



COUNCIL MINUTES

June 14, 2012

The City Council of the City of Mesa met in a Special Council Meeting in the lower level meeting room of the Council Chambers, 57 East 1st Street, on June 14, 2012 at 7:31 a.m.

COUNCIL PRESENT

Christopher Glover
Dina Higgins
Dennis Kavanaugh
Dave Richins
Scott Somers

COUNCIL ABSENT

Scott Smith
Alex Finter

OFFICERS PRESENT

Christopher Brady
Debbie Spinner

Vice Mayor Somers excused Mayor Smith and Councilmember Finter from the entire meeting.

1-a. Form-Based Code (Citywide) – Amending Title 11 of the Mesa City Code (the Mesa Zoning Ordinance) Chapter 56 through 64 of Title 11. This amendment includes a Regulating Plan map the applies opt-in Form-Based Code transect districts to existing and established traditional zoning districts affecting: the 300 block of West University Drive through to the 0 block of East University Drive, south side; the 300 block of West 3rd Place through to the 0 block of West 3rd Place, both sides; the 300 block of West 2nd Street through to the 600 block of East 2nd Street, both sides; the 300 block of West 1st Street to the 600 block of East 1st Street, both sides; the 500 block of West Main Street through to the 700 block of East Main Street, both sides; the 400 block of West 1st Avenue through to the 700 of East 1st Avenue, both sides; the 300 block of West 2nd Avenue through to the 700 block of East 2nd Avenue, both sides; the 400 block of East 3rd Avenue through the 700 block of East 3rd Avenue; and the 400 block of East Broadway Road through to the 700 block of East Broadway Road, north side. 775-acres± - Ordinance No. 5099.

This request involves adoption of a Form-Based Code for potential Citywide application, and with an initial application on land parcels within the vicinity of Downtown Mesa.

P&Z Recommendation: Approval with modifications. (Vote: 6-0-1, Boardmember DiBella abstained)

Staff Recommendation: Adoption as recommended by the Planning and Zoning Board with a modification to the Regulating Plan recommended by staff.

It was moved by Councilmember Richins, seconded by Councilmember Kavanaugh, that Ordinance No. 5099 be adopted.

Vice Mayor Somers remarked that this would be the first true Form-Based Code adopted in the Valley.

In response to a question from Councilwoman Higgins, Planner II Jeff McVay explained that once the Form-Based Code was adopted there would be a 30-day appeal period before it would become effective. He stated that property owners would have an option to opt-in to the Form-Based Code prior to it becoming effective on their property.

City Manager Christopher Brady advised that the City would be including incentives as a means to attract development and encourage property owners to opt-in to the Form-Based Code.

Mr. McVay advised that in order to opt-in to the Form-Based Code property owners would be required to sign a document indicating that they accept the Form-Based Code illustrated in the Regulating Plan.

Responding to a question from Councilwoman Higgins, Mr. McVay explained that the senior housing development that will be located in downtown Mesa would be built on City property, therefore, in order for the development to be required to follow Form-Based zoning the City would need to opt-in to the Form-Based Code.

Mr. Brady commented that the City did intend to opt-in to the Form-Based Code as to that particular piece of property.

Mr. McVay advised that the Form-Based Code would provide a great deal of potential.

Director of Development and Sustainability Christine Zielonka acknowledged Mr. McVay and the Planning staff for their hard work on this cutting-edge project.

Vice Mayor Somers called for the vote.

Vice Mayor Somers declared the motion carried unanimously by those present.

2. Items from citizens present.

There were no items from citizens present.

3. Adjournment.

Without objection, the Special Council Meeting adjourned at 7:37 a.m.

SCOTT SOMERS, VICE MAYOR

ATTEST:

LINDA CROCKER, CITY CLERK

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Special Council Meeting of the City Council of Mesa, Arizona held on the 14th day of June, 2012. I further certify that the meeting was duly called and held and that a quorum was present.

LINDA CROCKER, CITY CLERK

bdw