

**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 February 22, 2007 Time 1:30 p.m.

HEARING OFFICER

William "Bill" Petrie

STAFF PRESENT

Dorothy Chimel  
Kelly Arredondo

OTHERS PRESENT

David Udall  
Doug Himmelberger  
Chris Maher

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

Before adjournment at 1:40 p.m., action was taken on the following item:

Zoning Case: Z07-18

The public hearing was recorded on Flash Card one and track titled PHO 02.22.07 Special Mtg.

## MINUTES OF THE FEBRUARY 22, 2007 PLANNING HEARING OFFICER HEARING

Item: **Z07-18 (District 1)** The 800 to 1200 block of North Dobson Road (east side) and the 1200 to 2000 blocks of West 8th Street (north side). Located north and east of Dobson Road and 8th Street (173 acres +/-). Rezone from C-2, C-2 BIZ, C-3 and PEP to C-2 PAD, C-2 BIZ PAD, C-3 PAD, and PEP PAD. This request is to facilitate individual ownership of parcels within the Riverview commercial development. Hurley Land Co., LLC, Robert E. Hurley, manager/member; Sachs Ranch Co., LLC, Helen Elaine Hurley Smith, manager/member; Riverview Partners, LLC, Jerald Friedman and Marty De Rito, managing members, owners; Vincent DiBella, applicant. Also consider the preliminary plat of Mesa Riverview.

Comments: Dorothy Chimel, Principal Planner, gave a brief overview of the project highlighting that the PAD overlay is to facilitate the opportunity to have separate parcels within the commercial center of Mesa Riverview. She mentioned that this proposal excludes the Auto Mall and the future employment office development. She added that staff felt it was important to bring forward the conditions that were previously approved with the underlying zoning in cases Z05-101 and Z06-24 and a site plan review would be required for any development proposal for the hotel parcel.

Hearing Office Petrie asked Ms. Chimel if everything within the PAD overlay, with the exception of the PEP-PAD, already had approved development plans. Ms. Chimel responded that that was correct except for a hotel site and the triangular piece just north of Bass Pro Drive that would need future site plan review.

David Udall, 30 W. 1<sup>st</sup> St., attorney for the project stated that they had read the staff report and are in agreement with the conditions. Mr. Udall further explained the reason for the PAD overlay request.

The Planning Hearing Officer approved the preliminary plat of "Mesa Riverview" and recommends to the City Council **approval** of zoning case Z07-18 conditioned upon:

1. Compliance with the preliminary plat submitted.
2. Compliance with Zoning Case Z05-101, Ordinance # 4496 and Zoning Case Z06-24, Ordinance # 4542.
3. Site Plan Review through the public hearing process as identified in the Mesa Zoning Ordinance for all future development plans and proposals.

Reason for Recommendation: The Hearing Officer determined that the rezoning request would bring the property's zoning designation into conformance with the Mesa 2025 General Plan.

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

MINUTES OF THE FEBRUARY 22, 2007 PLANNING HEARING OFFICER HEARING

Respectfully submitted,

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John Wesley, Secretary  
Planning Director

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