

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 7, 2008 Time 1:30 p.m.

HEARING OFFICER

William "Bill" Petrie

STAFF PRESENT

Jeff Conkle

Josh Mike

Kelly Arredondo

OTHERS PRESENT

David Ward

Jessica Reznik

Kent Chantung

Andrew Wheeler

Corey Feldpausch

Micheal Killeen

Bob Hansen

Shane M. Kobialka

Taylor Reynolds

Eric Faas

The Planning Hearing Officer (PHO) Bill Petrie welcomed everyone present.

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

Zoning Cases: Z08-18, Z08-19

The public hearing was recorded on Flash Card one and track titled PHO 4.7.08.

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Item: **Z08-18 (District 6)** 7311 East Southern Avenue. Located west of Sossaman Avenue on the south side of Southern Avenue (2.75± ac.). Rezoning within the Superstition Springs Development Master Plan from C-2 CUP BIZ to R-4. This request will allow for the conversion of ten live/work units to apartments within the existing Waterford at Superstition Springs development. Kent Chantung, Zaremba Group, owner; David Ward, Gallagher & Kennedy, P.A., applicant.

Comments: Jeff Conkle, Planner I, stated that this proposal is to rezone a portion of the Waterford Apartment complex from C-2-BIZ-CUP to R-4, the proposal is in conformance with the General Plan, staff has no concerns and recommends approval with conditions.

David Ward, 2375 E. Camelback Rd., Phoenix, applicant, noted that the apartment and retail buildings have been constructed and this proposal is to convert the vacant retail space to residential units to be consistent with the rest of the complex.

Bill Petrie, Hearing Officer, asked Mr. Ward if the original live/work units were to be under one lease or if they were leased separately. Mr. Ward explained that they were designed to be separate and that they were not connected in any way.

Hearing Officer Petrie then asked Mr. Conkle if the current amenities and parking were adequate to cover the additional dwelling units proposed. Mr. Conkle responded that there are only ten (10) units being added, they are not seen as a major addition to the complex and the parking is adequate to meet Code.

The Planning Hearing Officer recommends to the City Council **approval** of zoning case Z08-18 conditioned upon:

1. Compliance with all Design Review regulations.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services Department (Engineering, Traffic Engineering, Solid Waste and Facilities, etc.).
4. Compliance with all requirements of the Subdivision Technical Review Committee.

Reason for Recommendation: The proposal is in conformance with the General Plan, a well-designed project and an attractive addition to the community.

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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: **Z08-19 (District 6)** 2207 South Hawes Road. Located on the east side of Hawes Road and south of Baseline Road (2.09± ac.). Rezone from R-2 and AG to O-S and Site Plan Review. This request will allow for the development of a medical office building. Mike & Lourdes Killeen, Las Casitas Properties, LLC, owner; Robert Hansen, Endevar Architecture, applicant; Shane M. Kobialka, SK Engineering, engineer.

Comments: Josh Mike, Planner I, gave a brief overview of the proposal stating that the request is to construct a medical office building adjacent to an adult care facility. He continued that the site is in conformance with the General Plan, which is designated as Medium Density Residential and allows office or neighborhood commercial uses up to ten (10) acres in size. Mr. Mike stated that the applicant conducted citizen participation efforts and staff received a call from a neighbor, Ms. Jenny Anderson, who expressed her opposition to the project. In conclusion Mr. Mike stated that with close proximity to the US 60 and Loop 202 Freeways, this project will have the possibility of a wide range of consumers and staff is recommending approval with conditions.

Robert Hansen, applicant, 6636 E. Baseline Rd., applicant, commented that this is a needed development and is centrally located around a variety of hospitals that it can serve.

Mike Killeen, owner, commented that they had received a good response from the neighbors at the citizen participation meetings and they were excited about the proposal.

Discussion ensued concerning the approved site for the adult care facility, vehicular and pedestrian access of the sites, the lot line adjustment and the masonry wall along the east property line of this proposal.

The Planning Hearing Officer recommends to the City Council **approval** of zoning case Z08-19 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan submitted, and preliminary elevations as approved by the Design Review Board, (without guarantee of lot yield, building count, 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. Certificates of Occupancy and/or Completion for individual buildings shall not be granted until Zoning Ordinance required parking and landscaping are constructed for those buildings.
6. All limits of construction shall have temporary landscaping, extruded curbs, and screen walls where parking and loading/service areas are visible from Rights of Way and public areas.
7. Recordation of the Lot Line Adjustment for APN 304-03-010-M and 304-03-845-A.
8. All decorative paving shall be constructed outside the right-of-way.

Reason for Recommendation: The proposal is in conformance with the General Plan, the need for medical offices in the area with the number of seniors and close proximity of two new hospitals.

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Respectfully submitted,

John Wesley, Secretary
Planning Director

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