



PLANNING HEARING OFFICER AGENDA

PUBLIC HEARING – THURSDAY, OCTOBER 4, 2007 - 1:30 P.M.

CITY OF MESA PLANNING DIVISION – 20 EAST MAIN STREET, SUITE 130

WILLIAM PETRIE, Planning Hearing Officer

A. CONSIDER THE MINUTES OF THE SEPTEMBER 6, 2007 HEARING:

B. DISCUSS AND TAKE ACTION ON THE FOLLOWING CASES:

1. **Z07-97 (District 5)** South side of McKellips Road from the alignment of 83rd Street to the alignment of 82nd Street (49.48± ac.). South and east of Hawes Road and McKellips Road. Site Plan Modification. This request will allow for the development of a residential subdivision. Pinnacle Ridge Holdings, LLC, Jeff Blandford, owner; Paul Dugas, applicant.

STAFF PLANNER: Jennifer Gniffke

Staff Recommendation: Approval with Conditions.

PHO Recommendation: Approval with Conditions.

2. **Z07-99 (District 6)** 10025 East Southern Avenue (1.17± ac.). Located south and east of Southern Avenue and Crismon Road. Site Plan Modification. This request will allow for the development of a bank with drive-up teller. Nelson P. Klavitter, Arizona Bank and Trust, owner; Chris Barry, Metro/Land Consultants, applicant.

STAFF PLANNER: Joshua Mike

Staff Recommendation: Approval with Conditions.

PHO Recommendation: Approval with Conditions.

3. **Z07-100 (District 1)** 1812 and 1844 West Eighth Street (9.0± ac.). Located north of University Drive and east of Dobson Road. Site Plan Modification. This request will allow for a retail development. Doug Himmelberger, DeRito Partners, owner; Dave Udall, Udall Shumway & Lyons, applicant.

STAFF PLANNER: Joshua Mike

Staff Recommendation: Continuance to the November 1, 2007 hearing.

PHO Recommendation: Continuance to the November 1, 2007 hearing.

C. **DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING ZONING CASES:**

1. **Z07-98 (District 6)** The 4200 and 4300 blocks of South Power Road (east to the Roosevelt WCD canal) (52± ac.). The northeast corner of Warner and Power Roads. Modification of Council Ordinance 3787. This request is to amend the ordinance allowing flexibility of future processing development requests. Custom Homes by Via, LLC, Michael Licano and others, owner; Michael Licano, applicant.

STAFF PLANNER: Dorothy Chimel

Staff Recommendation: Continuance to the November 1, 2007 hearing.

PHO Recommendation: Continuance to the November 1, 2007 hearing.

D. **DISCUSS AND TAKE ACTION ON THE FOLLOWING PRELIMINARY PLAT(S):**

1. **“Deseret Family Medical Center” (District 6).** 1425 S. Greenfield Road, located south and east of Southern Avenue and Greenfield Road. (3.09± ac). To allow for the individual ownership of condominium units. Robert J. Allen, owner; Cynthia Donald, EPS Group, Inc., applicant.

STAFF PLANNER: Rob Dmohowski

Staff Recommendation: Approval with Conditions.

PHO Recommendation: Approval with Conditions.

Note: Audiotapes of the Planning Hearing Officer hearings are available in the Planning Division Office for review.

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