

CITY OF MESA  
MINUTES OF THE DOWNTOWN DEVELOPMENT COMMITTEE  
MEETING

DATE: December 18, 2008 TIME: 7:30 a.m.

**MEMBERS PRESENT**

Adam Decker, Vice Chair  
Steve Chucri  
Kari Cluff  
Linda Flick  
Gary Gallagher  
Gregory Holtz  
Vern Mathern  
Dean Taylor

**STAFF PRESENT**

Sue Cason  
Patrick Murphy  
Gordon Sheffield

**OTHERS PRESENT**

Mark Irby, Applicant

**MEMBERS ABSENT**

Jeff Jarvis, Chair

1. **Call to Order**

The December 18, 2008 meeting of the Downtown Development Committee was called to order at 7:30 a.m. at the Upper Level City Council Chambers, 57 E. First Street by Vice Chair Adam Decker.

2. **Approval of Minutes of the October 16, 2008 Meeting.**

Committee member Kari Cluff pointed out an error in the minutes to be corrected. It was then moved by Linda Flick and seconded by Gary Gallagher to approve the minutes of October 16, 2008.

Vote: 8 in favor  
0 opposed

3. **Discuss and Take Action on an Application for a Special Use Permit Case No. ZA08-095TC to allow general auto repair and outdoor storage in the TCB-2 Zoning District, and to modify the Design Guidelines in Chapter 15 of the Zoning Ordinance for the property located at 155 East Broadway Road.**

Mr. Patrick Murphy gave a brief presentation stating that the application for a Special Use Permit (SUP) is to allow general auto repair and outdoor storage at 155 East Broadway Road. The applicant submitted a request to eliminate the foundation base

landscape and hardscape, and to eliminate the requirement to provide parking lot landscape islands in the parking lot. Staff asked for a revision to the site plan and landscape plan to modify the chain-link fence on the east side of the property to include large oleanders to provide additional screening, and the slats in the chain-link fence be replaced with a different material that will eliminate visibility through the fence.

A letter was sent to the property owners and tenants within three hundred (300) feet of the project informing them of the application. Staff has not received any comments from the surrounding property owners or tenants.

Staff is recommending approval of the Special Use Permit subject to the following stipulations:

1. **Full compliance with approved plans and all current Code requirements, unless modified through the appropriate review and stipulations outlined below.**
2. **Compliance with the basic development as shown on the site plan dated November 21, 2008.**
3. **A revised site plan and landscape plan depicting modifications to the chain-link fence and landscape plan shall be submitted to staff for review and approval. The modifications shall include additional oleanders larger than five (5) gallon size on the east side of the property to provide additional screening. In addition, the slats in the chain-link fence shall be replaced with another material that will eliminate visibility through the fence.**
4. **Obtain necessary permits from the Development Services Department prior to performing any work located within the Right-of-Way.**

It was moved by Vern Mathern and seconded by Gary Gallagher to recommend approval of an Application for a Special Use Permit Case No. ZA08-95TC to allow general auto repair and outdoor storage in the TCB-2 Zoning District, and to modify the Design Guidelines in Chapter 15 of the Zoning Ordinance to modify the interior parking lot landscaping, foundation base landscaping and hardscape requirements, and to find that the chain-link fence with a different material to eliminate visibility through the fence for the property located at 155 E. Broadway Road should be permitted as a specific condition for this site..

**Vote: 8 in favor  
0 opposed**

4. **Hear a presentation on an Amendment to the City of Mesa Zoning Ordinance regarding Title 11, Chapter 18. The Amendment proposes broad revisions to**

**and deletion of several sections of this Chapter regarding administration and processing of requests related to the implementation of the City's Zoning Ordinance. Included are proposals to reduce the number of citizen's advisory boards, and related revisions to the review, consideration and processing of individual requests now typically processed through the Planning and Zoning Board, Design Review Board and Downtown Development Committee.**

Mr. Gordon Sheffield, Zoning Administrator, stated that the City Manager's Office is working with the Mayor and City Council to develop a policy regarding the possible consolidation of several of the City's development related advisory boards and committees. The policy will propose reductions to the number of citizen advisory boards as a means to streamline the review, consideration and processing of individual requests that normally are processed through the Planning and Zoning Board (P&Z), Design Review Board (DRB) and Downtown Development Committee (DDC). Mr. Sheffield said that at this time, the policy is still in a very preliminary draft stage, therefore there is no other information available to hand out to the committee at this time. Once a draft policy comes available, staff will bring forth the policy for review by the three affected advisory boards prior to going to the City Council for final approval.

Mr. Steve Chucri commented that this subject had been brought up before and certainly understands the review if it indeed makes City Government run more efficiently, and asked for Mr. Sheffield's comments on the subject.

Mr. Sheffield replied that the City is already in the process of updating the City Zoning Ordinance, and had been reviewing this issue as part of the update process. Earlier there had been some thought to combine the P&Z, DRB and DDC, but conversations amongst the three boards and the consultant advising the City on updating the Zoning Ordinance had indicated that P&Z and DRB should be combined, and the DDC left in the current role for the Downtown area. Since reductions to the Planning and Town Center Development staffs have occurred, it is now thought that all three boards should be combined. Combining all three boards into one review board could help streamline the process for prospective applicants. Applicants that are ready to construct their projects would have the ability to go through only one review instead of perhaps filing several applications for the same project.

Ms. Linda Flick asked if the Downtown Development Committee will be eliminated or just melded into the Planning and Zoning Board and the Design Review Board.

Mr. Sheffield answered that there are three scenarios that could happen.

- Cut both the DRB and the DDC, and then choose which DRB and/or DDC functions to add to the present duties and responsibilities of the existing P&Z Board;
- Consolidate all present functions of all three boards into one "new" and somewhat larger board, possibly with some sub-committee functions;

- Create a similar larger board with P&Z and DR oversight responsibilities, and create a set of "village" committees to help with neighborhood issues.

**5. Director's Report, Shelly Allen, Assistant Economic Development Department Director**

Ms. Shelly Allen gave her director's report in the Study Session.

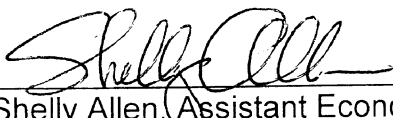
**6. Items from Citizens Present (No discussion or action can be taken)**

No citizens were present.

**9. Adjournment**

With there being no further business, this meeting of the Downtown Development Committee adjourned at 7:55 a.m.

Respectfully Submitted,



Shelly Allen, Assistant Economic Development Department Director  
Minutes prepared by Sue Cason