



# COUNCIL MINUTES

July 11, 2022

The City Council of the City of Mesa met in a Study Session in the lower-level meeting room of the Council Chambers, 57 East 1st Street, on July 11, 2022, at 4:45 p.m.

## COUNCIL PRESENT

John Giles  
Jennifer Duff  
Mark Freeman\*  
Francisco Heredia  
David Luna  
Julie Spilsbury  
Kevin Thompson

## COUNCIL ABSENT

None

## OFFICERS PRESENT

Christopher Brady  
Holly Moseley  
Jim Smith

(\*Participated in the meeting through the use of video conference equipment.)

Mayor Giles conducted a roll call.

### 1. Review and discuss items on the agenda for the July 11, 2022, Regular Council meeting.

All of the items on the agenda were reviewed among Council and staff and the following was noted:

Conflict of interest: None

Items removed from the consent agenda:

Assistant Planning Services Director Rachel Prelog stated agenda Item 6-b, **\*6-b.ZON22-00260 (District 5) Within the 9100 block of East University Drive (south side) and the 300 block of North Ellsworth Road (west side). Located south of University Drive and west of Ellsworth Road (4± acres). Rezone from Multiple Residence 4 (RM-4) to Limited Commercial (LC) and Site Plan Review. This request will allow for the development of a restaurant with drive-thru. Benjamin Tate, Withey Morris, PLC, applicant; Valencia Heights LLC, owner.**, on the Regular Council meeting agenda will be continued to the August 22, 2022, Regular Council meeting.

Councilmember Freeman requested Item 7-a be removed from the consent agenda to allow for a separate vote.

In response to a question from Councilmember Thompson regarding Item 7-b, **(ZON21-00793 (District 4) Within the 450 blocks of West Holmes Avenue (south side). Located west of**

**Country Club Drive and north of the US 60 Superstition Freeway (0.8± acres). Rezone from Limited Commercial (LC) to Multiple Residence 4 with a Planned Area Development overlay (RM-4-PAD) and Site Plan Review. This request will allow for a multiple residence development. Brian Fracasse, Fracasse Architecture, LLC, applicant; RWI Properties LLC, owner),** on the Regular Council meeting agenda, Assistant Planning Director Rachel Prelog stated the referenced property is located on a small parcel three lots west of Country Club Drive with a vacant office building. She reported the property is adjacent to another Multiple Residence (RM-4) zoned property to the west and is a small infill townhome development.

In response to a question from Councilmember Spilsbury regarding Item 11-a (**ZON21-00940 (District 2) Within the 3100 block of East Southern Avenue (south side) and the 1200 block of South 32nd Street (west side). Located east of Lindsay Road on the south side of Southern Avenue (2.4± acres). Rezone from Single Residence 9 (RS-9) to Multiple Residence 3 with a Planned Area Development overlay (RM-3-PAD) and Site Plan Review. This request will allow for a multiple residence development.**), on the Regular Council meeting agenda, Development Services Department Director Nana Appiah displayed a PowerPoint presentation. (**See Attachment 1**)

Mr. Appiah informed Council the referenced applicant is requesting a rezone from Single Residence Nine (RS-9) to Multiple Residence Medium Three Planned Area Development (RM-3PAD) to allow 36 units of multiple residence development. He indicated that the property is located south of Southern Avenue and west of 32nd Street. He displayed site photos of the surrounding area. (See Pages 2 through 5 of Attachment 1)

Mr. Appiah reported the General Plan character designation on the property is Neighborhood Suburban. He noted voter-approved changes to the General Plan in 2014, which added criteria for reviewing a zoning designation for properties adjacent to an arterial street. He stated the General Plan recommends such uses to create high-density residential to serve as a buffer between single-family residences. He pointed out that the property is located at the corner of an arterial intersection and said that the neighborhood character designation provides various housing types, including multi-family use. (See Page 6 of Attachment 1)

Mr. Appiah stated the original site plan presented to the Planning and Zoning Board (P&Z) proposed 40 units. He indicated staff received communication from the community expressing their opposition before the hearing. He remarked many in the neighborhood were unaware of the development and therefore did not attend the P&Z meeting. Mr. Appiah noted several standards associated with the approved site plan, including 84 parking spaces with a parking ratio of 2.1. He pointed out at the time of review that the applicant had provided 90 parking spaces, six more than required, along with a dog park, pool area, playground amenities, and setback reductions. (See Pages 7 and 8 of Attachment 1)

Mr. Appiah reported P&Z held several community meetings and neighborhood discussions. He added through those discussions came several revisions to the site plan, including increased parking, changes to setback reductions, and removing the dog park. He reported the revised site plan has 36 units and 108 parking spaces, 32 over what is required. He advised a significant concern from neighbors was overflow parking going into the streets. He confirmed parking standards would be addressed through the Good Neighbor Policy and recorded in the Covenants, Conditions, and Restrictions (CC&Rs). (See Pages 9 through 11 of Attachment 1)

Mr. Appiah noted setback reduction concerns, which resulted in the applicant returning to the required setbacks as part of the requested zoning and maintaining the amenities that were part

of the initial request. He remarked due to concerns regarding elevations, the applicant revised the elevations revision in a pitched roof modification. (See Pages 12 through 14 of Attachment 1)

Mr. Appiah explained the applicant indicated that property owners were notified outside the 500 feet, and was later discovered that this did not occur, which caused contention. He reported the City held several neighborhood meetings to engage residents interested in the development. He indicated the Good Neighbor Policy informs residents not to park on the street, and the property manager is responsible for ensuring people follow parking rules. He stated neighbors asked for assurance that the Good Neighbor Policy be enforced and recorded as part of the CC&Rs. He added neighbors also requested that property owners within specific ratios be notified of changes to the Good Neighbor Policy. (See Pages 15 and 16 of Attachment 1)

Mr. Appiah indicated that although all parties have come to an agreement, the City had not received an actual withdrawal of the petition that requires a super-majority vote of the Council. He remarked the proposed development is recommended for approval as the development conforms to the General Plan and the criteria for approving a Planned Area Development (PAD). (See Page 17 of Attachment 1)

In response to a question posed by Vice Mayor Duff, Mr. Appiah stated the Good Neighbor Policy and the CC&Rs require residents to park their vehicles in the garage. He added that it is the property manager's responsibility to determine the allowed number of vehicles at the residence.

Mayor Giles thanked the staff for the presentation.

2-a. Hear a presentation, discuss, and provide direction on the proposed Audit Plan for FY 2022/23.

City Auditor Joseph Lisitano displayed a PowerPoint presentation on the proposed Fiscal Year (FY) 2023 Audit Plan. **(See Attachment 2)**

Mr. Lisitano outlined audits in progress, including the Mesa Tennis Center, Mesa Police Department (MPD) badging and security, Community Services Veterans Affairs Supportive Housing (VASH), Transportation Department street maintenance, MPD property and evidence, and investigations case management. He noted these audits review policies and procedures to ensure the programs are administered per applicable requirements. (See Page 2 and 3 of Attachment 2)

Mr. Lisitano reported on the planned audits for FY 2023, including the Department of Innovation and Technology (DoIT) remote access audit, to reduce risks and ensure secure network connectivity. He noted an audit of take-home vehicles would ensure employee compliance with policies and statutes. He pointed out that an upcoming risk assessment of intergovernmental agreements would certify cost recovery. He explained the cybersecurity audit established effective controls are in place to prevent, deter, and respond to cyber-attacks. He explained the Human Resources (HR) hiring and recruiting practices audit would compare the City's practices with industry standards, and the Citywide Special Pay Program audit ensures programs are administered per City policies. (See Page 4 of Attachment 2)

Mr. Lisitano summarized the scheduled follow-up reviews for FY 2023 and noted that this process verifies that the findings and recommendations are implemented. He reported follow-ups are planned for the Business Services procurement process, HR/employee benefits, claims administrative contract, Falcon Field leases, Fleet parts management, DoIT software and application management, and PRCF Convention Center. (See Page 5 of Attachment 2)

Mr. Lisitano indicated staff conducts cash counts to ensure that employees follow the appropriate procedures. He explained the Payment Card Industry Data Security Standard (PCI DSS) audit is an annual review of the sites that take credit cards and is required by the credit card companies. He noted staff manages the Fraud & Ethics Hotline, online portal requests, and consults departments on internal controls. He remarked staff is responsible for handling unscheduled audits requested by the City Manager or Council. (See Page 6 of Attachment 2)

Mayor Giles thanked staff for the presentation.

2-b. Hear a presentation, discuss, and provide direction on using Coronavirus State and Local Fiscal Recovery Funds to negotiate the purchase of an existing, east Mesa hotel, at 6347 East Southern Avenue, for the continued operation of the 'Off the Streets' emergency housing program.

Deputy City Manager Natalie Lewis introduced Community Services Deputy Director Lindsey Balinkie and Real Estate Services Administrator Kim Fallbeck and displayed a PowerPoint presentation. **(See Attachment 3).**

Ms. Lewis reported the Off The Streets program fits within the City's Housing Path To Recovery Plan and is the first step in stabilization. She noted the program is considered a pre-shelter and helps people commit to recovery. She stated that purchasing an asset for this purpose would save money over time and indicated it would be acquired using rescue funds. She pointed out that the hotel rooms are critical in meeting the City's Urban Camping Law moving forward. She remarked this purchase ensures Council has the ability and the authority to control decisions about the program and its continuation. (See Pages 2 and 3 of Attachment 3)

Ms. Balinkie explained the City's current emergency shelter program, in place since May 2020, has served 777 individuals. She reported that 74% have successfully transitioned out of the shelter. She indicated that 20% of people served are children, and 13% are seniors over 62. She stated this program makes beds available to those in need and supports first responders as a point of referral rather than a social worker on the street. She commented the City leases the hotel space for approximately \$1.75 million per year and currently has 85 rooms and 15 beds in a congregate area. She discussed the operational space and on-site security. (See Page 4 of Attachment 3)

Ms. Fallbeck stated the proposed property, located at Sleep Inn at 6347 East Southern Avenue near Superstition Springs Mall, was built in 1996 and is a three-story, 84-room building totaling approximately 31,000 square feet on 1.5 acres. She indicated that the space is suitable for dusk-to-dawn beds and is equipped with commercial washers and dryers, a kitchen, a dining room, and a solar infrastructure. She noted the regional East Mesa location is close to transit, retail jobs, Valley Metro bus routes, and a Park-and-Ride. (See Pages 5 and 6 of Attachment 3)

Ms. Balinkie emphasized the importance of location, valuable services, and being a good neighbor. She remarked that, similar to the current location, there would be no walk-up traffic; instead, a referral process through the Police and Park Rangers. She noted fencing would delineate a secure campus, and loitering is not allowed. She confirmed a police presence, and twice-per-day staff visits to every room. She stated this shelter would be a point of contact, and visitors would receive services at other locations. She indicated the well-maintained campus would have trespass enforcement for surrounding businesses and engagement to allow community input for the Good Neighbor Policy. (See Page 7 of Attachment 3)

Ms. Fallbeck identified the next step toward the purchase is to provide a letter of intent to the owner to show interest in property acquisition. She noted the funding utilized for the purchase requires appraisals and confirmed compensation would be no less than appraised value. She stated that if an offer is accepted, negotiations will take place to enter into a purchase agreement with Council approval. (See Page 8 of Attachment 3)

Ms. Lewis requested Council direction to proceed with the necessary steps for due diligence. She outlined the next steps, including meeting federal funding requirements and potentially entering negotiations to use American Rescue Plan Act (ARPA) funds to purchase the Sleep Inn Hotel. She noted that if the purchase is approved, staff will return to Council in the fall with an update. (See Pages 9 and 10 of Attachment 3)

In response to a question from Councilmember Freeman, Ms. Lewis confirmed staff would work on a transition plan with the current operator, Community Bridges once the asset is secured. She explained the goal is to take the current program and move to a new program and asset.

Mr. Brady clarified that 74 of 777 people had graduated from the program. He added that this program is not an expansion, rather creates a permanent location to continue to provide this successful service.

Following multiple questions from Councilmember Spilsbury, Ms. Lewis indicated the goal is to utilize 100% of the ARPA dollars to purchase the asset. She referenced other disposable Coronavirus dollars would fund operations through the Community Development Block Grant (CDBG) program. She stated the City would continue to partner with Community Bridges to operate the program. She explained that over time the prices have increased; therefore, owning an asset would allow the City to cap that cost for the public tax dollars.

Councilmember Thompson expressed concerns stating Council has been working diligently to reinvigorate this declining area. He emphasized the priority of park utilization should go to citizens that have paid for parks through secondary property tax bonds. He noted that when the CDBG dollars run out, the program would have to be funded through City dollars. He stated that he is not in support of this program.

Mayor Giles stated that the City can legally enforce Urban Camping Laws as a result of having the emergency shelter. He noted the success of the Off the Streets program and expressed appreciation to MPD and City staff.

In response to an inquiry from Vice Mayor Duff, Ms. Lewis stated the program provides shelter and services for individuals for under 90 days.

Mayor Giles thanked staff for the presentation.

2-c. Hear a presentation, discuss, and provide direction on proposed changes to the Mesa Zoning Ordinance (Title 11 of the Mesa City Code) regarding drive-thru facilities, outdoor eating areas, temporary use permits, and potential topics for future changes to the Mesa Zoning Ordinance.

