



# COUNCIL MINUTES

October 1, 2020

The City Council of the City of Mesa met in a Study Session Meeting via a virtual format streamed into the lower level meeting room of the Council Chambers, on October 1, 2020 at 7:31 a.m.

## COUNCIL PRESENT

John Giles\*  
Mark Freeman\*  
Jennifer Duff\*  
Francisco Heredia\*  
David Luna\*  
Kevin Thompson\*  
Jeremy Whittaker\*

## COUNCIL ABSENT

None

## OFFICERS PRESENT

Christopher Brady  
Dee Ann Mickelsen  
Jim Smith

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

(\*Councilmember Thompson participated in the meeting through the use of telephonic equipment.)

Mayor Giles conducted a roll call.

### 1. Review and discuss items on the agenda for the October 5, 2020 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

In response to a question from Councilmember Duff on Item 4-d, **(Three-Year Term Contract with Two Years of Renewal Options for Mesa Community Court Navigators for the Community Services Department and Municipal Court (Competition Exemption) (Citywide))**, on the Regular Council meeting agenda, Assistant City Manager John Pombier explained there will be two additional navigators hired and trained with Council approval.

In response to a question from Councilmember Duff on Item 5-e, **(Approving and authorizing the City Manager to enter into a funding agreement with Valley Metro Rail, Inc., for the current light rail operations in the City of Mesa. The City will pay \$3,880,000 for operations and maintenance of the existing light rail line for fiscal year 2020/21. The City anticipates receiving \$2,115,264 in light rail fares, advertising, and preventative maintenance, as well as \$1,280,000 in Arizona Lottery Funds and \$8,920,000 in CARES Act funding to, for a net**

**impact to the City's General Fund of \$1,739,736. Districts 3 and 4) and 5-f, (Approving and authorizing the City Manager to enter into an Intergovernmental Agreement with the Regional Public Transportation Authority for fixed bus, Dial-a-Ride and RideChoice, ADA Platinum Pass transit services and mutual aid in the event of an emergency. The estimated cost of transit services for FY 2020/21 is \$23,289,777. Regional funds and CARES Act funding provide \$20,201,508 for the services and the City's General Fund covers the remaining \$3,088,269. (Citywide), on the Regular Council meeting agenda, Transit Services Director Jodi Sorrell displayed a PowerPoint presentation. (Attachment 1)**

Ms. Sorrell noted both funding agreements for Items 5-e and 5-f contain CARES funding. She added the CARES Act allocated \$25,000,000,000 to transit providers, and that the money is separate from the Mesa CARES Act dollars. She pointed out there was \$198,000,000 allocated to the Maricopa Association of Governments (MAG) which is intended to support capital projects, operating expenses, and other expenses related to COVID such as cleaning, Personal Protective Equipment (PPE), and administrative leave time. (See Page 1 of Attachment 1)

Ms. Sorrell provided an overview of the estimated contracted service agreements for the FY21 General Fund budget with and without CARES Act funding. She added the majority of bus routes were funded by Proposition (Prop) 400 dollars. (See Page 2 of Attachment 1)

In response to a question from Mayor Giles, Ms. Sorrell stated Item 5-e is related to the light rail and Item 5-f is the fixed bus route and paratransit.

In response to a question from Mayor Giles, City Manager Christopher Brady clarified having one-time use of money from the General Plan for progressing the transit system is challenging because once purchased, extending lines, and adding circulators are ongoing expenses. He suggested using the General Fund money for building bus shelters and pullouts.

In response to a question from Councilmember Duff, Ms. Sorrell stated when residents go to the mobility center to be certified under the Americans with Disabilities Act (ADA), Valley Metro offers options with a different level of freedom depending on the mobility of the resident. She explained the bus or light rail pass offered to ADA certified residents is funded through the Prop 400 allocation.

Councilmember Heredia suggested looking at opportunities for the additional funding, even if it is for a one-time use. He recommended searching into investments for Prop 400 and preparing for the possible expansion of public transportation.

