

COUNCIL MINUTES

October 16, 2017

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 October 16, 2017 at 5:15 p.m.

COUNCIL PRESENT

John Giles
David Luna
Mark Freeman
Christopher Glover
Francisco Heredia
Kevin Thompson
Jeremy Whittaker

COUNCIL ABSENT

None

OFFICERS PRESENT

Kari Kent
Dee Ann Mickelsen
Jim Smith

1. Review items on the agenda for the October 16, 2017 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: None.

Manager of Downtown Transformation Jeff McVay displayed a PowerPoint presentation (**See Attachment 1**) and discussed item 6-a (**ZON17-00184 0 to 100 block of South Pomeroy (west side). Located west of Mesa Drive south of Main Street (1± acres)**) on the Regular Council Meeting agenda.

Economic Development Director William Jabjiniak discussed item 7-a (**ZON17-00047 7200 through 7400 blocks of East Ray Road (north side). Located east of Power Road on the north side of Ray Road (8.2± acres)**) on the Regular Council Meeting agenda.

2. Approval of minutes from an Executive Session held on September 28, 2017.

It was moved by Councilmember Glover, seconded by Councilmember Thompson, that the minutes from an Executive Session held on September 28, 2017 be approved.

Carried unanimously.

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

3-a. Housing and Community Development Advisory Board meeting held on September 7, 2017.

It was moved by Councilmember Glover, seconded by Vice Mayor Luna, that receipt of the above-listed minutes be acknowledged.

Carried unanimously.

4. Hear reports on meetings and/or conferences attended.

Vice Mayor Luna: Luna Landing, "Welcome Home" Picnic of the Vietnam Veterans, and Mesa Community College Iron Chef Contest

5. Scheduling of meetings and general information.

Assistant City Manager Kari Kent stated that the schedule of meetings is as follows:

Tuesday, October 17, 2017, 11:30 a.m. – Residence Inn Groundbreaking Ceremony

Saturday, October 21, 2017, 8:00 a.m. – Household Hazardous Waste Collection Event

Saturday, October 21, 2017, 5:00 p.m. – Celebrate Mesa

Saturday, October 21, 2017, 8:00 p.m. – Spark! After Dark

Thursday, October 26, 2017, 7:30 a.m. – Study Session

6. Adjournment.

Without objection, the Study Session adjourned at 5:26 p.m.

ATTEST:


DEE ANN MICKELSEN, CITY CLERK




JOHN GILES, MAYOR

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 16th day of October, 2017. I further certify that the meeting was duly called and held and that a quorum was present.


DEE ANN MICKELSEN, CITY CLERK

ZON17-00184

DISTRICT 4: THE 0 TO 100 BLOCK OF SOUTH POMEROY (WEST SIDE). LOCATED WEST OF MESA DRIVE SOUTH OF MAIN STREET. (1± ACRES). REZONE FROM T5MS TRANSECT TO T5MSF TRANSECT. THIS REQUEST WILL ALLOW FOR THE DEVELOPMENT OF A MIXED-USE PROJECT TO INCLUDE RESIDENTIAL AND COMMERCIAL LAND USES WITH A PARKING STRUCTURE. PRELIMINARY PLAT.

