

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 December 6, 2007 Time 1:30 p.m.

HEARING OFFICER

William "Bill" Petrie

STAFF PRESENT

Tom Ellsworth
Joy Spezeski
Maria Salaiz

OTHERS PRESENT

JD Berryman
Mike Licano

The Planning Hearing Officer (PHO) Bill Petrie welcomed everyone present and approved the minutes of the November 1, 2007, meeting as submitted.

Before adjournment at 1:45 p.m., action was taken on the following items:

Zoning Cases: Z07-115, Z07-116

The public hearing was recorded on Flash Card one and track titled PHO 12.06.07.

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Item: **Z07-115 (District 5)** 3061 North Sossaman Road. Located east of Sossaman Road north of McDowell Road (1.31±ac.). Rezone from Maricopa County R1-35 to City of Mesa R1-35. For the establishment of City of Mesa zoning on recently annexed property. Bela and Eva Marie Bunkoczy, owner; City of Mesa, applicant.

Comments: Joy Spezeski, Planner I, stated that this request is for rezoning from Maricopa County R1-35 to City of Mesa R1-35 on property that was annexed into the City on September 17, 2007. She added that there is an existing single-family residence on the property, and conforms to the General Plan and all zoning standards. She also noted that the applicant has signed the Proposition 207 waiver and staff is recommending approval with conditions.

PHO Petrie commented that state law requires that the City approve comparable zoning within six months of annexation.

The Planning Hearing Officer recommends to the City Council **approval** of zoning case Z07-115 conditioned upon:

1. Compliance with all City development codes and regulations.
2. Future review of development per Zoning Ordinance requirements.

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

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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: **Z07-116 (District 6)** 6860 East Warner Road. Located north of Warner Road east of Power Road (0.72± ac.). Site Plan Review. This request will allow for the development of a bank within the Gateway Norte Business Park. Donna Esposito, GCB Investment Properties, owner; JD Berryman, K & I Architects, applicant.

Comments: Joy Spezeski, Planner I, gave an overview of the proposal, which consists of a partial 2-story and a one-story bank, with a covered drive thru located within the Gateway Norte Business Park. She noted that this proposal was reviewed and approved by the Design Review Board on December 5, 2007; adding that the proposal meets Zoning Ordinance requirements. She gave an overview of the citizen participation efforts and stated that the request conforms to the General Plan. Ms. Spezeski stated that staff recommends approval with revised condition and explained that Condition #4 "recordation of the cross access and reciprocal parking easements for the east, west and north parcels" has been removed because there has already been an easement recorded for cross access and they meet parking requirements; she added that the applicant has signed the Proposition 207 waiver.

JD Berryman, 1850 N. Central Avenue, Suite 200, Phoenix, applicant, concurred with staff recommendations.

Discussion ensued regarding the number of trash containers needed for the site and the collection of the trash.

The Planning Hearing Officer recommends to the City Council **approval** of zoning case Z07-116 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan and preliminary elevations as approved by the Design Review Board, (without guarantee of lot yield, building count, or lot coverage).
2. Compliance with all requirements of the Design Review Board.
3. Compliance with all City development codes and regulations.
4. Written notice be provided to future tenants, and acknowledgment received that the project is within 2 miles of Phoenix-Mesa Gateway Airport.

Reason for Recommendation: The Hearing Officer felt this proposal is in conformance with both the Master Plan for the area and the Mesa General Plan.

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Respectfully submitted,

John Wesley, Secretary
Planning Director

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