



COUNCIL MINUTES

October 16, 2017

The City Council of the City of Mesa met in a Study Session in the lower level meeting room of the Council Chambers, 57 East 1st Street, on October 16, 2017 at 5:15 p.m.

COUNCIL PRESENT

John Giles
David Luna
Mark Freeman
Christopher Glover
Francisco Heredia
Kevin Thompson
Jeremy Whittaker

COUNCIL ABSENT

None

OFFICERS PRESENT

Kari Kent
Dee Ann Mickelsen
Jim Smith

1. Review items on the agenda for the October 16, 2017 Regular Council meeting.

All of the items on the agenda were reviewed among Council and staff and the following was noted:

Conflict of interest: None.

Items removed from the consent agenda: None.

Manager of Downtown Transformation Jeff McVay displayed a PowerPoint presentation (**See Attachment 1**) and discussed item 6-a (**ZON17-00184 0 to 100 block of South Pomeroy (west side). Located west of Mesa Drive south of Main Street (1± acres)**) on the Regular Council Meeting agenda.

Economic Development Director William Jabjiniak discussed item 7-a (**ZON17-00047 7200 through 7400 blocks of East Ray Road (north side). Located east of Power Road on the north side of Ray Road (8.2± acres)**) on the Regular Council Meeting agenda.

2. Approval of minutes from an Executive Session held on September 28, 2017.

It was moved by Councilmember Glover, seconded by Councilmember Thompson, that the minutes from an Executive Session held on September 28, 2017 be approved.

Carried unanimously.

3. Acknowledge receipt of minutes of various boards and committees.

- 3-a. Housing and Community Development Advisory Board meeting held on September 7, 2017.

It was moved by Councilmember Glover, seconded by Vice Mayor Luna, that receipt of the above-listed minutes be acknowledged.

Carried unanimously.

4. Hear reports on meetings and/or conferences attended.

Vice Mayor Luna: Luna Landing, "Welcome Home" Picnic of the Vietnam Veterans, and Mesa Community College Iron Chef Contest

5. Scheduling of meetings and general information.

Assistant City Manager Kari Kent stated that the schedule of meetings is as follows:

Tuesday, October 17, 2017, 11:30 a.m. – Residence Inn Groundbreaking Ceremony

Saturday, October 21, 2017, 8:00 a.m. – Household Hazardous Waste Collection Event

Saturday, October 21, 2017, 5:00 p.m. – Celebrate Mesa

Saturday, October 21, 2017, 8:00 p.m. – Spark! After Dark

Thursday, October 26, 2017, 7:30 a.m. – Study Session

6. Adjournment.

Without objection, the Study Session adjourned at 5:26 p.m.

JOHN GILES, MAYOR

ATTEST:

DEE ANN MICKELSEN, CITY CLERK

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Study Session of the City Council of Mesa, Arizona, held on the 16th day of October, 2017. I further certify that the meeting was duly called and held and that a quorum was present.

DEE ANN MICKELSEN, CITY CLERK

ZON17-00184

DISTRICT 4: THE 0 TO 100 BLOCK OF SOUTH POMEROY (WEST SIDE). LOCATED WEST OF MESA DRIVE SOUTH OF MAIN STREET. (1± ACRES). REZONE FROM T5MS TRANSECT TO T5MSF TRANSECT. THIS REQUEST WILL ALLOW FOR THE DEVELOPMENT OF A MIXED-USE PROJECT TO INCLUDE RESIDENTIAL AND COMMERCIAL LAND USES WITH A PARKING STRUCTURE. PRELIMINARY PLAT.