Ms. Sorrell reported Valley Metro completed two analyses showing the possibilities of expanding the route for the Tempe Streetcar down Rio Salado Parkway and a high capacity transit option in the Fiesta District. She noted there are no plans to move forward with the design or construction phase until the corridors are more competitive.

Mr. Brady stated adding new lines are not one-time expenditures. He continued by saying that adding bus stops and shading do fall under the one-time expenditure category.

Vice Mayor Freeman indicated support for the funding mechanisms and leveraging of the dollars in the best ways possible. He pointed out with the high heat thresholds; it would be great to leverage some dollars for a one-time cost for bus shelters.

2-a. Hear a presentation, discuss, and provide direction on the proposed opening of the Arizona Museum of Natural History and the i.d.e.a. Museum.

Arts and Culture Director Cindy Ornstein introduced Arts and Culture Deputy Director-Operations and Administration Illya Riske who displayed a PowerPoint presentation regarding the reopening of the Arizona Museum of Natural History and the i.d.e.a. Museum. **(See Attachment 2)**

Ms. Ornstein presented an overview of the activities completed at the museums during the closure, including the planning and designing for meeting the new safety protocols. (See Page 3 through 5 of Attachment 2)

Mr. Riske reviewed the health and safety protocols implemented for reopening of the museums to ensure safety to employees and visitors. He shared the proposed dates to reopen both museums, which includes reduced admission prices through November, and reduced days and hours of operation through the end of the calendar year due to renovations. (See Page 6 and 7 of Attachment 2)

Mr. Riske indicated each museum will have a limited capacity of 50 visitors per session allowing proper social distancing. He stated the museums will reevaluate capacity limits in January when construction projects are completed. (See Page 8 of Attachment 2)

Ms. Ornstein presented the programs that would be available at opening, along with rotating galleries, galleries currently closed due to construction, and the interactive galleries closed for health and safety purposes. (See Pages 9 and 10 of Attachment 2)

Ms. Ornstein provided a sneak peak of exhibitions and galleries coming to the museums for the remainder of the fiscal year. (See Page 11 of Attachment 2)

Ms. Ornstein advised the opening of the Mesa Arts Center (MAC) has been pushed back to February 2021.

In response to a question from Councilmember Luna, Ms. Ornstein explained the department is in the process of rehiring employees who were laid off in March 2020 to help manage the operations of the museums. She added the museums are prepared to open with temporary workers until the positions can be filled.

Councilmember Luna indicated support for the opening of the museums but expressed concerns about opening too quickly with limited staff during a pandemic.

In response to a question from Vice Mayor Freeman, Ms. Ornstein explained the closure has been extended because theaters have extra complications with social distancing in all areas such as theater seating, restrooms, lobby areas, concessions, backstage, dressing rooms and catering for the artists. She announced the department is considering adding programming to the Mesa Amphitheater, which would allow a level of comfort and safety for the public at a lower capacity. She explained the City had to decide when to push the MAC closure due to the commitments scheduled with performers. She added it is a courtesy to the performers so alternative plans can be made. She continued by stating the closure of the MAC is not only a safety consideration, but it is also financial considering reducing capacity for social distancing would result in a tremendous loss in funding for the theaters.

Councilmember Duff thanked the Arts and Culture Department staff for engaging the public virtually and providing services and events in ways that could have never been imagined.

Ms. Ornstein recognized the Arts and Culture staff for their hard work, dedication, and creativity to serve the public and noticed the value of what art can bring in times of isolation.

Mayor Giles thanked Arts and Culture Department staff for the hard work and efforts put into the anticipation of the museum openings. He agreed with the staff's creative and innovative ways of reopening the museums.

In response to a question from Mayor Giles, Ms. Ornstein explained the reduced schedule is to ensure the museums can provide the proper staffing levels, whether it be rehires or temporary workers. She added the reduced hours would also help staff examine the new process, make adjustments, and help employees adapt to the changes.

