

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 24, 2007 Time 1:30 p.m.

HEARING OFFICER

William "Bill" Petrie

STAFF PRESENT

Dorothy Chimel
Jennifer Gniffke
Tom Ellsworth
Maria Salaiz
Kelly Arredondo

OTHERS PRESENT

The Planning Hearing Officer (PHO) Bill Petrie welcomed everyone present and approved the minutes of the May 3, 2007, meeting as submitted.

Before adjournment at 2:30 p.m., action was taken on the following item(s):

Zoning Cases: Z07-38, Z07-50, Z07-51, Z07-52, Z07-53, Z07-54

Preliminary Plat(s): "Signal Butte & Baseline"

The public hearing was recorded on Flash Card one and tract titled PHO 05.24.07.

MINUTES OF THE MAY 24, 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.). 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. **CONTINUED FROM THE MAY 3, 2007 MEETING.**

Comments: Rob Dmohowski, Planner I, gave an overview stating that this request is a rezone and Site Plan Review to allow the an amenity tract. He stated that the owner recently purchased the landlocked parcel and was requesting the amenity tract to be used as a playground. Under ADA standards, the playground equipment cannot stay in its current location and is being relocated to the new amenity tract. Mr. Dmohowski stated that staff had concerns with safety but the Police Department has reviewed the plan and requested that a walk-in gate and view fencing be installed, which the applicant has done. He added that only the residents of Beverly Point would use the amenities. He stated that the citizen participation process had been completed and staff is recommending approval with conditions.

PHO Petrie stated that this is a good addition to this site and a great infill project. He had questions about the type of fencing being used.

Tim Holt, 1120 W. 10th Place, Mesa, AZ, applicant, responded that there will be a 6' masonry fence and 40-50' of view fencing.

The Planning Hearing Officer recommends to the City Council **approval** of zoning case Z07-38 conditioned upon:

1. Compliance with the basic development as a landscaped retention/open space area only, as described in the project narrative and as shown on the site plan and elevations submitted.
2. Compliance with the Residential Development Guidelines.
3. Full compliance with all current Code requirements, unless modified through appropriate review and approval of the modification(s) outlined in the staff report.
4. Compliance with all requirements of the Development Services Department (Engineering, Traffic Engineering, Solid Waste and Facilities, etc.).

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 MAY 24, 2007 PLANNING HEARING OFFICER HEARING

Item: **Z07-50 (District 6)** 14207 South Power Road. Generally located southeast of Power Road and Ray Road (4.04 ac.). Site Plan Modification. This request will allow for the development of retail buildings including a Goodwill store. Dennis Sadler, Piedmont Development of Arizona, LLC, owner; Steven Nevala, Cawley Architects, Inc., applicant.

Comments: Jennifer Gniffke, Planner II, gave an overview stating this request involves the development of two retail buildings. The site includes future cross access to the properties to the south and east, which is required because those parcels are currently landlocked due to the discontinued use of an easement. She stated staff is recommending approval and mentioned that the Prop 207 waiver was signed and submitted.

Steven Nevala, Cawley Architects, 730 N. 52nd St, Phoenix, AZ, applicant, stated they are looking for site plan approval because of the recent annexation process. He added they are scheduled for the June 6, 2007 Design Review Board hearing and they are also required to do a lot spilt, which is in review.

PHO Petrie asked if any road system was proposed for the property to the east. Ms. Gniffke responded that the current easement was not required to be dedicated as a public road. She referred to comments in the Development Impact Summary.

Discussion ensued regarding the structures currently on the site, if any variances were needed for the wall abutting the R1-43 zoning, and the landscaping and curbing.

Mr. Nevala responded that there are abandoned houses currently on the property; adding that they have extended setbacks to comply with the R1-43 zoning district for the wall. Mr. Nevala also addressed the landscaping and curbing issue.

PHO Petrie asked if they would be providing any fencing for the drop-off areas. The applicant stated that the site is open; adding that Goodwill operates seven days a week and anything that is dropped off is processed the next morning.

