

What's your **NEXTMESA?**

nextmesa

A quarterly newsletter from City of Mesa Development Services Department



SMALL BUSINESS ASSISTANCE

The City of Mesa Development Services Department wants to support small businesses through the development and permitting process. Pamela Williams is the new Small Business Assistant who can help small business owners, who may not have experience with zoning codes or construction, navigate the development process. Examples include assistance with obtaining permits, certificates of occupancy, signage and home based businesses. Pamela may be new in the role of Small Business Assistant, but she has been with Development Services for three years, starting as a permit technician and then working as a planning assistant.

For more information, visit the Small Business Assistance webpage, <https://www.mesaaz.gov/business/development-services/small-business-assistance> or email smbz@mesaaz.gov or call 480-644-5600.

CUSTOMER EXPERIENCE AND KUDOS FOR DSD EMPLOYEES

KARA RIKER, Project Controls with DPR Construction working on the Meta Mesa Data Center, praised the Development Services Department for their partnership on the project. "Having worked with many municipalities such as Salt Lake City, Houston, Los Angeles and Phoenix (all of which are fantastic) I can honestly say that City of Mesa has far exceeded them all. I cannot adequately express my gratitude for the staff and their willingness to answer questions, provide prompt responses, as well as provide a degree of personal connection. That level of customer care & support is rare and normally not associated with government offices – however your team has successfully obtained it."

TODD MARSHALL, Co-Founder of Marshall Urban Development Company praised Diana Walraven, Permits Supervisor, for her efforts to revolve a permit issue for their Residences on First development. "I am not easily impressed, but I found Diana's tenacious attention to this matter and her calm but confident attitude to be very impressive."

TONY MANSOUR, President of Mansour Architecture Corporation and architect for the Dexcom projects in Mesa, praised the Development Services staff for its professionalism and efficiency in approving various types of planning, engineering and building permits. "It is clear that the posture of Development Services is to work with the architect/engineer/owner as an advocate and team player."

BOB MAGNESS, who is retiring as Vice President of Weiss Magness Architects (WMA) praised the Development Services Department "for teaming with WMA over the past 27 years to assure that our clients are provided with functionally safe, code compliant designs and constructed projects." He added that the partnerships were crucial components for several of the most prominent industrial manufacturing projects in Mesa including Boeing, Fujifilm, Able Aerospace and Special Devices, Inc.

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BOB DAICEL, who is retiring as Facilities Manager with Daicel Safety Systems Americas, Inc. (formerly Special Devices, Inc.) praised the City of Mesa as “the best place any company should locate their manufacturing and other businesses. They will likely prosper in their decision to make Mesa their business location.” He specifically cited the City working to help them consolidate their California manufacturing plant into their Mesa plant in 2010, adding more than 200 new jobs here. “I know that our company will have continued success, because of the cooperation and high standards that the City of Mesa has set.”

TOMORROW'S MESA

Mesa is asking residents, businesses and stakeholders to offer input to shape Tomorrow's Mesa, providing a vision and setting future priorities as the City updates its 2050 General Plan.

The City will be offering multiple opportunities over the next several months in each of the six City Council Districts to have you learn more about the planning process, ask questions and get feedback.

In addition to the General Plan, Mesa is updating its Transportation, Transit, Water and Balanced Housing Master Plans. For more information, visit <https://www.mesalistens.com/hub-page/tomorrow-s-mesa>.

Every ten years, Mesa updates its General Plan, as mandated by the State of Arizona.

Extensive public engagement is planned by the City throughout 2023. Mesa City Council must adopt the updated General Plan by June 2024 and place the issue on the ballot for voters to ratify in November 2024.



ZONING CHANGES FOR OUTDOOR DINING AND TEMPORARY USE PERMITS

City Council recently approved changes to the Zoning Code Text Amendments pertaining to outdoor eating areas and temporary use permits, which became law Jan. 9.

The changes to outdoor dining were to increase opportunities and enhance the aesthetics of outdoor seating areas. It expands on the success of the Mesa Al Fresco program by allowing outdoor dining in all zoning districts in which eating and drinking establishments are allowed and includes development standards to guide outdoor eating area design.

The changes for temporary use permits expands to the land use categories eligible for the permit including parking lot sales, fireworks stands, Christmas tree lots and haunted houses. Prior to the change, swap meets and farmers markets were the only temporary uses defined by code. The temporary use permits should provide consistency and remove unnecessary bottlenecks in the review process.

