

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: August 3, 2006 Time 1:30 p.m.

HEARING OFFICER

William "Bill" Petrie

STAFF PRESENT

Dorothy Chimel
Tom Ellsworth
Veronica Gonzalez
Maria Salaiz
Kelly Arredondo

OTHERS PRESENT

The Planning Hearing Officer (PHO) Bill Petrie welcomed everyone present and approved the minutes of the July 6, 2006, meeting as submitted.

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

Zoning Case: Z06-57

Preliminary Plat(s): "Southern Ridge Condominiums", "Monteil Condominiums", and "Sunset Cove Estates"

The public hearing was recorded on Flash Card one and track titled PHO 8/3/06.

MINUTES OF THE AUGUST 3, 2006 PLANNING HEARING OFFICER HEARING

Item: **Z06-57 (District 1)** The 1800-1900 block of West 8th Street (north side). Located north and east of West 8th Street and North Dobson Road (9.02± ac.). Site Plan Modification. This request will allow for the development of a retail building. DeRito/Kimco Riverview, LLC, (Doug Himmelberger) owner; Vince DiBella, Saemisch DiBella Architects, applicant.

Comments: Doug Himmelberger, DeRito Partners, 3200 E. Camelback Road, Phoenix, applicant, stated that this was a modification to a portion of the previously approved site plan for Mesa Riverview. He mentioned that the prior site plan included a row of mini majors, which would be replaced with a single larger building and shops. He noted that the Design Review Board approved the project on August 2, 2006.

Veronica Gonzales, Planner I, gave an overview and added that staff has included Condition #7, which would allow for a second north-south pedestrian path.

PHO Petrie asked if there were any additional changes at the Design Review meeting. Mr. Himmelberger responded that they had agreed to all the conditions, in addition to some building design stipulations. PHO Petrie noted that this was an improvement over the shops building and recommends approval of zoning case Z06-57 subject to the conditions as stated in the staff report.

Dorothy Chimel, Principal Planner asked the applicant to provide staff with a revised site plan showing the north-south pedestrian path to be forward to City Council. The applicant agreed.

The Planning Hearing Officer **approves** and recommends to the City Council approval of zoning case Z06-57 conditioned upon:

1. Compliance with Ordinance #4496 (Z05-101) except as amended by the modification of Tract F-2.
2. Compliance with the Tract F-2 development as described in the project narrative and as shown on the site plan and elevations submitted, (without guarantee building count, or lot coverage).
3. Compliance with all requirements of the Design Review Board.
4. Compliance with all City development codes and regulations.
5. Compliance with all requirements of the Development Services Department (Engineering, Traffic Engineering, Solid Waste and Facilities, etc.).
6. 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.
7. A second north-south pedestrian path is to be added through the parking field to connect with the path established on the north side of Mesa Riverview Drive.

Reason for Recommendation: The Hearing Officer determined this proposal adhered to the General Plan and zoning district requirements.

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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 AUGUST 3, 2006 PLANNING HEARING OFFICER HEARING

Item: 214 North Gilbert Road (**District 2**). Located south of University drive and west of Gilbert Road. Consider the preliminary plat for "Southern Ridge Condominiums" to allow for individual ownership of condominium units. Cal State Investment limited Partnership, Eugene E. Vollucci, General Partner, owner; Anthony Manzolillo, Red Door Group, Inc., applicant.
CONTINUED FROM THE JULY 6, 2006 MEETING.

Comments: Kevin Peck, 214 N. Gilbert Road, Mesa, applicant, stated that this property is an existing apartment complex and they plan to improve it, and sell it to make it owner occupied to first time buyers.

Veronica Gonzalez, Planner I, stated that the applicant is requesting a preliminary plat approval to sell as individual condominium units.

PHO Petrie noted that there was landscaping missing from the property and would need to be brought into compliance with city requirement at the time of original approval.

The Planning Hearing Officer **approved** the preliminary plat of "Southern Ridge Condominiums" conditioned upon:

1. Refurbish the existing landscape so that it is in conformance with the conditions of development approved as part of the original building permit for the site prior to the 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 determined this proposal adhered to the goals of the General Plan and requirements of the Subdivision Regulations.

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MINUTES OF THE AUGUST 3, 2006 PLANNING HEARING OFFICER HEARING

Item: 1101 South Sycamore (**District 3**). Located north of Southern Avenue and east of Dobson Road (3.95 ac). Consider the preliminary plat for "Monteil Condominiums", a residential condominium project to allow for the individual ownership of condominium units. Thomas Properties, Inc. Jeff Thomas, President, owner; Sean Lake, Pew and Lake applicant.

Comments: Sean Lake, 1930 E. Brown Road, applicant, stated they are requesting a preliminary plat to change the form of ownership of the project. He noted that they agree with staff's recommendation.

PHO Petrie noted that there was landscaping missing from the property and would need to be brought into compliance. Mr. Lake stated they would be replacing landscaping as needed.

The Planning Hearing Officer **approved** the preliminary plat of "Monteil Condominiums" conditioned upon:

1. Refurbish the existing landscape so that it is in conformance with the conditions of development approved as part of the original building permit for the site prior to the 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.

The Hearing Officer determined this proposal adhered to the goals of the General Plan and requirements of the Subdivision Regulations.

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MINUTES OF THE AUGUST 3, 2006 PLANNING HEARING OFFICER HEARING

Item: The 1500 block of North 72nd Street (west side) (**District 5**). Located north and east of the northeast corner of North Power Road and East Brown Road (3.55 ac.). Consider the preliminary plat of "Sunset Cove Estates". This request will allow for the development of a detached residential subdivision. L. Peterson, Peterson Properties, LLC, owner; Jeff Welker, Welker Development Resources, LLC, applicant.

Comments: Jeff Welker, 3125 E. Dover St., applicant, mentioned that they had gone through the rezoning process through the Planning and Zoning Board but were denied. The owner now desires to have a plat approved for three lots that conform to the R1-35 land use designation and they are in keeping with the bigger acre lots in the area.

Tom Ellsworth, Senior Planner, stated he concurred with the applicant's comment and that staff was satisfied with the plat and recommending approval.

Discussion ensued regarding the on-site retention and drainage.

The Planning Hearing Officer **approved** the preliminary plat of "Sunset Cove Estates" conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the overall site plan submitted, "Sunset Cove Estates".
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services Department (Engineering, Traffic Engineering, Solid Waste and Facilities, etc.).
4. 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.
5. Compliance with all requirements of the Subdivision Technical Review Committee.

The Hearing Officer determined this proposal adhered to the goals of the General Plan and requirements of the Subdivision Regulations.

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Respectfully submitted,

John Wesley, Secretary
Planning Director

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