Dorothy Chimel, Principal Planner, mentioned that there is a requirement in the Code that addresses the perimeter easement and the required landscape setback. Mr. Nevala stated they could provide the curbing.

The Planning Hearing Officer recommends to the City Council **approval** of zoning case Z07-50 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. Recordation of cross-access easements along the property lines with the parcel located adjacent to the southwest.
3. Compliance with the Subdivision Regulations.
4. Compliance with all requirements of the Design Review Board.
5. Compliance with all City development codes and regulations.
6. All perimeter street improvements and street frontage landscaping to be installed in the first phase of construction.

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

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MINUTES OF THE MAY 24, 2007 PLANNING HEARING OFFICER HEARING

Item: **Z07-51 (District 6)** The 1750 to 1850 block of South Crismon Road (west side). Located west of Crismon Road and north of Baseline Road (10.9± ac). Site Plan Modification. This request will allow the development of a medical and professional office center. David Nairne, Sydney Crismon Development, LLC, owner; Bob Hunt, Odyssey Homes, applicant. Also consider the preliminary plat of "Odyssey Medical & Professional Center".

Comments: Joe Welliver, Planner I, gave an overview stating that this request is for an 11-unit, single-story medical and professional center; adding that this case has already been to a study session for the Design Review Board. He noted that the applicant had a neighborhood meeting with few neighbors attending and no concerns. He stated staff is recommending approval with conditions.

Bob Hunt, Odyssey Homes, 8130 E. Cactus Road, Scottsdale, AZ, applicant, stated he is seeking modification from the existing site plan from retail to office condos for sale and keeping the C-2 zoning.

PHO Petrie asked how they came up with the parking ratio and if the daycare had been approved. Mr. Hunt stated they calculated according to the City requirements and Mr. Welliver stated that the daycare was heard by the Planning & Zoning Board in April and moving forward.

Discussion ensued regarding drainage. Mr. Hunt stated that they would have underground tanks with some retention in the front.

The Planning Hearing Officer **approved** zoning case Z07-51 and the preliminary plat of "Odyssey Medical & Professional Center" 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. 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, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first.
5. All perimeter street improvements and street frontage landscaping to be installed in the first phase of construction.
6. Compliance with all requirements of the Subdivision Technical Review Committee.
7. Recordation of cross-access and reciprocal parking easements throughout the entire site.
8. All pad buildings to be architecturally compatible with the center.
9. Owner granting an Avigation Easement and Release to the City, pertaining to Williams Gateway Airport which will be prepared and recorded by the City (concurrently with the recordation of the final subdivision map, prior to the issuance of a building permit).
10. Retention basins to be 6:1 slopes maximum where adjacent to Crismon Road.

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

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MINUTES OF THE MAY 24, 2007 PLANNING HEARING OFFICER HEARING

Item: **Z07-52 (District 6)** 1749 South Crismon Road. Located west of Crismon Road and north of Baseline Road (1.07± ac). Site Plan Modification. This request will allow the development of an automotive tire center and service center. Peter McQuaid, The Focus Group, owner; Russell Stout, Russell Stout & Associates, applicant.

Comments: Joe Welliver, Planner I, gave an overview stating that he received one phone call from Ms. Karen Olmstean, 1650 S. Crismon Road, expressing discontent with the hour of this meeting. She also had concerns with noise, decibel levels, hours of operation, lights and trash pick up. He noted she wanted an explanation of the photometric plan and asked when the signal light on Crismon Road would be activated. Mr. Welliver referred her to the applicant and Traffic Engineering and tried to address her other concerns.

Brandie Bramsen, Focus Group, 2727 W. Frye #200, Chandler, AZ, addressed concerns brought up stating that the air compressors will have in-line filters, which absorb a lot of the noise; adding that employees will work within the bays with no outdoor activities.

