

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

DATE: October 19, 2006 **TIME:** 7:30 a.m.

MEMBERS PRESENT

Adam Decker, Vice Chair
Nabil Abou-Haidar
Steve Chucri
Linda Flick
Gary Gallagher
Dean Taylor

STAFF PRESENT

Cathy Ji
Katrina Rogers
Sue Cason
John Wesley

STAFF ABSENT

Shelly Allen
Patrick Murphy

MEMBERS ABSENT

Jeff Jarvis, Chair
Christine Close
Chuck Riekema

GUEST SPEAKERS

1. Call to Order

The October 19, 2006 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 Vice Chair Adam Decker.

2. Approval of Minutes of the September 21, 2006 Regular Meeting.

It was moved by Dean Taylor and seconded by Gary Gallagher to approve the minutes of September 21, 2006.

**Vote: 6 in favor
0 opposed**

3. Introduction of new Committee Member, Linda Flick.

Vice Chair Decker introduced the new Committee Member, Ms. Linda Flick.

Ms. Flick introduced herself as a partner in the company of Archicon, which is an architectural and interior design firm. Ms. Flick has served on several boards and committees in Mesa. Ms. Flick also stated it is a pleasure and honor to be appointed

to the DDC and looks forward to working with each member.

Ms. Katrina Rogers spoke on behalf of Ms. Shelly Allen and the Town Center Development Staff welcoming Ms. Flick to the Committee and that her service is appreciated.

4. Discuss and Consider General Plan Amendment, Case No. GPMinor06-02TC, for the properties generally located between 44 W. University Dr. and 120 W. University Drive, to add Office Overlay designation to the General Plan Land Use Map.

Ms. Katrina Rogers stated that this is the second public hearing for this General Plan Amendment. The first public hearing was held at the Downtown Development Committee meeting on September 21, 2006. There were no citizens in attendance at this meeting.

There are seven (7) properties on the north side of University Drive between Grand and Drew Streets without the Office Overlay designation. Six of the seven property owners are in favor of the amendment. Staff has been unsuccessful in contacting the property owner at 86 W. University Drive, who has yet to give his consent to be included. Therefore his property has been excluded from the application. This property owner already has an office building, so he did not feel the Office Overlay would be very beneficial.

Staff recommends approval of the proposed General Plan Amendment, changing the land use designation from Single Family Residential to Single Family Residential with Office Overlay, because it will provide consistency with surrounding properties in the General Plan.

It was moved by Steve Chucri and seconded by Nabil Abou-Haidar to recommend approval of General Plan Amendment, Case No. GPMinor06-02TC, for the properties generally located between 44 W. University Dr. and 120 W. University Drive, to add Office Overlay designation to the General Plan Land Use Map.

**Vote: 6 in favor
0 opposed**

5. Discuss and Consider a Special Use Permit, Case No. ZA06-115TC for an office in the TCR-1 zoning district at 110 W. University Drive.

Ms. Rogers stated that, in addition to the General Plan Amendment, the property owner at 110 W. University Drive is requesting a Special Use Permit to allow the residence to be converted into an office. The proposed site plan shows that the majority of the changes to the property are to the rear of the property and will not be visible from University Drive. The zoning to the property is TCR-1, which is a residential zone and prohibits commercial uses except in the case of a Special Use

Permit for an office. Prior to taking the Special Use Permit to the Zoning Administrator, City Council must approve the General Plan Amendment.

There are certain guidelines for office uses in TCR-1, TCR-2, and TCR-3 Zoning Districts. Staff felt that this applicant met the criteria of the guidelines and that the applicant is intent on maintaining the residential and historic character of the home.

The applicant was present and had no comments.

Staff recommends approval of the Special Use Permit.

It was moved by Gary Gallagher and seconded by Dean Taylor to recommend approval of a Special Use Permit, Case No. ZA06-115TC, for an office in the TCR-1 zoning district at 110 W. University Drive subject to the following stipulations:

- 1. Approval of Minor General Plan Amendment Case No. GPMInor06-02TC.**
- 2. The Special Use Permit is directly linked to the proposed use, which is to conduct a small occupational and speech therapy office and shall expire at the time of the cessation of such activities.**
- 3. Obtain the necessary historic clearances from the City of Mesa Historic Preservation Office prior to performing any work on the property.**
- 4. Final placement, quantity, and design of all signage (wall, monument, window, etc.) shall be subject to the approval of a separate sign permit and to the approval of a historic clearance.**
- 5. Compliance with the basic development as described in the project narrative and as shown in the approved development plans submitted.**
- 6. Compliance with all City development codes and regulations.**

