

**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 March 6, 2008 Time 1:30 p.m.

HEARING OFFICER

William "Bill" Petrie

STAFF PRESENT

Jennifer Gniffke  
Joe Welliver  
Kelly Arredondo

OTHERS PRESENT

Vince DiBella

The Planning Hearing Officer (PHO) Bill Petrie welcomed everyone present and approved the minutes of the February 7, 2008 meeting as submitted.

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

Zoning Case(s): Z08-12

Preliminary Plat(s): "Falcon 7 Industrial Hangers Preliminary Plat"

The public hearing was recorded on Flash Card one and track titled PHO 3.6.08.

## MINUTES OF THE MARCH 6, 2008 PLANNING HEARING OFFICER HEARING

Item: **Z08-12 (District 6)** 5520 East Baseline Road. Located east of Higley Road on the north side of Baseline Road (2.5± acres). Rezone from AG to O-S and Site Plan Review. This request will allow the development of two office buildings. Kelly Morris, owner; Vincent P. DiBella, Saemisch+DiBella Architects. Inc., applicant, Ramakrishna Inti, Inti, LLC, engineer.

Comments: Joe Welliver Planner I, gave a brief overview of the project stating that it is a request to rezone from AG to OS and a site plan review for two office buildings. He continued that there is an interior courtyard that extends into the parking field and a drop off area that has been incorporated into the design, which will help facilitate medical uses. He concluded that staff has no concerns and is recommending approval with conditions.

Vince DiBella, 48 W. Main St., applicant, stated that this project seems to work well with the surrounding area and while there is an emphasis on medical office uses and has parking to support 100% medical use, it is planned for a mixture of medical and general office uses.

Discussion ensued concerning the water retention for the site.

The Planning Hearing Officer recommend to the City Council **approval** of zoning case Z08-12 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, lot coverage).
2. Compliance with all requirements of the Design Review Board.
3. Compliance with all City development codes and regulations, including design of carport canopies and landscape islands.
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.

Reason for Recommendation: The Hearing Officer felt this proposal is well designed and meets all the guidelines of the Zoning Ordinance and the 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: **“Falcon 7 Industrial Hangars Preliminary Plat” (District 5)** The 4500-4700 blocks of East McKellips Road. East of Greenfield Road and north of McKellips Road. This request is regarding the land division with 52 lots. City of Mesa, owner; John C. Manross, Architect, applicant.

Comments: There was a five-minute break to wait for the applicant of case “Falcon 7 Industrial Hanger Preliminary Plat”.

There was discussion between Hearing Officer Petrie and Jennifer Gniffke, Planner II, concerning if this case could be heard without the applicant present or if it should be continued to the April hearing.

Hearing Officer Petrie stated that the property had recently gone through the Planning and Zoning Board, City Council and is under construction. He continued that it appears that when completed it will meet all Code requirements and this is just a matter of the method of ownership of the units.

The Planning Hearing Officer **approved** the preliminary plat of “Falcon 7 Industrial Hangars Preliminary Plat” conditioned upon:

1. Compliance with all requirements of Design Review Board case DR06-113.
2. Compliance with the basic layout as shown on the preliminary plat.
3. Compliance with all City development codes.
4. Compliance with all requirements of the Subdivision Regulations.

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,

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John Wesley, Secretary  
Planning Director

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