



City Council Report

Date: December 3, 2003
To: City Council
Through: Mike Hutchinson, City Manager
Paul Wenbert, Deputy City Manager
From: Jack Friedline, Development Services Manager
Subject: Establish Timeline to Update to the Desert Uplands Development Standards
Council District Five

Purpose and Recommendation

The purpose of this report is to provide the General Development Committee (GDC) with a proposed timeline regarding the pending update to the Desert Uplands Development Standards.

Background

The Desert Uplands area of Mesa has been designated as a subarea in numerous general plans as well as the current Mesa 2025 General Plan. East of Power Road, north and east of the Central Arizona Project (CAP) Canal, and north of University Drive, this area is categorized as Low Density Residential for the majority of the lands. The development standards were created initially in 1987, updated in 1999, and currently are being reviewed for potential revisions and updates. All drafts of the documents have been posted on the City Planning Division web sites and all drafts have been distributed to Spook Hill Neighborhood Action Association (SHNAA) spokespersons and interested developers. Additionally, there have been meetings coordinated with area property owners and the development community to solicit comments.

Discussion

Despite the meetings and outreach, there is not complete agreement regarding the existing draft document and likely there will not be consensus when the revisions are discussed at a public hearing. At this time, staff is prepared to move forward to a public hearing/meeting and has developed a time frame for that to occur as follows:

- Input gathered from Area Property Owners – December, 2003
- General Development Committee Meeting to hear public comment and to discuss and recommend Draft Ordinance – week of January 5, 2004
- GDC recommendation forwarded to City Council – January 22, 2004 Study Session

- Introduction of Ordinance – February 2, 2004 City Council Meeting
- Public Hearing to consider adoption of Ordinance – February 17, 2004 City Council Meeting

Alternatives

ADOPT ORDINANCE WITHIN ESTABLISHED TIMEFRAME OUTLINED IN THIS COUNCIL REPORT.

DO NOT ESTABLISH A TIME LINE FOR ADOPTION.

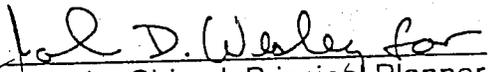
An open-ended approach to this task may result in additional dialogue occurring whereby alternate solutions to the draft language may be developed. However, staff cannot predict when an adoption date would occur.

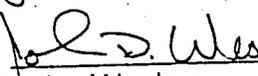
Fiscal Impact

Both alternatives result in use of staff resources to develop reports, update the language of the proposed ordinance, and research alternative solutions.

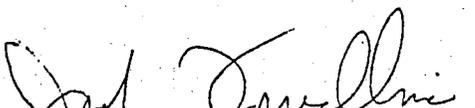
Concurrence

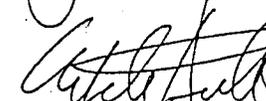
Members of the development community as well as members of the Spook Hill Neighborhood Action Association will be notified of the time frames identified. The Planning Division supports moving the discussion forward to the GDC and full Council through the public hearing process.


Dorothy Chimel, Principal Planner


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