

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

**DATE:** November 17, 2005    **TIME:** 7:30 a.m.

**MEMBERS PRESENT**

Steve Chucri  
Christine Close  
Michelle Dahlke  
Adam Decker  
Nabil Abou-Haidar  
Dean Taylor

**STAFF PRESENT**

Shelly Allen  
Patrick Murphy

**MEMBERS ABSENT**

Chuck Riekema, Chair  
Jeff Jarvis, Vice Chair  
Gary Gallagher

**1.    Call to Order**

The November 17, 2005 meeting of the Downtown Development Committee was called to order at 7:30 a.m. in the City Council Chambers located at 57 E. First Street by Adam Decker.

**2.    Approval of Minutes of the October 20, 2005 Regular Meeting**

**It was moved by Dean Taylor, seconded by Nabil Abou-Haidar, to approve the minutes of the October 20, 2005 meeting.**

**Vote: 6 in favor.  
      0 opposed.**

**3.    Review and consider changes to Sections 11-18-7 and 11-18-8 of the Zoning Ordinance to provide for the Planning and Zoning Board to approve site plans and site plan modifications.**

Ms. Allen reported that the Planning Department requested a continuance on this item to the next regular DDC meeting.

**It was moved by Christine Close, seconded by Michelle Dahlke, to approve a continuance of the proposed ordinance amending Sections 11-18-7 and 11-18-8 of the Zoning Ordinance to the next regular DDC meeting.**

**Vote: 6 in Favor.  
0 Opposed.**

**4. Discuss and Consider General Plan Amendment, Case No. GPA05-001TC, from multi-family residential to retail/commercial services for the property located on the northeast corner of Extension and 1st Ave.**

Mr. Murphy reported that this is the second public hearing on the General Plan Amendment (GPA) for this case. He stated that the DDC held the first public hearing in October. Mr. Murphy indicated that the Downtown Committee recommended approval of the Rezoning case; approved the Design Review case; and recommended approval of the Variance case to allow a 10-foot wall. Mr. Murphy stated that the Rezoning and GPA will go before the City Council and the Variance case will go before the Zoning Administrator after the City Council acts on the General Plan and Rezoning cases.

Mr. Murphy informed all Board members that in their packets was a memo from the Transportation Division expressing their concerns on the project. The Transportation Division requests that any action be postponed until their Transit Oriented Development (TOD) study was completed.

Mr. Murphy reported that there will be sixty-five employees at the new site. The applicant will place the existing property up for sale.

Staff is in favor of this project and believes it will be a benefit to the Downtown Redevelopment Area, and to the City of Mesa.

**It was moved by Christine Close, seconded by Michelle Dahlke, to approve the General Plan Amendment Case No. GPA05-001TC from multi-family residential to retail/commercial services for the property located on the northeast corner of Extension and 1<sup>st</sup> Avenue, subject to the following stipulation:**

**1. Approval of Rezoning Case No. CZ05-001TC**

**Vote: 6 in Favor.  
0 Opposed.**

**5. Board member comments.**

None.

**6. Director's Report, Shelly Allen**

Ms. Allen reported that minor repairs are being done to the concrete that was poured on the Pedestrian Pathway. She also stated that a 10-foot high wood sculpture of a bear was donated to the City of Mesa from the City of Burnaby in Canada. The sculpture will be displayed on the southwest corner of Lewis and Pepper Streets.

**7. Items from Citizens present (No action can be taken).**

No items from citizens present.

**8. Adjournment**

With there being no further business, this meeting of the Downtown Development Committee adjourned at 7:45 am.

Respectfully Submitted,

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Shelly Allen, Town Center Development Director  
*Minutes prepared by Liz Kuwamoto*