Following additional stakeholder outreach in the early part of the year, City staff continues to research drive-thru best-practices from surrounding communities. A summary comparison will be presented to City Council at a Study Session in early summer for discussion and to provide a way forward with changes to the zoning code pertaining to drive-thru facilities.



DEVELOPMENT PROJECT UPDATES

DOBSON RANCH LIBRARY - A ribbon cutting ceremony was held Feb. 1 to mark the completion of the most significant renovation at Dobson Ranch Library since it opened in 1987. The construction project, which began in February 2022, expands the library's footprint by 16-hundred square feet and adds a THINKspot makerspace for community innovation and networking. Funding for the project is from the Parks and Culture Bonds issue approved by Mesa voters in 2018.



MELODY ON MAIN - The 334-unit multifamily development, located on the old Brown and Brown Chevrolet site downtown, will begin welcoming residents in May and will be fully completed by the end of the year. The project has five buildings and will include nearly 13-thousand square feet of retail space. The design also allows for two future mid-rise residential buildings.



ECO MESA - The housing and retail project on Pepper Place downtown is scheduled to open by late summer. Eco Mesa will offer 103 apartment units and 4,000 square feet of retail space. It will also include several sustainable elements such as rooftop solar, carshare, bikeshare and public and private electric charging stations. The project is also converting 78 public parking spaces to a public parking structure.



BOEING - Boeing's Advanced Composite Fabrication Center has opened in Mesa. The new 155,000 square-foot secure production facility will enable flexible, secure and scalable production of advanced combat aircraft. This is the first in a series of new innovative factories being built by Boeing over the next few years.



CCS - CCS Presentation Systems officially opened its new corporate headquarters in the Mesa Riverview area Feb. 27. CCS, one of the nation's largest integrators of audiovisual equipment, will house its staff of nearly 100 design engineers, salespeople, installation and service technicians and executives at the 36-thousand-square-foot facility.



NEW/PROMOTED EMPLOYEES

Planning

JENNIFER MERRILL has been promoted to Senior Planner

VANESSA FELIX is a new Planning Assistant

General Administration

MADISON COX is a new Admin Services Specialist

CHRISTOPHER RUDKOWSKI is a new Management Assistant II/Policy Analyst

Permits

HEATHER BASFORD has been promoted to Development Services Administrator

PAMELA WILLIAMS has been promoted to Small Business Assistant

JERRY ARMENTA is a new Permit Technician II

WENDY ROCCO is a new Permit Technician II

Special Projects

OMAR SOTO is a new Management Assistant I

CALENDAR OF MEETINGS/EVENTS

MON., APRIL 3. CITY COUNCIL. 5:45pm. Upper Level Council Chambers, 57 E. 1st St.

TUES., APRIL 4. HISTORIC PRESERVATION BOARD. 6pm. Lower Level Council Chambers, 57 E. 1st St.

WED., APRIL 5. BOARD OF ADJUSTMENT. 5:30pm. Lower Level Council Chambers, 57 E. 1st St.

TUES., APRIL 11. DESIGN REVIEW BOARD. 4:30pm. Lower Level Council Chambers, 57 E. 1st St.

WED., APRIL 12. PLANNING AND ZONING BOARD. 4pm. Upper Level Council Chambers, 57 E. 1st St.

APRIL 13 - 15. MESA MUSIC FESTIVAL. All day at various locations in downtown Mesa

SAT., APRIL 15. CELEBRATE MESA. 10am-2pm. Pioneer Park, 526 E. Main St.

MON., APRIL 17. CITY COUNCIL. 5:45pm. Upper Level Council Chambers, 57 E. 1st St.

WED., APRIL 26. PLANNING AND ZONING BOARD. 4pm. Upper Level Council Chambers, 57 E. 1st St.

MON., MAY 1. CITY COUNCIL. 5:45pm. Upper Level Council Chambers, 57 E. 1st St.

TUES., MAY 2. HISTORIC PRESERVATION BOARD. 6pm. Lower Level Council Chambers, 57 E. 1st St.

WED., MAY 3. BOARD OF ADJUSTMENT. 5:30pm. Lower Level Council Chambers, 57 E. 1st St.

TUES., MAY 9. DESIGN REVIEW BOARD. 4:30pm. Lower Level Council Chambers, 57 E. 1st St.

WED., MAY 10. PLANNING AND ZONING BOARD. 4pm. Upper Level Council Chambers, 57 E. 1st St.

MON., MAY 15. CITY COUNCIL. 5:45pm. Upper Level Council Chambers, 57 E. 1st St.

WED., MAY 24. PLANNING AND ZONING BOARD. 4pm. Upper Level Council Chambers, 57 E. 1st St.