City Council Study
Session

10/16/2017

Jeffrey McVay AICP
Manager of Downtown
Transformation

REZONING REQUEST

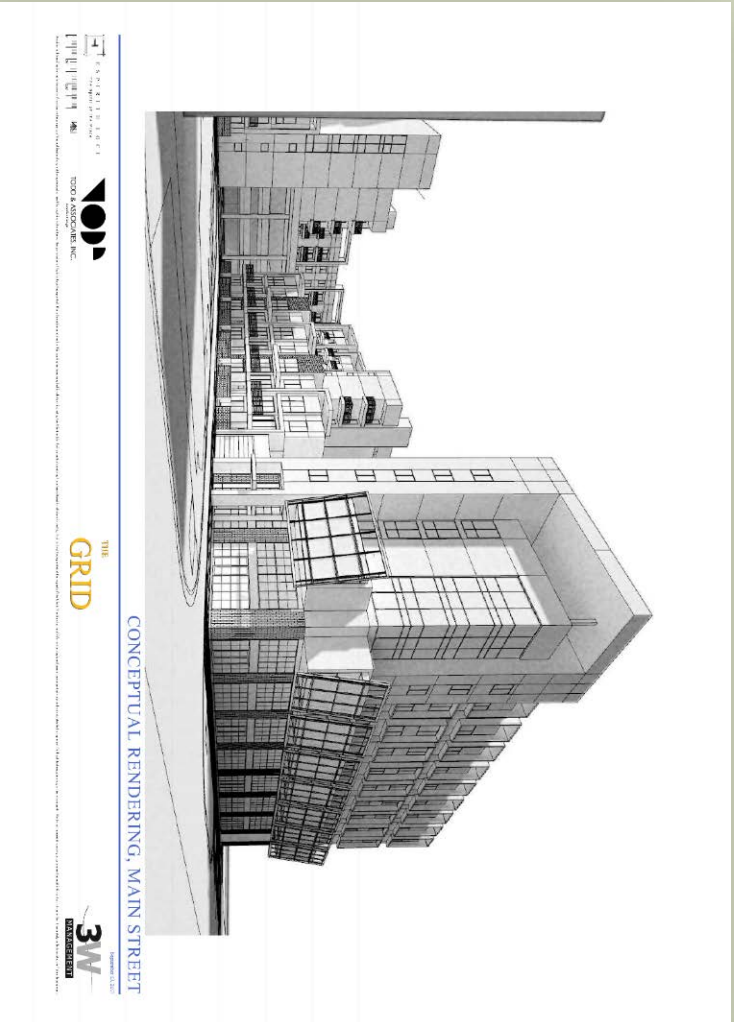
THE GRID - CLIPPER PROJECT DETAILS

- **Site Area:**
 - Approx. 3.3 acres
- **Total Building Area:**
 - Approx. 340,000 SF
- **Mixed-Use:**
 - 20,000+ SF commercial space
 - 250+ dwelling units
- **Building Height**
 - Main Street building: 79'
 - Residential building: 84'-6"
- **New 3-level parking garage**
- **Pomerooy garage improvements**
- **Pomerooy streetscape improvements**
- **Gateway Park improvements**



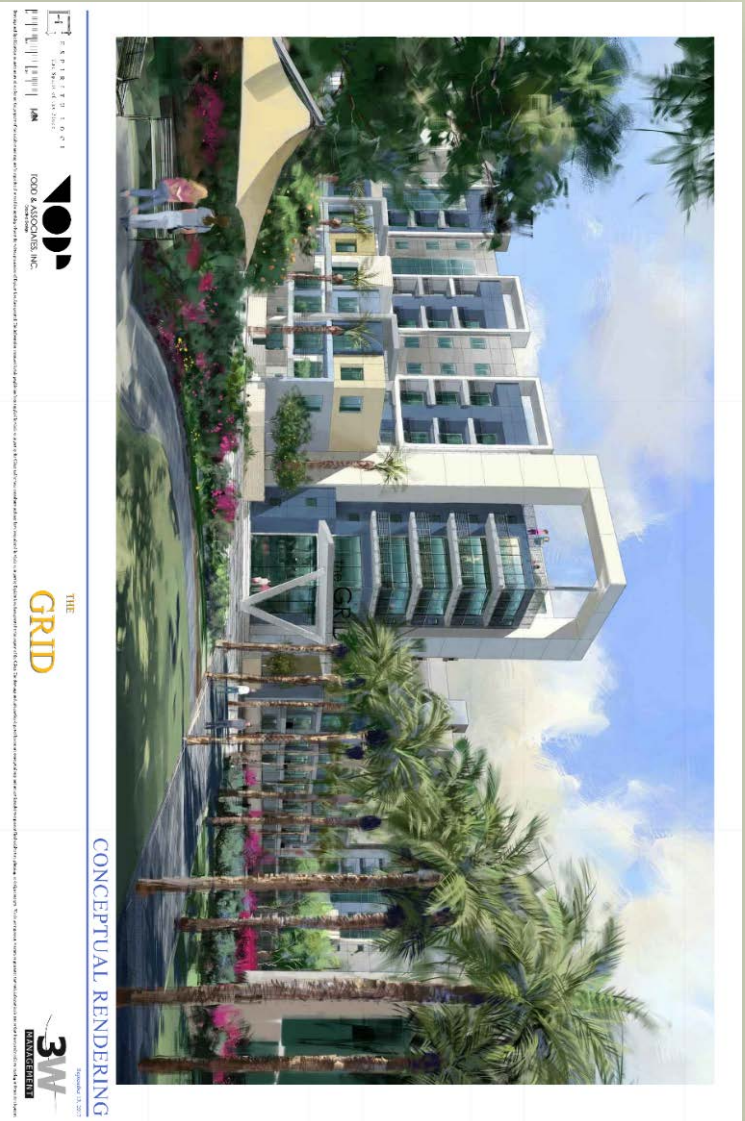
THE GRID - VIEW FROM MAIN STREET

(LOOKING WEST)