In response to multiple questions from Mayor Giles, Ms. Ornstein reported the Dino Dig Pit will be closed due to the difficulty in cleaning the area regularly, however the panning for gold activity will remain open since there is bleach in the water killing any germs and viruses. She stated the department is looking to maximize the outdoor areas for activities once the weather cools down. She noted there has been communication with several school districts who have mentioned there will be no field trips allowed this year with the minor exception of smaller schools and groups. She stated a portal has been developed to help create exciting learning opportunities along with engagement for children who are learning virtually.

Mayor Giles thanked staff for the presentation.

2-b. Hear a presentation and discuss proposed text amendments to Chapters 2,5,6,7,8,31,33,86 and 87 of Title 11 of the Mesa Zoning Ordinance including: 1) modifying certain development standards for assisted living facilities, including distance separation from major roadway intersections; 2) refining text-related development standards for residential uses in commercial districts to remove ambiguity; and 3) adding definitions for mixed-use developments, and board and recreational vehicle storage.

Planning Director Nana Appiah introduced Senior Planner Rachel Prelog who displayed a PowerPoint presentation regarding proposed text amendment changes. **(See Attachment 3)**

Ms. Prelog outlined the miscellaneous amendments being proposed for changes. (See Page 2 of Attachment 3)

Ms. Prelog stated there has been a trend in the location of assisted living facilities, and nursing and convalescent homes, creating many concerns with City staff. She presented two main goals to ensure the above-mentioned types of facilities are in appropriate areas to preserve those corners for the highest and best use, but also for the safety of the residents. (See Page 3 of Attachment 3)

Ms. Prelog mentioned the City currently treats assisted living homes with 10 or less residents as a group home for the handicapped, and would like to update the definition to clarify at what point it is considered an assisted living facility. She reported there are several zoning districts that require a Special Use Permit (SUP) to approve an assisted living facility, which department staff recommend changing to a Council Use Permit (CUP) to create an additional step before approval. She added staff has also recommended performance standards that will address the intensity

and impacts on the surrounding areas to allow safe distances from major intersections, but still grants the facilities on a commercial corridor. She continued by stating another distance standard would be a separation requirement for similar uses to prevent an over-concentration of uses and ensure the area maintains a residential feel versus institutional. (See Pages 5 and 6 of Attachment 3)

Ms. Prelog presented the existing zoning requirements for the residential uses in commercial districts, which is one of the miscellaneous amendments being proposed. She noted the department is proposing changes to clarify the language to the specified zoning codes of Table 11-6-2 and Section 11-31-31. She provided an overview of the current required zoning standards while explaining that residential uses can be permitted in commercial districts under certain circumstances. She added applicants may request a CUP to receive a reduction if the criteria cannot be met. (See Pages 7 and 8 of Attachment 3)

In response to a question from Mayor Giles and Councilmember Thompson, Ms. Prelog explained there is an array of development scenarios and requirements for both vertical and horizontal mixed-use developments. She stated the first requirement is an overview of the entire project to ensure there is a minimum commercial component of 40% gross floor area. She mentioned vertical mixed-use must have no less than 65% commercial reserved on the ground floor.

In response to a question from Mr. Brady, Mr. Appiah explained that residential uses are allowed in dominant commercial districts, but commercial is not allowed in the dominant residential districts. He recommended increasing the required percentage of commercial to 60% and decreasing the residential to 40% for the commercial districts. He stated in addition to raising the required commercial percentage, he recommended raising the gross floor area for vertical builds from 40% to 65%.

Councilmember Thompson indicated support for the recommendations.

In response to a question from Councilmember Duff, Mr. Appiah reported residential and commercial zoning districts are separate from the assisted living standards. He explained what the four district categories provide; commercial districts serve to the surrounding neighborhoods, neighborhood commercial is intended to provide services to those in the immediate area, limited commercial increases the radius of the service area, and the general commercial districts provide services to multiple surrounding areas and neighborhoods where mixed-use developments are encouraged. He continued by stating the City discourages assisted living facilities from locating near major intersections, which are typically zoned for commercial uses. He recommended the building requirement for an assisted living facility be set back 600 feet from intersections which will help with the separation requirements and clustering of uses.

