



PLANNING & ZONING BOARD – M E M O R A N D U M

Date Sent: 12/17/14
To: Vince DiBella, Chair; Board Members
From: John Wesley, Planning Director
Subject: Z14-060
RE: Rezone from LI AF and AG AF to LI AF PAD

This memo is in regards to a revision to the conditions of approval for zoning case Z14-060, located east of Sossaman Road on the north and south sides of Ray Road. The request is for a rezone of the site from LI AF and AG AF to LI AF PAD. As part of the PAD request the applicant is requesting a modification to the maximum height from 40' to 54'.

Staff received a letter from the Airport Director of Phoenix-Mesa Gateway Airport in regards to this case. The letter outlines the concerns of the airport and recommends some conditions of approval. These conditions have been incorporated into the conditions of approval that were presented to the Board at the December 16th study session.

The letter also outlines the Airports concern with the proposed increase to the maximum allowed height on this site. The site is situated in close proximity to the end of the runway on the north side of the airport. The airport is in the process of completing an Airspace Height Analysis in order to direct growth and development in the area surrounding the airport. The Airport's concern is that they don't feel that they can make an informed recommendation regarding the height increase until the findings of the analysis are complete. To that end the Airport was recommending a continuation of the request until the January 21, 2015 P&Z hearing.

The applicant, airport, and Staff have agreed upon the language for a condition of approval that alleviates the concern of the airport. Staff is recommending the following condition of approval be added to case Z14-060:

11. Final building height will be determined at the time of site plan approval and will be reviewed for appropriateness in relation to the context of the airport.

The proposed condition allows the approval of the requested maximum height of 54' where it will not affect airport operations and alleviates the concerns of the Airport by deferring the review of the appropriateness of the height of individual buildings until the time of the site plan approval. This condition also reinforces the P&Z Board's ability to place height and area limitations of structures, based on context, at the time of site plan review as outlined in the Section 11-69-5-C of the zoning ordinance.