City Council Study
Session

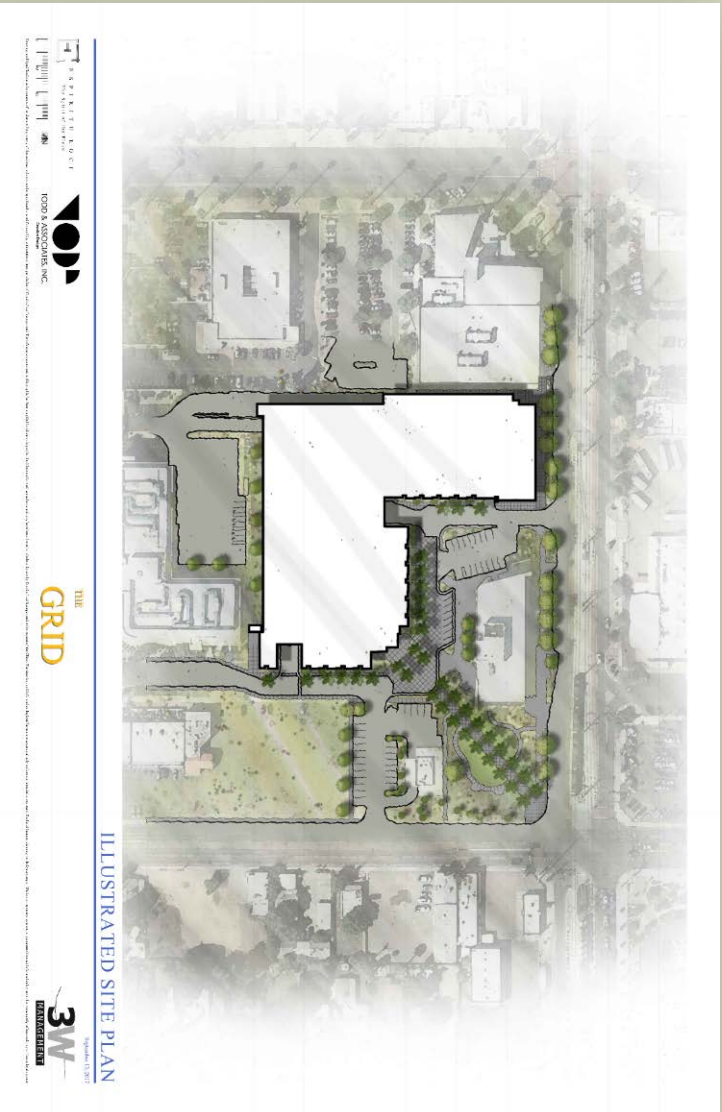
10/16/2017

Jeffrey McVay AICP
Manager of Downtown
Transformation

REZONING REQUEST

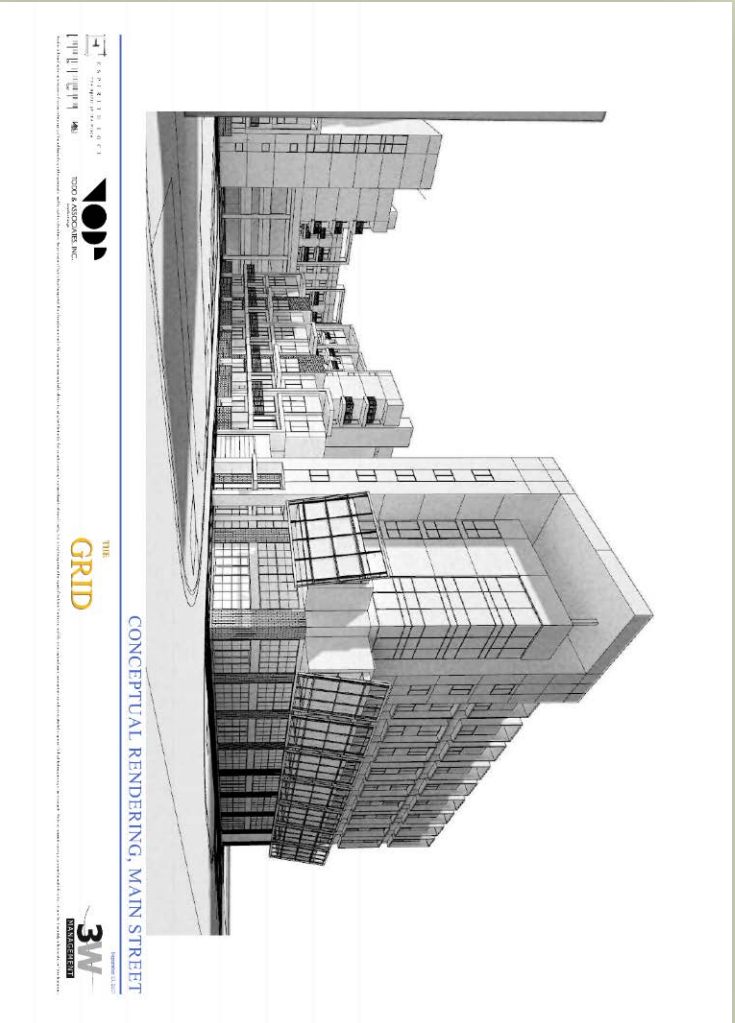
THE GRID CLIPDENT PROJECT DETAILS

- **Site Area:**
 - Approx. 3.3 acres
- **Total Building Area:**
 - Approx. 340,000 SF
- **Mixed-Use:**
 - 20,000+ SF commercial space
 - 250+ dwelling units
- **Building Height**
 - Main Street building: 79'
 - Residential building: 84'-6"
- **New 3-level parking garage**
- **Pomeroy garage improvements**
- **Pomeroy streetscape improvements**
- **Gateway Park improvements**