THE GRID - VIEW FROM GATEWAY PARK

(LOOKING SOUTHWEST)

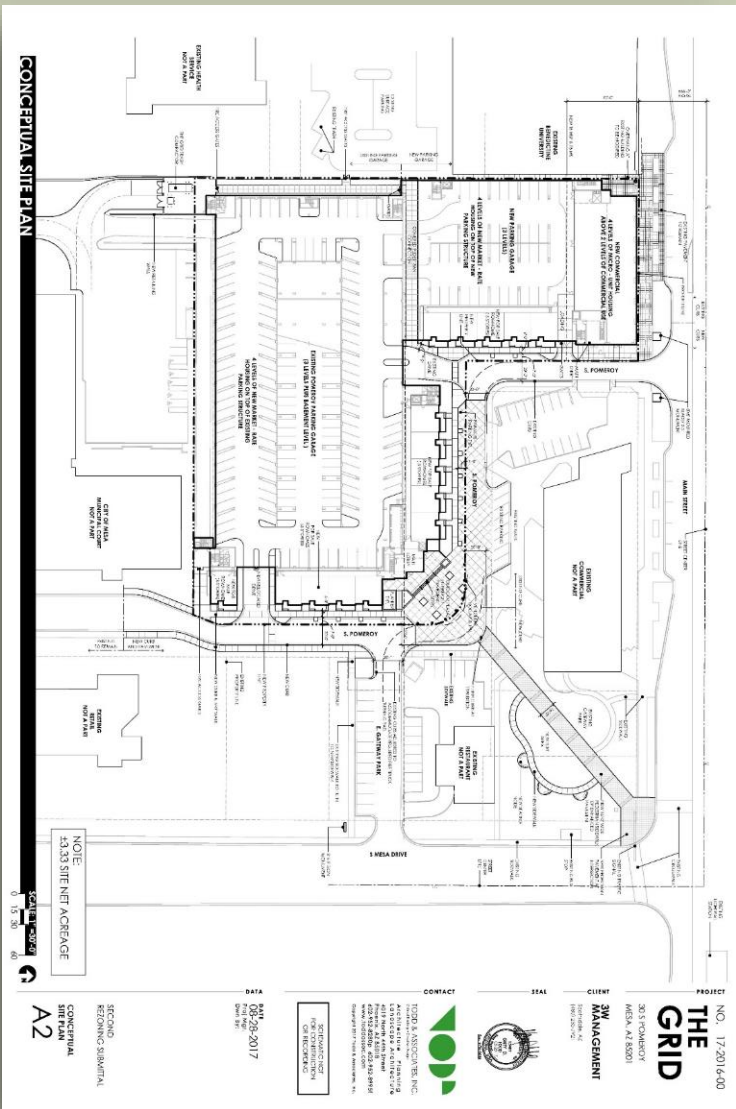


THE GRID
1000 A. MCNEILS, INC.
ARCHITECTS

TOP

THE
GRID

3W
CONCEPTUAL RENDERING

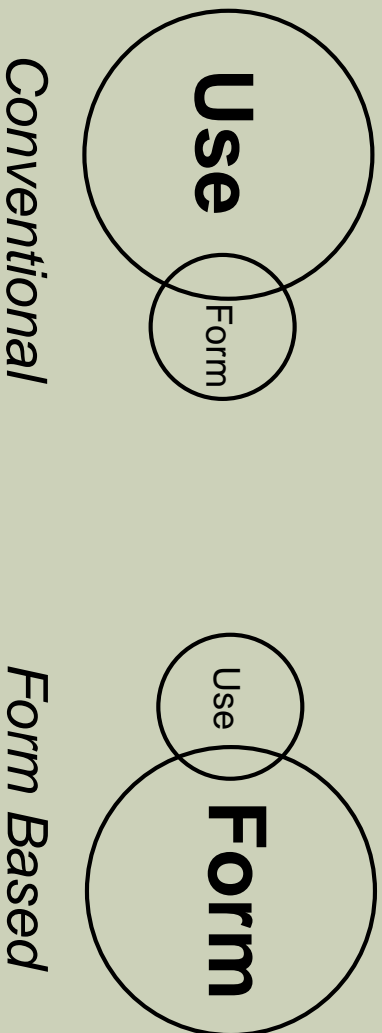


DE ZONING PROJECT

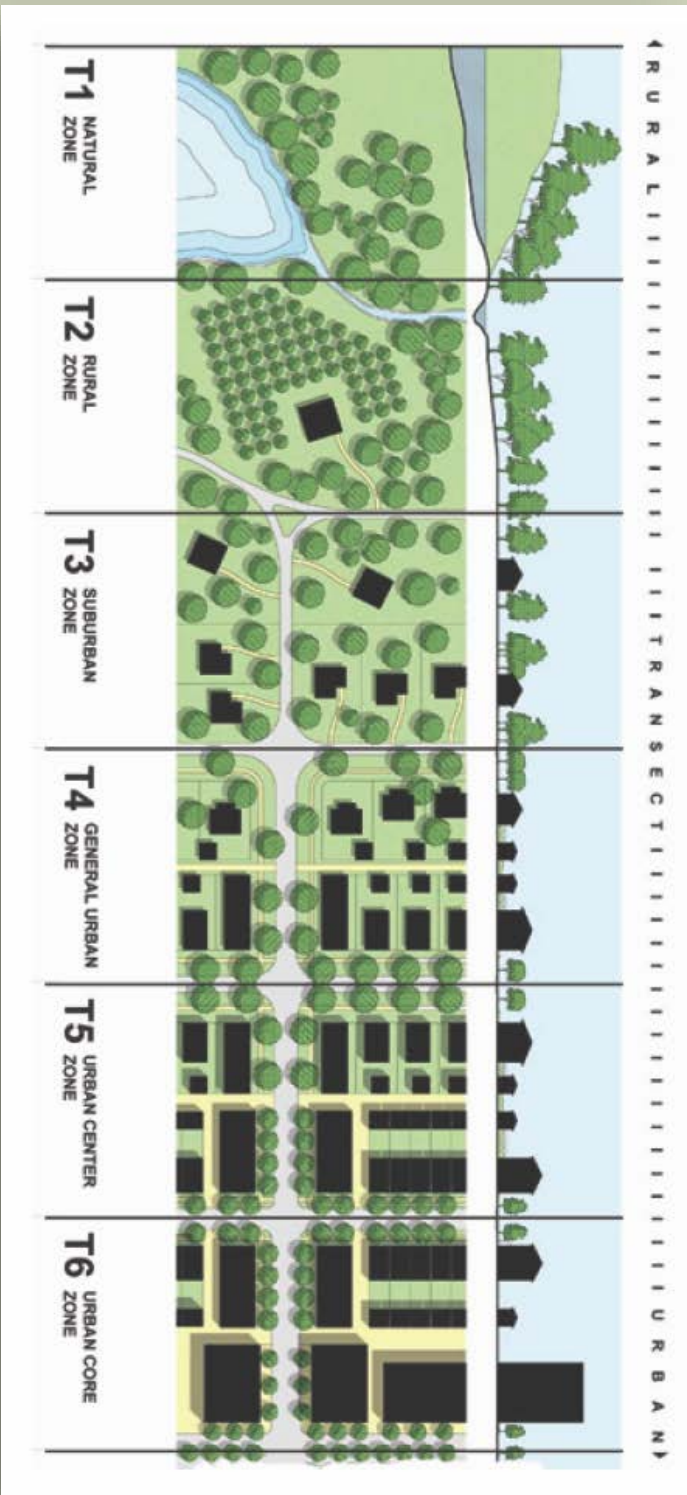


FORM-BASED CODE

FORM-BASED CODE











LODM PASSED CODE TRANSECTS



FORM-BASED CODE REGULATING PLAN








FORM BASED CODE BUILDING FORM

 <p>13N</p> <p>13 Neighborhood</p> <p>Intent</p> <p>To provide a walkable predominantly single-family neighborhood that integrates appropriate multi-family housing types such as duplexes, triplexes, townhouses, small courtyard houses, and row houses with courtyards, walkways, and bicycle paths to transit and commercial areas.</p> <p>Desired Form</p> <p>Residential</p> <p>General Use</p> <p>Residential</p> <p>Parking</p> <p>Low to moderate Parking Requirements to promote walkability and minimize the visual impact on the neighborhood.</p>	 <p>14N</p> <p>14 Neighborhood</p> <p>Intent</p> <p>To provide high quality, medium residential building types such as townhouses, small courtyard housing, mansion apartments, and row houses with courtyards, walkways, and bicycle paths to transit and commercial amenities.</p> <p>Desired Form</p> <p>Residential</p> <p>General Use</p> <p>Residential</p> <p>Parking</p> <p>Low to moderate Parking Requirements to promote walkability and minimize the visual impact on the neighborhood. On street parking should be counted toward required parking.