

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 June 1, 2006 Time 1:30 p.m.

HEARING OFFICER

William "Bill" Petrie

STAFF PRESENT

Dorothy Chimel
Jennifer Gniffke
Tom Ellsworth
Maria Salaiz
Kelly Arredondo

OTHERS PRESENT

Steven Hillman
James "Abe" Abraham
Kay Bigelow
Jeff Tripp
David Gaulton

The Planning Hearing Officer (PHO) Bill Petrie welcomed everyone present and approved the minutes of the May 4, 2006, meeting as submitted.

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

Preliminary Plat(s): "Falcon Glen"

The public hearing was recorded on Flash Card one and track titled PHO 6/1/06.

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Item: 4225 East University Drive (**District 2**). Located at the southwest corner of University Drive and Greenfield Road. Consider the preliminary plat for "Falcon Glen" to allow for individual ownership of condominium units. IDB Investments, LLC (formally known as Nadel Prop) (Jeff Nadel, Principal), owner; Kay Bigelow, Gammage & Burnham, applicant.

Comments: Jennifer Gniffke, Planner I, gave a brief overview adding that staff was recommending approval with conditions. She added that the applicant had questions regarding Condition #2, which were clarified by Jeff Tripp from Falcon Field Airport.

PHO Petrie asked staff for clarification regarding the PAD conversion due to the recent changes to the state statutes.

Dorothy Chimel, Principal Planner, stated that the recent changes to the state statute would not allow staff to distinguish ownership. The PAD overlay had some distinct requirements and in the past staff used the overlay district because the ownership did not go all the way to the public right-of-way. Ms. Chimel mentioned that there used to be a set of Guidelines for condominiums that addressed the size of patios, having washer and dryers in the units and the types of amenities in the recreation center; because there is no physical change to the development and the change is only to the ownership staff cannot ask for those changes.

Kay Bigelow, 2 North Central Ave, Phoenix, applicant stated they agreed to the conditions presented and mentioned that the final plat will show 402 units instead of 400, which were overlooked when preparing the condominium plat. Ms. Bigelow asked what the timeframe was for the Subdivision Technical Review Committee. Ms. Chimel responded that the turn around time for platting is established by how quickly a completed plat is submitted. She noted that this case might be handled administratively because it's an existing development with not many comments.

Discussion ensued regarding the wording for Condition #1.

The Planning Hearing Officer **approved** the preliminary plat of "Falcon Glen" conditioned upon:

1. 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.
2. Owner granting an Avigation Easement and Release to the City, pertaining to Falcon Field Airport, which will be prepared and recorded by the City (concurrently with the recordation of the final subdivision map, prior to the issuance of a building permit).
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. Compliance with all requirements of the Subdivision Technical Review Committee.

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

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Respectfully submitted,

John Wesley, Secretary
Planning Director

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