

GENERAL DEVELOPMENT COMMITTEE MINUTES

February 9, 1999

The General Development Committee of the City of Mesa met in the lower level meeting room of the Council Chambers, 57 East 1st Street, on February 9, 1999 at 4:05 p.m.

COMMITTEE PRESENT

Jim Davidson, Chairman
Keno Hawker
Dennis Kavanaugh

COMMITTEE ABSENT

None

STAFF PRESENT

C.K. Luster
Shelly Allen
Wayne Balmer
Cindy Barris
Neal Beets
Jamie Brennen
Jack Friedline
Gerry Gerber
Mike Hutchinson
Barbara Jones
Greg Marek

STAFF PRESENT (CONT.)

Patrick Murphy
Andrea Rasizer
Tom Remes

OTHERS PRESENT

Claudia Walters
Others

Chairman Davidson welcomed everyone to the meeting and recognized the presence of Claudia Walters, former Councilmember and current Chairman of the Downtown Development Committee (DDC).

1. Discuss and consider the proposed expansion of the redevelopment boundaries and revised Mesa Town Center Redevelopment Plan.

Councilmember Hawker indicated that he had a potential conflict of interest in connection with the matter now under discussion which he wanted recorded in the minutes of the meeting, and because of such conflict of interest, he would refrain from voting upon or otherwise participating in any manner in connection with same.

In response to questions from Chairman Davidson, City Attorney Neal Beets stated that when this item is presented for Council consideration, he will provide additional information concerning discussion and voting relative to a potential conflict of interest by a majority of the Council.

Redevelopment Director Greg Marek presented an overview of the proposed expansion of the City's redevelopment boundaries and revised Mesa Town Center Redevelopment Plan. Mr. Marek related purposes for expanding the redevelopment area, noting that the current boundaries do not include both sides of various arterial streets (Mesa Drive, University Drive, Country Club Drive, and Broadway Road) although development on both sides of the streets impacts the redevelopment area.

Mr. Marek referred to a map reflecting the existing and proposed redevelopment boundaries. Mr. Marek stated that the expanded boundaries incorporate 6th Street as the alignment on the north, including all of the Evergreen Historic District; Hobson Street on the east; Crescent Avenue on the south; and primarily Vineyard Street on the west, including the shopping center at the southwest corner of Broadway Road and Country Club Drive, and Extension Road between 1st Avenue and Pepper Place.

Mr. Marek stated that the revised redevelopment plan represents an economic tool and in accordance with State law, conforms to the City's General Plan. Mr. Marek expressed the opinion that the proposed expansion of the redevelopment area does not affect the preparation of the proposed concept plan for the Town Center area. Mr. Marek noted that in response to public input received at open houses and meetings of the DDC and Planning and Zoning Board, the revised redevelopment plan includes residential conservation areas designed to assist in preserving and enhancing existing residential areas.

Mr. Marek related comments from members of the Planning and Zoning Board regarding the DDC's zoning and design review authority relative to new redevelopment areas and concerns pertaining to the possibility of relinquishing additional authority to the DDC. Mr. Marek suggested future discussion in reference to this matter.

Mr. Marek indicated that two resolutions have been prepared for presentation to the City Council, the first declaring that one or more redevelopment areas exist within the City limits of Mesa and that redevelopment of such area or areas is necessary, and the second to adopt the revised Town Center Redevelopment Plan. Mr. Marek outlined the major changes incorporated into the plan.

Discussion ensued regarding the possibility of additional redevelopment sites throughout the City, the perception of the DDC's role given the reference to downtown development within the Committee's name, the responsibilities of the DDC and Planning and Zoning Board relative to redevelopment, and design review.

Mr. Marek responded to questions from Chairman Davidson pertaining to the revised redevelopment plan. Chairman Davidson noted the lack of the term *affordable housing* within the document.

Ms. Walters, Chairman of the DDC, spoke concerning the importance of diversified housing and suggested that affordable housing be included as one of several components of the proposed housing mix.

Mr. Marek indicated that diversified housing could be defined within the plan to include such types as affordable, market-rate, and high-end. Community Development Manager Wayne Balmer suggested that historic housing additionally be included.

In response to questions from Chairman Davidson, Mr. Marek provided clarification pertaining to the proposed acquisition and development of additional land for either surface or structured *shared parking*, and the City's sites directory.

Chairman Davidson expressed concern relative to the lack of language pertaining to zoning enforcement along Main Street. Mr. Marek and Mr. Balmer commented regarding code compliance, property maintenance, and zoning violations.

In response to concerns presented by Chairman Davidson, Mr. Marek indicated that language pertaining to zoning enforcement could be added to the introductory paragraph of the *Land Uses and Additional Regulations, Controls, and Restrictions* portion of the document.

It was moved by Committeemember Kavanaugh, seconded by Chairman Davidson, to recommend to Council approval of the proposed expansion of the redevelopment boundaries and revised Mesa Town Center Redevelopment Plan, subject to the following: a) further define diverse housing (e.g., affordable, market-rate, high-end, historic) and b) add language relating to zoning enforcement along Main Street.

Upon a tabulation of votes, it showed:

AYES - Davidson-Kavanaugh

NAYS - None

ABSTAIN - Hawker

Chairman Davidson declared the motion carried unanimously by those voting.

2. Adjournment.

It was moved by Committeemember Kavanaugh, seconded by Chairman Davidson, that the meeting of the General Development Committee adjourn at 4:43 p.m.

Carried unanimously.

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the meeting of the General Development Committee of the City of Mesa, Arizona, held on the 9th day of February 1999. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____ 1999

BARBARA JONES, CITY CLERK