</p>	 <p>14NF</p> <p>14 Neighborhood Flex</p> <p>Intent</p> <p>To provide a flexible area that can accommodate smaller, neighborhood serving commercial use in a main street form that allows for integration of ground floor commercial corridor mature.</p> <p>Desired Form</p> <p>Live-Work/Commercial/Residential</p> <p>General Use</p> <p>Ground Floor Live/Work, Commercial, or Residential</p> <p>Parking</p> <p>Upper Floor Residential or Commercial</p>	 <p>14MS</p> <p>14 Main Street</p> <p>Intent</p> <p>To integrate vibrant main-street commercial and retail environments into neighborhoods, providing access to day-to-day amenities and potential for transit stop and serving as a focal point for the neighborhood.</p> <p>Desired Form</p> <p>Commercial/Shopfronts</p> <p>General Use</p> <p>Ground Floor Commercial</p> <p>Parking</p> <p>Upper Floor Residential or Commercial</p>	 <p>15N</p> <p>15 Neighborhood</p> <p>Intent</p> <p>To provide a medium- to high-density residential building types such as apartment houses, courtyard buildings, and mid-rise row houses with courtyards, walkways, and bicycle paths to transit and commercial amenities.</p> <p>Desired Form</p> <p>Residential</p> <p>General Use</p> <p>Residential</p> <p>Parking</p> <p>Low Parking Requirements to promote walkability, off-street structured residential parking.