program:** The CIP budget information was included in the DDC packet. The Redevelopment Office is meeting with the Budget Office in February to discuss the changes. There were some narrative changes made and some minor changes made to projects that are in future years (five years out or more). The biggest change made to the CIP was including a parking structure at the block where the Mahoney parking lot or Drew parking lots are located. This parking structure would help provide parking for the Tribune expansion as well as provide additional parking for the Aquatics Center and Mesa Arts Center. The parking structure would provide approximately 800 spaces with a cost of about \$8 million dollars. It is hopeful that there would be retail along the ground floor of the parking structure along Macdonald Street.

9. **Report from Mesa Town Center Corporation, Tom Verploegen, Executive Director**

Mr. Verploegen gave the report from Mesa Town Center. He also pointed out that two sculptures from the *Sculptures in the Streets III* exhibit will be removed and replaced with two new sculptures. One of the sculptures that will be replaced was sold and the other was damaged in a hit and run accident.

Ms. Osiecki said she has been attending the Saturday's Farmer's Market and noticed that it keeps getting smaller. She encouraged Mesa Town Center to see if they could bring some kind of small event to take place in conjunction with a Saturday market to stimulate more attendance (such as a school band performance, etc). She said she supports the Farmer's Market and felt that if the City doesn't help support the Market, it may eventually die out.

Mr. Verploegen agreed and said he would see what could be done to stimulate attendance.

10. **Board Member Comments**

None.

11. **Adjournment**

With there being no further business, this meeting of the DDC was adjourned at 8:05 a.m.

Respectfully Submitted,

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Mr. Gregory J. Marek, Director of Redevelopment  
Minutes prepared by Katrina Bradshaw