Development Services Department Director Nana Appiah introduced Assistant Planning Director Rachel Prelog and displayed a PowerPoint Presentation on Zoning Code Text Amendments. (**See Attachment 4**)

Mr. Appiah discussed the success of outdoor eating areas experienced during the pandemic. He stated outdoor eating areas continue to help businesses, and for this reason, several code changes are being proposed to allow outdoor eating areas to proceed. He explained that current code restricts the number of Temporary Use Permits (TUP), which has become strenuous. He recommended streamlining the processes to allow temporary uses. He indicated the need to address challenges posed by drive-thrus spreading throughout the City. (See Page 2 of Attachment 4)

Ms. Prelog stated that Council passed a proclamation and resolution during the pandemic, which allowed outdoor eating areas through the Mesa Al Fresco Program. She noted the program allowed staff to approve outdoor eating areas administratively and assisted 52 businesses by reinvesting \$26,000 in Mesa businesses. She pointed out the current resolution is due to either expire or be rescinded soon; therefore, staff is proposing text amendments to allow that to continue. She noted the increased opportunities to reduce bureaucracy and enhance the aesthetics and regulations surrounding those outdoor eating areas. (See Pages 3 and 4 of Attachment 4)

Ms. Prelog stated the current outdoor eating area ordinance requires either a Special Use Permit (SUP) or an Administrative Use Permit (AUP), depending on the location of the Zoning District. She added that an approved SUP allows for outdoor eating in pedestrian overlays within the Downtown District and the goal is to reduce barriers allowing additional outdoor eating areas. She noted that current development standards for outdoor eating areas are limited. She stated the recommendation is to allow outdoor eating areas in all commercial districts by right, refine development standards, and address any potential impacts surrounding residential uses. (See Pages 5 and 6 of Attachment 4)

Ms. Prelog defined a TUP as an administrative permit approved by the Zoning Administrator, allowing certain temporary uses to be conducted for a limited duration. She added that the purpose is not to alter the site's character or have permanent physical impacts. She stated the current zoning ordinance only has two uses allowed, including swap meets and farmer's markets. She noted all other temporary uses are processed through a special events license and regulate the duration of use. She explained the use must not exceed four consecutive days or four times per calendar year. She pointed out that the Board of Adjustment reviews applications that request to exceed limitations as a SUP. She noted the timely and burdensome process involved and indicated this change would expand the temporary use types. (See Pages 7 through 9 of Attachment 4)

Ms. Prelog outlined the goals are to address procedures and guidelines, improve efficiency, reduce barriers, and define temporary uses. She presented recommendations to expand the temporary use category and provided examples. She recommended refining the permitted timeline to create two scenarios, one for temporary use operated consecutively and others for intermittent durations. She expanded by saying that consecutive operations are allowed for 90 straight days with the ability to ask for a one-time, 30-day extension through the Zoning Administrator, and requests exceeding that timeframe would require an approved SUP from the Board of Adjustment. She added uses occurring intermittently would be allowed to operate two days a week for 180 days total. She provided examples, including a farmer's market or a car show which pops up every weekend for a couple of months. She stated the purpose is to refine the approval criteria and operational standards to address impacts and have those built into the regulations beforehand to ensure there is no impact on surrounding properties and residences. (See Pages 10 and 11 of Attachment 4)

In response to a question posed by Councilmember Thompson, Business License & Revenue Collection Administrator Tim Meyer provided information on Peddler's Licenses and regulations. He noted the City has Peddler's License Enforcement Officers that perform routine inspections. He stated staff monitors activity on social media and responds to complaints to ensure sellers have a Peddler and Transaction Privilege Tax (TPT) license.

Responding to an inquiry from Councilmember Spilsbury, Ms. Prelog noted that a TUP is a common process in many cities. She added the rarity to see such a limited number of uses eligible for temporary uses, and the 90-day timeline is standard.

In response to a question posed by Councilmember Freeman, Mr. Appiah stated that staff would conduct a further review to look at traffic management and other items associated with use before approving a TUP.

Following a question from Councilmember Luna, Mr. Appiah indicated a community meeting had taken place, and the next step is P&Z approval.

Responding to multiple questions from Councilmember Heredia, Ms. Prelog stated outdoor eating areas would be a permitted use and would require planning review. She explained there would be a specific criterion to adhere to as far as sidewalks and encroachments.

Mr. Brady clarified that outdoor seating was limited to the Downtown area, and this change would expand to all commercial use.

In response to a question from Mayor Giles, Ms. Prelog presented staff recommendations to incorporate development standards into the text amendments. She added this would refine the basic standards and provide better direction on the parameters and design.

Following a question posed by Vice Mayor Duff, Ms. Prelog stated this permit process would legitimize those businesses who want to continue outdoor seating permanently; however, would need an administrative site plan review to get final approval.

Mr. Appiah clarified this streamlines the process in terms of cost and would be more affordable to customers.

Ms. Prelog continued the presentation and stated the intent of the drive-thru regulations is to address impacts regarding density and clustering. She noted the goals are to protect the City's urban character and image and preserve the integrity of neighborhoods surrounding commercial centers. She provided site plan examples and explained many drive-thrus create limited visibility and accessibility issues to adjacent businesses. (See Pages 12 through 15 of Attachment 4)

Ms. Prelog explained the current process for drive-thrus varies by Zoning District. She noted some districts are permitted by right, others require a SUP, or a Council Use Permit (CUP). She stated that there is currently no limitation on the number of drive-thrus adjacent to one another, and there is no distinction between drive-thrus and pick-up windows. She commented on how the impacts of drive-thru lanes differ from a pick-up window, adding those would be defined in the proposed amendments. She presented recommendations, including prohibiting drive-thru lanes and facilities in the Neighborhood Commercial Zoning District, and requiring a SUP in the Limited Commercial Zoning District. She remarked that applicants requesting to exceed the base standards would require the approval of a CUP. She identified a series of measures to address the various scenarios, including density and clustering of drive-thrus. She indicated no more than

two drive-thrus could be adjacent or would not be allowed within 750 feet. She added there would be no more than two drive-throughs in a group commercial center or at the corner of an intersection. (See Pages 16 through 18 of Attachment 4)

In response to comments from Councilmember Spilsbury, Mr. Appiah stated existing drive-thrus would be allowed through non-conforming use. He noted the importance of implementing the proposed changes before redevelopment and discussed the approval process.

Councilmember Thompson indicated that District 6 is inundated with fast food restaurants and expressed concerns regarding the lack of amenities and sit-down restaurants. He stated Mesa is missing potential revenue due to people traveling to Queen Creek and Gilbert to dine out.

Responding to a question from Councilmember Heredia, Mr. Appiah remarked a large amount of redevelopment and revitalization is the reason for addressing the Neighborhood Commercial requirement. He added Council had expressed the need for a CUP and for the community to have a voice in the approval process.

In response to a question from Mayor Giles, Ms. Prelog reviewed the timeline. She noted a public meeting was held on June 29, 2022, and staff met with P&Z in March to discuss drive-thru regulations. She indicated the next steps are to finalize draft amendments, present to P&Z in September, and then return to Council for a recommendation in October. (See Page 19 of Attachment 4)

Mayor Giles thanked staff for the presentation.

2-d. Discuss, consider, and provide direction on the candidate to be nominated for the position of City Magistrate from a list of qualified candidates who completed the interview process in an executive session on February 3, 2022.

It was moved by Councilmember Thompson, seconded by Councilmember Spilsbury, to nominate Umayok Novell for the position of City Magistrate.

Upon tabulation of votes, it showed:

AYES – Giles–Duff–Freeman–Heredia–Luna–Spilsbury–Thompson  
NAYS – None

Carried unanimously.

Mr. Brady clarified Council will take formal action on the nomination at the August 22, 2022, Regular Council meeting.

3. Acknowledge receipt of minutes of various boards and committees.

3-a. Community and Cultural Development Committee meeting held on May 5, 2022.

It was moved by Councilmember Thompson, seconded by Councilmember Spilsbury, that receipt of the above-listed minutes be acknowledged.

Upon tabulation of votes, it showed:

AYES – Giles–Duff–Freeman–Heredia–Luna–Spilsbury–Thompson  
NAYS – None

Carried unanimously.

4. Current events summary including meetings and conferences attended.

Mayor Giles – Viewing for Mayor Gayle Barney

Mayor Giles recognized Assistant City Manager John Pombier and thanked him for his service with the City of Mesa.

Vice Mayor Duff congratulated Mayor Giles for his recognition as Phoenix Magazine’s Great 48. She announced the City of Mesa was recognized by Wallet Hub as the top managed city in Arizona and ranked 20<sup>th</sup> in the nation and offered congratulations to the City Manager’s office.

Mr. Brady congratulated Miranda DeWitt on her promotion to Government Relations Director.

5. Scheduling of meetings.

City Manager Christopher Brady stated that the schedule of meetings is as follows:

Thursday, August 18, 2022, 7:30 a.m. – Study Session

6. Adjournment.

Without objection, the Study Session adjourned at 6:27 p.m.

\_\_\_\_\_  
JOHN GILES, MAYOR

ATTEST:

\_\_\_\_\_  
HOLLY MOSELEY, CITY CLERK

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Study Session of the City Council of Mesa, Arizona, held on the 11<sup>th</sup> day of July 2022. I further certify that the meeting was duly called and held and that a quorum was present.