</p>	 <p>15MSF</p> <p>15 Main Street Flex</p> <p>Intent</p> <p>To provide a flexible area that can transition from the commercial district to residential district by allowing a mixture of ground floor commercial and residential use.</p> <p>Desired Form</p> <p>Live-Work/Commercial/Residential</p> <p>General Use</p> <p>Ground Floor Live/Work, Commercial, or Residential</p> <p>Parking</p> <p>Upper Floor Residential or Commercial</p>	 <p>15MS</p> <p>15 Main Street</p> <p>Intent</p> <p>To integrate medium intensity vertical mixed use that can appropriately transition into the adjacent neighborhoods in central business districts, or other pedestrian oriented urban areas.</p> <p>Desired Form</p> <p>Commercial/Shopfronts</p> <p>General Use</p> <p>Ground Floor Commercial</p> <p>Parking</p> <p>Upper Floor Residential or Commercial</p>	 <p>16MS</p> <p>16 Main Street</p> <p>Intent</p> <p>To enable designated areas within the core of central Plaza to evolve into higher intensity mixed use development that can support pedestrian oriented urban environment.</p> <p>Desired Form</p> <p>Commercial/Shopfronts</p> <p>General Use</p> <p>Ground Floor Commercial</p> <p>Parking</p> <p>Upper Floor Residential or Commercial</p>
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FORM-BASED CODE BUILDING TYPE