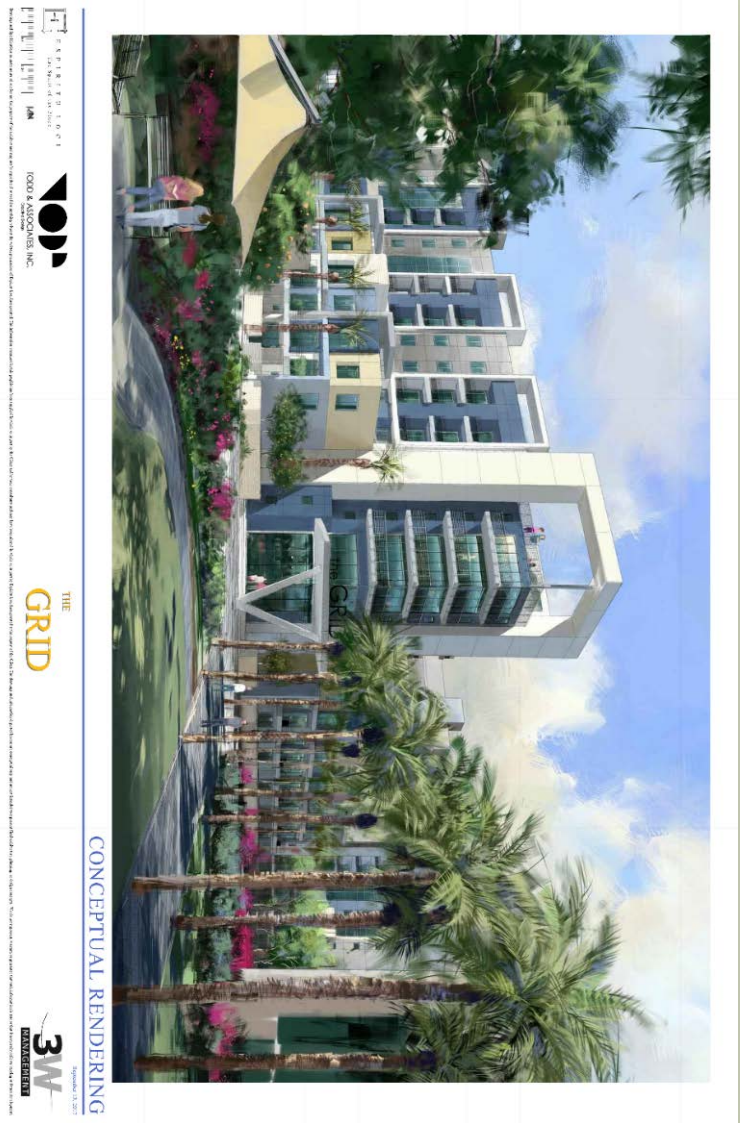
THE GRID - VIEW FROM MAIN STREET

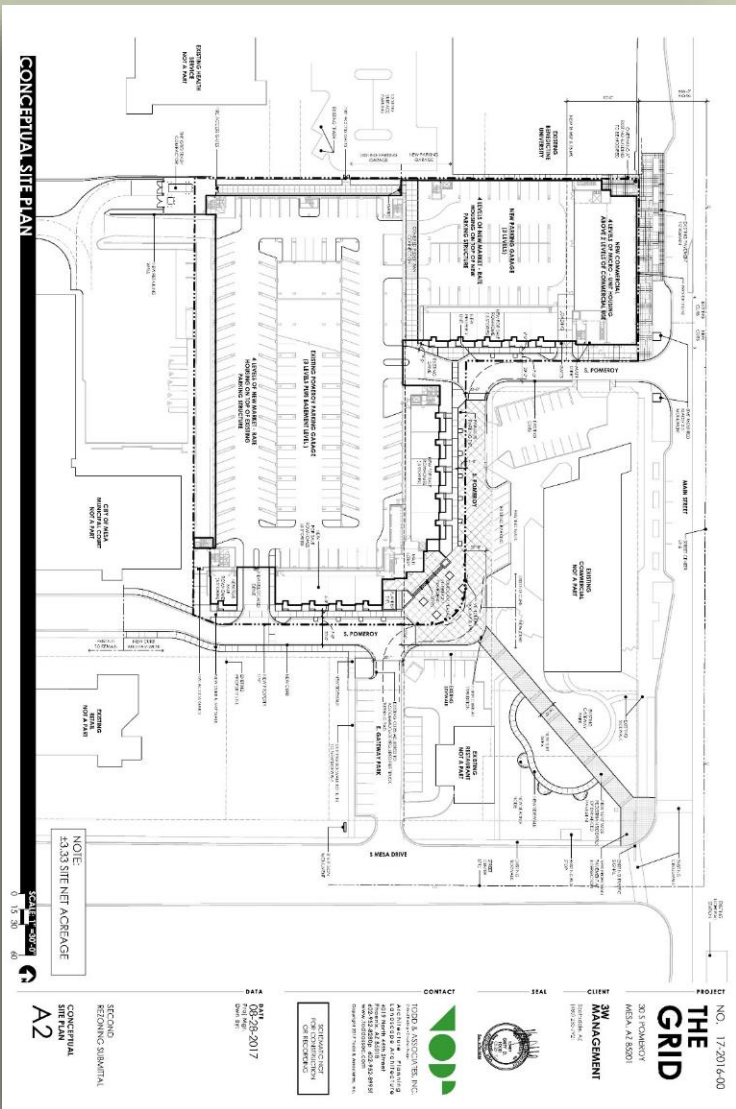
(LOOKING WEST)



THE GRID - VIEW FROM GATEWAY PARK

(LOOKING SOUTHWEST)

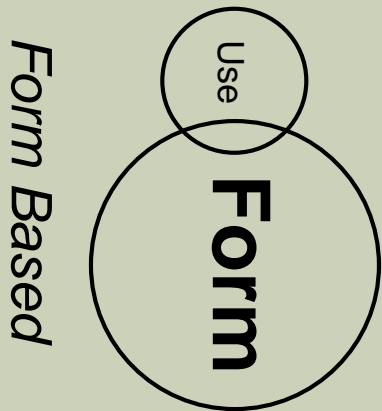
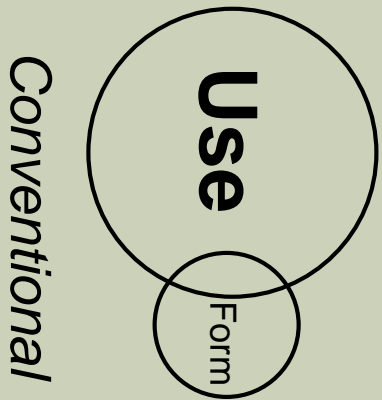




