

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 August 23, 2007 Time 1:30 p.m.

HEARING OFFICER

William "Bill" Petrie

STAFF PRESENT

Jennifer Gniffke
Kelly Arredondo

OTHERS PRESENT

Ray Thimesch
Mark Stapp
Sophia Meger

Before adjournment at 2:05 p.m., action was taken on the following item(s):

Zoning Cases: Z07-88

The public hearing was recorded on Flash Card one and track titled PHO 08.23.07.

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Item: **Z07-88 (District 6)** 5850 East Still Circle. Located west of Recker Road and north of Baseline Road. (17.38± acres) Rezone from PEP-PAD to M-1-PAD-CUP, Site Plan Modification and modification of a PAD overlay. This request will allow the development of a new student housing / assisted living complex and new YMCA facility within the A.T. Still University campus. ATSU, Gary Cloud, owner; Jacques LeBlanc, Realm Design, applicant.

Comments: Jennifer Gniffke, Planner II, gave a brief overview of the project stating that it is essentially an expansion of the Arizona Health and Technology Park which includes athletic facilities, student housing and assisted living. She continued that the athletic facilities will be a YMCA and there are two residential buildings for the student housing and assisted living. She explained that the Council Use Permit was required for the school use, that a Special Use Permit would be required for the assisted living use and that the PAD overlay was being modified to allow for flexibility with parking. Ms. Gniffke stated that the applicant completed a neighborhood participation process and she received three phone calls from neighbors. Two were general questions and another concerned the proposed pool at the YMCA. She concluded that the project is in conformance with the General Plan and staff is recommending approval with conditions.

Mark Stapp, 6140 Kings Ranch Road, Gold Canyon, managing member of Pyramid Community Development, agent for AT Still University, stated that he had no comments and would address any questions from the Hearing Officer.

Hearing Officer Petrie asked the applicant to explain how the phasing of the project would work in terms of the parking. Mr. Stapp gave a brief background on the university and the Intergenerational Village Foundation. He continued that this project is intended to be built all at one time, however, the YMCA may begin slightly before the student housing and the new parking would be built with the YMCA.

Hearing Office Petrie asked if there was a stipulation that required the additional parking be built regardless of who got the first certificate of occupancy. Ms. Gniffke responded that perhaps a stipulation should be added to reflect parking and perimeter landscaping to be completed with the first phase of development.

Mr. Stapp stated that they had submitted a supporting parking study and the new parking is a direct result of the YMCA and asked that any stipulation regarding the parking be related to the YMCA.

Discussion ensued concerning the development of the student housing, assisted living facility, the number of students enrolled in the university and parking concerns.

Hearing Officer Petrie commented on the existing overflow parking lot north of the retention basin and asked how often it was used. Mr. Stapp responded that it was not required and it was infrequently used.

Hearing Officer Petrie then asked if there was married student housing included and if the YMCA had any other outdoor facilities other than the pool area. Mr. Stapp responded that the provision of two bedroom units is a reflection of the fact that some of the students do have families and may need more than one bedroom.

Sophia Meger, 464 S. Farmer Ave. Ste. 101, Tempe, stated that there is no intent for fields at this YMCA. She continued that there is an outdoor courtyard, shown within the building footprint, for the Child Watch Program.

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Discussion ensued concerning the parking study, how it was conducted and a potential parking garage to be located north of this project and shared by the hospital and this site.

Hearing Officer Petrie asked Mr. Stapp if he had additional comments or questions. Mr. Stapp commented that staff had concerns with the drive aisle west of the YMCA, suggesting that it be narrowed and he did not want to create a bottleneck in the area. Hearing Officer Petrie stated that he did not have the same concerns and the issues could be addressed through stripping and signage. Ms. Gniffke stated that the plan had been modified quite a bit and suggested that decorative pavers or stamped concrete, rather than stripping, along with signage would address concerns.

The Planning Hearing Officer recommends to the City Council approval of zoning case Z07-88 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan and elevations submitted, (without guarantee of lot yield, building count, or lot coverage).
2. Approval of a Special Use Permit for the assisted living facility, and compliance with all requirements of the Board of Adjustment.
3. Provide a landscape island on both sides of refuse enclosures adjacent to parking spaces, per Code requirements.
4. Site Plan Review through the public hearing process of future development plans.
5. Compliance with all requirements of the Design Review Board.
6. Full compliance with all current Code requirements and regulations, except as amended through the PAD overlay.
7. If, after the construction on the YMCA is complete, the overflow parking lot is regularly used, as determined by staff, then permanent improvements need to be made on the campus site to bring the needed number of parking spaces up to current development standards.

Reason for Recommendation: The Hearing Officer determined that this project met the goals of the General Plan, is well designed and meet the zoning requirements.

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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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Respectfully submitted,

John Wesley, Secretary
Planning Director

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