

**CITY OF MESA**

**MINUTES OF THE PLANNING HEARING OFFICER**

Held in the City of Mesa Planning Division Conference Room  
20 East Main Street, Suite 130  
Date October 4, 2007 Time 1:30 p.m.

HEARING OFFICER

William "Bill" Petrie

STAFF PRESENT

Jennifer Gniffke  
Josh Mike  
Rob Dmohowski  
Kelly Arredondo

OTHERS PRESENT

Christopher Barry  
Paul Dugas  
Joe Berretta  
Drew Huseth  
Tim Nielsen  
Others

The Planning Hearing Officer (PHO) Bill Petrie welcomed everyone present and approved the minutes of the September 6, 2007, meeting as submitted.

Before adjournment at 2:00 p.m., action was taken on the following item(s):

Zoning Cases: Z07-97, Z07-98, Z07-99, Z07-100

Preliminary Plat(s): "Deseret Family Medical Center"

The public hearing was recorded on Flash Card one and track titled PHO 10.04.07.

## MINUTES OF THE OCTOBER 4, 2007 PLANNING HEARING OFFICER HEARING

Item: **Z07-97 (District 5)** South side of McKellips Road from the alignment of 83<sup>rd</sup> Street to the alignment of 82<sup>nd</sup> Street (49.48± ac.). South and east of Hawes Road and McKellips Road. Site Plan Modification. This request will allow for the development of a residential subdivision. Pinnacle Ridge Holdings, LLC, Jeff Blandford, owner; Paul Dugas, applicant.

Comments: Jennifer Gniffke, Planner II, gave a brief overview of the proposal stating that it involves changing the layout of the parcels and the street of Parcel 24 of the Mountain Bridge residential development and will increase the number of lots from 76 to 94. She stated that based on the general compliance with the Desert Uplands Sub-area and the Stonebridge Mountain DMP staff is in support of the proposal and is recommending approval with conditions.

Paul Dugas, 3321 E. Baseline Road, Gilbert, applicant, stated that they are not changing the zoning classification, that the configuration of the lots is the same and they are just changing the number of lots and the lot sizes.

Discussion ensued concerning the overall number of lots within the approved DMP.

The Planning Hearing Officer **approved** zoning case Z07-97 conditioned upon:

1. Compliance with all City development codes and regulations.
2. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first.
3. Compliance with all requirements of the Subdivision Technical Review Committee.
4. Development in accordance with the Stone Bridge Development Master Plan ordinance 4656.
5. Compliance with the basic development as described in the project narrative and as shown on the site plan and preliminary plat and exhibits submitted (without guarantee of lot yield, building count, or lot coverage).
6. Compliance with the Residential Development Guidelines regarding product design, varied front yard setbacks, and variety of product.

Reason for Recommendation: The density will remain the same, it's a well laid out plan and a true Planned Area Development with an abundance of common areas and meets the goals of the General Plan.

\* \* \* \* \*

**Note: CD's of the Planning Hearing Officer Hearings are available in the Planning Division Office for review.**

## MINUTES OF THE OCTOBER 4, 2007 PLANNING HEARING OFFICER HEARING

Item: **Z07-99 (District 6)** 10025 East Southern Avenue (1.17± ac.). Located south and east of Southern Avenue and Crismon Road. Site Plan Modification. This request will allow for the development of a bank with drive-up teller. Nelson P. Klavitter, Arizona Bank and Trust, owner; Chris Barry, Metro/Land Consultants, applicant.

Comments: Josh Mike, Planner I, gave an overview of the proposal stating that this is a site plan modification for the development of a new bank with three drive thru lanes and future cross access from Southern Avenue to the neighboring development to the south.

Christopher Barry, 1850 N. Central Ave., Phoenix, applicant, stated that they had concerns with one of the conditions of approval requiring 5 feet of temporary landscaping adjacent to the temporary curbing on the property to the east.

Discussion ensued concerning the temporary landscaping, irrigation, and creation of the median and drive aisle on the east side of the project.

Hearing Officer Petrie asked the applicant if the Design Review Board had conditions of approval addressing the additional landscaping. Joe Berretta, representing Heartland Financial, stated that the case was on the DRB consent agenda and the temporary landscaping was not addressed. Mr. Berretta added that the bank has concerns with landscaping and maintaining landscape on the adjacent property for an undetermined amount of time.

