

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 April 5, 2007 Time 1:30 p.m.

HEARING OFFICER

William "Bill" Petrie

STAFF PRESENT

Jennifer Gniffke
Maria Salaiz
Kelly Arredondo
Rob Dmohowski

OTHERS PRESENT

Mike Williams
Les Boynton
Scott Fever
Christine Tucker

The Planning Hearing Officer (PHO) Bill Petrie welcomed everyone present and approved the minutes of the February 22, 2007 and the March 1, 2007, meetings as submitted.

Before adjournment at 1:50 p.m., action was taken on the following item(s):

Zoning Cases: Z07-14

Preliminary Plat: "Cabrillo Point, A Condominium"

The public hearing was recorded on Flash Card one and track titled PHO 04.05.07.

MINUTES OF THE APRIL 5, 2007 PLANNING HEARING OFFICER HEARING

Item: **Z07-14 (District 6)** The 5200 to 6700 blocks of South Sossaman Road (both sides, east to Ellsworth Road). District 6. Modification to the existing Williams Gateway Airport Development Master Plan (±3,020 ac.). This case involves the development of Williams Gateway Airport. Lynn F. Kusy, Executive Director, Williams Gateway Airport Authority, owner; Casey Denny, Deputy Director, Williams Gateway Airport Authority, applicant. **CONTINUED FROM THE FEBRUARY 1, 2007 AND MARCH 1, 2007 MEETINGS.**

Comments: Jennifer Gniffke, Planner II, gave an overview of the project adding that this request has two parts. The first is to amend the conditions of the original Development Master Plan in place for the Williams Gateway Area and the second is to update the Development Master Plan map. She continued that staff supports the changes and is recommending approval with conditions.

Mike Williams, Development Manager for Williams Gateway Airport Authority, 5835 S. Sossaman, applicant, stated that the staff report and packet were very complete and he had nothing to add.

Hearing Officer Petrie stated that the land use map did not designate uses for the area north and east of the runways off of Ellsworth Road. He asked Mr. Williams what was planned for that area. Mr. Williams responded that the Airport Master Plan identified that area as a future passenger terminal complex.

Hearing Officer Petrie then asked Mr. Williams to explain the Airport Authority's Design Review Committee process. Mr. Williams explained that it is similar in nature to the City's planning approval process.

Further discussion ensued concerning the Design Review Committee process and appeals, the renewed transportation focus in the area and how the rest of the property in the area is reviewed for development.

The Planning Hearing Officer recommends to the City Council **approval** of zoning case Z07-14 conditioned upon:

1. The basic development as described in the project narrative and as shown on the DMP site plan submitted (without guarantee of lot yield, building count, or lot coverage).
2. Compliance with Ordinance 3181 except as amended below:
3. Review and approval through the public hearing process identified in the Zoning Ordinance of future development plans and phases.
4. Review and approval by the Design Review Board of all commercial, office, restaurant, and retail buildings which exceed 20,000 sq. ft. of building area and are located on lots or parcels abutting Sossaman Road.
5. Review and approval by the Design Review Board of all buildings which exceed 35,000 sq. ft. of building area and are located on lots or parcels abutting Sossaman Road.
6. Site Plan Review through the public hearing process identified in the Zoning Ordinance for all buildings and development which exceed 100,000 sq. ft. of building area.
7. Compliance with all requirements of the Design Review Board.
8. Compliance with all City development codes and regulations.

Reason for Recommendation: The proposal is in conformance with the Mesa General Plan.

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

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Item: 960 North Orange (**District 1**) Located south of Brown Road and west of North Country Club Drive. (2.81 ac.) This request will allow for individual ownership of condominium units. Consider the preliminary plat for "Cabrillo Point, A Condominium." Corzona Properties, LLC, Joel McCloud, Manager, owner/applicant.

Comments: Rob Dmohowski, Planner I, explained that this request is to convert a 64-unit apartment complex to individually owned condominium units. He added that the applicant is proposing to add security gates as well as upgrade the landscaping. He continued that the project is in conformance with the General Plan and staff recommends approval with conditions.

Hearing Officer Petrie asked the applicant if there had been a drip system installed for the landscaping and how the property would be fenced.

Les Boynton, 4154 N. 12th St., representing the applicant stated that a drip system is being installed along with new landscaping. He continued, in response to the fencing, that at the end of each 4-plex there will be coded gates installed that will be painted to match and the interior of the site will be completely secure.

Discussion then ensued concerning the tracts on the plat and the outstanding nuisance and property maintenance code violations on the property. Mr. Boynton stated that he would have the engineer define the tracts more clearly and that he was working closely with the Code Compliance Division to correct all violations on the property.

The Planning Hearing Officer **approved** the preliminary plat of "Cabrillo Point, A Condominium" conditioned upon:

1. Replace all dead/dying landscaping prior to recordation of the subdivision plat.
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 City development codes and regulations.
4. Compliance with all requirements of the Subdivision Technical Review Committee.
5. Compliance with all provisions of the City of Mesa Nuisance and Property Maintenance Code prior to the recordation of the subdivision plat.

Reason for Recommendation: The Hearing Officer felt this proposal adhered to the goals of the General Plan and requirements of the Subdivision Regulations.

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Respectfully submitted,

John Wesley, Secretary
Planning Director

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