\_\_\_\_\_  
HOLLY MOSELEY, CITY CLERK

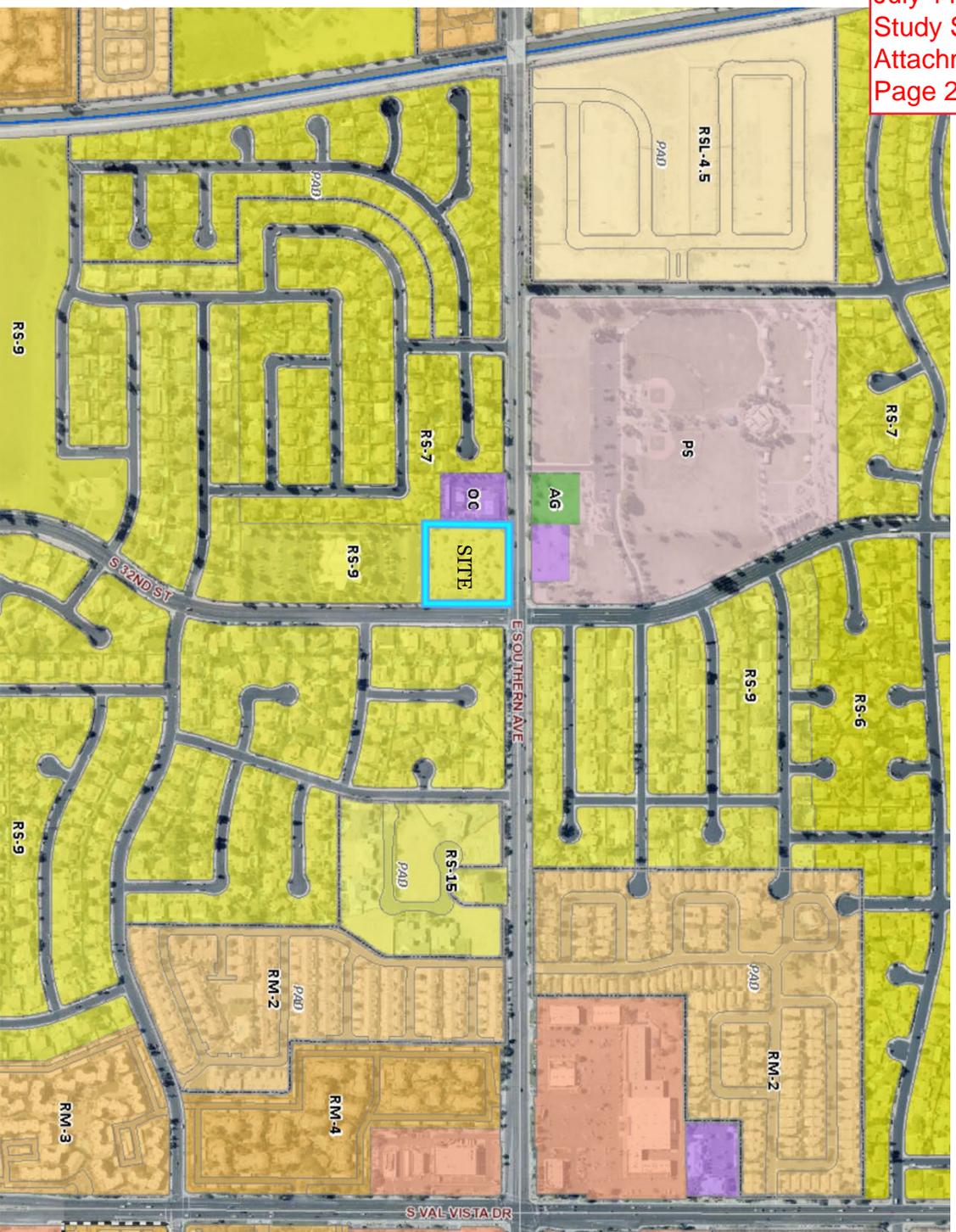


# ZON21-00940

## COUNTRYSIDE MODERN

City Council Meeting  
July 11, 2022

Nana Appiah, Development Services Director  
Lesley Davis, Senior Planner



## Request (SWC 32<sup>nd</sup> St & Southern Ave)

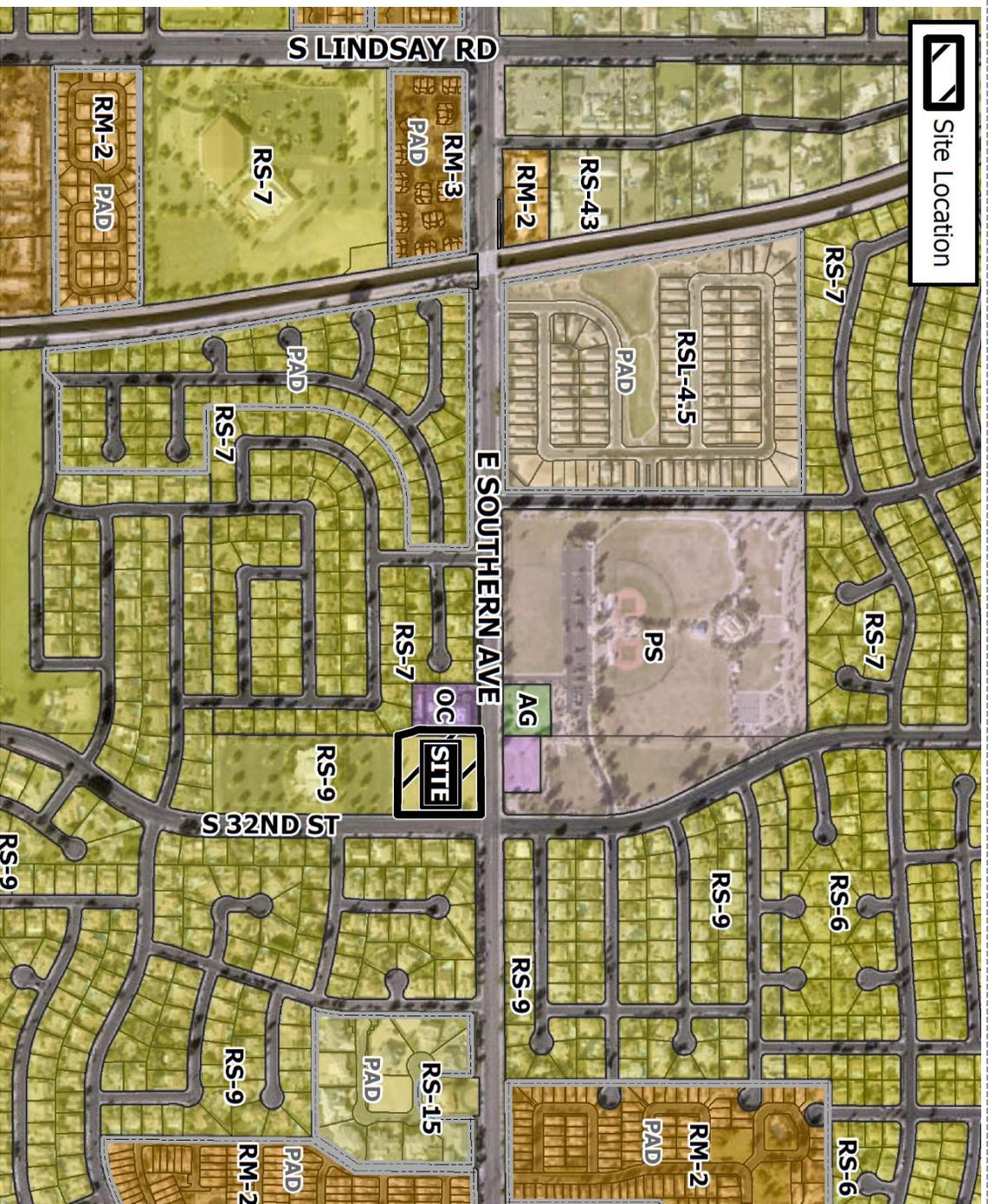
- Rezone from Single Residence (RS-9) to Multiple Residence (RM-3-PAD)

## Purpose

- Multiple Residence Development
- 36 Units

# Location

- East of Lindsay Road
- South side of Southern Avenue
- West side of 32<sup>nd</sup> Street



# Site Photos



Looking north from Southern Avenue



Looking south from Southern Avenue toward site

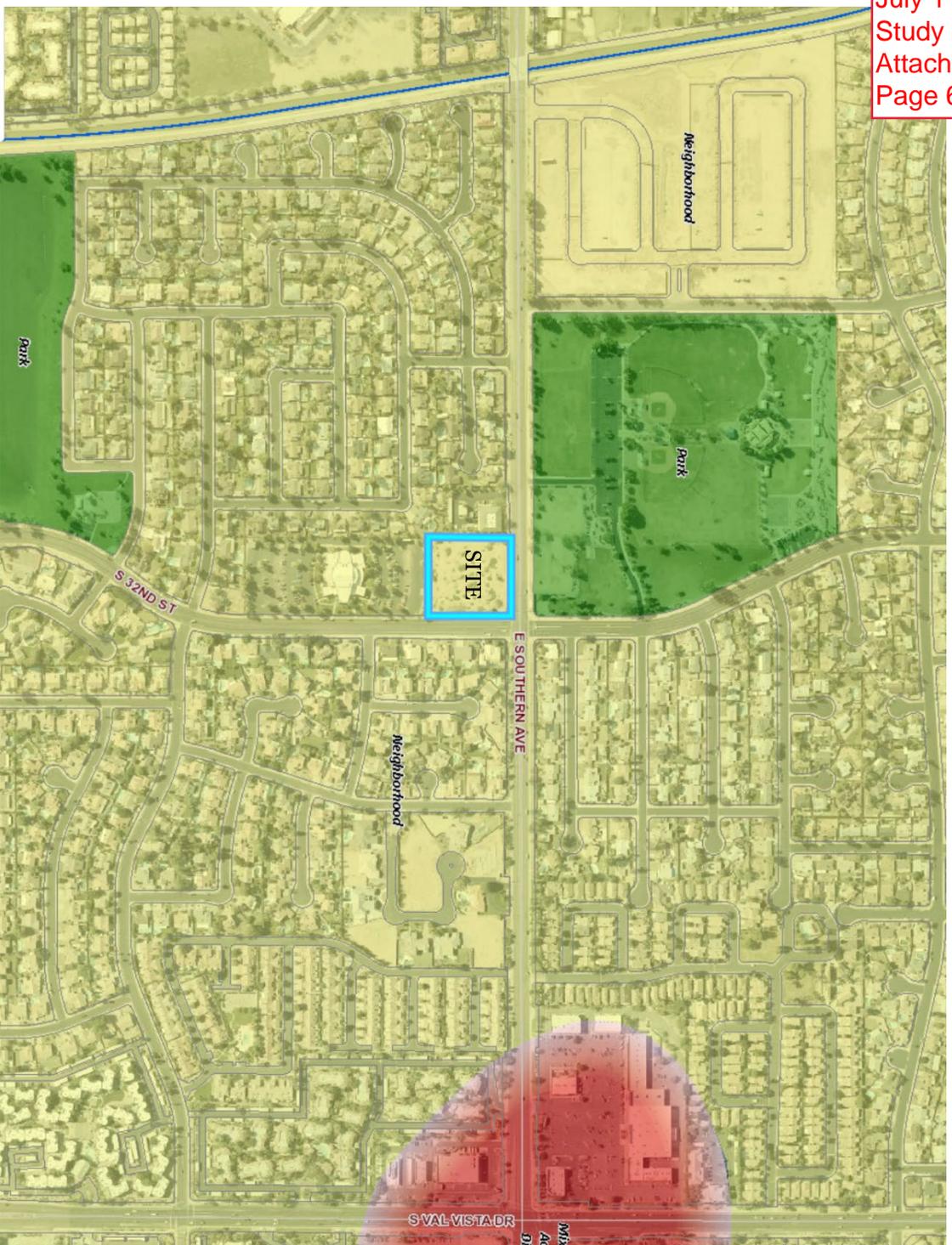
# Site Photos



Looking east from 32<sup>nd</sup> Street



Looking west from 32<sup>nd</sup> Street toward site

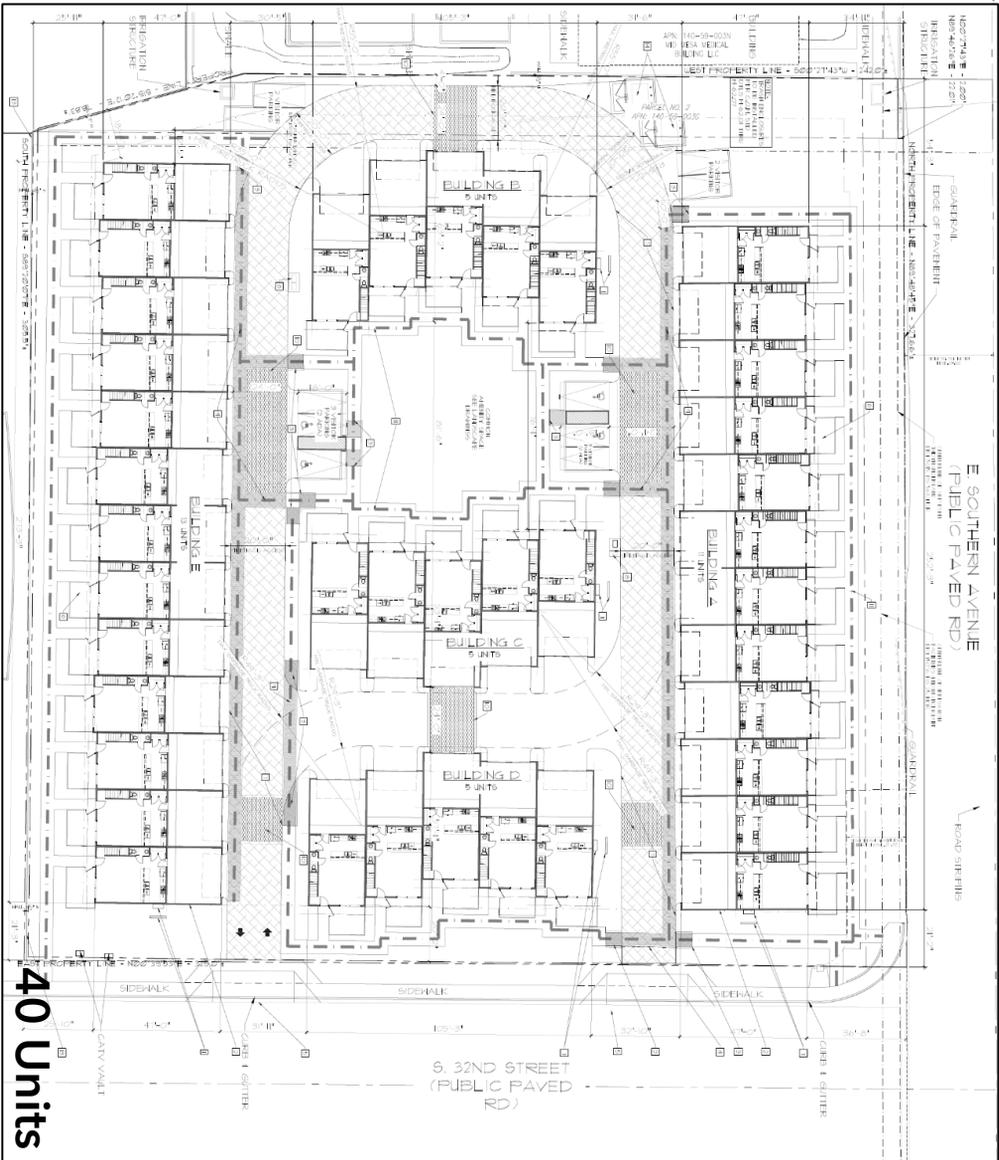


## General Plan Designation

### Neighborhood – Suburban

- Provide a safe place for people to live
- Includes a variety of housing types, including multi-residence
- Allow multiple residence along arterial road frontages and major intersections

