

**CITY OF MESA
MINUTES OF THE DOWNTOWN DEVELOPMENT COMMITTEE
STUDY SESSION**

DATE: November 21, 2002 **TIME:** 7:00 a.m.

MEMBERS PRESENT

Dave Wier, Chair
Art Jordan, Vice Chair
Theresa Carmichael
Vince DiBella
Robert Fletcher
Wayne Pomeroy
Chuck Riekema
Mark Reeb
Terry Smith

STAFF PRESENT

Shelly Allen
Katrina Bradshaw
Tony Felice
Greg Marek
Patrick Murphy

OTHERS PRESENT

MEMBERS ABSENT

1. Call to Order

The November 21, 2002 study session of the Downtown Development Committee was called to order at 7:00 a.m. in the Gold Room of the lower level City Council Chambers located at 57 E. First Street by Chair Wier.

2. Discuss items on the agenda for the Regular Meeting.

Chair Wier said items six and seven on the agenda will be moved to the beginning of the meeting since Mr. Giles has a court hearing he needs to attend at 8:30 a.m.

Mitten House and Pomeroy House

Mr. Marek said that the City received two proposals for the Mitten House. One was from John Giles and the other from Mesa Violin Studios. The City received one proposal for the Pomeroy House which came from the Mesa Violin Studios. Mr. Marek explained that the Mesa Violin Studios does not qualify as a school according to the definition in the City of Mesa Zoning Ordinance and therefore, if they were to occupy the Mitten House, it would require a rezoning from TCR-3 to TCB-1. Mr. Marek explained that the Pomeroy House already contains TCB-1 zoning; therefore, staff recommends that the City enter into exclusive negotiations with Mr. Giles for the Mitten House and with the Mesa Violin Studios for the Pomeroy House.

Mrs. Smith asked if the Mesa Violin Studios prefers the Mitten House even though they submitted proposals for both houses.

Mr. Marek said he thinks that the Mitten House is a little more conducive to their needs, and they may want to make an addition to the Pomeroy House in order to create more room. Mr. Marek added that Mr. Giles will need to obtain a Special

Use Permit in order to occupy the Mitten House since it is a Level I historic structure and is listed on the National Register.

Mr. Reeb asked if it still qualifies now that it has been moved.

Mr. Marek said staff had to de-list the Mitten House from the National Register, since it was moved, however, staff has reapplied to place it back on the National Register.

Mr. Marek also explained that the City will place a deed restriction on the houses to ensure that the historic integrity of the homes are maintained and that they develop the homes according to their plans.

Mrs. Smith asked how the historic integrity of the Pomeroy House will be affected if the Mesa Violin Studios has to add on to the home.

Mr. Marek said he is not sure if the Mesa Violin Studios has definitely decided to make additions, however the Pomeroy House had some additions at the original site that were not moved with the relocation of the home to the new site. Therefore, additions to the home do not necessarily affect the historic integrity. Mr. Marek added that the Pomeroy House is not listed on the National Register and is probably not eligible for such, however it has local significance, especially for its architecture being one of the last remaining Tudor Revival Homes.

Mr. Marek said the current appraisals of the homes at their new location are less than their original purchase price by the City. The improvements that have been proposed to the buildings by each respondent actually exceed the current appraised values. It is for this reason that the City has offered the homes up to the respondents as well as because they will add value to the neighborhood and provide the essential improvements to the homes that are needed.

A discussion ensued regarding the appraisals of the homes and the improvements that are needed on the homes.

Mrs. Smith noticed that the landscaping plan submitted by the Mesa Violin Studios was significantly enhanced in comparison to Mr. Giles proposal.

Mr. Marek said that issue was raised at the Historic Preservation Committee meeting and part of their recommendation required Mr. Giles to provide more enhanced landscape plans which he has agreed to do.

Discussions continued regarding the assurance that the properties would be improved and maintained according to the plans and ways to ensure that, including conditions of occupancy and transfer of title. Additionally, they discussed land acquisition and relocation costs for the homes. Mr. Marek made the point that the City knew in advance that essentially the homes would be subsidized, but the purpose for purchasing the homes was to save the Mitten House, which was on the National Register, to save the Pomeroy House, which was a locally significant home, and to add value and improve the Robson Historic District. The Board

continued to discuss the possibility for the City to be paid for the homes and the consequences of such a request.

Mesa Cold Storage, Case No. CZ02-002TC and ZA02-077TC

Mrs. Smith pointed out that this seems to be a remnant parcel that doesn't exactly fit into the Town Center Concept Plan and wondered how many properties are out there that don't fit into the Concept Plan guidelines.

Ms. Allen agreed that this parcel doesn't really fit in with the Concept Plan but the main reason that staff has supported the zone change is because this zoning was granted to the property next door, Tile and Stone Accents. Ms. Allen said staff didn't feel that they could deny the request for rezoning from Mesa Cold Storage after approving the rezoning for Tile and Stone Accents.

Mrs. Smith said she wondered how the other Board members felt about these kinds of situations.

Mr. DiBella said it seems to be the reality when a city does an entire General Plan reconfiguration citywide, there are always going to be existing uses that become non-conforming. As a result, the City has to work with property owners to try and make improvements, but cannot deny people the use of their property even though it doesn't fit in with the General Plan.

Mr. Fletcher expressed concern for the residential homes directly adjacent to this site.

Ms. Allen explained that back in 1999 when the City worked with Mesa Cold Storage (known as Site 18), they were given authorization to temporarily use this property for their refrigerator trucks and semi-trailers. She explained that Mesa Cold Storage continued to use this site for their trucks and staff has not received any complaints from the neighbors during this time. She added that a recent complaint is what spurred the City to approach Mesa Cold Storage on the use of this property. Ms. Allen explained that she has tried to get back in touch with the person who complained to get more feedback from them about this project but has been unable to reach them after repeated attempts. Ms. Allen added that a stipulation has been placed on the Special Use Permit that the truck drivers adhere to the "No Truck Traffic" signs that are placed inside the neighborhood.

The Board members asked questions about the landscaping and a discussion ensued regarding the whether or not more landscaping should be required.

Comprehensive Sign Plan, Case No. ZA02-075TC

Ms. Allen explained that the property owner, Doug Erenberg, lives in the Los Angeles area where these types of banners are used as public art. This gave him the idea to place one on his building right here in downtown Mesa, and the approval of this must be obtained through a Special Use Permit for a Comprehensive Sign Plan.

Mr. Marek explained that since the painting will be placed on a fabric-type material and attached to the building with grommets, it did not fit the definition of a mural and had to be treated as a banner.

Mrs. Smith asked if there is a time frame for the banner.

Ms. Allen explained that there isn't a time frame but the Downtown Development Committee could request one as a stipulation to the motion. Ms. Allen pointed out that the current stipulation placed by staff was that the banner be maintained in the same condition as originally approved.

4. Update on applications and projects

None.

5. Director's Report, Greg Marek

None.

6. Board Member Comments

None.

7. Adjournment

With there being no further business, this meeting of the DDC was adjourned at 7:32 a.m.

Respectfully Submitted,

Mr. Gregory J. Marek, Director of Redevelopment
Minutes prepared by Katrina Bradshaw