Discussion ensued relative to providing direction for changing the ground gross floor area from 40% to 60% on commercial projects.

In response to a question from Vice Mayor Freeman, Mr. Appiah provided an example to better explain the reasoning behind increasing the gross floor area to 60%. He continued by stating one of the recommendations will allow developers to apply for a CUP, which gives Council the ability to decide to keep the 60% gross floor area or waive the ratio depending on the type of project.

It was the consensus of the Council that the ground gross floor area requirement be increased from 40% to 60%.

Ms. Prelog presented recommendations for amendments to boat, recreational vehicles (RV), and mini-storage facilities. She mentioned there are currently no land use classifications for boat and RV storage. She pointed out the land use classifications will be proposed with a CUP in certain districts to include general commercial, general industrial, and heavy industrial. She then recommended that the land use process requirements for mini-storage be changed to a CUP. (See Page 9 of Attachment 3)

Ms. Prelog provided a brief overview regarding the public outreach efforts and the timeline moving forward. (See Pages 10 and 11 of Attachment 3)

In response to a question from Vice Mayor Freeman, Ms. Prelog clarified that assisted living facilities, nursing and convalescent homes and group homes for the handicapped fall under the category of assisted living facilities.

In response to a question from Vice Mayor Freeman, Mr. Appiah explained one of the recommended text changes is to Community Residences and that the Planning and Zoning Department will be reviewing that change to ensure the City's standards conform to the State standards. He noted that group homes do not fall under the assisted living facilities category.

Vice Mayor Freeman indicated full support of a CUP for future assisted living facilities.

In response to a question from Vice Mayor Freeman, Ms. Prelog reported there must be 11 or more residents to be considered an assisted living facility. She added if there are 10 or less residents, the State processes the living space as a group home for the handicapped; if there are five or less residents in a home, it is considered a family and does not have to register as a group home for the handicapped.

In response to multiple questions from Mayor Giles, City Attorney Jim Smith explained the ordinance is for 11 or more residents for assisted living facilities seen on arterial streets that receive a high volume of calls from the Fire Department.

Councilmember Luna thanked staff for the presentation and reported there is an over-saturation of assisted living facilities in District 5. He indicated his support for requiring a CUP for assisted living facilities.

In response to multiple questions from Councilmember Heredia, Mr. Appiah explained a registration form is required to keep track of the facilities through the State, which allows the City to create a map to show where all existing facilities are located. He added the proposed text amendment will require City registration as part of the process. He stated the new developments, uses and existing facilities will be tracked as long as the homes are established, which will also help create a map to show locations and buffer requirements.

Councilmember Heredia indicated support for the boat and RV storage and mini-storage text amendment changes and additions.

Councilmember Thompson commented District 6 has been inundated by mini-storages and is in support of the text amendment changes. He hoped the CUP in the future will help the design criteria to make the areas look more attractive.

Mayor Giles thanked staff for the presentation.

2-c. Approval of minutes from previous executive sessions.

It was moved by Vice Mayor Freeman, seconded by Councilmember Luna, that the executive session minutes from September 19, September 26, October 7, October 10, October 21, October 24, December 2, 2019, July 1, and July 8, 2020 be approved.

Upon tabulation of votes, it showed:

AYES – Giles-Freeman-Duff-Heredia-Luna-Thompson-Whittaker

NAYS – None

Carried unanimously.

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

3-a. Museum and Cultural Advisory Board meeting held on July 23, 2020.

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

Upon tabulation of votes, it showed:

AYES – Giles-Freeman-Duff-Heredia-Luna-Thompson-Whittaker

NAYS – None

Carried unanimously.