# Site Plan - P&Z Review (1/26/22)



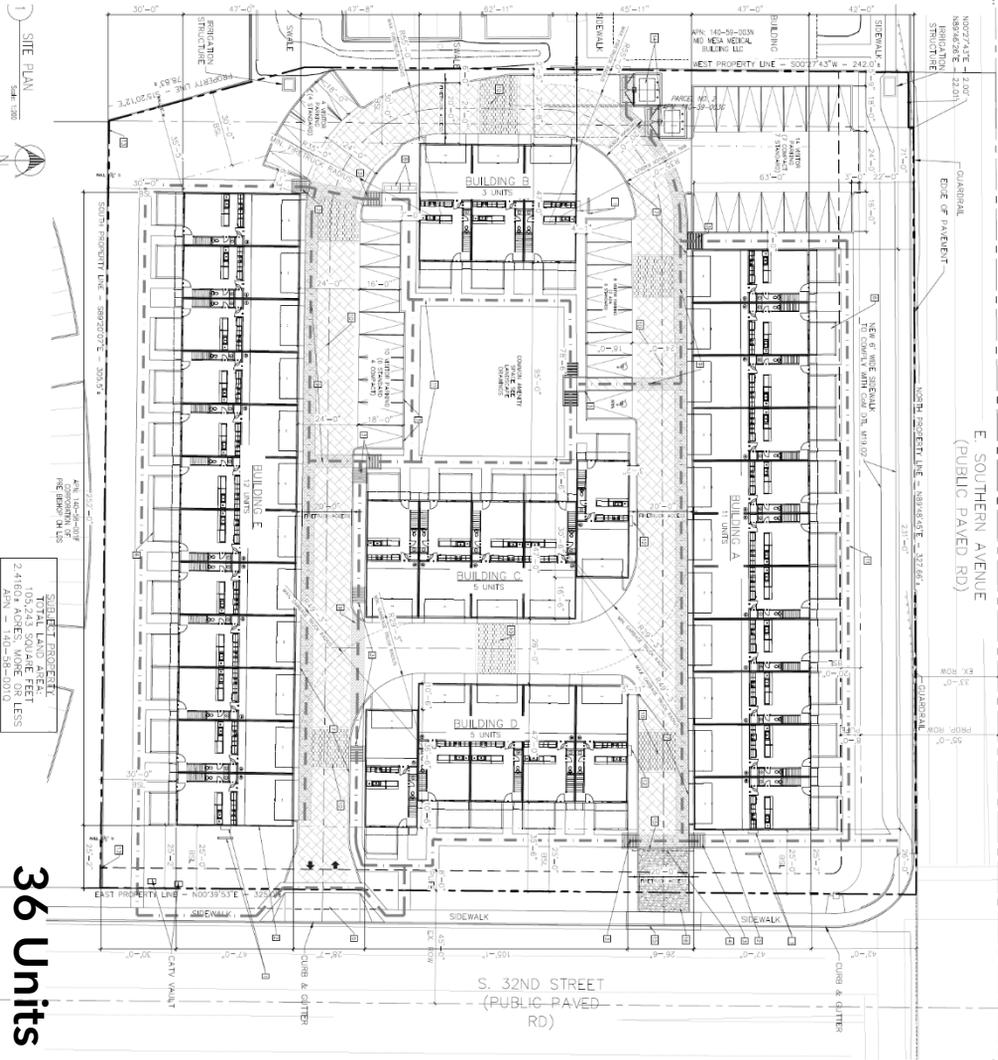
**40 Units**

7

# Site Plan – P&Z Review (1/26/22)

- Five 2-story buildings (40 total units)
- Reduced setbacks
- Amenities
  - Dog park
  - Pool area and playground with shade & seating
- 84 parking spaces required (40 units @ 2.1 spaces per unit)
  - 90 parking spaces provided;
    - 80 enclosed, 10 not enclosed
  - 6 additional parking spaces provided over code minimum

# Site Plan - Revised (4/25/22)

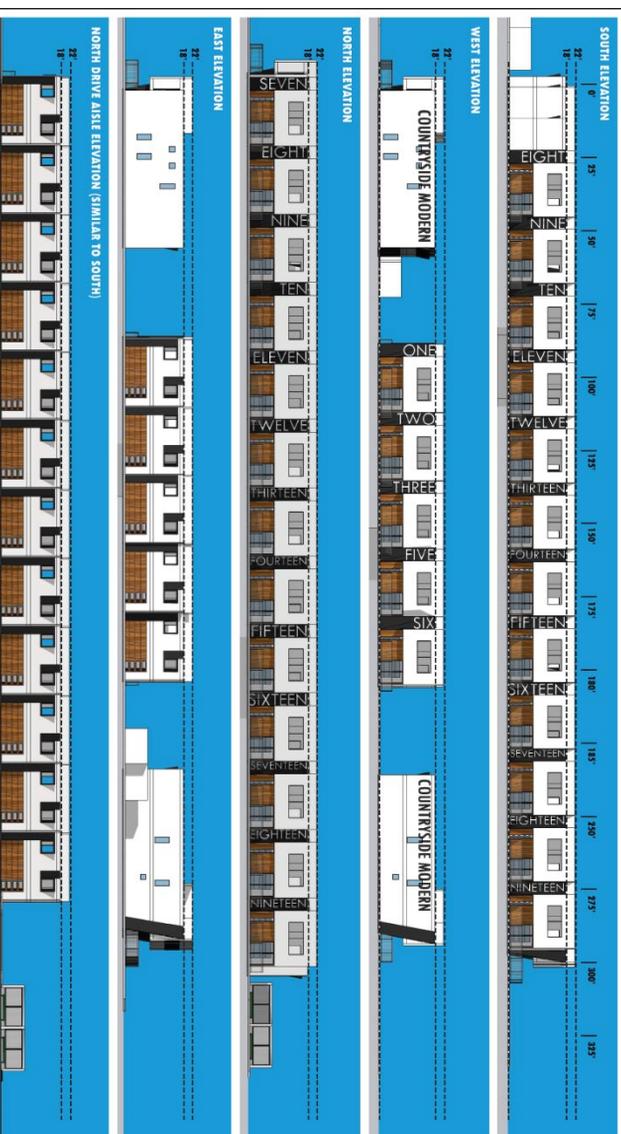
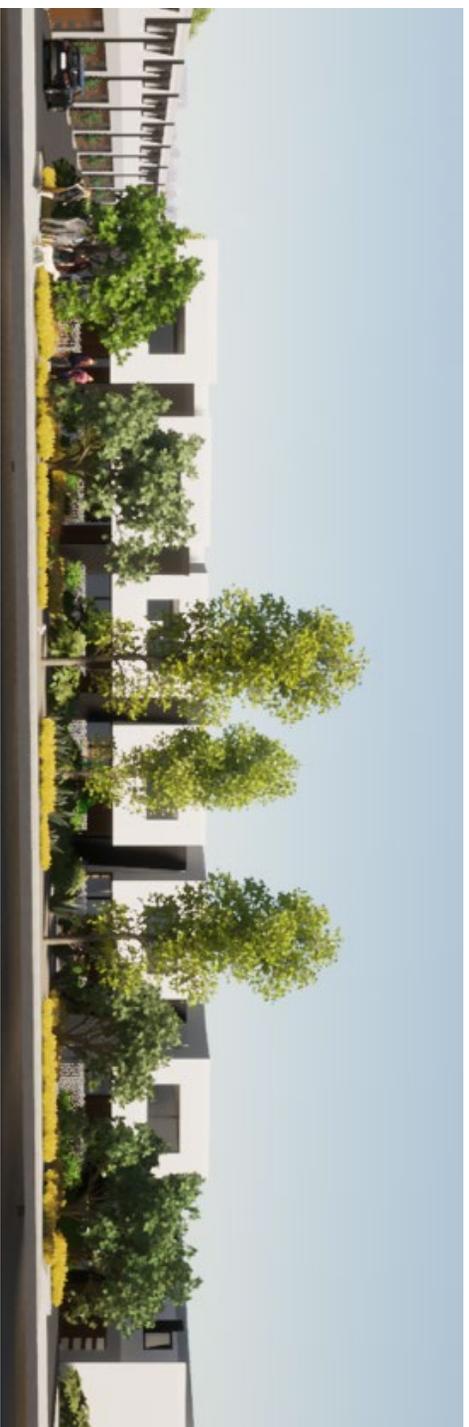


# Site Plan – Revised (4/25/22)

- Five 2-story buildings (36 total units)
  - Reduced by 4 units
- Increased building setbacks on all 4 sides of site
- Amenities
  - Pool area and playground with shade & seating
- 76 parking spaces required (36 units @ 2.1 spaces per unit)
  - 108 parking spaces provided; 72 enclosed, 36 not enclosed
  - 32 additional parking spaces provided over code minimum

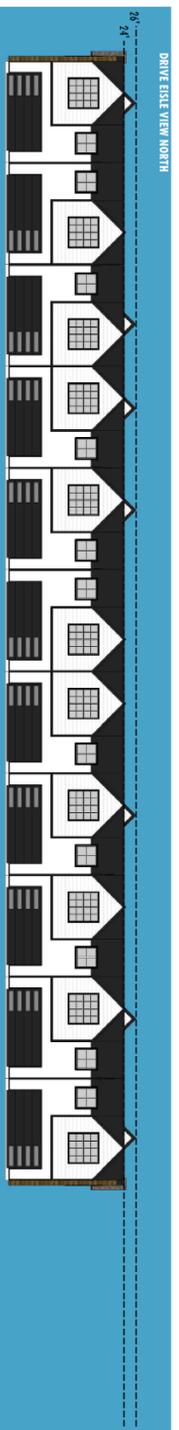
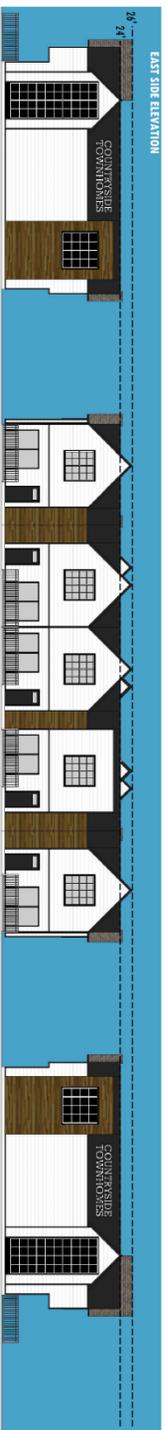
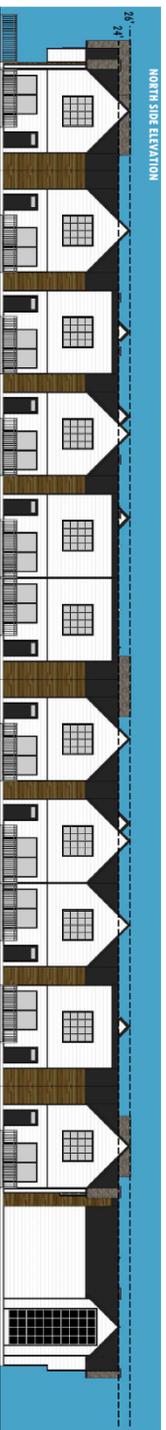
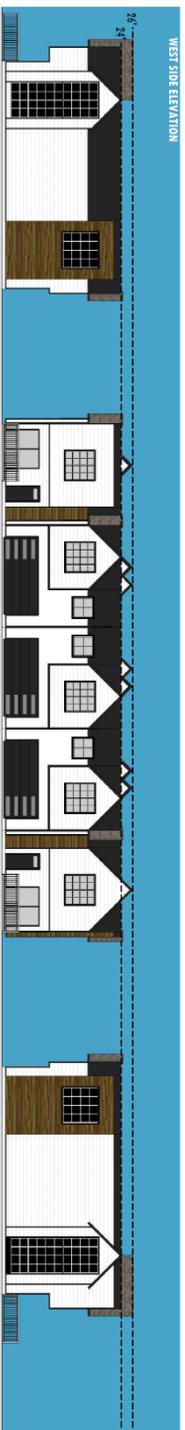
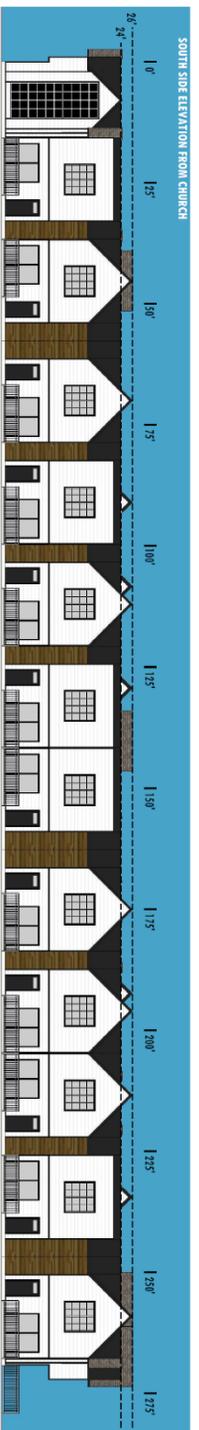
# Design Review (1/11/22)

- Recommended minor changes to building and landscape design:
- Reduce length of building along Southern Avenue
- Ensure use of quality materials



# Revised Elevations (5/31/22)

- In response to neighborhood concern:
  - Design is too modern and incompatible with neighborhood



