

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 January 10, 2008 Time 1:30 p.m.

HEARING OFFICER

William "Bill" Petrie

STAFF PRESENT

Dorothy Chimel
Kelly Arredondo

OTHERS PRESENT

Jim Passey

Before adjournment at 1:45 p.m., action was taken on the following item(s):

Zoning Cases: Z08-02

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Item: **Z08-02 (District 5)** The 5400 and 5500 blocks of E. Thomas Road (north side) (13 ac.±). Modification of Ordinance 4050. This request is to amend and delete certain conditions within the ordinance to facilitate development of the Red Mountain Commerce Center. Tres Hijos LLC, Inez Boyle and Cindy Brady, Managers, owner; James Passey, applicant.

Comments: Dorothy Chimel, Principal Planner, gave a brief overview of the project stating that there are site constraints and this modification will bring the project into alignment with current Code. She continued that staff had been contacted by neighbors and they were satisfied after an explanation of the proposal, and staff is recommending approval with conditions.

Jim Passey, 24 N. Center St., applicant, stated that all issues have been addressed by staff and they are happy with the conditions of approval.

Hearing Office Petrie asked Mr. Passey if he knew what the proposed uses for the property to the north of this parcel would be. Mr. Passey responded that he believed that they would be office and storage uses with light industrial zoning and will be consistent with the General Plan.

The Planning Hearing Officer recommends to the City Council **approval** of zoning case Z08-02 conditioned upon:

1. Compliance with the basic development as described in Z03-03 Red Mountain Commerce Center project narrative and as shown on the recorded Red Mountain Commerce Center subdivision plat.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of a Comprehensive Sign Plan as granted through a Special Use Permit if such a request is pursued by the applicant.

Reason for Recommendation: The area is developing as industrial and the proposal is in compliance with the area and the goals of the General Plan.

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Respectfully submitted,

John Wesley, Secretary
Planning Director

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