4. Current events summary including meetings and conferences attended.

Councilmember Duff –	Community Conversations – Virtual Historic Post Office – Federal Building Renovation to provide community space Community Space viewing for ASU at Mesa City Center – Virtual Small Business Economic Resiliency Summit Virtual Arizona Forward Summit – Climate Action
Councilmember Heredia –	Parks and Recreation and Engineering staff virtual committee meeting Parks improvement meeting – Virtual
Councilmember Luna –	National League of Cities – Resiliency Conference Dia de los Muertos – Mesa Arts Center HELO Meeting – Virtual Good Neighbor Food Drive – United Food Bank

Mayor Giles expressed appreciation to those who participated in the Adopt-a-Grandparent program during the pandemic. He provided a list of volunteers who will receive a certificate for participation in the program.

4. Scheduling of meetings.

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

Monday, October 1, 2020, 5:15 p.m. – Study Session

Monday, October 1, 2020, 5:45 p.m. – Regular Council meeting

Saturday, October 3, 2020, 9:00 a.m. – COVID-19 Testing and Flu Shots

City Manager Christopher Brady stated there were 300 flu shots and 160 COVID tests provided with no positive results completed last Saturday, September 26, 2020.

5. Adjournment.

Without objection, the Study Session adjourned at 9:18 a.m.

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JOHN GILES, MAYOR

ATTEST:

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DEE ANN MICKELSEN, 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 1<sup>st</sup> day of October 2020. I further certify that the meeting was duly called and held and that a quorum was present.

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DEE ANN MICKELSEN, CITY CLERK

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(Attachments – 3)

# CARES Act

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\$25B for transit providers

\$198M allocated to the MAG Region

Intended to support capital, operating and other expenses related to prevent, prepare for and respond to COVID-19.

# Contracted Transit Service Estimates

	FY21 Budget	CARES Act	Revised FY21 Budget
Light Rail	\$ 12,681,000	\$ (8,920,000)	\$ 3,761,000
Fixed-Route	\$ 4,834,485	\$ (2,047,732)	\$ 2,786,753
Accessible Transit	\$ 1,231,435	\$ (930,387)	\$ 301,516
<b>Total General Fund</b>	<b>\$ 18,746,920</b>	<b>\$ (11,898,119)</b>	<b>\$ 6,849,269</b>
Regional Fixed-Route	\$ 13,463,384	\$ (5,735,895)	\$ 7,727,489
<b>Total Transit Service</b>	<b>\$ 32,210,304</b>	<b>\$ (17,634,014)</b>	<b>\$ 14,576,758</b>

m.e.s.a.az





# Update on Reopening of Arizona Museum of Natural History & i.d.e.a. Museum



# OUTLINE

- Activity Update
- Phase 1 Reopening Plan
  - Health and Safety Protocols
  - Logistics
  - Exhibitions/Programs at Opening
- Future Programming this Fiscal Year

# What's Been Happening During Closure?

- Identifying and processing RIW/Fs
- Supporting Mesa CARES
- Planning and designing for a new reality
- Gearing up for virtual program production
- Online Engagement of the public & key stakeholders
- Installation of new and revamped exhibitions
- Facility and Interactive changes to meet safety protocols
- Pursuing grants and donations



