

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 3, 2008 Time 1:30 p.m.

HEARING OFFICER

William "Bill" Petrie

STAFF PRESENT

Dorothy Chimel
Josh Mike
Kelly Arredondo
Sabby Kapoor

OTHERS PRESENT

Vince DiBella
Peter Budd
Dorothy McGee

The Planning Hearing Officer (PHO) Bill Petrie welcomed everyone present and approved the minutes of the December 6 & 13, 2007, meetings as submitted.

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

Zoning Cases: Z08-01

The public hearing was recorded on Flash Card one and track titled PHO 01.03.08.

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Item: **Z08-01 (District 5)** 4517 East Main Street. Located east of Greenfield Road on the south side of Main Street (3.11± ac.). Site Plan Modification. This request will allow for the development of a retail shell building. Joe Dottis, 4575 Main L.L.C., owner; Vincent DiBella, Saemisch and DiBella Architects, Inc., applicant; Rama Inti PE, Inti L.L.C., engineer.

Comments: Josh Mike, Planner I, gave a brief overview of the project stating that the applicant is proposing a shell building designed to accommodate uses that include general auto repair and upholstery. He continued that the applicant notified property owners within 1,000 feet of the site as well as registered neighborhoods and homeowners associations. He stated that staff has received inquiries and phone calls from neighbors regarding potential uses as well as noise and light concerns. Mr. Mike concluded that staff has concerns with the pedestrian movement from the parking area adjacent to Main Street and has suggested a pedestrian path through the middle of the landscape median and staff is recommending approval with conditions.

Discussion ensued concerning the sidewalk along the east property line and the inclusion of a pedestrian pathway through the landscape island.

Vince DiBella, Saemisch DiBella Architects, applicant, stated that they do not have any objections to the recommendations, including the pedestrian pathway, providing that they can use some of that landscaping on the perimeter of the site and that the pathway is a good suggestion.

Hearing Officer Petrie asked Mr. DiBella if they could eliminate the sidewalk on the east property line. Mr. DiBella responded that the sidewalk to the east is to provide a street connection to the development and that they would probably keep it and add the center island pathway.

Peter Budd, 111 S. Greenfield Rd., resident, stated that the concerns of the neighbors include the lighting on the back of the proposed building and noise and odors that would emanate from the possible automotive uses.

Discussion ensued concerning lighting, the use of additional shielding for the wall mounted light packs on the back of the building and the existing parking lot pole fixtures. Further discussion ensued concerning depth of the building and the possible configurations of tenant spaces.

The Planning Hearing Officer **approved** zoning case Z08-01 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan and preliminary elevations submitted 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.
4. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit or at the time of the City's request for dedication whichever comes first.
5. All street improvements and street frontage landscaping to be installed in the first phase of construction.
6. 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.
7. 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.

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8. Recordation of cross-access and reciprocal parking easements along the drive aisle on the north and south sides of the existing building on parcel 140-32-001-U.
9. Lighting wall packs along the rear thirty feet (30) of the east and west walls and along the entire south wall must shield the light source from the line of sight of the adjacent residential properties.
10. Prior to the issuance of the Certificate of Occupancy, if any uses require equipment that generate excessive noise, such as air compressors, a separate room must be provided to house the equipment and buffer sounds from the adjacent residential properties.

Reason for Recommendation: The Hearing Officer felt this proposal adhered to the goals of the Mesa General Plan and requirements of the Zoning Ordinance.

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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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Respectfully submitted,

John Wesley, Secretary
Planning Director

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