

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

**DATE:** February 21, 2008 **TIME:** 7:30 a.m.

**MEMBERS PRESENT**

Jeff Jarvis, Chair  
Kari Cluff  
Linda Flick  
Gregory Holtz  
Scott Perkinson  
Dean Taylor

**STAFF PRESENT**

Shelly Allen  
Sue Cason  
Patrick Murphy  
Katrina Rogers

**OTHERS PRESENT**

**MEMBERS ABSENT**

Adam Decker, Vice Chair  
Steve Chucri  
Gary Gallagher

1. **Call to Order**  
The February 21, 2008 meeting of the Downtown Development Committee was called to order at 7:36 a.m. at the City Council Chambers, Upper Level 57 E. First Street by Chair Jeff Jarvis.
2. **Introduction of new member, Kari Cluff.**
3. **Approval of Minutes of the January 17, 2008 Regular Meeting.**  
  
It was moved by Dean Taylor and seconded by Linda Flick to approve the minutes of January 21, 2008.  
  
Vote: 6 in favor  
0 opposed
4. **Consider and Take Action on Special Use Permit and Variance Case No. ZA08-004TC for an office use located at 453 N. Pima Street.**  
  
Mr. Patrick Murphy stated that a Special Use Permit is to be considered to allow an office in the Alston House located at 453 N. Pima Street, which is a Level 1 Historic Structure, and a Variance to eliminate the requirement of one covered parking space per office.

The Alston House will be rehabilitated into office spaces for the Mesa Martin Luther King, Jr. Celebration Committee, and the Mesa Association of Hispanic Citizens. The Alston House will be used as a meeting location for the two community-based organizations.

Staff is in favor of the Special Use Permit application and Variance, and feels it is compatible with the surrounding area. The Variance does meet the findings that are required by the State and the City of Mesa Zoning Ordinances.

On December 4, 2007 a neighborhood meeting was conducted to discuss the Special Use Permit for the Alston House. Approximately thirty (30) citizens attended the meeting with no objections voiced.

Staff is recommending approval of the project subject to the following stipulations:

- 1. Full compliance with approved plans dated January 21, 2008, and all current Code requirements, unless modified through the appropriate review and stipulations outlined below.**
- 2. Final type of landscaping shall be per the approval of the City of Mesa's Landscape Architect.**
- 3. Final color and materials of the elevations and fencing shall be per the approval of the Town Center Development Office, and the City of Mesa's Historic Preservation Officer.**
- 4. Final placement, quantity, and design of all signage shall be per the approval of the Town Center Development Office under a separate sign permit.**
- 5. Necessary right-of-way permits shall be obtained from the Development Services Department prior to performing any work located within the right-of-way.**
- 6. Final placement of plant/landscape materials, including trees located beneath power lines, shall be subject to the approval of a City of Mesa Landscape Inspector.**

**It was moved by Linda Flick and seconded by Scott Perkinson to recommend approval of Special Use Permit and Variance Case No. ZA08-004TC for an office use at 453 N. Pima Street with stipulations:**

**Vote: 6 in favor  
0 opposed**

5. **Discuss and Consider the Text Amendment to the Mesa 2025 General Plan . Minor General Plan Amendment (Case No. GPMinor08-02) to describe how the City of Mesa defines the Land Use Categories for the Town Center Concept Plan.**

Mr. Murphy stated that the Downtown Development Committee (DDC) is to consider a Resolution to amend the General Plan to include the definitions of the Land Use Categories. The City Council approved the Town Center Concept Plan in 1999. The Town Center Concept Plan was incorporated into the General Plan Update in 2002. The purpose of the amendment is to define the Land Use Categories to help people understand how staff and the City define these categories.

This is the first of two required public meetings that the Downtown Development Committee will conduct. On April 17, 2008 the Downtown Development Committee will conduct the second public meeting and make a recommendation to the City Council to approve the proposed Minor General Plan Amendment (MGPA). Staff has not received any negative comments from the public concerning this amendment.

Staff is recommending approval of the Minor General Plan Amendment.

The public hearing was opened and closed with no citizens present to discuss this item.

6. **Discuss and Consider the following cases GPMinor08-03 and ZA08-01TC for the property located south of University Drive, east of Pasadena, west of Mesa Drive, and north of East Second Street. Approximate total of 26 acres.**

Mr. Murphy stated that the subject property is located on the southwest corner of University and Mesa Drives. The City owns all of the property except properties indicated on the aerial map (Exhibit 1) in yellow. The property owners (of the property noted in yellow) were contacted and they expressed no objections to the proposed General Plan Amendment and Rezoning change that will affect their property.

City Council approved a General Plan Amendment and a Rezoning of the property in November of 1998. The General Plan was changed to Arts/Cultural Entertainment. The Rezoning of the property was changed to Town Center Core District (TCC) with a Planned Area Development (PAD) Overlay District and a Council Use Permit (CUP). The intent of the City Council was to acquire all the properties for a specific redevelopment project, which did not occur. Therefore, the City will need to amend the Zoning and General Plan Land Use in order to accommodate future development on the City owned property. The CUP and PAD will be eliminated with the proposed Rezoning and the General Plan Amendment will change to Mixed Use Town Center.

A neighborhood meeting was held in January. All property owners and tenants within five hundred (500) feet of the property were notified of the public hearings and the neighborhood meeting. Staff has not received any negative comments from the public or property owners.

This is the first of two required public meetings that the Downtown Development Committee will conduct. On April 17, 2008 the Downtown Development Committee will conduct the second public meeting and make a recommendation to the City Council to approve the proposed Minor General Plan Amendment (MGPA) and the proposed Rezoning.

Staff is recommending approval of the proposed Minor General Plan Amendment (MGPA) and the proposed Rezoning.

Ms. Linda Flick asked how the parking would be handled on the site with the change of the General Plan Land Use?

Mr. Murphy replied that the previous project was to be a resort hotel with surface parking lots surrounding it and no structured parking. Since there was no structured parking, the Council Use Permit process was used to make sure that the Downtown Development Committee and the City Council agreed upon the use of surface parking for the project instead of structural parking.

Chair Jeff Jarvis asked if the change would increase the flexibility, potential use and value of the land?

Mr. Murphy replied that the change will increase the flexibility and use of the land, and could potentially increase the value as well.

The public hearing was opened and closed with no citizens present to discuss this item.

**7. Director's Report, Shelly Allen - Town Center Development Director**

Ms. Shelly Allen gave a brief report on the following items:

1. There will be a Mayor and City Council farewell on May 29, 2008 from 4:00 p.m. to 6:30 p.m. at the Mesa Convention Center. Members of the Committee are welcome to attend and express their regards.
2. Dr. Shouan Pan has been named the new President of Mesa Community College (MCC). Dr. Pan would like to introduce himself and talk to the Downtown Development Committee, the Downtown Mesa Association and the Economic Development Advisory Board about what MCC can do to help further the initiatives in Downtown. Ms. Allen stated that Dr. Pan may be available to attend the Downtown Development Committee meeting in April.

**8. Items from Citizens Present (No discussion or action can be taken)**

There were no items presented.

**9. Adjournment**

With there being no further business, this meeting of the Downtown Development Committee adjourned at 7:50 a.m.

Respectfully Submitted,

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Shelly Allen, Town Center Development Director  
Minutes prepared by Sue Cason