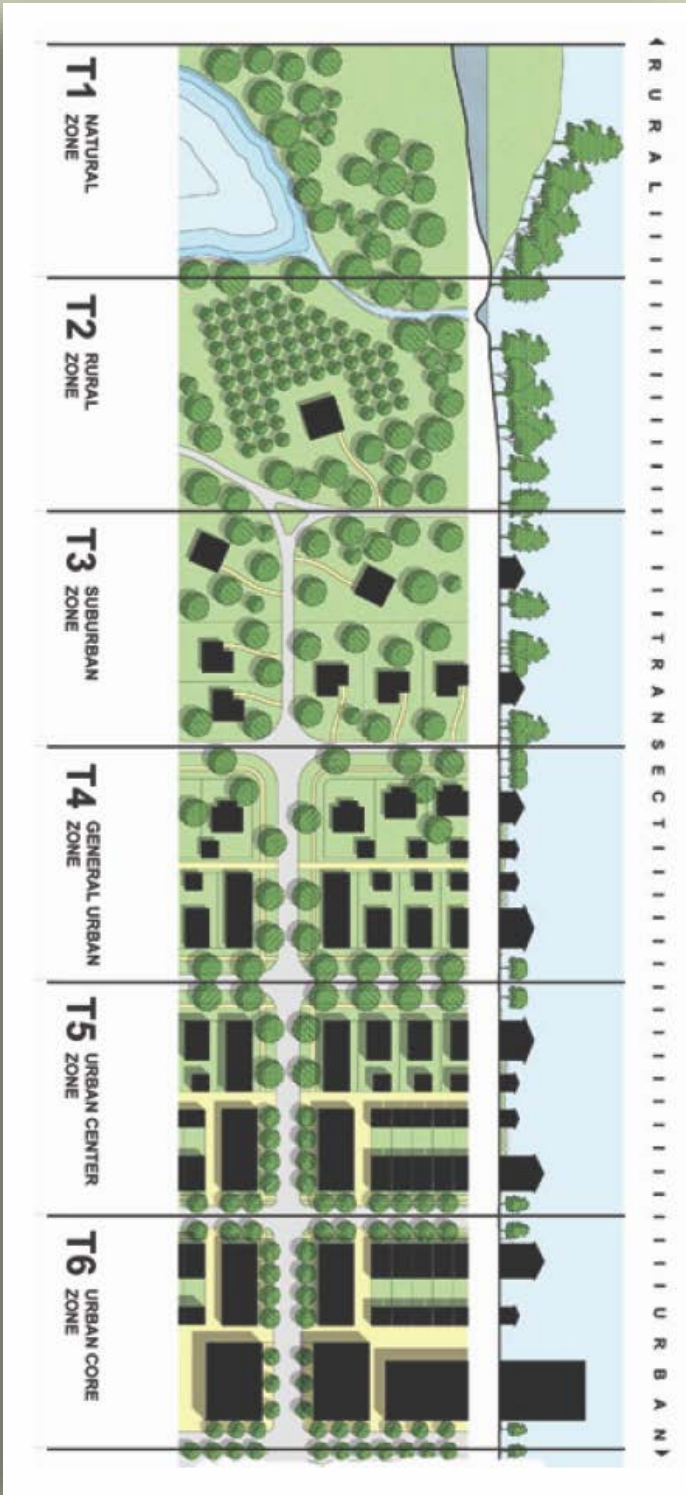


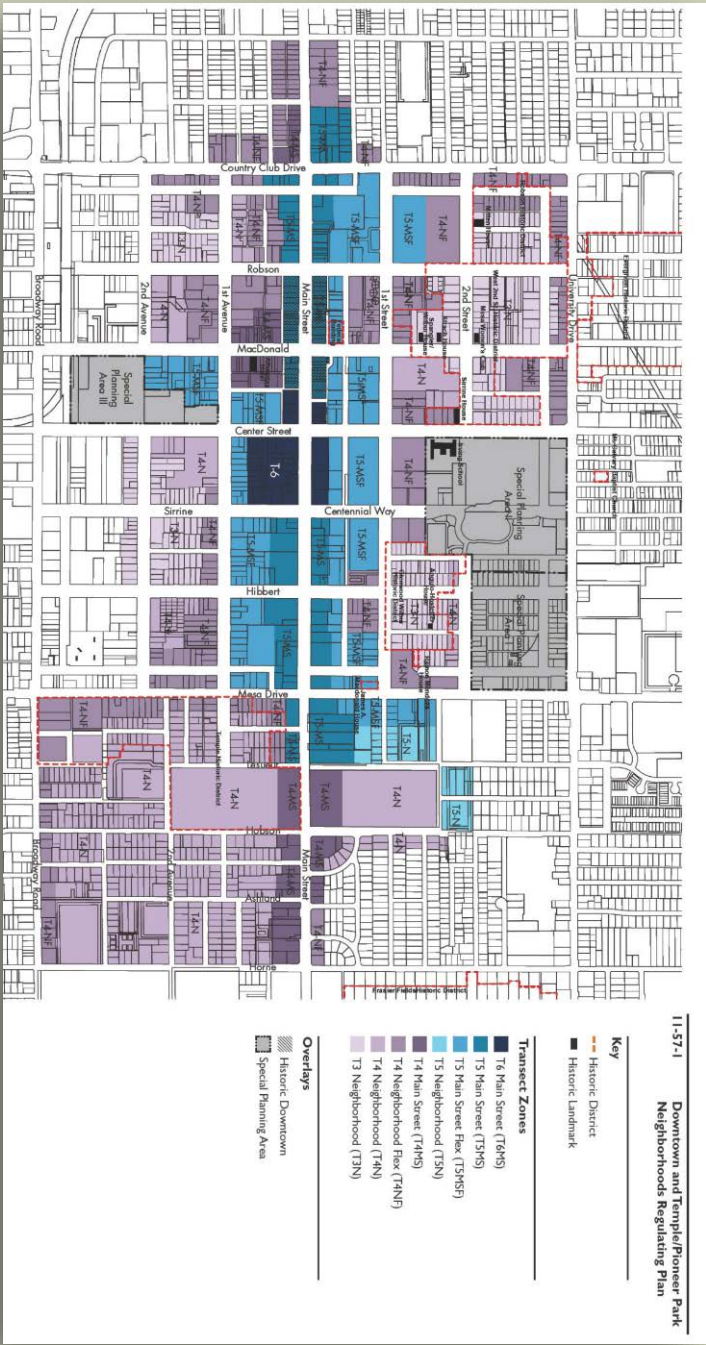
Jeffrey McVay AICP | Manager of Downtown Transformation | Jeff.mcvay@mesaz.gov | (480) 644-5379

FORM-BASED CODE



FODM PASSED CODE TRANSECTS





11-57-1 Downtown and Temple/Pioneer Park Neighborhoods Regulating Plan

Key

- Historic District
- Historic Landmark









Transect Zones

- T6 Main Street (T6NS)
- T5 Main Street (T5NS)
- T5 Main Street Flex (T5H5F)
- T5 Neighborhood (T5N)
- T4 Main Street (T4NS)
- T4 Neighborhood Flex (T4NF)
- T4 Neighborhood (T4N)
- T3 Neighborhood (T3N)

Overlays

- Historic Downtown
- Special Planning Area

FODPA BASED CODE BUILDING FODPA

 <p>13N Neighborhood</p> <p>Intent To provide a walkable predominantly single-family neighborhood that integrates appropriate multi-family housing types such as duplexes, triplexes, townhouses, row houses, row cottages, walk-up bungalow units, walk-up duplexes, row town and commercial areas.</p> <p>Desired Form Residential</p> <p>General Use Residential</p> <p>Parking Low to moderate parking requirements to promote walkability and minimize the visual impact on the neighborhood.</p>	 <p>14N Neighborhood</p> <p>Intent To provide high quality, medium residential building types such as townhouses, small courtyard housing, mansion apartments, row houses, row cottages, walk-up duplexes to town and commercial amenities.</p> <p>Desired Form Residential</p> <p>General Use Residential</p> <p>Parking Low to moderate parking requirements to promote walkability and minimize the visual impact on the neighborhood. On street parking should be counted toward required parking.</p>	 <p>14NF Neighborhood Flex</p> <p>Intent To provide a flexible area that can accommodate smaller, neighborhood scale commercial uses in a main street form that allows for multi-story residential on the ground floor residential until the commercial corridor matures.</p> <p>Desired Form Live-Work/Commercial/Residential</p> <p>General Use Ground Floor Live/Work, Commercial, or Residential Upper Floor Residential or Commercial</p> <p>Parking Low parking requirements to promote walkability. Commercial parking handled as a part of a Downtown Commercial District, off-street structured residential parking.</p>	 <p>14MS Main Street</p> <p>Intent To integrate vibrant main-street commercial and retail environments into neighborhoods, providing access to day-to-day amenities and services. Main street should serve as a focal point for the neighborhood.