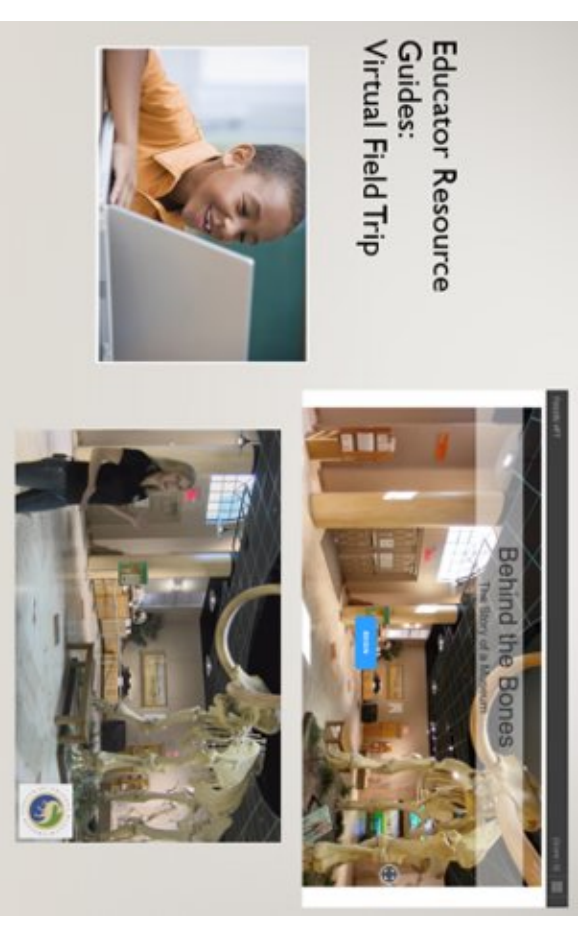
# Activity Update – AZ Museum of Natural History

## Social Media Engagement

- Meet the Scientist videos
- Ucurate! Series
- Fossil Fridays
- Geology Field Trips
- Weekend Wonder family activities

## Online Programs

- 8-week Natural History course
- Monthly Paleontology lecture
- Quarterly volunteer meeting/lecture
- Dinosaur Detectives program
- Pocket full of Podcasts
- Virtual fields trips for Schools



# Activity Update - i.d.e.a. Museum


## iArt Online Family Offerings

- Early Learning—pre-K skill building
- Imagination—writing and pretend play
- Design/build activities
- Experience—reading, acting and other activities
- Art—hands-on art projects
- Virtual Girl Scout Workshops

## Educator Resources

- Using curriculum created for *Art of the Story* exhibit, supports reading curriculum for K-3
- Home School Lab—virtual now (later, in person)—providing resources and support for home-schoolers



 i.d.e.a. Museum  
200 followers

**Following**

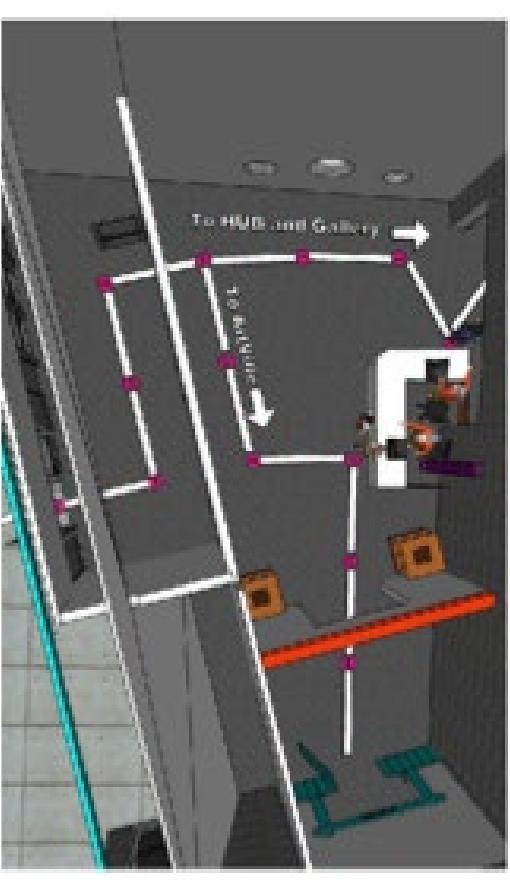
### DIY Musical Instruments

Explore the art of rhythmic expression with these 3 simple and fun musical instruments! All you need are... [More](#)

# Reopening i.d.e.a. Museum and AZMNH: Health and Safety Protocols

## Safety Protocols:

- Mask requirement for staff and public
- Temperature checks - Visitors and Staff
- Online timed ticketing
- Reduced capacity
- Replaced hands-on activities with low-touch or no-touch activities
- Established one-way directional flow
- Installed plexiglass shields at front desks
- Increased cleaning schedule
- Hand sanitizer stations



