



DEVELOPMENT ADVISORY FORUM

February 12, 2020

City Council Chambers, Lower Level
Conference Room
57 E. 1st Street

Welcome and Introductions – Christine Zielonka

Minutes

General Plan/Zoning Code text amendments/Activity Levels – Nana Appiah, Lesley Davis, John Sheffer

Nana provided an update on the General Plan review and upcoming projects for 2020:

- The review will include development well defined standards for character areas, clarifying the requirements for major vs. minor plan amendments, and considering the context of an area in making decisions.
- This year the City Council adopted a new zoning designation: Leisure and Recreation. This designation is for use in identifying areas that are set aside for parks and other leisure facilities. This is one more tool that developers can use during the entitlement process
- Planning is working on developing specific criteria for site plan review to help increase the efficiency of the development process
- The guidelines for small lot residential development are still being developed.

Lesley Davis provided an update on some developments throughout the city including The Union, and The Landing 202.

John Sheffer indicated that activity levels continue to be high. The number of new single-family residential permits issued in January 2020 was 26% higher than the number issued in January 2019.

Quality Development Design Guidelines – Veronica Gonzalez

The Design Guidelines were approved by the City Council and went into effect February 10, 2020.

The guidelines are in place to help provide a sense of place, encourage buildings that engage the street, create cohesive building design, and encourage a variety of building materials.

Several text amendments were passed as part of the implementation of the design guidelines. The presentation focused on Chapters 5, 6, and 7 of the zoning code.

Chapter 5: Standards require one change in wall plane for residential projects, Multiple residence projects need to have a change in wall plane every 25 feet. There are minimum dimensions for entry ways, and developers need to use at least two materials

Chapter 6: Standards for development in Commercial and Mixed-Use districts require a cohesive design to make sure all the buildings are compatible with one another, change in wall planes need to occur every 50 feet, and the change in roof plane needs to occur every 100 feet. At least 3 distinct materials must be used on the building.

Chapter 7: Standards for employment districts are similar to Commercial and Mixed-Use, but also require clearly defined entrances, open spaces for employees and visitors that include amenities, and in the case of multiple building developments, building should taper the height and mass as they get closer to residential areas.

The adopted text amendments do include a provision that allows developers to request alternative compliance with the newly adopted requirements. The developer is required to outline in their project narrative how their proposed design meets or exceeds the minimum required standards. This is to encourage creativity and innovative design in Mesa.

<https://www.mesaaz.gov/business/development-services/planning/quality-development-design-guidelines>

Demolition Permits Issuance/ Master Plans – John Sheffer

A change in the process of receiving a demolition permit is in the works. Currently a person can receive a demolition permit over the counter without the utilities being turned off. The new process will require the customer to provide verification from the utility companies that service is disconnected before the demolition permit is issued.

The exact process and documentation is still being finalized with the different utilities. It is anticipated that new forms and information will be available in the coming months. When it is finalized, Development Services will send out the information to the development advisory forum email list.

John also reminded those present that any master plan that was submitted using the 2006 building codes needs to be updated to the 2018 codes. This only applies to master plans that don't have any applications yet. Only the sheets affected by the new codes need to be updated.

EPA WaterSense Program for Residential Development – Laura Hyneman

Laura Hyneman presented information on the EPA's WaterSense Certified Home Program. This program is similar to the EnergyStar program. WaterSense labeled products are backed by independent third-party certification. The program is designed to make homes use water more efficiently. Features of the program include, efficient fixtures, leak detection and efficient landscape irrigation systems.

Version 2.0 is being rolled out and it is meant to provide more flexibility to homebuilders, improve collaboration with green certification programs, and allow for easier implementation.

A Demonstration of RESNET's water efficiency rating of a WaterSense Certified home is occurring on Tuesday Feb 25th. There are two sessions, one from 1:30-3pm and the other from 3:30-5:00 pm. The demonstration is at the KB Home's Allred Ranch (NE of Lindsay and Southern). E. Southern and Los Alamos. For more information you can contact ryan@resnet.us

If you have questions or feedback about the WaterSense program, please contact Laura Hyneman. She is happy to discuss it further with you. Her email is laura.hyneman@mesaaz.gov.

Next meeting – To be announced.