</p> <p>Desired Form Commercial/Shopfronts</p> <p>General Use Ground Floor Commercial Upper Floor Residential or Commercial</p> <p>Parking Low parking requirements to promote walkability. Commercial parking handled as a part of a Downtown Commercial District, off-street structured residential parking.</p>	 <p>15N Neighborhood</p> <p>Intent To provide a medium- to high-density residential building types such as apartment houses, courtyard buildings, and mid-rise row houses. Medium density surrounding residential neighborhoods, to the higher density mixed-use neighborhoods.</p> <p>Desired Form Residential</p> <p>General Use Residential</p> <p>Parking Low parking requirements to promote walkability, off-street structured residential parking.</p>	 <p>15MSF Main Street Flex</p> <p>Intent To provide a flexible area that can transition from the commercial district to residential district by allowing a mixture of ground floor residential that could transition to commercial space when the commercial corridor matures.</p> <p>Desired Form Live-Work/Commercial/Residential</p> <p>General Use Ground Floor Live/Work, Commercial, or Residential Upper Floor Residential or Commercial</p> <p>Parking Low parking requirements to promote walkability. Commercial parking handled as a part of a Downtown Commercial District, off-street structured residential parking.</p>	 <p>15MS Main Street</p> <p>Intent To integrate medium intensity vertical mixed use that can appropriately transition into the adjacent neighborhoods in central business districts, or other pedestrian oriented urban areas.</p> <p>Desired Form Commercial/Shopfronts</p> <p>General Use Ground Floor Commercial Upper Floor Residential or Commercial</p> <p>Parking Low to no parking requirements to promote walkability. Commercial parking handled as part of a Downtown Commercial District, off-street structured residential parking.</p>	 <p>16MS Main Street</p> <p>Intent To enable designated areas within the core of central Missa to evolve into higher intensity mixed use development that can support pedestrian oriented urban environment.</p> <p>Desired Form Commercial/Shopfronts</p> <p>General Use Ground Floor Commercial Upper Floor Residential or Commercial</p> <p>Parking Low to no parking requirements to promote walkability. Commercial parking handled as part of a Downtown Commercial District, off-street structured residential parking.</p>
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FORM-BASED BUILDING TYPE