# Logistics: New Hours

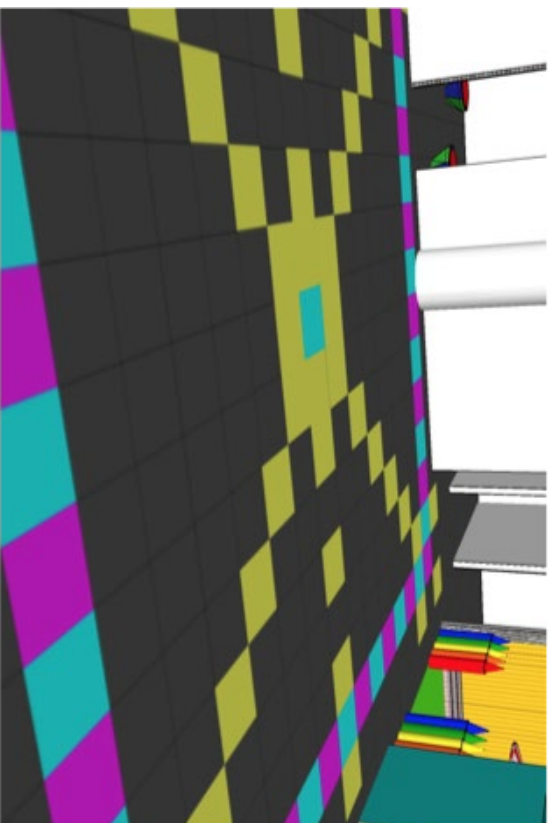
- Proposed Reopening Date:
  - October 22 - Council/CMO Preview
  - October 31 - Launch Soft Public Opening (Members first, followed by public)
- Reduced Admission Price:
  - 50% for first two months
- Online Ticketing Strongly Encouraged
- Reduced Open Hours for Nov/Dec:
  - Thurs - Sat: 10:00 AM – 4:00 PM
  - Sun: 12:00 PM – 4:00 PM



# Logistics: Limited Museum Capacity

Timed admission and reduced capacity

- Starting with 50 visitors per session in each museum at one time
- Capacity limits based on moderate range of COVID-19 community spread
- Will reevaluate capacity in January based on public health situation



# AZMNH - Programs Available at Opening

## Galleries

- Dinosaur Hall and Dinosaur Mountain
- Grubb Collection
- Cultures of Ancient Americas, Native Cultures of Western North America
- Origins Gallery and Mineral Gallery
- Dioramas: AZ Seas, Triassic Forest, Jurassic AZ, Cretaceous Seas
- Never Sweat Mine & Gold Panning Courtyard

## Rotating Openings during Gallery Lighting Renovation Project

- Southwestern Cultures, AZ in the Movies, Spanish Mission, Territorial Jail

## Galleries in Transition (currently closed)

- Main Floor Gallery - installation in process
- Highly interactive DinoZone removed, new exhibition to come

## Closed for safety

- Dino Dig Pit, Lost Dutchman's Mine, Exploration Station

# i.d.e.a. Museum - Programs Available at Opening

## Galleries

- ArtVille, Hub and Whiteman Family Galleries open
- Pre-packaged art materials; Family Tables

## Re-calibrated interactives to no-touch & low-touch

- New pathway for Rody riding (inflatable horse)
- New Camper instead of Train
- Colored lights w/movement activity in Wee Design
- OPART & mini Junkyard Jungle in Recyclery

## Exhibition

- *Art of the Story* (only open briefly prior to closure)

## Closed for safety

- Blacklight Room, Zen Den & Snackery



# Sneak Peek: Future Programming

## AZMNH

- Coming in March:
  - *75 Million B.C.* exhibition
  - Archeology and Paleontology

## i.d.e.a. Museum

- Coming in January:
  - Atrium Reopens with NEW activities
- Coming late spring/early summer:
  - *Robo Art* exhibition



