

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 May 3, 2007 Time 1:30 p.m.

HEARING OFFICER

William "Bill" Petrie

STAFF PRESENT

Jennifer Gniffke
Veronica Gonzalez
Rob Dmohowski
Maria Salaiz
Kelly Arredondo

OTHERS PRESENT

Robert Gulino
Mickey Gilon
Herb Fisher
Ian Sinnett
Ted Sitek
John Sitek
Others

The Planning Hearing Officer (PHO) Bill Petrie welcomed everyone present and approved the minutes of the April 5, 2007, meeting as submitted.

Before adjournment at 1:55 p.m., action was taken on the following item(s):

Zoning Cases: Z07-36, Z07-37, Z07-38

Preliminary Plat: "Townhomes at Brownwood Condominiums"

The public hearing was recorded on Flash Card one and track titled PHO 05.03.07.

MINUTES OF THE MAY 3, 2007 PLANNING HEARING OFFICER HEARING

Item: **Z07-36 (District 6)** The 10100-10300 blocks of East Southern Avenue (south side, south to Hampton Avenue) and the 1300 block of South Crismon Road (east side, east to the South Cheshire alignment). South and east of Crismon Road and Southern Avenue (+/- 1 acre of the 46.9-acre hospital parcel). Site Plan Modification and Modification to the BIZ Overlay. This request will Modify the existing hospital site to add a freestanding daycare facility. Joey Abney, Iasis Helathcare, owner; Ian C. Sinnett, Perkins & Will, applicant.

Comments: Jennifer Gniffke, Planner I, gave an overview stating that this request is to construct a new daycare facility and to clarify the total square footage of the buildings to determine the parking requirements. She stated that the applicant defined the total square footage of the hospital as 485,000 sq. ft. and the office building as 202,000 sq. ft. She also noted that staff had concerns with the pedestrian pathway and asked the applicant to provide pavers or decorative concrete to delineate and differentiate the pedestrian pathway from the drive surface. She added that staff is in support of this request.

PHO Petrie asked the applicant if the parking calculations are after the spaces have been removed; he also asked if he is in agreement with providing pavers or decorative concrete. Mr. Sinnett responded Yes and mentioned that the hospital is over parked and they have made adjustments for the daycare; he also stated that he is in agreement with providing pavers or decorative concrete.

The Planning Hearing Officer recommends to the City Council **approval** of zoning case Z07-36 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. The pedestrian path shall be constructed of pavers or stamped colored concrete where it crosses the drive aisle(s).
3. Site Plan Review through the public hearing process of future development plans.
4. Comply with all requirements of the Design Review Board.
5. Compliance 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.

* * * * *

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

MINUTES OF THE MAY 3, 2007 PLANNING HEARING OFFICER HEARING

Item: **Z07-37 (District 5)** 6659 East University Drive. South and west of 67th Street and University Drive. (7.0± ac.). Rezone from Maricopa County Rural 43 to City of Mesa R1-43. For the establishment of City of Mesa zoning on recently annexed property. Presbytery of Grand Canyon Corp., represented by Bill Duff, owner; City of Mesa, applicant.

Comments: Jennifer Gniffke, Planner I, gave an overview stating that this is a comparable zoning request and briefly explained the process; she added that the request does conform to the General Plan and staff is recommending approval with conditions.

The Planning Hearing Officer recommends to the City Council **approval** of zoning case Z07-37 conditioned upon:

1. Compliance with all City development codes and regulations.
2. Future Review of Development per Zoning Ordinance requirements.

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

* * * * *

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

MINUTES OF THE MAY 3, 2007 PLANNING HEARING OFFICER HEARING

Item: **Z07-38 (District 3)** 129 North Alma School Road. North and east of Main Street and Alma School Road (0.20± ac.). District 3. Rezone from R-2 to R-3 PAD and Site Plan Review. This request will allow the addition of an open space area to a residential subdivision. Tim Holt, owner/applicant.

Planning Hearing Officer Petrie continued zoning case Z07-38 to the May 24, 2007, PHO Special Hearing.

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

* * * * *

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

MINUTES OF THE MAY 3, 2007 PLANNING HEARING OFFICER HEARING

Item: **“Townhomes at Brownwood Condominiums” (District 1)** 737 East Brown Road. Located south and west of Brown Road and Horne. (2.28 ac.) This request will allow for individual ownership of condominium units. Townhomes at Brownwood, LLC, Ted Sitek, owner; Robert Gulino, R.J. Gulino Civil Engineering, applicant.

Comments: Veronica Gonzales, Planner II, gave an overview stating that this is an existing apartment complex and the request is to convert them into condominiums for individual sale; adding that staff does not have any concerns and is recommending approval with conditions.

Robert Gulino, applicant, stated he had concerns with Condition #2 with regards to the dedication of right-of-way on Brown Road and asked how much dedication would be required. Discussion ensued regarding the dedication of right-of-way.

Ted Sitek, 8485 E. McDonald Drive, Scottsdale, AZ, stated he also wanted some clarification regarding Condition #2 and the amount of dedication that would be required.

Ms. Gonzales stated that the Development Impact Summary states that the applicant dedicate right-of-way; adding that there is no requirement to install improvements.

PHO Petrie commented that the applicant would have to improve the site as originally approved and clarified that Condition #2 was dedication of right-of-way to the face of the buildings as indicated in the Preliminary Development Impact Summary submitted.

The Planning Hearing Officer **approved** the preliminary plat of “Townhomes at Brownwood Condominiums” conditioned upon:

1. Replace all dead/dying landscaping prior to recordation of the subdivision plat.
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 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.

* * * * *

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

MINUTES OF THE MAY 3, 2007 PLANNING HEARING OFFICER HEARING

Respectfully submitted,

John Wesley, Secretary
Planning Director

ms:
I:\PHO\PHO 07\minutes\05-03-07.doc