Table 11-593.1A Building Types General

Building Type	Transect Zones
 <p>Carriage House: This Building Type is a secondary structure typically located at the rear of a lot. It typically provides either residential or commercial space, or a combination of the two. Commercial or service uses that may be above a garage or at ground level. This Type is important for providing affordable housing opportunities and incubating small businesses within walkable neighborhoods.</p>	<p>T1 T2 T3 T4 T5 T6</p> <p>N N N N N N</p> <p>NS NS NS NS NS NS</p>
 <p>Single-Unit House, Village: This Building Type is a medium-sized detached structure on a medium-sized lot that incorporates one unit. It is typically located within a primarily single-family residential neighborhood, but it is also found in higher-density urban settings, particularly near a neighborhood main street.</p>	<p>T1 T2 T3 T4 T5 T6</p> <p>N N N N N N</p> <p>NS NS NS NS NS NS</p>
 <p>Single-Unit House, Cottage: This Building Type is a small detached structure on a small lot that incorporates one unit. It is typically located within a primarily single-family residential neighborhood in a walkable urban setting, potentially near a neighborhood main street. This Type is appropriately scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.</p>	<p>T1 T2 T3 T4 T5 T6</p> <p>N N N N N N</p> <p>NS NS NS NS NS NS</p>
 <p>Bungalow Court: This Building Type consists of a series of small detached structures, providing multiple units arranged to define a shared court that is typically perpendicular to the street. The shared court takes the place of a private rear yard and becomes an important community-enhancing element of this Type. This Type is appropriately scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.</p>	<p>T1 T2 T3 T4 T5 T6</p> <p>N N N N N N</p> <p>NS NS NS NS NS NS</p>
 <p>Duplex: This Building Type is a small to medium-sized structure that consists of two side-by-side or stacked dwelling units, both facing the street, and within a single building massing. This Type has the appearance of a medium to large single-family home and is appropriately scaled to fit within primarily single-family neighborhoods or medium-density neighborhoods. It enables appropriate residential design, higher densities and is important for providing a broad choice of housing types and promoting walkability.</p>	<p>T1 T2 T3 T4 T5 T6</p> <p>N N N N N N</p> <p>NS NS NS NS NS NS</p>



Key T1 allowed T2 not allowed

Table 11-593.1A Building Types General (continued)

Building Type	Transect Zones
 <p>Townhouse: This Building Type is a small to medium-sized attached structure that consists of three to eight dwelling units, typically with one shared entry or individual entries along the side of the building. This Type is important for providing a primarily single-family neighborhood into a neighborhood main street. This Type enables appropriately scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.</p>	<p>T1 T2 T3 T4 T5 T6</p> <p>N N N N N N</p> <p>NS NS NS NS NS NS</p>
 <p>Mansion Apartment: This Building Type is a medium structure that consists of three to six side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the side of the building. This Type is important for providing a primarily single-family neighborhood or into medium-density neighborhoods. This Type enables appropriately scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.</p>	<p>T1 T2 T3 T4 T5 T6</p> <p>N N N N N N</p> <p>NS NS NS NS NS NS</p>
 <p>Apartment House: This Building Type is a medium- to large-sized structure that consists of seven to 12 side-by-side and/or stacked dwelling units, typically with one shared entry. This Type is appropriately scaled to fit in within medium-density neighborhoods or into higher-density urban settings, particularly near a neighborhood main street. This Type enables appropriately scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.</p>	<p>T1 T2 T3 T4 T5 T6</p> <p>N N N N N N</p> <p>NS NS NS NS NS NS</p>
 <p>Courtyard Building: This Building Type is a medium- to large-sized structure that consists of multiple side-by-side and/or stacked dwelling units accessed from a courtyard or series of courtyards. Each unit may have its own individual entry, or up to three units may share a common entry. This Type is appropriately scaled to fit in within medium-density neighborhoods or into higher-density urban settings, particularly near a neighborhood main street. This Type enables appropriately scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.</p>	<p>T1 T2 T3 T4 T5 T6</p> <p>N N N N N N</p> <p>NS NS NS NS NS NS</p>
 <p>Main Street Mixed-Use: This Building Type is a small- to medium-sized structure, typically attached, intended to provide a vertical mix of uses with ground-floor commercial, service, or retail uses and upper-floor commercial, service, or residential uses. Smaller versions of this Type include network units. This Type makes up the primary component of a neighborhood main street, providing a mix of uses and is important for providing a key component to providing walkability.</p>	<p>T1 T2 T3 T4 T5 T6</p> <p>N N N N N N</p> <p>NS NS NS NS NS NS</p>

Key T1 allowed T2 not allowed

Table 11-593.1A Building Types General (continued)