# Revised Renderings (5/31/22)



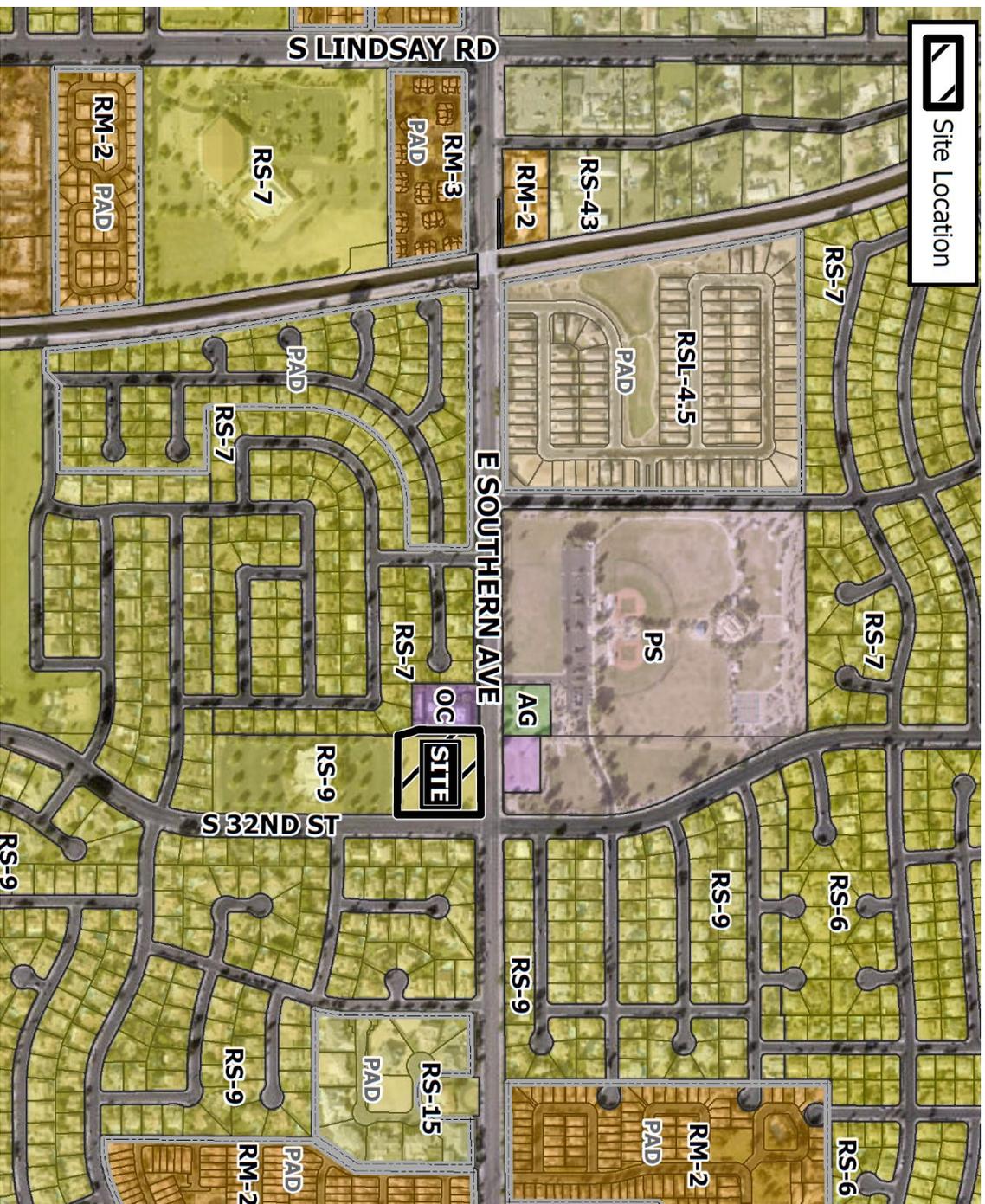
# Revised Renderings (5/31/22)



# Citizen Participation

## Applicant Information:

- Mailed letters to property owners within 500 feet of the site
- 1<sup>st</sup> Neighborhood Meeting (July 2021 via Zoom)
- Neighborhood opposition during P&Z Hearing

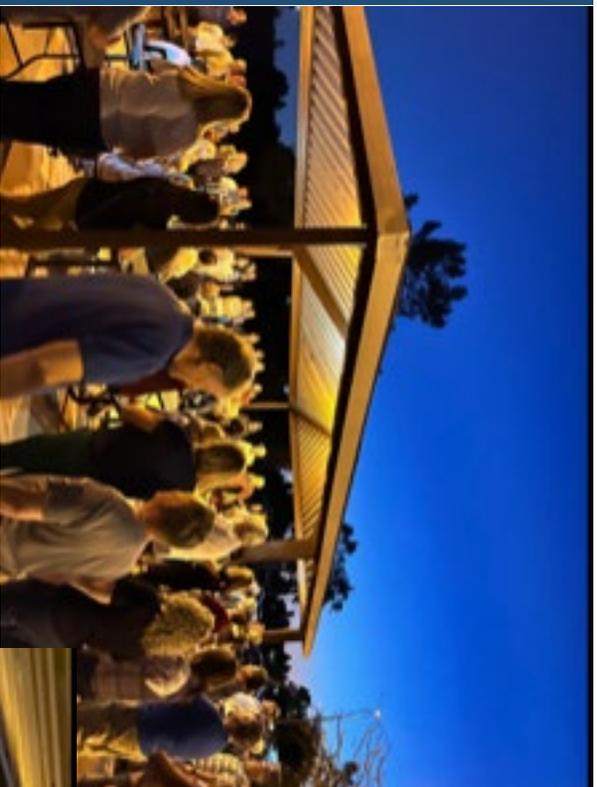


# Citizen Participation

Six (6) meetings after P&Z

Concerns related to:

- Parking, density, setbacks, building design
- Applicant Response:
  - Added 18 parking spaces
  - Eliminated 4 units
  - Increased setbacks
  - Good Neighbor Policy
    - Facilitate relations between the Community & neighbors
    - Commitment to record the Policy's stipulations in CC&R's
    - Identify parking restrictions
    - Notification process for renters for parking restrictions, prohibition on exterior storage and signal reception devices



# Summary

## Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Criteria in Chapter 22 for PAD
- ✓ Criteria in Chapter 69 for Site Plan Review

## Planning and Zoning Board Recommendation

Approval with Conditions (6-0)

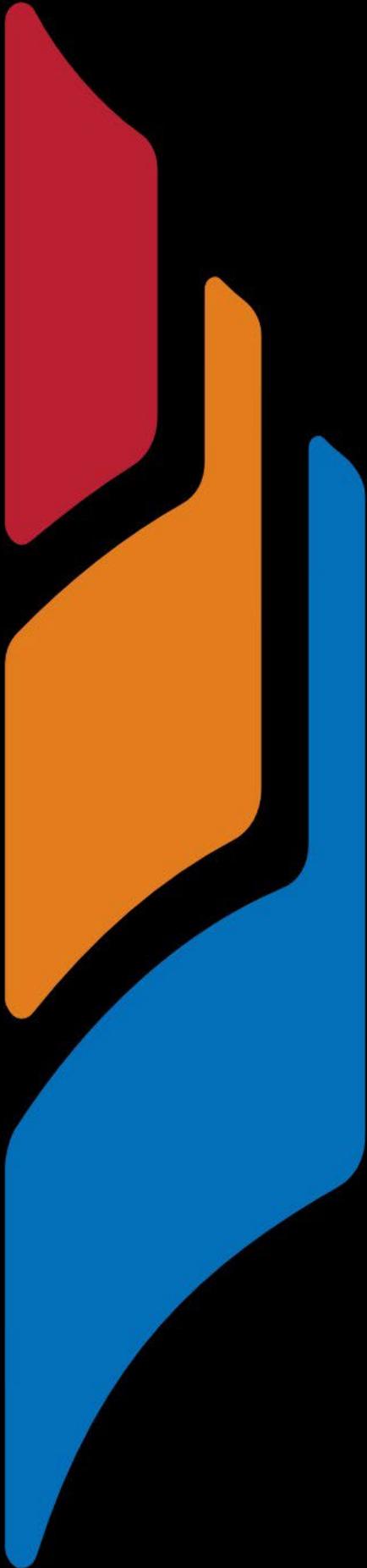
## Staff Recommendation

Approval with Conditions



# QUESTIONS

m.e.s.a.az



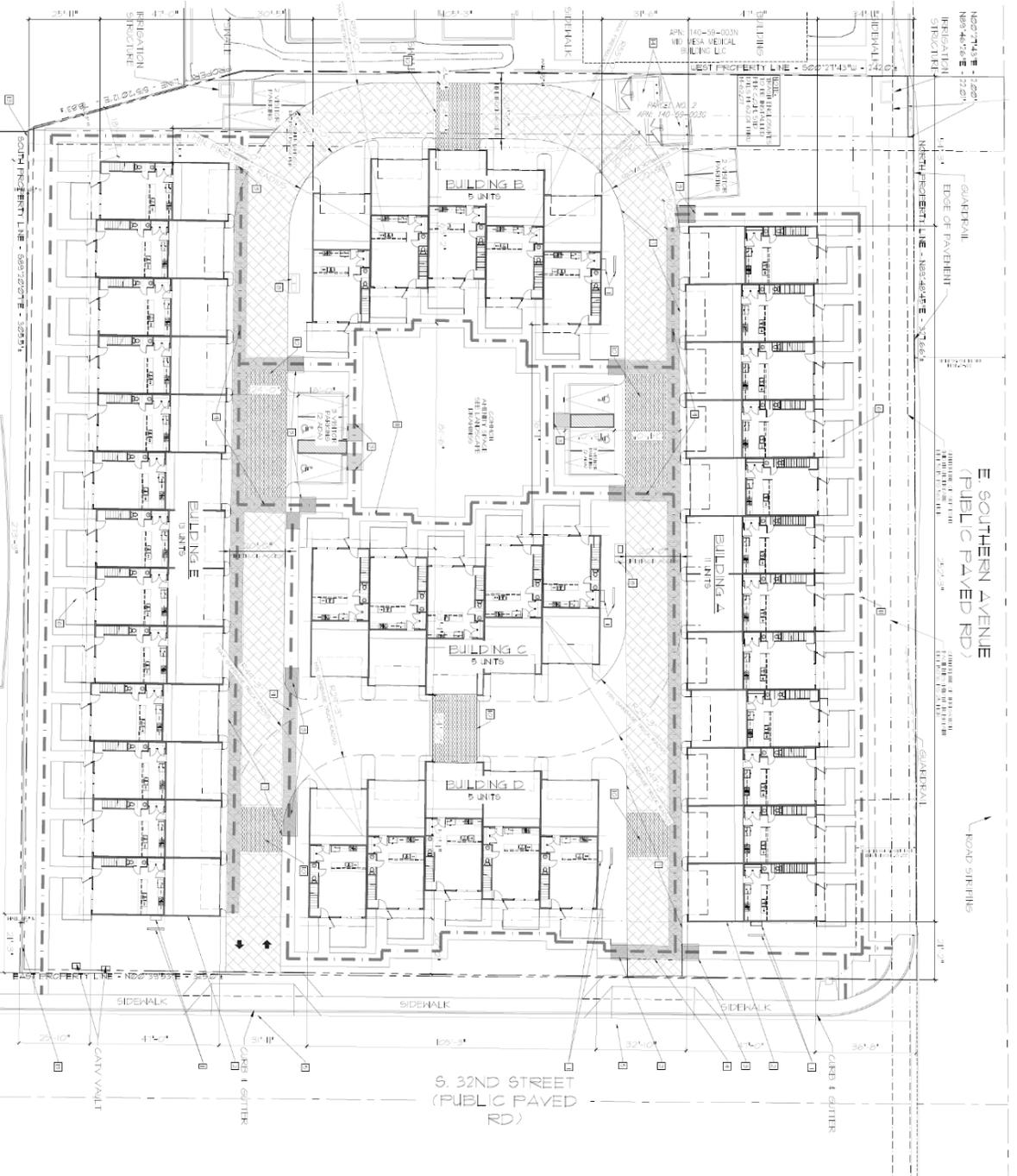
# PAD Request

Development Standard	Required	P&Z Proposed	Revised Proposal
Minimum Residential Garage Dimensions	20-foot-wide by 22-foot-long	20 feet 8 inches wide by 20 feet long	20 feet 8 inches wide by 20 feet long No change
Minimum Setback of Cross Drive Aisles	50 feet	21 feet	25 feet
Building Setbacks			
<u>Front (Southern Avenue)</u>	20 feet	10 feet	20 feet for buildings, 0 feet for parking area only
<u>Street facing side (32<sup>nd</sup> Street)</u>	25 feet	10 feet	25 feet
<u>Interior Side (west)</u>	15 feet per story (30 feet total)	18 feet 4 inches total for Building E, 28 feet total for Building B	30 feet
<u>Rear (south)</u>	15 feet per story (30 feet total)	24 feet 4 inches total	30 feet

