

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

HEARING OFFICER

William "Bill" Petrie

STAFF PRESENT

Dorothy Chimel  
Jennifer Gniffke  
Ryan Matthews  
Monique Spivey  
Joe Welliver  
Maria Salaiz  
Kelly Arredondo

OTHERS PRESENT

Sean Lake  
Matt Izzo  
John Badura  
DJ Stapley  
Rick Gill  
Doug Pelley  
Roger Kreimeyer

The Planning Hearing Officer (PHO) Bill Petrie welcomed everyone present and approved the minutes of the January 4, 2007, meeting as submitted.

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

Zoning Cases: Z07-13, Z07-14, and the preliminary plat for "Ivy Glenn Condominiums", and "Augusta Marketplace".

The public hearing was recorded on Flash Card one and track titled PHO 2/07.

MINUTES OF THE FEBRUARY 1, 2007 PLANNING HEARING OFFICER HEARING

Item: **Z07-13 (District 3)** 430 West Guadalupe Road. Located north and west of Country Club Drive and Guadalupe Road (1.5± ac.). Site Plan Modification. This request will allow for the development of a two-story office building. Glenn E. Smith, Guadalupe Professional Plaza, LLC owner/applicant.

Comments: Jennifer Gniffke, Planner II, gave a brief overview of the project adding that staff has met with the applicant and they intend to be on the March 1, 2007 agenda.

The Planning Hearing Officer continued zoning case Z07-13 to the March 1, 2007 meeting.

Reason for Recommendation: This case was continued due to the applicant's commitment to have the necessary materials submitted for the March meeting.

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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 1, 2007 PLANNING HEARING OFFICER HEARING

Item: **Z07-14 (District 6)** The 5200 to 6700 blocks of South Sossaman Road (both sides, east to Ellsworth Road). District 6. Modification to the existing Williams Gateway Airport Development Master Plan (±3,020 ac.). This case involves the development of Williams Gateway Airport. Lynn F. Kusy, Executive Director, Williams Gateway Airport Authority, owner; Casey Denny, Deputy Director, Williams Gateway Airport Authority. applicant.

Comments: Ryan Matthews, Planner I, gave a brief overview of the project adding that the applicant should be submitting the proper documentation required to be on the March 1, 2007 agenda.

The Planning Hearing Officer continued zoning case Z07-14 to the March 1, 2007 meeting.

Reason for Recommendation: This case was continued due to the applicant's commitment to have the necessary materials submitted for the March meeting.

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## MINUTES OF THE FEBRUARY 1, 2007 PLANNING HEARING OFFICER HEARING

Item: **“Ivy Glenn Condominiums” (District 1)**. 1645 N Date, located southwest of Country Club Drive and McKellips Road. (0.44± ac). To convert two four-plex apartment buildings to a condominium form of ownership. Douglas A Pelley, owner; Richard Gill, applicant.

Comments: Ryan Matthews, Planner I, gave a brief overview of the proposal stating that each building consisted of four units and the Preliminary Plat was to divide ownership so there would be eight individual owners.

Hearing Officer Petrie questioned the owner if he had anything to add, and the owner stated that he did not.

Hearing Office Petrie then commented on the trash enclosure that is in disrepair.

Richard Gill, applicant, stated that it was their intent to repair the trash enclosure.

Hearing Officer Petrie asked the applicant if he had read the staff report dated February 1, 2007 and if he was in agreement with the conditions of approval. Mr. Gill stated that they had read the report and are in agreement.

Hearing Officer Petrie then asked the applicant if they were the owners of the apartment buildings to the south. Mr. Gill responded that they were not and that each building had individual owners, they just happen to own two that are next to each other. He then explained that it is their intention to attempt to purchase the additional buildings and go through this process as well with them.

The Planning Hearing Officer **approved** the preliminary plat of “Ivy Glenn Condominiums” conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, preliminary plat, and elevations submitted (without guarantee of lot yield, building count, or lot coverage).
2. All dead or dying landscaping shall be replaced.
3. Compliance with all City development codes and regulations.
4. Compliance with all requirements of the Development Services Department (Engineering, Traffic Engineering, Solid Waste and Facilities, etc.).
5. 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.
6. Compliance with all requirements of the Subdivision Technical Review Committee.
7. Recordation of cross-access and reciprocal parking easements with the other two four-plex units to the south.
8. The solid waste enclosure shall be repaired to meet current standards.

Reason for Recommendation: The Hearing Officer determined this proposal adhered to the goals of the General Plan and requirements of the Subdivision Regulations.

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## MINUTES OF THE FEBRUARY 1, 2007 PLANNING HEARING OFFICER HEARING

Item: **“Augusta Marketplace” (District 6)**. The northwest corner of Crismon and Guadalupe Roads (7.18 ac±). To facilitate the sale of individual commercial buildings within an approved center. CVS 5814 AZ, LLC, represented by Robert T Marcello, VP; owner; Sean B. Lake, applicant.

Comments: Ryan Matthews, Planner I, gave a brief history of the site stating that it was not required to go through site plan review through the Planning and Zoning Board although Design Review approval was required. Mr. Matthews added that the Design Review Board did approve the site plan and several buildings on the site at their January 2007 meeting.

Sean Lake, 1930 E. Brown Road, applicant stated that they have read the staff report and concur with all of the recommendations and conditions of approval. Mr. Lake added that they will be recording cross access with this commercial subdivision.

Discussion ensued concerning the wall height compared to the grade of the pad sites, retention and the two remaining buildings that will require Design Review Board approval.

The Planning Hearing Officer **approved** the preliminary plat of “Augusta Marketplace” conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, preliminary plat, and elevations submitted (without guarantee of lot yield, building count, or lot coverage).
2. Compliance with all requirements of the Design Review Board.
3. Compliance with all City development codes and regulations.
4. Compliance with all requirements of the Development Services Department (Engineering, Traffic Engineering, Solid Waste and Facilities, etc.).
5. 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.
6. Compliance with all requirements of the Subdivision Technical Review Committee.
7. Recordation of cross-access and reciprocal parking easements between all of the lots of the center.

Reason for Recommendation: The Hearing Officer determined 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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