

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

HEARING OFFICER

William "Bill" Petrie

STAFF PRESENT

Tom Ellsworth  
Jennifer Gniffke  
Rob Dmohowski  
Krissa Lucas  
Maria Salaiz  
Kelly Arredondo

OTHERS PRESENT

Steven Nevala  
Scott Suceton  
Richard Gurtler  
Glenn Smith  
Ricki Weiner  
Voykan Petulic  
Clint Garner  
Steven Fanber

The Planning Hearing Officer (PHO) Bill Petrie welcomed everyone present and approved the minutes of the February 1, 2007, meetings as submitted.

Before adjournment at 2:00 p.m., action was taken on the following item(s):

Zoning Cases: Z07-13, Z07-14, Z07-19 and the preliminary plat for "Citadel Plaza"

The public hearing was recorded on Flash Card one and track titled PHO 3.1.07.

MINUTES OF THE MARCH 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. **CONTINUED FROM THE FEBRUARY 1, 2007 MEETING.**

Comments: Jennifer Gniffke, Planner II, gave an overview of the project and stated that the applicant is requesting a reduction of the Code requirements to the landscape setbacks, the distance between the building columns and drive aisles, and the foundation base. She mentioned that these issues would be addressed through the Development Incentive Permit (DIP) process and that the applicant has submitted an application. She added that there was no neighborhood opposition and staff is recommending approval with conditions.

PHO Petrie had questions regarding cross section, the screen wall and landscaping. Mr. Glenn Smith, applicant, responded to Mr. Petrie's concerns stating he agrees with the added conditions regarding the wall and landscaping.

The Planning Hearing Officer **approved** zoning case Z07-13 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. Approval, and compliance with all conditions of approval of a Development Incentive Permit.
4. Compliance with all requirements of the Subdivision Technical Review Committee.
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 City development codes and regulations.
7. The existing site wall shall be raised to 6' as measured from the finish grade of the parking lot.
8. Landscaping plan to comply with all City development codes and 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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**Note: CD's of the Planning Hearing Officer Hearings are available in the Planning Division Office for review.**

MINUTES OF THE MARCH 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. **CONTINUED FROM THE FEBRUARY 1, 2007 MEETING.**

Planning Hearing Officer Petrie continued zoning case Z07-14 to the April 5, 2007 meeting.

Reason for Recommendation: The Hearing Officer felt a continuance was warranted.

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

Item: **Z07-19 (District 2)** 3155 East Southern Avenue. Located east of Lindsay Road on the south side of Southern Avenue (1.22± ac.). Site Plan Modification. This request will allow the development of a medical office building. Frank Pettit, LGE Corporation, owner; Steven Nevala, Cawley Architects, applicant.

Comments: Rob Dmohoski, Planner I, gave an overview stating that the applicant is requesting modifications to the setbacks, which will be addressed through the Development Incentive Permit (DIP) process and that the applicant has submitted an application. He added that there was one neighborhood concern regarding an access wall between the two properties. He stated that the applicant is working with the neighbor on that issue; he added staff is recommending approval with conditions.

Steven Nevala, 730 N 52<sup>nd</sup> Street, #203, Phoenix, applicant, introduced Dr. Steven Fanber, who will be the owner occupying the building and added that they have submitted for the DIP and the Design Review Board process.

PHO Petrie asked for information regarding the gate being requested by the neighbor. Mr. Nevala responded that the property to the south has an existing RV gate, which currently has access to Southern Avenue, adding that they are willing to discuss access but that there will be retention in that area.

PHO Petrie stated that the citizen participation letter dated February 8, 2007, mentioned that City Council would have final approval and that this case would now have to go forward just in case there are neighbors interested in this case. Mr. Nevala stated they are in agreement with the conditions of approval.

The Planning Hearing Officer recommends to the City Council **approval** of zoning case Z07-19 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan and elevations submitted, (without guarantee of lot yield, building count, or lot coverage).
2. Compliance with all requirements of the Design Review Board.
3. Full compliance with all City development codes and regulations.
4. Review and approval of a Development Incentive Permit (DIP) and compliance with all requirements of the Board of Adjustment.
5. 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.

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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MINUTES OF THE MARCH 1, 2007 PLANNING HEARING OFFICER HEARING

Item: 5151 East Broadway Road (**District 6**). Located at the southwest corner of Higley Road and Broadway Road (1.06 ac.) This request will allow for individual ownership of condominium units. Consider the preliminary plat for "Citadel Plaza." Richard W. Gurtler, owner; Greg Allen, Allen Consulting Engineers, Inc., applicant.

Comments: Krissa Lucas gave a brief overview of the project and stated that staff is recommending approval with conditions.

Clint Garner, 2550 N. Thunderbird Circle, #132, Mesa, applicant, stated he had nothing to add and mentioned they are in agreement with the conditions of approval.

Planning Hearing Officer Petrie stated that this is a well-designed project and **approved** the preliminary plat of "Citadel Plaza" conditioned upon:

1. Compliance with all City development codes and regulations.
2. 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.
3. 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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Respectfully submitted,

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John Wesley, Secretary  
Planning Director

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