**Vote: 6 in favor
0 opposed**

- 6. Discuss and Consider an Amendment to the City of Mesa Zoning Ordinance, to amend the fee structure in Section 11-18-8 to provide separate fees for rezoning, rezoning with site plan review, site plan review or modification, and simple site plan modification applications.**

Mr. John Wesley, the City of Mesa Planning Director, stated that the proposal is to amend the Zoning Ordinance to create a sliding fee scale and to divide the fees by types of applications. Currently the fee is \$1,800.00 plus \$180.00 per acre for an application whether it is a site plan, a rezoning, or a combined site plan and rezoning. The Planning Division is proposing to break the fees out so there is a separate fee if just applying for a rezoning, or for a site plan or site plan modification. The fee would be combined into one if filed as one application. Also, create a sliding scale that reduces the fee per acre as the size of the property gets larger. Mr. Wesley feels that this will help keep the application fees more in line with the cost to the City in providing the service to process the applications, and also in line with other cities in the valley.

Using the structure now in place, the fee is almost double the fee compared to other cities when applied to larger tracks of land. The Planning Division feels that the new fee structure will better reflect the cost of service provided and make the applications and processes more competitive with the cities around us.

Mr. Wesley stated that the division is also looking at the fees for minor site plan modifications. The administrative review fee for a minor site plan modification is currently \$600.00 per administrative review, which entails such changes as increasing the floor area of a total project by 20% or less and being 5,000 square feet or less, not adding storage within 50 feet of residential use, and so forth. At the current rate, any changes above the 20% increase, will become a site plan modification at the cost of \$1,800.00 plus \$180.00 per acre. Staff is looking to keep the cost of an application more in line with what the actual staff time would be to review the change. The proposal is to adjust what we consider administratively, based on what is in place currently, to go from 20% total increase of floor area to 25% increase and from 5,000 square feet to 10,000 square feet or less, and also to allow additional floors to be added to an existing building as long as there is no change to the overall height of the building

The Planning Division would like to propose a new fee for a simplified site plan modification. Certain criteria would be put in place to evaluate the application if it is a simplified site plan modification and therefore only charge the base fee of \$1,800.00.

The proposed modifications to the fee structure will provide a sliding scale for large projects, provide separate fees for rezoning and site plan review, and provide a reduced fee for minor site plan modifications.

Mr. Chucri commented that he is pleased that the City Staff is proactively trying to bring balance to situations like these.

It was moved by Linda Flick and seconded by Nabil Abou-Haidar to recommend approval of an Amendment to the City of Mesa Zoning Ordinance, to amend the fee structure in Section 11-18-8 to provide separate fees for rezoning, rezoning with site plan review, site plan review or modification, and to change the minimum criteria for simple site plan modification applications.

**Vote: 6in favor
0 opposed**

7. Board Member Comments

There were no comments made.

8. Director's Report, Katrina Rogers

Ms. Rogers made the Director's Report in place of Ms. Allen.

Ms. Rogers stated that at the November 16 meeting of the Downtown Development Committee there will be a consideration of an Amendment to the Zoning Ordinance, to allow Level 1 Historic Structures to be eligible for a Special Use Permit for Office Uses in all zoning districts. As the code stands now only the districts of TCR-1, TCR-2 and TCR-3 have the eligibility for a Special Use Permit for Office Uses in a Level 1 Historic Structure. Ms. Stephanie Bruning, the Historic Preservation Officer will be invited to the meeting to answer any questions concerning Level 1 Historic Structures.

9. Report from Downtown Mesa Association, Tom Verploegen – Executive Director

Mr. Tom Verploegen was not present. Ms. Rogers stated that Mr. Verploegen wanted to inform the Board that the Sculptures-in-the-Street exhibit is on its way. There are forty (40) new pieces and The Downtown Mesa Association is holding an event to view the pieces on Saturday, November 4th at 5:30 p.m. behind the Federal Building and a free reception at 7:00 p.m. at Inside the Bungalow. The Board will be receiving an invitation soon.

10. Items from Citizens Present (No action can be taken)

There were no items.

11. Adjournment

With there being no further business, this meeting of the Downtown Development Committee adjourned at 8:00 a.m.

Respectfully Submitted,

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