Table II-593.A Building Types General

Building Type	Transect Zones																		
<p>Carriage House: This Building Type is a secondary structure typically located at the rear of a lot. It typically provides either commercial or service uses that may be above a garage or at ground level. This Type is important for providing affordable housing opportunities and including small businesses within walkable neighborhoods.</p>	<table border="1"> <tr><td>T1</td><td>T2</td><td>T3</td><td>T4</td><td>T5</td><td>T6</td></tr> <tr><td>N</td><td>N</td><td>N</td><td>N</td><td>N</td><td>N</td></tr> <tr><td>HS</td><td>HS</td><td>HS</td><td>HS</td><td>HS</td><td>HS</td></tr> </table>	T1	T2	T3	T4	T5	T6	N	N	N	N	N	N	HS	HS	HS	HS	HS	HS
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<p>Single-Unit House, Village: This Building Type is a medium-sized detached structure on a medium-sized lot that incorporates one unit. It is typically located within a primarily single-family residential neighborhood near a walkable urban setting, potentially near a transit station. This Type is important for providing affordable housing opportunities and including small businesses within walkable neighborhoods.</p>	<table border="1"> <tr><td>T1</td><td>T2</td><td>T3</td><td>T4</td><td>T5</td><td>T6</td></tr> <tr><td>N</td><td>N</td><td>N</td><td>N</td><td>N</td><td>N</td></tr> <tr><td>HS</td><td>HS</td><td>HS</td><td>HS</td><td>HS</td><td>HS</td></tr> </table>	T1	T2	T3	T4	T5	T6	N	N	N	N	N	N	HS	HS	HS	HS	HS	HS
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<p>Single-Unit House, Cottage: This Building Type is a small detached structure on a small lot that incorporates one unit. It is typically located within a primarily single-family residential neighborhood in a walkable urban setting, potentially near a transit station. This Type is important for providing affordable housing opportunities and including small businesses within walkable neighborhoods.</p>	<table border="1"> <tr><td>T1</td><td>T2</td><td>T3</td><td>T4</td><td>T5</td><td>T6</td></tr> <tr><td>N</td><td>N</td><td>N</td><td>N</td><td>N</td><td>N</td></tr> <tr><td>HS</td><td>HS</td><td>HS</td><td>HS</td><td>HS</td><td>HS</td></tr> </table>	T1	T2	T3	T4	T5	T6	N	N	N	N	N	N	HS	HS	HS	HS	HS	HS
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<p>Bungalow Court: This Building Type consists of a series of small detached structures, providing multiple units arranged to define a shared court that is typically perpendicular to the street. The shared court takes the place of a private rear yard and becomes an important community-enhancing element of this Type. This Type is important for providing affordable housing opportunities and including small businesses within walkable neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.</p>	<table border="1"> <tr><td>T1</td><td>T2</td><td>T3</td><td>T4</td><td>T5</td><td>T6</td></tr> <tr><td>N</td><td>N</td><td>N</td><td>N</td><td>N</td><td>N</td></tr> <tr><td>HS</td><td>HS</td><td>HS</td><td>HS</td><td>HS</td><td>HS</td></tr> </table>	T1	T2	T3	T4	T5	T6	N	N	N	N	N	N	HS	HS	HS	HS	HS	HS
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HS	HS	HS	HS	HS	HS														
<p>Duplex: This Building Type is a small to medium-sized structure that consists of two side-by-side or stacked dwelling units, both facing the street, and within a single building massing. This Type has the appearance of a medium to large single-family home and is appropriately scaled to fit within primarily single-family neighborhoods or medium-density neighborhoods. It enables appropriate residential design opportunities and is important for providing a broad choice of housing types and promoting walkability.</p>	<table border="1"> <tr><td>T1</td><td>T2</td><td>T3</td><td>T4</td><td>T5</td><td>T6</td></tr> <tr><td>N</td><td>N</td><td>N</td><td>N</td><td>N</td><td>N</td></tr> <tr><td>HS</td><td>HS</td><td>HS</td><td>HS</td><td>HS</td><td>HS</td></tr> </table>	T1	T2	T3	T4	T5	T6	N	N	N	N	N	N	HS	HS	HS	HS	HS	HS
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Key **T1** allowed **T6** not allowed