# Questions?



# MISCELLANEOUS ZONING CODE AMENDMENTS

Nana Appiah, Planning Director  
Rachel Prelog, Senior Planner

# OUTLINE

- Assisted Living Regulations
- Commercial Uses in Residential Districts
- Boat and RV Parking Storage
- Mini Storage

# ASSISTED LIVING, NURSING & CONVALESCENT HOMES

## GOALS

- Ensure assisted living facilities are located in context appropriate areas
- Encourage commercial development at major road intersections where such uses are more suited

# RECOMMENDATIONS



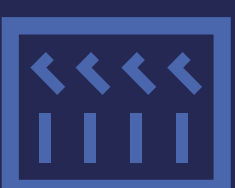
Update definition



Create performance standards



Adjust land use charts



Provide specific Council  
Use Permit (CUP) criteria

# ASSISTED LIVING, NURSING & CONVALESCENT HOMES



Assisted Living: Facility that provides residential units to **11** or more persons of **advanced age** or **limited ability for self care**...

Proposed Use	RS Single Residence	RSL Residential Small Lot	RM Multiple Residence	NC Neighborhood Commercial	LC Limited Commercial	GC General Commercial	OC Office Commercial	MX Mixed Use	DR-1 Downtown Residential 1	DR-2 Downtown Residential 2	DR-3 Downtown Residential 3	DB-1 Downtown Business 1	DB-2 Downtown Business 2	DC Downtown Core
Assisted Living	--	--	P	<u>SUP</u> CUP	<u>SUP</u> CUP	--	<u>SUP</u> CUP	--	--	--	<u>SUP</u> CUP	<u>SUP</u> CUP	--	<u>SUP</u> CUP

# ASSISTED LIVING, NURSING & CONVALESCENT HOMES

## PERFORMANCE STANDARDS



- 600 ft. from a major intersection
- 1,200 ft. from a similar use

## CUP CRITERIA

- Effect on emergency services
- Effects on traffic
- Overconcentration of use

# RESIDENTIAL USES IN COMMERCIAL DISTRICTS

## EXISTING PROVISIONS

- Table 11-6-2
- Section 11-31-31

## ISSUES

- Ambiguity in requirements
- Revisions proposed to clarify the process and when a CUP is required

# RESIDENTIAL USES IN COMMERCIAL DISTRICTS

## PERMITTED

40% gross floor area of  
entire project is  
commercial

- DENSITY  
No more than:
- 15 du/ac in the NC
  - 25 du/ac in the LC & GC

VERTICAL MIXED USE  
65% of ground floor is  
commercial

## CUP REQUIRED

Stand alone residential; or  
Reduction to the ground floor commercial

# BOAT & RV STORAGE MINI-STORAGE

- Add definition for the Boat & RV Storage
- Modify Table 11-6-2: Commercial Districts

Proposed Use	NC Neighborhood Commercial	LC Limited Commercial	GC General Commercial	OC Office Commercial	MX Mixed Use	PEP Planned Employment Park	LI Limited Industrial	GI General Industrial	HI Heavy Industrial
Boat and Recreational Vehicle Storage	—	—	CUP	—	—	—	—	CUP	CUP
Mini-Storage	—	<sup>P</sup> CUP	<sup>P</sup> CUP	—	<sup>SUP</sup> CUP (7)	<sup>P</sup> CUP	<sup>P</sup> CUP	<sup>P</sup> CUP	—

# PUBLIC OUTREACH

- Assisted Living Associations - June & August
  - Arizona ALFA - Voice of Assisted Living
  - Arizona LeadingAge
  - Arizona Health Care Association (AZHCA)
- Special Projects Website - June thru current
- General Plan & Zoning Ordinance Text Amendment Open House
  - August 18th
  - 27 participants
- Virtual Open House
  - August 18 - September 1
  - 157 views

## UPCOMING HEARINGS

Planning & Zoning Board .....	10/28/20
City Council Introduction .....	November
City Council Consideration .....	December

## NEXT STEPS