



**DOWNTOWN DEVELOPMENT COMMITTEE  
REGULAR MEETING**

**Agenda**

July 17, 2003

7:30 a.m.

**City Council Chambers  
Upper Level  
57 E. First Street**

Art Jordan, Chair	Mark Reeb
Chuck Riekema, Vice Chair	Marshall Poe
Theresa Carmichael	Terry Smith
Christine Close	Wayne Pomeroy
Jeff Jarvis	

1. Call to Order
2. Items from Citizens Present (No action can be taken)
3. Approval of Minutes: June 19, 2003 Study Session  
June 19, 2003 Regular Meeting
4. Presentation of awards for departing Board members Dave Wier and Vince DiBella.
5. Discuss and consider Rezoning Case No. CZ03-004TC from C-2 to TCB-1 for Assessor Parcel number 137-26-043G, located at 450 N. Center Street.

Applicant: JS & G Lmtd. Partnership  
Staff Contact: Katrina Bradshaw, Redevelopment Associate, (480) 644-3966  
e-mail address: [katrina.bradshaw@cityofmesa.org](mailto:katrina.bradshaw@cityofmesa.org)  
Recommendation: Approval

6. Discuss and consider Special Use Permit and Variance Case No. ZA03-052TC to allow general auto repair in the TCB-2 zoning district, to reduce the parking requirements from 26 to 16 spaces, and to modify the Design Guidelines in Chapter 15 of the Zoning Ordinance for the property located at 134 E. Broadway Road.

Applicant: Eugene Neal, Elite Mobile Diagnostics, Inc.  
Staff Contact: Katrina Bradshaw, Redevelopment Associate, (480) 644-3966  
e-mail address: [katrina.bradshaw@cityofmesa.org](mailto:katrina.bradshaw@cityofmesa.org)  
Recommendation: Approval with condition

7. Discuss and consider Rezoning Case No. CZ03-003TC from TCR-2 to TCB-2 for Assessor Parcel numbers: 138-48-008, 138-48-009, 138-48-010A, and 138-48-010B, generally located at the southeast corner of Serrine Street and 2<sup>nd</sup> Avenue.

Applicant: Krag Properties, LLC  
Staff Contact: Shelly Allen, Sr. Redevelopment Specialist, (480) 644-2773  
e-mail address: [shelly.allen@cityofmesa.org](mailto:shelly.allen@cityofmesa.org)  
Recommendation: Approval with conditions

8. Discuss and consider Rezoning Case No. CZ03-005TC for Assessor Parcel numbers: 135-60-049, 135-60-048, 135-60-068, 135-60-069, 135-60-070, and 135-60-071 from R1-6 to TCB-1, and Parcel numbers: 135-60-114 and 135-60-118 from TCR-1 to TCB-1, as required by the approved Disposition and Development Agreement associated with Redevelopment Project Site 24, located at the northwest corner of Country Club and Main Street.

Applicant: City of Mesa  
Staff Contact: Shelly Allen, Sr. Redevelopment Specialist, (480) 644-2773  
e-mail address: shelly.allen@cityofmesa.org  
Recommendation: Approval with conditions

9. Discuss and consider Rezoning Case No. CZ03-006TC from R-2 to C-2 for the property located at 506 N. Center Street

Applicant: William Barnhart  
Staff Contact: Shelly Allen, Sr. Redevelopment Specialist, (480) 644-2773  
e-mail address: shelly.allen@cityofmesa.org  
Recommendation: Approval with conditions

10. Case No. DR00-011TC regarding the cornice detail for the One Macdonald Center Building (Site 21), located at 1 N. Macdonald Street.

Applicant: Outsource International  
Staff Contact: Patrick Murphy, Sr. Redevelopment Specialist, (480) 644-3964  
e-mail address: patrick.murphy@cityofmesa.org  
Recommendation: Approval

11. Discuss and consider Special Use Permit Case No. ZA02-007TC for a Comprehensive Sign Plan to allow the permanent use of the forty-five foot (45') high freestanding sign currently located at Brown & Brown Chevrolet, 145 East Main Street.

Applicant: Brown & Brown Chevrolet  
Staff Contact: Patrick Murphy, Sr. Redevelopment Specialist, (480) 644-3964  
e-mail address: patrick.murphy@cityofmesa.org  
Recommendation: Denial

12. Director's Report, Greg Marek

13. Report from Mesa Town Center, Tom Verploegen - Executive Director

14. Board Member Comments

15. Adjournment

**Supporting data is available for public review in the Redevelopment Office, 20 E. Main St., Suite 200, Mesa, Arizona. Phone No. 644-3959.  
Para asistencia en Español, llamar (480) 644-3356.**

The City of Mesa is committed to making its public meetings accessible to persons with disabilities. For special accommodations, please contact the Redevelopment Office at 644-3959 or 644-2778(TDD) at least 48 hours in advance of the meeting.