Hearing Office Petrie stated that with the applicant installing the temporary curbing on the adjacent property, this will give it a finished appearance and **approved** zoning case Z07-99 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, (without guarantee of lot yield, or lot coverage).
2. Compliance with all requirements of the Design Review Board.
3. Compliance with all City development codes and regulations.
4. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first.
5. Compliance with all requirements of the Subdivision Technical Review Committee.
6. Recordation of cross-access and reciprocal parking easements at the northeast and southeast corners of the property.

Reason for Recommendation: The Hearing Officer felt this proposal was in conformance with the General Plan and the general City development requirements.

\* \* \* \* \*

**Note: CD's of the Planning Hearing Officer Hearings are available in the Planning Division Office for review.**

MINUTES OF THE OCTOBER 4, 2007 PLANNING HEARING OFFICER HEARING

Item: **Z07-100 (District 1)** 1812 and 1844 West Eighth Street (9.0± ac.). Located north of University Drive and east of Dobson Road. Site Plan Modification. This request will allow for a retail development. Doug Himmelberger, DeRito Partners, owners; Dave Udall, Udall Shumway & Lyons, applicant.

Comments: The Planning Hearing Officer continued zoning case Z07-100 to the November 1, 2007 meeting.

Reason for Recommendation: The Hearing Officer felt a continuance was warranted.

\* \* \* \* \*

**Note: CD's of the Planning Hearing Officer Hearings are available in the Planning Division Office for review.**

MINUTES OF THE OCTOBER 4, 2007 PLANNING HEARING OFFICER HEARING

Item: **Z07-98 (District 6)** The 4200 and 4300 blocks of South Power Road (east to the Roosevelt WCD canal) (52± ac.). The northeast corner of Warner and Power Roads. Modification of Council Ordinance 3787. This request is to amend the ordinance allowing flexibility of future processing development requests. Custom Homes by Via, LLC, Michael Licano and others, owner; Michael Licano, applicant.

Comments: The Planning Hearing Officer continued zoning case Z07-98 to the November 1, 2007 meeting.

Reason for Recommendation: The Hearing Officer felt a continuance was warranted.

\* \* \* \* \*

**Note: CD's of the Planning Hearing Officer Hearings are available in the Planning Division Office for review.**

## MINUTES OF THE OCTOBER 4, 2007 PLANNING HEARING OFFICER HEARING

Item: **“Deseret Family Medical Center” (District 6)**. 1425 S. Greenfield Road, located south and east of Southern Avenue and Greenfield Road. (3.09± ac.). To allow for the individual ownership of condominium units. Robert J. Allen, owner; Cynthia Donald, EPS Group, Inc., applicant.

Comments: Rob Dmohowski, Planner I, gave a brief overview of the project stating that this is a request for a Preliminary Plat for a new medical office building to be converted into individually owned condominium units. He concluded that staff has no concerns with the proposal and is recommending approval.

Drew Huseh, 2150-1 South Country Club Drive, Ste. 22, applicant stated that they are in agreement with the conditions and explained that the condos will be sold as airspace and there would be an association to maintain the common areas.

Hearing Office Petrie asked if this building is joined to the existing building on the site and if the existing building is currently a condominium.

Tim Nielsen, representing the owner, explained that there is a portion of an existing steel arcade and the new building has a trellised breezeway that would become common elements and stated that the existing building is not a condominium.

Discussion ensued concerning the existing building, the new building, common areas and the formation of an association.

The Planning Hearing Officer **approved** the preliminary plat of “Deseret Family Medical Center” conditioned upon:

1. Compliance with all conditions of approval for zoning case Z06-62, Ord. #4598.
2. Compliance with all conditions of approval for Zoning Administrator case ZA06-103.
3. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first.
4. Compliance with all City development codes and regulations.
5. Compliance with all requirements of the Subdivision Technical Review Committee.
6. Owner granting an Avigation Easement and Release to the City, pertaining to Falcon Field Airport which will be prepared and recorded by the City (concurrently with the recordation of the final subdivision map, prior to the issuance of a building permit).

Reason for Recommendation: The Hearing Officer felt this proposal is a well-designed project, meets all codes and will be a nice addition to the area.

\* \* \* \* \*

**Note: CD's of the Planning Hearing Officer Hearings are available in the Planning Division Office for review.**

MINUTES OF THE OCTOBER 4, 2007 PLANNING HEARING OFFICER HEARING

Respectfully submitted,

---

John Wesley, Secretary  
Planning Director

KA:  
*I:\PHO\PHO 07\minutes\10-04-07.doc*