# PAD Request Continued

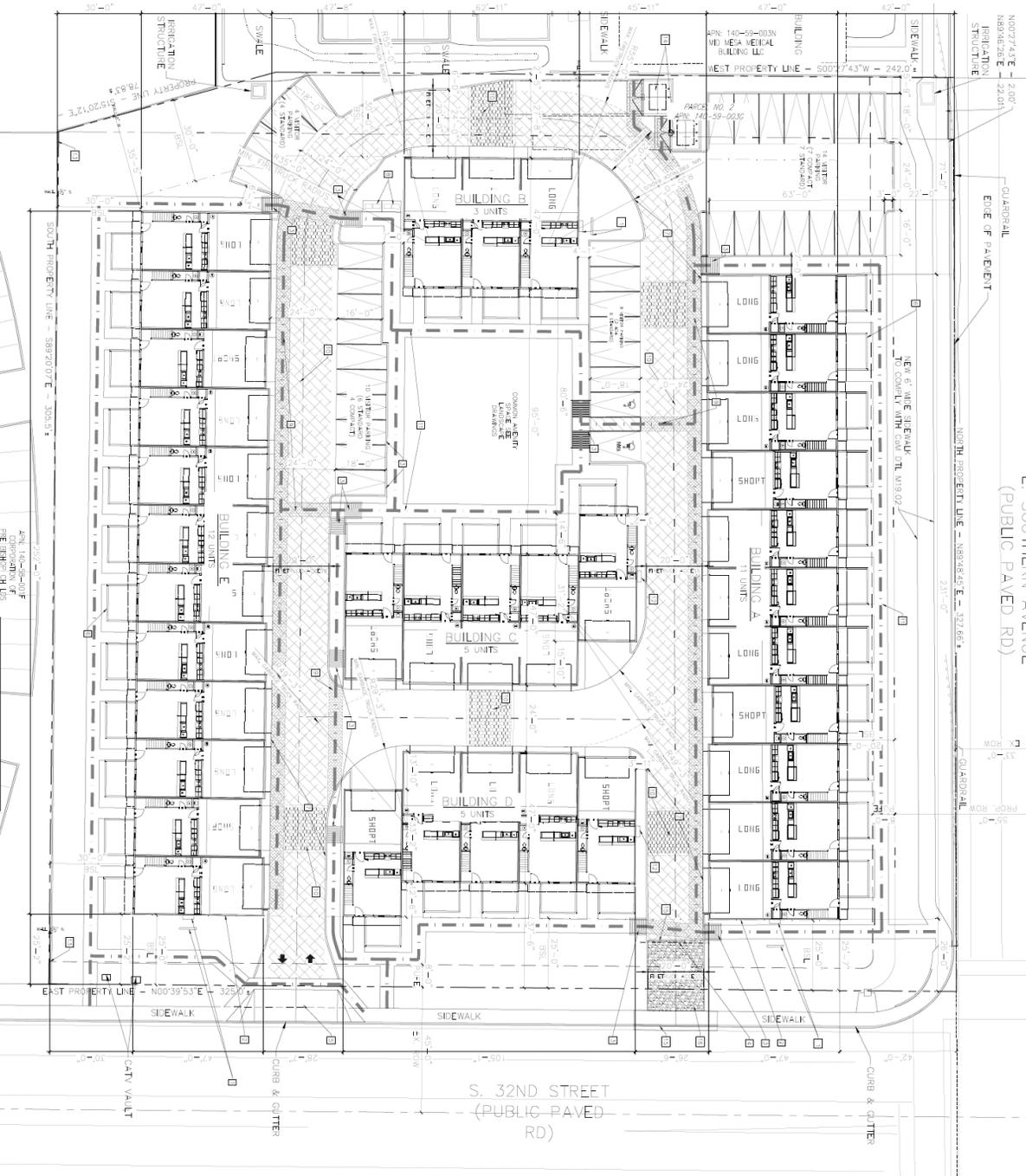
Development Standard	Required	P&Z Proposed	Revised Proposal
Minimum Building Separation	30 feet	24 feet	24 feet No change
Minimum Landscape Yard Width (feet) <i>Front (Southern Avenue)</i>	20 feet	10 feet	20 feet for buildings, 0 feet for parking area only
<i>Street Facing Side (32<sup>nd</sup> Street)</i>	25 feet	10 feet	25 feet
<i>Interior Property Lines - west &amp; south</i>	15 feet	West Property Line Only: 4 feet with 0 feet to trash enclosure South Property Line Only: 14 feet	West Property Line Only: 2 feet 5 inches to drive aisle with 0 feet at trash enclosure No reduction on South Property Line
Private Open Space Coverage	50%	30%	30% No change

# Site Plan - P&Z Review (1/26/22)



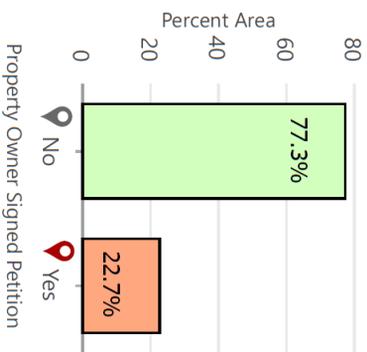
# Site Plan - Revised (4/25/22)

E. SOUTHERN AVENUE  
(PUBLIC PAVED RD)





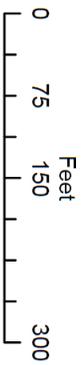
**ZON21-00940**  
**Legal Protest by Area**



Zoning Area as defined by  
 ARS 9-462.04

Property Subject to Proposed  
 Rezoning Amendment

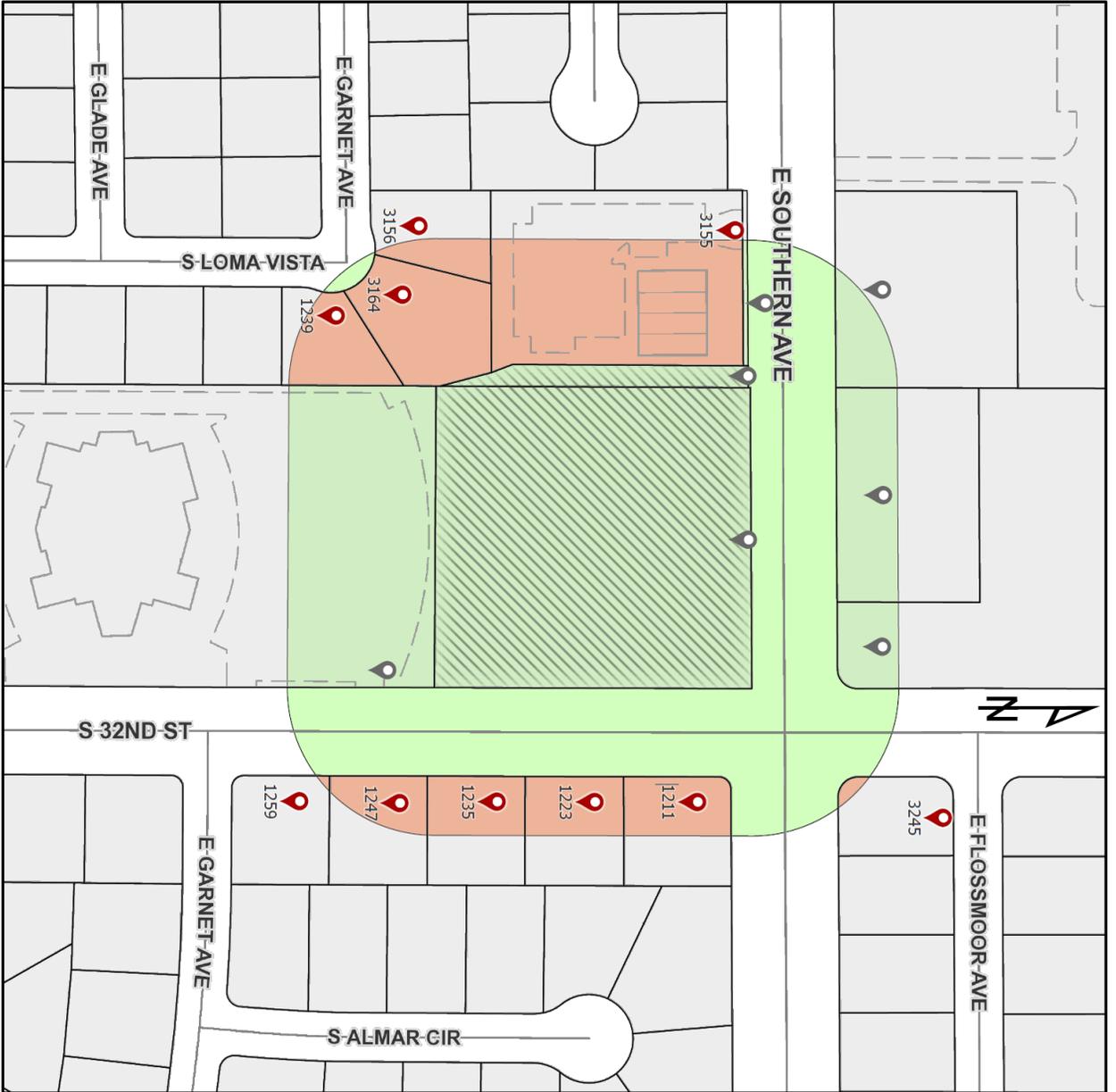
Zoning Area equals 8.2 acres of  
 which 22.7% signed petitions



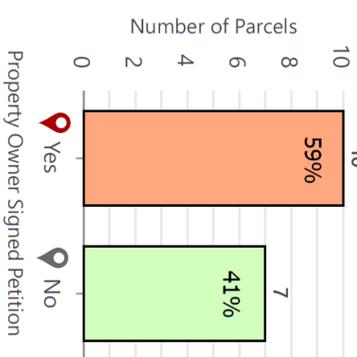
Created By: City of Mesa Planning GIS  
 Created Date: 4/20/2022  
 Source: City of Mesa  
 The City of Mesa makes no claims concerning the accuracy of the  
 data provided nor assumes any liability resulting from the use of  
 the information herein.

COPYRIGHT © 1988, 2022 CITY OF MESA, ARIZONA

\*Twenty percent or more "Yes" signatures required for a legal protest



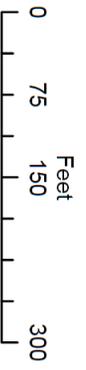
**ZON21-00940**  
**Legal Protest by**  
**Number of Lots in**  
**Zoning Area**



Zoning Area as defined by  
 ARS 9-462.04

Property Subject to Proposed  
 Rezoning Amendment

Zoning Area equals 17 lots of  
 which 10 signed petitions



Created By: City of Mesa Planning GIS  
 Created Date: 4/20/2022  
 Source: City of Mesa  
 The City of Mesa makes no claims concerning the accuracy of the  
 data provided nor assumes any liability resulting from the use of  
 the information herein.

COPYRIGHT © 1988, 2022 CITY OF MESA, ARIZONA

\*Twenty percent or more "Yes" signatures required for a legal protest

# City Auditor

# Proposed FY 2023 Audit Plan

City Council Study Session

July 5, 2022

*Joseph Lisitano, City Auditor*

# Audit Plan Overview:

- Current work in progress
- Audits planned for FY 2023
- Follow-up reviews due in FY 2023
- Other activities

# Current work in progress:

- PRCF – Mesa Tennis Center
- Police Department – Badging/Security Access
- Community Services – VASH Program
- Transportation – Street Maintenance
- Police Department – Property and Evidence
- Police Department – Criminal Investigations Case Management

# New audits:

- \*DoIT – Remote Access
- Citywide – Take Home Vehicles
- Citywide – Intergovernmental Agreements Cost Recovery
- DoIT – Cybersecurity
- Human Resources – Hiring & Recruitment Practices
- Citywide – Special Pay Programs

\*Carried over from FY22 Audit Plan

# Follow-up reviews:

- Business Services – Procurement Processes
- HR/Employee Benefits – Claims Admin. Contract
- Falcon Field – Leases
- Fleet – Parts Management
- DoIT – Software/Application Management
- PRCF – Convention Center 2<sup>nd</sup> Follow-up

## Other activities:

- Citywide Cash Handling Audits (continuous)
- PCI DSS Annual Review
- Fraud & Ethics Hotline Investigations
- Consulting (limited reviews, other projects, etc.)
- Unscheduled Audits (if requested by City Manager or City Council)

Questions or changes?

m.e.s.a.az



# Housing Path to Recovery

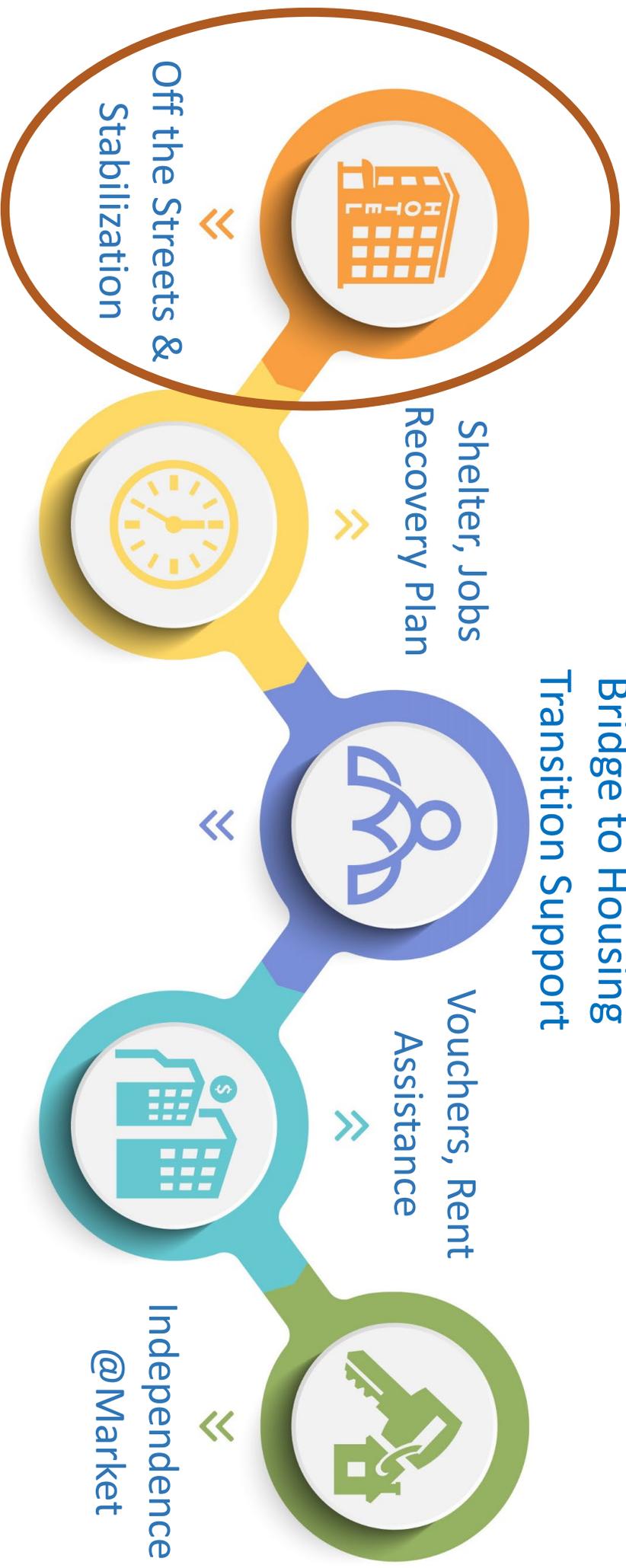
## Off the Streets in Mesa



mesa.az

- City Council Study Session
- July 11, 2022
- Lindsey Balinkie, Community Services Deputy Director
- Kim Fallbeck, Real Estate Services Administrator
- Natalie Lewis, Deputy City Manager