Phil Bramsen, Focus Group, 2727 W. Frye #200, Chandler, AZ, addressed the decibel levels stating that all compressors will be indoors and noted that with the filters the db levels go down, he noted they are cognizant of this issue. He stated the hours of operation would be from 7:00 a.m. – 6:00 p.m., with no early morning or nighttime operations. He added that trash pick up would be 1-2 times a week during normal hours.

Discussion ensued regarding the decibel levels, the photometric plan and landscaping. Mr. Petrie stated he would add a stipulation for screening the lights. He also reiterated that under the C-2 zoning, all work needs to be done within an enclosed area.

The Planning Hearing Officer **approved** zoning case Z07-52 with the added conditions:

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. 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, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first.
5. Recordation of cross-access and reciprocal parking easements at two locations along the southwest property line, per site plan
6. Owner granting an Avigation Easement and Release to the City, pertaining to Williams Gateway Airport which will be prepared and recorded by the City (concurrently with the recordation of the final subdivision map, prior to the issuance of a building permit).
7. Retention basins to be 6:1 slopes maximum where adjacent to Crismon Road.
8. That both on the pack mounted wall units and any pole mounted units, adjacent to the west property line and within the west 20-30' of a parking area, be fitted with house side shields.
9. All work to be done within the bay areas.

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

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MINUTES OF THE MAY 24, 2007 PLANNING HEARING OFFICER HEARING

Item: **Z07-53 (District 6)** 9107 East Southern Avenue. Located west of Ellsworth Road on the south side Southern Avenue (1.8± ac.). Rezone the western portion of the site from AG (Conceptual C-2) to C-2 and Site Plan Modification. This request will allow for the development of a retail building. Scott Anderson, owner; William E. Canjura, Archicon, L.C., applicant.

The Planning Hearing Officer continued zoning case Z07-53 to the June 7, 2007 meeting.

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

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MINUTES OF THE MAY 24, 2007 PLANNING HEARING OFFICER HEARING

Item: **Z07-54 (District 4)** The 1300 block of East Baseline Road (north side). Located north of Baseline Road and east of Stapley Drive (1.61± ac.). Site Plan Modification. This request will allow the development of a new self-storage building. Ryan Desmond, owner; Tarik Williams, applicant.

Comments: Rob Dmohowski, Planner I, gave an overview stating this request will allow for a single-story self-storage facility. The request will require a modification to the existing facility and 15 buildings will have to be demolished to allow the drive aisle to extend to the rear of the project and the new site will include the required landscaping and retention area. He stated that this project will require a Special Conformance Incentive Permit (SCIP) for the nonconforming buildings and landscape setback, which the applicant has already submitted an application; he added that the site would also require a land split and staff is recommending approval.

PHO asked questions regarding the existing drainage to the south, landscaping and the perimeter wall.

Ted Williams, 1745 S. Alma School Road, Mesa, AZ, applicant, responded that the site was built at a time when the drainage would have been required and done underground. He added that they are providing an eight-foot wrought iron fence along the north and west property lines.

The Planning Hearing Officer recommends to the City Council **approval** of zoning case Z07-54 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 Substantial Conformance Improvement Permit (SCIP).
5. Compliance with all requirements of the Subdivision Regulations.

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

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MINUTES OF THE MAY 24, 2007 PLANNING HEARING OFFICER HEARING

Item: The 10800 to 11000 block of East Baseline Road (**District 6**) Located south of Baseline Road and east of South Signal Butte Road. (5.9 ac.) This request will allow for the individual ownership of a retail center. Consider the preliminary plat for "Signal Butte & Baseline." CP Signal LLC, Steve Cook, Manager, owner.

Comments: Rich McAllister, Senior Planner, gave a brief overview stating that this request is for a 5-lot commercial subdivision to allow for individual ownership. He stated staff is recommending approval with conditions.

Discussion ensued regarding the flow of the existing channel.

The Planning Hearing Officer **approved** the preliminary plat of "Signal Butte & Baseline" conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the preliminary plat submitted.
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. 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,

John Wesley, Secretary
Planning Director

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