

**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 July 5, 2007 Time 1:30 p.m.

HEARING OFFICER

William "Bill" Petrie

STAFF PRESENT

Kelly Arredondo  
Mia Lozano-Helland  
Joy Spezeski

OTHERS PRESENT

Al Cappello  
J. Chatham

The Planning Hearing Officer (PHO) Bill Petrie welcomed everyone present and approved the minutes of the June 7, 2007, meeting as submitted.

Before adjournment at 1:45 p.m., action was taken on the following item(s):

Zoning Cases: Z07-56, Z07-71, Z07-72, Z07-73

The public hearing was recorded on Flash Card one and track titled PHO 07/05/07.

MINUTES OF THE JULY 5, 2007 PLANNING HEARING OFFICER HEARING

Item: **Z07-56 (District 5)** The 2800 to 3200 blocks of North Sossaman Road (west side). Located north of McDowell Road on the west side of Sossaman Road (1.21± ac). Rezone from Maricopa County R1-35 to City of Mesa R1-35-PAD. For the establishment of City of Mesa zoning on recently annexed property. Las Sendas Community Association, represented by Michael Moore, owner; City of Mesa, applicant. **CONTINUED FROM THE JUNE 7, 2007 MEETING.**

Comments: Joy Spezeski, Planner I, stated that this case is to establish city zoning on a recently annexed property. She added that the proposed zoning conforms with the general plan for this area and staff is recommending approval with conditions.

Hearing Officer Petrie asked Ms. Spezeski if the street adjacent to this property would remain in the county and if the property was located behind the sidewalk. Ms. Spezeski responded that the street would remain in the county, there are no sidewalks in the area and the property is part of the retention basins.

The Planning Hearing Officer recommends to the City Council **approval** of zoning case Z07-56 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.

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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 JULY 5, 2007 PLANNING HEARING OFFICER HEARING

Item: **Z07-71 (District 6)** The 200-300 blocks of South Hawes Road (east side). Located at the northeast corner of Broadway and Hawes Roads (8.69± acres). Rezone from Maricopa County R-5 to City of Mesa R-4. For the establishment of City of Mesa zoning on recently annexed property. Bonita Vista Mobile Home Park LP, represented by Jack Evans, owner; City of Mesa, applicant.

Comments: Joy Spezeski, Planner I, stated that this case is to establish city zoning on a recently annexed property. She added that the property is currently vacant, conforms to the setbacks and other requirements for the R-4 zoning district. She added that the proposed zoning does not conform with the general plan for this area, however staff is required by state statute to rezone the property comparably to it's current zoning and staff is recommending approval with conditions.

Hearing Officer Petrie commented that there was previously a mobile home park on this property. Ms. Spezeski responded that that was correct, however, it has been vacant a while and the owners have not submitted any new plans.

The Planning Hearing Officer recommends to the City Council **approval** of zoning case Z07-71 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.

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MINUTES OF THE JULY 5, 2007 PLANNING HEARING OFFICER HEARING

Item: **Z07-72 (District 5)** 7611 East Palm Lane. Located east of Sossaman Road north of McDowell Road (1.21± acres). Rezone from Maricopa County R1-35 to City of Mesa R1-35. For the establishment of City of Mesa zoning on recently annexed property. Brian Bresson and Julie Preder, owners; City of Mesa, applicant.

Comments: Joy Spezeski, Planner I, stated that this case is to establish city zoning on recently annexed property. She added that there is a single-family residence on this property and it appears to conform to the setbacks for the R1-35 zoning district. She added that the proposed zoning does conform to the general plan and staff is recommending approval with conditions.

Hearing Officer Petrie asked Ms. Spezeski if City policy had changed regarding annexing property that is not contiguous to the city limit or right of way. Ms. Spezeski explained the recent changes regarding annexation of property.

The Planning Hearing Officer recommends to the City Council **approval** of zoning case Z07-72 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.

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## MINUTES OF THE JULY 5, 2007 PLANNING HEARING OFFICER HEARING

Item: **Z07-73 (District 6)** 221 South Power Road. Located south of Main Street on the east side of Power Road (1.46± ac.) Site Plan Review. This request will allow the development of a medical office building. Chatham and Chatham LLC, Joseph Chatham, owner; Keith Paul, Looker & Cappello Architects, Inc., applicant.

Comments: Mia Lozano-Helland, Planner I, gave a brief overview of the proposal adding that it is consistent with the rest of the development and will add to the medical campus that is surrounding it.

Al Cappello, 2070 East Southern Ave., Tempe, applicant, stated that they have worked closely with staff throughout the design process and this is a nice site plan and facility that fits in with the adjacent properties. He then questioned Condition of Approval #5 concerning dedicating right of way.

Ms. Lozano-Helland stated that staff will strike that Condition because the project is on a private street.

Discussion ensued concerning the oleander hedge along the north property line and the flexibility the applicant has to work with the Design Review Board to change the landscape along the private drive street frontage.

The Planning Hearing Officer recommends to the City Council **approval** of zoning case Z07-73 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, and elevations submitted.
2. Site Plan Review through the public hearing process of future development plans.
3. Compliance with all requirements of the Design Review Board.
4. Compliance with all City development codes and regulations.
5. Non-conforming and/or prohibited signs shall be brought into conformance prior to the issuance of a building permit.

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

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MINUTES OF THE JULY 5, 2007 PLANNING HEARING OFFICER HEARING

Respectfully submitted,

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John Wesley, Secretary  
Planning Director

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