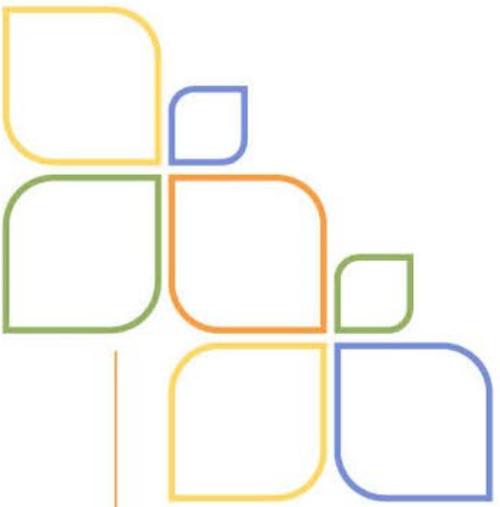
# Mesa's Strategy: Housing Path to Recovery





## Considerations:

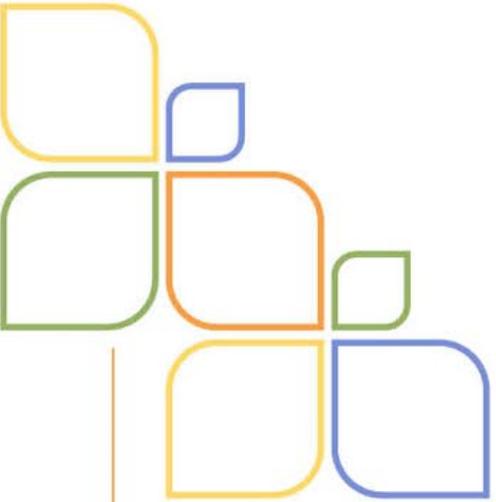
- Save money over time vs. lease
- Invest ARPA funds for purchase
- Meet urban camping laws for enforcement
- Mesa controls decision for program continuation and retains resource focus on Mesa





## About Off the Streets

- Launched May 2020. 777 served thru May 2022.
- 74% of those served transitioned off the streets.
- Priority for PD, Rangers, Community Court and Mesa's most vulnerable.
- Lease (hotel space only): Approximately \$1.75m per year for 85 rooms, 15 dusk-to-dawn beds, pet allowances, and operations space.
- Strong onsite security a core element





## Proposed property

The Sleep Inn, 6347 E. Southern Ave.

Superstition Springs Center

1996 year built

84 rooms, 3 stories, 31k sf, 1.5ac

Space for dusk-to-dawn beds

Commercial washers/dryers,

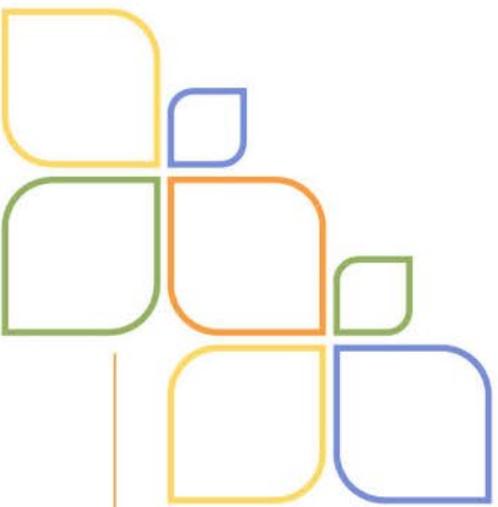
refrigerator/freezer

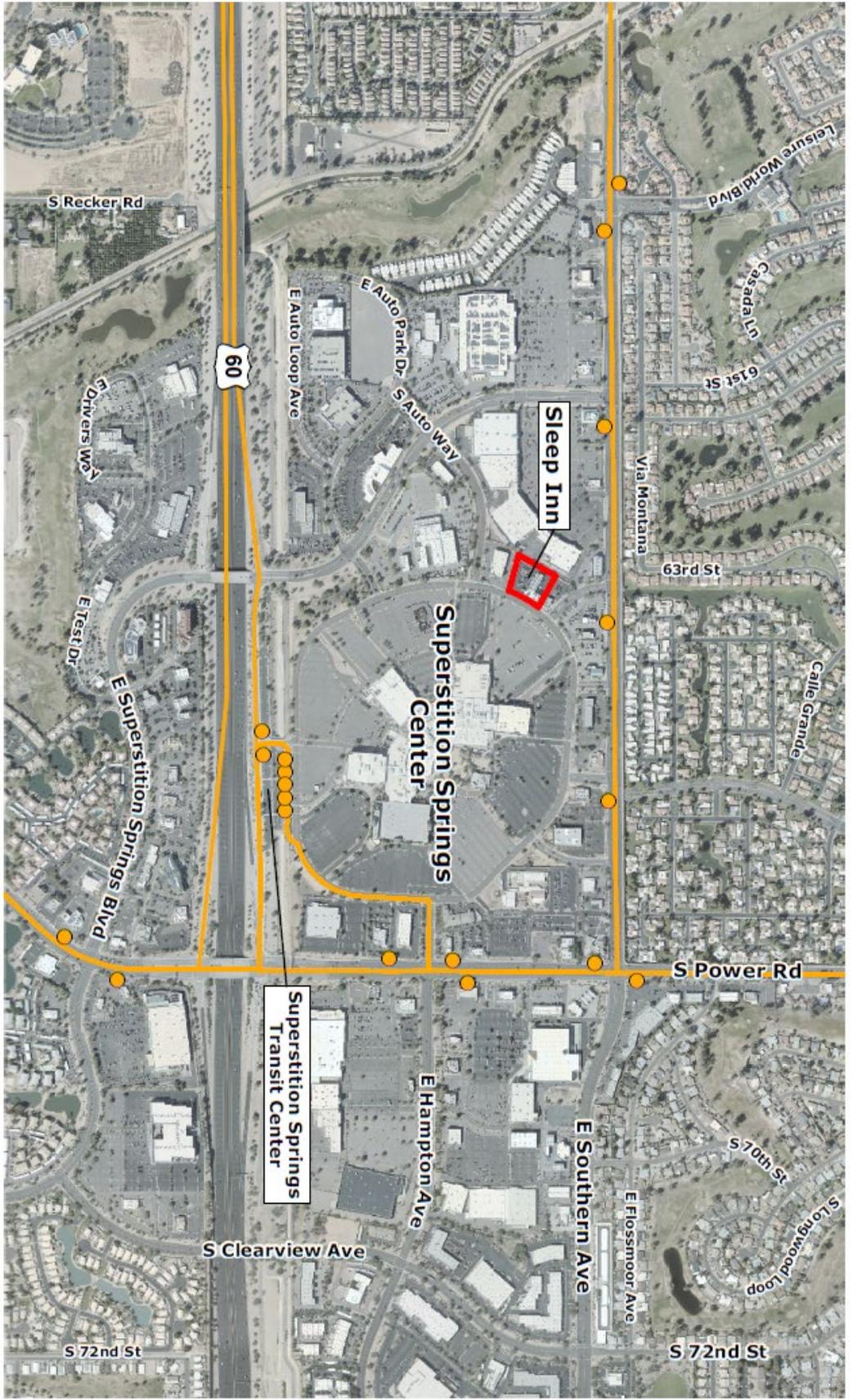
Kitchen, dining area

Close to transit and retail jobs

Regional, east Mesa location

Solar infrastructure added by owner



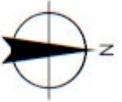


Sleep Inn  
APN: 141-54-033A



● Valley Metro Bus Stops

— Valley Metro Bus Routes

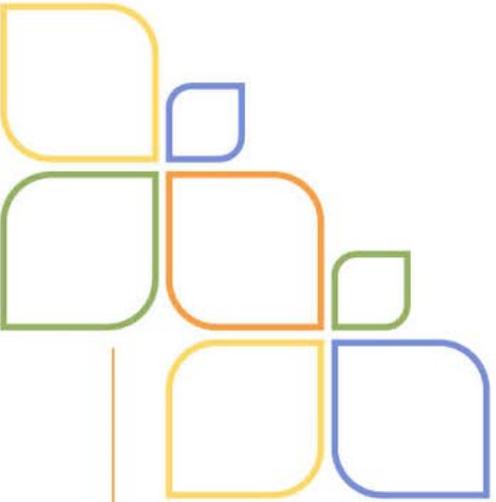


The City of Mesa makes no claims concerning the accuracy of the data on this product nor assumes any liability from the use of the information herein. Copyright 1988, 2022 City of Mesa, Arizona. NAD\_1983\_HAEN\_StatePlane\_Arizona\_Central\_FIPS\_0202\_Feet\_Intl



## **Being a Good Neighbor (examples)**

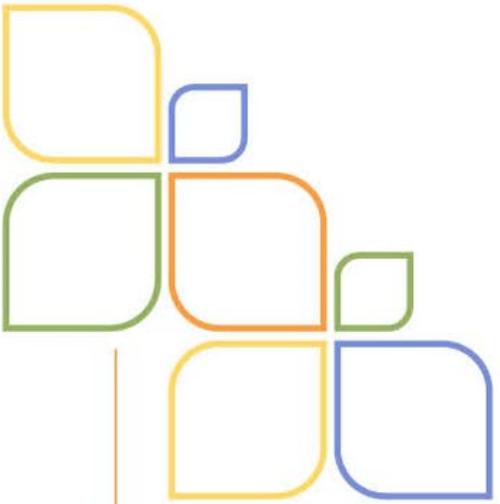
- No walk-ups— referrals only
- Add fencing to delineate and secure campus
- No hanging out in the parking lot
- Police presence on-site
- Twice per day visits to every room
- Drive clients off campus for most services
- Trespass enforcement for surrounding businesses
- Community outreach and engagement
- Clean and well-maintained campus
- Community line for nearby businesses or residents with questions or concerns





## Next Steps

- 1) Letter of Intent- confirm the City's interest to acquire property
- 2) Appraisal by City (30 days)
- 3) Review Appraisal by City (15 days)
- 4) City sets 'Just Compensation' – no less than appraised value and including due diligence considerations
- 5) Offer to purchase and enter negotiations with owner. (August)
- 6) Purchase price accepted and agreement drafted, finalized and approved by owner and City Council (November)

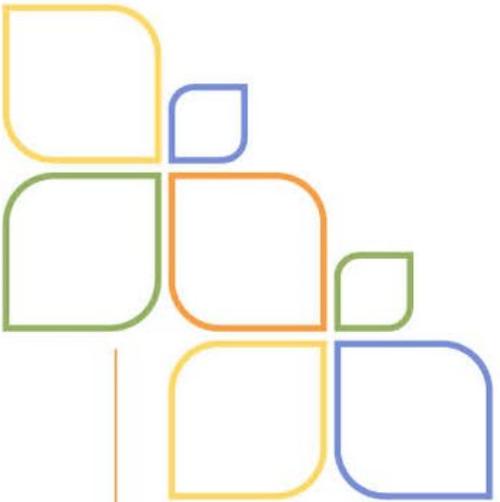




## **Direction needed:**

Direct staff to continue forward with necessary steps for due diligence, meeting federal requirements, and potentially to enter negotiations to use ARPA funds to purchase the Sleep Inn Hotel.

**If approved, updates to Council this fall.**



# Housing Path to Recovery

## Off the Streets in Mesa



**mesa**•**az**

### City Council Study Session

July 11, 2022

- Lindsey Balinkie, Community Services Deputy Director
- Kim Fallbeck, Real Estate Services Administrator
- Natalie Lewis, Deputy City Manager

m.e.s.a.az



# Zoning Code Text Amendments

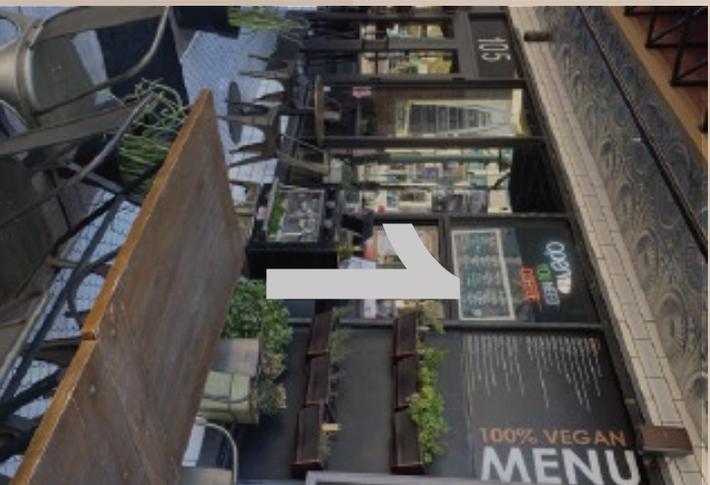
## Outdoor Eating Areas, Temporary Use Permits, and Drive-thru Regulations

Rachel Prelog, Assistant Planning Director

# Outline

- Outdoor Eating Areas
- Temporary Use Permits
- Drive-thru Regulations

# Outdoor Eating Areas



# Goals

- Increase opportunities for outdoor eating areas.
- Expand on the successes from the Mayors and City Councils resolution to allow outdoor eating areas (Mesa AI Fresco program).
- Enhance aesthetics of outdoor seating areas.



- Assisted 52 businesses
- Total of \$26, 300 reinvested into Mesa restaurants and bars.

