



## DOWNTOWN DEVELOPMENT COMMITTEE REGULAR MEETING

### **Agenda**

**November 15, 2007**

**7:30 a.m.**

**City Council Chambers, Upper Level  
57 E. First Street**

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

1. Call to Order
2. Approval of Minutes: September 20, 2007 Regular Meeting
3. Discuss and Take Action to recommend approval of the following Code Amendment:  
Amending provisions of the Mesa Zoning Ordinance with regard to the following: 1) revising Section 11-1-6 by deleting the definition of "Supervised Living Facility (SLF)", modifying the definition of "Boarding House," and adding definitions for "Group Homes," "Halfway House," and "Transitional Correctional Housing Facility (TCHF)"; 2) revising Section 11-5-3, and 11-6-3 regarding the Zoning Districts within which SLF/TCHF may be permitted, and related requirements; 3) revise and reformat Sections 11-6-3 and 11-6-4 to clarify existing requirements for land uses requiring a Council Use Permit when located in all Commercial Districts; and 4) revise the criteria listed in Sec 11-13-2(Q) for group homes for the handicapped when located in Residential Zoning Districts.

Applicant: City of Mesa  
Staff Contact: Gordon Sheffield, Zoning Administrator  
E-mail Address: [gordon.sheffield@cityofmesa.org](mailto:gordon.sheffield@cityofmesa.org)  
Recommendation: Approval as written  
**Action: Recommended Approval As Written (Vote: 6-0)**

4. Discuss and Take Action to recommend approval of the West Main Street Area Plan. The Plan boundaries include University Drive to the north, Broadway Road to the south, Country Club Drive to the east, and the Mesa/Tempe city limits to the west. In the coming years, this area is expected to change due to Light Rail Transit (LRT) along Main Street (scheduled to start operating in December 2008). The purpose of this plan is to encourage residents' participation in providing ideas, comments, and input of local knowledge of the areas where they live, work, learn, play and to take advantage of the planned "Light Rail Corridor".

Applicant: City of Mesa  
Staff Contact: Wahid Alam, Senior Planner  
E-mail Address: [wahid.alam@cityofmesa.org](mailto:wahid.alam@cityofmesa.org)  
Recommendation: Approval as written  
**Action: Recommended Approval With Stipulations Requested By DDC (Vote: 6-0)**

- 1. A more detailed implementation plan – including time frames, CIP, etc.**
- 2. Design standards that include climate response.**
  
5. Director's Report, Shelly Allen, Town Center Development Director
  - Update on southwest corner of University and Mesa Drives
  - Design review for Façade Improvement on Main Street
  - Update on 51-55 East Main Street
  - Update on 225 East Main Street
  
6. Items from Citizens Present (No discussion or action by the Committee can be taken)
  
7. Adjournment

**Supporting data is available for public review in the Town Center Development Office,  
20 E. Main St., Suite 200, Mesa, AZ. Phone No. (480) 644-3959.**

The City of Mesa is committed to making its public meetings accessible to persons with disabilities. For special accommodations, please contact the Town Center Development Office at 644-3959 or 644-2778(TDD) at least 48 hours in advance of the meeting.