Table II-593.A Building Types General (continued)

Building Type	Transect Zones																		
<p>Townhouse: This Building Type is a small to medium-sized attached structure that consists of three to eight dwelling units in a row, typically in a row, in a medium-density neighborhood or in a location that transitions from a primarily single-family neighborhood into a neighborhood with higher densities and is important for providing a broad choice of housing types and promoting walkability.</p>	<table border="1"> <tr><td>T1</td><td>T2</td><td>T3</td><td>T4</td><td>T5</td><td>T6</td></tr> <tr><td>N</td><td>N</td><td>N</td><td>N</td><td>N</td><td>N</td></tr> <tr><td>HS</td><td>HS</td><td>HS</td><td>HS</td><td>HS</td><td>HS</td></tr> </table>	T1	T2	T3	T4	T5	T6	N	N	N	N	N	N	HS	HS	HS	HS	HS	HS
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HS	HS	HS	HS	HS	HS														
<p>Mission Apartment: This Building Type is a medium structure that consists of three to six side-by-side and/or stacked dwelling units, typically with one shared entry or multiple entries along the side of the building. This Type is important for providing affordable housing opportunities and including small businesses within walkable neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.</p>	<table border="1"> <tr><td>T1</td><td>T2</td><td>T3</td><td>T4</td><td>T5</td><td>T6</td></tr> <tr><td>N</td><td>N</td><td>N</td><td>N</td><td>N</td><td>N</td></tr> <tr><td>HS</td><td>HS</td><td>HS</td><td>HS</td><td>HS</td><td>HS</td></tr> </table>	T1	T2	T3	T4	T5	T6	N	N	N	N	N	N	HS	HS	HS	HS	HS	HS
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HS	HS	HS	HS	HS	HS														
<p>Apartment House: This Building Type is a medium- to large-sized structure that consists of seven to 12 side-by-side and/or stacked dwelling units, typically with one shared entry. This Type is appropriately scaled to fit in an urban setting, potentially near a transit station. This Type is important for providing affordable housing opportunities and including small businesses within walkable neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.</p>	<table border="1"> <tr><td>T1</td><td>T2</td><td>T3</td><td>T4</td><td>T5</td><td>T6</td></tr> <tr><td>N</td><td>N</td><td>N</td><td>N</td><td>N</td><td>N</td></tr> <tr><td>HS</td><td>HS</td><td>HS</td><td>HS</td><td>HS</td><td>HS</td></tr> </table>	T1	T2	T3	T4	T5	T6	N	N	N	N	N	N	HS	HS	HS	HS	HS	HS
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HS	HS	HS	HS	HS	HS														
<p>Courtyard Building: This Building Type is a medium- to large-sized structure that consists of multiple side-by-side and/or stacked dwelling units accessed from a courtyard or series of courtyards. Each unit may have its own individual entry, or up to three units may share a common entry. This Type is important for providing affordable housing opportunities and including small businesses within walkable neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.</p>	<table border="1"> <tr><td>T1</td><td>T2</td><td>T3</td><td>T4</td><td>T5</td><td>T6</td></tr> <tr><td>N</td><td>N</td><td>N</td><td>N</td><td>N</td><td>N</td></tr> <tr><td>HS</td><td>HS</td><td>HS</td><td>HS</td><td>HS</td><td>HS</td></tr> </table>	T1	T2	T3	T4	T5	T6	N	N	N	N	N	N	HS	HS	HS	HS	HS	HS
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<p>Main Street Mixed-Use: This Building Type is a small- to medium-sized structure, typically attached, intended to provide a vertical mix of uses with ground-floor commercial, service, or retail uses and upper-floor commercial, service, or residential uses. Smaller versions of this Type include network units. This Type makes up the primary component of a neighborhood that is important for providing affordable housing opportunities and including small businesses within walkable neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.</p>	<table border="1"> <tr><td>T1</td><td>T2</td><td>T3</td><td>T4</td><td>T5</td><td>T6</td></tr> <tr><td>N</td><td>N</td><td>N</td><td>N</td><td>N</td><td>N</td></tr> <tr><td>HS</td><td>HS</td><td>HS</td><td>HS</td><td>HS</td><td>HS</td></tr> </table>	T1	T2	T3	T4	T5	T6	N	N	N	N	N	N	HS	HS	HS	HS	HS	HS
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Key **T1** allowed **T6** not allowed

Table II-593.A Building Types General (continued)