# Current Regulations



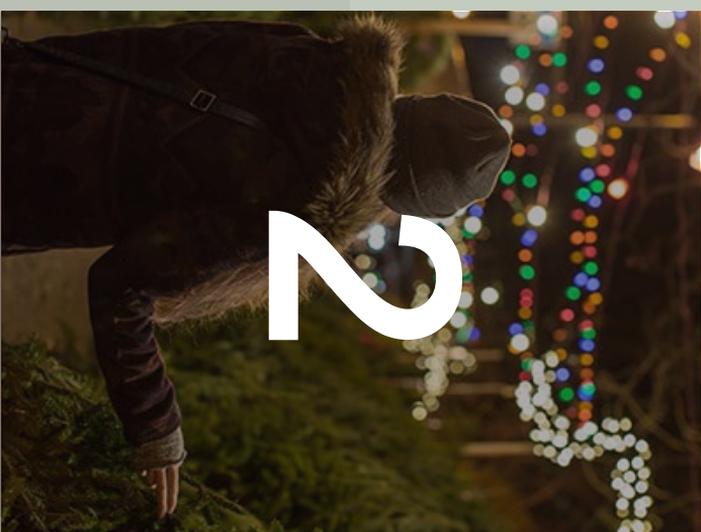
- Requires a SUP or AUP in certain zoning district.
- Allowed in the Downtown District by the Downtown Pedestrian Overlay through an approved SUP.
- Limited development standards.

# Recommendations

- Allow by right in all commercial districts.
- Refine development standards to guide outdoor eating area design.



# Temporary Use Permit



# Temporary Use Permit



*A discretionary authorization for certain uses that are intended to be of limited duration and will not permanently alter the character or physical facilities of the site where they occur*

# Current Regulations

- Swap meets and farmers markets the only temporary uses defined by Code
- All other uses processed through a special events license
- If exceeds 4 consecutive days or 4 times per calendar year it requires an SUP





# Goals

- Refine the TUP procedures and guidelines for efficiency.
- Reduce barriers and allow temporary uses where appropriate.
- Clearly define specific temporary uses.

# Recommendations



- Expand temporary use category, (i.e., Christmas tree lots, haunted houses, fire works stands, parking lot sales etc.)
- 90 consecutive days with ability for 1 time 30-day extension; or
- 180-day total duration if held only 2 days per week.
- Refine approval criteria and operational standards.

# Drive-thru Regulations

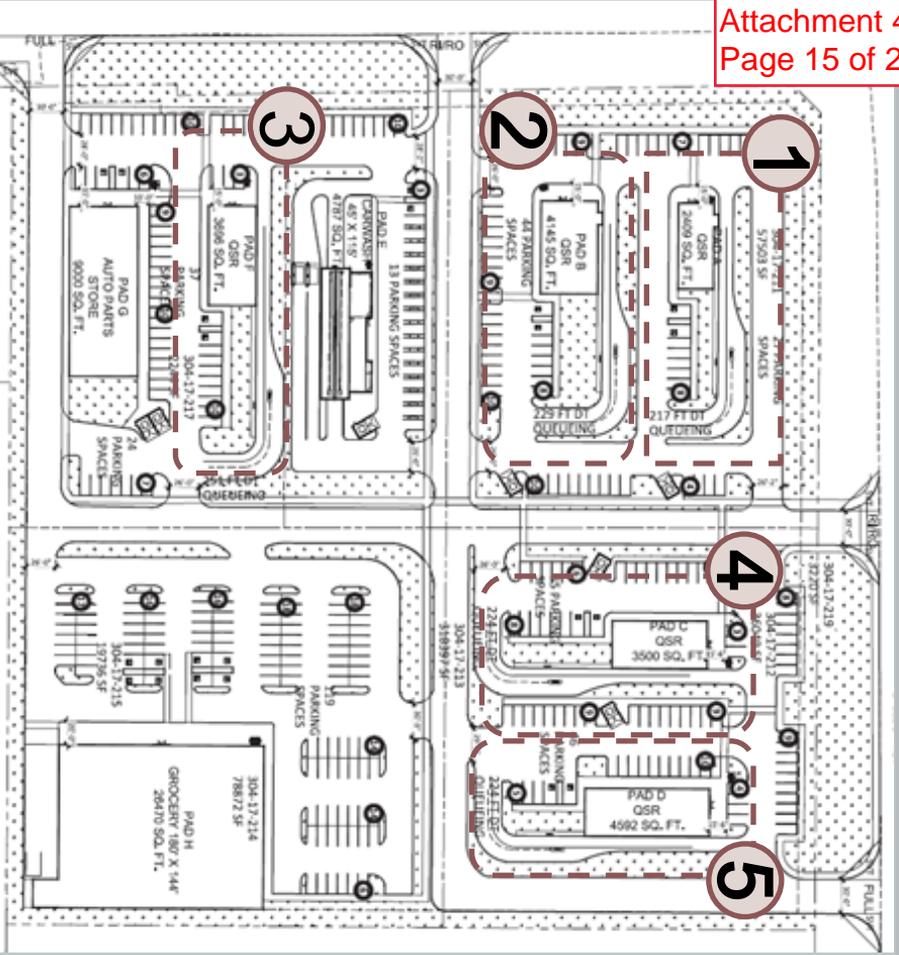




# Goals

- Direction of City Council
  - Minimize clustering of drive-thrus.
  - Protect the City's urban form.
  - Preserve the integrity of Mesa neighborhoods.





# Current Regulations

Proposed Use NC LC GC OC MX DB-1 DB-2 DC PEP LI GI HI

## Eating and Drinking Establishments

With Drive-thru Facilities SUP P P -- P CUP SUP -- P P P SUP

## Banks and Financial Institutions

With Drive-thru Facilities SUP P P SUP SUP CUP SUP CUP SUP P P --

- No limitation on the number of drive -thru businesses adjacent to each other.
- No distinction between drive-thru use and pick-up window use.

# Recommendations

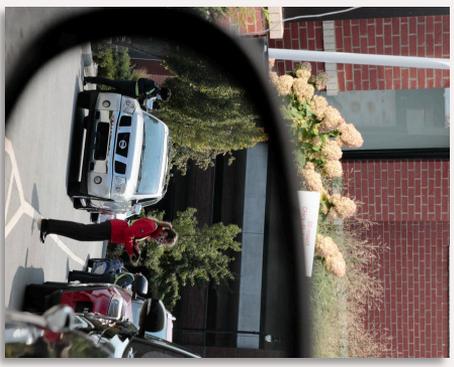


- Define Pick-Up Windows and Drive-thru Facilities differently
- Prohibit in the NC district
  - Intended to serve immediate adjacent neighborhoods
  - Generate minimal traffic
- Require an SUP in the LC district
  - Low-intensity, service-oriented businesses

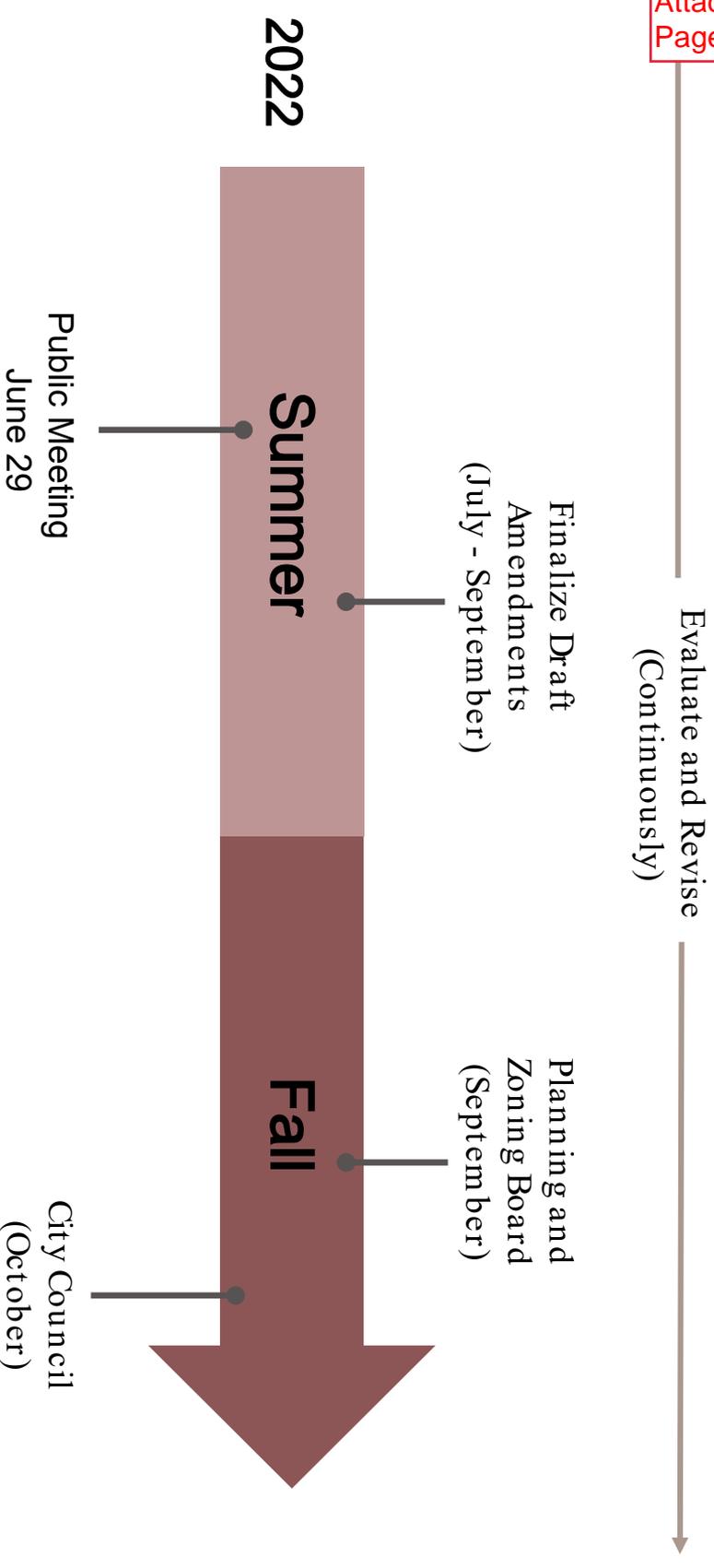
# Recommendations

Standards - may request a CUP  
need

- No more than 2 drive-thrus located adjacent to one another
- When there are 2 drive-thrus adjacent to each other, a 3rd drive-thru cannot be placed within 750 ft.
- No more than 2 drive-thrus in a group commercial center
- No more than 2 drive-thrus at an intersection

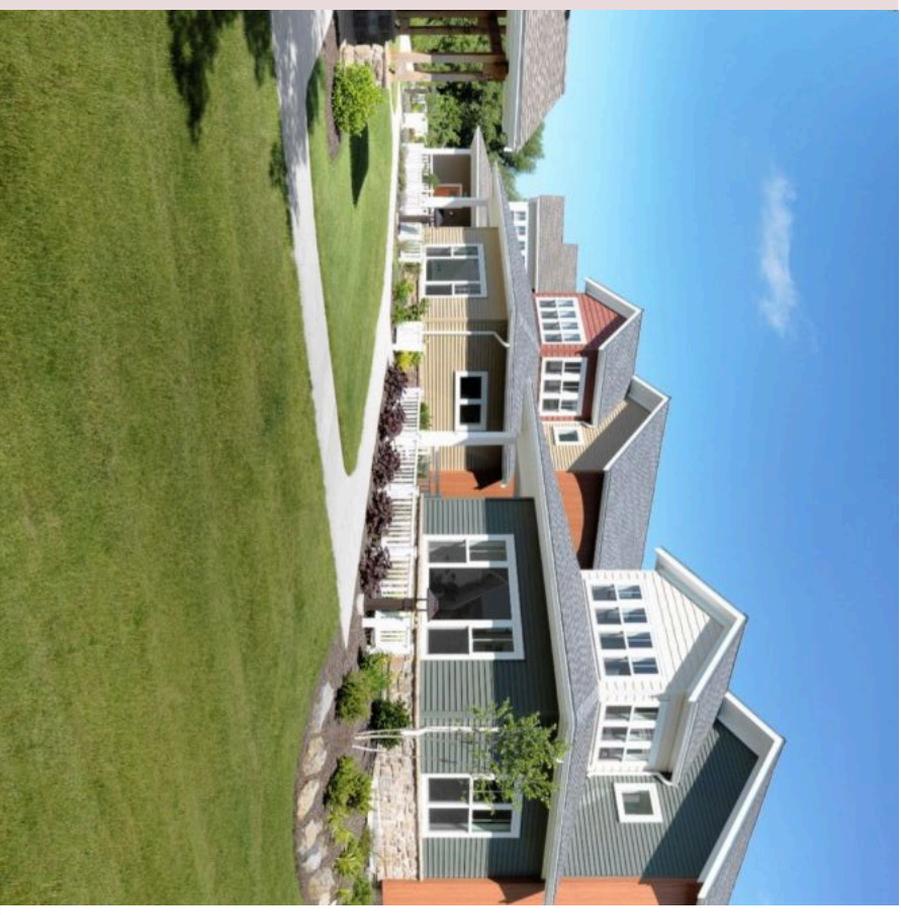


# Anticipated Timeline



# Future Text Amendments

- Small Lot Development Guidelines
- Infill Guidelines
- Historic Preservation Design Guidelines
- Subdivision Regulation Update



mesa·az

