



## DEVELOPMENT ADVISORY FORUM

June 3, 2020

Minutes

*Welcome and Introductions* – Christine Zielonka

*Restaurant Resolution/Permit Policy* – Christine Zielonka – Basic Overview

Christine provided an announcement, that City Council adopted last Monday a resolution allowing expansion of premises for restaurants.

- Accommodation for service and liquor in-house and outside dining under a shaded structure
- Quick and proficient application which also includes the (2-4 business day) turn-around timeframe
- Policy and procedure for expansion
- Modification to codes
- Extension on building permits and planning entitlements

*Activity levels* – Nana Appiah/Chase Carlile/Christine Zielonka – Permit numbers, residential and commercial, are high and steady. Weekly numbers of building application logouts which remains consistent. Weekly inbound calls and emails spiked due to Covid-19.

*Special Projects* – Nana Appiah, Rachel Prelog and Veronica Gonzalez

Nana provided a brief update on the General Plan review

Rachel Prelog and Veronica Gonzalez gave an overview on the upcoming projects for 2020 which included the following:

- Mesa 2040 General Plan Amendments
  - Character Area designation clarification (establishing criteria for use and zoning)
  - General Plan amendment criteria modification (Chapter 16 in the General Plan establishes the criteria and process for amending the plan)
    - Recommending 10 acres and above in the downtown and transit district to be considered a major amendment
    - Recommending 320 acres and above in all other character areas to be considered a major amendment
    - All other areas to be considered a minor amendment
- Residential Small Lot Guidelines
  - Set clear expectation for development as well as provide a civil source for both the technical and site planning development and provide updates to design criteria

- The Small Lot Guidelines has been drafted and it has been reviewed by the steering committee, once the comments have been reviewed and incorporated, the guidelines will be posted and available on the City of Mesa's website.
  - Anticipate for Council to review in the fall
- Infill Resource Guide
  - Encourage the development and or redevelopment of underutilized building and parcels
  - Staff is drafting documents
  - Look for feedback
  - Anticipate for Council in the Fall/Winter
- Historic Preservation Design Guidelines
  - Received a grant through the State of Arizona to redo the guidelines and Historic Zoning ordinance
  - Identify special characteristic of each historic district
  - Be specific to the treatment and application to new construction of new structures
  - Anticipate for Council Spring 2020
- Zoning Code Text Amendments
  - Site Plan Review Procedure
  - Subdivision Regulations
  - Community Residence Standards
  - Assisted Living Standards

<https://www.mesaaz.gov/business/development-services/planning/special-projects>

Next meeting – To be announced