

DEVELOPMENT ADVISORY FORUM

RESIDENTIAL/COMMERCIAL DEVELOPMENT INDUSTRY

Wednesday, March 3, 2021
7:30 to 9:00 A.M.

To decrease COVID-19 exposure, meeting was conducted via zoom

MINUTES

1. Welcome and Introductions

Christine Zielonka

Christine opened the meeting at 7:30 a.m. with a welcome and introductions. Provided update stating our buildings are still closed; we anticipate opening to align with vaccine distribution. Despite Covid-19 restraints we are meeting our deadlines because of our staff and our DIMES/Accela/paperless system established 2017.

2. Planning Updates

Nana Appiah

For the past 2 years Planning and Zoning has been working on 3 major goals to ensure effective land use review process in the city.

These goals are:

- Providing a predictable environment for all land use review processes
- Consistency in the review process
- Timeliness – timely response

P&Z has been working closely with the development community and soliciting feedback as well to continue to improve the land use review process.

Providing a system of consistency working with public and city council and most of the development community, trying to keep you well informed

As part of these goals a few changes have been made by the City Council, these are:

1. General Plan Amendments in December 2020
2. Mixed Use Zoning clarifications, specifically the allocation of residential versus commercial
3. Administrative Site Plan Reviews for uses allowed in a zoning district that does not require any modification to the standards in the district. The site plan review process has been streamlined and potentially now the process can be reduced to 2 months.

Additional tasks we are working on:

- Marijuana text amendments
- Group home/community residence standards

3. Second Draft of Small Lot Guidelines

Veronica Gonzales

We have an announcement for the small lot stakeholders' group. Shortly after this meeting, we will email a revised draft of the Small Lot Development Guidelines to the stakeholder group. We did our best to address the comments we received with this draft including:

- Updated suggestions for lot configurations
- Minor changes in the architectural design section
- A cross section for private streets that will accommodate public utilities in a street width that is narrower than a standard public street

AZ HBACA stated that they appreciate the city taking the lead on this and soliciting feedback from the development community.

The Small Lot Guidelines will be presented to City Council before summer break.

4. Virtual Inspections and Code Updates / Development Activity

John Sheffer

Updates to the 2018 Building and Fire Codes which included synchronizing Mesa with other valley cities. An overview of virtual inspections along with a video was shared. In addition, John provided data showing that both residential and commercial permit applications remain high. See the attached presentation

5. Engineering Standard Details / Engineering & Design Standards Manual Updates

Julie Christoph

The 20201 Mesa Engineering & Design Standards will be effective April 15, 2021. Julie provided general updates and highlighted the major changes. Please note the Comment Period will close April 4, 2021. See the attached presentation

6. Right-of-way Signing and Striping Permit

Robert Apodaca

Introduction of a new right-of-way permit for Signing and Striping, previously this scope of work fell under the Pavement right-of-way permit. The new permit requirement is effective immediately. See the attached presentation

7. Stormwater Quality Controls and Constructions MS 4 Permit Update

Laura Hyneman

A review of the stormwater quality controls and construction MS 4 permit. The goal of the program is to protect public health, the environment, and the City's infrastructure. See the attached presentation.

8. Open Discussion

Meeting adjourned at 8:55 a.m.

NEXT MEETING: TBD

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