

**CITY OF MESA
MINUTES OF THE DOWNTOWN DEVELOPMENT COMMITTEE
MEETING**

DATE: December 20, 2007 **TIME:** 7:30 a.m.

MEMBERS PRESENT

Jeff Jarvis, Chair
Adam Decker, Vice Chair
Nabil Abou-Haidar
Steve Chucri
Linda Flick
Gary Gallagher
Gregory Holtz
Scott Perkinson
Dean Taylor

STAFF PRESENT

Shelly Allen
Sue Cason
Patrick Murphy
Katrina Rogers
Gordon Sheffield

OTHERS PRESENT

Tom Verploegen

MEMBERS ABSENT

1. Call to Order

The December 20, 2007 meeting of the Downtown Development Committee was called to order at 7:30 a.m. at the City Council Chambers, Upper Level 57 E. First Street by Chair Jeff Jarvis.

2. Approval of Minutes of the November 15, 2007 Regular Meeting.

It was moved by Adam Decker and seconded by Dean Taylor to approve the minutes of November 15, 2007.

**Vote: 9 in favor
0 opposed**

3. Review, Discuss and Suggest direction regarding Zoning Ordinance Update project (Title 11, Chapters 1 through 18 of the Mesa City Code).

Mr. Gordon Sheffield, Zoning Administrator, stated that the proposed update to the Zoning Ordinance is important to many people. It effects how property owners build

on or use their land as well as the look of the City. The code was last updated in 1988. The San Francisco firm of Dyett and Bhatia, serves as the consultant for the land use module update.

Mr. Sheffield asked the Downtown Development Committee (DDC) to read the report, and either call or e-mail him with any concerns or comments they might have. The Town Center Development staff suggested some changes, which will be sent to the consultant to be incorporated into the next version of the update. This presentation is to report the progress of the project to date, and summarize some of the recommended additions and changes.

Mr. Sheffield stated that the project to update the code began in September 2006. Since that time there have been interviews with stakeholders, and a community workshop, which was well attended. In May 2007 the consultant presented an Issues and Options Working Paper. This Paper is a quick summary of what they believed the City needed to work through in order to develop an updated zoning ordinance. The issues and Options Paper was presented at that time to the DDC as well as five (5) other City Boards and the City Council for comments.

The presentation today is concerning Module 1, which is the first of four parts that eventually will be organized together to form the draft update to the zoning ordinance. The format for the new code will be in a table format instead of a listing of various zoning districts, with cross-references of land uses. There will be a classification method of organizing land uses, instead of land uses listed under each zoning district. The land use classifications are associated with a review requirement. The current code has three (3) review processes that will continue, and a fourth process called limited uses will be proposed as a way to address some of the administration issues identified during the initial research.

Mr. Sheffield further explained the changes proposed for the zoning ordinance update as follows:

Table Organization

- Allows side-by-side comparison of different zoning districts
- Formatted for quick access and comprehension, with cross-references to additional regulations
- Notes to show specific limitations without the need to turn to other pages

Use Classifications

- Categories include:
 - Residential
 - Public and Semi-Public
 - Commercial
 - Employment
 - Transportation, Communication, and Utilities
 - Accessory Uses and Facilities
- Each category contains use classifications and sub-classifications
- Flexibility to accommodate new types of businesses

Types of Use Regulations

- P: *Permitted*. Allowed without discretionary review.
- SUP: *Special Use Permit*. Requires discretionary authorization by the Zoning Administrator or Board of Adjustment.
- CUP: *Council Use Permit*. Requires discretionary authorization by the City Council.
- *Limited Uses*: Marked in the table with footnotes in parentheses. These uses are permitted, provided they comply with the limitations established in the footnotes. Otherwise, a higher level of review may be required.

Additional Regulations

- The last column in the use tables refers to additional regulations that appear in Chapter 11-20, Standards for Specific Uses (included in this module).
- These standards are use-specific and typically do not address general, citywide regulations such as landscaping and parking standards.
- Infill development standards and incentives will be separate from use regulations.

Summary of Recommended Changes

- New zoning district names
- New use types
- Changes to use standards

Chair Jarvis asked where Check Cashing businesses would fit in the list?

Mr. Sheffield said they would still be listed under Financial Institutions.

Chair Jarvis asked where would mixed-use, transit-oriented design such as West Main Street fit into the new code?

Mr. Sheffield stated that in Table 2 a new district has been included called MX, which stands for mixed-use. The mixed-use district will be offered, but the City would not aggressively re-zone properties. The owner of the property can request re-zoning to MX, which will allow them many opportunities that come with a mix-use district.

Chair Jarvis asked how soon this new MX district would be implemented in the Town Center Area?

Mr. Sheffield replied that the Town Center Area all ready has a mixed-use element in the TCB-2 and TCB-3 districts, and TCC was designed for mixed use.

Chair Jarvis asked what is unique about Mesa's Zoning Ordinance?

Mr. Sheffield replied that Mesa's General Plan is very employment driven compared to the past. Creation of "employment districts" is a very strong factor in updating the code.

Mr. Sheffield asked the Committee to look over several questions at the end of the Staff Report, and call or e-mail him with their answers.

4. Director's Report, Shelly Allen - Town Center Development Director

Ms. Shelly Allen gave a brief Director's report.

1. The Ahlston House is a designated historic home located in the Escobedo Area and is the first African-American doctors home. Two non-profits are proposing a re-use for the home for office space and an application for a Special Use Permit will be forth coming in February. There has been no opposition to the application from the neighborhood at this time.
2. Some of the trees and landscaping that were destroyed by a summer storm in the Downtown Area are being replaced.
3. Staff is hoping to bring before the Committee in the next few months the Light Rail Alignment Study. There are three different options, 1) Main Street, 2) First Street, 3) First Avenue or some type of loop system. The Downtown Mesa Association Board met recently to provide input and the Downtown Development Committee will be asked for their input as well.

5. Items from Citizens Present (No discussion or action can be taken)

Mr. Tom Verploegen, Downtown Mesa Association President gave a brief statement. The DMA Board met on December 18, 2007 and concentrated on the assessment proposal that was passed. There has not been a rate increase in eight years and they are trying to keep pace for the next four years. The Light Rail Alignment Study was brought before the Board, but the Board has not made a decision as yet. Mr. Verploegen feels the study needs to be looked at broadly and very comprehensively before making that decision.

6. Adjournment

With there being no further business, this meeting of the Downtown Development Committee adjourned at 8:51 a.m.

Respectfully Submitted,

Shelly Allen, Town Center Development Director
Minutes prepared by Sue Cason