Building Type	Transect Zones
 <p>Mid-Rise: This Building Type is a medium- to large-sized structure, 4 to 8 stories tall, built on a large lot that incorporates structured parking. It can be used to provide a mix of uses with ground-floor commercial, service, or residential uses or may be a single-use building, typically service or residential, where ground floor retail is not appropriate. This Type is a primary component of an urban downtown providing high-density buildings.</p>	<p>T1 T2 T3 T4 T5 T6</p> <p>N N N N N N</p> <p>NS NS NS NS NS NS</p>
 <p>High-Rise: This Building Type is a large-sized structure, more than 8 stories tall, built on a large lot that incorporates a structured parking. It is used to provide a vertical mix of uses with ground-floor commercial, service, or retail uses and upper-floor commercial, service, or residential uses. This Type is a primary component of an urban downtown providing high-density buildings.</p>	<p>T1 T2 T3 T4 T5 T6</p> <p>N N N N N N</p> <p>NS NS NS NS NS NS</p>

Key T1 allowed T2 not allowed

EDNA PASCEO CODE PRIVATE CONTACT TYPE

11-60.3.A Private Frontages General			
The private frontage is the area between the building facade and the lot line.			
SECTION		PLAN	
LOT 1 < PRIVATE FRONTAGE 3' < R.O.W.		LOT 1 < PRIVATE FRONTAGE 3' < R.O.W.	
T1	T2	T3	T6
Common Yard: The main facade of the building has a large planned setback from the frontage line providing a buffer from the higher-speed thoroughfare. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape and paving in conjunction with the other private frontages.			
T1	T2	T3	T6
Porch, projecting: The main facade of the building has a small to medium setback from the frontage line. The resulting front yard is typically very small and can be landscaped with a small tree and shrubs. The porch is defined by a fence or hedge to spatially maintain the edge of the street. The projecting porch is open on three sides and all habitable space is located behind the setback line.			
T1	T2	T3	T6
Porch, engaged: The main facade of the building has a small to medium setback from the frontage line resulting in a small front yard. The porch is defined by a fence or hedge to spatially maintain the edge of the street. The engaged porch has two adjacent sides of the porch that are engaged to the building while the other two sides are open.			
T1	T2	T3	T6
Stoop: The main facade of the building is near the frontage line and the elevated stoop engages the sidewalk. The stoop shall be elevated above the sidewalk to ensure privacy within the building. Stairs from the stoop may lead directly to the sidewalk or may be side-loaded. This type is appropriate for residential uses with small setbacks.			
T1	T2	T3	T6
Forecourt: The main facade of the building is at or near the frontage line and a small percentage is set back, creating a small court space. The space could be used as an entry court or shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within commercial areas.			
T1	T2	T3	T6

Key

T1 Allowed

T2 Not Allowed

11-60.3.A Private Frontages General (continued)			
The private frontage is the area between the building facade and the lot line.			
SECTION		PLAN	
LOT 1 < PRIVATE FRONTAGE 3' < R.O.W.		LOT 1 < PRIVATE FRONTAGE 3' < R.O.W.	
T1	T2	T3	T6
Dooryard: The frontage line is defined by a low wall or hedge and the main facade of the building is set back a small distance creating a small dooryard. The dooryard shall not provide public circulation along a ROW. The dooryard may be raised, sunken, or flat. The dooryard shall be paved with a material such as brick, tile, or stone. The dooryard shall be used for parking, storage, or small commercial uses <2,500sf.			
T1	T2	T3	T6
Shopfront: The main facade of the building is at or near the frontage line with an at-grade entrance along the public way. This type is intended for retail uses. It includes a small setback from the frontage line and may include an awning that may overlap the sidewalk. It may be used in conjunction with other frontage types.			
T1	T2	T3	T6
Sign, Retail Frontage, Awning			
T1	T2	T3	T6
Terrace: The main facade of the building is at or near the frontage line with a raised terrace providing public circulation along the sidewalk. The terrace is elevated above the sidewalk and is used for pedestrian circulation. The terrace may include an awning that may overlap the sidewalk. It may be used in conjunction with other frontage types.			
T1	T2	T3	T6
Gallery: The main facade of the building is at the frontage line and the gallery element overlaps the sidewalk. This type is intended for buildings with ground-floor commercial uses and may be one or two stories. The gallery should be used to provide the primary circulation along a frontage and extend far enough from the building to provide adequate protection and circulation for pedestrians.			
T1	T2	T3	T6
Atrium: A covered walkway with habitable space above often encroaching into the ROW. The atrium should be used to provide the primary circulation along a frontage and extend far enough from the building to provide adequate protection and circulation for pedestrians. This type is intended for buildings with ground-floor commercial uses and is commonly used for public, corporate, and private.			
T1	T2	T3	T6

Key

T1 Allowed

T2 Not Allowed