Building Type	Transect Zones																		
<p>Mid-Rise: This Building Type is a medium- to large-sized structure, 4 to 8 stories tall, built on a large lot that incorporates structured parking. It can be used to provide a mix of uses with ground-floor commercial, service, or residential uses or may be a single-use building, typically service or residential, where ground floor retail is not appropriate. This Type is a primary component of an urban downtown providing high-density buildings.</p>	<table border="1"> <tr><td>T1</td><td>T2</td><td>T3</td><td>T4</td><td>T5</td><td>T6</td></tr> <tr><td>N</td><td>N</td><td>N</td><td>N</td><td>N</td><td>N</td></tr> <tr><td>HS</td><td>HS</td><td>HS</td><td>HS</td><td>HS</td><td>HS</td></tr> </table>	T1	T2	T3	T4	T5	T6	N	N	N	N	N	N	HS	HS	HS	HS	HS	HS
T1	T2	T3	T4	T5	T6														
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<p>High-Rise: This Building Type is a large-sized structure, more than 8 stories tall, built on a large lot that incorporates structured parking. It is used to provide a vertical mix of uses with ground-floor commercial, service, or retail uses and upper-floor commercial, service, or residential uses. This Type is a primary component of an urban downtown providing high-density buildings.</p>	<table border="1"> <tr><td>T1</td><td>T2</td><td>T3</td><td>T4</td><td>T5</td><td>T6</td></tr> <tr><td>N</td><td>N</td><td>N</td><td>N</td><td>N</td><td>N</td></tr> <tr><td>HS</td><td>HS</td><td>HS</td><td>HS</td><td>HS</td><td>HS</td></tr> </table>	T1	T2	T3	T4	T5	T6	N	N	N	N	N	N	HS	HS	HS	HS	HS	HS
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N	N	N	N	N	N														
HS	HS	HS	HS	HS	HS														

Key **T1** allowed **T6** not allowed

FDPM BASED CODE PRIVATE CONTACT TYPE

11-60.3.A Private Frontages General		SECTION	PLAN
The private frontage is the area between the building facade and the lot line.		LOT 1 < PRIVATE FRONTAGE 31 <	LOT 1 < PRIVATE FRONTAGE 31 <
T1	T2	T3	T4
T5	T6	T7	T8
<p>Common Yard: The main facade of the building has a large planted setback from the frontage line providing a buffer from the higher-speed thoroughfare. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape with planting in conjunction with the other private frontages.</p>			
T1	T2	T3	T4
T5	T6	T7	T8
<p>Porch, projecting: The main facade of the building has a small to medium setback from the frontage line. The resulting front yard is typically very small and can be landscaped with trees and shrubs. The porch is open on three sides and all habitable space is located behind the setback line.</p>			
T1	T2	T3	T4
T5	T6	T7	T8
<p>Porch, engaged: The main facade of the building has a small to medium setback from the frontage line. The resulting front yard is typically very small and can be landscaped with trees and shrubs. The engaged porch has two adjacent sides of the porch that are engaged to the building while the other two sides are open.</p>			
T1	T2	T3	T4
T5	T6	T7	T8
<p>Stoop: The main facade of the building is near the frontage line and the elevated stoop engages the sidewalk. The stoop shall be elevated above the sidewalk to ensure privacy within the building. Stairs from the stoop may lead directly to the sidewalk or may be side-loaded. This type is appropriate for residential uses with small setbacks.</p>			
T1	T2	T3	T4
T5	T6	T7	T8
<p>Forecourt: The main facade of the building is at or near the frontage line and a small percentage is set back, creating a small court space. This space could be used as an entry court or shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within commercial areas.</p>			

11-60.3.A Private Frontages General (Continued)		SECTION	PLAN
The private frontage is the area between the building facade and the lot line.		LOT 1 < PRIVATE FRONTAGE 31 <	LOT 1 < PRIVATE FRONTAGE 31 <
T1	T2	T3	T4
T5	T6	T7	T8
<p>Doorland: The frontage line is defined by a low wall or hedge and the main facade of the building is set back a small distance creating a small doorway. The doorway shall not provide public circulation along a RCW. The doorway may be raised, screened, or at a grade above the sidewalk. This type is appropriate for streets, laneways, and small commercial uses < 2,500sf.</p>			
T1	T2	T3	T4
T5	T6	T7	T8
<p>Shopfront: The main facade of the building is at or near the frontage line with an at-grade entrance along the public way. This type is intended for retail uses. It may be used in conjunction with other frontage types, including an awning that may overlap the sidewalk. It may be used in conjunction with other frontage types.</p>			
T1	T2	T3	T4
T5	T6	T7	T8
<p>Terrace: The main facade of the building is at or near the frontage line with a raised terrace providing public circulation along the public way. This type is intended for retail uses. It may be used in conjunction with other frontage types, including an awning that may overlap the sidewalk. It may be used in conjunction with other frontage types.</p>			
T1	T2	T3	T4
T5	T6	T7	T8
<p>Gallery: The main facade of the building is at the frontage line and the gallery element overhangs the sidewalk. This type is intended for buildings with ground-floor commercial uses and may be one or two stories. The gallery should be used to provide the primary circulation along a frontage and extend far enough from the building to provide adequate protection and circulation for pedestrians.</p>			
T1	T2	T3	T4
T5	T6	T7	T8
<p>Awning: A covered walkway with habitable space above often overhanging into the RCW. The awning should be used to provide the primary circulation along a frontage and extend far enough from the building to provide adequate protection and circulation for pedestrians. This type is intended for buildings with ground-floor commercial uses and is commonly being used for public, semi-public and private.</p>			

Key Allowed Not Allowed